

## 2013 Need and Desirability Guideline

Questions	Responses
How will this development (and its separate elements/aspects) impact on the ecological integrity of the area?	Refer to the assessment of Impacts in the BAR and the specialists reports
How were the following ecological integrity considerations taken into account?: <ul style="list-style-type: none"> <li>o Threatened Ecosystems</li> <li>o Sensitive, vulnerable, highly dynamic or stressed ecosystems, such as coastal shores, estuaries, wetlands, and similar systems require specific attention in management and planning procedures, especially where they are subject to significant human resource usage and development pressure,<sup>40</sup></li> <li>o Critical Biodiversity Areas (“CBAs”) and Ecological Support Areas (“ESAs”),</li> <li>o Conservation targets,</li> <li>o Ecological drivers of the ecosystem,</li> </ul>	Refer to the assessment of Impacts in the BAR and the specialists reports
o Environmental attributes and management proposals contained in relevant Environmental Management Frameworks,	As indicated in the BAR no EMF’s applicable to the site
o Environmental attributes and management proposals contained in relevant Spatial Development Framework, and	Contained in the BAR
o Global and international responsibilities relating to the environment (e.g. RAMSAR sites, Climate Change, etc.).	Refer to Section I.5 of the BAR
How will this development disturb or enhance ecosystems and/or result in the loss or protection of biological diversity? What measures were explored to firstly avoid these negative impacts, and where these negative impacts could not be avoided altogether, what measures were explored to minimise and remedy (including offsetting) the impacts? What measures were explored to enhance positive impacts?	Refer to the assessment of Impacts in the BAR and the specialists reports
How will this development pollute and/or degrade the biophysical environment? What measures were explored to firstly avoid these impacts, and where impacts could not be avoided altogether, what measures were explored to minimise and remedy (including offsetting) the impacts? What measures were explored to enhance positive impacts?	Refer to the assessment of Impacts in the BAR and the specialists reports
What waste will be generated by this development? What measures were explored to firstly avoid waste, and where waste could not be avoided altogether, what measures were explored to minimise, reuse and/or recycle the waste?	Refer to the BAR and EMPr

What measures have been explored to safely treat and/or dispose of unavoidable waste?	
How will this development use and/or impact on non-renewable natural resources? What measures were explored to ensure responsible and equitable use of the resources? How have the consequences of the depletion of the non-renewable natural resources been considered? What measures were explored to firstly avoid these impacts, and where impacts could not be avoided altogether, what measures were explored to minimise and remedy (including offsetting) the impacts? What measures were explored to enhance positive impacts?	Refer to the assessment of Impacts in the BAR and the specialists reports
How will this development use and/or impact on renewable natural resources and the ecosystem of which they are part? Will the use of the resources and/or impact on the ecosystem jeopardise the integrity of the resource and/or system taking into account carrying capacity restrictions, limits of acceptable change, and thresholds? What measures were explored to firstly avoid the use of resources, or if avoidance is not possible, to minimise the use of resources? What measures were taken to ensure responsible and equitable use of the resources? What measures were explored to enhance positive impacts?	Refer to the assessment of Impacts in the BAR and the specialists reports
Does the proposed development exacerbate the increased dependency on increased use of resources to maintain economic growth or does it reduce resource dependency (i.e. de-materialised growth)? (note: sustainability requires that settlements reduce their ecological footprint by using less material and energy demands and reduce the amount of waste they generate, without compromising their quest to improve their quality of life)	Not relevant to the proposal as housing is being proposed. As standard practice all new housing developments are fitted with resource saving devices and fixtures to reduce the demand on water and power. The consumption of individual occupiers can however not be controlled through this application for a housing development.
Does the proposed use of natural resources constitute the best use thereof? Is the use justifiable when considering intra- and intergenerational equity, and are there more important priorities for which the resources should be used (i.e. what are the opportunity costs of using these resources for the proposed development alternative?).	Housing is considered a justifiable use of natural resources.
How will the ecological impacts resulting from this development impact on people's environmental right in terms following:	Refer to the assessment of Impacts in the BAR

