Draft Basic Assessment Report (v2) for the proposed Housing Development on Portion 38 of Farm 136, Tergniet, Mossel Bay

PREPARED FOR

PIETER DE CLERK

MAY 2026

16/3/3/6/7/1/D6/35/0133/25

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This report has been prepared exclusively for **Mr. Pieter de Clerk** and for submission to the Competent Authority. It may not be used for any other purpose without written consent.

Project Information

Applicant and project information	
Contact person:	Pieter de Clerk
Physical address:	Constantia Mist, Constantia Main Road, Cape Town
Project title	Proposed Residential Development on Farm 136, Portion 38 situated in Tergniet, Western Cape.
Enterprise name:	N/A
Business registration number:	N/A

Details of the Environmental Assessment Practitioner	
Enterprise name:	Digital Soils Africa (DSA)
Contact person:	Natalie Sharp
Contact details:	nsharp@dsafrica.co.za
Physical address:	Digital Soils Africa, 45 Church Road, Walmer, Gqeberha, 6065
Main report contributors and roles:	Mrs. Natalie Sharp (Reviewer) Mrs. Michelle Boshoff (Author)

Project information	
DEADP ref nr:	16/3/3/1/D6/35/0016/26
Local Municipality:	Mossel Bay Local Municipality
District Municipality	Garden Route District Municipality
Province:	Western Cape
Date of distribution on Draft Basic Assessment Report (BAR)	6 February 2026 – DBAR(v1) 22 May 2026 – DBAR(v2)
Date of submission of Final BAR	17 July 2026

Executive Summary

Digital Soils Africa (DSA) has been appointed by Mr. Pieter de Clerk to conduct the Basic Assessment (BA) process for the proposed Tergniet Residential Development and associated infrastructure on Farm 136, Portion 38 situated in Tergniet, Western Cape Province.

Mr. de Clerk propose the development that will consist of 133 units (was originally 144 units) with four different typologies on either side of Robertson Avenue. The proposed development will also include the development and installation of associated structures and infrastructure, including engineering services. The total erven area covered in Site A will be approximately 3.13Ha and approximately 2.83Ha in Site B. The property is 10.1362 Ha in total, but not all is developable, due to the Robertson Avenue that separates the property and associated servitudes.

The competent authority (CA) responsible for the consideration of this proposal is the Provincial Department of Environmental Affairs and Development Planning (DEADP) in consultation with the Western Cape Department of Agriculture & Forestry. The application has been undertaken in terms of the Environmental Impact Assessment (EIA) Regulations published in terms of Government Notice Regulation (GNR) 326 of 7 April 2017 under Section 24(5) and 44 of the National Environmental Management Act (NEMA), 1998 (Act No 107 of 1998), as amended, with the intent to carry out the EIA Process (In terms of listed activities 9 (i) & (ii), 27, 28 (i) &(ii) of Listing Notice 1 – GNR 983, as amended in 2017.

The proposed development on Portion 38 of Farm 136, Tergniet is fully consistent with the Mossel Bay Municipal Spatial Development Framework (SDF), which designates this area within the urban edge and earmarks it for managed residential infill and low- to medium-density urban expansion. The SDF supports compact settlement growth that makes efficient use of existing infrastructure, protects

sensitive coastal and ecological systems, and maintains the established character of the Tergniet–Reebok–Great Brak coastal corridor. The proposed layout, density, and environmental safeguards align with these directives by avoiding sensitive areas, integrating with existing residential patterns, and reinforcing sustainable coastal development principles. As such, the project represents the Best Practicable Environmental Option in spatial-planning terms and complies with the SDF's long-term vision for orderly, environmentally responsible growth in the area.

According to the Mossel Bay Municipal Spatial Development Framework (SDF) and the Conceptual Development Framework (CDF) for the Klein Brak / Reebok / Tergniet coastal settlement, the area in which Farm 136, Portion 38 is located is designated for urban residential expansion and infill development within the existing urban edge[1]. Although development is supported in the Tergniet area as infill high-density development.

The following assessments / statements were done:

- Agriculture Assessment
- Aquatic Compliance Statement
- Heritage Statement
- Terrestrial & Botany Assessment
- Terrestrial Animal Assessment
- Civil Report
- Engineering Report
- Traffic Impact Statement

A summary of the specialist findings is presented below:

Terrestrial Biodiversity & Plants: The plant SCC *Hermannia lavandulifolia* is not a significant population on the site, nor is it an irreplaceable species as it is common elsewhere and seems to thrive in disturbed areas. For all these reasons, the site ecological importance (SEI) is not high, but rather **Medium** over the majority of the site.

Terrestrial Animals: A number of animal SCC were flagged for the site by the DFFE Screening tool and the site was given a high sensitivity. The WCBSP also shows that a CBA1 area is mapped for the whole property due to the potential of the site to act as refuge for the Bontebok. However, the animal specialist assessment noted that the Bontebok National Park contains all known populations of the subspecies in the Western Cape. As the present site is small with poor connectivity to larger natural sites and is placed far away from the National Park, it is not likely to support the needs of a translocated population. Three faunal SCC are likely to occur and could have all their life processes provided for, even in a less than 5ha area. Site sensitivity is therefore verified as **High**.

Aquatic: The aquatic biodiversity sensitivity is verified as **Low** as no watercourse is present on the property. Neither is there any watercourse on adjacent properties that could be affected directly or indirectly by the proposed development.

Heritage: Due to the lack of significant heritage resources in the study area the impact of the proposed project on heritage resources is considered low and it is recommended that the proposed project can commence on the condition that a chance find procedure be implemented as part of the EMPr.

Agriculture: Based on the desktop assessment undertaken in accordance with the Protocol for the Specialist Assessment and Minimum Report Content Requirements for Environmental Impacts on Agricultural Resources (GN 320 of 2020), it is the specialist's opinion that the proposed land-use change at Farm 136 Portion 38, Tergniet, will not result in a meaningful loss of agricultural resources.

The aim of specialist assessments is to guide the proposed development and highlight environmental sensitivities on the site. Based on the recommendations of the specialists the **original number of units**

[1] Mossel Bay Spatial Development Framework and Environmental Management Framework: Draft 1 of 2022,

were reduced from 144 to 133 units to ensure protected trees are preserved and more open space among the units will promote animal movements. For this reason, **Site Layout Option C was selected as the preferred layout**.

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.

BASIC ASSESSMENT REPORT

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

(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)

Introduction

Mr. Pieter de Clerk would like to establish a residential development on Portion 38 of Farm No. 136 ("the property") in Tergniet, Western Cape (**Figure 1**). The property is located inside the urban edge and is bound by the railway line to the south and existing residential erven on the other boundaries. Robertson Avenue separates the property into two sections, the Western Site (herein after referred to as Site A) and the Eastern Site (herein after referred to as Site B). This property is located approximately 500 m east of the coastal settlement of Tergniet and approximately 660 m south of the N2 highway. The closest perennial water resource is the Great Brak River estuary, approximately 2.4 km east of the property. The property is 10.1362 Ha in total, but not all is developable, due to the Robertson Avenue that separates the property and associated servitudes.

Figure 1: Location of the proposed residential development

The proposed development will consist of 133 units with four different typologies on either side of Robertson Avenue. The proposed development will also include the development and installation of associated structures and infrastructure, including engineering services. The total erven area covered in Site A will be approximately 3.13Ha and approximately 2.83Ha in Site B.

The four types of residential development typologies will include a mix of:

- Type 1: erven size is ±175m^2 and the built area is 147m^2 for 65 units;
- Type 2: erven size is ±245m^2 and the built area is 166m^2 for 35 units;
- Type 3: erven size is ±228m^2 and the built area is 190m^2 for 11 units;
- Type 4: erven size is ±237m^2 and the built area is 163m^2 for 22 units.

The Spatial Development Plan (SDP) for Site A (western side of the property) includes 35 Type 1 units, 21 Type 2 units and 10 Type 3&4 units. Site B (eastern side of the property) includes 30 Type 1 units, 14 Type 2 units and 23 Type 3&4 units. The proposed development will transform the entire site into a residential development. Type 1 units will consist of side-by-side (horizontal duplex) units with 3 bedrooms (on the first floor and living area on the ground floor), thus double storey units with a single garage and parking bay for a second car. The types are illustrated below.

Figure 2: Type 1 design

Type 2 units will be similar to Type one development with 3 bedrooms, double storey and a single garage and parking bay for a second car but will be stand-alone units.

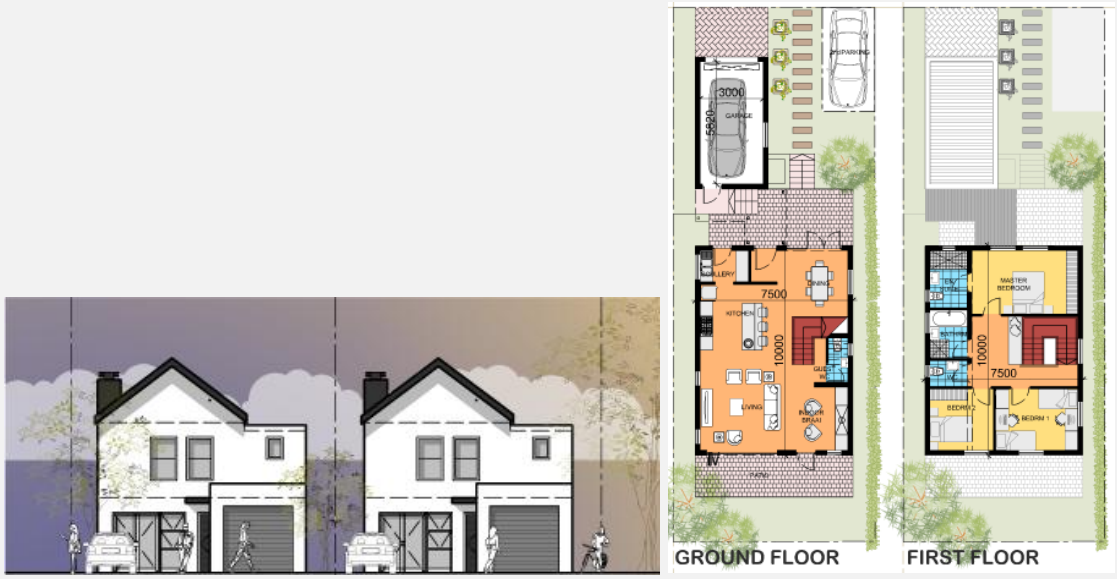

Figure 3:Type 2 design

Type 3 units will consist of a ground, first and second floor, with a double garage on the ground floor. The units will have 3 bedrooms on the second floor and living space on the first floor and will be stand-alone units.

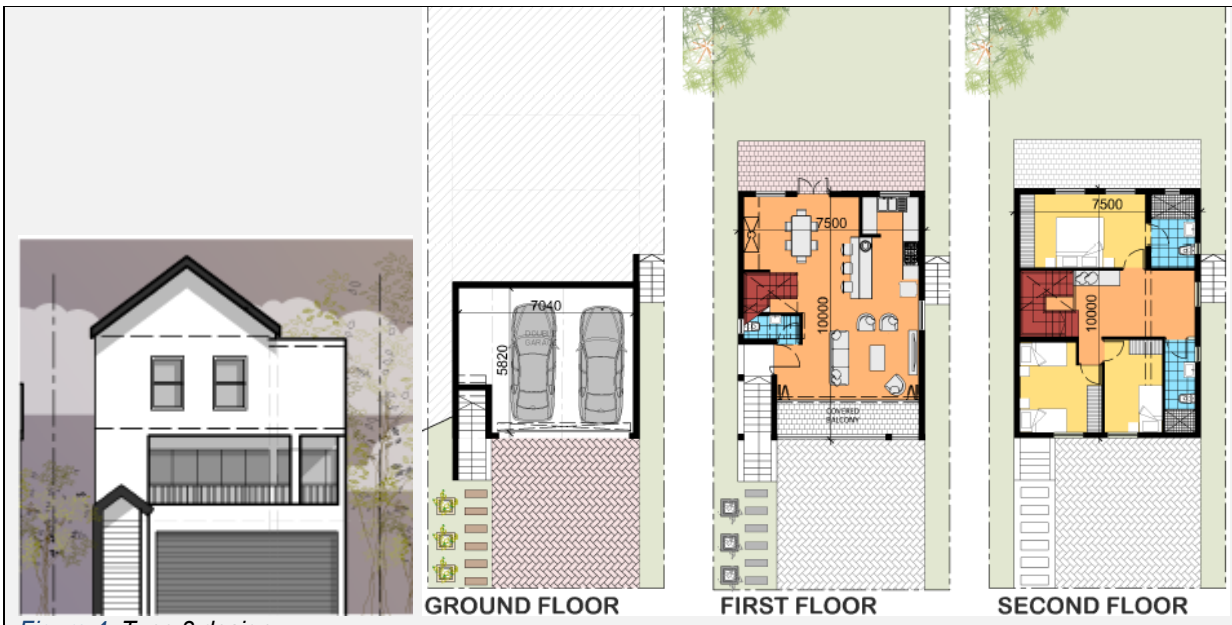

Figure 4: Type 3 design

Type 4 units will consist of a double storey unit, with a double garage and hobby room on the ground floor and the 3 bedrooms and living area on the first floor.

Figure 5: Type 4 design

During the designing and infrastructure placement phase, several factors will be considered (e.g. the terrain, the location of Milkwood trees, Cheesewood trees, Olive trees and *Hermannia)* to inform the SDP with the aim to preserve these species and to incorporate them into open space areas.

<u>Access to the site:</u>

In terms of access to the site and according to the Traffic Impact Assessment (TIA) done by Element Consulting Engineers, the access to both Sites (Site A and Site B) of the development is proposed from Robertson Avenue and the specific access point proposed is located at the point approximately halfway between the railway crossing and Steenbras Street. According to the TIA, the layout provides for an acceptably spaced intersection layout of 109m to the railway crossing and 109m to the Steenbras Street intersection with a speed limit of 60km/h on Robertson Avenue, a minor collector road.

The TIA envisaged the development of 133 medium density residential erven, which is a scenario that can be viewed as the ultimate scenario as no additional development will be possible on the site when fully developed.

Services:
Services (electricity, potable water & waste removal) will be provided for by Mossel Bay Municipality.

Electricity
According to KLS Consulting Engineers, the electrical connection to the Municipality is 11kV and for the proposed new residential development, a supply of 786kVA would be required based on the development load calculations in accordance with regulations:

Type 1 erven (175m^2) of qty 75 – 4500VA x 75 = 338kVA
Type 2 erven (245m^2) of qty 35 – 6000VA x 35 = 210kVA
Type 3 erven (228m^2) of qty 24 – 7000VA x 24 = 168kVA
Type 4 erven (237m^2) of qty 10 – 7000VA x 10 = 70kVA
Total kVA = 786kVA

In terms of electrical services, the Mossel Bay Municipality indicated to KLS Consulting Engineers that 1000kVA requirement is available for the proposed development.

Potable Water Supply
In terms of bulk water availability, Element Consulting Engineers indicated that approximately 65kl/day for the Average Annual Daily Demand (AADD) is required for this development. A report from GLS was requested and received, confirming the availability of bulk water for the development. A letter was requested from the Mossel Bay Municipality to confirm the allocation and availability of bulk water for this development.

Sewerage
According to Element Consulting Engineers, the Mossel Bay Municipality has recently commenced with the phased implementation of a sewer network for the study area. A number of phases have been completed. This new municipal sewer network provides a bulk 250mm sewer line on the northern and western boundaries of this development property (Farm 136, portion 38). The Average Dry Weather Flow (ADWF) created by the proposed development is calculated at approximately 59kl/day.

In terms of the capacity in municipal pump stations, the designs of the Seester Street and Dolphin Crescent pump stations were performed to accommodate the entire masterplan study area, inclusive of this portion of development land. Sufficient capacity is hence available in the Dolphin Crescent and Seester pump stations to accommodate this development, according to Element Consulting Engineers.

Stormwater Management
In terms of the stormwater, Element Consulting Engineers indicated that stormwater design on this proposed development is notable, not only from an engineering perspective, but also from an environmental perspective, due to the moderate gradients present. A formal stormwater reticulation system will be provided by a combination of surfaced roadways, kerbs, channels, cut-off drains, inlet structures, outlet structures, concrete stormwater pipes and various minor structures. Energy dissipation will be performed as standard practice with gabion mattresses at all outlets. All pipe outlets will be standard concrete headwalls. Litter traps will be provided at all stormwater outlets and will be cleaned on a regular basis by the estate's landscaping and maintenance teams.

The system rests on three legs, namely the minor system, the major system and the emergency system. Minor storms and normal flow-off are catered for in the normal road prism and piped system. Major storms are routed through a linked system of road prisms and public open spaces, using attenuation techniques. The emergency system recognizes failure of the minor and major systems

and provides for emergency runoff by providing continuous overland flow routes to minimize flooding of residential areas.

The proposed stormwater drainage zones were designed into Site A and Site B (**Figure 6**).

At Site A, it was estimated that 1:2-year peak flow of 0.278m^3/s and 1:50-year peak flow of 0.786m^3/s. The internal stormwater network for Site A was designed to gravitate to the south-eastern boundary of the development property, which is the lowest point on Site A. The formal internal stormwater reticulation system for Site A will discharge into a proposed internal detention pond on the south-eastern corner of Site A, which will have a 351m^3 capacity (the detention pond may also be split into a detention pond system – more than one smaller pond, as indicated on the SDP). The detention pond will be a focus point in the landscaping to beautify the open space areas.

Water from the detention pond will leach into the sand bed which has a very high seepage rate. The flood outlet from the internal detention pond will drain into a new stormwater culvert underneath Robertson Avenue to Site B of the development.

At Site B, it was estimated that 1:2 year peak flow of 0.321m^3/s and 1:50 Year peak flow of 0.897m^3/s.

The internal stormwater network for Site B was designed to gravitate to the south-eastern boundary of Site B, which is the lowest point. The formal internal stormwater reticulation system for Site B will discharge into a proposed internal detention pond on the south-eastern corner of Site B, which will have a 398m^3 capacity (refer SDP). Likewise with Site A, the detention pond may also be split into a detention pond system – more than one smaller ponds, which will be the focus point in the landscaping. The outlet from the internal detention pond will drain in the existing natural drainage line towards the east along the railway line.

Figure 6: Proposed bulk stormwater design with detention ponds (source: Element Consulting Engineers

Site History

In terms of the environmental sensitivity, historical imagery of the site indicated that it was subjected to agricultural clearing all natural vegetation for 35 years between 1939 and 1974. By 1989 imagery indicated that agriculture was abandoned, and woody vegetation was visible, however it is not possible to know if this was predominantly indigenous or invasive woody plant species. In 2013 there seems to have been some alien vegetation clearing activity after which no further activities took place on the site to present day.

The site is surrounded by residential developments and the only open corridor remaining by 2019 was an open piece of land with one building along the western boundary of the site. According to Confluent Environmental (Pty) Ltd, who conducted the terrestrial biodiversity site verification report, even though this piece of open land still exists today, the property further west is now also being

developed effectively removing the connectivity to a wider open space network and isolating Farm 38 / 136.

By 2024 (the time of completion of this report), the site had been left to recover passively (apart from the one likely alien clearing event in 2013) since at least 1989, which amounts to at least 35 years. This means that the vegetation on the site is considered natural vegetation, despite the long history of disturbance on the property (Confluent, 2024).

An application to rezone the site from Agriculture to Residential Use has been submitted to the Mossel Bay Local Municipality as the site will be regarded as residential infill development in Tergniet (**Figure 7**).

Figure 7: Location of the site in terms of the Town Plan Scheme of Tergniet

Property Owner

The property is owned by two parties within the same family: a 1/6 share is held by the Janse van Rensburg family, while the remaining 6/7 share is owned by Heanesch (Pty) Ltd, whose members are Peter Carlisle, Charmaine de Klerk, Estelle Ochse and Hersel Pepler. Mr. Charles Ochse has been formally mandated to act on behalf of all property owners, and a copy of this mandate is included in Appendix E21 of this document. In turn, Mr. Pieter de Clerk has been authorised by Mr. Ochse to act on behalf of the owners and to undertake all actions necessary for the application process, including the preparation, submission and signing of documentation required to obtain environmental authorisation for the proposed residential development. This approach is standard practice in instances involving multiple landowners or where an application is submitted by a representative.

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

1. **The purpose** of this template is to provide a format for the Basic Assessment report as set out in Appendix 1 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"),

Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended) in order to ultimately obtain Environmental Authorisation.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Cape Town, 8000	George, 6530

MAPS

Provide a location map (see below) as Appendix A1 to this BAR that shows the location of the proposed development and associated structures and infrastructure on the property.	
Locality Map:	The scale of the locality map must be at least 1:50 000. For linear activities or development proposals of more than 25 kilometres, a smaller scale e.g., 1:250 000 can be used. The scale must be indicated on the map. The map must indicate the following: • an accurate indication of the project site position as well as the positions of the alternative sites, if any; • road names or numbers of all the major roads as well as the roads that provide access to the site(s) • a north arrow; • a legend; and • a linear scale. For ocean based or aquatic activity, the coordinates must be provided within which the activity is to be undertaken and a map at an appropriate scale clearly indicating the area within which the activity is to be undertaken. Where comment from the Western Cape Government: Transport and Public Works is required, a map illustrating the properties (owned by the Western Cape Government: Transport and Public Works) that will be affected by the proposed development must be included in the Report.
Provide a detailed site development plan / site map (see below) as Appendix B1 to this BAR; and if applicable, all alternative properties and locations.	

Site Plan:	Detailed site development plan(s) must be prepared for each alternative site or alternative activity. The site plans must contain or conform to the following:
	• The detailed site plan must preferably be at a scale of 1:500 or at an appropriate scale. The scale must be clearly indicated on the plan, preferably together with a linear scale.
	• The property boundaries and numbers of all the properties within 50m of the site must be indicated on the site plan.
	• On land where the property has not been defined, the co-ordinates of the area in which the proposed activity or development is proposed must be provided.
	• The current land use (not zoning) as well as the land use zoning of each of the adjoining properties must be clearly indicated on the site plan.
	• The position of each component of the proposed activity or development as well as any other structures on the site must be indicated on the site plan.
	• Services, including electricity supply cables (indicate aboveground or underground), water supply pipelines, boreholes, sewage pipelines, storm water infrastructure and access roads that will form part of the proposed development **must** be clearly indicated on the site plan.
	• Servitudes and an indication of the purpose of each servitude must be indicated on the site plan.
	• Sensitive environmental elements within 100m of the site must be included on the site plan, including (but not limited to):
	  o Watercourses / Rivers / Wetlands
	  o Flood lines (*i.e.,* 1:100 year, 1:50 year and 1:10 year where applicable);
	  o Coastal Risk Zones as delineated for the Western Cape by the Department of Environmental Affairs and Development Planning ("DEA&DP"):
	  o Ridges;
	  o Cultural and historical features/landscapes;
	  o Areas with indigenous vegetation (even if degraded or infested with alien species).
	• Whenever the slope of the site exceeds 1:10, a contour map of the site must be submitted.
	• North arrow
	
	A map/site plan must also be provided at an appropriate scale, which superimposes the proposed development and its associated structures and infrastructure on the environmental sensitivities of the preferred and alternative sites indicating any areas that should be avoided, including buffer areas.

Site photographs	Colour photographs of the site that shows the overall condition of the site and its surroundings (taken on the site and taken from outside the site) with a description of each photograph. The vantage points from which the photographs were taken must be indicated on the site plan, or locality plan as applicable. If available, please also provide a recent aerial photograph. Photographs must be attached to this BAR as **Appendix C**. The aerial photograph(s) should be

	supplemented with additional photographs of relevant features on the site. Date of photographs must be included. Please note that the above requirements must be duplicated for all alternative sites.
Biodiversity Overlay Map:	A map of the relevant biodiversity information and conditions must be provided as an overlay map on the property/site plan. The Map must be attached to this BAR as **Appendix D**.
Linear activities or development and multiple properties	GPS co-ordinates must be provided in degrees, minutes and seconds using the Hartebeeshoek 94 WGS84 co-ordinate system. Where numerous properties/sites are involved (linear activities) you must attach a list of the Farm Name(s)/Portion(s)/Erf number(s) to this BAR as an Appendix. For linear activities that are longer than 500m, please provide a map with the co-ordinates taken every 100m along the route to this BAR as **Appendix A3**.

