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SCOPING REPORT



EAGLES CREEK DEVELOPMENT, ON
PORTIONS 187 & 188 AND THE
REMAINDER OF PORTION 47, OF THE FARM
VYF BRAKKEFONTEIN NO. 220, MOSSEL BAY

PREPARED FOR: **EXACT TRADE 139 (PTY) LTD.**

DATE: **15th AUGUST 2005**

REFERENCE: **SCF/MSB/JS/35/FC/1/8/5**

1. INTRODUCTION

Sharpley Environmental Services cc has been appointed by Mr. P.W. Steinberg on behalf of the Applicant, *Exact Trade 139 (Pty) Ltd*, to complete the Environmental Assessment process for the proposed development project on Portions 187 and 188 and the Remainder of Portion 47 of the farm Vyf Brakkefontein No. 220. This site is hereafter referred to as the “Property” and is situated in the magisterial district of Mossel Bay.

1.1. Location and size of proposed development

The property is situated to the north of Diaz Beach and the N2 National Road. Taking the Voorbaai turnoff from the N2 National Road accesses the Property. At the traffic light the R102 Regional Road to Mossel Bay is taken. The first road to the right (Bally Road) is taken. It is about 100m before the first set of traffic lights. The Mossel Bay branch of Supa Quick is located on this corner. The first road to the right (Sioux Road) is taken. This road eventually leads underneath the N2 National Road and ends up in the existing development. The property is approximately 29 hectares in extent.

In terms of the geographical location, Mr. K. Coetzee of Conservation Management Services was contracted to provide an Environmental Sensitivity Analysis for the proposed development. This ESA was commissioned because some of the vegetation on site appeared to be of conservation significance. This was seen as a preemptive measure to ensure that the layout would not be of such a nature that it would be unacceptable to CapeNature. It is known that the Department of Environment Affairs and Development Planning relies on the expert comment from CapeNature to determine the value of the vegetation on the properties.

According to the ESA, the study area is located approximately midway between Hartenbos and central Mossel Bay on the western side of the N2 highway. The site is situated in a valley along a minor drainage line. Most of the proposed development area lies on a level alluvial terrace and partly on the slope of a sandstone ridge along the southern boundary. See Figures 1.a and 1.b below.

1.2. Background

According to Mr. K. Munro (the town-planning consultant from *Setplan*) the Property was originally part of the Vakansieplaas, and approval was obtained to accommodate the next phase of the development (See Appendix 1). Mr. Munro further states that the governing bodies of the Vakansieplaas development never exercised this right to develop, and these rights expired in terms of the Land Use Planning Ordinance (LUPO). The Applicant purchased the property some years ago with the direct intention of developing residential erven on the Property. Mr. Munro believes that the Property lends itself towards an encircling development project, which would surround the existing Vacation Resort with additional residential units.



Figure 1.a: Part of 1:250 000 map, indicating the location of the Property.

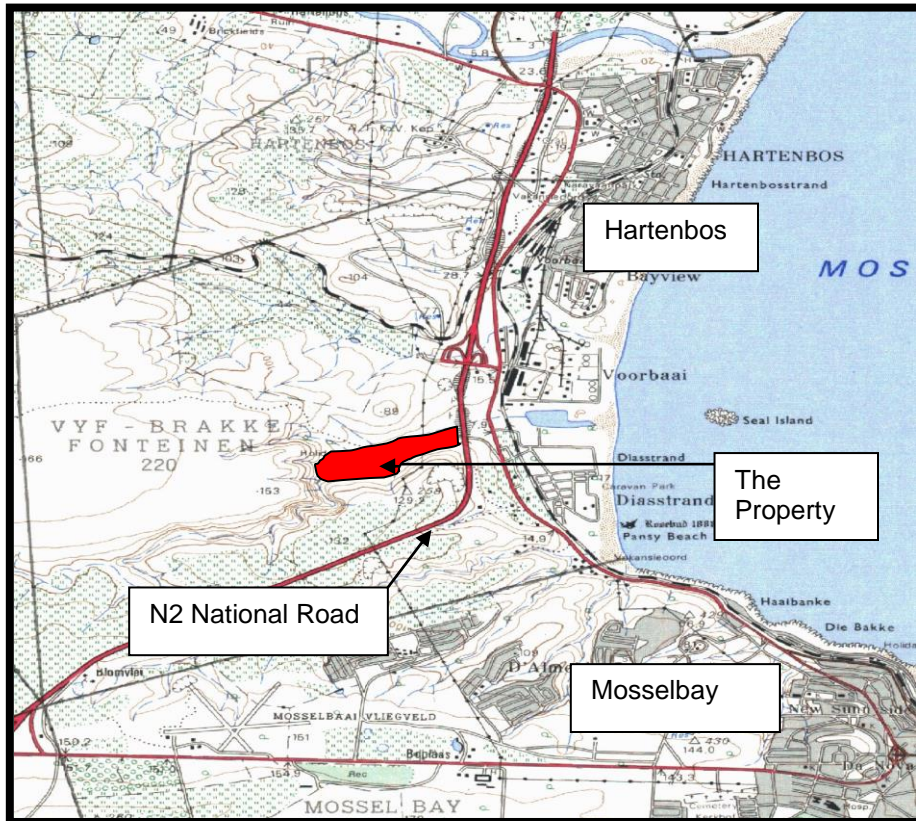


Figure1.b: Part of 1:50 000 map, indicating the location of the Property.

Mr. Munro believes that the river and dam, which are present on the Property, are completely degraded and badly neglected, giving rise to a potentially dangerous situation for parties concerned (See Appendix 1). In the past, as indicated by Mr. Munro, this dam supplied water to portions of Mossel Bay. A lack of maintenance has however resulted in the associated dam infrastructure being inactive and out of operation.

The applicant would now like to subdivide the property into residential stands. This will enable him to offer erven to people wishing to live near Mossel Bay and should also enable the Applicant to realize a profit. Mr. Munro also stresses the importance of noting the historical right to develop, which the property possessed, thereby giving an indication that the Mossel Bay Municipality might well consider this area for development.

1.3. Background to Environmental Process

The environmental process can best be explained as determining the environmental effect of a decision, with regard to a specific application. The term 'environment' in this sense includes the BIOPHYSICAL, SOCIAL, and ECONOMIC environments. The aim of the process is to enable the decision-maker (The Chief Director of the Department of Environment Affairs and Development Planning) to apply their mind in an unbiased fashion. Therefore the decision-maker needs to be presented with an accurate prediction of the impact of their decision.

This is to ensure that when taking a decision, the decision-maker is able to understand the effect their decision will have on the targeted environment to be affected. The method underlying the environmental process therefore involves identifying environmental issues, quantifying these issues and where possible remedying and mitigating against negative impacts. Similarly, impacts perceived to have a positive impact on the environment are promoted and enhanced.

The Environmental Impact Assessment process can be divided into 2 phases and in some cases only one of these stages, namely the scoping phase, needs to be completed. The first phase (Scoping) is designed to inform people with regard to the proposed activity, allowing them the opportunity to provide input, both positive and negative, and to identify issues and alternatives, which will then be investigated. The Impact Assessment aspect of the process may be coupled to the Scoping process but this will depend on the decision-making authority (See Figure 1.4.a).

Scoping

The first phase (scoping) is designed to inform interested and affected parties, neighbours and any other concerned people or organization, with regard to the proposed activity. At the same time these individuals are given the opportunity to raise issues of concern and propose alternatives. This is because there are often cases where neighbours, interested and affected parties or an authority will have local or specialist knowledge regarding a specific issue. Also, these individuals

may very be well aware of some aspect or factor, which may have an impact, both positive and negative, on the environment.

During the scoping process, the consultant will liase with the lead, decision-making authority, and other relevant authorities, the applicant and interested and affected parties to identify issues, concerns and alternatives. Public and other meetings are used as a platform for this very purpose. These meetings also serve the purpose of disseminating information, in formats such as background information documents and press advertisements, to relevant parties. Advertising activities are required to be conducted both on site and in the local papers.

Once responses have been received from interested and affected parties and issues and concerns have been identified, a Scoping Report will be produced which highlights the issues and suggests ways of dealing with these issues. The interested and affected parties (I&AP's) are given the opportunity to peruse and comment on the Scoping Report, to ensure that their issue and concerns have been listed and appropriate action has been taken to address the issue. Ultimately the process is reliant on the lead Authority to decide whether or not the proposed way of dealing with the issue is acceptable.

Once the Final Scoping Report has been submitted, the Department of Environment Affairs and Development Planning (DEA&DP) may decide they have enough information to take a decision. It may be possible to add appendices, such as reports and other information, to the scoping report, which will help the authorities take a decision. However the DEA&DP may require the applicant to continue on to the environmental impact assessment phase. At the end of the Scoping Phase or Impact Assessment Phase the DEA&DP may be in a position to take a decision. Once a decision is taken a Record of Decision (ROD) is issued.

This ROD will have conditions attached, which will incorporate the mitigatory measures proposed by the specialists. Any interested and affected party may appeal the decision.

Management plan

In order to ensure that the mitigatory measures are implemented and correctly applied, a construction phase management plan will often be required by the DEA&DP. An environmental consultant will often be appointed at the expense of the developer to monitor the implementation of the management plan. A liaison committee consisting of interested and affected parties can also be established as a condition of approval in the RoD.

1.4. Impact Prediction

An integral component of the environmental process, as mentioned above, is the identification of biophysical, social and economic impacts. Various methods are employed to identify possible major impacts of a proposed development (DEAT, 2002). These methods were classified by pioneers of the environmental process,

including Munn (1979), Canter (1996) and Shopley & Fuggle (1984), and subsequently divided into generic classifications.

The relative interconnectedness of impacts, or lack thereof, becomes apparent and enables the identification of cumulative impacts. It must however at this point be noted that, as recognized by Sippe (1999) and referenced from DEAT (2002), the environmental significance of a particular impact is a value judgement on behalf of the environmental consultant, in this case *Sharpley Environmental Services cc*. Despite this subjective undercurrent, the interpretation is as objective as possible and relies almost entirely on the perceived change to the environment understood to be acceptable to almost all Interested and Affected Parties.

2. DESCRIPTION OF ACTIVITY

The Applicant would like to change the zoning of the Property, from Agricultural to Residential zoning and Public Open Space in terms of sections 17(1) and 24(1) of the Land Use Planning Ordinance, of 1985 (Ordinance 15 of 1985). This will enable the Applicant to establish 28 Single Residential erven with an average erf size of around 980 m², 71 town house units with an average erf size of approximately 560 m² and 75 semi-permanent “caravan-type” units with an average erf size of about 270 m². The semi-permanent dwellings are primarily geared at the holiday market, while the town houses and Single Residential units are intended for both holiday and permanent occupation. This can be seen in the attached layout (See Appendix 2).

The Local Authority will still need to determine whether the number and size of the dwellings is acceptable and this determination will be conducted by the Local Authority in terms of the Land Use Planning Ordinance (LUPO) process.

The application includes the construction and upgrading of roads and associated infrastructure. The application also includes the construction of a causeway or bridge across the river. The listed activities in terms of the Environmental Conservation Act (ECA) are therefore as follows:

- ❑ Schedule 1.2. (c) – The change of land use from zoned Agricultural to Residential;
- ❑ Schedule 1.1. (d) – The construction, erection or upgrading of roads and associated structures;
- ❑ Schedule 1.1. (m) – The construction, erection or upgrading of public and private resorts and associated infrastructure;
- ❑ Schedule 1.1. (i) – The construction, erection or upgrading of canals and channels, including structures causing disturbances to the flow of water in a river-bed.

