

DC29/0015/2017

**FINAL BASIC ASSESSMENT REPORT
FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON
THE REMAINDER OF PORTION 18 OF THE FARM LOT 69
NO. 917 OF BALLITO**

Johan Bodenstein
PrSciNat



November 2016

BASIC ASSESSMENT REPORT



edtea

Department :

Economic Development, Tourism and
Environmental Affairs

PROVINCE OF KWAZULU-NATAL

(For official use only)

EIA File Reference Number:

DC29/0015/2017

NEAS Reference Number:

Waste Management Licence Number:
(if applicable)

Date Received:

BASIC ASSESSMENT REPORT

Submitted in terms of the Environmental Impact Assessment Regulations, 2014 promulgated in terms of the National Environmental Management Act, 1998(Act No. 107 of 1998)

This template may be used for the following applications:

- **Environmental Authorization** subject to basic assessment for an activity that is listed in Listing Notices 1 or 3, 2014 (Government Notices No. R 983 or No. R 985 dated 8 December 2014); or
- **Waste Management Licence** for an activity that is listed in terms of section 20(b) of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) for which a basic assessment processes stipulated in the EIA Regulations must be conducted as part of the application (refer to the schedule of waste management activities in Category A of Government Notice No. 718 dated 03 July 2009).

Kindly note that:

1. This **basic assessment report** meets the requirements of the EIA Regulations, 2014 and is meant to streamline applications. This report is the format prescribed by the KZN Department of Economic Development, Tourism and Environmental Affairs. Please make sure that this is the latest version.
2. The report must be typed within the spaces provided in the form. The size of the spaces provided is not indicative of the amount of information to be provided. The report is in the form of a table that can extend itself as each space is filled with text.
3. Where required, place a cross in the box you select.
4. An incomplete report will be returned to the applicant for revision.
5. The use of "not applicable" in the report must be done with circumspection because if it is used in respect of material information that is required by the competent authority for assessing the application, it will result in the rejection of the application as provided for in the regulations.
6. No faxed or e-mailed reports will be accepted.
7. The report must be compiled by an independent environmental assessment practitioner ("EAP").
8. Unless protected by law, all information in the report will become public information on receipt by the competent authority. Any interested and affected party should be provided with the information contained in this report on request, during any stage of the application process.
9. The KZN Department of Economic Development, Tourism and Environmental Affairs may require that for specified types of activities in defined situations only parts of this report need to be completed.
10. The EAP must submit this basic assessment report for comment to all relevant State departments that administer a law relating to a matter affecting the environment. This provision is in accordance with Section 24 O (2) of the National Environmental Management Act 1998 (Act 107 of 1998) and such comments must be submitted within 40 days of such a request.
11. **Please note that this report must be handed in or posted to the District Office of the KZN Department of, Economic Development, Tourism and Environmental Affairs to which the application has been allocated (please refer to the details provided in the letter of acknowledgement for this application).**

DEPARTMENTAL REFERENCE NUMBER(S)

File reference number (EIA):	DC29/0015/2017
File reference number (Waste Management Licence):	

DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER AND SPECIALISTS

1. NAME AND CONTACT DETAILS OF ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP)

Name and contact details of the EAP who prepared this report:

Business name of EAP:	Indiflora cc Environmental Services		
Physical address:	25 Helston Road Manor Gardens		
Postal address:	P.O Box 30657, Mayville		
Postal code:	4001	Cell:	082 577 0898
Telephone:	031 2611 265	Fax:	0867592840
E-mail:	johan@indiflora.co.za		

2. NAMES AND EXPERTISE OF REPRESENTATIVES OF THE EAP

Names and details of the expertise of each representative of the EAP involved in the preparation of this report:

Name of representative of the EAP	Education qualifications	Professional affiliations	Experience at environmental assessments (yrs)
Johan Bodenstein	ND Horticulture, ND Nature Conservation, B Tech Nature Conservation	IAIAsaKZN SACNASP GSSA	13yrs
Ronel Niemann	BSc (Honours) Environmental Science	IAIAsa	4yrs

3. NAMES AND EXPERTISE OF SPECIALISTS

Names and details of the expertise of each specialist that has contributed to this report:

Name of specialist	Education qualifications	Field of expertise	Section/ s contributed to in this basic assessment report	Title of specialist report/ s as attached in Appendix D
Henri Botha		Hydrologist		Preliminary Hydrogeological Investigation for Westfield Estate

BASIC ASSESSMENT REPORT

				Development
Ryan Edwards	MSc (Environmental Science)	Wetland Specialist		Proposed Bluegum Estate – Freshwater Habitat Impact Assessment
Mike Croeser				Westfield Estate Stormwater Management Plan

SECTION A: ACTIVITY INFORMATION

Has a specialist been consulted to assist with the completion of this section? NO

If YES, please complete the form entitled "Details of specialist and declaration of interest" for the specialist appointed and attach in Appendix I.

1. PROJECT DESCRIPTION

a) Describe the project associated with the listed activities applied for

The developer, Hulett Development Company, is proposing to develop a 36.93 hectare residential estate, including:

- 94 free hold residential sites ranging in size between 1084m² and 2349m²,
- 1 free hold residential site of 6994m²,
- 1 High Density Development site (30 Units/Ha = 85 Units) where three stories will allowed on 28293m²,
- 3 Medium Density Development sites where 2 stories be allowed, in total 36480m²:
 - 1 Medium Development (15 Units/Ha = 12 Units)
 - 1 Medium Development (15 Units/Ha = 27 Units)
 - 1 Medium Development 15 Units/Ha = 16 Units)
- A Mixed Use Development Site (8656m²) for multi-purpose retail and office
- Public Open Space inclusive of wetland (43869m²)
- Public Open Space (21425m²)
- Green Belt of 23563m²
- A Clubhouse facility site (5493m²)
- A site for a reservoir (916m²)
- Private roads

All on the remainder of portion 18 Farm lot 69. No 917

Stormwater Management Plan

- Roads and minor stormwater drainage systems
 - The roads will collect stormwater runoff and convey it to standard kerb inlets.
- Major overland flow routes
 - Flow on roads exceeding the capacity of the kerb inlets and pipes will flow down the roads to low points and overflow positions and servitudes will be provided at

<p>these low point.</p> <ul style="list-style-type: none"> • Development sites and individual residential sites <ul style="list-style-type: none"> - Provision will be made for all internal developments to be drained at their low points either: <ul style="list-style-type: none"> ➤ Directly into a stormwater pipe ➤ Onto roads ➤ Onto a servitude leading to a natural watercourse - Individual sites will be required to make used of stormwater soakaways to dispose of runoff from paved areas and roofs. <p>Due to the erodible nature of the soils on this site, erosion and silt accumulation can be expected to be a problem during construction and before a full cover of permanent vegetation has been established.</p> <p>Silt accumulation in the watercourses and attenuation structures will be minimised during the construction phase by means of the construction of berms and silt traps.</p>
--

b) Provide a detailed description of the listed activities associated with the project as applied for