ACRONYMS

AADD:	Average Annual Daily Demand
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
EAP:	Environmental Assessment Practitioner
EMPr:	Environmental Management Programme
HWC:	Heritage Western Cape
IDP:	Integrated Development Plan
NFEPA:	National Freshwater Ecosystem Protection Assessment
NSBA:	National Spatial Biodiversity Assessment
PAOI:	Potential Area of Influence
PS:	Pump Station
SCC	Species of Conservation Concern
TOR:	Terms of Reference
TIA:	Traffic Impact Assessment
TWL:	Top Water Level
WCBSP:	Western Cape Biodiversity Spatial Plan
WC DEADP:	Wester Cape Department of Environmental Affairs, Development Planning
WCG:	Western Cape Government
WWTP:	Waste Water Treatment Plant

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**	✓
	Appendix A3:	**Map with the GPS co-ordinates for linear activities**	**x**

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**	✓
	Appendix E3:	**Final Comment from the DWS/BOCMA**	✓
	Appendix E4:	**Comment from the DEA: Oceans and Coast**	Not Respond
	Appendix E5:	**Comment from the DAFF**	Not Respond
	Appendix E6:	**Comment from WCG: Transport and Public Works**	Not Respond
	Appendix E7:	**Comment from WCG: DoA**	To be obtained
	Appendix E8:	**Comment from WCG: DHS**	To be obtained
	Appendix E9:	**Comment from WCG: DoH**	To be obtained
	Appendix E10:	**Comment from DEA&DP: Pollution Management**	Not Respond
	Appendix E11:	**Comment from DEA&DP: Waste Management**	Not Respond
	Appendix E12:	**Comment from DEA&DP: Biodiversity**	Not Respond
	Appendix E13:	**Comment from DEA&DP: Air Quality**	N/A
	Appendix E14:	**Comment from DEA&DP: Coastal Management**	Not Respond

	Appendix E15:	**Comment from the local authority**	Not Respond
	Appendix E16:	**Confirmation of all services (water, electricity, sewage, solid waste management)**	✓
	Appendix E17:	**Comment from the District Municipality**	✓
	Appendix E18:	**Copy of an exemption notice**	N/A
	Appendix E19	**Pre-approval for the reclamation of land**	N/A
	Appendix E20:	**Proof of agreement/TOR of the specialist studies conducted.**	✓
	Appendix E21:	**Proof of land use rights**	✓
	Appendix E22:	**Proof of public participation agreement for linear activities**	N/A
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**		✓
Appendix L:	**Specialist Declaration of Interest**		✓

SECTION A: ADMINISTRATIVE DETAILS

Highlight the Departmental Region in which the intended application will fall	[redacted]	GEORGE OFFICE: REGION 3 (Central Karoo District & Garden Route District)

Duplicate this section where there is more than one Proponent Name of Applicant/Proponent:	Pieter de Clerk (5706235017081)	
Name of contact person for Applicant/Proponent (if other):		
Company/ Trading name/State Department/Organ of State:	N/A	
Company Registration Number:	N/A	
Postal address:	Constantia Mist, Constantia Main Road, Cape Town	
		Postal code: 7848
Telephone:	( )	Cell: +27(0) 82 554 3274
E-mail:	pietdc@stagafrican.com	Fax: ( )
Company of EAP:	Digital Soils Africa (Pty) Ltd	
EAP name:	Natalie Sharp	
Postal address:	45 Church Street, Walmer, Gqeberha	
		Postal code: 6070
Telephone:	( )	Cell: +27(0) 82 414 0472
E-mail:	natalie@dsafrica.co.za	Fax: ( )
Qualifications:	BSc (Botany & Zoology), BSc Honn (Limnology), Master in Environmental Management	
EAP registration no:	2020/230	
Duplicate this section where there is more than one landowner Name of landowner:	Marthinus Theodorus Janse van Rensburg and Martha Maria Aletta Jansen van Rensburg (Owns 1/6 of property)	
Name of contact person for landowner (if other):	Charles Ochse	
Postal address:	6 Katzenellenbogen Street, Stellenberg	
	Durbanville	Postal code: 7550
Telephone:	( )	Cell: +27(0) 82 333 6903
E-mail:	ochsece@mweb.co.za	Fax: ( )
Duplicate this section where there is more than one landowner Name of landowner:	Heanesch (Pty) Ltd (Owns 6/7 of property)	
Name of contact person for landowner (if other):	Charles Ochse	
Postal address:	6 Katzenellenbogen Street, Stellenberg	
	Durbanville	Postal code: 7550
Telephone:	( )	Cell: +27(0) 82 333 6903
E-mail:	ochsece@mweb.co.za	Fax: ( )
Name of Person in control of the land:	Pieter de Clerk	
Name of contact person for person in control of the land:		
Postal address:	Constantia Mist, Constantia Main Road, Cape Town	
		Postal code: 7848
Telephone:	( )	Cell: +27(0) 82 554 3274
E-mail:	pietdc@stagafrican.com	Fax: ( )

Duplicate this section where there is more than one Municipal Jurisdiction Municipality in whose area of jurisdiction the proposed activity will fall:	Mossel Bay Municipality
Contact person:	Jaco Roux
Postal address:	P O Box 25, Mossel Bay

		Postal code: 6500
Telephone	+27(0) 44 606 5071	Cell: +27(0) 83 740 6898
E-mail:	jroux@mosselbay.gov.za	Fax: ( )

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

1.	Is the proposed development (please tick):	**New**	**X**	~~Expansion~~	
2.	Is the proposed site(s) a brownfield of greenfield site? Please explain.				
Although the site was previously used for agricultural purposes and is surrounded by urban development, it has never been formally developed and host some indigenous vegetation. Hence the proposed development is regarded as a greenfield development.					
3.	**For Linear activities or developments**				
3.1.	Provide the Farm(s)/Farm Portion(s)/Erf number(s) for all routes:				
Remainder of Portion 38 of the Farm No. 136, Mossel Bay					
3.2.	Development footprint of the proposed development for all alternatives.				59600 m²
The property is 10.1362Ha in total, but not all is developable, due to the Robertson Avenue that separates the property, the servitudes, and areas that must allow for open space. Therefore the total erven area covered in Site A of the site will be about 3.13Ha and about 2.83Ha in Site B.					
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 site is divided into two sections, the Western side: Site A and the Eastern side: Site B. Linear activities on the site will include:

- Roads
- Infrastructure for sewerage
- Infrastructure for potable water supply
- Infrastructure for electricity
- Infrastructure for stormwater management

Access to the site will be from the Robertson Avenue, with a bellmouth entrance allowing for a minimum stacking distance of 3 vehicles or 15m that is required at the access gates to both sides of the development. The gates design shall provide for access for heavy vehicles and emergency vehicles, and it is proposed that a separate access lane at the gate be provided for residents and visitors. There is a 14m wide servitude along the southern boundary of the property which may not be developed.

Internal Access Roads
Internal access roads will be constructed of 9m in width and both Sites will have a round-about past the access gate to direct traffic from receiving ends within the complex. The internal road in Site A will be less than 500m in length and less than 700m in length in Site B. Thus, in total, the internal roads could extend over 1km.

Sewerage
It is proposed that the development on Farm 136/38 is accommodated in the existing Dolphin Crecent Pump Station (PS) drainage area.

The proposed development should connect to the existing 160 mm Ø sewer pipeline to the west of Farm 136/38, as shown in **Figure 8**. From the proposed connection sewage will gravitate to the Dolphin Crecent PS. From the Dolphin Crecent PS sewage is pumped to the Seester PS drainage area from where it is pumped to the Great Brak Wastewater Treatment Plant (WWTP).

The sewer pipeline will be less than 500m in length and there is a new municipal sewer network that provides a bulk 250mm sewer line (**Figure 8**) on the northern and western boundaries of this development property (Farm 136, portion 38). A connection manhole is provided on the north-western boundary of this development property, adjacent to the Dolphin Crescent Sewer Pumpstation. The Dolphin Crescent Sewer Pumpstation is the lowest point on this section of the municipal network.

Sewer is pumped from i)the Dolphin Crescent Sewer Pumpstation to the Seester Street Sewer Pumpstation or ii) directly to the Seester Street Sewer Pumpstation from where it will be pumped to the Great Brak River WWTW. The bulk sewer line servicing this development as well as the connection sewer manhole is presented in the diagram below. The proposed development is located within a sewer priority are for the Mossel Bay Municipal area.

The pipe diameters for internal design are generally 110mm for all house connections and 160mm and above for main lines.

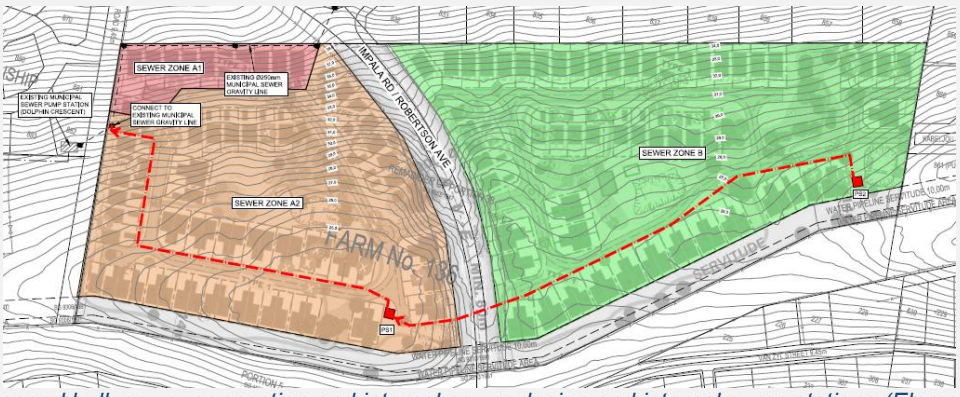

Figure 8: Proposed bulk sewer connection and internal sewer design and internal pump stations (Element Consulting Engineers)

In the original sewer master plan, the peak day dry weather flow (PDDWF) for development on Farm 136/38 (portion of future development area U40 in the April 2017 Master Plan) was calculated as 67,0 kL/d.

A private sewer pump station and rising main will be required for the proposed development to connect to the existing system. The proposed private PS requires a minimum capacity of 3,8 L/s with an accompanying 90 mm Ø rising main to accommodate the proposed development on Farm 136/38.
Dolphin Crecent PS:
The existing Dolphin Crecent PS requires a minimum capacity of 5,7 L/s (based on the diameter of the accompanying 110 mm Ø rising main) to accommodate the proposed development on Farm 136/38. The capacity of the PS is assumed to be more than 5,7 L/s, but should be verified by Mossel Bay Municipality through flow readings at the PS.
Seester PS:
The existing Seester PS requires a minimum capacity of 18,8 L/s (based on the diameter of the accompanying 200 mm Ø rising main) to accommodate the proposed development on Farm 136/38. The capacity of the PS is assumed to by more than 18,8 L/s, but should be verified by Mossel Bay Municipality through flow readings at the PS.

Based on the information available the existing sewer system has sufficient capacity to accommodate the proposed development.

Electricity
It is anticipated that the proposed new residential development will require a supply of 786kVA. The following is estimated per development type:

- Type 1 erven (175m^2) with a total of 75 units requiring 4500VA x 75 = 338kVA
- Type 2 erven (245m^2) with a total of 35 units requiring 6000VA x 35 = 210kVA
- Type 3 erven (228m^2) with a total of 24 units requiring 7000VA x 24 = 168kVA
- Type 4 erven (237m^2) with a total of 10 units requiring 7000VA x 75 = 70kVA

In terms of electrical services, the Mossel Bay Municipality indicated to KLS Consulting Engineers that 1000kVA requirement is available for the proposed development.

Potable Water Supply
The proposed development is situated in Tergniet and therefore it is envisioned that the development will be supplied with bulk water from the Tergniet reservoir water distribution zone. The reservoir capacity is 2,3ML and has a Top Water Level (TWL)of 86, above mean sea level and can accommodated the proposed development. The proposed development is situated within a water priority area for the Mossel May Local Municipality.

The water demand for the proposed development is during the construction phase is estimated at approximately 93,5 kL/d. Once the development is fully occupied (including provision for fire flow) is estimated at 65,7kL/d.

There is currently sufficient capacity in the existing water reticulation network (**Figure 9**) to supply the domestic water demand during peak demand conditions to the proposed development. There is also sufficient capacity in the existing main supply pipeline from the Sandhoogte Water Treatment Plant (WTP) GBR to Tergniet reservoir to accommodate the proposed development.

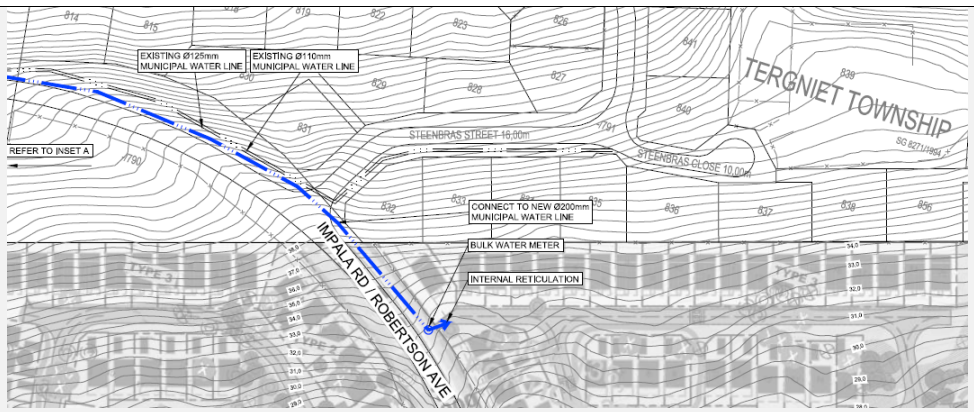

Figure 9: Bulk water connection (Element Consulting Engineers)

Stormwater Management

Element Consulting Engineers indicated that the following standards and design criteria are envisaged:

- Minor system designed for 2-year return period and conveyed in a combination of maximum 200m aboveground in the road prism and underground piped system.
- Major system designed for 50-year return period. Difference between the 50 year and 2-year flood to be conveyed in the road prism with depths not exceeding 150mm and into designated public open spaces.
- Minimum gradients for pipelines to allow minimum flow speeds of 0.7m/s at full flow.
- Maximum pipeline flow velocities to be 3.5m/s.
- Stormwater pipes to be 100D as required by specific loadings or installation conditions.
- Bedding to be Class C.
- Minimum cover on pipes to be 800mm.
- Minimum pipe diameter to be 450mm.

Information from the various engineering companies indicate that sufficient capacity resides within the municipal service systems to accommodate the proposed development.

In conclusion - Municipal Services and Infrastructure Capacity

Specialist engineering assessments were undertaken to evaluate the ability of existing municipal infrastructure and service networks to accommodate the proposed development, including traffic, bulk water supply, sewer capacity and electrical supply. The findings of these assessments indicate that the proposed residential development can be accommodated within the existing and planned municipal infrastructure network, subject to the implementation of the recommended engineering measures where applicable.

With regard to water supply and sewer services, GLS Consulting confirmed that the proposed development falls within Future Development Area U40, which had already been conceptually incorporated into the Mossel Bay Municipality's 2017 Water and Sewer Master Planning processes. The specialist report further confirmed that the existing hydraulic models for the municipal water and sewer systems were updated during the 2023/2024 financial year and that the proposed development was assessed as part of these updated planning investigations. The development is proposed to be supplied from the Tergniet Reservoir distribution zone and the specialist assessment concluded that the proposed development can be accommodated within the municipal bulk water and sewer network, subject to the recommendations contained in the engineering reports and municipal planning processes. In addition, confirmation from Mossel Bay Municipality regarding bulk water and sewer service availability forms part of the documentation.

The Electrical Services Report similarly assessed the availability of electrical supply in consultation with Mossel Bay Municipality as the local supply authority. The report concluded that electrical infrastructure is available to accommodate the proposed development, subject to detailed design and implementation requirements during the engineering design phase.

A Traffic Impact Statement (TIS) was also undertaken for the proposed development. The assessment evaluated the surrounding road network, existing traffic conditions, projected development traffic and the operational performance of key intersections. The study concluded that the surrounding road network can accommodate the anticipated traffic associated with the proposed development and that acceptable levels of service can be maintained with the recommended mitigation measures and access design provisions.

Importantly, the proposed development represents infill development within the existing urban edge where municipal infrastructure networks, road systems and service corridors already exist. The proposal therefore aligns with the municipal spatial planning approach of consolidating growth within existing urban areas, rather than promoting outward expansion into undeveloped areas requiring entirely new bulk infrastructure networks.

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

Access (**Figure 10**) for the infrastructure will be gained from existing routes that include:

- Robertson Avenue (currently running through the property)

- Unnamed dirt road adjacent to the west of the property
- Kabeljou Street located east to the property

Figure 10: Proposed access routes to the site

3.5.	SG Digit codes of the Farms/Farm Portions/Erf numbers for all alternatives	C	0	5	1	0	0	0	0	0	0	0	0	0	1	3	6	0	0	0	3	8

3.6.	**Starting point co-ordinates for all alternatives**			
Unnamed Dirt Road	Latitude (S)	**34º**	**03‘**	**57.36“**
	Longitude (E)	**22º**	**11‘**	**37.22“**
	Middle point co-ordinates for all alternatives			
	Latitude (S)	**34º**	**03‘**	**59.94-“**
	Longitude (E)	**22º**	**11‘**	**37.62“**
	End point co-ordinates for all alternatives			
	Latitude (S)	**34º**	**04‘**	**1.3“**
	Longitude (E)	**22º**	**11‘**	**37.54“**
Robertson Avenue	**Start Point**			
	Latitude (S)	**34º**	**04‘**	**01.05“**
	Longitude (E)	**22º**	**11‘**	**38.13“**
	Middle point co-ordinates for all alternatives			
	Latitude (S)	**34º**	**03‘**	**59.7-“**
	Longitude (E)	**22º**	**11‘**	**45.44“**
	End point co-ordinates for all alternatives			
	Latitude (S)	**34º**	**03‘**	**56.26“**
	Longitude (E)	**22º**	**11‘**	**53.34“**
Kabeljou Street	**Start Point**			
	Latitude (S)	**34º**	**03‘**	**56.36“**
	Longitude (E)	**22º**	**11‘**	**53.80“**

	Middle point co-ordinates for all alternatives			
	Latitude (S)	**34º**	**03‘**	**56.04“**
	Longitude (E)	**22º**	**11‘**	**54.77“**
	End point co-ordinates for all alternatives			
	Latitude (S)	**34º**	**03‘**	**56.17“**
	Longitude (E)	**22º**	**11‘**	**55.85“**

Note: For Linear activities or developments longer than 500m, a map indicating the co-ordinates for every 100m along the route must be attached to this BAR as Appendix A3.

4.	**Other developments**	
4.1.	Property size(s) of all proposed site(s): **133 units in total is proposed with 66 units on Site A and 67 units on Site B**	**Type 1:** erven size is ±175m2 and the built area is 147m2 for 65 units; **Type 2**: erven size is ±245m2 and the built area is 166m2 for 35 units; **Type 3:** erven size is ±228m2 and the built area is 190m2 for 11 units; **Type 4:** erven size is ±237m2 and the built area is 163m2 for 22 units.
4.2.	Developed footprint of the existing facility and associated infrastructure (if applicable):	N/A m²
4.3.	Development footprint of the proposed development and associated infrastructure size(s) for all alternatives:	Site A: about 3.13Ha (31 300m2) Site B: about 2.83 Ha (28 300m2)
4.4.	Provide a detailed description of the proposed development and its associated infrastructure (This must include details of e.g. buildings, structures, infrastructure, storage facilities, sewage/effluent treatment and holding facilities).	

See the discussion under the heading: General Project Description for the preferred development for a full description of the project.

An initial layout plan was designed. Layout Option A (Figure 18) with total units: 156 residential units. A site sensitivity investigation followed considering just the vegetation onsite.

A second Layout Plan was designed based on the initial botanical site sensitivity report and residential units was reduced to 149 and had exclusion areas to avoid areas where protected trees species were identified.

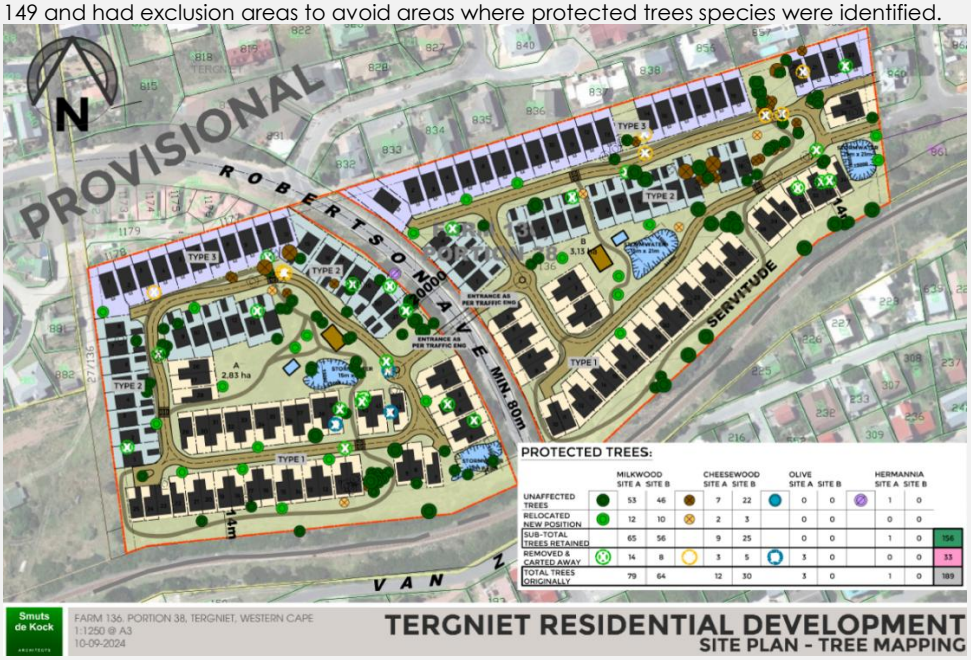

Figure 11: A second layout with reduced house units but essentially the same footprint as the first SDP.

An onsite meeting was held on 16 September 2024 with Ms Koen from the Department of Forestry. She made onsite observations and suggested the following in an email:

> *"The property consists of mostly protected Milkwood trees and shrubs- with pioneer species such as Taaibos and Crossberry with few scattered rooikrantz. Forestry would formally comment once documents are provided by consultant for public participation- but will request: units to be reduced especially where too close to singlestanding trees as well as clusters of protected trees occur, that larger trees be incorporated within the development layout; also the cluster of large protected trees situated north-east as well as south-east of eastern side of Robertson rd of*

proposed development be retained/ incorporated as no-go area. But Forestry will formally comment once proposed development documents are circulated and would also request a follow-up site visit."

Based on the findings, a third Site Layout Plan was prepared, reduced to 144 units (Figure 19).
Thereafter, a fourth SDP was developed to respond to findings from the botanical and faunal specialist studies, but also to align with the civils recommendations (Figure 17).

In summary the following three SDP's were considered:
Layout Option A (Figure 18**):** Total units: 156 residential units across 4 types:

- Type 1: erven size is ±185m2 and the built area is 145m2 for 78 units;
- Type 2: erven size is ±223m2 and the built area is 103m2 for 42 units;
- Type 3: erven size is ±228m2 and the built area is 190m2 for 38 units;

Layout Option B (Figure 19**):** Total units: 144 residential units across 4 types:

- Type 1: 75 units, 175m² erven, 147m² built (duplex)
- Type 2: 35 units, 245m² erven, 166m² built (standalone)
- Type 3: 18 units, 228m² erven, 190m² built (triple-storey standalone)
- Type 4: 16 units, 237m² erven, 163m² built (double-storey with hobby room)

Layout Option C (Figure 17Error! Reference source not found.**) – Preferred Option:** Total units: 133 residential units across 4 types:

- Type 1: 65 units, 175m² erven, 147m² built (duplex)
- Type 2: 35 units, 245m² erven, 166m² built (standalone)
- Type 3: 11 units, 228m² erven, 190m² built (triple-storey standalone)
- Type 4: 22 units, 237m² erven, 163m² built (double-storey with hobby room)

In terms of Infrastructure & Services:

- Access: Via Robertson Avenue; Traffic Impact Assessment confirms minimal impact, no upgrades needed.
- Electrical: 786kVA required; 1000kVA confirmed available by Mossel Bay Municipality.
- Water: 65kl/day required; availability confirmed.
- Sewer: 59kl/day; capacity confirmed in existing municipal infrastructure.
- Refuse: Handled by Municipality with integrated access design.

In terms of alternatives, the different layouts will be considered but it is anticipated that the services connection will remain the same.

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

The Robertson Avenue divide the property into two parts, and it will be used to access both parts (A & B) of the proposed development.

Two other roads are located adjacent to Farm 136, Portion 38. The west an unnamed dirt road exists and to the east a small tar road, namely Kabeljou Street exist. See **Figure 10**.

4.6.	SG Digit code(s) of the proposed site(s) for all alternatives:	C	0	5	1	0	0	0	0	0	0	0	0	0	0	1	3	6	0	0	3	8

4.7.	Coordinates of the proposed site(s) for all alternatives:			
	Latitude (S)	34°	3'	59.19"
	Longitude (E)	22°	11'	45.74"

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

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

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

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

The National Environmental Management: Integrated Coastal Management Act, 2008 (Act No. 24 of 2008) ("ICMA"). If yes, attach a copy of the comment from the relevant competent authority as Appendix E4 and the pre-approval for the reclamation of land as Appendix E19.		NO

The National Heritage Resources Act, 1999 (Act No. 25 of 1999) ("NHRA"). If yes, attach a copy of the comment from Heritage Western Cape as Appendix E1.	YES	
The National Water Act, 1998 (Act No. 36 of 1998) ("NWA"). If yes, attach a copy of the comment from the DWS as Appendix E3.		NO
The National Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004) ("NEM:AQA"). If yes, attach a copy of the comment from the relevant authorities as Appendix E13.		NO
The National Environmental Management Waste Act (Act No. 59 of 2008) ("NEM:WA")		NO
The National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004 ("NEMBA").	YES	
The National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003) ("NEMPAA").		NO
The Conservation of Agricultural Resources Act, 1983 (Act No. 43 of 1983). If yes, attach comment from the relevant competent authority as Appendix E5.	YES	

3. Other legislation

List any other legislation that is applicable to the proposed activity or development.
The National Heritage Resources Act – an application must be made to the applicable authority if more than 5000m2 are to be disturbed. Therefore, a Notice of Intent was submitted to the Heritage Western Cape and the matter was discussed the Heritage Officers Meeting held on 14 July 2025. The HWC indicated that there is no reason to believe that the proposed development for a residential development with a total of 144 units into four types of residential developments and associated infrastructure on Portion 38 of Farm 136, Robertson Avenue, Tergniet, Mossel Bay, will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required (See Appendix E1).
The Department of Fishery, Forestry and Environment for the removal, cutting and disturbance of protected tree species.

4. Policies

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

4.1 National Development Plan

In 2012, the National Cabinet adopted the National Development Plan (NDP), to serve as a blue-print for the work that is still required to achieve the desired results in terms of socio-economic development and the growth throughout South Africa by 2030. The following are the key actions for implementation:

- Social compact to reduce poverty and inequality and raise employment and investment.
- Address poverty and its impacts by broadening access to employment, strengthening the social wage, improving public transport and raising rural incomes.
- Professionalise the public service, strengthen accountability, improve coordination and prosecute corruption.
- Boost private investment in labour-intensive areas, competitiveness and exports, with adjustments to lower the risk of hiring younger workers.
- Education accountability chain, with lines of responsibility from state to classroom.
- Phase in national health insurance, with a focus on upgrading public health facilities, producing more health professionals and reducing the relative cost of private health care.
- Public infrastructure investment at 10 % of GDP, financed through tariffs, public private partnerships, taxes and loans and focused on transport, energy and water.
- Interventions to ensure environmental sustainability and resilience to future shocks.
- New spatial norms and standards – densifying cities, improving transport, locating jobs where people live, upgrading informal settlements and fixing housing market gaps.
- Reduce crime by strengthening criminal justice and improving community environments

The Mossel Bay Municipality endorses the thrust of the National Development Plan and has aligned its development strategies and resources to bring about optimal growth and development at all levels.

4.2 Integrated Coastal Management Act (ICM Act 24 of 2008)

The NEM: Integrated Coastal Management Act (ICM Act, 2008) and the National Coastal Management Programme (NCMP) set the overall goals, principles, and tools (coastal protection zones, setback lines, estuary management and public access,

The Tergniet coastal area falls under the coastal management framework established by the National Environmental Management: Integrated Coastal Management Act (Act 24 of 2008), the National Coastal Management Programme, the Western Cape Provincial Coastal Management Programme and associated coastal management lines, as well as the Mossel Bay Municipal Spatial Development Framework and coastal management policies. These

instruments collectively guide land use, setback from the shoreline, protection of coastal public property, and management of erosion, storm surges and ecosystem services in the Tergniet area.

4.3 Western Cape Provincial SDF

The Western Cape Provincial Spatial Development Framework (SDF) was approved in 2014 by the Western Cape Parliament and serves as a strategic spatial planning tool that "communicates the provinces spatial planning agenda". The PSDF puts in place a coherent framework for the Province's urban and rural areas that:

- Gives spatial expression to National and provincial development agendas.
- Serves as basis for coordinated and integrated planning alignment on National and Provincial Departmental Programmes.
- Supports municipalities to fulfil their mandates in line with national and provincial Agendas.
- Communicates government's spatial development agenda.

The proposed development compliments the SDF's spatial goals that aim to take the Western Cape on a path towards:

- Greater productivity, competitiveness, and opportunities within the spatial economy.
- More inclusive developments and strengthening the economy in rural areas
- Strengthening resilience and sustainable development.
- Complying with infill development to optimise vacant land in urban areas.

4.2 Garden Route District Municipality Spatial Development Framework

The Garden Route District Municipality Spatial Development Framework (dated July 2025) lead the municipality's land use management system, guiding decisions and discretion exercised in spatial planning and land use management.

More specifically, the Garden Route DM SDF aim towards achieving the following objectives:

- Providing a spatial representation of the land development policies, strategies and objectives of the district in the context of local, provincial and national directives;
- Coordinating and integrating the spatial expression of the sectoral plans of the local and/ or provincial sector departments;
- Addressing inefficient, impoverished and scattered land use patterns where the poor is generally located far away from places of socio-economic opportunities;
- Indicate the desired and intended pattern of land use development in the urban and rural parts of the district, including the delineation of areas in which development in general or development of a particular type would not be appropriate;
- Managing the conflicting demand between agriculture, forestry, urban expansion and biodiversity conservation areas;
- Providing mechanisms for the establishment of a functional relationship between urban and rural areas – both spatially and economically;
- Identifying priority investment areas in urban and rural parts of the municipality;
- Focusing on defining the economic footprint of the municipality and formulating strategies on how this can be enhanced in a sustainable manner;
- Coordination and alignment of the District SDF with the Provincial SDF's, neighbouring municipal SDFs, and any other regional plans applicable;
- Channel public and private investment into priority areas and align the capital investment programmes of the municipality and different government departments into these areas in pursuit of the five SPLUMA principles;
- Link all of the above to the Municipal Budget via the Garden Route DM Integrated Development Plan (IDP).