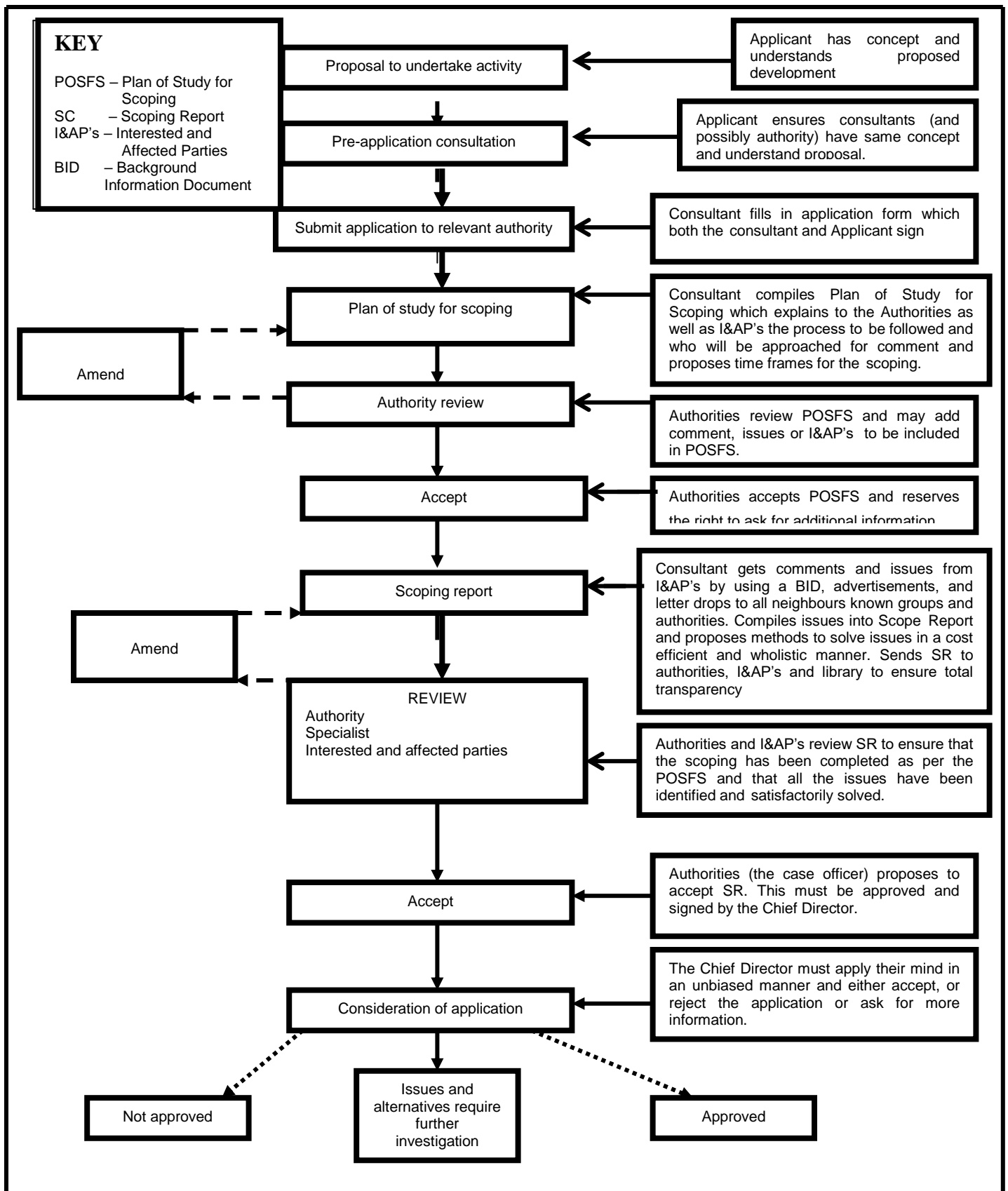


Figure 1.4.a: Flow Diagram summarizing the Scoping Process

According to the Applicant services will be installed as follows:

Access

Access to the property currently consists of a tarred road, which forms a ring road servicing all the units on the property. The application involves partial upgrading of the access road and the creation of a new one across the river. This road and bridge across the river will enable residents of the proposed development to use an alternative access through the Island View development as an alternative access to their properties.

This will ease any congestion, which may occur due to vehicles only using the current access under the N2 National Road. According to the Mr. Wessels of (MVD), the consulting engineer on the project, access to the proposed erven will consist of a road paved with interlocking bricks or asphalt.

Vela VKE Consulting Engineers have completed a Traffic Impact Assessment (TIA), regarding the Property earmarked for proposed development. This TIA is attached (See Appendix 3). The conclusions and recommendations will be discussed, however for the full details regarding the impact of the development on traffic related issues refer to the entire report.

According to the TIA (See Appendix 3), a link road is proposed to join the existing Island View development with the proposed Eagles Creek development. According to the TIA (See Appendix 3), this will see the through-fare traffic migrating. Accordingly it is taken as a given that 20% of the peak hour traffic to and from each of the developments will be accepted as through-fare traffic. With this in mind, and with consideration for the division of trips and crossings, the TIA (See Appendix 3) anticipates that approximately 116 and 83 trips will be generated during the morning and late afternoon peak traffic hours respectively, for the Louis Fourie / Bally / Sam Williams crossings.

The TIA also makes recommendations with regard to the proposed development (See Appendix 3). These include:

- ❑ A left-turn on Sam Williams Road and a right-turning lane on Bally Road should be provided. It is recommended that both of these lanes should have a road (back-up) length of a minimum of 20m.
- ❑ Traffic signs should be provided for the Louis Fourie / Bally / Sam Williams crossing, as soon as the development becomes operational.
- ❑ The junction of the Eagles Creek development with Sioux Way should be re-aligned with a 90° stop-controlled junction.
- ❑ The road from the undercarriage to the Island View junction (a distance of approximately 300-m) should be widened to 6-m.
- ❑ The crossing below the undercarriage should remain stop-controlled at both ends, with only one vehicle able to travel at a time.
- ❑ The section of road through the undercarriage should be provisioned with road traffic signs and road surface markings.

- ❑ The road crossing over the low-water section should be provisioned with flood-warning signage.
- ❑ The financial contributions, to the upgrading and development of roads-infrastructure by the Applicant, should be negotiated with the relevant road authority beforehand.
- ❑ Design plans should be presented to the relevant road authority for approval, prior to commencement of any development activities.

Mr. M.J. Runkel of the **South African National Roads Agency Limited** (SANRAL) was contacted and responded by providing comment on the proposed development. This comment included:

- ❑ A 10-m building restriction measured from the N2 National Road Reserve boundary;
- ❑ No public open Space where possible directly adjacent or along the N2 National reserve boundary for security reasons;
- ❑ A 2-m wall / security fence to be erected on the road reserve boundary, and;
- ❑ No direct access from the National Road will be permitted.

Sewage system

According to the services report (See Appendix 4) compiled by *MVD Consulting Engineers*, the sewage will consist of water borne sewage system that will gravitate to a low point in the northeastern corner of the development where it will be pumped to the main sewage station at Voorbaai in Mossel Bay. According to the Applicant, the Mossel Bay Municipality does not foresee any problems with the connection of the sewage system from this development to the existing pipeline.

Issues of concern raised by Dr. A. L. Schutte-Vlok of **CapeNature** in a letter indicated that (See Appendix 5):

- ❑ They require proof that there is sufficient capacity in the existing municipal system to accommodate the additional sewage load;
- ❑ Detailed and substantiated information must be submitted on how sewage will be treated;
- ❑ What the standard of the effluent will be;
- ❑ Where the sewage will be discharged, and;
- ❑ Proof must be submitted that existing municipal infrastructure will be able to cope with additional effluent produced. If the municipality is at all struggling to meet the effluent standards, as required by the Department of Water Affairs and Forestry, CapeNature cannot support the application.

An Issue of concern raised by Ms. E. McIntyre of the **Botanical Society of South Africa** relates to the strict control of activities (effluent disposal) that have the potential to be environmentally harmful or destructive (See Appendix 5).

Waste

The waste will need to be collected by the Local Authority. This will be part of the services' agreement, which will need to be drawn up between the Applicant and the Mossel Bay Municipality.

Water

The Local Authority supplies water to the existing resort. According to the services report (See Appendix 4) supplied by Mr. D. Wessels (*MVD Consulting Engineers*), the final connection point will be determined once the water master plan has been finalized. The Local Authority has also supplied written comment in this regard. The Local Authority stated in their letter (Appendix 6) that at this stage they cannot confirm that they will be able to supply water for the proposed development as they are awaiting the investigation by the Department of Water Affairs.

Issues of concern raised by Mr. W. Roets and Dr. A. L. Schutte-Vlok of **CapeNature** in a letter indicated that (See Appendix 5):

- ❑ Seriously concerned about the water supply for the proposed development;
- ❑ Mossel Bay's water supply from the Wolwedans Dam has been cut by 2/3^{rds};
- ❑ Proof must be submitted that water necessary for the development has been secured, and;
- ❑ Proof must be submitted that existing municipal infrastructure will be able to cope with additional water supply.

Electricity

The Mossel Bay Municipality currently supplies the electricity to the existing resort and the Municipality will need to supply this development with electricity. It is likely that the supply of electricity to this development will not be problematic.

Run-off and Drainage

Engineers will design the drainage and the run-off will be channeled into natural drainages.

Dr. A. L. Schutte-Vlok of **CapeNature** has indicated that storm water planning and management will need to include screening and treatment of storm water where it will be discharged into the river system. The consulting engineer has noted that these screening systems, akin to catchment baskets / nets, are continually being blocked by debris, which results in the overflow of the outlet and subsequent erosion.

However, if CapeNature would like screening systems then they can be implemented. The engineer has indicated that they are able to indicate screening structures where necessary, on the engineering drawings. The engineering drawings will be completed if the development is approved.

An Issue of concern raised by Ms. E. McIntyre of the **Botanical Society of South Africa** relates to the strict control of activities (storm water dispersal) that have the potential to be environmentally harmful or destructive (See Appendix 5).

Mr. M.J. Runkel of the **South African National Roads Agency Limited** (SANRAL) was contacted and commented that the routing of storm water will need to be accommodated outside the N2 National Road reserve.

2.1. Affected Biophysical Environment

As noted above, Mr. K. Coetzee of Conservation Management Systems (See Appendix 7) has completed an Environmental Sensitivity Analysis (ESA). According to the ESA most of the un-transformed natural vegetation of the study area consists of a mosaic (mixture) of thicket (coastal bush) and Renosterveld (fynbos-like) vegetation units. The vegetation of the area has been mapped in terms of the thicket component as part of the STEP Project (Subtropical Thicket Ecosystem Plan) and in terms of the Renosterveld component by the CAPE Project (Cape Action Plan for the Environment).

In addition to the above typical lowland riverine vegetation occurs along the natural drainage that lies along the northern boundary of the study area. The landscape / vegetation units of the study area can be graphically expressed as follows, each of which is described in more detail in the following section.

2.1.1. Herbertsdale Renoster Thicket

A sub-unit of the Gouritz River Thicket, this component consists of highly fragmented thicket vegetation where it occurs in a matrix of Renosterveld (Vlok & Euston-Brown, 2002). The fragmented nature of this thicket type is a consequence of fire history (Vlok & Euston-Brown, 2002). On the study area, the Thicket fits this description perfectly with dense Thicket on the lower slope and more of the Renosterveld higher on the slope.

The Thicket occurs as low, dense bush-clumps with the following important tree and shrub species:

- ❑ *Rhus pterota*;
- ❑ *Rhus lucida*;
- ❑ *Rhus glauca*;
- ❑ *Carissa bispinosa*;
- ❑ *Sideroxylon inerme*;
- ❑ *Olea europaea subsp africana*;
- ❑ *Grewia occidentalis*;
- ❑ *Aloe arborescens*;
- ❑ *Schotia afra*;
- ❑ *Lauridia tetragona*;
- ❑ *Gymnosporia buxifolia*;
- ❑ *Putterlickia pyracantha*;
- ❑ *Gymnosporia nemorosa*;

- ❑ *Cassine peragua*, and;
- ❑ *Mystroxydon aethiopicum*.

Although the inter-bush-clump vegetation consists largely of Renosterveld plants, the following species are associated with Thicket vegetation:

- ❑ *Panicum coloratum*;
- ❑ *Eragrostis curvula*;
- ❑ *Melinis repens*;
- ❑ *Polygala myrtifolia*;
- ❑ *Abutilon sonneratianum*;
- ❑ *Ballota africana*;
- ❑ *Asparagus africanus*;
- ❑ *Commelina africana*;
- ❑ *Sarcostemma viminale*, and;
- ❑ *Pelargonium peltatum*.