Describe each listed activity in Listing Notice 1 (GNR 327, 8 December 2014), Listing Notice 3 (GNR 324, 8 December 2014) which is being applied for as per the project description:	Description of project activity
<p><i>GN 327 Item 19: The infilling or depositing of any material of more than 5 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 5 cubic metres from-</i></p> <p><i>(i) a watercourse;</i> <i>(ii) the seashore; or</i> <i>(iii) the littoral active zone, an estuary or a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever distance is the greater but</i></p>	<p><i>Depositing of material will be necessary during the construction of roads in the wetland.</i></p>
<p><i>GN 327 Item 27: The clearance of indigenous vegetation exceeding 1 Ha but less than 20ha.</i></p>	<p><i>Indigenous vegetation will be cleared during construction.</i></p>
<p><i>GN 327 Item 28: Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture or afforestation on or after 01 April 1998 and where such development:</i></p> <p><i>(i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or</i> <i>(ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare;</i></p>	<p><i>The proposed development will take place on land used for afforestation, the extend of the development will be 36 ha.</i></p>

<p><i>excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.</i></p>	
<p>GN 324 Item 12: The clearance of an area of 300m² or more of indigenous vegetation (a) In Eastern Cape, Free State, KwaZulu Natal, Limpopo, Mpumalanga and Northern Cape provinces:</p> <p><i>iv. Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list. within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;</i></p>	<p><i>The proposed development will take place in KwaZulu-Natal Coastal Belt Grassland which is an endangered vegetation type.</i></p>

2. FEASIBLE AND REASONABLE ALTERNATIVES

“alternatives”, in relation to a proposed activity, means different means of meeting the general purpose and requirements of the activity, which may include alternatives to—

- (a) the property on which or location where it is proposed to undertake the activity;
- (b) the type of activity to be undertaken;
- (c) the design or layout of the activity;
- (d) the technology to be used in the activity;
- (e) the operational aspects of the activity; and
- (f) the option of not implementing the activity.

Describe alternatives that are considered in this application as required by Appendix 1 (3)(h), Regulation 2014. Alternatives should include a consideration of all possible means by which the purpose and need of the proposed activity (NOT PROJECT) could be accomplished in the specific instance taking account of the interest of the applicant in the activity. The no-go alternative must in all cases be included in the assessment phase as the baseline against which the impacts of the other alternatives are assessed.

The determination of whether site or activity (including different processes, etc.) or both is appropriate needs to be informed by the specific circumstances of the activity and its environment. After receipt of this report the, competent authority may also request the applicant to assess additional alternatives that could possibly accomplish the purpose and need of the proposed activity if it is clear that realistic alternatives have not been considered to a reasonable extent.

The identification of alternatives should be in line with the Integrated Environmental Assessment Guideline Series 11, published by the DEA in 2004. Should the alternatives include different locations and lay-outs, the co-ordinates of the different alternatives must be provided. The co-ordinates should be in degrees, minutes and seconds. The projection that must be used in all cases is the WGS84 spheroid in a national or local projection.

BASIC ASSESSMENT REPORT

a) Site alternatives

Alternative 1 (preferred alternative)		
Description	Lat (DDMMSS)	Long (DDMMSS)
Development site	29°28'19.12"S	31°14'44.29"E
Alternative 2		
Description	Lat (DDMMSS)	Long (DDMMSS)
Alternative 3		
Description	Lat (DDMMSS)	Long (DDMMSS)

In the case of linear activities:

Alternative:	Latitude (S):	Longitude (E):
Alternative S1 (preferred)		
<ul style="list-style-type: none"> • Starting point of the activity • Middle/Additional point of the activity • End point of the activity 		
Alternative S2 (if any)		
<ul style="list-style-type: none"> • Starting point of the activity • Middle/Additional point of the activity • End point of the activity 		
Alternative S3 (if any)		
<ul style="list-style-type: none"> • Starting point of the activity • Middle/Additional point of the activity • End point of the activity 		

For route alternatives that are longer than 500m, please provide an addendum with co-ordinates taken every 250 meters along the route for each alternative alignment.

In the case of an area being under application, please provide the co-ordinates of the corners of the site as indicated on the lay-out map provided in Appendix A of this form.

b) Lay-out alternatives

Alternative 1 (preferred alternative)		
Description	Lat (DDMMSS)	Long (DDMMSS)
The developer, Hulett Development Company, is proposing to develop a 36.93 hectare residential estate, including: <ul style="list-style-type: none"> • 94 free hold residential sites ranging in size between 1084m² and 2349m², • 1 free hold residential site of 6994m², • 1 High Density Development site (30 Units/Ha = 85 Units) where three stories will allowed on 28293m², • 3 Medium Density Development sites where 2 stories be allowed, in total 36480m²: 	29°28'19.12"S	31°14'44.29"E

BASIC ASSESSMENT REPORT

<ul style="list-style-type: none"> • 1 Medium Development (15 Units/Ha = 12 Units) • 1 Medium Development (15 Units/Ha = 27 Units) • 1 Medium Development 15 Units/Ha = 16 Units) • A Mixed Use Development Site (8656m²) for multi-purpose retail and office • Public Open Space inclusive of wetland (43869m²) • Public Open Space (21425m²) • Green Belt of 23563m² • A Clubhouse facility site (5493m²) • A site for a reservoir (916m²) • Private roads 		
Alternative 2		
Description	Lat (DDMMSS)	Long (DDMMSS)
The developer builds a private residential estate of 26 free standing units of +/- 1 ha each and an equestrian facility. The average plot size is large and will give a very low density feel to the estate. Large tracts of land have been designated for open space within the development. This includes the conservation of the wetlands (with 30 m buffer zone) within the estate area. Landscaping of communal and private open space will promote restoration of the natural ecology within the estate. Thus the conservation of the local biodiversity of the area will be safeguarded with the provision of private and secured housing stock.	29°28'19.12"S	31°14'44.29"E
Alternative 3		
Description	Lat (DDMMSS)	Long (DDMMSS)

c) Technology alternatives

Alternative 1 (preferred alternative)
Alternative 2
Alternative 3

d) Other alternatives (e.g. scheduling, demand, input, scale and design alternatives)

Alternative 1 (preferred alternative)
Alternative 2
Alternative 3

e) No-go alternative

This is a no-go alternative which means that the Status Quo will persist. The land is to
--

continue to be used for commercial timber production. This will be financially non-viable as the area of timber is too small and will impact negatively on the environment when this land use will be perpetuated. The developer will not develop the land as a residential estate. The land will remain unsecured and subject to outside influences. There will also be a threat of informal settlement. Alien plant invasion will continue as before.

Paragraphs 3 – 13 below should be completed for each alternative.