4.3 Mossel Bay Local Municipality Integrated Development Plan

The Mossel Bay Local Municipality Integrated Development Plan dated 2025/2026 noted nine strategic objectives that focus the municipality's effort towards:

Basic services delivery & infrastructure development

1. Creating an inclusive, responsive and healthy environment conductive for living and sustainable growth;
2. To manage land-use and development in line with the Spatial Development Framework;

Spatial development & Environment

3. To render efficient environmental health and disaster management services;

Community safety & security

4. To provide efficient public safety and law enforcement services;

Community development & education

5. To provide recreation facilities and opportunities and programmes aimed to facilitate and promote community development and social cohesion;

Economic development & tourism

6. To facilitate economic and tourism development to the benefit of the town and all residents;

Municipal administration governance communication

7. Embed good governance through sound administrative practices and improved stakeholder relations;

Municipal transformation and institutional development

8. To maintain a skilled, capable and diverse workforce in a good working environment;

Financial viability and management

9. Embed financial viability and sustainability through good financial management principles and practices.

4.4 Mossel Bay Spatial Development Framework

According to the Mossel Bay Municipal Spatial Development Framework (SDF) and the Conceptual Development Framework (CDF) for the Klein Brak / Reebok / Tergniet coastal settlement, the area in which Farm 136, Portion 38 is located is designated for urban residential expansion and infill development within the existing urban edge. A formal land-use application for rezoning from Agriculture to Subdivisional Area for 133 group housing units, open spaces and internal roads has been submitted for Portion 38, confirming that the property falls within an SDF-supported urban development zone.

The SDF identifies Tergniet as part of a priority coastal settlement suitable for managed residential growth, provided that environmental constraints are respected. This SDF designation directly supports the proposed rezoning and development concept currently under municipal consideration.

5. Guidelines

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

The following additional guidelines will be considered during the impact assessment phase:

- DEAT, 2002. Integrated Environmental Management, Information series 2: Scoping.
- DEAT, 2002. Integrated Environmental Management, Information series 3: Stakeholder Engagement.
- DEAT, 2002. Integrated Environmental Management, Information series 4: Specialist Studies.
- DEAT, 2002. Integrated Environmental Management, Information series 12: Environmental Management Plans.
- DEAT, 2004. Integrated Environmental Management Information Series, Department of Environmental Affairs and Tourism (DEAT), Pretoria.
- DEAT (2004) Criteria for determining Alternatives in EIA, Integrated Environmental Management, Information Series 11.
- DEAT, 2010. NEMA Draft Implementation guideline. Public participation.
- DEAT, 2010. NEMA Draft Implementation guideline. Companion Document on the Environmental Impact Assessments Regulations.
- Mossel Bay Environmental Management Framework 2023
- The Biodiversity Sector Plan 2010 for the Hessequa and Mossel Bay Municipalities

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

6.1 DFFE Screening Tool & Protocols

The DFFE Screening Tool Report was generated for the proposed project and used to determine various theme sensitivities in terms of sections 24(5)(a) and (h) and 44 of the NEMA, within the development footprint. Based on protocols (as stipulated in Government Notices no. 43110 and no. 42946), the level (Low, Medium, High, or Very high) of these sensitivities needs to be confirmed or disputed by a site verification.

Following the site verification, a Compliance Statement or a Full Impact Assessment by a specialist was compiled based on the sensitivity level of each theme. Where the protocols were not followed i.e. a Compliance Statement or Full Impact Assessment was not done, valid and detailed reasons, based on the site verification, was outlined.

In addition to the theme sensitivities, the required specialist studies were also identified by the DFFE Screening Tool. The need for a specialist study is dependent on whether the sensitivity of the respective theme has been confirmed or disputed with a site verification. Where a specialist study has not been conducted as suggested by the DFFE Screening Tool, a motivation to exclude the study has been outlined with reference to the site verification.

The Screening Tool Report identified the following studies as potentially being applicable to the proposed development

Table 1: Result summary of the Screening Tool Report

Theme	Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
Agriculture Theme		X		
Animal Species Theme		X		
Aquatic Biodiversity Theme				X
Archaeological and Cultural Heritage Theme				X
Civil Aviation Theme			X	
Defence Theme				X
Paleontology Theme			X	
Plant Species Theme			X	
Terrestrial Biodiversity Theme	X			

The environmental process commenced in January 2025 with the appointment of qualified specialists and commencement of specialist studies. The Notice of Intent was submitted and discussed with the Department on 10 April 2025, thereby commencing the formal process.

6.2 Specialist Protocols (Government Notice 320 dated 20 March 2020)
The published protocols provide criteria for specialist assessments and reporting impacts on specific themes for activities that require environmental authorisation. The protocols replace the requirements of Appendix 6 of the Environmental Impact Assessment Regulations.

The assessment and reporting requirements of each protocol are associated with a level of environmental sensitivity identified by the national web based environmental Screening Tool and known data available on the themes.

The Screening tool identified the following themes as:

Very high sensitivity: The Terrestrial Biodiversity theme – thus as a minimum a site sensitivity verification report must be completed, which was done by Confluence Environmental, and the site ecological importance (SEI) for the site is not high, but actually Medium over the majority of the site, despite the protocol sensitivities. However, a specialist impact assessment should be undertaken for both the botanical and terrestrial biodiversity themes on the site, as this is what is required by the environmental protocols for High and Very High confirmed protocol sensitivities.

High sensitivity: Agriculture Theme, Animal Species Theme
The site is zoned agriculture thus as a minimum a site sensitivity verification report (SSVR) must be completed by a SACNASP registered professional. Depending on the outcome of the SSVR and if the sensitivity ratings are very high or high then an Agricultural Agro-Ecosystem Specialist Assessment must be conducted. If the sensitivity rating is found to be medium or low, then an Agricultural Compliance Statement must be submitted.

In terms of the Animal Species Theme, as a minimum a site sensitivity verification report (SSVR) must be completed by a SACNASP registered professional. Depending on the outcome of the SSVR and if the sensitivity ratings are very high or high then a Terrestrial Animal Species Specialist Assessment must be conducted. If the sensitivity rating is found to be medium then a medium sensitivity Species of Conservation Concern Confirmation report must be conducted. If low, then a Terrestrial Animal Species Compliance Statement must be submitted.

Medium sensitivity: Civil Aviation theme, Palaeontology theme, Plant species theme
In terms of the Civil Aviation theme, this development does not involve the construction of wind turbines and buildings higher than the municipal height restrictions. It is a development of 133 units between double and triple storey units. There will be no development that might cause air emissions to impair the vision of flight. None of the activities proposed for the development will restrict the airspace demarcated for aviation (commercial-, non-commercial-, instructional-, recreational flight, aerial flight work such as agriculture, surveying, photography, etc.). The site information that was gathered therefore differs from the designation of 'medium' sensitivity and is found to be of 'low' sensitivity and therefore it is proposed that no further assessment is made.
However, the South African Civil Aviation is consulted during the public participation process.
The Palaeontology Theme, according to the protocol, as a minimum a site sensitivity verification report (SSVR) must be completed by a palaeontology specialist. There are no specific environmental theme protocol prescribed, but the required level of assessment must be based on the findings of the site sensitivity verification and must comply with Appendix 6 of the EIA Regulations. In addition, according to Section 38 of the National Heritage Resources Act, (no. 25 of 1999) the development falls within the threshold of notifying/applying to the responsible heritage resources authority and depending on the outcome of the heritage resources agency, a PIA might be required. However, the PIA is more comprehensive compared to a SSVR, thus a PIA will be submitted if the application is accepted and proceed.

The Plant Species Theme, as a minimum a site sensitivity verification report (SSVR) must be completed by a SACNASP registered professional. Depending on the outcome of the SSVR and if the sensitivity ratings are very high or high then a Terrestrial Plant Species Specialist Assessment must be conducted. If the sensitivity rating is found to be medium then a medium sensitivity Species of Conservation Concern Confirmation report must be conducted. If low, then a Terrestrial Plant Species Compliance Statement must be submitted.

Low sensitivity: Aquatic Biodiversity theme, Archaeological and Cultural Heritage theme, Defence theme.

The Aquatic Biodiversity Theme as a minimum a site sensitivity verification report (SSVR) must be completed by a SACNASP registered professional. Depending on the outcome of the SSVR and if the sensitivity ratings are very high then an Aquatic Biodiversity Specialist Assessment must be conducted. If the sensitivity rating is found to be low, then an Aquatic Biodiversity Compliance Statement must be submitted.

Archaeological and Cultural Heritage theme, similar to the palaeontology theme, as a minimum a site sensitivity verification report (SSVR) must be completed by a heritage specialist. There is no specific environmental theme protocol prescribed, but the required level of assessment must be based on the findings of the site sensitivity verification and must comply with Appendix 6 of the EIA Regulations. In addition, according to Section 38 of the National Heritage Resources Act, (no. 25 of 1999) the development falls within the threshold of notifying/applying to the responsible heritage resources authority and depending on the outcome of the heritage resources agency, a HIA might be required. However, the HIA is more comprehensive compared to a SSVR, thus a PIA will be submitted if the application is accepted and proceed.

In terms of the Defence theme, the proposed development, if approved, will entail the removal of vegetation to construct infrastructure for residential units. It is not proposed that any defence installations (army base, camp, post, station, or any other military activity) will be erected. The site is also not used for any military defence training or special forces activities, thus no further action is required.

SECTION D: APPLICABLE LISTED ACTIVITIES

List the applicable activities in terms of the NEMA EIA Regulations

Activity No(s):	Provide the relevant **Basic Assessment Activity(ies)** as set out in **Listing Notice 1**	Describe the portion of the proposed development to which the applicable listed activity relates.
GNR 327: Activity 9 (i):	the development of infrastructure exceeding 1000m in length for the bulk transportation of water or storm water: (i) With an internal diameter of 0.36m or more.	The development will lead to infrastructure for the bulk transportation for water of about 3650m in total and stormwater of about 15151m in total with maximum pipeline flow velocities of 30l/s and a water pipe diameter of 160mm and stormwater pipe diameter of 600mm.
GNR 327: Activity 27:	The clearance of an area of 1 Ha or more, but less than 20Ha of indigenous vegetation.	The Hartenbos Dune Thicket was disturbed 35 years ago and the area was used as agricultural lands. Following the long-term prior disturbance of the site, the thicket clumps were able to recover relatively well, while the associated asteraceous fynbos matrix was unable to recover, leaving open degraded areas between more intact thicket on the site.
GNR 327: Activity 28:	Residential, mixed, retail, commercial, industrial or institutional development where such land was used for agriculture or after 1 April 1998 and where such development (i) will occur within an urban area, where the total land to be development is bigger than 5Ha; or (ii) will occur outside an urban area, where the total land to be developed is bigger than 1Ha.	The property is 10.1362 Ha in total, but not all is developable. The total erven area covered in Site A of the site will be about 3.13Ha and about 2.83Ha in Site B.
Activity No(s):	Provide the relevant **Basic Assessment Activity(ies)** as set out in **Listing Notice 3**	Describe the portion of the proposed development to which the applicable listed activity relates.
GNR 324: Activity 12 (i)(i) & (ii):	The clearance of an area of 300ha square metres or more of indigenous vegetation I (ii) within critical biodiverse areas identified in bioregional plans	According the WCBSP 2023 the site is located within a CBA 1 area (based on the fact that the site can potentially act as a refuge area for the Bontebok)
GNR 324: Activity 4 (i)(ii)(aa):	The development of a road wider than 4m with a reserve less than 13.5m, in the Western Cape in areas outside urban areas containing indigenous vegetation.	According to the Mossel Bay Municipal Spatial Development Framework (SDF) and the Conceptual Development Framework (CDF) for the Klein Brak / Reebok / Tergniet coastal settlement, the area in which Farm 136, Portion 38 is located is designated for urban residential expansion and infill development within the existing urban edge. However this property is still zoned Agriculture and an application for rezoning has been submitted to the Mossel Bay Local Municipality as the site will be regarded as residential infill development in Tergniet. Since this process is still underway, this site is therefore still considered outside of urban area and thus the construction of the roads within the development will be more than 4m but less than

		8m wide on a site that contains indigenous vegetation.

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

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

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

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

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

SECTION E: PLANNING CONTEXT AND NEED AND DESIRABILITY

1.	Provide a description of the preferred alternative.

In terms of alternatives that were considered, the following is preferred:

1. **Layout Preferred Alternative:**

The proposed development will consist of 133 units (Layout Option C) with four different typologies on either side of Robertson Avenue. The proposed development will also include the development and installation of associated structures and infrastructure, including engineering services. The total erven area covered in Site A will be approximately 3.13Ha and approximately 2.83Ha in Site B. Please see **Figure 12** & **Figure 17**.

The four types of residential development typologies will include a mix of:
- Type 1: erven size is ±175m^2 and the built area is 147m^2 for 65 units;
- Type 2: erven size is ±245m^2 and the built area is 166m^2 for 35 units;
- Type 3: erven size is ±228m^2 and the built area is 190m^2 for 11 units;
- Type 4: erven size is ±237m^2 and the built area is 163m^2 for 22 units.

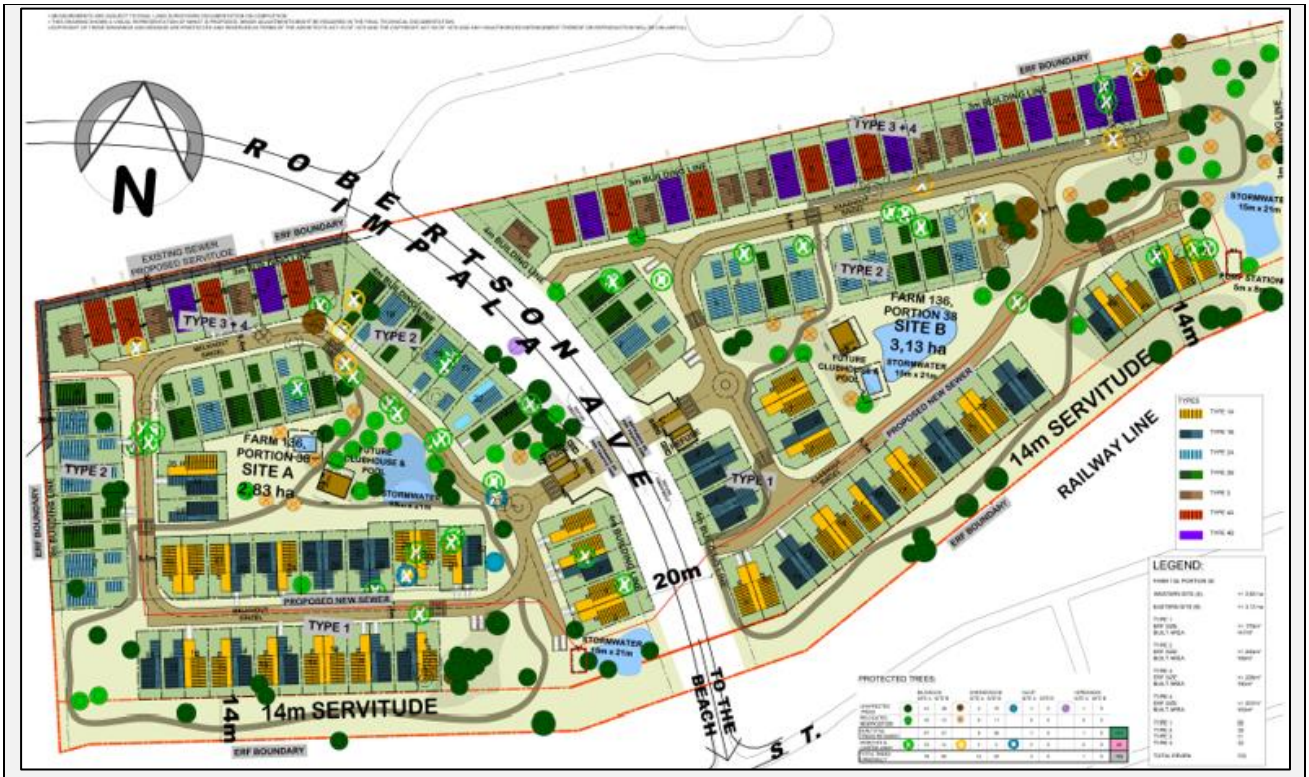

Figure 12: Final proposed layout for the development – Layout Option C

2. Sewer Connection Preferred Alternative

Two options has been considered for the sewerage connection and this include:

- Connection 1: Connection to the Dolphin Cresent Pump Station from where the sewerage it then pumped to Seester Pump Station;
- Connection 2: Connection directly to the Seester Pump Station

Both options are acceptable to the developer and final connection will be directed by the Mossel Bay Local Municipality.

3. Access Connection Preferred Alternative

Three options for access to the site were investigated and the best option for accessing the site included direct access from the Robertson Avenue. Via Robertson Avenue both Site A and Site B can be accessed.

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.

Urban areas as defined in the EIA Regulations means areas situated within the urban edge (as defined or adopted by the competent authority), or in instances where no urban edge or boundary has been defined or adopted, it refers to areas situated within the edge of built-up areas. Considering the position of the site, it is undeveloped and zoned agriculture, however it is situated within the edge of built-up areas.

The proposed site is located within the Town Planning Scheme of the Mossel Bay Local Municipality (**Figure 13**) and has been earmarked for township development in line with optimizing vacant land within urban areas.

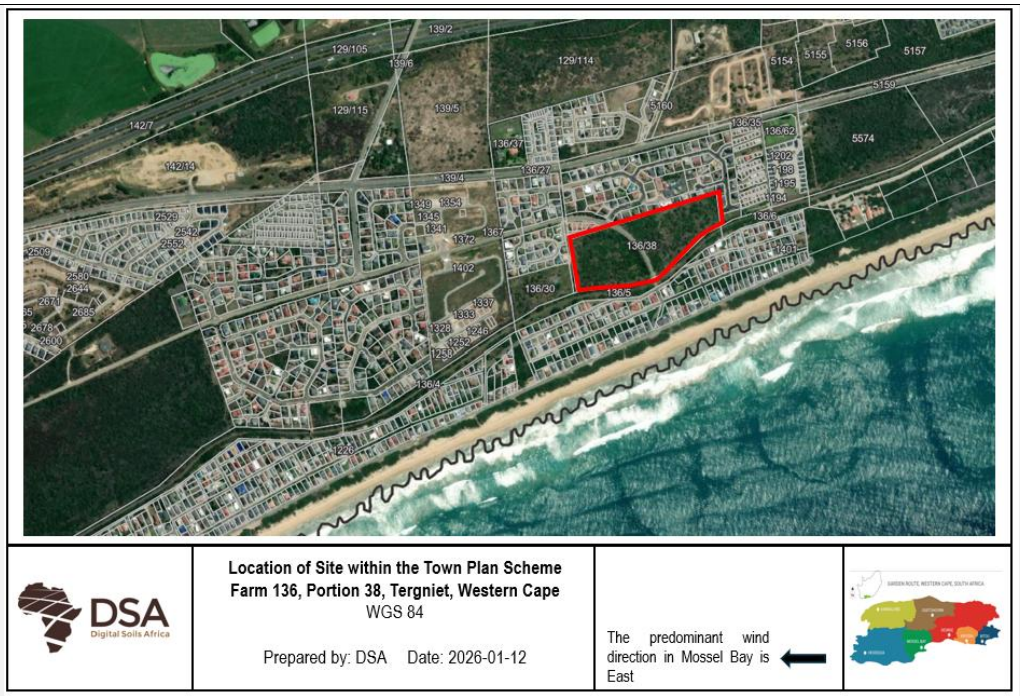

Figure 13: Location of the proposed site within the Town Plan Scheme

The proposed residential development/-t on Portion 38 of Farm 136 in Tergniet is already the subject of a formal land-use application (Application no: 58-04/2025) to Mossel Bay Municipality, including rezoning, subdivision, departures, and approval of a Site Development Plan for 133 group-housing units.

Thus, in terms of the need and desirability, the proposed development must be considered within the broader spatial, socio-economic and planning context of the Mossel Bay coastal corridor, which has experienced sustained residential growth and increasing demand for housing and associated urban infrastructure over recent years. The Tergniet, Reebok and Great Brak River areas form part of an expanding coastal settlement network within the Mossel Bay Municipal area, where continued demand exists for additional residential opportunities within areas already identified for urban expansion and consolidation.

Importantly and as previously indicated, the proposed development site is located fully within the Mossel Bay Municipal urban edge and is identified within the applicable Spatial Development Framework (SDF) and Conceptual Development Framework (CDF) as an area appropriate for residential infill and managed urban expansion. The proposal therefore represents infill development within an already established urban corridor rather than outward urban sprawl into more remote or intact natural areas. Infill development within existing urban areas is generally considered preferable from a spatial planning and sustainability perspective as it promotes more efficient use of existing municipal infrastructure, road networks, engineering services and established service corridors.

The specialist engineering investigations undertaken as part of this application confirmed that the proposed development can be accommodated within the existing and planned municipal infrastructure network, including water supply, sewer capacity, electrical supply and surrounding road infrastructure, subject to the recommended engineering and mitigation measures. The bulk infrastructure planning undertaken by Mossel Bay Municipality had already conceptually incorporated Future Development Area U40, within which the proposed development is located, into previous municipal water and sewer master planning processes. The proposed development therefore aligns with the long-term municipal growth and infrastructure planning framework for the area.

From a socio-economic perspective, the proposed development will contribute positively to the local economy through temporary employment opportunities during the construction phase, demand for local suppliers and contractors, and longer-term economic activity associated with residential expansion within the area. The development will also contribute to the municipal rates base and support the continued consolidation of existing urban infrastructure and services within the Tergniet area.

Although the site is mapped as CBA1 in the Western Cape Biodiversity Spatial Plan (WCBSP), the specialist studies confirmed that the site occurs within an already fragmented urban-edge context and that impacts can be reduced to acceptable levels through layout refinement and mitigation. In balancing the identified

environmental sensitivities against the recognised spatial planning objectives, existing urban context, infrastructure availability and socio-economic benefits, the proposed development is considered both needed and desirable within the receiving environment.	
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.
Potential conflicts between existing approvals on Portion 38 of Farm 136 and the newly proposed 133-unit residential development have been resolved through a full, formal land-use application that replaces, supersedes, or regularises any prior rights. The municipality treats the current application as the authoritative, consolidated proposal, ensuring that any older approvals, outdated zoning rights, or partial consents no longer create legal or procedural contradictions.	
4.	Explain how the proposed development will be in line with the following?
4.1	The Provincial Spatial Development Framework.
The proposed residential development on Portion 38 of Farm 136 can align strongly with the Western Cape Provincial Spatial Development Framework (PSDF) because it supports compact settlement growth, efficient land use, coastal-node consolidation, and infrastructure-led development—core principles of the PSDF. The PSDF is the province's highest spatial policy, and any land-use decision must demonstrate consistency with its spatial logic and sustainability goals that include: (i) Avoidance of urban sprawl; (ii) Greater productivity, competitiveness and opportunities within the spatial economy; (iii) More inclusive development and strengthening the economy in rural areas; (IV) Optimising vacant land within urban areas rather than urban sprawl.	
4.2	The Integrated Development Plan of the local municipality.
The Mossel Bay IDP 25/26 sets out the municipality's strategic priorities for spatial development, infrastructure investment, service delivery, and socio-economic growth. The proposed residential development supports these priorities in several key ways. **1. Supports Strategic Objective: Sustainable Human Settlements. The IDP emphasises:** • Increasing access to housing; • Promoting orderly settlement growth; • Encouraging densification within existing urban areas. The proposed 133-unit residential development: • Provides additional housing opportunities in a high-demand coastal settlement; • Utilises land already within the urban edge; • Reinforces compact, efficient settlement patterns. This directly advances the IDP's goal of creating sustainable, integrated human settlements. **2. Aligns With Infrastructure-Led Development** The IDP prioritises: • Efficient use of existing bulk infrastructure; • Cost-effective expansion of services; • Avoidance of scattered, infrastructure-intensive development. Because the site is adjacent to existing residential areas in Tergniet: • Water, sewer, electricity, and road networks can be extended efficiently; • No major new bulk infrastructure is required; • The development supports fiscally responsible service delivery. This is consistent with the IDP's commitment to infrastructure optimisation and financial sustainability. **3. Contributes to Local Economic Development (LED)** The IDP identifies construction and property development as key economic drivers. The proposed development contributes by: • Creating short-term construction employment; • Stimulating local procurement of materials and services; • Increasing long-term household spending in the local economy. This supports the IDP's objective of stimulating economic growth and job creation. **4. Supports Spatial Planning Priorities in the IDP** The IDP and SDF jointly identify the Tergniet–Reebok area as: • A growth corridor; • A priority area for managed coastal settlement expansion;	

- A location where infill and consolidation are preferred over outward sprawl.

The proposed development:
- Reinforces the existing settlement footprint;
- Utilises land already earmarked for residential expansion;
- Avoids sensitive coastal and ecological areas.

This aligns with the IDP's spatial vision of coherent, sustainable coastal development.

5. Enhances Community Well-Being and Safety
The IDP emphasises:
- Safe, accessible neighbourhoods;
- Provision of open spaces;
- Improved mobility.

The development includes:
- Internal roads designed to municipal standards;
- Open space areas for recreation and stormwater management;
- Improved connectivity to Robertson Avenue and surrounding neighbourhoods.

This supports the IDP's goal of creating safe, liveable communities.

6. Promotes Environmental Sustainability
The IDP requires:
- Responsible land use;
- Protection of sensitive ecosystems;
- Integration of stormwater and green infrastructure.

The development responds by:
- Concentrating the built footprint on already-transformed land;
- Incorporating stormwater attenuation and green open spaces;
- Avoiding disturbance of coastal dunes and sensitive habitats.

This aligns with the IDP's commitment to environmental stewardship.

4.3.	The Spatial Development Framework of the local municipality.

The proposed residential development on Portion 38 of Farm 136 aligns well with the Mossel Bay Municipal Spatial Development Framework (MSDF) because it reinforces the municipality's spatial vision for compact coastal settlement growth, infrastructure-efficient expansion, and consolidation of the Tergniet–Reebok urban area. The MSDF explicitly identifies this coastal strip as a managed growth area where infill, densification, and orderly residential expansion are preferred.

1. **Alignment With the MSDF Spatial Vision**

The MSDF sets out a long-term spatial vision that promotes:
- Compact, efficient settlement patterns;
- Consolidation of existing coastal towns;
- Avoidance of fragmented or leapfrog development;
- Integration of land-use, transport, and infrastructure planning.

The proposed development is located within the existing Tergniet settlement footprint, directly adjacent to established residential areas. This supports the MSDF's intention to accommodate growth within existing nodes rather than extending development into rural or environmentally sensitive areas.

2. **Supports the Tergniet–Reebok Local Spatial Concept**

The MSDF includes a dedicated spatial analysis and draft SDF for the Klein Brak / Reebok / Tergniet area. Key directives include:
- Residential consolidation;
- Infill development;
- Strengthening of existing neighbourhood structure;
- Protection of sensitive dune and coastal systems.