2.1.2. Riversdale Coastal Renosterveld

The Renosterveld matrix in which the Thicket bush-clumps are located is part of the Riversdale Coastal Renosterveld, which extends from Mossel Bay across to the Heidelberg area. This vegetation consists of a low Cupressoid and Ericoid type vegetation which is poorly developed on the lower slope, but becomes more prominent on the upper slope to the top of the hill. Typical species are:

- ❑ *Anthospermum aethiopicum*;
- ❑ *Passerina ridiga*;
- ❑ *Relhania squarrosa*;
- ❑ *Euclea racemosa*;
- ❑ *Elytropappus rhinocerotis*;
- ❑ *Phyllica* sp;
- ❑ *Cotyledon orbiculata*;
- ❑ *Aloe Ferox*;
- ❑ *Rhus lucida*;
- ❑ *Crassula rupestris*;
- ❑ *Hermannia* sp;
- ❑ *Osyris compressa*;
- ❑ *Carpobrotus deliciosus*;
- ❑ *Lycium cinereum*;
- ❑ *Chrysocoma tenuifolia*;
- ❑ *Euphorbia mauritanica*, and;
- ❑ *Eriocephalus africanus*.

Grasses are well represented in this unit and include:

- ❑ *Sporobolus fimbriatus*;
- ❑ *Merxmüllera* sp;
- ❑ *Panicum maximum*;
- ❑ *Eustachys paspaloides*;

- ❑ *Digitaria eriantha*;
- ❑ *Cymbopogon plurinodis*, and;
- ❑ *Cynodon dactylon*.

2.1.3. Riparian (Riverine) Vegetation

Riverine channel:

This vegetation occurs within the riverine channel, along its banks and on floodplain areas. Along the upper riverbanks, the vegetation consists of relatively dense Thicket shrubs and trees including:

- ❑ *Azima tetracantha*;
- ❑ *Acacia karoo*;
- ❑ *Grewia occidentalis*;
- ❑ *Diospyros dichrophylla*;
- ❑ *Pittosporum viridiflorum*;
- ❑ *Rhus incisa*;
- ❑ *Lauridia tetragona*;
- ❑ *Osyris compressum*;
- ❑ *Carissa bispinosa*, and;
- ❑ *Gymnosporia buxifolia*.

The true wetland riparian vegetation consists of:

- ❑ *Typha capensis*;
- ❑ *Phragmites australis*;
- ❑ *Panicum maximum*;
- ❑ *Cyperus* sp, and;
- ❑ *Juncus* sp.

The riverine channel and its banks have become seriously degraded through invasion by a variety of alien plants. These are:

- ❑ *Acacia cyclops*;
- ❑ *Opuntia ficus-indica*;
- ❑ *Nicotiana glauca*, and;
- ❑ *Pennisetum clandestinum*.

Floodplain:

The vegetation of the floodplain area consists of a combination of riparian vegetation and thicket. The area is also severely impacted by alien *Acacia cyclops* invasion. The riparian vegetation is chiefly represented by the reed *Phragmites australis*, while the thicket patches consist mostly of *Rhus lucida*.

2.1.4. Transformed Areas

The transformed areas consist of grassland pastures, alien plant-invaded areas and disturbed thicket. Most of these areas have been leveled and in-filled and support a largely alien plant cover consisting mostly of the following species:

- ❑ *Pennisetum clandestinum*;
- ❑ *Acacia cyclops*;
- ❑ *Trifolium repens*;
- ❑ *Vicia sativa*;
- ❑ *Phytolacca dioica*;
- ❑ *Ricinus communis*;
- ❑ *Plantago lanceolata*;
- ❑ *Cirsium vulgare*;
- ❑ *Conyza albida*;
- ❑ *Conyza bonariensis*, and;
- ❑ *Xanthium spinosum*.

The transformed areas are all disturbed sites that are associated with the existing holiday resort development, its access roads and other infrastructure. Historically, the entire area was probably cleared for agricultural land use.

2.1.5. Conclusion of the ESA

In conclusion, it is noted in the ESA that the Vyf Brakkefontein property contains areas of thicket and Renosterveld that are of importance for the conservation of Herbertsdale Renoster Thicket. This localized vegetation type is classed as an endangered thicket type and thus has a higher conservation status.

The riverine habitat along the northern boundary is an important east / west wetland habitat link or corridor. Fortunately, it need not be negatively impacted by the proposed development layout and can be retained intact and, in fact, rehabilitated by the removal of alien vegetation.

Most of the proposed development layout is within already transformed areas consisting mostly of Kikuyu grass lawns and alien trees. Part of the development, however, is located within the very sensitive thicket / Renosterveld mosaic vegetation. This part of the development should be reconsidered in terms of the needed conservation of this vegetation type.

The recommendations of the ESA are as follows:

1. Restrict all development largely to the transformed pasture areas, small patch of disturbed thicket and alien tree-invaded areas.
2. Ensure that the proposed development does not have any negative impact on the riverine and floodplain habitat. (This includes erosive runoff, pollution, alien plant introduction, etc).
3. Retain **all** pockets of indigenous thicket vegetation along the riverbanks.

4. Implement a programme to control the spread of invasive alien plants as soon as possible. Concentrate on the invasions along the river (*Acacia cyclops* and *Opuntia ficus indica*) and the infestations in the Thicket / Renosterveld on the north-facing slope behind the development area (mostly *Acacia cyclops*).
5. Implement an ecologically compatible fire management plan for the rejuvenation of renosterveld biodiversity after the alien plants have been cleared from the area. (This must be done in co-operation with the neighbours to the south and west).
6. Initiate conservation management agreements with direct neighbours, especially upstream, downstream and to the south of the development, to ensure efficient functioning of the corridors and joint ventures in the control of alien plants and fire management and general conservation landscape management.
7. Arrange for an impact evaluation of the proposed low water bridge linking to the Island View area. Contact Mr. W. Roets of CapeNature, George office.

2.2. Affected Social Environment

An attempt has been made by *Sharples Environmental Services cc.* to give background to the social aspect of the proposed development.

The socio-economic environment has held a relatively low profile in environmental processes of local development projects. This is because many small- to medium-development activities are considered to have limited bearing on the greater socio-economic functioning of society at-large. However development projects may present challenges to an area's socio-economic landscape, such as pressure on local services, the disruption of social networks or may contribute positively through things such as employment creation or service provision. A short description of the social environment will be given followed by an assessment of the potential social impacts of the proposal.

The proposed development is situated within the greater Mossel Bay municipal area. The census data for 2001 calculated the total population of the district to be 71 488 with a total of 20 059 households. The Mossel Bay Draft Spatial Development Framework (2004) indicates the projected long-term average increase in the number of households per month as 45, or 540 per annum. It is argued that this increase is largely due to two factors: firstly, the in-migration and settlement of low-income households looking for housing and job opportunities and secondly, the popularity of the area for residential coastal living. The Draft Spatial Development Framework (SDF) also indicates the importance of construction, retail and wholesale industries in Mossel Bay. This is also attributed to the growing popularity of the area as a tourist destination. However, the SDF predicts that this trend may subside due to the limitation on the amount of available land.

The proposed development is located alongside the existing residential area of Vogelsang Vakansieplaas. The approximate number of households within this area is around 52. There is currently a proposal to further develop this area.

In terms of the social impacts of the proposed development, the project could positively contribute in the way of employment opportunities, particularly in the construction industry. The census data for 2001 indicates that the construction industry was one of the main employers in the Mossel Bay district, with a total of 2770 people employed in this industry during this year. It can hence be concluded that there will be available skilled people for the proposed project.

3. CAPITAL INVESTMENT TO LOCAL & REGIONAL ECONOMY

The purpose of indicating the capital investment of this project is to give a basic indication of the capital investment, which this project will inject over a period of time into the regional economy. The reason for supplying estimates of the capital expenditure is to provide the decision-maker and the Interested and Affected Parties with some idea of the scale and size of the project in terms of monetary values.

Capital investment by the development during the construction phase is particularly important in highlighting the financial viability of the proposed project. The capital investment will need to be weighed up against the other issues, which have been raised in order for the decision-maker to come to a balanced decision with regard to this application. The figures below are a rough guide to the approximate amount of capital that this project may inject into the local economy. These figures are approximations and can, if necessary, be verified and checked at a later stage.

Some of the economic indicators of this project have been supplied in part by Mr. K. Munro (the town planning consultant of *Setplan*), and are based on calculations by *MVD Consulting Engineers (Southern Cape) (Pty) Ltd* and other figures from nearby developments. Refer to the detailed discussion on the capital investment to the local and regional economy, which can be seen in Appendix 8.

3.1. Employment

The construction and provision of public infrastructure and civil works will be carried out according to industry standards, as verified by the contracted engineering firm. These civil operations are expected to employ individuals in one of three ways:

Primary: Directly employed by contracted construction / civil engineering firm (e.g. bricklayer, foreman, supervisor or labourer);

Secondary: Investment by the proponent in the proposed development result in the creation of employment opportunities in related and / or other support industries (e.g. the purchase of bricks, sustaining employment for brick manufacturers and suppliers);

Tertiary: Workers employed by the developer, other representatives, end-users and patrons benefiting from the proposed development project spend money, thus creating employment for others.

Primary employment and investment is the principal contributor to the local economy, and quantitative analysis of these values, are far more reliable and accurate than those of Secondary and Tertiary investments. Likewise, lack of reliability and associated inaccuracies associated with Secondary and Tertiary employers and investors means they are harder to quantify. Qualitative analysis may suffice, but may be subjective.

Accordingly, conservative estimates, with regard to the construction of the dwellings, can be made to calculate the employment demography and the necessary investment of manpower required, to complete the development. Refer to the attached economic discussion (See Appendix 8).

3.1.1. Construction Phase Employment

Unfortunately, figures with regard to employment opportunities during the construction phase are not available. Typically it is common for the construction phase labour cost to account for approximately 25% of the Total development costs. This approximation therefore estimates a construction phase labour cost investment of about **R 36, 7 million** [0.25 X 147,0 million (calculated below)].

3.1.2. Permanent Employment

The data values presented in Tables 3.a and 3.b (See Appendix 8) are approximations in order to provide a rough estimate of the intended capital injection of the proposed development with respect to permanent domestic and business employment. Accordingly, the development is expected to indirectly inject approximately **R 548 339, 00** [368 339 (domestic) + 180 000 (business)] into permanent domestic and business employment annually.

3.2. Building Rates

The data values presented in Tables 3.c through 3.f (See Appendix 8) are approximations in order to provide a rough estimate of the intended capital investment of the proposed development with respect to building costs. Accordingly, the development is expected to directly invest approximately **R 147, 0 million** [R 42,1 million (Single Residential) + R 55,0 million (Group Residential) + R 48,3 million (Special Residential) + R 1,6 million (business)] into the construction of ratable properties over a period of about 2 years.

3.3. Service Provision and Installation Rates

The data values presented in Table 3.g (See Appendix 8) are approximations in order to provide a rough estimate of the intended capital investment of the proposed development with respect to the provision and installation of services and related infrastructure. Accordingly, the development is expected to directly invest approximately **R 8, 4 million** [R 50 000 X 168 units (1 Business, 28 Single

Residential, 75 Special Residential, 64 Group Residential)] into the provision and installation of services and associated infrastructure over a period of about 6 months.

Additionally a capital contribution of around **R 3, 0 million** will be made to the Municipality for the upgrading of the bulk infrastructure (Approximately R 20 000, 00 per erf). This gives a total investment into service provision and installation of about **R 11, 4 million**.

3.4. Economic Contribution Conclusion

On a national scale, the proposed development is likely to contribute to the Gross Domestic Product (GDP) of South Africa. This is especially true for locally manufactured commodities and goods as well as locally sourced employment avenues and services. The majority of the employment positions, to be created by the proposed development, are to be within the construction sector and local contractors are expected to provide the majority of the labor. In addition, most of the raw materials, such as bricks, cement and concrete will be sourced from local suppliers. The dual effect of these factors may be to support local economic development.