3. PHYSICAL SIZE OF THE ACTIVITY

a) Indicate the physical size of the preferred activity/technology as well as alternative activities/technologies (footprints):

Alternative:

Alternative A1¹ (preferred activity alternative)
 Alternative A2 (if any)
 Alternative A3 (if any)

Size of the activity:

	369300m ²
	369300m ²
	m ²

or, for linear activities:

Alternative:

Alternative A1 (preferred activity alternative)
 Alternative A2 (if any)
 Alternative A3 (if any)

Length of the activity:

	m
	m
	m

b) Indicate the size of the alternative sites or servitudes (within which the above footprints will occur):

Alternative:

Alternative A1 (preferred activity alternative)
 Alternative A2 (if any)
 Alternative A3 (if any)

Size of the site/servitude:

	369300m ²
	369300m ²
	m ²

4. SITE ACCESS

Does ready access to the site exist?

YES	
-----	--

If NO, what is the distance over which a new access road will be built

	m
--	---

Describe the type of access road planned:

The Main Road (R330) is the main transport route into Salt Rock and MR 474 is the main access route to the old portion of the town of Sheffield Beach. MR228 is a farm road that served the small holdings on the edge of town and runs parallel to the N2. The small holdings are one after the other being converted to residential development and this road is presently being upgraded.

¹ "Alternative A.." refer to activity, process, technology or other alternatives.

Include the position of the access road on the site plan and required map, as well as an indication of the road in relation to the site.

5. LOCALITY MAP

An A3 locality map must be attached to the back of this document, as Appendix A. The scale of the locality map must be relevant to the size of the development (at least 1:50 000. For linear activities 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;
- indication of all the alternatives identified;
- closest town(s);
- road access from all major roads in the area;
- road names or numbers of all major roads as well as the roads that provide access to the site(s);
- all roads within a 1km radius of the site or alternative sites; and
- a north arrow;
- a legend; and
- locality GPS co-ordinates (Indicate the position of the activity using the latitude and longitude of the centre point of the site for each alternative site. The co-ordinates should be in degrees and decimal minutes. The minutes should have at least three decimals to ensure adequate accuracy. The projection that must be used in all cases is the WGS84 spheroid in a national or local projection).

6. LAYOUT/ROUTE PLAN

A detailed site or route plan(s) must be prepared for each alternative site or alternative activity. It must be attached as Appendix A to this document.

The site or route plans must indicate the following:

- the property boundaries and numbers of all the properties within 50 metres of the site;
- the current land use as well as the land use zoning of the site;
- the current land use as well as the land use zoning each of the properties adjoining the site or sites;
- the exact position of each listed activity applied for (including alternatives);
- servitude(s) indicating the purpose of the servitude;
- a legend; and
- a north arrow.

7. SENSITIVITY MAP

The layout/route plan as indicated above must be overlain with a sensitivity map that indicates all the sensitive areas associated with the site, including, but not limited to:

- watercourses;
- the 1:100 year flood line (where available or where it is required by DWS);
- ridges;

- cultural and historical features;
- areas with indigenous vegetation (even if it is degraded or infested with alien species); and
- critical biodiversity areas.

The sensitivity map must also cover areas within 100m of the site and must be attached in Appendix A.

8. SITE PHOTOGRAPHS

Colour photographs from the centre of the site must be taken in at least the eight major compass directions with a description of each photograph. Photographs must be attached under Appendix B to this report. It must be supplemented with additional photographs of relevant features on the site, if applicable.

9. FACILITY ILLUSTRATION

A detailed illustration of the activity must be provided at a scale of at least 1:200 as Appendix C for activities that include structures. The illustrations must be to scale and must represent a realistic image of the planned activity. The illustration must give a representative view of the activity.

10. ACTIVITY MOTIVATION

Motivate and explain the need and desirability of the activity (including demand for the activity):

Motivate and explain the need and desirability of the activity (including demand for the activity):

The construction of residential sites on the land will provide for much needed accommodation close to town. It will also increase the potential for temporary or permanent employment opportunities for the neighbouring local communities thus promoting socio-economic upliftment opportunities during the construction phase and fewer permanent positions during the operational phase

This is in line with the KwaDukuza Municipality IDP:

“KwaDukuza is the economic hub of the Ilembe district and because of this reason that most people from other parts of the Ilembe district find it to their advantage to come and settle in KwaDukuza in pursue of both housing and job opportunities.”

Indicate any benefits that the activity will have for society in general:

As above.

Indicate any benefits that the activity will have for the local communities where the activity will be located:

As above

BASIC ASSESSMENT REPORT

11. APPLICABLE LEGISLATION, POLICIES AND/OR GUIDELINES

List all legislation, policies and/or guidelines of any sphere of government that are applicable to the application as contemplated in the EIA regulations, if applicable:

Title of legislation, policy or guideline	Applicability to the project	Administering authority	Date
National Environmental Management Act (NEMA) & The National Environmental Management Amendment Act	The proposed development of Timberland Estate triggers activities listed under NEMA	Department of Economic Development Tourism and Environmental Affairs	Act 107 of 1998 & Act 8 of 2004
National Environmental Management: Biodiversity Act (NEMBA)	All landowners have an obligation to remove alien invasive plant species on their property.	eZemvelo KZN Wildlife	Act 10 of 2004
National Environmental Management: Air Quality Act	There will be a limited amount of air pollution during the construction and operational phase	Directorate: Air Quality Management (DEAT)	Act 39 of 2004
Natal Nature Conservation Ordinance	For the conservation of any protected plants on site	eZemvelo KZN Wildlife	Act 15 of 1974
National Water Act (NWA)	This project will trigger a WULA.	Department of Water and Sanitation	Act 36 of 1998
Conservation of Agricultural Resources Act (CARA)	All landowners have an obligation to remove alien invasive plant species on their property.	Department of Water and Sanitation	Act 43 of 1983
National Heritage Resources Act		South African Heritage Resources Agency	Act 25 of 1999
KwaZulu Natal Heritage Act		AMAFA aKwaZulu-Natali	Act 10 of 1997
Labour Relations Act	During the construction and operational phase there will be new employment opportunities.	Department of Labour	Act 66 of 1995
Basic Conditions of Employment Act	During the construction and operational phase there will be new employment opportunities.	Department of Labour	Act 75 of 1997
Occupational Health and Safety Act	This establishment must comply with the Occupational Health and Safety Act during the construction and operational phase.	Department of Labour	Act 85 of 1993
Hazardous Substances Act	Hazardous substances will be used during the construction phase	Department of Health, Welfare and Pensions	Act 15 of 1973

12. WASTE, EFFLUENT, EMISSION AND NOISE MANAGEMENT

a) Solid waste management

Will the activity produce solid construction waste during the construction/initiation phase?

YES

If YES, what estimated quantity will be produced per month?

15m³

BASIC ASSESSMENT REPORT

How will the construction solid waste be disposed of (describe)?

The construction solid waste will be stored on site in skips then loaded into a truck and taken to a registered landfill site in accordance with the requirements of the Environmental Management Programme (EMPr)

Where will the construction solid waste be disposed of (describe)?

At a registered landfill site

Will the activity produce solid waste during its operational phase?