The proposed 133-unit layout:
- Reinforces the existing urban form;
- Utilises already-transformed land;

- Avoids dune systems and coastal ecological corridors;
- Provides internal open space consistent with MSDF environmental guidelines.

This directly aligns with the Desired State of the Environment for Tergniet as outlined in the MSDF.

3. Infrastructure-Led Development

The MSDF emphasises that new development must:

- Optimise existing bulk infrastructure;
- Minimise the cost of service expansion;
- Strengthen the viability of existing transport routes.

Because the site is adjacent to existing water, sewer, electricity, and road networks, the development:

- Requires only incremental service extensions;
- Avoids the need for new bulk infrastructure;
- Supports fiscally sustainable growth.

This is consistent with the MSDF's principle of infrastructure-efficient settlement expansion.

4. Environmental Integration and Risk Avoidance

The MSDF requires that development:

- Avoid sensitive biodiversity areas
- Maintain ecological corridors
- Integrate stormwater and green infrastructure

The proposed development responds by:

- Concentrating the built footprint away from sensitive coastal systems
- Incorporating stormwater attenuation and open space
- Maintaining green linkages within the site

This supports the MSDF's ecological planning framework and its emphasis on environmentally responsible land-use change

5. Consistency With Municipal Growth Management

The MSDF is a statutory component of the IDP and guides all land-use decisions. It identifies:

- Tergniet as a priority coastal growth area;
- The need to accommodate population growth through structured residential expansion;
- The importance of aligning development with demographic trends.

The proposed development directly supports these objectives by providing new housing opportunities in a high-demand coastal node identified for growth.

4.4.	The Environmental Management Framework applicable to the area.

The Mossel Bay EMF provides a spatially based environmental management system that guides where and how development should occur. It identifies environmental opportunities and constraints, assigns environmental control zones, and sets out management guidelines for land-use change. This include:

1. Located Within a Suitable EMF Management Zone

The EMF classifies land according to environmental sensitivity and development compatibility.
Portion 38 of Farm 136 falls within an area generally characterised by:

- Previously transformed land;
- Proximity to existing residential development;
- Low to moderate environmental sensitivity;
- Location inside the broader coastal settlement footprint.

During the 2017 WCBSP the site was classified as "Other Natural Areas". However this classification was changed in the 2023 WCBSP to CBA 1 status due to the potential of the site to function as a Bontebok refuge area (Cape Nature 2023[2]) .

2. **Supports EMF Objective: Direct Growth to Areas With Existing Infrastructure**

The EMF emphasises that development should:

[2] Cape Nature. 2023. "An overview of the Western Cape Biodiversity Spatial Plan."

- Occur where bulk services already exist;
- Avoid creating new infrastructure footprints in sensitive areas;
- Reinforce compact settlement patterns.

The proposed development meets these criteria because:
- Water, sewer, electricity, and road networks already serve the surrounding neighbourhood;
- Only incremental service extensions are required;
- The development strengthens the existing Tergniet urban node rather than expanding into rural or natural landscapes.

This is fully consistent with the EMF's infrastructure-led development principle.

3. Avoids EMF-Identified Environmental Constraints
The EMF maps several environmental risks along the Mossel Bay coastline, including:
- Coastal erosion and sea-level rise buffers;
- Dune mobility systems;
- Sensitive vegetation remnants;
- Flood-prone areas;
- Steep slopes.

The proposed development avoids these constraints by:
- Locating outside the coastal hazard line;
- Avoiding dune systems and primary coastal vegetation;
- Concentrating development on already-disturbed land;
- Incorporating stormwater attenuation and open space areas.

This ensures compliance with the EMF's risk-avoidance and ecological protection requirements.

4. Incorporates EMF-Recommended Environmental Design Measures
The EMF encourages developments to integrate:
- Green open space systems;
- Sustainable stormwater management;
- Landscaping with indigenous vegetation;
- Protection of natural drainage lines.

The proposed layout includes:
- Internal open space areas;
- Stormwater attenuation features;
- Landscaping opportunities that can be aligned with indigenous planting;
- A compact footprint that preserves natural drainage patterns.

These measures align with the EMF's environmental performance guidelines.

5. Consistent With EMF Goal: Promote Sustainable Coastal Settlements
The EMF's coastal management objectives include:
- Preventing ribbon development along the shoreline;
- Ensuring development occurs within existing nodes;
- Reducing pressure on sensitive coastal ecosystems.

The proposed development supports these goals by:
- Reinforcing the existing Tergniet settlement;
- Remaining well inland of the sensitive dune and beach interface;
- Avoiding fragmentation of natural coastal corridors.

This ensures the development fits within the EMF's coastal sustainability framework.

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

Input from biodiversity specialists and environmental authorities plays a central role in shaping the layout, density, and environmental safeguards of the proposed development. For Portion 38 of Farm 136, the biodiversity considerations have guided the proposal in several important ways. Preliminary discussions and review of relevant planning and conservation documents ensured that:

1. **Sensitive biodiversity areas were avoided**

Specialists and authorities typically identify:

- Remaining patches of indigenous vegetation;
- Drainage lines or seasonal watercourses;
- Ecological corridors;
- Areas with higher sensitivity in the EMF or biodiversity layers.

Based on these inputs, the development footprint has been shifted onto already-transformed areas, ensuring that:

- No Critical Biodiversity Areas (CBAs) are impacted;
- No Ecological Support Areas (ESAs) are disturbed;
- Natural drainage patterns remain intact.

This is a direct response to specialist recommendations to avoid sensitive habitats rather than mitigate after disturbance.

2. Open Space and Green Corridors were incorporated in the design layout

Biodiversity specialists often emphasise the importance of:

- Maintaining ecological connectivity;
- Preserving natural movement corridors for fauna;
- Retaining green infrastructure within urban layouts.

In response, the proposed development includes:

- Internal open space areas;
- Stormwater attenuation zones that double as ecological corridors;
- Buffers between built areas and any remaining natural features.

These design elements reflect the authorities' guidance to integrate ecological systems into the urban fabric.

3. Implementation of Indigenous Landscaping and Rehabilitation

Specialists typically recommend:

- Use of indigenous, water-efficient plant species;
- Rehabilitation of disturbed open spaces;
- Removal of invasive alien vegetation.

The development incorporates these recommendations by:

- Committing to indigenous landscaping in communal areas;
- Including rehabilitation measures in the Environmental Management Programme (EMPr);
- Ensuring ongoing alien-clearing as part of site management.

This supports long-term ecological resilience.

4. Stormwater and Erosion Control Measures

Biodiversity authorities often highlight the link between:

- Poor stormwater design;
- Downstream ecological degradation;
- Increased sedimentation in sensitive coastal systems.

In response, the development includes:

- Sustainable urban drainage systems (SUDS);
- Attenuation ponds integrated into open space;
- Measures to prevent erosion during construction.

These interventions directly reflect specialist input to protect downstream ecosystems.

5. Compliance With Provincial and Municipal Biodiversity Guidelines

Authorities ensure that the development aligns with:

- The Western Cape Biodiversity Spatial Plan;
- The Mossel Bay EMF;
- Coastal management guidelines;
- NEMA principles.

Specialist comments have ensured that:

- The site is confirmed as not within a CBA or ESA;
- The development respects EMF management zones;

- No listed ecosystems or species of conservation concern are impacted.

This confirms that the proposal is environmentally compatible with the area's biodiversity context.

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

The WCBSP is the province's primary biodiversity planning tool. The proposed development has been shaped by these requirements in several important ways that include:

1. Confirmation That the Site Is a Biodiversity Priority Area

The WCBSP maps the province into categories such as:

- Critical Biodiversity Areas (CBAs);
- Ecological Support Areas (ESAs);
- Other Natural Areas (ONAs);
- No Natural Remaining Vegetation (NNR).

Specialist review confirmed that Portion 38 of Farm 136:

- Falls within a **CBA1** area (**Figure 14**). The WCBSP was used to determine desktop sensitivities associated with the site. The WCBSP 2017 classified the site as "Other Natural Areas" and this status was changed in the WCBSP of 2023. The reasons for the biodiversity spatial plan layers **CBA 1** and **CBA2** assignments include the possibility that the site include the Bontebok (*Damaliscus pygargus pygargus*) extended distribution range. Although the site is not suitable for Bontebok, it is still rated as **CBA1** on the system and therefore the result is that the proposed development is not aligned with the WCBSP 2023 management objective (which calls for the area to be maintained in a neat-natural state, with low-impact land uses are encouraged). Currently, Bontebok National Park contains all known populations of the subspecies in the Western Cape. As the present site is small with poor connectivity to larger natural sites and is placed far away from the National Park, it is not likely to support the needs of a translocated population.
- Is largely transformed or previously disturbed.

Figure 14: Site map with the layer of the WCBSP's Critical Biodiversity Areas (CBAs)

2. Avoidance of Sensitive Features Identified in the WCBSP

The WCBSP requires that development avoid:

- Natural drainage lines;
- Remnant indigenous vegetation patches;
- Ecological corridors;
- Steep slopes or erosion-prone areas.

In response, the proposed layout:

- Concentrates the built footprint on already-transformed land;
- Avoids natural drainage patterns;
- Retains open space areas that maintain ecological functioning;
- Minimises earthworks on steeper sections;

This reflects the WCBSP's principle of avoiding impacts before mitigating them.

3. **Application of the WCBSP Land-Use Guidelines (Handbook)**

The WCBSP Handbook provides practical guidance for planners and developers, including:

- Appropriate land uses per biodiversity category;
- Required buffers around natural features;
- Recommended development densities;
- Environmental design principles.

These guidelines influenced the proposal by ensuring:

- A compact layout that limits the development footprint;
- Open space integration consistent with ecological guidelines;
- Stormwater attenuation designed to protect downstream ecosystems;
- Indigenous landscaping in communal areas;
- Alien vegetation clearing as part of site rehabilitation.

This ensures the development aligns with the handbook's emphasis on ecologically sensitive urban design.

4. Integration of Green Infrastructure

The WCBSP encourages developments to incorporate:

- Green corridors;
- Permeable surfaces;
- Stormwater features that mimic natural hydrology.

The proposed development responds by:

- Including internal open spaces that function as ecological linkages;
- Designing stormwater systems that slow, filter, and infiltrate runoff;
- Retaining natural vegetation where feasible.

This supports the WCBSP's goal of maintaining ecological processes within urban areas.

5. Minimisation of Cumulative Biodiversity Impacts

The WCBSP requires that developments consider cumulative impacts, especially in coastal municipalities where growth pressure is high.

The proposal addresses this by:

- Locating development within the existing settlement footprint;
- Avoiding expansion into natural coastal systems;
- Reinforcing compact settlement patterns rather than contributing to sprawl.

6. Consideration for development within CBA

The property is mapped as CBA1 according to the WCBSP, however the site must also be considered within its actual onsite and surrounding context.

The property is located fully within the Mossel Bay Municipal urban edge and is already surrounded by existing residential development, associated infrastructure, and transformed areas. Ecological connectivity across the broader landscape has already been substantially fragmented by existing urban expansion, while Robertson Avenue and the railway line further divide and disrupt ecological functioning across the site itself. The specialists' assessments confirmed that the Site Ecological Importance (SEI) is Medium over the majority of the property and that the site does not represent an intact or regionally well-connected natural system of exceptionally high conservation value.

The preferred layout was specifically refined in response to specialist input to avoid the more sensitive portions of the site, retain protected trees where possible, reduce the overall development footprint from the original proposal, and maintain open space areas that may facilitate limited faunal movement within the site.

cNo aquatic features or watercourses occur on the property or within the development footprint.
The terrestrial biodiversity and fauna specialists concluded that, with the proposed mitigation measures and layout refinements, the anticipated impacts can be reduced to acceptable levels through mitigation and layout refinement within the receiving environment.

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

The proposed development on Portion 38 of Farm 136, Tergniet aligns with the intention of these zones in several key ways that include:

1. The Site Lies Outside the Coastal Public Property (CPP) Zone

The CPP includes beaches, coastal waters, and dynamic dune systems.
The purpose of this zone is to:

- Protect public access;
- Safeguard natural coastal processes;
- Prevent private development on sensitive coastal land.

The proposed development is well outside the CPP, meaning:

- No encroachment on public coastal land;
- No interference with dune mobility or shoreline processes;
- No restriction of public access to the beach.

This is fully consistent with the ICMA's intention to keep the immediate coastal zone undeveloped and publicly accessible.

2. The Site Lies Outside the Coastal Protection Zone (CPZ)

The CPZ is intended to:

- Protect sensitive coastal ecosystems;
- Maintain natural buffers against storms, erosion, and sea-level rise;
- Prevent inappropriate development too close to the shoreline.

Specialist input confirms that Portion 38:

- Is not within the CPZ;
- Is located well inland of the coastal hazard line;
- Does not contain dune systems, estuarine areas, or coastal wetlands.

This ensures the development does not undermine the CPZ's purpose of risk avoidance and ecological protection.

3. The Site Is Not Within the Coastal Access Land Zone

The ICMA requires municipalities to designate land that ensures public access to the coast.
The proposed development:

- Does not obstruct any existing coastal access routes;
- Does not fall within land designated for coastal access;
- Does not require closure or diversion of public pathways.

This aligns with the ICMA's intention to maintain and enhance public access to the coastline.

4. The Site Is Outside the Coastal Management Line (CML)

The CML is a regulatory line used to:

- Prevent development in areas vulnerable to erosion, flooding, or sea-level rise;
- Protect coastal ecological processes;
- Guide safe and sustainable land-use planning.

The proposed development is located landward of the CML, meaning:

- It avoids areas at risk of coastal hazards;
- It does not interfere with natural coastal dynamics;
- It complies with municipal and provincial coastal setback requirements.

This supports the ICMA's purpose of risk-aware coastal development.

5. The Development Supports the ICMA's Broader Purpose

The ICMA aims to ensure:

- Sustainable coastal settlement patterns;
- Protection of coastal ecosystems;

- Responsible land-use decision-making;
- Integration of environmental considerations into planning.

The proposed development aligns with these objectives by:
- Concentrating development within the existing Tergniet settlement footprint;
- Avoiding sensitive coastal ecosystems and hazard zones;
- Incorporating stormwater management and open space;
- Ensuring no impact on public access or coastal public property.

This reflects the ICMA's core principle of balancing development needs with coastal environmental protection.

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 has not been changed from the one submitted along with the NOI and application form.

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

The proposed development on Portion 38 of Farm 136, Tergniet represents an efficient and responsible use of vacant land located inside an existing urban settlement. This approach aligns with national, provincial, and municipal planning principles that prioritise compact, sustainable settlement patterns. The development optimises the land use in the following ways:

1. **Utilises Land Already Inside the Urban Footprint**

The site is located within the established Tergniet urban area, surrounded by existing residential neighbourhoods and municipal infrastructure.
By developing this land:
- Growth is directed inward, not outward;
- Pressure on rural and natural landscapes is reduced;
- The municipality avoids costly expansion of the urban edge;

This is a core principle of sustainable urban planning.

2. **Prevents Urban Sprawl**

Vacant land inside towns is a scarce and valuable resource.
By developing this parcel:
- The settlement becomes more compact;
- Infrastructure networks become more efficient;
- Travel distances and service delivery costs are reduced.

This supports the long-term spatial vision for consolidated coastal settlements.

3. **Makes Efficient Use of Existing Infrastructure**

The site is already close to:
- Water and sewer networks;
- Electricity supply;
- Existing roads and transport routes;
- Community facilities and services.

Developing vacant land in such locations:
- Minimises the need for new bulk infrastructure;
- Reduces municipal operating costs;
- Supports fiscally responsible growth.

This is a key requirement in the IDP, MSDF, and EMF.

4. **Supports Infill and Densification**

The development introduces 133 residential units on land that is currently underutilised.
This contributes to:
- Higher residential densities where appropriate;
- A more efficient urban form;
- Better use of serviced land.

Infill development is consistently prioritised in the Western Cape PSDF, Mossel Bay MSDF, and WCBSP guidelines.

5. **Enhances the Functionality of the Surrounding Urban Area**

Vacant land within a built-up area can create:
- Fragmented neighbourhoods;
- Inefficient service patterns;
- Safety and maintenance challenges.

By developing the site:

- The urban fabric becomes more continuous;
- Connectivity and mobility improve;
- The area becomes more cohesive and functional.

This strengthens the overall structure of Tergniet.

6. Responds to Housing Demand in a High-Growth Coastal Node

Tergniet and the greater Mossel Bay region are experiencing sustained population growth.
Optimising vacant land:

- Helps meet housing demand;
- Reduces pressure to develop sensitive coastal or rural land;
- Supports a balanced supply of residential opportunities.

This aligns with the municipality's growth management strategy.

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

The proposed development on Portion 38 of Farm 136, Tergniet represents a highly efficient use of the municipality's existing infrastructure network and service capacity. By locating new residential opportunities within an already-serviced urban area, the development supports sustainable growth and reduces the need for costly new infrastructure investment. This include the utilisation of the existing Robertsons Avenue for access, And connecting to the existing infrastructure for sewerage to the Dolphin Cresent Pump Station and the Seester Pump Station.

Because these networks already exist in close proximity, the development requires only incremental extensions, not new bulk systems. This:

- Reduces capital expenditure for the municipality
- Minimises operational and maintenance costs
- Ensures efficient use of existing service capacity.

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).

All services are available and has been confirmed. Please refer to Appendix E16.

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.

Please refer to Appendix K.

SECTION F: PUBLIC PARTICIPATION

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

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

This is a residential development proposal.

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

The daft BAR(v1) was distributed as part of the **pre-application** public participation.
A notice board was erected at the site and a notice was placed in The Mossel Bay Advertiser on 6 February 2026 to notify potential I&AP's to register and/or comment on the proposed project on or before 9 March 2026. If any person does register, they will be allowed to comment until the end of this 30day pre-application public participation process.
Written notices were sent to the registered I&AP's:

- A written notice was sent via email/registered post on 6 February 2026 to the municipal councillor of Ward 5 (which is the ward in which the site is situated), the Mossel Bay Municipality, the Garden Route District Municipality and the organs of the state that have jurisdiction in respect of any activity on the site, and all directly abutting neighbours.

- All directly abutting neighbouring property owners were identified with assistance from the NuPlan Africa who conducted the public participation for the change in land use and compiled a list sent to the Mossel Bay Municipality for confirmation of contact details.

- All I&AP's were provided the mandatory 30 Day comment period on the Draft BAR(v1), which will end on 9 March 2026.
- All comments received were submitted in the Public Participation Report and amendments to the DBAR(v1) will be made.
- The Draft BAR was placed on the Digital Soils Africa website for public access. It remained on the website for the period of comment.
- No public meeting was held.

Comments received in response to the **Pre-Application Draft Basic Assessment Report (v1)** was considered and incorporated in this Draft Basic Assessment Report (v2).
Comments in response to the DBAR (v2) will be considered and incorporated in the Final BAR.

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

All the required the State Departments and Organs of State will be consulted within the public participation process that will commence and include the following:

- DEA & DP
- Mossel Bay Municipality
- Garden Route District Municipality
- Cape Nature: Conservation Operations – Landscape East
- Department of Transport: Provincial
- SANRAL
- Heritage Western Cape
- SACAA
- Department of Agriculture
- BOCMA (Breede-Olifants Management Catchment Agency – Water Affairs)
- Western Cape Government: Department of Infrastructure Directorate: Road Use Management
- DFFE
- Department of Health: South Cape & Karoo Region
- Department of Human Settlements
- Department of Public Works
- South Cape Fire Protection Agency
- Military Integrated Environmental Management Department of Defence
- Transnet

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

During the pre-application public participation process the Department of Human Settlements was not included in the pre-application public participation circulation due to an administrative oversight during the initial compilation of the stakeholder database.
The stakeholder database was compiled based on the project-specific triggers identified at the time (including environmental, biodiversity, water, and engineering services considerations), and WCG: DHS was not identified as a commenting authority during that stage.
This omission was identified during the internal review of the application prior to submission. The Department of Human Settlements will be included in the formal application phase and provided with the Draft Basic Assessment Report(v2) for comment in accordance with the EIA Regulations.

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

The following State Departments and Organs of State did not respond:

- DEA & DP
- Department of Transport: Provincial
- SACAA
- Department of Agriculture

- Western Cape Government: Department of Infrastructure Directorate: Road Use Management
- DFFE
- Department of Public Works
- South Cape Fire Protection Agency
- Military Integrated Environmental Management Department of Defence

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.

A range of comments and concerns were received from Interested and Affected Parties (I&APs) during the pre-application process, including adjacent landowners, community groups, and authorities. These issues have been considered and, where applicable, informed refinements to the development proposal and supporting documentation.

Key issues raised and responses are summarised below:

• **Public Participation Process (PPP) concerns**
I&APs raised concerns regarding visibility of site notices, access to information, language of communication, and overall process transparency.
→ The notice board placement will be improved for the formal PPP phase, with bilingual notices (English and Afrikaans). Communication and document access procedures will be clarified and strengthened for the next phase.

• **Visual impact and loss of views**
Adjacent landowners expressed concern regarding potential obstruction of sea views and impact on property value.
→ The site layout and building design were refined by the project architect to minimise visual intrusion. Illustrations were provided to affected parties to demonstrate limited view obstruction.

• **Biodiversity and ecological impacts**
Concerns included loss of indigenous vegetation (including Milkwood trees), impacts on fauna, and development within a CBA and Endangered vegetation type.
→ Specialist studies informed the layout refinement, including:

- Reduction in unit numbers (from 144 to 133)
- Retention of ecological corridors and open space areas
- Avoidance, where feasible, of sensitive vegetation and protected trees
- Inclusion of mitigation measures (e.g. search and rescue, alien clearing, ECO monitoring)

• **Faunal displacement and habitat loss**
I&APs noted presence of wildlife and raised concerns regarding habitat fragmentation.
→ Open space areas and movement corridors were incorporated into the design to maintain some ecological connectivity, supported by mitigation measures in the EMPr.

• **Water availability and bulk services capacity**
Concerns were raised regarding municipal capacity, particularly water supply under drought conditions.
→ A bulk services assessment confirmed sufficient capacity. Municipal confirmation will form part of the approval process, and infrastructure upgrades (where required) are included in the project design.

• **Stormwater management and flooding risk**
Residents highlighted existing flooding concerns and questioned stormwater management.
→ The civil design includes stormwater attenuation measures (retention/detention ponds) to manage runoff and reduce downstream impacts.

• **Traffic and access safety**
Concerns included increased traffic, road safety, and access design.
→ A Traffic Impact Assessment confirmed acceptable levels of service. Access points and internal road design will be implemented in accordance with engineering recommendations and municipal requirements.

According to the Traffic Impact Statement (TIS), the surrounding road network and associated intersections are expected to continue operating at acceptable levels following the development of the proposed residential estate. The assessment considered existing traffic volumes, projected development traffic and the operational performance of the surrounding road system, including access from Robertson Avenue. The study concluded that no significant degradation in the Level of Service (LOS) of the surrounding road network is anticipated as a result of the proposed development. Where necessary, mitigation and access design measures have been incorporated into the development planning to ensure safe and efficient traffic movement within the receiving environment.

• **Construction-related impacts (dust, noise, disturbance)**
Concerns were raised based on previous development experiences.
→ The EMPr includes detailed mitigation measures for dust suppression, noise control, working hours, and construction management. An Environmental Control Officer (ECO) will monitor compliance.

• **Rezoning vs EIA process confusion**
I&APs queried the sequencing and legality of concurrent processes.
→ It was clarified that rezoning (SPLUMA) and Environmental Authorisation (NEMA) are separate processes. No development may proceed without Environmental Authorisation.

• **Agricultural land use and heritage concerns**
Questions were raised regarding subdivision of agricultural land and heritage impacts.
→ Relevant statutory processes (e.g. SALA, heritage requirements) will be complied with. The heritage assessment confirmed no significant resources on site.

• **Cumulative impacts and sense of place**
I&APs raised concerns about cumulative development in the area and loss of rural character.
→ The assessment considered the broader urban-edge context and existing transformation. The proposal was refined to incorporate open space to mitigate cumulative effects where feasible.

Conclusion
The issues raised by I&APs have been systematically recorded and considered. The development proposal has been refined through specialist input and stakeholder engagement, with mitigation measures incorporated into the design and Environmental Management Programme. All comments will be included in the Comments and Response Report submitted to the competent authority for decision-making.

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?		**NO**
1.2.	Provide the name and or company who conducted the specialist study.		
1.3.	Indicate above which aquifer your proposed development will be located and explain how this has influenced your proposed development.		
1.4.	Indicate the depth of groundwater and explain how the depth of groundwater and type of aquifer (if present) has influenced your proposed development.		

2. Surface water

2.1.	Was a specialist study conducted?	**YES**	
2.2.	Provide the name and/or company who conducted the specialist study.		
Mr. F. de Ridder – Confluent & Dr. J. Dabrowski - Confluent			
2.3.	Explain how the presence of watercourse(s) and/or wetlands on the property(ies) has influenced your proposed development.		

The screening tool classified the site as being of Low aquatic biodiversity (fig). According to the protocol, a site sensitivity verification must be undertaken to confirm the sensitivity of the site as indicated by the screening tool.

The site falls within quaternary catchment K10F (**Figure 15**). According to geospatial data sources, no watercourses are present adjacent or within either of the property's boundaries.

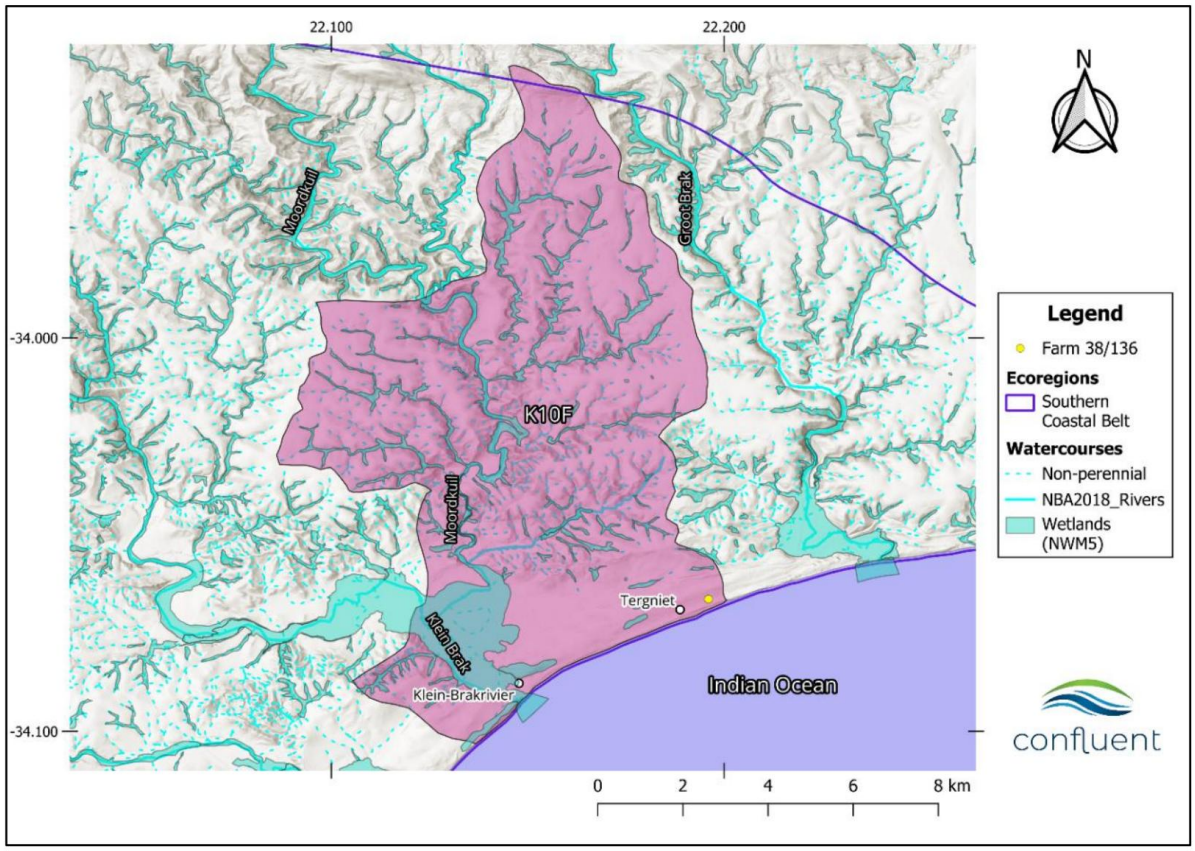

Figure 15: Map indicating the location of the property relative to the quaternary catchment area

No hydro-geomorphological landscape features (depressions, confined valleys, channels etc.) indicating the presence of a watercourse (i.e. stream, river or wetland) are present within or near the property.

