

“securing ecological sustainable development and use of natural resources”

1. How will this development (and its separate elements/aspects) impact on the ecological integrity of the area?

1.1. How were the following ecological integrity considerations taken into account?:

1.1.1. Threatened Ecosystems,

1.1.2. Sensitive, vulnerable, highly dynamic or stressed ecosystems, such as coastal shores, estuaries, wetlands, and similar systems require specific attention in management and planning procedures, especially where they are subject to significant human resource usage and development pressure,

1.1.3. Critical Biodiversity Areas (“CBAs”) and Ecological Support Areas (“ESAs”),

1.1.4. Conservation targets,

1.1.5. Ecological drivers of the ecosystem,

1.1.6. Environmental Management Framework,

1.1.7. Spatial Development Framework, and

1.1.8. Global and international responsibilities relating to the environment (e.g. RAMSAR sites, Climate Change, etc.).

1.2. How will this development disturb or enhance ecosystems and/or result in the loss or protection of biological diversity? What measures were explored to firstly avoid these negative impacts, and where these negative impacts could not be avoided altogether, what measures were explored to minimise and remedy (including offsetting) the impacts? What measures were explored to enhance positive impacts?

Within BAR

Within BAR

Within BAR

1.3. How will this development pollute and/or degrade the biophysical environment? What measures were explored to firstly avoid these impacts, and where impacts could not be avoided altogether, what measures were explored to minimise and remedy (including offsetting) the impacts? What measures were explored to enhance positive impacts?

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1.4. What waste will be generated by this development? What measures were explored to firstly avoid waste, and where waste could not be avoided altogether, what measures were explored to minimise, reuse and/or recycle the waste? What measures have been explored to safely treat and/or dispose of unavoidable waste?

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1.5. How will this development disturb or enhance landscapes and/or sites that constitute the nation's cultural heritage? What measures were explored to firstly avoid these impacts, and where impacts could not be avoided altogether, what measures were explored to minimise and remedy (including offsetting) the impacts? What measures were explored to enhance positive impacts?

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1.6. How will this development use and/or impact on non-renewable natural resources? What measures were explored to ensure responsible and equitable use of the resources? How have the consequences of the depletion of the non-renewable natural resources been considered? What measures were explored to firstly avoid these impacts, and where impacts could not be avoided altogether, what measures were explored to minimise and remedy (including offsetting) the impacts? What measures were explored to enhance positive impacts?

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1.7. How will this development use and/or impact on renewable natural resources and the ecosystem of which they are part? Will the use of the resources and/or impact on the ecosystem jeopardise the integrity of the resource and/or system taking into account carrying capacity restrictions, limits of acceptable change, and thresholds? What measures were explored to firstly avoid the use of resources, or if avoidance is not possible, to minimise the use of resources? What measures were taken to ensure responsible and equitable use of the resources? What measures were explored to enhance positive impacts?

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1.7.1. Does the proposed development exacerbate the increased dependency on increased use of resources to maintain economic growth or does it reduce resource dependency (i.e.

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de-materialised growth)? (note: sustainability requires that settlements reduce their ecological footprint by using less material and energy demands and reduce the amount of waste they generate, without compromising their quest to improve their quality of life)

- 1.7.2. Does the proposed use of natural resources constitute the best use thereof? Is the use justifiable when considering intra- and intergenerational equity, and are there more important priorities for which the resources should be used (i.e. what are the opportunity costs of using these resources this the proposed development alternative?)

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- 1.7.3. Do the proposed location, type and scale of development promote a reduced dependency on resources?

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- 1.8. How were a risk-averse and cautious approach applied in terms of ecological impacts?:

- 1.8.1. What are the limits of current knowledge (note: the gaps, uncertainties and assumptions must be clearly stated)?

- 1.8.2. What is the level of risk associated with the limits of current knowledge?

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- 1.8.3. Based on the limits of knowledge and the level of risk, how and to what extent was a risk-averse and cautious approach applied to the development?

- 1.9. How will the ecological impacts resulting from this development impact on people's environmental right in terms following²⁴:

- 1.9.1. Negative impacts: e.g. access to resources, opportunity costs, loss of amenity (e.g. open space), air and water quality impacts, nuisance (noise, odour, etc.), health impacts, visual impacts, etc. What measures were taken to firstly avoid negative impacts, but if avoidance is not possible, to minimise, manage and remedy negative impacts?

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- 1.9.2. Positive impacts: e.g. improved access to resources, improved amenity, improved air or water quality, etc.
What measures were taken to enhance positive impacts?
- 1.10. Describe the linkages and dependencies between human wellbeing, livelihoods and ecosystem services applicable to the area in question and how the development's ecological impacts will result in socio-economic impacts (e.g. on livelihoods, loss of heritage site, opportunity costs, etc.)?
- 1.11. Based on all of the above, how will this development positively or negatively impact on ecological integrity objectives/targets/considerations of the area?
- 1.12. Considering the need to secure ecological integrity and a healthy biophysical environment, describe how the alternatives identified (in terms of all the different elements of the development and all the different impacts being proposed), resulted in the selection of the "best practicable environmental option" in terms of ecological considerations?²⁵
- 1.13. Describe the positive and negative cumulative ecological/biophysical impacts bearing in mind the size, scale, scope and nature of the project in relation to its location and existing and other planned developments in the area?²⁶

Within BAR and HIA

Within BAR and Specialist assessments

Within BAR

"promoting justifiable economic and social development"²⁷

- 2.1. What is the socio-economic context of the area, based on, amongst other considerations, the following considerations?:
- 2.1.1. The IDP (and its sector plans' vision, objectives, strategies, indicators and targets) and any other strategic plans, frameworks of policies applicable to the area,
- 2.1.2. Spatial priorities and desired spatial patterns (e.g. need for integrated of segregated communities, need to upgrade informal settlements, need for densification, etc.),
- 2.1.3. Spatial characteristics (e.g. existing land uses, planned land uses, cultural landscapes, etc.), and
- 2.1.4. Municipal Economic Development Strategy ("LED Strategy").