YES

If YES, what estimated quantity will be produced per month?

180m³

How will the solid waste be disposed of (describe)?

KwaDukuza Municipality will remove the collected waste at regular intervals to a suitable waste disposal site within the municipal area. It is recommended that the estate prepare a solid waste collection point will be provided at the entrance of the estate from where the municipality will collect the waste. All internal waste collection is to be done by the developer / estate management company or the HOA. No burning or burying of solid waste will take place on the estate.

If the solid waste will be disposed of into a municipal waste stream, indicate which registered landfill site will be used.

Where will the solid waste be disposed of if it does not feed into a municipal waste stream (describe)?

If the solid waste (construction or operational phases) will not be disposed of in a registered landfill site or be taken up in a municipal waste stream, then the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

Can any part of the solid waste be classified as hazardous in terms of the NEM:WA?

NO

If YES, inform the competent authority and request a change to an application for scoping and EIA. An application for a waste permit in terms of the NEM:WA must also be submitted with this application.

Is the activity that is being applied for a solid waste handling or treatment facility?

NO

If YES, then the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA. An application for a waste permit in terms of the NEM:WA must also be submitted with this application.

b) Liquid effluent

Will the activity produce effluent, other than normal sewage, that will be disposed of in a municipal sewage system?

NO

If YES, what estimated quantity will be produced per month?

m³

Will the activity produce any effluent that will be treated and/or disposed of on site?

NO

If YES, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

BASIC ASSESSMENT REPORT

Will the activity produce effluent that will be treated and/or disposed of at another facility?

	NO
--	----

If YES, provide the particulars of the facility:

Facility name:		
Contact person:		
Postal address:		
Postal code:		
Telephone:	Cell:	
E-mail:	Fax:	

Describe the measures that will be taken to ensure the optimal reuse or recycling of waste water, if any:

c) Emissions into the atmosphere

Will the activity release emissions into the atmosphere other than exhaust emissions and dust associated with construction phase activities?

YES	
-----	--

If YES, is it controlled by any legislation of any sphere of government?

	NO
--	----

If YES, the applicant must consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

If NO, describe the emissions in terms of type and concentration:

Dust will be produced during the construction phase as well as emissions from construction vehicles. These emissions will comprise primarily of CO² and will be of a low concentration. Dust reduction measures if required will be implemented throughout construction activities and this will be controlled by an EMPr.

d) Waste permit

Will any aspect of the activity produce waste that will require a waste permit in terms of the NEM:WA?

	NO
--	----

If YES, please submit evidence that an application for a waste permit has been submitted to the competent authority

e) Generation of noise

Will the activity generate noise?

YES	
-----	--

If YES, is it controlled by any legislation of any sphere of government?

	NO
--	----

Describe the noise in terms of type and level:

The proposed activity will generate noise during the construction phase from construction vehicles and equipment. Noise levels during construction is not expected to exceed 85dBa. Noise suppressors are recommended for machinery and workers will be trained on how to minimise noise on site to prevent unnecessary disturbance during construction hours (07h00 to 17h00). Work should not continue on weekends, after hours or public holidays, if necessary then due notification should be given to the surrounding communities.

13. WATER USE

Please indicate the source(s) of water that will be used for the activity by ticking the appropriate box(es):

Municipal	<input checked="" type="checkbox"/>
-----------	-------------------------------------

If water is to be extracted from groundwater, river, stream, dam, lake or any other natural feature, please indicate the volume that will be extracted per month:

Does the activity require a water use authorisation (general authorisation or water use license) from the Department of Water Affairs?

<input type="checkbox"/>
YES <input checked="" type="checkbox"/>

If YES, please provide proof that the application has been submitted to the Department of Water Affairs.

A Water Use License Application will be submitted to DWS and proof of submission will be submitted with the final BAR.

14. ENERGY EFFICIENCY

Describe the design measures, if any, which have been taken to ensure that the activity is energy efficient:

None

Describe how alternative energy sources have been taken into account or been built into the design of the activity, if any:

None

SECTION B: SITE/AREA/PROPERTY DESCRIPTION

Important notes:

- For linear activities (pipelines, etc) as well as activities that cover very large sites, it may be necessary to complete this section for each part of the site that has a significantly different environment. In such cases please complete copies of Section B and indicate the area, which is covered by each copy No. on the Site Plan.

Section B Copy No. (e.g. A):

- Paragraphs 1 - 6 below must be completed for each alternative.

- Has a specialist been consulted to assist with the completion of this section? **NO**
 If YES, please complete the form entitled "Details of specialist and declaration of interest" for each specialist thus appointed and attach it in Appendix I. All specialist reports must be contained in Appendix D.

Property description/physical address:

Province	KwaZulu-Natal
District Municipality	iLembe Municipality
Local Municipality	KwaDukuza Municipality
Ward Number(s)	
Farm name and number	Lot 69 No. 917
Portion number	Remainder of Portion18
SG Code	N0FU0000000091700018

Where a large number of properties are involved (e.g. linear activities), please attach a full list to this application including the same information as indicated above.

Current land-use zoning as per local municipality IDP/records:

Agriculture

In instances where there is more than one current land-use zoning, please attach a list of current land use zonings that also indicate which portions each use pertains to, to this application.

Is a change of land-use or a consent use application required? **NO**

BASIC ASSESSMENT REPORT

1. GRADIENT OF THE SITE

Indicate the general gradient of the site.

Alternative S1:

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5
------	-------------	-------------	-------------	--------------	-------------	------------------

Alternative S2 (if any):

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5
------	-------------	-------------	-------------	--------------	-------------	------------------

Alternative S3 (if any):

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5
------	-------------	-------------	-------------	--------------	-------------	------------------

2. LOCATION IN LANDSCAPE

Indicate the landform(s) that best describes the site:

2.1 Ridgeline	<input type="checkbox"/>	2.4 Closed valley	<input type="checkbox"/>	2.7 Undulating plain / low hills	<input checked="" type="checkbox"/>
2.2 Plateau	<input type="checkbox"/>	2.5 Open valley	<input type="checkbox"/>	2.8 Dune	<input type="checkbox"/>
2.3 Side slope of hill/mountain	<input type="checkbox"/>	2.6 Plain	<input type="checkbox"/>	2.9 Seafront	<input type="checkbox"/>
2.10 At sea	<input type="checkbox"/>				

3. GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE

Is the site(s) located on any of the following?

	Alternative S1:	Alternative S2 (if any):	Alternative S3 (if any):
Shallow water table (less than 1.5m deep)	NO	YES NO	YES NO
Dolomite, sinkhole or doline areas	NO	YES NO	YES NO
Seasonally wet soils (often close to water bodies)	NO	YES NO	YES NO
Unstable rocky slopes or steep slopes with loose soil	NO	YES NO	YES NO
Dispersive soils (soils that dissolve in water)	NO	YES NO	YES NO
Soils with high clay content (clay fraction more than 40%)	NO	YES NO	YES NO
Any other unstable soil or geological feature	NO	YES NO	YES NO
An area sensitive to erosion	NO	YES NO	YES NO

If you are unsure about any of the above or if you are concerned that any of the above aspects may be an issue of concern in the application, an appropriate specialist should be appointed to assist in the completion of this section. Information in respect of the above will often be available as part of the project information or at the planning sections of local authorities. Where it exists, the 1:50 000 scale Regional Geotechnical Maps prepared by the Council for Geo Science may also be consulted.