Two artificial wetland areas were observed, associated with stormwater and dominated by alien invasive Spanish reed (Arundo donax) (**Figure 16**). Furthermore, both of these artificial wetlands are geographically separated from the property, as they are situated upslope of the property and will not be impacted by any activities taking place on the property

It should be noted that stormwater management is an aspect that needs to be carefully considered, as the western section of the property is already receiving stormwater from the adjacent developments, north and west of the western section. Prominent erosion is present at a culvert outlet on the western boundary, emphasising the need for a well-planned stormwater management plan for the development.

Figure 16: The site in relation to two artificial wetlands

Given the information obtained from the desktop study and the observations during the site visit, the aquatic biodiversity sensitivity is verified as Low as no watercourse is present on the property. Neither is there any watercourse on adjacent properties that could be affected directly or indirectly by the proposed development, whether Option A or Option B layouts are approved.

In terms of legislation pertaining to the NWA, the development falls outside of the regulated area of any watercourses and will therefore not require any water use authorisation in terms of Section 21 (c) and (i) of the NWA. Verification of Low sensitivity for the aquatic biodiversity theme on this property means that a compliance statement in terms of NEMA is hereby provided in support of this development application.

3. Coastal Environment

3.1.	Was a specialist study conducted?	**YES**	
3.2.	Provide the name and/or company who conducted the specialist study.		
Kim Daniels, Biake Fouche, F. De Ridder, Dr. J. Dabrowski from Confluent			
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.		

Section 63 of the ICMA requires that any decision affecting the coastal zone must ensure that development is socially, economically and ecologically sustainable, protects the coastal environment, and promotes the public interest. The proposed development on Portion 38 of Farm 136 was therefore assessed against these principles that include:

1. **Protection of the Coastal Environment and Coastal Public Property**

The site lies within the broader coastal zone, and the ICMA requires protection of coastal ecosystems, dune systems, and natural processes. The assessments identified sensitive vegetation patches, drainage pathways, and areas contributing to coastal ecological functioning. No development was placed within coastal management lines or dune-sensitive areas. The layout was adjusted to avoid species of conservation concern and maintain ecological buffers. It is anticipated that indigenous landscaping and erosion-control measures will be incorporated to protect coastal processes.

2. **Maintaining Public Access and Protecting Public Rights**

ICMA requires that development must not restrict public access to the coast or diminish public rights to enjoy coastal resources. The proposal does not block or alter any public coastal access routes. – Robertson Avenue will remain a public road the provide access to the coast.

3. **Ensure Ecological Integrity and Avoiding Irreversible Damage**

The Act requires that ecological integrity be maintained and that irreversible damage to coastal ecosystems be avoided. The development footprint was kept compact to reduce cumulative ecological pressure. The layout has been amended to avoid most species of conservation concern. Stormwater systems were designed to mimic natural hydrology, reducing erosion and protecting marine water quality.

4. **Promoting Social and Economic Sustainability**

ICMA requires that coastal development must support social wellbeing, economic opportunity, and equitable access to coastal benefits. The proposed development provides formal housing, supports local employment, and strengthens municipal revenue. The scale and density were kept consistent with the coastal settlement character, protecting the sense of place that underpins tourism and community identity. Construction-phase social management measures were included to protect community wellbeing (please refer to Appendix H: EMPr.

5. **Risk Avoidance and Precautionary Planning**

The Act requires a precautionary approach where uncertainty exists, especially regarding climate change, storm-surge risk, and coastal erosion. The layout avoids areas with potential erosion or instability. Indigenous vegetation and dune-stabilising species will be prioritised. Water-efficient and climate-resilient design features will be incorporated to reduce pressure on municipal systems (please see mitigation measures noted in Appendix H: EMPr.

6. **Consistency with the Coastal Planning Instruments**

The development is aligned with the SDF, Coastal Management Programme (CMP), and municipal coastal policies. The proposal fits within the urban edge and complies with the SDF's designation of the area for managed residential infill. The design respects CMP requirements for coastal buffers, ecological protection, and sense-of-place preservation. No deviation from coastal management lines or policy constraints was required.

3.4.	Explain how estuary management plans (if applicable) has influenced the proposed development.
	No estuary sites are near the site. Therefore, this is not applicable.
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.

The proposed development lies within the broader coastal zone of Tergniet, an area which is governed by strict coastal-management requirements due to its proximity to the ocean, dune systems, and estuarine processes. The modelled coastal risk zones, Coastal Protection Zone (CPZ), Littoral Active Zone (LAZ) and Estuarine Functional Zones (EFZs) were key determinants in selection of the site for the development. The following risks were considered:

- Although the site is not located directly on the primary dune or shoreline, it still forms part of the secondary coastal terrace, which is sensitive to long-term climate-change impacts.
- The development footprint was placed outside all high-risk coastal hazard zones.
- Stormwater systems were designed to reduce runoff velocity and prevent downstream erosion.
- The development will be located entirely outside the CPZ, ensuring no encroachment into protected coastal buffers.
- The site lies outside the LAZ, and the layout ensures no disturbance to dune systems or sand-movement corridors.
- No excavation, earthworks, or infrastructure will occur within areas that could influence dune stability.

4. Biodiversity

4.1.	Were specialist studies conducted?	**YES**	

4.2.	Provide the name and/or company who conducted the specialist studies.

Specialist Assessments or Compliance Statements were done by the following specialists:

Assessment/Compliance Statement	Name of Specialist	Company	Professional Registration
Terrestrial Animal Assessment	Kim Daniels	Confluent	Pr. Sci. Nat. Ecological Sciences - 162841
Aquatic Compliance Statement	F de Ridder Dr. J. Dabrowski	Confluent	Candidate Natural Scientist Aquatic Science - 166398 Pr. Sci. Nat. Aquatic Science – 115166
Terrestrial Biodiversity & Plant Species	Biake Fouche	Confluent	Pri.Sci.Nat. Botanical Science - 141757

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.

The biodiversity assessments (terrestrial, plant & animal and aquatic assessments) for Portion 38 of Farm 136 relied on a suite of national, provincial, and municipal conservation-planning tools to ensure that the proposed development avoids sensitive areas, maintains ecological integrity, and aligns with statutory biodiversity priorities.

In terms of the National Vegetation Map (SANBI, 2018 / latest version) the following is relevant regarding the site:

- The site falls within the Hartenbos Dune Thicket vegetation type.
- This vegetation type is Endangered or Vulnerable in many coastal areas due to historical transformation.

In terms of the Western Cape Biodiversity Spatial Plan (WCBSP) the following is relevant to the site:

- The property is adjacent to or partially influenced by mapped Ecological Support Areas (ESAs) that maintain coastal ecological processes.
- According to the WCBSP 2017 the site was originally classified as "Other Natural Areas", but this status was changed in the 2023 version to "Critical Biodiverse Area 1 (CBA1))".

In terms of the National Freshwater Ecosystem Priority Areas (NFEPA) the following should be noted:

- No FEPA rivers or wetlands occur on the site.
- However, the site drains toward the coastal zone, which is part of a FEPA-linked marine ecosystem.

In terms of the National Spatial Biodiversity Assessment (NSBA) the following is relevant:

- The broader Mossel Bay coastal strip is a biodiversity priority area due to high levels of endemism and transformation.
- Coastal fynbos ecosystems are under pressure from urban expansion.

In terms of the Coastal Management Lines & Coastal Protection Zone (ICMA) the following should be noted:

- The site lies outside the Coastal Protection Zone, but within the broader coastal zone where ecological processes remain important.

In terms of the Municipal Biodiversity Information (Mossel Bay SDF & EMF) the following is relevant:

- The area is designated for managed residential infill within the urban edge, but with strict protection of coastal ecological corridors.

The above has informed the development as follows:

- The proposed development is clustered in previously disturbed or degraded areas (previous agricultural lands)
- Species of conservation concern will be retained where possible.
- Stormwater design was aligned with ecological support areas (ESA) requirements to protect downstream ecosystems.
- Erosion-control measures were incorporated to protect downstream coastal water quality.
- Rehabilitation of disturbed areas and removal of alien invasive species were included as mitigation.
- No development was placed within dune-sensitive or erosion-prone areas.
- The layout aligns with the SDF's environmental constraints.
- Development intensity was kept consistent with the ecological sensitivity of the coastal zone.

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

The Western Cape Biodiversity Spatial Plan (WCBSP) provides the province's primary decision-support tool for land-use planning, identifying Critical Biodiversity Areas (CBAs), Ecological Support Areas (ESAs), and associated management guidelines. These guidelines ensure that development avoids biodiversity loss, maintains ecological processes, and supports long-term landscape resilience. Ideally CBAs must be avoided, and ESAs must be maintained in a functional, natural or near-natural state. According to the WCBSP 2017 the site was originally classified as "Other Natural Areas", but this status was changed in the 2023 version to "Critical Biodiverse Area 1 (CBA1))". For this reason specialist assessments were required to confirm or dispute the re-classification of the site. The WCBSP's specific objectives are to • Serve as the primary source of biodiversity information for all land use planning and decision-making in the Western Cape, to be used in conjunction with information from other sectors. **The WCBSP was used by the EAP and the specialists in considering the biodiversity information applicable to the property.** • Ensure that the Western Cape's ecological infrastructure is maintained, ecosystem fragmentation and loss is avoided, and the resilience of ecosystems and human communities to the impacts of climate change Is strengthened. **The preferred Option C Layout has been identified as the best option as it will optimise the land use and preserve protected tree species within the landscaping. Given the primary rights, as well as the sensitive features of the site, the aim has been to carefully consider and weigh-up alternatives that would achieve a balanced outcome, that would not be biased towards one or the other sensitive feature unnecessarily. To this end the alternatives were all concentrated along the 'interface' of the Hartenbos Dune thicket habitat.** • Provide a spatial framework for environmentally sustainable development and resource use, **The WCBSP was used to consider the development within geographic area of Tergniet and its environment.** • Inform municipalities and other land use planners and regulators about spatial biodiversity priorities in order to promote the wise management of biodiversity, and to streamline and monitor land use decision-making. **The municipality has incorporated the WCBSP spatial data into their SDF and this ensures that the property was identified as being part of the coastal setback of 1km inland of the high water mark of the sea.** • Focus on-the-ground conservation and restoration action in biodiversity priority areas, thus supporting CapeNature in implementing its biodiversity mandate, including working with landowners to consolidate and expand the provincial protected area network. **The development proposes to utilise land already within the urban edge and surrounded by other developments (thus infill development). The proposed development reinforces compact, efficient settlement patterns.** • Mainstream biodiversity conservation into the daily activities of a range of development and production sectors whose primary business is not biodiversity conservation, thus promoting greater synergy between biodiversity conservation and development through implementation of the WCBSP. • **Land Use Guidelines: The property is located within a CBA1 (due to the desktop classification as a Bontebok refuge site potentially suitable for translocation of the Bontebok. The current proposed land use is in contrast with the general guidelines for CBA1's and therefor will be referred to CapeNature for comment. Aiien plant management must remain a high priority.**	
4.5.	Explain what impact the proposed development will have on the site-specific features and/or function of the Biodiversity Spatial Plan category and how has this influenced the proposed development.

The site falls within Hartenbos Dune Thicket, and Endangered ecosystem and a Critical Biodiversity Area (CBA) according to the Western Cape Biodiversity Spatial Plan, primarily due to its role in supporting threatened vegetation types and associated fauna.

The development will result in the permanent loss and fragmentation of secondary Hartenbos Dune Thicket habitat, reducing local habitat extend and ecological integrity within the Biodiversity Spatial Plan (BSP) category.

Negative impacts on Fauna

- Loss and fragmentation of indigenous habitat within an Endangered ecosystem, resulting in reduced habitat availability for birds, small mammals, reptiles, amphibians, and invertebrates.
- Disturbance to Species of Conservation Concern (SCC), particularly:
    - Knysna Warbler (breeding and foraging habitat loss and disturbance),
    - Dune-associated invertebrates and soil-dwelling mammals.
- Increased mortality risk during construction due to earthworks, vehicle movement, and site clearing.
- Operational-phase impacts including human–wildlife conflict, increased vehicle collisions, and predation by domestic pets

Mitigation

- Refinement of the Site Development Plan (SDP) to reduce the development footprint and retain natural open spaces.
- Establishment of a servitude-based faunal corridor and stepping-stone natural areas to maintain limited ecological connectivity.
- Pre-construction walk-downs and fauna relocation where required.
- Seasonal construction controls where feasible (e.g. avoiding peak breeding periods).
- Implementation of an Environmental Control Officer (ECO) and strict construction demarcation.
- Operational controls such as pet management rules, speed calming, and awareness signage

Negative impacts on Terrestrial Biodiversity (Vegetation & Plant Species)

- Permanent loss of Secondary Hartenbos Dune Thicket (Endangered) due to earthworks and infrastructure development.
- Loss of protected tree species (Milkwood and Cheesewood) where avoidance is not feasible.
- Potential loss of plant Species of Conservation Concern, including *Hermannia lavandulifolia* (Vulnerable).
- Gradual degradation of remaining indigenous vegetation during the operational phase due to landscaping, edge effects, and ongoing maintenance

Mitigation

- Iterative redesign of the SDP to avoid high-value vegetation and protected trees where possible.
- Retention of natural vegetation within servitude corridors and designated open space areas.
- Permitting and controlled removal of protected trees only where unavoidable.
- Rehabilitation and indigenous planting using locally appropriate species.
- Long-term vegetation management plan focusing on alien invasive control and reduced disturbance within retained natural areas

Negative Aquatic impacts

- No direct or indirect impacts on aquatic ecosystems were identified, as:
    - No rivers, wetlands, or watercourses occur on or near the site,
    - The site falls outside regulated aquatic buffers and freshwater priority areas

Mitigation

- No aquatic-specific mitigation required beyond standard stormwater management.
- Inclusion of soft landscaping and stormwater retention features to manage runoff and prevent erosion

Biodiversity Spatial Plan (Overall BSP Function)

Negative impacts • Transformation of land classified as a Critical Biodiversity Area, reducing the extent and ecological integrity of an Endangered ecosystem. • Reduced contribution of the site to regional biodiversity targets and ecosystem resilience as envisaged in the Western Cape Biodiversity Spatial Plan **Mitigation** • Avoidance and minimisation through layout optimisation, reduced unit numbers, and retained natural areas. • Partial maintenance of ecological function through corridors, stepping-stone habitats, and retained vegetation. • Acceptance that mitigation reduces but does not eliminate BSP-related impacts.	
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.
	According to the Animal classification of the site the site falls within a CBA 1 area. Refer to **Figure 14.** The animal specialist has confirmed that the reason for the biodiversity spatial plan layers CBA 1 and 2 assignments is based on the potential that the site can act as a translocation site for populations of Vulnerable Bontebok (*Damaliscus pygargus pygargus*). However, the animal specialist assessment noted that the Bontebok National Park contains all known populations of the subspecies in the Western Cape. As the present site is small with poor connectivity to larger natural sites and is placed far away from the National Park, it is not likely to support the needs of a translocated population. Based on the unlikely probability that Bontebok will inhabit the area and due to the fact that the site was earmarked for residential development by the Mossel Bay Local Municipality in their 2025/2026 IDP the proposed development promotes infill development rather than development on untouched virgin land.
4.7.	Explain how the presence of fauna on and adjacent to the proposed development has influenced your proposed development.

Faunal desktop assessments and site surveys confirm that the proposed development site has a High terrestrial animal sensitivity, as verified through field investigations undertaken in accordance with the DFFE Screening Tool outcome. The site supports habitat suitable for several faunal Species of Conservation Concern (SCC) and forms part of an Endangered Hartenbos Dune Thicket ecosystem, which has directly influenced the refinement of the proposed development layout.

The faunal findings that informed the proposed development include the following:

- Golden moles (Chrysochloridae) were confirmed on site based on the presence of tunnels. While the most common species in the area is the Least Concern Cape Golden Mole (*Chrysochloris asiatica*), there is a known range overlap with the Near Threatened Fynbos Golden Mole (*Amblysomus corriae*). The site represents the edge of the predicted range for the Vulnerable Duthie's Golden Mole (*Chlorotalpa duthieae*), and the habitat is considered unsuitable for this species. Applying the precautionary principle, the golden mole presence was assessed as Fynbos Golden Mole, being the species with the highest Red List status that may reasonably occur based on habitat and reliable distribution records.
- A medium likelihood of occurrence was assigned to the Vulnerable Knysna Warbler (*Bradypterus sylvaticus*) and Sensitive Species 8, due to the presence of dense thicket habitat on the property that provides suitable foraging and refuge habitat.
- Invertebrate SCC, including the Knysna Pale Copper Butterfly (*Aloeides pallida littoralis*), may occur on site due to suitable vegetation structure, sandy substrates, and the site falling within the known distribution range of the species. However, the absence of the primary host plant genus (*Aspalathus*) resulted in a medium likelihood of occurrence rather than a high likelihood.

In response to these faunal sensitivities, the proposed development was iteratively refined to avoid, minimise, and manage impacts on fauna, resulting in the following design and planning interventions:

- The Site Development Plan (SDP) was redesigned to reduce the overall development footprint and number of units in order to accommodate faunal sensitivities.
- A 14 m-wide servitude corridor was incorporated into the layout to function as a faunal movement corridor, facilitating continued movement of birds, small mammals, and invertebrates through the site.
- Additional natural open space "stepping-stone" areas were included adjacent to the servitude to improve habitat connectivity and reduce fragmentation.
- Areas designated as natural open space are intended to remain largely undeveloped and are not to be converted into formal landscaped areas, thereby retaining suitable habitat structure for fauna.
- Construction-phase planning incorporates strict demarcation of the development footprint, pre-construction fauna awareness, and the appointment of an Environmental Control Officer (ECO) to reduce the risk of harm to fauna.
- Operational-phase considerations, including the management of human–wildlife conflict, restriction of disturbance within retained natural areas, and control of domestic pets, were acknowledged as necessary to limit long-term impacts on fauna.

Fauna may occur within the development footprint and could be injured or killed during construction activities, particularly cryptic and ground-dwelling species such as golden moles, which are difficult to detect and have limited mobility. The golden mole SCC is most closely associated with sandy and grassy habitats east of the road (Very Low SEI) and may also utilise adjacent thicket habitat (Low SEI). Although this species is considered adaptable to modified environments, impacts on individuals must be minimised.

Accordingly, once the development footprint has been clearly demarcated, the ECO will conduct a pre-construction walk-through to identify signs of fauna with limited mobility or escape potential (e.g. golden moles, tortoises, chameleons), ensuring that appropriate mitigation measures are implemented prior to earthmoving activities.

5. Geographical Aspects

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

Portion 38 of Farm 136 sits within a sensitive coastal landscape characterised by dune-derived soils, gentle to moderate slopes, proximity to the ocean, and a semi-urban settlement pattern. Although not directly on the primary dune, the area forms part of the broader coastal system that supports storm-surge buffering and ecological connectivity.

The terrain of the property is relatively flat, with the eastern side being flatter than the western side. The western side is very steep at the northern boundary, and the road embankment sloping down towards the property. Whereas the eastern side is only steep at the road embankment sloping down towards the property. Soil on the site is very sandy. The Tergniet proposed development area is entirely situated upon the Hb broad land type (Land Type Survey Staff, 1972 – 2002)). Hb land types are characterised by sub dominant deep grey sands which comprise >20% of the land type.

The above noted features influenced the development in the following ways:

1. **Proximity to the coast and coastal processes**

Geographical aspect

- The site lies within the coast, influenced by marine winds, salt spray, and dune-related geomorphology.
- Although not directly on the primary dune, the area forms part of the broader coastal system that supports storm-surge buffering and ecological connectivity.

Influence on the development

- Setback lines and coastal management lines were respected to avoid encroachment into areas sensitive to erosion or storm-surge influence.
- Building footprints were placed outside dune-sensitive zones, reducing risk to infrastructure and protecting coastal processes.
- Indigenous, salt-tolerant landscaping will be incorporated to maintain ecological resilience.

2. **Slope and erosion risk**

The site has gentle to moderate slopes, typical of the Tergniet coastal terrace. Slopes influence stormwater flow, erosion potential, and the stability of foundations.

Influence on the development

- The layout avoids steeper sections to reduce cut-and-fill requirements and prevent erosion.
- Roads and services follow the natural contours, minimising earthworks and visual intrusion.
- Stormwater management uses the natural slope to support SUDS features such as swales and infiltration zones

3. **Soils and underlying geology**

Coastal soils in Tergniet are typically sandy, well-drained, and erosion-prone. These soils are sensitive to disturbance and require careful management during construction.

Influence on the development

- Foundations and service trenches designed to minimise soil instability.
- Vegetation clearing will be limited to reduce erosion risk.
- Stormwater infiltration systems will be selected because sandy soils support natural percolation.

6. Heritage Resources

6.1.	Was a specialist study conducted?	**YES**	
6.2.	Provide the name and/or company who conducted the specialist study.		
Dr Peter Nilssen (Dr Peter Nilssen in his professional capacity)			
6.3.	Explain how areas that contain sensitive heritage resources have influenced the proposed development.		
	This basic investigation has determined that no colonial or pre-colonial heritage resources of value occur on 38/136. The historic railway to the south and old house on 30/136 to the west are protected by the NHRA but will not be impacted by the proposed development.		

7. Historical and Cultural Aspects

Explain whether there are any culturally or historically significant elements as defined in Section 2 of the NHRA that will be affected and how has this influenced the proposed development.
No significant heritage resources are associated with 38/136, the site does not meaningfully contribute to the already altered cultural landscape of the area. For the same reason there will be negligible to no cumulative impact on the heritage value of the area. This basic investigation has determined that no colonial or pre-colonial heritage resources of value occur on 38/136. The historic railway to the south and old house on 30/136 to the west are protected by the NHRA but will not be impacted by the proposed development.

8. Socio/Economic Aspects

8.1.	Describe the existing social and economic characteristics of the community in the vicinity of the proposed site.
	The area around the proposed site is part of the Tergniet–Reebok–Great Brak River coastal settlement, located within the Mossel Bay Local Municipality. The community is shaped by a mix of permanent residents, retirees, seasonal visitors, and workers who rely on the broader regional economy. The Tergniet area consist predominantly low- to medium-density residential neighbourhoods. With a mix of permanent households and holiday homes, with seasonal population peaks during school holidays and summer months. The population composition consists of a significant proportion of retirees and older adults, attracted by the coastal lifestyle. There is also growing numbers of middle-income families and remote workers. The area has experienced steady growth due to its scenic appeal, safety, and proximity to Mossel Bay and George. The local economy is strongly linked to the broader Mossel Bay–George corridor, with employment concentrated in: • **Tourism and hospitality** • **Retail and services** • **Construction and building trades** • **Agriculture** (in surrounding rural areas) • **Petrochemical and industrial employment** in Mossel Bay (e.g., PetroSA, port-related activities) Local businesses consist of small retail outlets, restaurants, guesthouses, and tourism-related services. Construction and home-maintenance businesses are significant due to ongoing residential development.
8.2.	Explain the socio-economic value/contribution of the proposed development.
The proposed residential development contributes meaningfully to the local and regional socio-economic environment in several interconnected ways. Its value is both direct (jobs, spending, rates income) and indirect (supporting local businesses, strengthening infrastructure sustainability, enhancing community wellbeing). Direct benefits will include: • The construction phase will create temporary employment opportunities for local labourers, artisans, subcontractors, and small contractors. • Local procurement of materials, transport, and services injects spending into the Great Brak–Mossel Bay economy Indirect benefits will include: • Increased demand for food, fuel, hardware, and accommodation supports local businesses. • Skills development during construction enhances employability of local workers. The proposed development will contribute to the housing supply as the development will add formal, serviced residential units in a high-demand coastal area. It will also support the growing population of retirees, families, and remote workers seeking safe, well-located housing. The development occurs **within the urban edge**, supporting compact, efficient settlement growth. The development will connect to existing roads, water, electricity, and sewer networks, hence reducing the need for costly new infrastructure and **supporting efficient municipal planning.**	
8.3.	Explain what social initiatives will be implemented by applicant to address the needs of the community and to uplift the area.

The following initiatives are anticipated to be implemented: **1. Local Employment and Skills Development** This will be done through: • Prioritising local labour for construction activities, with a focus on semi-skilled and unskilled workers from the immediate area. • Offering on-site skills development (e.g., basic construction skills, health and safety training, equipment handling). • Providing opportunities for local subcontractors and small businesses to supply materials, transport, and services. The community benefits may include supporting livelihoods of lower-income households, building long-term employability and skills within the community and stimulating the local economy through procurement and wages. **2. Support for local small businesses** This will be done through: • Sourcing building materials, catering, cleaning, and transport services from local SMMEs where feasible. • Encouraging mentorship between established contractors and emerging local enterprises. • Providing fair and transparent tendering opportunities for local suppliers. This approach will strengthen the local business system and boost the economy in the Tergniet-GrootBrak areas.

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.
The proposed development has the potential to affect the health and wellbeing of nearby residents through noise, dust, traffic, visual change, and sense-of-place impacts. These factors were explicitly considered during planning, and they influenced the final layout, density, and mitigation measures as noted in the EMPr	

SECTION H: ALTERNATIVES, METHODOLOGY AND ASSESSMENT OF ALTERNATIVES

1. Details of the alternatives identified and considered

1.1.	Property and site alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
Provide a description of the preferred property and site alternative.	
The applicant wishes to exercise his primary right to constructing 133 units with four different typologies on either side of Robertson Avenue on the 10.1362 Ha of Portion 38 of Farm 136, Tergniet. The selected site is located within the urban edge and surrounded by other residential developments.	
Provide a description of any other property and site alternatives investigated.	
No other site alternatives were considered as the developer was guided by the Mossel Bay Local Municipality's IDP that promote the development of vacant land within the residential municipal plan and urban area. This site will be regarded as infill development as it is surrounded by other residential developments.	
Provide a motivation for the preferred property and site alternative including the outcome of the site selectin matrix.	
Alternative Layout Option C is the preferred layout as noted by the specialists. The following criteria provide the applicant with the site selection: • The applicant has ownership of Portion 38 of Farm 136,Tergniet; • The municipality supports the infill development for residential use in the area; • A re-zoning application for the property is already underway; • The development will add to the housing needs in the Tergniet area. The following criteria were provided by the EAP and the specialists: • Flora species of SCC need to be incorporated into the landscaping • The plant SCC *Hermannia lavandulifolia* is not a significant population on the site, nor is it an irreplaceable species as it is common elsewhere. • The plant site ecological importance (SEI) is not high, but rather Medium over the majority of the site, despite the protocol sensitivities. • Portion 38 of Farm 136, Tergniet has historically seen changes to the vegetation related to agriculture and alien invasive plant species. • Current impacts include the presence of invasive alien plant species on the property as well as dog walking which may pose a risk should dogs be let off leash. It is unlikely that either of these impacts could be significantly reduced under the no-go scenario, even though the clearance and management of alien invasive vegetation is a compulsory requirement for landowners. • The site ecological importance (SEI) for animals was considered as low.	