To conclude, with regard to this economic evaluation of the proposed development's capital investment to the local and regional economy, the following available figures have been computed (See Appendix 8):

- ❑ A total of approximately **R 147, 0 million** will be directly invested by the proposed development into the construction of ratable properties over a period of about 2 years. These building costs include investments in construction phase employment, service provision employment and service provision
- ❑ As a portion of the total, the development is expected to directly invest approximately **R 36, 7 million** into construction phase employment over a period of about 2 years.
- ❑ A total of approximately **R 559 501, 00** will be indirectly invested by the proposed development into permanent domestic and business employment annually.
- ❑ As a portion of the total, the development is expected to directly invest approximately **R 11, 4 million** into the provision and installation of services and associated infrastructure over a period of about 6 months.

4. PURPOSE OF THIS REPORT

The Scoping Report is used to inform Authorities and Interested and Affected Parties with regard to the scoping process as well as the extent of the public participation. The first part of this report identifies the area where the proposed development and associated activities will take place, including the nature (type and size) of the activity. The main body of the report focuses on the Public Participation Process (PPP). The PPP is conducted according to guidelines from the Department of Environmental Affairs and Development Planning (DEA&DP)

and take both the Environmental Conservation Act (ECA) (Act No. 73 of 1989) and the National Environmental Management Act (NEMA) (Act No.107 of 1998) into account.

The PPP comprises the advertising and use of existing databases to identify Interested and Affected Parties (I&AP's) as well as relevant Authorities. These individuals are then asked to raise any environmental issues of concern or to formulate alternatives. These issues and alternatives are listed and divided into categories for ease of reference. Each issue and alternative is addressed and proposals are made with the aim of finding a way forward. The Scoping Report is then reviewed by the Authorities and Interested and Affected Parties. The Final Scoping Report is also sent out for comment and review to the Authorities and Interested and Affected Parties. The relevant authorities will review the report and respond in one of the following ways:

- ❑ **Authorize** the application and allow proponent to proceed with the development, subject to certain conditions; or,
- ❑ **Request** further information, inputs or investigation of issues of concern; or,
- ❑ **Refusal** of the application.

5. APPLICABLE PLANNING LEGISLATION

5.1. The Mossel Bay – Riversdale Regional Structure Plan

According to the Mossel Bay Regional Structure Plan it is indicated that the area earmarked for development is reserved for Agriculture and Residential. According to the Town Planner, Mr. K. Munro of *Setplan*, it will not be necessary to submit an application to amend the Mossel Bay – Riversdale Regional Structure Plan.

5.2. The Draft Mossel Bay Spatial Development Framework

According to the Town Planning Consultant, Mr. K Munro of *Setplan*, it is likely that most, if not all of the proposed development falls within the area marked for urban development in the Draft Mossel Bay Spatial Development Framework (SDF).

6. APPLICABLE ENVIRONMENTAL LEGISLATION

There are a number of parts of the legislation governing the construction of such a development, which are applicable to the proposed project. In order to comply with this legislation, it is necessary that the impact of the development be known before the relevant Authority can take a decision.

6.1. The Constitution

The Constitution of South Africa, Section 24, states that every person shall have the right to the following:

- ❑ An environment that is not harmful to their health nor well being; and
- ❑ To have that environment protected for the benefit of present and future generations, through reasonable legislative and other measures, that -
 - Prevent pollution and ecological degradation;
 - Promote conservation; and
 - Secure ecologically sustainable development and use of natural resources while promoting justifiable economic and social development.

This report has been designed to comply with the principles of the Constitution.

6.2. Environmental Conservation Act No. 73 of 1989

The Environmental Conservation Act (ECA) (Act 73 of 1989) has been promulgated to provide for the effective protection and controlled utilization of the environment and for matters incidental thereto. This report has been designed to comply with schedule 6 of section 21 (1) of the ECA and focuses on meeting and exceeding the requirements of the Act.

6.3. National Environmental Management Act No. 107 of 1998

The National Environmental Management Act (NEMA), (Act 107 of 1998), has been promulgated to:

- ❑ Provide for co-operative environmental governance by establishing principles for decision making on matters affecting the environment;
- ❑ Institutions that will promote co-operative governance and procedures for coordinating environmental functions exercised by organs of state, and;
- ❑ To provide for matters connected therewith.

This report has been designed to comply with the principles of the above Act and *Sharples Environmental Services cc* welcomes guidance from the Department of Environment Affairs and Development Planning in ensuring that this report exceeds the requirements of this Act.

7. AUTHORITY REQUIREMENTS

The Applicant wishes to involve all stakeholders and I&AP's in identifying issues of concern and alternatives with regard to the proposed activity. Apart from this commitment to finding the most environmentally and socially acceptable solution the following authorizations are required:

7.1. Department of Environmental Affairs and Development Planning

The Applicant needs to comply with the Environmental Conservation Act (Act No. 73 of 1989). In terms of this Act the proposed activity qualifies as a Scheduled activity and the Applicant must therefore comply with the current legislation which requires that this activity be subject to the Environmental Impact Assessment Process.

This procedure requires a specific process to be followed when applying for an authorization to undertake a scheduled activity. The Scoping Procedure is designed to take interested and affected parties views into account in order to identify problem areas, which can then be addressed in the Impact Assessment phase if necessary.

The Department of Environmental Affairs and Development Planning (DEA&DP) controls the Environmental Impact Assessment (EIA) process and has the final decision regarding concerns and conditions of interested and affected parties (I&APs). However I&AP's may appeal against a Record of Decision (RoD) issued by DEA&DP.

7.2. Mossel Bay Municipality

The Mossel Bay Municipality will review the application with regard to the rezoning of the property in terms of the Land Use Planning Ordinance, of 1985 (Ordinance 15 of 1985). This application has been submitted by the consulting Town Planner to the Local Authority's Town Planning department. According to the Town Planning Consultant, Mr. K Munro of *Setplan*, no objections were received. This Authority will also have to review the method of provision of services for this development.

The Municipality of Mossel Bay, like most Municipalities consists of specialists in various fields such as mechanical and civil engineering as well as town planning, among others. When these officials receive an application to construct a development, a great deal of time and effort goes into determining the impact of the development in terms of demand on services will be. The town planners then prepare a submission to council for consideration.

A Background Information Document (BID) was sent to Mr. J. van Eeden / Mr. N. Liebenberg (Town Engineer) and Mr. E. Kruger / Mr. D. Cilliers (Town Planners) to elicit preliminary comment with regard to any environmental concerns. Comment has not been received from Mr. N. Liebenberg.

7.3. Department of Water Affairs and Forestry

The Applicant has addressed issues relating to the acquisition and use of water as well as the disposal of waste and effluent. The Local Authority still has to provide further comment on this issue. The Department of Water Affairs and Forestry (DWAF) has been given the opportunity to raise concerns and issues.

It is known that the DWAF do not supply comments on the BID and will only supply comment on the Scoping Report. Therefore a copy of this report will be sent to DWAF for comment. When received, the DWAF comments will be sent to the Department of Environment Affairs and Development Planning.

Sharples Environmental Services cc has however contacted Mr. W. Roets of CapeNature with the view to obtaining comment on the potential impact of the

development on the river. Conservation Management Services also investigated the impact of the proposed development on the river. It appears that due to the area having been impacted on in the past, the development will have limited impact on the river. This has been discussed in more detail below.

7.4. Department of Economic Affairs, Agriculture and Tourism – Chief Directorate: Agriculture

Mr. Smit of the Department of Agriculture has been asked to provide comment on the proposal. Sending a Background Information Document to the Department of Agriculture accomplished this. No response was received from the Department of Agriculture to date. It is unlikely that the Department of Agriculture will have an environmental issue of concern because the size of the property, along with the location of the property ensures that the current property value far exceeds the agricultural value of the land by millions of Rands.

The area does not look like it has been used for agricultural purposes in the last 10 years. It is unlikely that any farming activities can take place on the land because most of the land is either adjacent to built up areas or covered in indigenous vegetation growing on shallow soils or near the riverbank.

The Department of Agriculture will need to provide comment in the land use planning application process, which will be dealt with by the Local Authority. It is likely that the Department of Environment Affairs and Development Planning could take a decision on the application without comment from the Department of Agriculture. Alternatively, in terms of co-operative governance the Department of Environment Affairs and Development Planning could approach the Department of Agriculture for comment.

7.5. Department of Health

The Department of Health Western Cape was also sent a Background Information Document (BID). This department has sent a response stating that they have no objection to the proposed development provided that all services, e.g. water provision and sanitation are incorporated into the services of the Mossel Bay Municipality (See Appendix 9).

8. DESCRIPTION OF TASKS PERFORMED

The tasks performed relate to the public participation process (PPP) and how this was carried out. The main aim of this PPP was to involve as many role players as possible in helping to identify issues of concern and alternatives. This was done by various methods as described below. It was imperative that all role players be asked to identify other people who they knew might be Interested and Affected Parties.

Background Information Documents (BID's), questionnaires and advertisements were used to ensure that as many people as possible were informed of the

proposed development. A copy of the Background Information Document is included (See Appendix 10).

8.1. Liaison with the Applicant

Numerous meetings have been held with by Mr. P.W. Steinberg on behalf of the Applicant, *Exact Trade 139 (Pty) Ltd* and the professional persons duly appointed to make the necessary applications to the local authorities and assess the proposal to determine the way forward. Further meetings have been held with these individuals to assess the proposal and give updates with regard to progress on this application as well as to discuss the amendment of the layout.

These professionals included Mr. K. Munro (town planning consultant) of *Setplan*, Mr. D. Wessels (engineering consulting) of *MVD Consulting Civil and Structural Engineers* and Mr. J. Sharples of *Sharples Environmental Services cc*.

8.2. Liaison with Authorities

Liaison with those authorities, referred to in Section 5 of this document, has been conducted through the course of the Scoping Process. A copy of the BID and revised BID containing the alternative proposal was also sent to these organizations (apart from the DEA&DP).

Department of Environmental Affairs and Development Planning

The Plan of Study for Scoping and the application form was submitted to DEA&DP for comment and acceptance. This is the lead Authority and will approve all reports, which should culminate in a Record of Decision (RoD). The Plan of Study for Scoping was accepted by the DEA&DP on the 3rd December 2004.

Liaison with those authorities, referred to in point 7 of this document, has been conducted through the course of the Scoping Process. A BID was also sent to these organizations (apart from the DEA&DP). Authorities, as listed in the acceptance letter of the Plan of Study for Scoping from DEA&DP were sent BIDs.

CapeNature

A number of discussions have been held with both Mr. W. Roetz (aquatic scientist) and Dr. Schutte-Vlok (specialist botanist) of CapeNature. At the meeting on the 22nd April 2005, Mr. Roetz noted that if the bridge over the river were constructed properly, it would be likely that the impact of the road crossing the river would be acceptable to CapeNature. He also supplied a letter REF: 14/3/18/6 which highlights a list of conditions which need to be met before CapeNature can support such an application.

Ms. C. Fredericks and Mr. Swanepoel of the Department of Environment Affairs and Development Planning (DEA&DP), Mr. Sharples of *Sharples Environmental*

Services cc, Mr. Steinberg (the Applicant) and Mr. Munro of *Setplan* also attended the meeting. Some of these conditions presented in the letter from Mr. Roetz are similar to those as set out in the letter from Dr. Schutte-Vlok dated June 6 2005. These conditions have been dealt with below.

Due to concerns about the vegetation found on site, it was decided to employ Mr. K. Coetzee of Conservation Management Services to conduct an Environmental Sensitivity Analysis (ESA) of the site. The ESA highlighted areas of differing sensitivities. A second layout was then adapted to take the findings of the ESA into account (See Appendix 11). The new layout was then given to Dr. Schutte-Vlok along with the ESA to ensure that the layout would be acceptable to CapeNature. The understanding was that it would not be worthwhile to continue the process without comment from Dr. Schutte-Vlok of CapeNature. The reason behind this is because the DEA&DP will rely on input from CapeNature.

Dr. Schutte-Vlok also went out on site and reviewed the layout plan and indicated that the maximum encroachment that would be allowed would be to the second trench to the south of the upper road. This would mean that so little of the upper erven could be constructed that it was decided that it would not be worthwhile developing that part of the property.

A third layout was then produced which took into account the findings of the ESA. This layout does not have any of the units on the southern side of the property and more units are zoned group housing. This third layout is submitted as alternative 2 (See Appendix 12).