<ul style="list-style-type: none"> <li>• Negative impacts: e.g. access to resources, opportunity costs, loss of amenity (e.g. open space), air and water quality impacts, nuisance (noise, odour, etc.), health impacts, visual impacts, etc. What measures were taken to firstly avoid negative impacts, but if avoidance is not possible, to minimise, manage and remedy negative impacts?</li> </ul>	and the specialists reports
Positive impacts: e.g. improved access to resources, improved amenity, improved air or water quality, etc. What measures were taken to enhance positive impacts?	Refer to the description of the proposal, the assessment of Impacts in the BAR and the specialists reports
Describe the linkages and dependencies between human wellbeing, livelihoods and ecosystem services applicable to the area in question and how the development's ecological impacts will result in socio-economic impacts (e.g. on livelihoods, loss of heritage site, opportunity costs, etc.)?	Refer to the description of the proposal, the assessment of Impacts in the BAR and the specialists reports. All aspects have been taken into account and the heritage resource aspects formed the central part of the character of the development as outlined in the heritage report.
Based on all of the above, how will this development positively or negatively impact on ecological integrity objectives/targets/considerations of the area?	Refer to the description of the proposal, the assessment of Impacts in the BAR and the specialists reports. All aspects have been taken into account in the designing of the proposal.
Considering the need to secure ecological integrity and a healthy biophysical environment, describe how the alternatives identified (in terms of all the different elements of the development and all the different impacts being proposed), resulted in the selection of the "best practicable environmental option" in terms of ecological considerations?	Refer to the BAR, there is a section which explores the Alternatives and the "best practicable environmental option"
Describe the positive and negative cumulative ecological/biophysical impacts bearing in mind the size, scale, scope and nature of the project in relation to its location and existing and other planned developments in the area?	Refer to the assessment of Impacts in the BAR and the specialists reports

<p>What is the socio-economic context of the area, based on, amongst other considerations, the following considerations?:</p> <ul style="list-style-type: none"> <li>o The IDP (and its sector plans' vision, objectives, strategies, indicators and targets) and any other strategic plans, frameworks of policies applicable to the area,</li> <li>o Spatial priorities and desired spatial patterns (e.g. need for integrated of segregated communities, need to upgrade informal settlements, need for densification, etc.),</li> <li>o Spatial characteristics (e.g. existing land uses, planned land uses, cultural landscapes, etc.), and</li> <li>o Municipal Economic Development Strategy ("LED Strategy").</li> </ul>	<p>Refer to the Planning section of the BAR and the Town Planning report</p>
<p>Considering the socio-economic context, what will the socio-economic impacts be of the development (and its separate elements/aspects), and specifically also on the socio-economic objectives of the area?</p> <ul style="list-style-type: none"> <li>o Will the development complement the local socio-economic initiatives (such as local economic development (LED) initiatives), or skills development programs?</li> </ul>	<p>The proposal is aligned with the socio-economic planning for the area, housing.</p>
<p>How will this development disturb or enhance landscapes and/or sites that constitute the nation's cultural heritage? What measures were explored to firstly avoid these impacts, and where impacts could not be avoided altogether, what measures were explored to minimise and remedy (including offsetting) the impacts? What measures were explored to enhance positive impacts?</p>	<p>Refer to the assessment of Impacts in the BAR and the specialists reports</p>
<p>How will this development address the specific physical, psychological, developmental, cultural and social needs and interests of the relevant communities?</p>	<p>The proposal includes housing and neighbourhood amenities</p>
<p>Will the development result in equitable (intra- and inter-generational) impact distribution, in the short- and long-term? Will the impact be socially and economically sustainable in the short- and long-term?</p>	<p>Yes, refer to the socio-economic assessment</p>
<p>In terms of location, describe how the placement of the proposed development will:</p> <ul style="list-style-type: none"> <li>o result in the creation of residential and employment opportunities in close proximity to or integrated with each other,</li> <li>o reduce the need for transport of people and goods,</li> <li>o result in access to public transport or enable non-motorised and pedestrian transport (e.g. will the development result in densification and the achievement of thresholds in terms public transport),</li> <li>o compliment other uses in the area,</li> <li>o be in line with the planning for the area,</li> </ul>	<p>The Location of the proposal is amongst other housing developments and therefore will integrate with them, additionally the flat and business components both increase the density to desired municipal densities while reducing the distance needed to</p>