- It is the specialist's opinion that this development, provided that all mitigation measures are strictly adhered to, may proceed as two of the faunal SCC highlighted are known to occupy anthropogenic environments such as gardens.

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

The applicant, in consultation with the architect developed the site plans based on their requirements for a residential development in the area. The Mossel Bay Local Municipality was consulted to determine if the proposed development is aligned to their IDP and subsequently an application for land use change was submitted to the municipality.

The applicant appointed the EAP in December 2024 to run desktop sensitivities on the site. This was followed up by specialist investigations to determine the best option for the development.

Alternatives were assessed (please refer to section 1.2 below for a full discussion on the alternatives) and specialist assessments considered the alternatives and their associated impacts and mitigation measures.

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

In considering alternative sites for the proposed development, the following factors were taken into account:

- **Location of the property and site context:**

  Portion 38 of Farm 136 is located within the existing residential settlement of Tergniet**,** surrounded largely by developed erven and established road infrastructure. The site is already functionally integrated into the urban fabric and represents a logical infill development opportunity. Development of this site aligns with the broader spatial planning intent for urban consolidation within existing settlements, rather than promoting further outward expansion into less disturbed areas.

- **Residential demand and land-use need:**

  The Mossel Bay municipal area, including Tergniet, continues to experience growth in residential demand. The proposed development responds to this need by providing residential opportunities within an established settlement where services, access routes, and social infrastructure already exist, thereby supporting efficient land use and reducing pressure on undeveloped areas further afield.

- **Limited availability of environmentally preferable alternative sites:**

  Based on regional biodiversity mapping, much of the remaining undeveloped land surrounding Tergniet is classified as Critical Biodiversity Areas (CBAs) or areas supporting threatened ecosystems. Identifying an alternative site with comparable location, access, and service availability while avoiding biodiversity constraints is therefore highly limited. Relocating the development to an alternative undeveloped site would likely result in equal or greater environmental impacts**.**

- **Existing environmental condition of the site:**

  There are no formally protected areas, watercourses, wetlands, or aquatic ecological support areas on or adjacent to the site, and aquatic specialist investigations confirmed that aquatic biodiversity sensitivity is low, meaning the site does not trigger constraints that would render development fundamentally unsuitable.

  While the site falls within an Endangered Hartenbos Dune Thicket ecosystem and is mapped as a Critical Biodiversity Area, specialist studies concluded that:

  - the vegetation is secondary and historically disturbed,
  - the site does not represent an irreplaceable or unique biodiversity feature at a regional scale, and
  - impacts can be partially avoided and meaningfully reduced through layout design, footprint reduction, and on-site mitigation.

- **Availability of infrastructure and development feasibility:**

  Portion 38 of Farm 136 is well positioned to connect to existing municipal services and road infrastructure, making development technically and economically feasible. Development on this site avoids the need for extensive new infrastructure, which would otherwise increase environmental disturbance and costs if an alternative site were pursued.

The environmental assessment process therefore focused on the mitigation hierarchy, prioritising avoidance, minimisation, and impact management *within the site*, rather than relocation to an alternative property. This approach directly informed the iterative refinement of the Site Development Plan, including:

- reduction in unit numbers,

- retention of natural open space,
- incorporation of a faunal movement corridor and stepping-stone habitats, and
- avoidance of sensitive features such as protected trees where feasible.

Given that the development is site-specific, and that environmental constraints were addressed through layout alternatives and mitigation rather than site relocation, the consideration of alternative sites was not considered practical or meaningful within the scope of the application.

Accordingly, the assessment concluded that the most appropriate approach was to evaluate whether development could proceed on the identified site with acceptable residual impacts, rather than to compare it to alternative sites with unknown or potentially greater environmental constraints.

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

The following impacts have been identified:
Positive:

- Supporting the Tergniet residential development need.
- Supporting the local economy during construction phase.
- Active alien invasive vegetation clearing.
- Positive contribution to local labour and skills development in Tergniet.
- No loss to SCCs.

Negative:

- Loss of Hartenbos Dune Thicket.
- Temporary noise impacts during construction.
- Loss of suitable habitat for fauna to live, forage and breed.
- Impact of the coastal processes on the development.
- Litter and pollution of natural environment.
- Establishment cost (Including veg. management).
- Maintenance cost (Including veg. management).
- General loss of biodiversity.

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

Provide a description of the preferred activity alternative.

1. Layout Alternative (Preferred)

Three alternative site development plans (SDPs) have been considered for the development of Portion 38 of Farm 136, Namely Site Layout Option A, Site Layout Option B and Site Layout Option C.

The site is divided into a western and eastern section, with each side separated by Robertson Avenue. The western section covers a total area of ca. 2.83 ha, and the eastern section covers a total area of ca. 3.13 ha. The latest preferred site development plan (SDP) from the environmental perspective for Portion 38 of Farm 136 is presented in **Figure 17**, with the alternative SDP (an earlier version of the SDP) is shown in **Figure 19** & **Figure 18**.

The **preferred SDP (Site Layout Option C)** was developed following assessment of the site's botanical sensitivity with the primary focus on protected trees. However, the preferred layout did not consider potential faunal sensitivities. The preferred SDP indicates where protected trees will be removed or retained within the site layout. Both SDPs cover the same total footprint of approximately 5.96 ha. Four types of units are being proposed on the site, with the preferred layout and the alternative layouts having differing erf sizes and number of erven. For both SDPs very little of the site is expected to remain natural, as formal open space planned for the development will be landscaped.

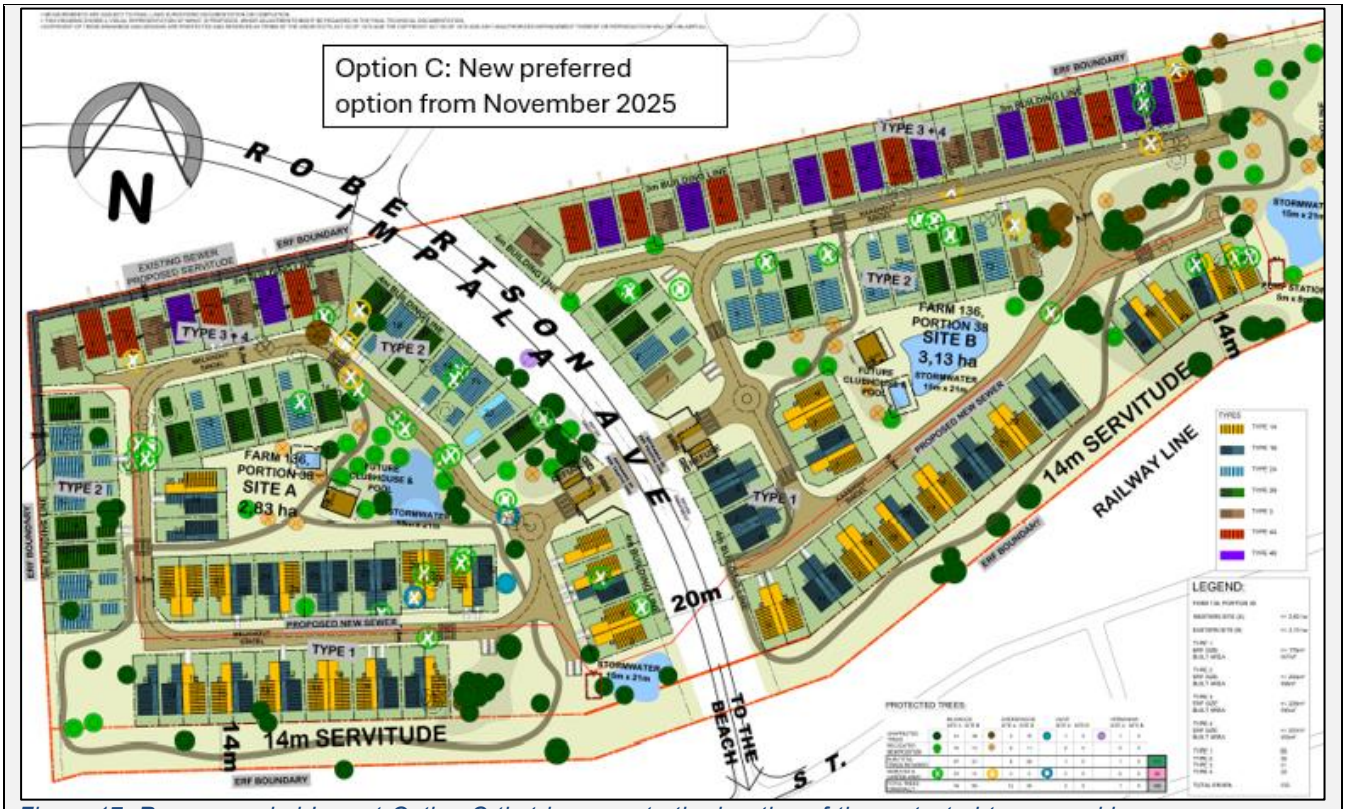

Figure 17: Recommended Layout Option C that incorporate the location of the protected trees provide more open space within the development (Preferred option)

2. Access Alternative

Three options (**Figure 10**) for access were investigated and included:

- Access from Robertson Avenue (that transverse through the property)
- Access from an unnamed dirt road situated west of the site
- Access from Kabeljou Street situated to the east of the property

<u>Access Alternative 1: Robertson Avenue (Preferred)</u>
The TIA report indicated that Robertson Avenue can be classified as a municipal minor collector road and carries a very slight traffic load due to the relatively small residential area of Tergniet. The analysis concluded the following:
Intersection 1 (Robertson Avenue / Development access): the development has a negligible impact on the Level of Service during both the morning and afternoon horizon year 2030 peak hours and the intersection will continue to operate at a Level of Service A for both the morning and afternoon peak hours. No upgrades or other mitigation measures are required or proposed for the intersection.
Intersection 2: (Blesbok Street / P1578): The development has a negligible impact on the Level of Service during both the morning and afternoon horizon year 2030 peak hours and the intersection will continue to operate at a Level of Service A for both the morning and afternoon peak hours. No upgrades or other mitigation measures are required or proposed for the intersection.

The TIA further indicated the following:

- A minimum stacking distance of 3 vehicles or 15m is required at the access gate. The gate design shall provide for access for heavy vehicles and emergency vehicles. It is proposed that separate access lanes (gates) be provided for residents and visitors;
- Sight distance at the proposed access point is acceptable in both directions in both the horizontal and vertical alignments with the condition that the overgrown bush be trimmed for the complete road reserve width;
- The total horizon year 2030 traffic at the access intersection was weighed against the warrants for right turn lanes in order to consider the safety of right turn manoeuvres alongside and opposed to the main traffic stream in Impala Road. The necessity of a right turn lane is not triggered in this analysis for this intersection.
- A separate contractors' access is not required for the relatively small scale of this development. A contractors' access may however be considered as part of the design of the main gate complex. The main gate complex shall in any case provide for delivery vehicles in the left lane;
- Refuse removal shall be performed by the Municipality in accordance with a signed services agreement. Access for municipal refuse removal vehicles shall be incorporated into the access gate arrangements. The provision of a solid

waste collection area shall be incorporated into the access gate arrangements, or in close vicinity to the access gate, in a manner so as not to hinder normal operations at the gate.

As the use of Robertsons Avenue provide access to both sides of the development, without mayor road upgrades or increased disturbance footprint, **this option is regarded as the preferred option**.

3. Sewer Connection Alternative (Preferred)

The proposed development is located within a sewer priority are for the Mossel Bay Municipal area.
Sewerage could be pumped to either the

i) Option 1: the Dolphin Crescent Sewer Pumpstation to the Seester Street Sewer Pumpstation or
ii) Option 2: directly to the Seester Street Sewer Pumpstation
iii) Option 3: pump sewerage into both the Dolphin Crescent Sewer Pumpstation to the Seester Street Sewer Pumpstation from where it will be pumped to the Great Brak River WWTW.

Based on the recommendations of the engineers – **Option 3 - a combination of Dolphin Crescent Sewer Pumpstation** to the Seester Street Sewer Pumpstation is recommended.

Provide a description of any other activity alternatives investigated.

The following alternatives were considered in the assessments:

1. Layout Alternative (Not Preferred)

Three alternative site development plans (SDPs) have been considered for the development of Portion 38 of Farm 136, Namely Site Layout Option A, Site Layout Option B and Site Layout Option C.

All the SDPs cover the same total site area of approximately 5.96 ha (which excludes the area taken up by Robertson Road and the surrounding road reserve), divided into a western section (ca. 2.83 ha) and an eastern section (ca. 3.13 ha). The SDPs propose residential development with associated services and infrastructure, but differ in their layout, unit types, and there are slight differences in the total disturbance footprints.

The site is divided into a western and eastern section, with each side separated by Robertson Avenue. The western section covers a total area of ca. 2.83 ha, and the eastern section covers a total area of ca. 3.13 ha. The latest preferred site development plan (SDP) from the environmental perspective for Portion 38 of Farm 136 is presented in **Figure 17**, with the alternative SDP's (an earlier version of the SDP's) is shown in **Figure 19 & Figure 18**.

One of the initial SDP **(Site Layout Option B -** Figure 19**)** was developed following assessment of the site's botanical sensitivity with the primary focus on protected trees. However, the preferred layout did not consider potential faunal sensitivities. The preferred SDP indicates where protected trees will be removed or retained within the site layout. The SDPs cover the same total footprint of approximately 5.96 ha. Four types of units are being proposed on the site, with the preferred layout and the alternative layouts having differing erf sizes and number of erven. For the SDPs very little of the site is expected to remain natural, as formal open space planned for the development will be landscaped.

Figure 18: Site Layout Option A (Not preferred option)

Layout Option A (Figure 18**) Not preferred:** Total units: 156 residential units across 4 types:

- Type 1: erven size is ±185m2 and the built area is 145m2 for 78 units;
- Type 2: erven size is ±223m2 and the built area is 103m2 for 42 units;
- Type 3: erven size is ±228m2 and the built area is 190m2 for 38 units;

Layout Option A represents the highest development intensity, with 156 residential units across three unit types. This option results in the largest overall footprint, increased densification, and reduced open space within the development. The layout provides limited flexibility to avoid sensitive ecological features, including protected trees and areas used by fauna, and would exacerbate impacts associated with habitat loss, fragmentation, and construction disturbance. Due to the increased environmental footprint and reduced scope for avoidance and mitigation, Option A was considered the least environmentally favourable of the three alternatives.

Figure 19: Site Layout Option B (Not preferred option)

Layout Option B (Figure 19**) – not preferred:** Total units: 144 residential units across 4 types:

- Type 1: 75 units, 175m² erven, 147m² built (duplex)
- Type 2: 35 units, 245m² erven, 166m² built (standalone)
- Type 3: 18 units, 228m² erven, 190m² built (triple-storey standalone)
- Type 4: 16 units, 237m² erven, 163m² built (double-storey with hobby room)

Layout Option B proposes a total of 144 residential units across four unit types, with a relatively higher overall footprint and a greater concentration of built structures across the site. While this option accommodates a mix of housing typologies, it offers limited opportunity to retain meaningful natural open space and does not sufficiently respond to the spatial distribution of protected trees and faunal sensitivities identified during specialist assessments. As a result, this layout would lead to greater habitat fragmentation and loss of ecological connectivity, particularly within an Endangered Hartenbos Dune Thicket ecosystem, and was therefore not preferred from an environmental perspective.

Layout Option C (Figure 17Error! Reference source not found.**) – Preferred Option:** Total units: 133 residential units across 4 types:

- Type 1: 65 units, 175m² erven, 147m² built (duplex)
- Type 2: 35 units, 245m² erven, 166m² built (standalone)
- Type 3: 11 units, 228m² erven, 190m² built (triple-storey standalone)
- Type 4: 22 units, 237m² erven, 163m² built (double-storey with hobby room)

Layout Option C proposes a reduced development yield of 133 residential units across four unit types and was specifically refined to respond to findings from the botanical and faunal specialist studies. This option incorporates the location of protected trees, provides increased natural open space, and includes a 14 m-wide servitude corridor and additional stepping-stone open spaces to support faunal movement and reduce habitat fragmentation. Although development still occurs within an Endangered ecosystem, Option C achieves a better balance between development objectives and environmental constraints, representing the most effective application of the mitigation hierarchy through avoidance and minimisation. For these reasons, Layout Option C is the preferred and environmentally recommended layout.

2. Access Alternative

Three options (**Figure 10**) for access were investigated and included:

- Access from Robertson Avenue (that transverse through the property)
- Access from an unnamed dirt road situated west of the site
- Access from Kabeljou Street situated to the east of the property

<u>Access Alternative 1: Robertson Avenue</u>

The report indicated that Robertson Avenue can be classified as a municipal minor collector road and carries a very slight traffic load due to the relatively small residential area of Tergniet. The analysis concluded the following:
Intersection 1 (Robertson Avenue / Development access): the development has a negligible impact on the Level of Service during both the morning and afternoon horizon year 2030 peak hours and the intersection will continue to operate at a Level of Service A for both the morning and afternoon peak hours. No upgrades or other mitigation measures are required or proposed for the intersection.
Intersection 2: (Blesbok Street / P1578): The development has a negligible impact on the Level of Service during both the morning and afternoon horizon year 2030 peak hours and the intersection will continue to operate at a Level of Service A for both the morning and afternoon peak hours. No upgrades or other mitigation measures are required or proposed for the intersection.

The TIA further indicated the following:
A minimum stacking distance of 3 vehicles or 15m is required at the access gate. The gate design shall provide for access for heavy vehicles and emergency vehicles. It is proposed that separate access lanes (gates) be provided for residents and visitors;

- Sight distance at the proposed access point is acceptable in both directions in both the horizontal and vertical alignments with the condition that the overgrown bush be trimmed for the complete road reserve width;
- The total horizon year 2030 traffic at the access intersection was weighed against the warrants for right turn lanes in order to consider the safety of right turn manoeuvres alongside and opposed to the main traffic stream in Impala Road. The necessity of a right turn lane is not triggered in this analysis for this intersection.
- A separate contractors' access is not required for the relatively small scale of this development. A contractors' access may however be considered as part of the design of the main gate complex. The main gate complex shall in any case provide for delivery vehicles in the left lane;
- Refuse removal shall be performed by the Municipality in accordance with a signed services agreement. Access for municipal refuse removal vehicles shall be incorporated into the access gate arrangements. The provision of a solid waste collection area shall be incorporated into the access gate arrangements, or in close vicinity to the access gate, in a manner so as not to hinder normal operations at the gate.

As the use of Robertsons Avenue provide access to both sides of the development, without mayor road upgrades or increased disturbance footprint, **this option is regarded as the preferred option**.

Access Alternative 2: Unnamed Dirt Road (east of the development)
The site can be accessed from the west by the dirt road. This road will need to be upgraded to accommodate the expected resident traffic and will merge onto the adjacent residential complex access road. Access from the west will only provide 1 access point to the development and due to the fact that Roberson Avenue transverse the property, there may be a requirement to either build a bridge or under pass under Roberson Avenue to provide access to residents on the east side of the property. This will be very costly and is not regarded as practical or best practice as the disturbance footprint for a bridge or underpass over Robertsons Avenue will require removal of some of the protected tree species.

This alternative is **not preferred**.

Access Alternative 3: Kabeljou Street (west of the development)
The site can be accessed from the east by Kabeljou Street. This road is currently forming a *cul de sac* and may require some upgraded to accommodate the expected resident traffic.

Access from the east have the same challenges as the access noted from the west above. It will only provide 1 access point to the development and due to the fact that Roberson Avenue transverse the property, there may be a requirement to either build a bridge or under pass under Roberson Avenue to provide access to residents on the east side of the property. This will be very costly and is not regarded as practical or best practice as the disturbance footprint for a bridge or underpass over Robertsons Avenue will require removal of some of the protected tree species.

This alternative is **not preferred**.

Provide a motivation for the preferred activity alternative.

The preferred layout is Layout Option C that considers the preservation of protected trees. In an effort to preserve protected trees an additional layout was investigated that is represented as Layout Option C. In addition to this a 14m corridor is recommended to be incorporated into the southern boundary of the property (Figure 17). This measure contributes to maintaining a degree of ecological function in an increasingly fragmented landscape and is considered a mitigation feature of the layout phase for the Terrestrial Biodiversity theme too.

Three alternative site development plans (SDPs) have been considered for the development of Portion 38 of Farm 136.

The SDPs cover the same total site area of approximately 5.96 ha (which excludes the area taken up by Robertson Road and the surrounding road reserve), divided into a western section (ca. 2.83 ha) and an eastern section (ca. 3.13 ha). The SDPs propose residential development with associated services and infrastructure, but differ in their layout, unit types, and there are slight differences in the total disturbance footprints.

Layout Option A represents the highest development intensity of 156 units, with the greatest number of residential units and a more compact layout. This option results in the largest cumulative disturbance footprint and provides the least flexibility to avoid

ecologically sensitive features, including protected trees and areas utilised by fauna. The increased density and reduced open space under Option A would exacerbate impacts related to habitat fragmentation and construction disturbance, rendering it the least environmentally favourable alternative.

Layout Option B includes a mix of four unit types, including Type 4 units and total of 144 units, and results in a moderate overall development footprint when compared to the other layout alternatives. While the layout provides some variation in housing typologies, it offers limited opportunity to retain contiguous natural open space and does not adequately respond to the spatial distribution of protected trees and faunal sensitivities identified during the specialist studies. As a result, Option B would lead to greater habitat loss and fragmentation and was therefore not preferred from an environmental perspective.

Layout Option C was developed as a refined layout option informed directly by the botanical and faunal specialist recommendations, including civil engineering recommendations. This option reduces the total number of units to 133 compared to Options A and B, allowing for the retention of additional natural open space, particularly along the southern pipeline servitude. These areas are intended to remain largely in a natural state and function as faunal movement corridors and stepping-stone habitats, thereby reducing habitat fragmentation and better aligning the development with the mitigation hierarchy. For these reasons, Layout Option C is the preferred option from an environmental perspective.

Note also that while protected and indigenous trees within the remaining open spaces are retained, these areas do not constitute natural habitats, as the site as a whole will be considered transformed under both development scenarios. Therefore, although the direct physical footprint of hard surfaces, ponds, and related infrastructure accounts for only 55-56% of the property, the overall transformation of the ecosystem (vegetation type) of the site is effectively 100% under Options A & B SDPs.

Under Layout Option C, while the entire property remains within the development boundary, not all of the site is converted to built infrastructure. The layout deliberately retains areas of natural open space, specifically:

- Natural open space along the southern pipeline servitude, which is intended to remain largely undeveloped and function as a faunal movement corridor. This results in an estimate of about 0.5Ha, or 8% of the 5.96 Ha.
- Additional pockets of natural open space ("stepping-stone" areas) incorporated within the layout to reduce habitat fragmentation.
- Retained areas around protected trees, where avoidance was possible.

PAOI	Area (ha)	Description	Probability
Primary (SDP, with gardens)	6.21	Areas that will be transformed or form part of gardens – The entire Portion 38/136	Definite direct impacts
Secondary (see above)	ca. 5.48	The small and already disturbed natural areas that remain in a fragmented state around Portion 38/136	Some direct and mostly indirect impacts
Total	**ca. 11.69**		
Tertiary (see above)	Over 22	General open space adjacent to the Portion that will be affected by the further fragmentation & loss of corridor habitat & plant populations.	Indirect impacts

Figure 20: Proposed 14m ecological corridor along the southern boundary of the property and connectivity to natural environments

Provide a detailed motivation if no activity alternatives exist.

Not applicable.

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

Preferred activity alternative (Layout Option C)

Positive:

- Optimises the use of land within an existing urban settlement, promoting infill development rather than outward expansion into less disturbed areas.
- Responds to ongoing residential demand in the Tergniet / Mossel Bay area by providing housing within an established serviced area.
- Contributes to more efficient land use through increased residential density within the urban fabric.
- The layout was refined in response to specialist recommendations, resulting in a reduced number of units compared to earlier options and improved environmental outcomes.
- Incorporates retained natural open space, including a servitude-based faunal corridor and stepping-stone areas, which partially maintain ecological function and faunal movement.
- No impacts on aquatic ecosystems, as no watercourses or wetlands occur on or near the site.
- Generates temporary employment during construction and permanent employment during the operational phase.
- Increases municipal rates and service contributions, supporting local government revenue.
- Makes use of existing municipal infrastructure, reducing the need for new bulk services and associated environmental disturbance.

Negative:

- Permanent loss and fragmentation of secondary Hartenbos Dune Thicket**,** an Endangered ecosystem.
- Loss of habitat for faunal Species of Conservation Concern, including cryptic and ground-dwelling species, despite mitigation measures.
- Increased construction-phase impacts, including noise, dust, traffic, and risk of injury or mortality to fauna.
- Increased pressure on non-renewable resources (water, energy, materials).
- Potential operational-phase impacts, including human–wildlife conflict, domestic pet impacts, and increased traffic within the area.
- Residual ecological impacts remain, even after avoidance and minimisation, due to the site's inherent biodiversity sensitivity.

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.

The preferred designs have been included as part of Alternative Design Layout Option C.
Layout Option C (Figure 17**):** Total units: 133 residential units across 4 types:

- Type 1: 65 units, 175m² erven, 147m² built (duplex)
- Type 2: 35 units, 245m² erven, 166m² built (standalone)
- Type 3: 11 units, 228m² erven, 190m² built (triple-storey standalone)
- Type 4: 22 units, 237m² erven, 163m² built (double-storey with hobby room)

The final design will need to be approved by the Mossel Bay Local Municipality.

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

Not Applicable – No alternative layout or design will be investigated in terms of impact assessment. Option C will be the only layout considered for investigation of impacts.

Provide a motivation for the preferred design or layout alternative.

The preferred design (Layout Option C) was selected because it responds directly to specialist recommendations by reducing development intensity, retaining natural open space and protected trees, and incorporating a faunal movement corridor, thereby achieving the best balance between development objectives and environmental constraints within the site.

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

Not applicable – Three alternative layouts were proposed. Option C was deemed preferred and will be investigated.

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

Option A (Not Preferred)

- **Positive:** Moderate residential densification within an existing urban area; use of existing infrastructure.
- **Negative:** Greater habitat loss and fragmentation than Option C; limited avoidance of protected trees and faunal sensitivities.

Option B (Not Preferred)

- **Positive:** Highest residential yield and efficient use of serviced land.

- **Negative:** Largest development footprint and greatest ecological impact; least open space and highest habitat fragmentation.

Option C (Preferred)

- **Positive:** Reduced unit numbers; retention of natural open space, protected trees, and a faunal movement corridor; lowest ecological impact of the three options.
- **Negative:** Permanent loss of some indigenous vegetation and residual impacts on fauna despite mitigation.

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:

- Rooftop solar and/or heat pumps and/or gas geysers (or similar) for heating of water
- Rainwater tanks at each residential house
- LED lights only
- Dual flush toilets
- Low flow shower heads
- Low flow faucets
- Gas stoves optional, recommended for individual homes by Developer.
- Re-use of filtered grey water for irrigation and landscaping around private homes.