It appears that CapeNature will find that the alternative will be acceptable in terms of impact on the biophysical environment. An Executive Summary of this report will be sent to CapeNature for comment.

Western Cape Heritage - Directorate Culture and Heritage

A fax was sent to Mr. B. September of Western Cape Heritage - Directorate Culture and Heritage, on the **17th January 2005** for comment. No comments were received. As a graveyard is on the site it was deemed necessary that Heritage provide comments on the proposed development. An A3 layout plan, with the graveyard area highlighted for ease of reference, was mailed to Heritage, on **8th April 2005**, but no comments were received.

Eden District Municipality

A Background Information Document was sent to Mr. M. Hubbe at the Eden District Municipality to elicit preliminary response with regard to the proposed development. No response was received from Mr. M. Hubbe (District Municipality – Health Department) on behalf of this Authority, indicating that the Eden District Municipality raised no issues of concern.

The South African National Roads Agency Limited (SANRAL)

Mr. M.J. Runkel of the South African National Roads Agency Limited (SANRAL) has been asked to provide comment on the proposal. Sending a Background Information Document to the SANRAL informed this Authority of the proposed development. Responses were received from the SANRAL. These comments are listed in the succeeding sections.

Outeniqualand Trust

Mr. R. Robertson of the Outeniqualand Trust has been asked to provide comment on the proposal. Sending a Background Information Document to the Outeniqualand Trust informed this Authority of the proposed development. A response was received from this organization. No commentary regarding the proposed development was received from the Outeniqualand Trust.

Botanical Society

Ms. E. McIntyre and Mrs. L. van der Walt (Mossel Bay) of the Botanical Society have been asked to provide comment on the proposal. Sending a Background Information Document to the Botanical Society informed this Authority of the proposed development. Responses were received from Ms. E. McIntyre of the Botanical Society. These comments will be presented in the succeeding sections.

Other Community Based Organizations (CBO's)

Background Information Documents (BID's) were also sent to other Community Based Organizations, including Mrs. T. Schonken of the Hartenbos River Forum. Comments were received from Mrs. T. Schonken and will be listed below.

8.3. Advertising

Every effort was made to involve as many potential Interested and Affected Parties as possible. Advertising was conducted by placing an advertisement at the entrance of the property to ensure that it is as visible as possible. This advertisement conforms to the specifications of DEA&DP. An advertisement (larger than required by legislation) was placed in the Mossel Bay Advertiser in the Legal Section on the 14th January 2005 (See Appendix 13).

Background Information Documents (BID's) (See Appendix 10) were hand delivered or posted to neighbouring residents by registered mail. The site notice, BID's and the advertisement in the press elicited response from Interested and Affected Parties. The Interested and Affected Parties raised issues and concerns. The Background Information Document contains details of the application and a questionnaire, also providing ample space for respondents to

list Interested and Affected Parties who they feel may wish to receive a copy of the BID.

BID's were sent to all those who were identified by other Interested and Affected parties as people who may want to receive Background Information Documents. As specified by the Department of Environment Affairs and Development Planning in their acceptance letter, the potential Interested and Affected Parties were contacted to ensure they were included in the Public Participation Process.

Existing databases, including those Interested and Affected Parties from other developments, were also used to identify potential I&AP's.

8.4. Liaison with known interested and affected parties (I&AP)

Governmental, Non Governmental Organizations and Interested and Affected Parties were contacted to identify key issues and alternatives, which may be of concern to these organizations. A Background Information Document (BID) was sent to these organizations. Each interested and affected party received, where required additional information, once they had registered as an interested and affected party. Refer to Table 8.a for a list of recipients of the BID.

RECIPIENT	RECIPIENT	RECIPIENT	RECIPIENT
Prov. Health D/ment Mr M Abrahams	CapeNature Dr Schutte-Vlok	Botanical Society Mrs. McIntyre	SA National Roads Agency Ms Colene Runkel
Heritage Resources Cape Town Mr B September	Botanical Society (Mossel Bay) Mrs L van der Walt	Mosselbay Municipality Town Engineer Mr J van Eerden / Nico Liebenberg	Mosselbay Municipality Town Planner Mr E Kruger / Mr D Cilliers
District Municipality Health Department Mr M Hubbe	Dept. Agriculture Mr Smit	DWAF, Sanlamhof Mr P van Coller	Outeniqualand Trust Richard Robertson
Hartenbos River Forum Mrs A Schonken	Denise van Schalkwyk Hartenbos	R M Britz (Erf 16659) Kimberley	D Alberts (Erf 16660) Pretoria
J W Anderson (Erf 16332) George	L Donaldson (Erf 16662) Mosselbaai	Welrairie Trust (Erf 16663) Van der Bijlpark	M P Pretorius (Erf 16664) Hartenbos
R J VAN Rensburg (Erf 16661) Mosselbaai	P S Swanepoel (Erf 16333) Noorsekloof	J J de Wet (Erf 16334) Mosselbaai	Henning Trust (Erf's 16335, /6, /7, /8, /9, /40, /41, /42 George
A & J H Nel (erf 220 Vyfbrakke)	Status-Mark, M/Bay Mr & Mrs Prinsloo	M/Bay Environmental Partnership Mrs B Boer	CapeNature Scientific Services Mr Wiets Roets

Table 8.a: List of recipients who were sent BID's

The role-players who registered as Interested and Affected Parties can be seen in Table 8.b below.

RESPONDENT	RESPONDENT	RESPONDENT	RESPONDENT
Prov. Health Department	SA National Roads Agency	Botanical society Mrs McIntyre	M P Pretorius (Erf 16664)

Mr M Abrahams	MJ Runkel		
Mossel Bay Municipality Mr N Liebenberg	Hartenbos River Forum Ms T Schonken	Cape Nature A.L. Schutte Vlok, W. Roets	E. Steyn

Table 8.b: List of respondents who registered as interested and affected parties

8.5. Liaison with adjacent landowners

Ms. Jenny Harding of *Sharples Environmental Services cc* contacted Ms. H. Dauth at the Mossel Bay Municipality and received the postal addresses of all the neighbouring landowners (See Appendix 14). These neighbours include:

- ❑ R.M. Britz – Erf 16659;
- ❑ D. Albers – Erf 16660;
- ❑ R.J. van Rensburg – Erf 16661;
- ❑ L. Donaldson – Erf 16662;
- ❑ Welrairie Trust – Erf 16663;
- ❑ M.P. Pretorius – Erf 16664;
- ❑ J.W. Anderson – Erf 16332;
- ❑ S. Swanepoel – Erf 16333;
- ❑ JJ. De Wet – Erf 16334;
- ❑ Henning Trust – Erven 16335, 16336, 16337, 16338, 16339, 16340, 16341 & 16342;
- ❑ A & JH Nel – Erf 220 Vyf Brakkefontein;
- ❑ Anonymous – Erf 220 Portion 191, and;
- ❑ Anonymous – Erf 17481 - 17559.

Status Mark Property are management agents for Vogelsang Huiseienaarsvereniging which in turn is represented by Mr. E. Steyn, who is a permanent resident at Vakansieplaas. On the **24th May 2005**, Ms. J. Harding of *Sharples Environment Services cc* hand delivered six Background Information Documents to Mr. E. Steyn at his work place in Mossel Bay (*Freight Dynamics*). During a telephonic discussion with Mr. Steyn, it was noted that he mailed his comment to *Status Mark Property* and not directly to *Sharples Environmental Services cc*.

Since *Status Mark Property* were unable too locate his comment, another Background Information Document (BID) was faxed to Mr. Steyn on the **18th April 2005**. He then returned his comment, via fax, the same day. These comments are recorded below. Mr. J. Esterhuizen (owner of *Mossel Bay Meubeleerders*) who lives on the Vakansie-Oord property received a BID on the **18th April 2005** but no comment was received from him.

To enable adjacent neighbours to submit their issues and concerns a Background Information Document (BID), with a reply form, was posted by registered mail (See Appendix 15) to all these residents that will be affected by the proposed development.

8.6. Liaison with any other interested and affected parties

Any other I&AP's who would like to be part of the process are most welcome to contact *Sharples Environmental Services cc* who will assist with any information requirements. A telephone number, which was published on all the above documents, was used as a direct line to *Sharples Environmental Services cc*. This service, available 24 hours per day, was set up to receive any enquiry's regarding the proposed development. At all times a BID was ready to be faxed, posted, emailed or hand delivered to any person who requested one.

8.7. Public Meeting

A public meeting was not held because it is likely that few people would have attended a public meeting. This assumption was made because of the following:

- a) There was no call from Interested and Affected Parties for a public meeting;
- b) The local community should be well aware of the proposed development through the distribution of the BID and other advertising; and
- c) The BID is comprehensive, understandable and has a user friendly reply questionnaire.

8.8. Evaluation of concerns

Concerns raised by Interested and Affected Parties have been evaluated in order to identify key issues, which will be addressed. All concerns raised by role-players have been included in this Scoping Report. It is not possible at this stage to disregard any issues or alternatives as irrelevant.

8.9. Identification of Issues and Alternatives

Throughout the Scoping Process, the focus has been on the identification of issues and alternatives. This can be seen by the fact that the BID has a questionnaire asking for issues and alternatives. Key issues and alternatives have been identified by role players including I&AP's and the authorities. Key issues have been addressed and where possible mitigatory measures have been presented as part of the Scoping Process.

8.10. Providing Feedback

Feedback in the form of the Scoping Report will be made available at the Mossel Bay Library for inspection by all Interested and Affected Parties and adjacent landowners. Also, in order to help Interested and Affected Parties and to ensure total transparency, *Sharples Environmental Services cc* will supply each Interested and Affected Party with an executive summary of the Scoping Report. This means that the Interested and Affected Party will not have to go through the trouble of perusing the whole Scoping Report in order to remain informed.

9. RESPONSE FROM AUTHORITIES AND I&AP's

Written responses (fax, letter, email) were received from Authorities and Interested and Affected Parties (See Appendix 5). All issues and concerns, including those received verbally, have been listed below in section 12.

10. ALTERNATIVES

The relevant environmental legislation requires that alternatives to the proposed development be identified during the Scoping process. The relevant authorities and interested and affected parties will also identify and suggest possible alternatives. A case in point of such may be alternatives associated with demand, activity or location. Alternate possibilities to the proposed development have been investigated and below we review those alternatives.

10.1. The No-go alternative

The no-go alternative proposes that no development whatsoever take place on the property. Accordingly, the property would not be subdivided and no Single, Group or Special Residential dwellings would be constructed. It may not be a viable option for the Applicant to consider, however using it as a benchmark, allows for comparative measurement of the proposed development and its associated impacts.

Ultimately, the disturbance to the environment would be approximately relative to the end-use of the property. The area would remain as zoned agricultural, but would probably not be used for agricultural purposes due to the difficulty in making agriculture practices profitable. The impact would probably not have a detrimental effect on the biophysical environment except if the alien vegetation were not cleared. The impact on the biophysical environment of this option would not be as great as the proposal. However, the social and economic impact would also be less in the no-go alternative.

The impact of the no-go alternative on the economic environment may be significant. This would be as a result of the fact that the economic environment would not benefit from the estimated R147 million plus development costs, which the proponent would be investing. The impact of this on the economy would probably not be noticeable, however the impact on the prospective locally employed construction and / or permanent (domestic workers and gardeners) workforce who would have been employed for the duration of the construction phase and beyond, may be significant.

This is especially true for working-class individuals who comprise the bulk of the construction team. Therefore in terms of the 'no-go' alternative's social impact on the environment, it is likely that there would be a significance difference between instituting the no-go alternative and the options of pursuing the proposed development or the proposed alternative.

10.2. Layout Alternative 1

According to Mr. K Munro (Town Planning consultant) of *Setplan*, there was an alternative proposing that the existing garages belonging to the Vogelsang Huis Eienaars Vereeniging would be removed, to make way for part of the development, and rebuild in another area. The power line over part of the property would also be moved. If Alternative 1 is approved, the area where the garages are situated will not be developed and therefore would not be rebuilt.

As noted above, due to concerns about the vegetation found on site, it was decided to employ Mr. K. Coetzee of Conservation Management Services to conduct an Environmental Sensitivity Analysis (ESA) of the site. The ESA highlighted areas of differing sensitivities. A proposed layout was then adapted to take the findings of the ESA into account. The new layout was then given to Dr. Schutte-Vlok along with the ESA to ensure that the layout would be acceptable to CapeNature.