4. GROUNDCOVER

Indicate the types of groundcover present on the site. The location of all identified rare or endangered species or other elements should be accurately indicated on the site plan(s).

	Natural veld with scattered aliens ^E			Gardens
	Cultivated land	Paved surface	Building or other structure	Bare soil

If any of the boxes marked with an “E” is ticked, please consult an appropriate specialist to assist in the completion of this section if the environmental assessment practitioner doesn’t have the necessary expertise.

5. SURFACE WATER

Indicate the surface water present on and or adjacent to the site and alternative sites?

Perennial River		NO	
Non-Perennial River		NO	
Permanent Wetland		NO	
Seasonal Wetland	YES		
Artificial Wetland		NO	
Estuarine / Lagoonal wetland		NO	

If any of the boxes marked YES or UNSURE is ticked, please provide a description of the relevant watercourse.

Soil and vegetation sampling in conjunction with the recording of key topographical features enabled the delineation of two onsite wetland units to be negatively affected by the proposed development. Both wetland units were assessed as being seriously modified (PES Class E) and of moderately low EIS. Unit W2 was assessed as being of moderate importance in terms of the provision of agriculture benefits due to the wetland being under Eucalyptus cultivation. In light of the baseline assessment, as well as the local context where wetland function and habitat loss has likely exceeded critical levels, the RMO for Unit W1 is to improve the condition of the unit through appropriate rehabilitation, and that of Unit W2 is to maintain its condition.

See Appendix D1 for the Freshwater Habitat Impact Assessment

6. LAND USE CHARACTER OF SURROUNDING AREA

Indicate land uses and/or prominent features that currently occur within a 500m radius of the site and give description of how this influences the application or may be impacted upon by the application:

Natural area	
Low density residential	
Agriculture	
River, stream or wetland	
Historical building	

If any of the boxes marked with an "N" are ticked, how will this impact / be impacted upon by the proposed activity? Specify and explain:

If any of the boxes marked with an "An" are ticked, how will this impact / be impacted upon by the proposed activity? Specify and explain:

If any of the boxes marked with an "H" are ticked, how will this impact / be impacted upon by the proposed activity? Specify and explain:

Does the proposed site (including any alternative sites) fall within any of the following:

Critical Biodiversity Area (as per provincial conservation plan)		NO
Core area of a protected area?		NO
Buffer area of a protected area?		NO
Planned expansion area of an existing protected area?		NO
Existing offset area associated with a previous Environmental Authorisation?		NO
Buffer area of the SKA?		NO

If the answer to any of these questions was YES, a map indicating the affected area must be included in Appendix A.

7. CULTURAL/HISTORICAL FEATURES

Are there any signs of culturally or historically significant elements, as defined in section 2 of the National Heritage Resources Act, 1999, (Act No. 25 of 1999), including Archaeological or paleontological sites, on or close (within 20m) to the site? If YES, explain:	YES	NO
	Uncertain	

If uncertain, conduct a specialist investigation by a recognised specialist in the field (archaeology or palaeontology) to establish whether there is such a feature(s) present on or close to the site. Briefly explain the findings of the specialist:

Will any building or structure older than 60 years be affected in any way?		NO
Is it necessary to apply for a permit in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		NO

If YES, please provide proof that this permit application has been submitted to SAHRA or the relevant provincial authority.

8. SOCIO-ECONOMIC CHARACTER

a) Local Municipality

Please provide details on the socio-economic character of the local municipality in which the proposed site(s) are situated.

Level of unemployment:

The employment profile of KwaDukuza Municipality indicates that the employed population from the economically active accounts for 66%. The remaining 34% of the population are unemployed.

Economic profile of local municipality:

The economy of this region is dominated by agriculture (primarily sugarcane), light industry (engineering, wood products, paper and packaging) and tourism

Level of education:

Approximately 26% of the population in KwaDukuza Municipality have a Standard 10/Grade 12 or Higher Education Qualification. Eighty percent (80%) of the population of KwaDukuza has some form of schooling between the primary and tertiary education levels.

b) Socio-economic value of the activity

What is the expected capital value of the activity on completion?	
What is the expected yearly income that will be generated by or as a result of the activity?	
Will the activity contribute to service infrastructure?	NO

BASIC ASSESSMENT REPORT

Is the activity a public amenity?	NO
How many new employment opportunities will be created in the development and construction phase of the activity/ies?	
What is the expected value of the employment opportunities during the development and construction phase?	
What percentage of this will accrue to previously disadvantaged individuals?	
How many permanent new employment opportunities will be created during the operational phase of the activity?	
What is the expected current value of the employment opportunities during the first 10 years?	
What percentage of this will accrue to previously disadvantaged individuals?	

9. BIODIVERSITY

Please note: The Department may request specialist input/studies depending on the nature of the biodiversity occurring on the site and potential impact(s) of the proposed activity/ies. To assist with the identification of the biodiversity occurring on site and the ecosystem status consult <http://bgis.sanbi.org> or BGIShelp@sanbi.org. Information is also available on compact disc (cd) from the Biodiversity-GIS Unit, Ph (021) 799 8698. This information may be updated from time to time and it is the applicant/EAP's responsibility to ensure that the latest version is used. A map of the relevant biodiversity information (including an indication of the habitat conditions as per (b) below) and must be provided as an overlay map to the property/site plan as Appendix A to this report.

- a) **Indicate the applicable biodiversity planning categories of all areas on site and indicate the reason(s) provided in the biodiversity plan for the selection of the specific area as part of the specific category)**

Systematic Biodiversity Planning Category				If CBA or ESA, indicate the reason(s) for its selection in biodiversity plan
Critical Biodiversity Area (CBA)	Ecological Support Area (ESA)	Other Natural Area (ONA)	No Natural Area Remaining (NNR)	
				ONA and NNR

- b) **Indicate and describe the habitat condition on site**

Habitat Condition	Percentage of habitat condition class (adding up to 100%)	Description and additional Comments and Observations (including additional insight into condition, e.g. poor land management practises, presence of quarries, grazing, harvesting regimes etc).
Natural	%	0
Near Natural (includes areas with low to moderate level of alien invasive plants)	%	0

BASIC ASSESSMENT REPORT

Degraded (includes areas heavily invaded by alien plants)	%	10
Transformed (includes cultivation, dams, urban, plantation, roads, etc)	%	90

c) Complete the table to indicate:

- (i) the type of vegetation, including its ecosystem status, present on the site; and
- (ii) whether an aquatic ecosystem is present on site.