Provide a description of any other technology alternatives investigated.

Not applicable

Provide a motivation for the preferred technology alternative.

The incorporation of solar systems, heat pumps, gas geysers, and gas stoves will lower household reliance on municipal electricity. Rainwater harvesting tanks will supply water for irrigation and other non-potable uses, thereby reducing demand on the municipal water network. The use of energy-efficient LED lighting, together with water-saving fixtures such as low-flow showerheads and dual-flush toilets, will further reduce pressure on municipal electricity and potable water supplies.

Provide a detailed motivation if no alternatives exist.

Not applicable

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

Positive

- Decreased reliance on the municipal water supply through the use of rainwater harvesting systems, dual-flush toilets, and low-flow showerheads.
- Lower demand on municipal electricity infrastructure through the installation of alternative energy technologies such as solar systems, heat pumps, and gas geysers.

Negative

- Potential reduction in municipal revenue resulting from decreased electricity consumption due to the use of renewable and alternative energy sources.
- Potential reduction in municipal income where rainwater harvesting reduces household dependence on the municipal water supply.

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

Provide a description of the preferred operational alternative.

The following is included in the choice of the Preferred Alternative (Layout Option C):

- Active management of alien vegetation along the route and immediately adjacent to the development along with the re-establishment of indigenous coastal fynbos will stabilise the sandy environment and pro-actively reduce the risk to the development from run-away fires.
  This is not a separate alternative, but forms part of the Preferred Alternative.
- Indigenous landscaping only within private open space and communal areas.

Provide a description of any other operational alternatives investigated.

Not applicable

Provide a motivation for the preferred operational alternative.

The use of indigenous vegetation within open space and communal areas will create small habitat patches that support local biodiversity, help stabilise the site's microclimate, and contribute to a reduced carbon footprint, while also encouraging the presence of birds and insect pollinators. Ongoing control of invasive alien plants will further protect these indigenous habitats by preventing their displacement by aggressive, fast-growing invasive species.

Provide a detailed motivation if no alternatives exist.

Not applicable

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

Positive
Indigenous landscaping will enhance the biodiversity of the site.
Negative
N/A

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

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

The No-Go Alternative is the option to retain the status quo i.e. not implementing the residential development in the areas that have been identified. This could mean that no development takes place at all on the property, which is an unlikely scenario given that the property is currently undergoing rezoning rights which will allow for an residential development as a minimum.

The no-go alternative, while avoiding direct habitat loss, maintains existing pressures on the site and contributes little to long-term conservation of Hartenbos Dune Thicket or land-use certainty. Its residual impact is therefore assessed as negligible, though the current status quo not necessarily preferable in terms of broader planning outcomes, given the invasion on the site and no clear plan for future management.

The 'do-nothing' alternative may result in the site being used for illegal dumping and possible illegal land grabs. As these practices are not monitored, it is difficult to determine the overall cumulative impact of illegal dumping and land grabs.

Should the 'do-nothing' alternative be selected to reject the whole proposed project, it is anticipated that there will be impacts at a local and broader scale. From a local perspective, the identified site, which was zoned for agricultural purposes, would not be impacted on from an environmental perspective, and could be utilised for future agricultural activities. This scenario is however highly unlikely as the site is located between other key developments that make the site rather susceptible to illegal dumping, veld fires and possible land grabs.

Based on the current need in the Garden Route District Municipality Spatial Development Framework and the Mossel Bay IDP, development priorities for more housing developments (especially infill development), this option is not recommended.

No-Go - Positive:

- No loss of indigenous vegetation or habitat within an Endangered ecosystem.
- No risk of harm or mortality to faunal Species of Conservation Concern.
- No construction-related impacts such as noise, dust, traffic, or pollution.
- No additional pressure on non-renewable resources.
- Ecological processes and existing biodiversity on the site would remain intact.

No-Go -Negative:

- Does not respond to the identified residential demand within the Tergniet / Mossel Bay area.
- Missed opportunity for urban infill development, potentially increasing pressure to develop less disturbed sites elsewhere.
- No contribution to housing provision or densification within an existing settlement.
- No employment creation during construction or operation.
- No additional rates and taxes generated for the Municipality.
- The site would likely remain vacant and unmanaged, with ongoing risks of alien plant invasion, informal access, and gradual ecological degradation.

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

The 'excluding sensitive areas' alternative identifies environmental sensitive areas on the proposed properties and exclude them from the development footprint. Sensitive areas (terrestrial, plants) were excluded from the original footprint. Based on the recommendations and mitigation measures from the specialists, this option deemed to be the selected option whereby sensitive environmental areas are avoided, but still providing the opportunity for social and economic investment and job creation in the region.

The various sensitive environmental areas have been identified and mapped on the proposed property. These have been updated into a final layout map as No-Go areas (Figure 12 & Figure 17). Conservation and preservation management recommendations from the various specialists have been included in the EMPr.

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

Alternative for site layout:
The preferred SDP is Site Layout Option C (Figure 17). This option assessment of the site's botanical sensitivity with the primary focus on protected trees. The preferred SDP indicates where protected trees will be removed or retained within the site layout. Layout Option C is similar to Layout Option B but reduces the total number of units from 144 to 133, creating pockets of natural open space adjacent to the pipeline servitude along the southern boundary. These areas are intended to remain in a natural condition, providing habitat for remaining wildlife such as birds, small mammals, and invertebrates.
Option A is not considered because it represents the highest development intensity, resulting in the greatest footprint and level of habitat loss, offers the least flexibility to avoid protected trees and faunal sensitivities, and provides limited opportunity for retaining natural open space, making it the least environmentally favourable alternative when assessed against the specialist findings.

Access Alternative 1: Robertson Avenue:
The preferred access option is regarded as access via the existing Robertsons Avenue as it transverse the property and can provide access to both sides of the development.

Location of the site:
The preferred location of the site is Portion 38 of Farm No. 136 in Tergniet. The property is currently being rezoned to residential use. It was previously disturbed for agricultural purposes. The proposed development is consistent with the Mossel Bay Municipal Spatial Development Framework because it supports compact settlement growth, reinforces the Tergniet–Reebok coastal node, optimises existing infrastructure, avoids sensitive environmental areas, and aligns with the MSDF's long-term spatial vision for sustainable, integrated coastal development. The proposal fits squarely within the MSDF's directives for infill, consolidation, and infrastructure-led growth in this part of the municipality.

2. "No-Go" areas

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

The following no-go areas will be incorporated:

- The 14 m-wide pipeline servitude along the southern boundary, which is retained as natural open space and functions as a faunal movement corridor and ecological buffer.
- Designated natural open space pockets ("stepping-stone" areas) incorporated into the layout to reduce habitat fragmentation and support fauna; these areas are not to be built on.
- Areas containing protected trees that have been specifically avoided in the refined layout, where development has been set back to allow retention of these trees in situ.
- Portions of the site identified for stormwater management infrastructure, where permanent residential structures are excluded to ensure safe and effective stormwater attenuation and flow control.
- No areas outside the demarcated Layout Option C may be impacted during the construction period.

These no-go areas were defined through the iterative design process to respond to botanical and faunal sensitivities and to minimise ecological impacts while accommodating the proposed development.

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.

These criteria are drawn from the EIA Regulations, published by the Department of Environmental Affairs and Tourism (April 1998) in terms of the Environmental Conservation Act No. 73 of 1989. The criteria are noted below:

- **Nature of the impact**
  This is the appraisal of the type of effect the construction, operation and maintenance of a development would have on the affected environment. This description should include what is to be affected and how.
- **Extent of the impact**
  Describe whether the impact will be: local extending only as far as the development site area; or limited to the site and its immediate surroundings; or will have an impact on the region or will have an impact on a national scale or across international borders.
- **Duration of the impact**
  The specialist / EAP should indicate whether the lifespan of the impact would be short term (0-5 years), medium term (5-15 years), long term (16-30 years) or permanent.
- **Intensity**

The specialist / EAP should establish whether the impact is destructive or benign and should be qualified as low, medium or high. The study must attempt to quantify the magnitude of the impacts and outline the rationale used.

- **Probability of occurrence**

  The specialist / EAP should describe the probability of the impact actually occurring and should be described as improbable (low likelihood), probable (distinct possibility), highly probable (most likely) or definite (impact will occur regardless of any prevention measures).

The impacts should also be assessed in terms of the following aspects:

- **Legal requirements**

The specialist / EAP should identify and list the relevant South African legislation and permit requirements pertaining to the development proposals. He / she should provide reference to the procedures required to obtain permits and describe whether the development proposals contravene the applicable legislation.

- **Status of the impact**

  The specialist / EAP should determine whether the impacts are negative, positive or neutral ("cost —benefit" analysis). The impacts are to be assessed in terms of their effect on the project and the environment. For example, an impact that is positive for the proposed development may be negative for the environment. It is important that this distinction is made in the analysis.

- **Accumulative impact**

  Consideration must be given to the extent of any accumulative impact that may occur due to the proposed development. Such impacts must be evaluated with an assessment of similar developments already in the environment. Such impacts will be either positive or negative, and will be graded as being of negligible, low, medium or high impact.

- **Degree of confidence in predictions**

  The specialist / EAP should state what degree of confidence (low, medium or high) is there in the predictions based on the available information and level of knowledge and expertise.

Based on a synthesis of the information contained in the above-described procedure, you are required to assess the potential impacts in terms of the following significance criteria:

- No significance: the impacts do not influence the proposed development and/or environment in any way.
- Low significance: the impacts will have a minor influence on the proposed development and/or environment. These impacts require some attention to modification of the project design where possible, or alternative mitigation.
- Moderate significance: the impacts will have a moderate influence on the proposed development and/or environment. The impact can be ameliorated by a modification in the project design or implementation of effective mitigation measures.
- High significance: the impacts will have a major influence on the proposed development and/or environment and will result in the "no-go" option on the development or portions of the development regardless of any mitigation measures that could be implemented. This level of significance must be well motivated.

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.

Alternative:	Please refer to Appendix J
PLANNING, DESIGN AND DEVELOPMENT PHASE	
Potential impact and risk:	
Nature of impact:	
Extent and duration of impact:	
Consequence of impact or risk:	
Probability of occurrence:	
Degree to which the impact may cause irreplaceable loss of resources:	
Degree to which the impact can be reversed:	
Indirect impacts:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be avoided:	
Degree to which the impact can be managed:	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Residual impacts:	

Cumulative impact post mitigation:	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	
OPERATIONAL PHASE	
Potential impact and risk:	
Nature of impact:	
Extent and duration of impact:	
Consequence of impact or risk:	
Probability of occurrence:	
Degree to which the impact may cause irreplaceable loss of resources:	
Degree to which the impact can be reversed:	
Indirect impacts:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be avoided:	
Degree to which the impact can be managed:	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Residual impacts:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	
DECOMMISSIONING AND CLOSURE PHASE	
Potential impact and risk:	
Nature of impact:	
Extent and duration of impact:	
Consequence of impact or risk:	
Probability of occurrence:	
Degree to which the impact may cause irreplaceable loss of resources:	
Degree to which the impact can be reversed:	
Indirect impacts:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be avoided:	
Degree to which the impact can be managed:	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Residual impacts:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	

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.

The results of the specialist are noted below:

1. **Aquatic Compliance Statement**
   The site visit was conducted on the 13th of June 2025, during which time the entire extent of the proposed development footprint was traversed by foot. Given the information obtained from the desktop study and the observations during the site visit, the aquatic biodiversity **sensitivity is verified as Low** as no watercourse is present on the property. In terms of legislation pertaining to the NWA, the development falls outside of the regulated area of any watercourses and will therefore not require any water use authorisation in terms of Section 21 (c) and (i) of the NWA. Two artificial wetland

areas (**Figure 21**) were observed, associated with stormwater and dominated by alien invasive Spanish reed (*Arundo donax*).

It should be noted that stormwater management is an aspect that needs to be carefully considered, as the western section of the property is already receiving stormwater from the adjacent developments, north and west of the western section. Prominent erosion is present at a culvert outlet on the western boundary.

Figure 21: Water features in relation to the site

Given the information obtained from the desktop study and the observations during the site visit, the aquatic biodiversity sensitivity is verified as **Low** as no watercourse is present on the property. Neither is there any watercourse on adjacent properties that could be affected directly or indirectly by the proposed development.

2. Terrestrial Animals Assessment

After the site visit and fauna surveys, it is determined that the site sensitivity for the terrestrial animal theme of Portion 38 of Farm 136, Tergniet is HIGH. This accords with the **High** sensitivity highlighted by the DFFE Screening tool for most of the property.

The DFFE Screening Tool noted 6 possible Species of Conservation (SCC) that could occur on the site and these include the following:

Table 2: Species of Conservation Concern highlighted by the DFFE Online Screening Tool for Portion

Sensitivity	Taxon	Scientific name	Common name	Red list status*
High	Avifauna	*Bradypterus sylvaticus*	Knysna Warbler	Vulnerable
High	Avifauna	*Circus ranivorus*	African Marsh Harrier (VU)	Endangered
Medium	Invertebrates	*Aloiedes thyra orientis*	Red Copper Butterfly	Endangered
Medium	Invertebrates	*Aneuryphymus montanus*	Yellow-winged Agile Grasshopper	Vulnerable
Medium	Invertebrates	*Lepidochrysops littoralis*	Nimble Coastal Blue Butterfly	Endangered
Medium	Mammal	-	Sensitive Species 8	Vulnerable

Western Cape Biodiversity Spatial Plan (Cape Nature 2023) with Critical Biodiversity Areas (CBAs) was consulted and this indicated that the site falls within a CBA 1 zone with CBA 2 areas just outside of the site (**Figure 14**). The reason for the biodiversity spatial plan layers CBA 1 and 2 assignments is based on the potential that the site can act as a translocation site for populations of Vulnerable Bontebok (*Damaliscus pygargus pygargus*). However the animal specialist assessment noted that the Bontebok National Park contains all known populations of the subspecies in the Western Cape. As the present site is small with poor connectivity to larger natural sites and is placed far away from the National Park, it is not likely to support the needs of a translocated population.

The site has been disturbed previously and the earliest imagery for the site was from 1939. By the end of 1939, the farm portion was cleared and used for agricultural purposes, probably dryland livestock grazing. Since 1939 the site has been utilised for agricultural purposes, abandoned in 1989 (whereby woody vegetation returned and potentially a mic of alien invasive species. In 2013 clearing of the site took place. The imagery from 2013 to the present day indicate that residential developments around the farm portion densified, and essentially the only open corridor remaining by 2019 was a piece of open land with one building along the western boundary of the site. Even though this piece of open land still exists today, the property further west is now also being developed (see the 2025 imagery in Figure 8), effectively removing the connectivity to a wider open space network and isolating Portion 38 of Farm 135.

Results of the animal assessment:

- A total of 21 bird species were identified during the site visit (No avifauna SCC were encountered during the site visit. No SCC was encountered during the site visit.
- There was evidence of sub-surface tunnelling by golden moles (*Chrysochloridae*) found on site in the sandier areas of the site, east of the road. These are most likely to be caused by Least Concern Cape Golden Mole (*Chrysochloris asiatica*) but may have been formed by Near Threatened Fynbos Golden Mole (*Amblysomus corriae*) since the species have a range overlap in this area and form similar tunnels. Per the precautionary principle, Fynbos Golden Mole is therefore assumed present. Vulnerable Duthie's Golden Mole(*Chlorotalpa duthieae*) is least likely to be the species of Golden Mole present due to unsuitable habitat (no forest) and the site representing the edge of the predicted range of this species.
- Cape Dune Molerat (*Bathyergus suillus*) hills were found in greater abundance across the sandier areas of the site especially along the edges of the property, along the road, and along paths.
- A Cape Grysbok (*Raphicerus melanotis*) was seen on the site by residents and evidence of the species' use of the site was found (tracks and droppings) in the sandier areas of the site although this does not mean they are precluded from using the thicket areas; sand offers superior visibility for tracks and scat.
- Rodents (*Muridae*) and rodent paths were found across the site especially in the grassed areas of the site. Scat identified as belonging to mongoose (*Herpestidae*) was observed.
- No invertebrate SCC were found during the site visit. Twelve species of invertebrates are recorded for the site through direct or indirect (signs and traces) observation with some captured in photographs. The most abundant evidence of invertebrate species was Dark Sheetwebber (*Euprosthenopsis pulchella*) webs which are quite distinctive. Other types of spider webs were found but no species level determination was possible. Grasshoppers (Orthoptera) suspected of being Lamenting Grasshoppers (*Eyprepocnemis plorans*) were present across the site later in the day. Distinctive Black cocktail ant (*Crematogaster peringueyi*) carton nests were found. Two snail species namely Zebra agate snails (*Cochlitoma zebra*) and Garden Snail (*Cornu aspersum*) were found as well as a single Cape Flatface Rhino Beetle (*Temnorhynchus retusus*). A variety of butterfly and moth (Lepidoptera) species were identified for the site, namely Painted Lady (*Vanessa cardui*), Pea Blue (*Lampides boeticus*), African Small White(*Dixeia charina charina*), Blue Pansy (*Junonia orithya*), and Barred Eggarlet Moth(*Bombycomorpha bifascia*) caterpillars. Butterfly host plants and ant species were not found at the site. Host plants of three butterfly species, namely Aspalathus spp. or Selago spp. were not

present on the site. Although the latter is given a high likelihood of occurrence in the Botanical Specialist's report (B. Fouche— Confluent Environmental). A widespread species, *Hermannia lavendulifolia*, was observed.

- In terms of amphibians Clicking Stream Frogs were heard, particularly west of the road running through the property. No other amphibians were seen or heard, which is not surprising given the lack of any waterbodies/ watercourses at site.
- No reptile SCC were highlighted for this site by the DFFE Screening Tool or any of the public platforms. As such, no targeted sampling took place for this taxon. However, neighbours report that Puffadders (*Bitis arietans*) are found on the property.

Most of the property has a **Medium** Site Ecological Importance (SEI).

3. Terrestrial and Plant Assessment

According to Confluence (2024) the vegetation on the site represented a mosaic, which is how Hartenbos Dune Thicket is described. However, it seems that following the long-term prior disturbance of the site, the thicket clumps were able to recover relatively well, while the associated asteraceous fynbos matrix was unable to recover, leaving open degraded areas between more intact thicket on the site.

The majority of the indigenous vegetation on site belongs to thicket vegetation types / communities, with Milkwood trees (Sideroxylon inerme inerme) were very common on the site, and in some patches cheesewood trees (Pittorporum viridiflorum) were also common, which would require a permit to be removed, cut or disturbed from the Department of Forestry, Fisheries, and the Environment (DFFE).

The terrestrial biodiversity theme sensitivity is confirmed to be very high because the Hartenbos Dune thicket (EN) was confirmed as the vegetation type on the site, although the vegetation was greatly disturbed in the past, there has been no soil disturbance on the site for at least the past 35 years.

According to Confluence (2024), the site may seem to have a low ecological importance due to the past disturbance and numerous invasives taking over in some places, but recovering patches of thicket are doing very well without any intervention so far. Thus, in terms of the site ecological importance, the majority of the site is Medium due to the possible occurrence of SCC, the confirmed presence of Hermannia lavandulifolia and the confirmed EN vegetation type Hartenbos Dune Thicket.

In conclusion the terrestrial biodiversity site verification report completed by Confluence (2024) the terrestrial biodiversity and plant species themes are confirmed as very high and high respectively at the site. However, the vegetation on the site has not yet fully recovered since the long period of anthropogenic disturbance in the 1900s.

The site is full of invasive species, many of which have the potential to become more dominant over time. The property has also recently been isolated in an existing residential development, where all connections to wider open spaces has been significantly compromised. The SCC *Hermannia lavandulifolia* is not a significant population on the site, nor is it an irreplaceable species as it is common elsewhere and actually seems to thrive in disturbed areas.

For all these reasons, the site ecological importance (SEI) for the site is not high, but **Medium** over the majority of the site, despite the protocol sensitivities (Confluence, 2024). This is because the SEI aims to consider the specific conditions of the site, while the protocol sensitivities are more generic and do not take finer details and site context into account.

4. Project Area Influence (PAOI)

The proposed development has a **low** potential to have large impacts outside of the development footprint. Noise may be increased at the site during the construction phase, but the geographical extent of this indirect disturbance is difficult to quantify. A radius of 50m is assigned to account for this as part of the secondary PAOI (**Figure 22**). Although the Species Environmental Assessment Guideline sets a precedent of 500m assigned for impacts of uncertain extent, this is not reasonable given the setting of this project, that is, a built-up environment with existing noise impacts. Noise and habitat removal may lead to the displacement of fauna into surrounding natural areas, increasing the project area of influence west and east of the site, especially along the railway line, to areas beyond those mapped in Figure 16 of the Terrestrial Report. This is also reflected in the PAOI given in the Botanical Specialist's report (B. Fouche— Confluent Environmental), although the present report considers the impact of fencing, which reduces the dispersal ability of at least one SCC (Sensitive species 8), and the coverage of the area by bushes which are used as refugia and habitat by species. It is worth noting that the anticipated PAOI extends to within 14m of the railway line south of the development. Given the increasing isolation and fragmentation of natural habitat that development of this site would cause for fauna, the railway line (which is infrequently in use) provides an important green corridor linking to

other natural habitats. Therefore, the PAOI in this area should be minimised to provide an 'escape route' for wildlife should the development proceed.

Figure 22: Project Area of Influence (PAOI) for the proposed development

2.	List the impact management measures that were identified by all Specialist that will be included in the EMPr
Please refer to the attached EMPr in Appendix H.	
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.
Not applicable.	
4.	Explain how the proposed development will impact the surrounding communities.
The proposed residential development is aligned to the Mossel Bay IDP and SP and will serve as in full development in an area already earmarked for low density housing. The impact will be limited to the immediate surrounding neighbours during the construction period. Impacts will be mitigated through the implementation of the EMPr. The operational impact on the community is expected to be **Low**.	
5.	Explain how the risk of climate change may influence the proposed activity or development and how has the potential impacts of climate change been considered and addressed.
The selected site is located away from the highwater mark of the sea. Any sudden sea rises will thus not impact on the development under normal conditions. The property is located well away from the beach and thus beyond the reach of storm erosion and the influence of any sea level rise due to climate change. The site is located within the urban development zone of the Mossel Bay Local Municipality and it is understood that due diligence was done by the municipality before allocating the site for residential use.	
6.	Explain whether there are any conflicting recommendations between the specialists. If so, explain how these have been addressed and resolved.
No, the specialists in their various disciplines, have not provided any conflicting recommendations.	
7.	Explain how the findings and recommendations of the different specialist studies have been integrated to inform the most appropriate mitigation measures that should be implemented to manage the potential impacts of the proposed activity or development.
The mitigation measures and recommendations of the various specialists complement each other in the management of the potential impacts. The clearance of vegetation in a controlled manner with the appropriate rehabilitation and ongoing management of alien invasive vegetation are key components of the predominant mitigations proposed. The aims are to limit the exposure of open sand and prevent degradation associated with wind erosion to cause long lasting damage to vegetation and interruption of coastal processes. All of the recommendations and mitigations will be implemented.	
8.	Explain how the mitigation hierarchy has been applied to arrive at the best practicable environmental option.

Three Site Layout Options were considered as well as three Access roads. Layout Option C was preferred by all the specialist. In terms of the road – Robertson Avenue was selected as the preferred route as it will not require a bridge or underpass and it will provide access to both sides of the development with minimising the need to construct a separate road.

Areas has thus been avoided, and where not avoided, management measures were put in place to minimise and rehabilitate the site (**Figure 23**).

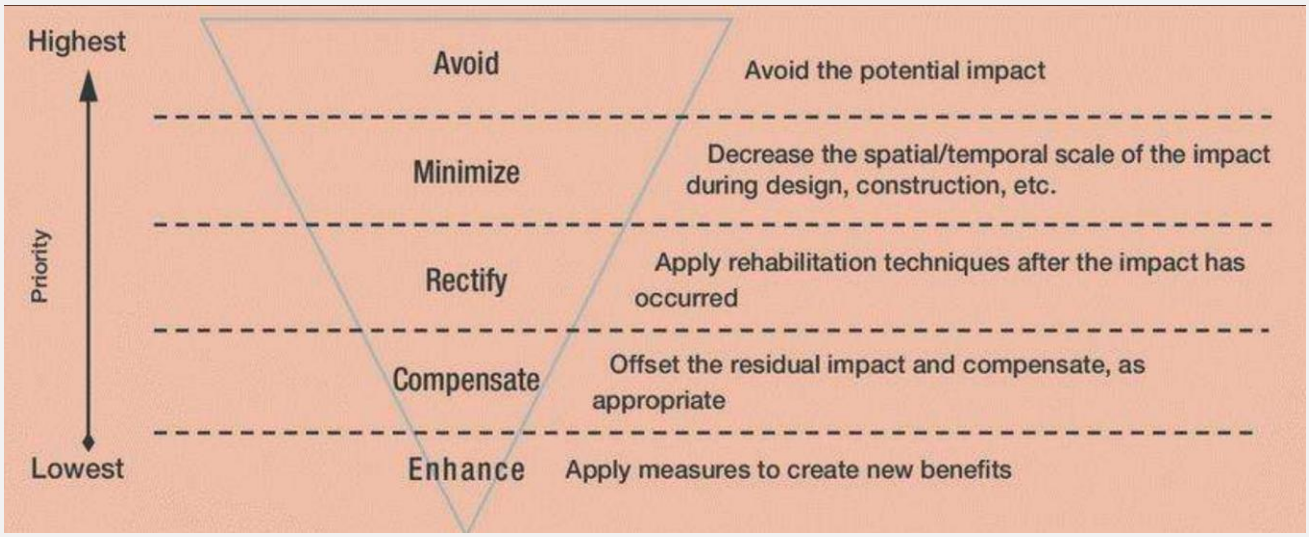

Figure 23: Mitigation hierarchy implemented for the project

Given the primary rights, as well as the sensitive features of the site, the aim has been to carefully consider and weigh-up alternatives that would achieve a balanced outcome, that would not be biased towards one or the other sensitive feature unnecessarily.

SECTION J: GENERAL

1. Environmental Impact Statement

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

The following provide an overview of the key findings of the EIA:

- **Mossel Bay Municipal Spatial Development Framework**

The proposed development is consistent with the Mossel Bay Municipal Spatial Development Framework because it supports compact settlement growth, reinforces the Tergniet–Reebok coastal node, optimises existing infrastructure, avoids sensitive environmental areas, and aligns with the MSDF's long-term spatial vision for sustainable, integrated coastal development. The proposal fits squarely within the MSDF's directives for infill, consolidation, and infrastructure-led growth in this part of the municipality.

The proposed development is consistent with the Environmental Management Framework because it is located within a suitable management zone, avoids EMF-identified environmental constraints, optimises existing infrastructure, and incorporates environmentally responsible design measures. The development reinforces the EMF's objectives of sustainable coastal settlement growth, ecological protection, and risk-aware land-use planning.

- **Terrestrial Biodiversity and Plans Species:**

The protocol sensitivity for the terrestrial biodiversity and plant species themes is confirmed as Very High and High respectively on the site. However, the vegetation on the site is obviously not yet fully recovered since the long period of anthropogenic disturbance in the 1900s. The site is heavily invaded by invasive species, many of which have the potential to become more dominant over time. The property has also recently been isolated in an existing residential development, where most connections to wider open spaces have been significantly compromised.