Dr. Schutte-Vlok indicated that the maximum encroachment that would be allowed would be to the second trench to the south of the upper road. This would mean that so little of the upper erven could be constructed that it was decided that it would not be worthwhile developing that part of the property.

10.3. Layout Alternative 2

The second alternative was proposed because the first alternative although probably acceptable to CapeNature was not acceptable to the applicant. The Applicant noted that the costs of adding a few erven to the south of the property, as proposed in the first alternative, would not be economically viable. This alternative was proposed as a way of finding a compromise between CapeNature and the applicant.

The proposal still ensures the viability of the project and should be acceptable to CapeNature. CapeNature and other interested and affected parties can comment on the proposal, as they will receive an Executive Summary of the Scoping Report.

Therefore a third layout – layout alternative 2 (See Appendix 12) was proposed which takes into account the findings of the ESA and the comment from CapeNature. It is envisaged that CapeNature will find this alternative layout acceptable in terms of impact on the environment. This layout proposes 71 Group Housing units, 75 Special Residential units and a Business premise.

Conservative estimates, with regard to the construction of the dwellings for the alternative layout, can be made to calculate the employment demography and the necessary investment of manpower required, to complete the alternative layout development. Refer to the attached economic discussion (See Appendix 8).

10.3.1. Alternative Layout Employment

Alternative Layout Construction Phase Employment

Unfortunately, figures with regard to employment opportunities during the construction phase are not available. Typically it is common for the construction phase labour cost to account for approximately 25% of the Total development costs. This approximation therefore estimates a construction phase labour cost investment of about **R 27, 7 million** [0.25 X 110,9 million (calculated below)].

Alternative Layout Permanent Employment

The data values presented in Tables 3.h and 3.i (See Appendix 8) are approximations in order to provide a rough estimate of the intended capital injection of the proposed alternative layout development with respect to permanent domestic and business employment. Accordingly, the development is expected to indirectly inject approximately **R 503 692, 00** [323 692 (domestic) + 180 000 (business)] into permanent domestic and business employment annually.

10.3.2. Alternative Layout Building Rates

The data values presented in Tables 3.j through 3.l (See Appendix 8) are approximations in order to provide a rough estimate of the intended capital investment of the proposed alternative layout development with respect to building costs. Accordingly, the development is expected to directly invest approximately **R 110, 9 million** [R 61,0 million (Group Residential) + R 48,3 million (Special Residential) + R 1,6 million (business)] into the construction of ratable properties over a period of about 2 years.

10.3.3. Alternative Layout Service Provision and Installation Rates

The data values presented in Table 3.m (See Appendix 8) are approximations in order to provide a rough estimate of the intended capital investment of the proposed alternative layout development with respect to the provision and installation of services and related infrastructure. Accordingly, the development is expected to directly invest approximately **R 7, 3 million** [R 50 000 X 147 units (1 Business, 75 Special Residential, 71 Group Residential)] into the provision and installation of services and associated infrastructure over a period of about 6 months. Additionally a capital contribution of around **R 3, 0 million** will be made to the Municipality for the upgrading of the bulk infrastructure (Approximately R 20 000, 00 per erf). This gives a total investment into service provision and installation of about **R 10, 3 million**.

10.3.4. Alternative Layout Economic Contribution Conclusion

To conclude, with regard to this economic evaluation of the proposed development's capital investment to the local and regional economy, the following available figures have been computed (See Appendix 8):

- ❑ A total of approximately **R 110, 9 million** will be directly invested by the proposed alternative layout development into the construction of ratable properties over a period of about 2 years. These building costs include investments in construction phase employment, service provision employment and service provision
- ❑ As a portion of the total, the alternative layout development is expected to directly invest approximately **R 27, 7 million** into construction phase employment over a period of about 2 years.
- ❑ A total of approximately **R 503 692, 00** will be indirectly invested by the proposed alternative layout development into permanent domestic and business employment annually.
- ❑ As a portion of the total, the alternative layout development is expected to directly invest approximately **R 10, 3 million** into the provision and installation of services and associated infrastructure over a period of about 6 months.

11. IDENTIFICATION OF SIGNIFICANT ISSUES

One of the main functions of the Scoping Process is to determine which issues and concerns raised by the role players are significant, and how they will be addressed. It is often difficult to determine which issues are significant and how significant they are. This is because Interested and Affected Parties have different views on specific issues and these issues vary in significance from Interested and Affected Party to Interested and Affected Party. The usual way forward, therefore, is to list all issues that have been raised by all Interested and Affected Parties and deal with each of these issues separately.

12. SIGNIFICANT ISSUES AND IMPACTS TO BE ADDRESSED

Significant issues concerns and impacts have been divided into different categories. Some of the issues raised by respondents are similar in content; therefore these issues have been combined and sorted into similar categories in order to deal with the problem collectively, to avoid repetition. Tables 12.a through 12.e list the various issues, concerns and impacts and provide comment with regard to validity and ways of addressing them. The way the issue has been addressed, i.e. the action to be taken, is a preliminary proposal with regard to the method of dealing with the impact.

Space constraints, in reference to Tables 12.a through 12.e, means that the entire proposal for addressing each impact is not contained within the tables. Further discussion and detailed analysis is listed in Section 12.1 of this Scoping Report. The Interested and Affected Party comments are listed as they were recorded and may contain both spelling and grammatical errors.

TRAFFIC	
Issue	Action to be Taken
A 10 metre building restriction measured from the N2 road reserve boundary. Respondent: M J Runkel, S A Roads Agency	A 10-meter building restriction line from the N2 National Road reserve boundary must be incorporated, so that no building will be closer than 10-m to the road reserve.
No public open space where possible directly adjacent or along the N2 reserve boundary for security reasons. Respondent: M J Runkel, S A Roads Agency	No public open space has been indicated directly adjacent or along the N2 National Road reserve boundary.
A 2 metre wall/security fence to be erected on the road reserve boundary Respondent: M J Runkel, S A Roads Agency	A 2-meter wall / security fence can be erected on the road reserve boundary.
All future services, including the routing of storm water need to be accommodated outside the N2 reserve. Respondent: M J Runkel, S A Roads Agency	No services are accommodated within the N2 National road reserve boundary.
No direct access from the national road will be permitted. Respondent: M J Runkel, S A Roads Agency	Access will not be from the national road. No direct access will be constructed from the national road. A Traffic Impact Assessment conducted by <i>Vela VKE Engineers</i> (See Appendix 3) has been included and makes appropriate recommendations.
Toegang van en na ontwikkeling – verkeer gaan meer wees en oor Vogelsang grond. Respondent: Etienne Steyn, Vogelsang Huis Eienaars Vereeniging	The amount of traffic to and within the development is going to increase. The speed of the traffic within the development should not increase. Traffic calming measures can be implemented to ensure traffic speed does not increase. It is proposed that the traffic calming measures should not be a condition of approval but might be instituted if it is found that the vehicles do speed. Speed humps could be a solution. This decision will need to be taken by the Local Authority. A Traffic Impact Assessment conducted by <i>Vela VKE Engineers</i> (See Appendix 3) has been included and makes appropriate recommendations.

Table 12.a: Traffic Issues and Concerns raised by I&AP's after BID:

ISSUES OF SERVICES & INFRASTRUCTURE	
Issue	Action to be Taken
How will sewerage be handled? What the standard of effluent will be and where will it be discharged? Respondent: Dr A Schutte-Vlok	The sewage will be coupled to a water-borne sewage system, which will be linked to the Mossel Bay sewage system.
No objection provided all services e.g. water provision & sanitation are incorporated into the services of Mossel Bay Municipality. Respondent: M Abrahams, Health W/Cape	All the services will need to be incorporated into the Mossel Bay Municipal network. This is discussed in the engineering service report from MVD consulting engineers (See Appendix 4).
Seriously concerned about water supply for the proposed development. Respondent: Dr A Schutte-Vlok	The Mossel Bay Municipality has supplied a letter, which indicates that there is an investigation into whether there is enough

Proof must be given that existing municipal infrastructure will be able to cope with additional water supply and effluents produced. Respondent: W Roets, CapeNature, George	water to service the development (See Appendix 6).
Proof must be given that water necessary for the development has been secured, environmentally assessed and found to be sustainable and licensed by DWAF or the local authority. Respondent: W Roets, CapeNature, George	The local authority has noted that they are awaiting the outcome of the study by DWAF.

Table 12.b: Service & Infrastructure Issues and Concerns raised by I&AP's after BID:

PLANNING / ISSUES OF DEVELOPMENT	
Issue	Action to be Taken
Confirm proposal compatibility with the Eden District Council Spatial Development Framework and local authority Spatial Development Framework – the purpose of which is to promote orderly and appropriate development in the context of biosphere development principles. Respondent: Ms. E. McIntyre Botanical Soc	According to Mr. K Munro (Town Planning consultant) of <i>Setplan</i> , the Eden District Council Spatial Development Framework does not show future planning categories.
Uitsortering van Vogelsang motorhuise wat op gedeelte 220/47 staan. Respondent: Etienne Steyn, Vogelsang Huis Eienaars Vereeniging	If the Department of Environmental Affairs and Development Planning (DEA&DP) chooses the alternative to the proposal, then the Applicant will not be in a position to move and rebuild the garages and move the power line. It is unlikely that the original proposal will be chosen because of the negative impact on the biophysical environment. If the proposal is chosen, the garages and roads will be built and upgraded.
We support Provincial Spatial Development Framework's approach to have densification of existing towns to curb on going urban sprawl. This approach will have significant implications on all the following: <ul style="list-style-type: none"> ❑ Water use will be less (100 versus 25 people per hectare – less gardens etc. needing water) ❑ Centralization of sewage treatment and major savings on maintenance due to less infrastructure ❑ Better control over, and generating less storm water (3.8 people having a roof and hardened surfaces versus the densification option of having ten times more generating the same amount) ❑ Less road infrastructure required, better public transport possible ❑ Less fragmentation of the landscape and subsequently the ecological processes associated with that, just to mention a few. Respondent: W Roets, CapeNature, George	<p>According to Mr. K Munro (Town Planning Consultant) of <i>Setplan</i>, the development can be regarded as an infilling of an existing development. There is a distinct edge where the development will not be allowed due to the sensitive nature of the vegetation. The Mossel Bay Municipality has supplied a letter, which states that there is currently an investigation into the supply of water to the various proposed developments.</p> <p>The sewage system will link into the sewage system for Mossel Bay. The consulting engineer has confirmed this. The hardened surfaces will lead to greater runoff. The runoff water will be controlled and allowed to run into the river.</p> <p>The road will only be upgraded where required by the Local Authority and as indicated in the Traffic Impact Assessment (See Appendix 3). Therefore there will not be provision made specifically for public transport at this stage. It is unlikely that the current road width will be wide enough for public transport.</p>

	Taxis will however be able to use the road. The development has been adapted to ensure that the landscape is not further fragmented.
Storm water planning and management need to include the screening and treatment of storm water where it will be discharged into river systems (for example by retention dams and/or artificial wetlands). Respondent: W Roets, Dr A Schutte-Vlok CapeNature, George	The engineer has addressed storm water management and measures will be taken to ensure runoff water is screened before entering the river. This can be included as a condition of approval in the Record of Decision (RoD).

Table 12.c: Planning Issues and Concerns raised by I&AP's after BID:

AESTHETICS	
Issue	Action to be Taken
Determine a development envelope – preferably limited to previously utilised / disturbed areas and contain activities and disturbance to that zone – to prevent any additional / unnecessary site degradation. Respondent: Ms. E. McIntyre Botanical Soc.	This has been completed with the new layout being designed around the development envelope.