Terrestrial Ecosystems		Aquatic Ecosystems			
Ecosystem threat status as per the National Environmental Management: Biodiversity Act (Act No. 10 of 2004)	Endangered	Wetland (including rivers, depressions, channelled and unchanneled wetlands, flats, seeps pans, and artificial wetlands)	Estuary		Coastline
			YES	NO	NO

- d) Please provide a description of the vegetation type and/or aquatic ecosystem present on site, including any important biodiversity features/information identified on site (e.g. threatened species and special habitats)**

The vegetation type in the study area is classified as Endangered. However, there is little natural areas present on site.

SECTION C: PUBLIC PARTICIPATION

1. ADVERTISEMENT AND NOTICE

Publication name	The North Coast Courier
Date published	2 September 2016
Site notice Date placed	10 August 2016

Include proof of the placement of the relevant advertisements and notices in Appendix E.

2. DETERMINATION OF APPROPRIATE MEASURES

Provide details of the measures taken to include all potential I&APs as required by Regulation 41(2)(e) and 41(6) of GN 733.

Key stakeholders (other than organs of state) identified in terms of Regulation 41(2)(b) of GN 733

Title, Name and Surname	Affiliation/ key stakeholder status	Contact details (tel number or e-mail address)
Genevieve Chisholm	Affiliation	fosgreen@mweb.co.za

Include proof that the key stakeholder received written notification of the proposed activities as Appendix E. This proof may include any of the following:

- e-mail delivery reports;
- registered mail receipts;
- courier waybills;
- signed acknowledgements of receipt; and/or
- or any other proof as agreed upon by the competent authority.

3. ISSUES RAISED BY INTERESTED AND AFFECTED PARTIES

See Appendix E for the Comments and Responses Report

Summary of main issues raised by I&APs	Summary of response from EAP

4. COMMENTS AND RESPONSE REPORT

The practitioner must record all comments received from I&APs and respond to each comment before the Draft BAR is submitted. The comments and responses must be captured in a comments and response report as prescribed in the EIA regulations and be attached to the Final BAR as Appendix E.

5. AUTHORITY PARTICIPATION

Authorities and organs of state identified as key stakeholders: **See I&AP register attached in Appendix E**

Authority/Organ of State	Contact person (Title, Name and Surname)	Tel No	Fax No	e-mail	Postal address

Include proof that the Authorities and Organs of State received written notification of the proposed activities as appendix E.

In the case of renewable energy projects, Eskom and the SKA Project Office must be included in the list of Organs of State.

6. CONSULTATION WITH OTHER STAKEHOLDERS

Note that, for any activities (linear or other) where deviation from the public participation requirements may be appropriate, the person conducting the public participation process may deviate from the requirements of that sub-regulation to the extent and in the manner as may be agreed to by the competent authority.

Proof of any such agreement must be provided, where applicable. Application for any deviation from the regulations relating to the public participation process must be submitted prior to the commencement of the public participation process.

A list of registered I&APs must be included as appendix E.

Copies of any correspondence and minutes of any meetings held must be included in Appendix E.

SECTION D: IMPACT ASSESSMENT

The assessment of impacts must adhere to the minimum requirements in the EIA Regulations, 2014 and should take applicable official guidelines into account. The issues raised by interested and affected parties should also be addressed in the assessment of impacts.

1. IMPACTS THAT MAY RESULT FROM THE PLANNING AND DESIGN, CONSTRUCTION, OPERATIONAL, DECOMMISSIONING AND CLOSURE PHASES AS WELL AS PROPOSED MANAGEMENT OF IDENTIFIED IMPACTS AND PROPOSED MITIGATION MEASURES

Provide a summary and anticipated significance of the potential direct, indirect and cumulative impacts that are likely to occur as a result of the planning and design phase, construction phase, operational phase, decommissioning and closure phase, including impacts relating to the choice of site/activity/technology alternatives as well as the mitigation measures that may eliminate or reduce the potential impacts listed. This impact assessment must be applied to all the identified alternatives to the activities identified in Section A(2) of this report.

BASIC ASSESSMENT REPORT

1.1. IMPACTS THAT MAY RESULT FROM THE CONSTRUCTION PHASE

1.1.1 ALTERNATIVE 1: SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS DURING CONSTRUCTION.

Table 1: Summary of potential environmental impacts for Alternative 1.

Environmental Aspect	Summary of Implications and Mitigation		Assessment of Environmental Impacts				
	Potential Impacts	Mitigation	Significance before Mitigation	Geographic Spatial Scale	Duration	Mitigation & Certainty	Significance after Mitigation
Biophysical Impacts							
Water	Increase in surface water run-off due to exposed soil increases erosion potential on site.	Implement stormwater control measures as per EMPR.	High (-)	Site	Short-term	Full & Possible	Med (-)
Soil	Loss of viable agricultural land	Development will not result in significant loss of agricultural land as the land is a non-viable agricultural unit	Low (-)	Site	Permanent	None & Definite	Significant (-)
	Erosion of topsoil	Ensure erosion control measures are implemented as per project specific EMPR.	Very High (-)	Site	Short-term	Partial & Probable	High (-)
Air	Dust creation due to construction activities	Implement dust prevention measures as per EMPR.	High (-)	Site	Short-term	Full & Definite	Med (-)
Biological communities and processes	Flora or fauna not lost as the site is highly transformed and under timber.	Re-instatement of indigenous vegetation or endemic flora as per rehabilitation landscaping plan. As per EMPR	Med(-)	Site	Short-term	Partial & Definite	Low (+)
	Potential for colonization by alien vegetation.	Implement an alien control and removal programme as per EMPR.	High (-)	Local	Short-term	Full & Definite	Low (+)
	Rehabilitation of wetland vegetation	Implement wetland vegetation rehabilitation programme as per EMPR	Low (+)	Local	Permanent	Full & Definite	Medium (+)
Socio-economic Impacts							
Archaeological and Cultural	Potential for archaeological and cultural impacts on the site.	Conduct an archaeological and cultural assessment.	High (-)	Site	Permanent	Partial & Probable	Med (-)
Economic	Creation of local, temporary and permanent employment opportunities	Employ local labour	Low (+)	Local	Short-term	No mitigation necessary & probable	High (+)
Visual and aesthetic	The presence of construction activities will create visual disturbance to the 'sense of place'.	<ul style="list-style-type: none"> • High density development will harden the landscape • Fence off of site as per EMPR. • Plant trees 	Significant (-)	Local	Short-term	Partial & Definite	Very High (-)
Noise	Noise generation due to construction activities.	Implement measures as per EMPR.	Very High (-)	Site	Short-term	Partial & Definite	High (-)
Traffic	Increase in traffic volume on local roads	Traffic engineering controls ensure effective control during construction.	Significant (-)	Local	Short-term	Partial & Definite	Very High (-)