The plant SCC *Hermannia lavandulifolia* is not a significant population on the site, nor is it an irreplaceable species as it is common elsewhere and seems to thrive in disturbed areas. For all these reasons, the site **ecological importance (SEI) is not high, but rather Medium** over the majority of the site, despite the protocol sensitivities.

A permit must be obtained for any trimming, removal, or disturbance of protected tree species, including Milkwood and Cheesewood. Invasive alien plants are expected to remain a long-term management concern, and it is the legal responsibility

of the landowner to implement ongoing clearing in accordance with national regulations. Gardens may not include any invasive species, and the selection of landscaping plants must align with the ecological characteristics of the site.

- **Terrestrial Animals**

A number of animal SCC were flagged for the site by the DFFE Screening tool and the site was given a high sensitivity. The WCBSP also shows that a CBA1 area is mapped for the whole property due to the potential of the site to act as refuge for the Bontebok, for which the management objective is to maintain in a natural state and for no further loss of habitat to take place. Current impacts include the presence of invasive alien plant species on the property as well as dog walking which may pose a risk should dogs be let off leash. It is unlikely that either of these impacts could be significantly reduced under the no-go scenario, even though the clearance and management of alien invasive vegetation is a compulsory requirement for landowners.

The site is an important part of the ecosystem of the area, being one of very few open green spaces left for fauna. Additionally, three faunal SCC are likely to occur and could have all their life processes provided for, even in a less than 5ha area. **Site sensitivity is therefore verified as High**. The site ecological importance (SEI) considering the size of the area, its connectivity to other such areas, and the distribution of the SCC and their ecology specifically, showed that for the thicket habitat at the site (the largest habitat type for the site**), the SEI was Low**. Sandy and grassy areas are given a Very Low SEI. As such, the proposed development of high impact residential units with associated gardens, open space, stormwater ponds and pools could be considered a suitable land use for the property from a terrestrial fauna perspective provided the mitigation measures outlined in this report are strictly adhered to.

Two of the SCC highlighted are known to make use of gardens in suburban areas. It is therefore feasible that the SCC may recolonise after construction at the site and many refuges exist for these SCC. This would be all the more likely if the recommended extension of the habitat corridor along the southern boundary is implemented. The butterfly SCC, however, is not known to be a garden species and is not likely to recolonise the area. Its Near Threatened status, placement of the site within the known range of the species, and the vegetation at the site being suitable to host the species justifies a separate butterfly survey to be conducted by a butterfly expert to verify the presence or absence of Knysna Pale Copper. It is, however, noted that appropriate management (such as the introduction of fire) would be very challenging on so small a site so close to residential areas since the development as proposed is not novel in this landscape.

The current Preferred and Alternative SDPs do not differ in terms of their footprint and habitat loss to a great degree. The main difference is that protected tree species have been identified for preservation or removal in the Preferred SDP. While this is important and essential for compliance with legislation, it provides little benefit for the animal species discussed in this report. Of greater value would be the expansion of open space along the southern boundary which connects to areas of open space to the east and west along the railway corridor. Implementation of this 25 m corridor would significantly improve the Preferred SDP from a terrestrial animal perspective. It is highly recommended that if this development were approved, that owners are encouraged to make use of wildlife friendly soft landscaping rather than hard landscaping. Soft landscaping with rescued plants from the site, or better still, preservation of thicket patches within the development, is favourable to the SCC highlighted as it may provide habitat to Near threatened Knysna Warbler SCC and Fynbos Golden Mole SCC. It is recommended that the green space as shown on both SDPs are kept natural as far as possible to promote its use by these species.

Protecting natural habitat is one of the best ways to protect indigenous fauna, particularly those with a high conservation status (i.e. at greater risk of extinction). It is the specialist's opinion that this development, provided that all mitigation measures are strictly adhered to, may proceed as two of the faunal SCC highlighted are known to occupy anthropogenic environments such as gardens. This is provided with the caveat that a butterfly specialist make a definitive assessment on whether Knysna Pale Copper (*Aloiedes pallida littoralis*) occur on the site. All recommendations and mitigation measures set forth in the butterfly specialist report supersede those highlighted in this report as it pertains to the butterfly SCC. It is also noted that this space provides habitat to a number of non-SCC species which will not find habitat elsewhere. Habitat loss could be further reduced on the site through additional minimizations of all footprints and an increase in size of the green space to allow for its connection to adjoining sites, highlighted in the PAOI as areas which the fauna currently residing on the property may use as refuge from construction activities at the site

- **Aquatic Compliance Statement**

Given the information obtained from the desktop study and the observations during the site visit, the aquatic biodiversity sensitivity is verified as **Low** as no watercourse is present on the property. Neither is there any watercourse on adjacent properties that could be affected directly or indirectly by the proposed development, whether Layout Option A or Option B layouts are approved.

In terms of legislation pertaining to the NWA, the development falls outside of the regulated area of any watercourses and will therefore not require any water use authorisation in terms of Section 21 (c) and (i) of the NWA. Verification of **Low** sensitivity for the aquatic biodiversity theme on this property means that a compliance statement in terms of NEMA is hereby provided in support of this development application.

- **Agriculture Assessment**

The soil capability of the study area, according to the DAFF (2017), has a value of 6 (**Moderate – High**). The terrain capability of the proposed development area, according to the DAFF (2017), has a range between 3 (Low) to 6 (Moderate – high). Overall, the study area has a **Low to High** terrain capability. The study site has a **Low** grazing capacity 35 ha/LSU.

Findings from the desktop assessment for the study site:

- The development area is not situated within a Protected Agricultural Area.
- No historical field-crop were mapped in SANLC 2014 and 2020.
- The site falls within a moderate climate capability zone (value = 6).

- The area is located within the Hb land type, associated with deep grey sands.
- Soil capability from national datasets indicates Low (3) to Moderate (6) capability.
- Terrain capability is Low (3) to High (6) across most of the development area.
- Land capability from DAFF (2017) suggests Low (LC 6) to High land capability (LC 9).
- The grazing capacity is 35 ha/LSU, consistent with low-productivity semi-arid grassland on sandy soils.
- SANLC 2020 identifies the area as Contiguous Low Forest & Thicket, Dense Forest & Woodland, Low Shrubland (Fynbos) Residential Formal (Tree) and 49 Residential Formal (low veg / grass), with no evidence of cultivation.

Based on the desktop assessment undertaken in accordance with the Protocol for the Specialist Assessment and Minimum Report Content Requirements for Environmental Impacts on Agricultural Resources (GN 320 of 2020), it is the specialist's opinion that the proposed land-use change at Farm 136 Portion 38, Tergniet, will not result in a meaningful loss of agricultural resources.

- **Heritage Assessment**

The study area has been impacted by agricultural activities and cultivation since at least 1939 and likely considerably earlier. Two roads have run through the property in colonial and modern times as have bulk services infrastructure and a railway line lies immediately south of 38/136. It follows that the site is transformed and is situated amidst existing and pending residential developments.

The investigation has determined that no colonial or pre-colonial heritage resources of value occur on 38/136. The historic railway to the south and old house on 30/136 to the west are protected by the NHRA but will not be impacted by the proposed development. Heritage studies conducted by this author a few hundred meters to the east of 38/136 and in the same spatial, environmental and geological setting yielded no heritage resources (Nilssen 2007 / in prep. 2021). Similarly, an archaeological investigation conducted by this author some 2 km to the ENE yielded no tangible heritage resources (Nilssen 2022c). In the unlikely event that Stone Age implements are present on or in surface sediments, then they are expected to be of low local significance (Grade IIIC) and Not Conservation Worthy.

Because no significant heritage resources are associated with 38/136, the site does not meaningfully contribute to the already altered cultural landscape of the area. For the same reason there will be negligible to no cumulative impact on the heritage value of the area.

- **Cumulative Impact**

The Tergniet, Reebok and greater Mossel Bay coastal corridor have experienced progressive urban expansion over several decades, resulting in the gradual transformation and fragmentation of large portions of the original natural vegetation within the area. The specialist assessments confirmed that the proposed development site occurs within an already urbanising and fragmented landscape context, where existing residential development, associated infrastructure, Robertson Avenue, and the adjacent railway line have already disrupted broader ecological connectivity and reduced the site's ecological functioning at a regional scale. Although portions of natural vegetation remain on the property and the site is mapped as CBA1 in the Western Cape Biodiversity Spatial Plan (WCBSP), the specialists concluded that the Site Ecological Importance (SEI) is Medium over the majority of the site and that the property no longer functions as an intact or regionally well-connected ecological system.

The preferred layout was specifically refined in response to specialist findings to reduce the development footprint from the original proposal, avoid more sensitive portions of the site, retain protected trees where possible, and maintain internal open space areas within the development footprint. As a result, the proposed development is not expected to result in a disproportionate cumulative ecological impact relative to the already transformed and fragmented nature of the surrounding receiving environment.

From a spatial planning perspective, the Mossel Bay Municipal Spatial Development Framework (SDF) identifies the area as being within the urban edge and supports managed residential infill and consolidation within existing settlement areas, rather than continued outward urban sprawl into more intact natural landscapes. In this context, the proposed development represents infill development within an already established urban corridor making use of existing municipal infrastructure networks and service corridors.

Potential cumulative pressure on municipal services, traffic, water supply, sewer capacity and electrical infrastructure was specifically assessed through the relevant engineering and specialist studies, including the Traffic Impact Statement, Bulk Water and Sewer Capacity Assessment, and Electrical Services Report. These studies, together with municipal service confirmations and approvals, concluded that the proposed development can be accommodated within the existing and planned municipal service infrastructure, subject to the recommended mitigation measures and engineering upgrades where applicable.

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)
	Please refer to **Figure 20** and Appendix B2
1.3.	Provide a summary of the positive and negative impacts and risks that the proposed activity or development and alternatives will have on the environment and community.

The following impacts and risks were identified:

- Positive
  - Sensitive coastal ecological areas were avoided.
  - Public access and coastal enjoyment were protected.

- The layout and density were adjusted to maintain coastal character.
- Stormwater and landscaping were designed to protect coastal processes.
- Social and economic benefits were balanced with environmental protection.
- A precautionary, risk-averse approach guided all decisions.
- Reduction in alien plant species.

This ensures that the development represents a responsible, sustainable, and ICMA-compliant coastal land-use option.

- Negative
  - Loss of Hartenbos Dune Thicket.
  - Potential impact on 3 faunal SCC species.
  - Establishment cost (Including veg. management).
  - Maintenance cost (Including veg. management).
  - The site is already small and now further split by Robertson Avenue. This reduces ecological connectivity and resilience. This is especially critical for small mammals, reptiles, pollinators, and dispersal-limited plant species.
  - Urban edge effects and garden escapees (e.g., *Acacia cyclops*, *Cestrum laevigatum*, *Opuntia ficus-indica, Ricinus communis, Cenchrus clandestinus*, and *Lantana camara*) can establish aggressively in disturbed areas. Invasive and emerging invasive plants displace native Hartenbos Dune Thicket species and alters the habitat reducing ecosystem resilience.
  - Ongoing human disturbance such as pedestrian shortcuts, paths through the vegetation, litter & dumping of garden waste along the edges, noise & light pollution. These cause localised degradation which has a greater impact on small, isolated and fragmented patches of remaining natural vegetation.
  - Altered soil and degradation from historical use of the site for agriculture, and the fact that the vegetation on the site is visibly in a secondary growth state means that the thicket here is more vulnerable to disturbance.

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

All the mitigation measures and recommendations from the various specialists is included in the EMPr. Key management measures focussed on:

- Preserving protected tree species
- Alien invasive plant management
- Erosion control
- Protocols for heritage / archaeological items unearthed during construction

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

The specialist studies undertaken as part of the Basic Assessment process identified several mitigation measures, monitoring requirements and management interventions that are considered essential to reduce environmental impacts to acceptable levels. These measures should therefore form part of the conditions of any Environmental Authorisation issued for the proposed development.

From a terrestrial biodiversity and faunal perspective, the preferred development layout ("Option C") was specifically refined to avoid more sensitive portions of the site, retain protected tree species where possible, and maintain open space areas within the development footprint. The terrestrial and faunal specialists recommended that all identified no-go areas, retained vegetation patches and protected trees be demarcated prior to construction and remain protected throughout the construction phase. A Search and Rescue operation for Species of Conservation Concern (SCC), including *Hermannia lavandulifolia*, bird nests and small faunal species, must be undertaken by a suitably qualified specialist prior to vegetation clearing. Should SCC or protected species be encountered during construction, the required permits must first be obtained before any relocation or disturbance may occur.

The specialists further recommended that vegetation clearing must occur in a phased manner and that unnecessary clearing outside of approved development areas be prohibited. Construction activities should, as far as reasonably possible, be limited to daylight working hours to reduce disturbance to surrounding residents and fauna. A dedicated butterfly survey for the Knysna Pale Copper Butterfly must be undertaken during the appropriate survey season, and any additional mitigation identified by the appointed butterfly specialist must be implemented should the species be confirmed on site.

In terms of protected vegetation, the terrestrial specialist confirmed the occurrence of protected Milkwood (*Sideroxylon inerme*) and Cheesewood (*Pittosporum viridiflorum*) trees on the property. As such, all required permits in terms of the National Forests Act, 1998 (Act No. 84 of 1998) must be obtained from the Department of Forestry, Fisheries and the Environment (DFFE) prior to the removal, trimming or disturbance of any protected tree species.

The heritage assessment and Heritage Western Cape correspondence confirmed that no further heritage studies are required; however, a Chance Finds Procedure must be included as a condition of authorisation. Should any archaeological material,

palaeontological material, graves or heritage resources be uncovered during construction activities, all work in the affected area must cease immediately and Heritage Western Cape must be notified for further instruction.

Engineering and infrastructure specialist input further identified several operational and construction-related requirements that should form part of the Environmental Authorisation conditions. These include implementation of the approved stormwater management design, maintenance of detention ponds and erosion control structures, installation of litter traps at stormwater outlets, and implementation of the recommended traffic and access measures identified in the Traffic Impact Statement. Construction traffic must utilise approved access routes and dust suppression measures must be implemented during vegetation clearing and earthworks.

The Environmental Management Programme (EMPr) further recommends the appointment of an independent Environmental Control Officer (ECO) to monitor compliance during construction activities, including monthly audits during vegetation clearing, maintenance of a complaints register, photographic compliance monitoring, monitoring of protected vegetation areas, and implementation of corrective actions where non-compliance is identified.

In summary:

- All no-go areas, retained vegetation patches and protected trees must be demarcated prior to construction and remain protected throughout construction.
- A Search and Rescue operation for Species of Conservation Concern (SCC), including *Hermannia lavandulifolia*, bird nests and small fauna, must be undertaken prior to vegetation clearing.
- Vegetation clearing must occur in a phased manner and only within approved development footprints.
- A dedicated butterfly survey for the Knysna Pale Copper Butterfly must be undertaken during the appropriate survey season, and any specialist recommendations arising from the survey must be implemented.
- All required permits for the removal, trimming or disturbance of protected tree species, including Milkwood (*Sideroxylon inerme*) and Cheesewood (*Pittosporum viridiflorum*), must be obtained from DFFE prior to disturbance.
- Construction activities should be limited, as far as reasonably possible, to normal daytime working hours to minimise disturbance impacts.
- Dust suppression measures must be implemented during vegetation clearing, earthworks and construction activities.
- No open burning of vegetation or construction waste may occur on site.
- Approved stormwater management measures, including detention ponds, erosion control measures and litter traps, must be implemented and maintained.
- Traffic mitigation and access requirements identified in the Traffic Impact Statement (TIS) must be implemented.
- A Chance Finds Procedure must be implemented during construction activities. Should any heritage resources, graves, archaeological or palaeontological material be uncovered, work must cease immediately and Heritage Western Cape must be notified.
- An independent Environmental Control Officer (ECO) must be appointed to monitor compliance with the Environmental Authorisation and EMPr during construction.
- The ECO must conduct regular compliance monitoring, including monthly audits during vegetation clearing, photographic monitoring and maintenance of a complaints register.
- All mitigation measures contained in the specialist reports and EMPr must be implemented throughout the planning, construction and operational phases of the development.

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

The EAP is of the opinion that due process has been followed during the undertaking of this EIA and associated public participation process. The results presented in this DBAR are based on various specialist studies which were conducted by independent specialists, as well as comments received during the public participation process to date.

Various impacts were identified during the assessment and then specialist studies, which has been incorporated into the DBAR after assessing the risks and proposed mitigation measures. The DBAR phase is undertaken in line with the requirements of the NEMA EIA Regulations R327 & R324. The proposed development requires environmental authorisation in terms of the NEMA Regulations (GNR 327 & GNR324). The information contained in this DBAR provides a comprehensive description of the need and desirability of the proposed residential housing development, specifically relating to sustainability in the economic, social and environmental spheres.

The high positive impacts were included creating social upliftment and job opportunity creation due to the proposed investment in the area. There is a high and urgent need for increased housing facilities, linked to a sustainable utilisation of resources, taking into consideration the land use and job creation opportunities from residential activities.

Mitigation measures for management of impacts were identified and included in the EMPr. This EMPr will be legally binding to the Applicant and will be strictly enforced during all project phases. Furthermore, in order to ensure the stormwater management proposed designs (mitigation) meet the requirements of all competent authorities, it is recommended that these designs be signed off by the Municipality and other relevant authorities.

All services need to be maintained by the municipality, unless otherwise agreed between the Applicant and the Mossel Bay Local Municipality.

No fatal flaws were identified by any of the specialist assessments and all recommended that that development can proceed provided that their recommendations are incorporated into the EMPr. Based on the above, it is the EAPs reasoned opinion that that the development may proceed.

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

The following assumptions were made by the specialists:

- **Terrestrial & Botany Assessment**
  - Only one survey took place during autumn during April 2024. Seasonal and time constraints always somewhat limit the findings of any ecological report.
  - The species list and SCC reported are not exhaustive, and more species would likely be added to the list should more sampling effort, and sampling in different seasons occur (Perret et al., 2023).
  - Some rare and threatened plant species are difficult to locate and easily overlooked in the field (e.g., geophytes, small succulents, small shrubs, and cryptic spp.).
  - Furthermore, many plant species flower seasonally and are therefore difficult / not likely to be identified outside of their flowering season.
  - Environmental factors such as the prevailing fire regime, successional stage of the vegetation present, previous cultivation of the land, and the level of alien infestation at the site affects the species visible at the time of assessment (Cowling et al., 2010; Privett et al., 2001).
  - Dense and tall thicket clump vegetation on the site made it hard to gain access to some sections of the site. It is possible that focus on "bundu bashing" and getting access to some parts of the site may have caused a lapse in concentration so that an SCC could have been missed on the site

- **Terrestrial Animal Assessment**
  - While the public platforms mentioned in Section 3.4 are excellent sources of additional information for animal species occurring within an area, these results require some expert interpretation to determine which of the SCC are relevant to include in the faunal assessment of the project area. For example, the coarse spatial scale of reporting within the Virtual Museum platforms (Quarter Degree Square level (27km x 27km) orSABAP2 pentad level (9km x 7 km)) can result in species records from habitats quite different to those present on site. Additionally, these platforms include sightings of vagrant or transient animals upon which an assessment cannot reasonably be based. Expert interpretation is therefore applied to the full list of SCC identified by the various public platforms and some species are then excluded from further assessment due to the project area clearly lacking suitable habitat or the species clearly representing a vagrant or transient animal outside its normal range. The SCC assessed in this report therefore represent those which may reasonably occur on site. However, there is always the possibility that some SCC (although highly unlikely to occur on site) are overlooked in this process.
  - One field visit took place to the site for the faunal assessment. The detectability of animal species increases with more visits. This assessment therefore only represents a "snap-shot" in time and it is possible that SCC occurring on site were not observed during the visit. These results should therefore be interpreted with this in mind and not Faunal Specialist study: Proposed development on Portion 38 of Farm 136, Tergniet November 2025[17]be treated as an exhaustive list of species occurring on site. To compensate for this, camera trap(s) were left on site for a week to enhance faunal observations.
  - Site visits took place during daylight hours so the likelihood of encountering nocturnal species was limited although no species of this description were highlighted as SCC.
  - The site visit coincided with late autumn. This may be of consequence for some species showing seasonal variation in breeding and activity patterns.
  - Evidence of animals in the form of tracks, scats, and signs always brings with it a level of uncertainty, but best efforts were made in this regard, and uncertainties are highlighted in the report

- **Aquatic Compliance Statement**
  - The assessment of the site visit represents a brief temporal snapshot of conditions on the site. Changes in season or short-term changes in climatic conditions may possibly result in the formation of aquatic habitats (e.g. temporary or seasonal wetlands) under significantly wetter conditions. Despite this limitation, the sensitivity of aquatic biodiversity on the site was determined with a very high level of confidence.

- **Agricultural Assessment**
  - It is assumed that the data used in the desktop is correct

This section provides a brief overview of specific assumptions and limitations having an impact on this environmental application process: • It is assumed that the information on which this report is based (project information as well as existing information) is correct, factual and truthful. • The proposed development is in line with the statutory planning vision for the area and thus itis assumed that issues such as the cumulative impact of development in terms of character of the area and its resources, have been taken into account during the strategic planning for the area. • It is assumed that all the relevant mitigation measures and agreements specified in this report will be implemented in order to ensure minimal negative impacts and maximum environmental benefits. • It is assumed that Stakeholders and Interested and Affected Parties notified during the public participation process will submit all relevant comments within the designated review and comment period.	
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.
• Construction should commence within five (05) years from date of authorisation; • Construction should be concluded at least five (05) years from commencement: • Monitoring should include the following: o Construction Completion Statement on handover of the site back to the applicant; o Six (06) months post construction audit o Final audit two (2) years post construction.	

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.
The Western Cape is a water-stressed region, and Mossel Bay Municipality in particular faces chronic supply constraints, seasonal shortages, and long-term climate-change pressures. The development therefore incorporates a suite of precautionary, efficiency-driven and sustainability-focused measures to minimise potable water use and protect municipal supply systems. **1. Construction Phase Measures** • Avoiding the Use of Potable Water • Non-potable water sourcing • Construction activities (dust suppression, concrete mixing, cleaning) will use non-potable water sourced from: • Treated effluent (where available) • Rainwater captured on site • Greywater from approved suppliers • Potable water will only be used where absolutely necessary (e.g., drinking water for workers). • Dust suppression using alternative sources • Dust control will rely on non-potable water, wetting agents, or mechanical suppression methods. • Pre-mix concrete • Use of pre-mixed concrete reduces on-site water use and prevents wastage. **2. Reducing Water Demand During Construction** • Phased vegetation clearing to minimise exposed soil and reduce dust-control water needs. • Water-efficient site practices, including leak detection, controlled hose use, and prohibition of unnecessary washing of equipment. • On-site water capture from temporary roofs, storage tanks, and runoff for reuse in dust suppression. • Recycling wash-water from tools and equipment where safe and feasible. **3. Operational Phase Measures** Avoiding or Minimising Potable Water Use • Rainwater harvesting readiness • Roofs and gutters designed for easy installation of rainwater tanks. • Encouragement of rainwater use for garden irrigation, toilet flushing, and outdoor cleaning. • Greywater reuse systems • Plumbing designed to allow future installation of greywater systems for irrigation. • Promotion of greywater-compatible landscaping. • Indigenous, water-wise landscaping • Use of fynbos and coastal-adapted species that require minimal irrigation.

- Avoidance of lawns or high-water-demand plants.

Reducing Water Demand
- Low-flow fittings and fixtures
- All units fitted with:
  - Low-flow showerheads
  - Dual-flush toilets
  - Aerated taps
  - Water-efficient appliances (where applicable)
  - Leak-prevention design
  - Pressure-regulated plumbing
  - High-quality fittings to reduce long-term leakage risk
  - Smart water-use behaviour
  - Homeowner guidelines on water-saving practices
  - Encouragement of rainwater and greywater use

Reusing and Recycling Water
- Stormwater infiltration and reuse
- Sustainable Urban Drainage Systems (SUDS) promote infiltration and reduce reliance on potable water for irrigation.
- Stormwater directed to landscaped areas for passive irrigation.
- Greywater reuse for irrigation
- Landscaping designed to be compatible with greywater irrigation.
- Soil and plant selection supports safe greywater absorption.

4. Waste

Explain what measures have been taken to reduce, reuse or recycle waste.
Effective management of household waste contributes to a more sustainable implementation of landfill sites and their management. Sorting of recyclable materials at the source, i.e. in each household, causes less backlog at the landfill site and decreases the availability of material so required by scavengers to the dump site. Using biodegradable waste in a garden compost heap or an earthworm farm is far more supportive of the environment than disposing of it in the general waste. Normal household waste will be generated during the operation phase of the development. According to the National Waste Information Baseline Report (2012) Fiehn and Ball (2005) estimated per capita waste generation in the Western Cape as 675kg per year or 1.85kg per day. Based on this figure and a minimum estimate of 4 pax living on site, there will be a generation of +7.4kg per day. It must be noted that the dwelling will not be utilised on a permanent basis in the immediate future but may become permanent residence for 2 pax later on. Recycling should be strongly encouraged by the development to minimise the amount of domestic waste generated. General municipal waste will be collected as per the municipal requirements. The following actions should be implemented: • Recycling; • Composting of organic material.

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 should be implemented: • Solar heated water system; • Energy efficient lighting; • Energy efficient appliances; • Solar cooling systems; • Evaporative cooling systems; • Geyser and pipe insulation.	

SECTION K: DECLARATIONS

DECLARATION OF THE APPLICANT

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

I.....Pieter de Clerk....., ID number 5706235017081 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 Autthorisation;
- I appointed the Environmental Assessment Practitioner ("EAP") (if not exempted from this requirement) which:
  - meets all the requirements in terms of Regulation 13 of the NEMA EIA Regulations; or
  - meets all the requirements other than the requirement to be independent in terms of Regulation 13 of the NEMA EIA Regulations, but a review EAP has been appointed who does meet all the requirements of Regulation 13 of the NEMA EIA Regulations;
- I will provide the EAP and any specialist, where applicable, and the Competent Authority with access to all information at my disposal that is relevant to the application;
- I will be responsible for the costs incurred in complying with the NEMA EIA Regulations and other environmental legislation including but not limited to –
  - costs incurred for the appointment of the EAP or any legitimately person contracted by the EAP;
  - costs in respect of any fee prescribed by the Minister or MEC in respect of the NEMA EIA Regulations;
  - Legitimate costs in respect of specialist(s) reviews; and
  - the provision of security to ensure compliance with applicable management and mitigation measures;
- I am responsible for complying with conditions that may be attached to any decision(s) issued by the Competent Authority, hereby indemnify, the government of the Republic, the Competent Authority and all its officers, agents and employees, from any liability arising out of the content of any report, any procedure or any action for which I or the EAP is responsible in terms of the NEMA EIA Regulations and any Specific Environmental Management Act.

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

Signature of the Applicant: Date: 11/5/2026

Name of company (if applicable):

DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER ("EAP")

I ……Natalie Sharp……, EAP Registration number 2020/230 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;

Signature of the EAP: Date: 11 May 2026

Digital Soils Africa (Pty) Ltd

Name of company (if applicable): Digital Soils Africa

DECLARATION OF THE REVIEW EAP

I …Michelle Boshoff……, EAP Registration number ……2020/714…….. as the appointed Review EAP hereby declare/affirm that:

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

2 February 2026

Signature of the EAP: Date:

Name of company (if applicable):

See Appendix L

DECLARATION OF THE SPECIALIST

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

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

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

Signature of the EAP: Date:

Name of company (if applicable):

DECLARATION OF THE REVIEW SPECIALIST

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

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

Signature of the EAP: Date:

Name of company (if applicable):