Table 12.d: Aesthetic Issues and Concerns raised by I&AP's after BID:

BIOPHYSICAL: PLANTS & ANIMALS	
Issue	Action to be Taken
Strict control of any activities (E.g. Storage of building supplies, sand stone, fuel, oil, paints, etc., storm water dispersal, effluent disposal – during and post construction) that have potential to be environmentally harmful or destructive – to prevent pollution, contamination and erosion. Respondent: Ms. E. McIntyre Botanical Soc	The Construction phase Environmental Management Plan (EMP) will provide clear instructions as to the establishment of all storage yards, the storing of all supplies and the decommissioning of all site camps and storage yards. The duties of the Environmental Control Officer (ECO) and parameters for pollution will also be clearly stated in the EMP.
Conduct a physical site assessment in order to draft practical Environmental Management Plans (EMP's) for both construction and operational phases – to facilitate implementation and compliance with such plans. Respondent: Ms. E. McIntyre Botanical Soc.	The Environmental Management Plan (EMP) will be compiled as a condition of approval in the Record Of Decision (ROD). Both construction and operational phase EMPs will be compiled.
The I&AP's to review the EMP's - to facilitate monitoring action and ensure compliance. Respondent: Ms. E. McIntyre Botanical Soc.	The Interested & Affected Parties will be able to review the EMP on request.
Promote participation in Conservancy / Stewardship project – to encourage a conservation ethic. Respondent: Ms. E. McIntyre Botanical Soc.	The homeowners Association may decide to form a conservancy or join an existing conservancy. However, this will take place at some stage in the future. It is currently impractical to enforce this type of condition on the future homeowners. This is because a conservancy is a voluntary organization of a group of landowners and will not work if it is forced on the individual.
The Body corporate in whatever form must provide for an Environmental Committee to give effect to sustained implementation of operational phase EMP. Respondent: Ms. E. McIntyre Botanical Soc	The Environmental Management Plan (EMP) can contain conditions of the formation of the Environmental Committee if this is determined to be necessary by the Department of Environmental Affairs and Development Planning (DEA&DP).

Use only local indigenous vegetation for restoration, rehabilitation and landscaping – to conserve water and prevent further environmental degradation and loss of biodiversity. Respondent: Ms. E. McIntyre Botanical Soc.	There will be an Environmental Management Plan (EMP) that will need to be compiled and this will list which species should be planted to promote the re-establishment of indigenous vegetation in this area.
Compare proposal compatibility with adjacent land uses and determine cumulative biophysical impacts of this proposal on the area – to facilitate consistency in decision-making process. Respondent: Ms. E. McIntyre Botanical Soc.	The property to the north is zoned residential, the property to the west and south is zoned agriculture and the property to the east is zoned road reserve.
Alien invader vegetation assessment and management plan must be lodged at the time of application for immediate implementation regardless of the outcome of the R.o.D. – to prevent continued con-compliance with legislation and the resultant unabated proliferation of undesirable species Respondent: Ms. E. McIntyre Botanical Soc.	The applicant will implement an alien eradication program. The Environmental Management Plan (EMP) will have a section discussing alien plant clearing and will prohibit the introduction of potentially invasive or alien species. The EMP will be included as a condition of approval in the Record of Decision (RoD) issued by the Department of Environmental Affairs and Development Planning (DEA&DP). No alien vegetation will be allowed during rehabilitation and landscaping.
Alien invader vegetation: Determine the extent and type of infestation in order to draw up an appropriate management plan for eradication and sustained control in compliance with current legislation. Prohibit the introduction of any potentially invasive or alien species. Respondent: Ms. E. McIntyre Botanical Soc.	
Determine the status of the existing indigenous forested and/or other natural areas by means of a detailed vegetation study conducted by a suitably qualified and experienced specialist – to maximise any possible conservation opportunities. Respondent: Ms. E. McIntyre Botanical Soc.	Mr Ken Coetzee of <i>Conservation Management Services</i> compiled an Environmental Sensitivity Analysis (ESA). According to this report, no development should be allowed in the areas covered in indigenous natural vegetation. Only the disturbed areas are suitable for development.
Survey wildlife & vegetation. Respondent: T Schonken, Hartenbos River Forum	
Prohibit any development in currently undisturbed areas or on any 1:4 slopes – to preserve ecological and conservation migration routes and corridors and to prevent erosion damage. Respondent: Ms. E. McIntyre Botanical Soc	No development may occur on slopes greater than 1:4. Ecological corridors have been addressed in the Environmental Sensitivity Analysis (ESA) compiled by Mr. K. Coetzee of <i>Conservation Management Services</i> .
Protect milkwoods. Respondent: T Schonken, Hartenbos River Forum	Milkwoods will not be removed unless absolutely necessary. A permit will be obtained if and when necessary to conduct any activity that impacts on these trees in any way. This includes trimming, mowing and lopping off of branches.
Clear aliens under 50yr floodline, particularly kikuyu grass without poisoning the river. Respondent: T Schonken, Hartenbos River Forum	The Environmental Management Plan (EMP) will deal with the rehabilitation of the Riverine area including the removal of alien vegetation from the Riverine area.
1:100 & 1:50 floodline Respondent: N Liebenberg, Mossel Bay Municipality	No development will occur underneath the 1:50 year flood line. The layout plan and the alternative 2 layout plan shows the 1:50 year

<p>CapeNature will not support developments below the 1:50 year flood line of any river, stream or drainage line. Respondent: W Roets, CapeNature, George</p>	flood line.
<p>No units or infrastructure may be constructed below or have a direct or indirect impact on the area below the 1 in 50 year flood line. Respondent: Dr A Schutte-Vlok</p>	
<p>The hill consists of Herbertsdale Renoster Thicket. This vegetation is classified as Endangered and hence, it is emphasized that no further loss of it should take place. Respondent: Dr A Schutte-Vlok</p>	The alternative layout takes this into account, and is designed to significantly reduce the impact of the development on the sensitive vegetation.
<p>We do not support development in the areas indicated as <i>sensitive and very sensitive</i> in the Vegetation Sensitivity report. The ditch running along the base of the ridge (on the southern side of the property where the single residential units 1-12 are proposed) must be used as the cut-off line for any development. The proposed single residential units numbered 1 – 11 according to the layout plan compiled by Setplan will therefore have to be reduced in size or removed to ensure that they do not impact on the vegetation above the ditch. Furthermore, the proposed group housing units (numbered 30.31, 32 & 33) according to the mentioned layout plan will also have to be removed. Respondent: Dr A Schutte-Vlok</p>	The alternative layout takes these comments into account and does not impact on the sensitive vegetation.
<p>No new ditch may be constructed within the very sensitive vegetation to accommodate storm water run-off from the ridge. Respondent: Dr A Schutte-Vlok</p>	No new ditch will be constructed, as it will not be necessary.
<p>Please take note that Herbertsdale Renoster Thicket is a fire-prone vegetation type. Units need to be constructed of non-flammable materials to reduce the risk of burning down should a fire occur or a controlled burn need to be carried out. Respondent: Dr A Schutte-Vlok</p>	Units will be normal brick houses with tiled roofs, which are not flammable under normal circumstances.
<p>All the sensitive and very sensitive areas need to be rezoned to Open Space III and managed as a nature reserve according to an approved management plan. This management plan must address issues such as the eradication of invasive alien vegetation, a burning programme rehabilitation and re-vegetation plan etc. Respondent: Dr A Schutte-Vlok</p>	All the sensitive and very sensitive areas can be rezoned to Open Space III and managed as a nature reserve according to an approved management plan. This may not necessarily ensure that the area is conserved. The Department of Environmental Affairs and Development Planning (DEA&DP) will have to decide whether this is necessary. The Applicant will rezone those areas as referred to above to Open Space 3 if necessary.
<p>The importance of wildlife corridors is discussed and illustrated in the sensitivity analysis report – particularly lining the riverine area with the Herbertsdale Renoster Thicket area. It is also essential to ensure linkages with natural areas on the adjacent properties. Respondent: Dr A Schutte-Vlok</p>	The Environmental Sensitivity Analysis (ESA) compiled by Mr. K. Coetzee of <i>Conservation Management Services</i> has addressed the corridor issue and the alternative layout plan takes account of the ESA by ensuring that the development is outside the sensitive areas and the corridors.

The proposed damming up of the river at the low-water bridge is a point of concern. Please approach Mr Wietsche Roets of CapeNature for comments in this regard. Respondent: Dr A Schutte-Vlok	Mr. Roets of CapeNature has been approached and has provided comment on the proposal.

Table 12.e: Biophysical Issues and Concerns raised by I&AP's after BID:

A summary of significant issues from Tables 12.a through 12.e is presented below.

Number of Comments:

- ❑ I&AP Traffic comments (Table 12.a):
 - ◆ **Building Restriction** from N2 Road Reserve 1
 - ◆ **No Public Space** adjacent to N2 Road Reserve 1
 - ◆ **Wall / Security Fence** along Road Reserve Boundary 1
 - ◆ **Services** accommodated outside N2 Road Reserve 1
 - ◆ **No Access** from National Road 1
 - ◆ **Traffic Volume** 1
 - ◆ **Total** **6**
- ❑ I&AP Service and Infrastructure comments (Table 12.b):
 - ◆ **Sewage** 1
 - ◆ **Services incorporated** into Mossel Bay Municipality 1
 - ◆ **Water Supply** 3
 - ◆ **Total** **5**
- ❑ I&AP Planning comments (Table 12.c):
 - ◆ Compatibility with Eden **Spatial Development Framework** 1
 - ◆ **Vogelsang** Motor Homes 1
 - ◆ **Services** and associated Infrastructure 1
 - ◆ Storm Water / **Drainage** 1
 - ◆ **Total** **4**
- ❑ I&AP Aesthetic comments (Table 12.d):
 - ◆ Determine **Development Envelope** / Site Degradation 1
 - ◆ **Total** **1**
- ❑ I&AP Biophysical comments (Table 12.e):
 - ◆ Control of **Harmful Activities** 1
 - ◆ Site Assessment / **Environmental Management Plan (EMP)** 1
 - ◆ I&AP's to **Review EMP** 1
 - ◆ Conservancy / **Stewardship Project** 1
 - ◆ Body Corporate **Environmental Committee** 1
 - ◆ Indigenous Vegetation for **Rehabilitation** 1
 - ◆ Compatibility with **Adjacent Land Use** 1

♦ Alien Invader Vegetation Assessment	2
♦ Status of Existing Indigenous Vegetation	2
♦ Prohibit Development on 1:4 Slopes	1
♦ Protect Milkwood Trees	1
♦ Clear Alien Vegetation below 1:50 year flood line	1
♦ No Development below 1:50 year flood line	3
♦ Endangered Herbertsdale Renoster Thicket	1
♦ No Development in Sensitive Vegetation Area	1
♦ No New Ditch to be Constructed in Sensitive Area	1
♦ Fire Prone Vegetation / Use of Non-Flammable Materials	1
♦ Sensitive Area Rezoned to Open Space III	1
♦ Importance of Wildlife Corridors	1
♦ Damming of River at Low-Water Bridge	<u>1</u>
♦ Total	24

12.1. Discussion of issues

12.1.1. Services

CapeNature and the Department of Health have raised the provision of services to the development as an issue of concern. The Department of Health has no objections to the proposed development, subject to the services being linked to the Mossel Bay Municipal infrastructure. CapeNature wants proof from the Mossel Bay Municipality that the municipal infrastructure has the capacity to cope with the additional demand. According to the engineers with regard to most of the services, there is capacity. The Mossel Bay Municipality has supplied a letter which, states that there is currently an investigation into the supply of water to the various proposed developments.

The application also includes the construction of a causeway or bridge across the river. Mr Roetz of CapeNature noted that if the bridge over the river was constructed properly, it is likely that the impact of the road crossing the river would be acceptable to CapeNature. The engineer has provided specifications on the proposed bridge.

All the sensitive and very sensitive areas can be rezoned to Open Space III and managed as a nature reserve according to an approved management plan. This may not necessarily ensure that the area is conserved. The DEA&DP will have to decide whether this is necessary. The Applicant will rezone those areas as referred to above to Open Space 3 if necessary.

12.1.2. Biophysical impact

Most of the concerns with regard to the biophysical have to do with the sensitivity of the natural vegetation, the clearing of alien species, the use of indigenous species and strict control over the building activities with a comprehensive Environmental Management Plan.

According to law, all alien vegetation should be cleared from the property. The clearing of these aliens can be linked to the approval of the proposed development by the Department of Environmental Affairs and Development Planning (DEA&DP) by making it a condition of approval in the Record of Decision (RoD).