<ul style="list-style-type: none"> <li>o for urban related development, make use of underutilised land available within the urban edge,</li> <li>o optimise the use of existing resources and infrastructure,</li> <li>o consider opportunity costs in terms of bulk infrastructure expansions in non-priority areas (e.g. not aligned with the bulk infrastructure planning for the settlement that reflects the spatial reconstruction priorities of the settlement),</li> <li>o discourage “urban sprawl” and contribute to compaction/densification,</li> <li>o contribute to the correction of the historically distorted spatial patterns of settlements and to the optimum use of existing infrastructure in excess of current needs,</li> <li>o encourage environmentally sustainable land development practices and processes,</li> <li>o take into account special locational factors that might favour the specific location (e.g. the location of a strategic mineral resource, access to the port, access to rail, etc.),</li> <li>o result in investment in the settlement or area in question that will generate the highest socioeconomic returns (i.e. an area with high economic potential),</li> <li>o impact on the sense of history, sense of place and heritage of the area and the socio-cultural and cultural-historic characteristics and sensitivities of the area, and</li> <li>o in terms of the nature, scale and location of the development, promote or act as a catalyst to create a more integrated settlement?</li> </ul>	<p>travel to assess businesses and shops, additional the Garden Route Mall is a short travel from the proposed site.</p> <p>Additionally, please refer to the information in the BAR as all of these aspects are touched on and taken into account.</p>
<p>How were a risk-averse and cautious approach applied in terms of socio-economic impacts?:</p> <ul style="list-style-type: none"> <li>o What are the limits of current knowledge (note: the gaps, uncertainties and assumptions must be clearly stated)?</li> <li>o What is the level of risk (note: related to inequality, social fabric, livelihoods, vulnerable communities, critical resources, economic vulnerability and sustainability) associated with the limits of current knowledge?</li> <li>o Based on the limits of knowledge and the level of risk, how and to what extent was a risk-averse and cautious approach applied to the development (and its alternatives)?</li> </ul>	<p>Please refer to the Socio-economic Assessment</p>
<p>How will the socio-economic impacts resulting from this development impact on people’s environmental right in terms following:</p> <ul style="list-style-type: none"> <li>o Negative impacts: e.g. health (e.g. HIV-Aids), safety, social ills, etc. What measures were taken to firstly avoid negative impacts, but if avoidance is not possible, to minimise, manage and remedy negative impacts?</li> <li>o Positive impacts. What measures were taken to enhance positive impacts?</li> </ul>	<p>Please refer to the Socio-economic Assessment and the assessment of Impact in the BAR.</p>

Considering the linkages and dependencies between human wellbeing, livelihoods and ecosystem services, describe the linkages and dependencies applicable to the area in question and how the development's socio-economic impacts will result in ecological impacts (e.g. over utilisation of natural resources, etc.)?	Please refer to the assessment of impacts in the BAR. The associated ecological impacts are deemed to be within acceptable levels for the proposal, additionally it is not expected that human wellbeing or livelihoods will be negatively impacted. The proposal will create jobs and create housing.
What measures were taken to pursue the selection of the "best practicable environmental option" in terms of socio-economic considerations?	A balance was found between the environmental constraints and the socio-economic aspects as described in the BAR.
What measures were taken to pursue environmental justice so that adverse environmental impacts shall not be distributed in such a manner as to unfairly discriminate against any person, particularly vulnerable and disadvantaged persons (who are the beneficiaries and is the development located appropriately)?	The proposal is located on private land and therefore no unfair discrimination will result from the proposal. The proposal is located appropriately.
Considering the need for social equity and justice, do the alternatives identified, allow the "best practicable environmental option" to be selected, or is there a need for other alternatives to be considered?	The best practicable environmental option is presented as the preferred alternative in the BAR.
What measures were taken to pursue equitable access to environmental resources, benefits and services to meet basic human needs and ensure human wellbeing, and what special measures were taken to ensure access thereto by categories of persons disadvantaged by unfair discrimination?	The BAR and PPP ensure an inclusive process was followed.
What measures were taken to ensure that the responsibility for the environmental health and safety consequences of the development has been addressed throughout the development's life cycle? o What measures were taken to: ensure that the interests, needs and values of all interested and affected parties were taken into account, and that adequate recognition were given to all forms of knowledge, including traditional and ordinary knowledge?	The assessment of impacts and incorporation of mitigation measure recommended by the specialists into the BAR EMPr ensures the responsibility of the

	<p>environmental health is placed on the developer. The HIA and comments and responses report show how the various comments were taken into consideration and addressed through this BAR process.</p>
<p>Considering the interests, needs and values of all the interested and affected parties, describe how the development will allow for opportunities for all the segments of the community (e.g.. a mixture of low-, middle-, and high-income housing opportunities) that is consistent with the priority needs of the local area (or that is proportional to the needs of an area)?</p>	<p>The various housing aspects of the proposal will accommodate the mixture of income housing opportunities.</p>