BASIC ASSESSMENT REPORT

1.1.2 ALTERNATIVE 2: SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS DURING CONSTRUCTION.

Table 2: Summary of potential environmental impacts for Alternative 1

Environmental Aspect	Summary of Implications and Mitigation		Assessment of Environmental Impacts				
	Potential Impacts	Mitigation	Significance before Mitigation	Geographic Spatial Scale	Duration	Mitigation & Certainty	Significance after Mitigation
Biophysical Impacts							
Water	Increase in stormwater discharge volumes due to increase in hardened surfaces on site.	Stormwater engineering controls (sandbags, soil curtains and berms) ensure effective control during construction.	Low (-)	Local	Permanent	Full & definite	No impact
Soil	Loss of viable agricultural land	Development will not result in significant loss of agricultural land since the land is not viable as an agricultural unit	Low (-)	Site	Permanent	None & Definite	No impact
	Erosion of topsoil	Ensure control measures are as per EMPR.	Low (-)	Site	Short-term	Partial & Probable	No impact
Air	Dust creation due to construction activities	Implement dust prevention measures as per EMPR.	Med (-)	Site	Short-term	Full & Definite	Low (-)
Biological communities and processes	No significant loss of flora or fauna as the site is highly transformed and under timber.	• Re-instatement of indigenous vegetation as per rehabilitation- landscaping plan and EMPR	Med(-)	Site	Permanent	Partial & Definite	Very High (+)
	Potential for colonization by alien vegetation.	Implement an alien control and removal programme as per EMPR.	High (-)	Local	Short-term	Full & Definite	Very High (+)
	Rehabilitation of wetland vegetation	Wetland vegetation rehabilitation as per EMPR	High (+)	Site	Permanent	Full & Definite	Very High (+)
Socio-economic Impacts							
Archaeological and Cultural	Potential for archaeological and cultural impacts on the site.	• Conduct archaeological assessment.	Med (-)	Site	Long term	Partial & Probable	Low (-)
Economic	Provision of secure up-market housing	No mitigation required	□ High (+)	Local	Long-term	No mitigation Definite	High (+)
	Increase in rates base for Municipality	Municipality can reduce rates	High (+)	Local	Long-term	Full & Definite	Very High (+)
	Temporary and permanent employment opportunities	Employ local job seekers	High (-)	Local	Long term	Full & Definite	Low (+)
Visual and aesthetic	The built and natural elements complement one another within the landscape	Architectural and landscaping design ensure estate has a pleasing 'sense of place'	Med (-)	Local	Short-term	Partial & Definite	Low (-)
Noise	Noise generation due to construction activities.	Implement measures as per EMPR.	Low (-)	Site	Short-term	Partial & Definite	High (+)
Traffic	Increase in traffic volume on local roads	EMPR controls ensure minimal traffic impact during construction.	Med (-)	Local	Short-term	Partial & Definite	Low (-)

BASIC ASSESSMENT REPORT

1.1.3 ALTERNATIVE 3: NO-GO Alternative 0 UNITS: SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS DURING **CONSTRUCTION**.

Table 3: Summary of potential environmental impacts for the No-Go Alternative.

Environmental Aspect	Summary of Implications and Mitigation		Assessment of Environmental Impacts				
	Potential Impacts	Mitigation	Significance before Mitigation	Geographic Spatial Scale	Duration	Mitigation & Certainty	Significance after Mitigation
Biophysical Impacts							
Water	No increase in surface water run-off due to exposed soil increases erosion potential on site.	No need to implement stormwater control measures as per EMPR.	Low (-)	Local	Long-term	Full & Possible	Med (-)
Soil	No loss of viable agricultural land	No development will result in significant loss of agricultural land and the land will be still farmed as a non-viable agricultural unit	Med (-)	Site	Long-term	None & Definite	High (-)
	No erosion of topsoil	Erosion control measures are not implemented as per project specific EMPR.	Low (-)	Site	Long-term	Partial & Probable	Med (-)
Air	No dust created due to construction activities	No need to implement dust prevention measures as per EMPR.	Low (-)	Site	Long-term	Full & Definite	Med (-)
Biological communities and processes	The loss of flora or fauna continues as the site remains under timber and is highly transformed.	• Indigenous vegetation is not re-instated and rehabilitated as per rehabilitation and landscaping plan and as per EMPR as it is still under production.	Med(-)	Site	Long-term	Partial & Definite	Very high (-)
	Potential for colonization by alien vegetation.	Alien plants still infest the site.	Med (-)	Local	Long-term	Full & Definite	High (-)
	Wetland vegetation is not rehabilitated	Plantation still impacts on the wetland	Low (-)	Local	Long term	Full & Definite	High (-)
Socio-economic Impacts							
Archaeological and Cultural	Potential for archaeological and cultural impacts on the site.	archaeological and cultural assessment is not conducted.	Low (-)	Site	Long-term	Partial & Probable	Med (-)
Economic	No creation of additional local, temporary and permanent employment opportunities	No local labour employed	Low (-)	Local	Long-term	Partial & Probable	High (-)
Visual and aesthetic	The absence of construction activities will not create visual disturbance to the 'sense of place'.	<ul style="list-style-type: none"> • No high density development to harden the landscape • No need to fence off of the site as per EMPR. • No need to plant trees 	Med (-)	Local	Long-term	Partial & Definite	High (-)
Noise	No noise generation due to construction activities.	No need to implement measures as per EMPR.	Low (-)	Site	Long-term	Partial & Definite	Med (-)
Traffic	No increase in traffic volume on local roads	No need for traffic engineering to ensure effective control during operation.	Low (-)	Local	Long-term	Partial & Definite	Med (-)

BASIC ASSESSMENT REPORT

1.2. IMPACTS THAT MAY RESULT FROM THE OPERATIONAL PHASE

1.2.1 ALTERNATIVE 1: SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS DURING OPERATION

Table 4: Summary of potential environmental impacts for Alternative 1.

Environmental Aspect	Summary of Implications and Mitigation		Assessment of Environmental Impacts				
	Potential Impacts	Mitigation	Significance before Mitigation	Geographic Spatial Scale	Duration	Mitigation & Certainty	Significance after Mitigation
Biophysical Impacts							
Water	Increase in surface water run-off due to exposed soil increases erosion potential on site.	Implement stormwater control measures as per EMPR.	High (-)	Site	Short-term	Full & Possible	Med (-)
Soil	Erosion of topsoil	Ensure erosion control measures are implemented as per EMPR.	Very High (-)	Site	Short-term	Partial & Probable	High (-)
Biological communities and processes	Flora or fauna not lost as the site is highly transformed and under timber.	Maintenance of indigenous vegetation as per EMPR	Med (-)	Site	Short-term	Partial & Definite	Low (+)
	Potential for colonization by alien vegetation.	Maintain an alien control and removal programme as per EMPR.	High (-)	Local	Short-term	Full & Definite	Low (+)
	Rehabilitation of wetland vegetation	Maintain wetland vegetation rehabilitation programme as per EMPR	Low (+)	Local	Permanent	Full & Definite	Medium (+)
Socio-economic Impacts							
Economic	Creation of local, temporary and permanent employment opportunities	Employ local labour	Low (+)	Local	Short-term	No mitigation necessary & probable	High (+)
Visual and aesthetic	The presence of high density units will create visual disturbance to the 'sense of place'.	Plant trees	Significant (-)	Local	Short-term	Partial & Definite	Very High (-)
Traffic	Increase in traffic volume on local roads	Traffic engineering requirements ensure effective control during operation.	Significant (-)	Local	Short-term	Partial & Definite	Very High (-)

BASIC ASSESSMENT REPORT

1.2.2 ALTERNATIVE 2: SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS DURING OPERATION

Table 5: Summary of potential environmental impacts for Alternative 2.