As noted above, the original application called for units in areas of sensitive vegetation. After an ESA by *Conservation Management Services* the layout was amended twice to accommodate the concerns of CapeNature with regard to the development. An executive summary of this report will be submitted to CapeNature to ensure that this organization has had an opportunity to comment on the layout.

An Environmental Management Plan (EMP) will be a condition of approval should a positive RoD be issued. A construction phase EMP should discuss the competency and duties of the Environmental Control Officer (ECO). The EMP should also include strict control measures regarding any possible environmental impacts that can result from construction activities taking place on the site.

The use of indigenous vegetation during rehabilitation and landscaping should be promoted, and can also be included as a condition of approval for the proposed project should a positive RoD be issued.

12.1.3. Visual Impact

The visual impact of the proposed development does not seem to be a significant issue. The visual impact currently consists of roofs, houses and walls situated in the valley close to the N2 National Road. This development will lead to further houses and roofs etc. situated in this valley. Because the development is situated below the N2 there will be no skyline development. There are already houses along this valley and to the north of this valley. When driving on the N2 National Road in a northerly direction, the valley is visible for a few seconds and is at right angles to the direction of travel. The impact is similar when driving in a southerly direction on the N2 National Road but can be seen for slightly longer.

The main visual focus for a motorist traveling in a northerly direction on the N2 is however the recently constructed development to the northwest of the proposed development. The development is not visible from the rest of Mossel Bay except for the above-mentioned recently constructed development to the north of the proposed development. From this development, the proposed development will be visible but no skyline development will be visible.

13. CUMULATIVE IMPACT

Significantly complicating the environmental process, cumulative impacts may produce not only local effects, but impact on wider spatial and temporal ranges, influencing both regional and even global spheres. The resulting management and mitigation against larger scale negative impacts may therefore require inter-departmental and cross-jurisdictional cooperation and collaboration (Fuggle &

Rabie, 1996). Typically the Integrated Environmental Management process does require the analysis of the evolutionary progress of potentially detrimental activities within a regional context.

Sharples Environmental Services cc does however recognize the difficulty in identifying cumulative effects, acknowledging that acquired experience and foresight form the cornerstone of the required approach. Additionally, *Sharples Environmental Services cc* also identifies the need to appraise the influence of policy and program, given that broader social and economic policies may cause cumulative impacts. Coming to terms with these, often unrelated, effects has meant that *Sharples Environmental Services cc* has had to review and study concepts and ideas pioneered by established experts in the field.

The environmental legislation requires that the cumulative impacts of a development be investigated. The cumulative impact of the proposed construction may be that more applications are received for residential developments in the area. However, the area to the east and north of the proposed development has already been developed (Island View Development). Traffic may increase along the access road and along the Voorbaai Road. The Traffic Impact Assessment (See Appendix 3) has made recommendations in this regard.

There are also concerns specifically from CapeNature that the long term use of water for developments in the area may be problematic. It appears as though the Mossel Bay Municipality does not have a specific problem with the provision on water to the proposed development but that the provision of water in general, to all the developments may be problematic. The effect is that development will be stalled or stopped due to a lack of drinking water.

Unfortunately, it is unlikely that this aspect alone will limit growth and the influx of people wishing to retire or seeking work in the area. Therefore, in the long term the problem of water availability will need to be solved through proper planning and not used as a reason to stall or stop both “bad” and “good” development. However, the cumulative impact will be that further demand is placed on existing services.

14. GAPS IN KNOWLEDGE

Gaps in knowledge relating to the application include the supply of services such as water and the long term impact of the development on development trends with regard to the urbanization of Mossel Bay. The cumulative impact of the development is also not known although an attempt has been made above to quantify this aspect.

Water will not be able to be supplied to this and other developments without impacting on the environment. Therefore the impact of supplying water to this development has not been investigated or determined. This is because this aspect is seen as a regional planning issue which needs to be addressed at a

regional level by the various responsible Authorities. It is not possible to adapt this EIA to deal with a regional planning issue such as the provision of water.

Exactly how this development will contribute to the expansion of Mossel Bay (other than the establishment of the proposed number of units) has not been determined. It is unknown whether this development will enhance or detract from the overall image people have of Mossel Bay. As noted above it is likely to depend on the established view of the individual.

The visual impact of the development has also not been determined by a specialist. This is because it is believed that the visual impact will be low due to the position of the development. An attempt to define the visual impact has been made above and it is not envisaged that visual impact is a significant impact. Mitigatory measures may provide some relief but these will not hide the fact that there will be more dwellings near the National Road.

It must also be noted that the Local Authority in the town planning application has the authority to reject the application in the LUPO application. The Local Authority is responsible for the provision of houses in Mossel Bay and have final say as to whether they want the visual impact of the development, with all the other positives and negatives or not.

15. CONCLUSION

The Applicant represented by Mr. P.W. Steinberg applied to the Department of Environment Affairs and Development Planning to change the zoning of the Property, from Agricultural to Residential zoning and Public Open Space in terms of sections 17(1) and 24(1) of the Land Use Planning Ordinance, of 1985 (Ordinance 15 of 1985). This is a listed activity. Other listed activities were also applied for (see above). The current environmental legislation was followed and Sharples Environmental Services cc has made a concerted effort to follow the process in terms of the spirit in which the process was written and not just the legal requirements.

To this end, much more time than legislated was afforded to interested and affected parties to comment on the proposal as well as alternatives. A number of alternatives were proposed, all of which are viable to the applicant, but all may not be acceptable to some Authorities. A specialist vegetation report was commissioned. Negotiations were held with CapeNature to ensure that this organization was catered for with regard to the development. Sharples Environmental Services cc has attempted to supply enough information to allow the Department of Environment Affairs and Development Planning to take a decision.

The possible positive and negative effects that may result from the proposed development are listed in Table 15.a below. It must be noted that it is not the number of positive and negative impacts, which are important but rather the actual impacts.

POSSIBLE POSITIVE IMPACTS	POSSIBLE NEGATIVE IMPACTS
A total investment of approximately R 147, 0 million into the local economy as a total building cost of developing around 28 Single Residential erven, 64 town house units and 75 semi-permanent “caravan-type” units.	There will be an increased demand on services, especially water and electricity.
The provision of around 28 Single Residential erven, 64 town house units and 75 semi-permanent “caravan-type” units, which will house people in an area where the demand for habitable land is high.	There will be an increase in traffic volumes in the area.
It is possible that this development could provide permanent employment for approximately 33 persons as domestic workers and gardeners. This may contribute around R 368 339, 00 annually into these permanently employed individual’s household earnings. Additionally the development may provide permanent employment for around 5 business premises staff, possibly contributing around R 180 000, 00 into these permanently employed individual’s household earnings.	If the development is approved there will be a significant impact on the biophysical environment. If the second alternative is implemented, the impact on the biophysical environment will be lower.
The development is expected to directly invest approximately R 36, 7 million (as a portion of the total development cost) into construction phase employment.	
The applicant will make substantial profit from the proposed development of the property.	

Table 15.a: List of possible positive and negative impacts

The following was achieved during this Scoping Process:

- ❑ Comprehensive advertising to invite Authorities, NGO’s and I&APs was completed as described in the *Plan of Study for Scoping*.
- ❑ A wide range of organizations and people were given more than 90 days for the opportunity to comment on the proposed development. It seems unlikely that any organization or individual could have a significant issue regarding the proposed development if they have taken longer than 90 days to respond to the proposed development.
- ❑ Advertising was completed according to the legislated procedure as well as the Plan of Study for Scoping.
- ❑ All other organizations, which were listed as I&AP’s, were afforded the opportunity to comment.
- ❑ Alternatives to the development have been explored and the opportunity for alternative proposals has been provided.

- Ways of dealing with the issues raised have been provided.

Sharples Environmental Services cc has complied with the legislated requirements of the Scoping Process and the Scoping Phase should therefore be acceptable to the Authorities. The Scoping Report will be sent to the DEA&DP and a copy will be placed in the Mossel Bay Municipal Offices. All interested and affected parties will receive an Executive Summary. Interested and affected parties will have 21 days to comment and be able to submit written comments on the Scoping Report to *Sharples Environmental Services cc* who will forward them to the Department of Environment Affairs and Development Planning.

15.1. Recommendations

If the Scoping process is acceptable to the Authorities then it may be possible for the Department of Environment Affairs and Development Planning (DEA&DP) to take a decision with regard to this application. This is because the issues that have been raised have been investigated and mitigatory measures supplied where appropriate. If a positive Record of Decision (RoD) was issued, it should include as conditions of approval, the following:

- No development should occur above the current ditch
- Screening measures must be in place with regard to storm water runoff.
- The undeveloped areas of the development can be zoned to nature area if deemed necessary.
- That there should be an Environmental Management Plan that defines the duties of the Environmental Control Officer as well as the level of competency of the said ECO.
- All mitigatory measures as set out above should be included in the EMP.
- The EMP could contain specifications with regard to the removal of alien and invasive plant species, as well as the use of indigenous vegetation during rehabilitation and landscaping.
- The EMP should contain specific terms of reference for environmental monitoring to ensure compliance with the implementation of the EMP.
- If the process or any part of the report is not acceptable to DEA&DP then the department must inform *Sharples Environmental Services cc* as to the method required to ensure the report is acceptable.
- There should be a management plan to be implemented by the home owners for the nature area.

All the mitigating measures in both the Traffic Impact Assessment (Appendix 3) and the Environmental Sensitivity Analysis (Appendix 7) should be included in the conditions of approval if deemed acceptable by the Department of Environment Affairs and Development Planning.

- If the process or any part of the report is not acceptable to DEA&DP then the department must inform *Sharples Environmental Services cc* as to the method required, to ensure the report is acceptable.

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16.1. Legislation

ECA. Environmental Conservation Act, No. 73 of 1989

NEMA. National Environmental Management Act, No. 107 of 1998

CONSTITUTION OF THE REPUBLIC OF SOUTH AFRICA. No 108 of 1996

GLOSSARY

EIA: Environmental Impact Assessment -

The procedure of analyzing the environmental effects of a development project. This process necessitates the compilation of a Report, which describes the process of examining the environmental effects of a proposed development, the anticipated impacts and proposed mitigatory measures.

I&AP: Interested and Affected Party -

Individuals, Groups or Associations which are affected by or concerned with any activity associated with the proposed development project.

RoD: Record of Decision -

A decision which is taken by the Department of Environmental Affairs and Development Planning (DEA&DP). This RoD will have conditions attached, which will incorporate the mitigatory measures proposed by specialists.

DEA&DP: Department of Environmental Affairs and Development Planning-

The Provincial Directorate of the National Department for Environmental Affairs and Tourism. This Department is responsible evaluating the viability of the development proposal and issuing the appropriate RoD.

ECA: Environmental Conservation Act -

The relevant legislation that governs and regulates the EIA process, and provides for the effective protection and controlled utilization of the environment and for matters incidental thereto.

EMP: Environmental Management Plan -

A management programme designed specifically to introduce the mitigation measures proposed in the Reports and contained in the Conditions of Approval in the RoD.

BID: Background Information Document -

A summary report of the intended activities of the proposed development project, used to disseminate information to I&AP's.

SDF: Spatial Development Framework -

A document required by legislation and essential in providing conservation and development guidelines for an urban area, which is situated in an environmentally sensitive area and for which major expansion is expected in the foreseeable future.

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TOWN PLANNING APPLICATION AMENDMENT FROM SETPLAN



LAYOUT PLAN

VELA VKE TRAFFIC IMPACT ASSESSMENT



MVD SERVICES REPORT

INTERESTED AND AFFECTED PARTY COMMENTS

MOSSEL BAY MUNICIPALITY LETTER ON SERVICES

ENVIRONMENTAL SENSITIVITY ANALYSIS



ECONOMIC DESCRIPTION



DEPARTMENT OF HEALTH LETTER

BACKGROUND INFORMATION DOCUMENT

2ND LAYOUT / 1ST ALTERNATIVE

3RD LAYOUT / 2ND ALTERNATIVE



LOCAL NEWSPAPER ADVERTISEMENT

MOSSEL BAY LETTER ON I&AP ADDRESSES

LIST OF REGISTERED LETTERS SENT TO NEIGHBOURS