Environmental Aspect	Summary of Implications and Mitigation		Assessment of Environmental Impacts				
	Potential Impacts	Mitigation	Significance before Mitigation	Geographic Spatial Scale	Duration	Mitigation & Certainty	Significance after Mitigation
Biophysical Impacts							
Water	Increase in stormwater discharge volumes due to increase in hardened surfaces on site.	Stormwater engineering solutions(berms, swales, ponds,soak aways) ensure effective control during operation.	Low (-)	Local	Permanent	Full & definite	No impact
Soil	Erosion of topsoil	Rehabilitated veld protects soil	Low (-)	Site	Short-term	Partial & Probable	No impact
Biological communities and processes	Significant increase of flora or fauna	Maintain indigenous vegetation as per rehabilitation and landscaping plan and EMP encourages fauna and flora to recolonise the area.	Med(-)	Site	Permanent	Partial & Definite	Very High (+)
	Potential for colonization by alien vegetation.	Maintain an alien control and removal programme as per EMPR.	High (-)	Local	Short-term	Full & Definite	Very High (+)
	Rehabilitation of wetland vegetation	Maintain the wetland vegetation rehabilitation programme as per EMPR.	High (+)	Site	Permanent	Full & Definite	Very High (+)
Socio-economic Impacts							
Economic	Provision of secure up-market housing	No mitigation required	□High (+)	Local	Long-term	No mitigation Definite	High (+)
	Maintain rates base for Municipality	Municipality can reduce rates	High (+)	Local	Long-term	Full & Definite	Very High (+)
	Temporary and permanent employment opportunities	Employ local job seekers	High (-)	Local	Long term	Full & Definite	Low (+)
Visual and aesthetic	The built environment and natural environment complement one another within the landscape	Architectural and landscaping design ensure estate has a pleasing 'sense of place'	Med (-)	Local	Short-term	Partial & Definite	Low (-)
Traffic	Traffic volume on local roads remain constant	Traffic engineering requirements ensure effective control during operation.	Med (-)	Local	Short-term	Partial & Definite	Low (-)

BASIC ASSESSMENT REPORT

1.2.3 ALTERNATIVE 3: NO-GO Alternative 0 UNITS: SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS DURING OPERATION.

Table 6: Summary of potential environmental impacts for the No-Go Alternative.

Environmental Aspect	Summary of Implications and Mitigation		Assessment of Environmental Impacts				
	Potential Impacts	Mitigation	Significance before Mitigation	Geographic Spatial Scale	Duration	Mitigation & Certainty	Significance after Mitigation
Biophysical Impacts							
Water	No increase in surface water run-off due to exposed soil increases erosion potential on site.	No need to implement stormwater control measures as per EMPR.	Low (-)	Local	Long-term	Full & Possible	Med (-)
Soil	No loss of viable agricultural land	No development will result in significant loss of agricultural land and the land will be still farmed as a non-viable agricultural unit	Med (-)	Site	Long-term	None & Definite	Low (+)
	Erosion of topsoil	Erosion control measures are not implemented as per project specific EMPR.	Low (-)	Site	Long-term	Partial & Probable	Med (-)
Air	Dust created due to tree felling and log transporting activities	Need to implement dust prevention measures as per EMPR.	Low (-)	Site	Long-term	Full & Definite	Med (-)
Biological communities and processes	The loss of flora or fauna continues as the site remains under timber and is highly transformed.	Indigenous vegetation is not re-instated and rehabilitated as per rehabilitation and landscaping plan and as per EMPR as it is still under production.	Med(-)	Site	Long-term	Partial & Definite	Very high (-)
	Potential for colonization by alien vegetation.	Alien plants still infest the site unabated.	Med (-)	Local	Long-term	Full & Definite	High (-)
	Wetland vegetation is not rehabilitated	Plantation still impacts on the wetland	Low (-)	Local	Long term	Full & Definite	High (-)
Socio-economic Impacts							
Economic	No creation of additional local, temporary and permanent employment opportunities	No additional local labour employed	Low (-)	Local	Long-term	Partial & Probable	High (-)
Visual and aesthetic	The absence of construction activities will not create visual disturbance to the 'sense of place'.	<ul style="list-style-type: none"> • No high density development to harden the landscape • No need to fence off of the site as per EMPR. • Need to plant indigenous trees 	Med (-)	Local	Long-term	Partial & Definite	High (-)
Noise	Noise generation due to farming activities.	No need to implement measures as per EMPR.	Low (-)	Site	Long-term	Partial & Definite	Med (-)
Traffic	No increase in traffic volume on local roads	No need for traffic engineering to ensure effective control during operation.	Low (-)	Local	Long-term	Partial & Definite	Med (-)

SECTION E. RECOMMENDATION OF PRACTITIONER

Is the information contained in this report and the documentation attached hereto sufficient to make a decision in respect of the activity applied for (in the view of the environmental assessment practitioner)?

YES	
-----	--

If "NO", indicate the aspects that should be assessed further as part of a Scoping and EIA process before a decision can be made (list the aspects that require further assessment).

--

If "YES", please list any recommended conditions, including mitigation measures that should be considered for inclusion in any authorisation that may be granted by the competent authority in respect of the application.

The proposed development is a low impact development. There does not appear to be any reason why this development not be given environmental authorization

Is an EMPr attached?

YES	
-----	--

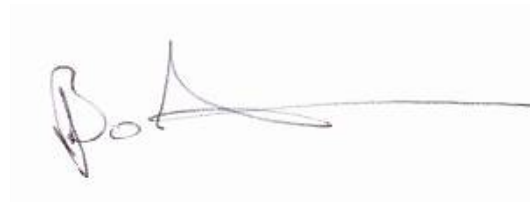
The EMPr must be attached as Appendix F.

If any specialist reports were used during the compilation of this BAR, please attach the declaration of interest for each specialist in Appendix D.

Any other information relevant to this application and not previously included must be attached in Appendix G.

Johan Bodenstein

NAME OF EAP



SIGNATURE OF EAP

12/01/2017

DATE

SECTION F: APPENDIXES

The following appendixes must be attached as appropriate:

Appendix A: Site plan(s)

Appendix B: Photographs

Appendix C: Facility illustration(s)

Appendix D: Specialist reports

Appendix E: Public Participation & Comments and responses report

Appendix F: Draft Environmental Management Programme (EMPr)

Appendix G: Other information