Within BAR and planning report

Within BAR and planning report

Within BAR and planning report

2.2. Considering the socio-economic context, what will the socio-economic impacts be of the development (and its separate elements/aspects), and specifically also on the socio-economic objectives of the area?

2.2.1. Will the development complement the local socio-economic initiatives (such as local economic development (LED) initiatives), or skills development programs?

2.3. How will this development address the specific physical, psychological, developmental, cultural and social needs and interests of the relevant communities?²⁸

2.4. Will the development result in equitable (intra- and inter-generational) impact distribution, in the short- and long-term?²⁹ Will the impact be socially and economically sustainable in the short- and long-term?

2.5. In terms of location, describe how the placement of the proposed development will³⁰:

2.5.1. result in the creation of residential and employment opportunities in close proximity to or integrated with each other,

2.5.2. reduce the need for transport of people and goods,

2.5.3. result in access to public transport or enable non-motorised and pedestrian transport (e.g. will the development result in densification and the achievement of thresholds in terms public transport),

2.5.4. compliment other uses in the area,

2.5.5. be in line with the planning for the area,

2.5.6. for urban related development, make use of underutilised land available with the urban edge,

2.5.7. optimise the use of existing resources and infrastructure,

2.5.8. opportunity costs in terms of bulk infrastructure expansions in non-priority areas (e.g. not aligned with the bulk infrastructure planning for the settlement that reflects the spatial reconstruction priorities of the settlement),

2.5.9. discourage "urban sprawl" and contribute to compaction/densification,

2.5.10. contribute to the correction of the historically distorted spatial patterns of settlements and to the optimum use of existing infrastructure in excess of

The proposal is for a housing development so an increase in residents in the area will stimulate the local businesses and economy

Local labour will be used in the development phase, housing will become available and casual job positions available during the operational phase.

Yes, housing has long term positive impacts for those living there and the casual positions available to the local community

The proposal will directly result in housing and indirectly create casual work positions available to the local community

The proposed site is near the Heatherlands spar and business complex, therefore only a short distance needs to be traveled to access groceries and other businesses

The proposal's densities is aligned with municipal goals

In the planning report and BAR

In the planning report and BAR, proposed site is within the urban edge

Existing road for access to the site and bulk services connections available

None, aligned with municipal infrastructure planning , refer to planning and services report. bulk services connections available

Propose site is located within the urban edge, therefore not contributing to urban sprawl.

Existing road for access to the site and bulk services connections available

- current needs,
- 2.5.11. encourage environmentally sustainable land development practices and processes,
- 2.5.12. take into account special locational factors that might favour the specific location (e.g. the location of a strategic mineral resource, access to the port, access to rail, etc.),
- 2.5.13. the investment in the settlement or area in question will generate the highest socio-economic returns (i.e. an area with high economic potential),
- 2.5.14. impact on the sense of history, sense of place and heritage of the area and the socio-cultural and cultural-historic characteristics and sensitivities of the area, and
- 2.5.15. in terms of the nature, scale and location of the development promote or act as a catalyst to create a more integrated settlement?
- 2.6. How were a risk-averse and cautious approach applied in terms of socio-economic impacts?³¹:
 - 2.6.1. What are the limits of current knowledge (note: the gaps, uncertainties and assumptions must be clearly stated)?³²
 - 2.6.2. What is the level of risk (note: related to inequality, social fabric, livelihoods, vulnerable communities, critical resources, economic vulnerability and sustainability) associated with the limits of current knowledge?
 - 2.6.3. Based on the limits of knowledge and the level of risk, how and to what extent was a risk-averse and cautious approach applied to the development?
- 2.7. How will the socio-economic impacts resulting from this development impact on people's environmental right in terms following:

Existing road for access to the site and bulk services connections available

Not applicable however the site is located in close proximity to a major municipal road and a national road

The proposal is expected to achieve this

Refer to HIA

Even though the current housing market is understood by the developer it is uncertain what the housing demand will be once the development has been constructed

- 2.7.1. Negative impacts: e.g. health (e.g. HIV-Aids), safety, social ills, etc. What measures were taken to firstly avoid negative impacts, but if avoidance is not possible, to minimise, manage and remedy negative impacts?
- 2.7.2. Positive impacts. What measures were taken to enhance positive impacts?
- 2.8. Considering the linkages and dependencies between human wellbeing, livelihoods and ecosystem services, describe the linkages and dependencies applicable to the area in question and how the development's socio-economic impacts will result in ecological impacts (e.g. over utilisation of natural resources, etc.)?
- 2.9. What measures were taken to pursue the selection of the "best practicable environmental option" in terms of socio-economic considerations?³³
- 2.10. What measures were taken to pursue environmental justice so that adverse environmental impacts shall not be distributed in such a manner as to unfairly discriminate against any person, particularly vulnerable and disadvantaged persons (who are the beneficiaries and is the development located appropriately)?³⁴ Considering the need for social equity and justice, do the alternatives identified, allow the "best practicable environmental option" to be selected, or is there a need for other alternatives to be considered?
- 2.11. What measures were taken to pursue equitable access to environmental resources, benefits and services to meet basic human needs and ensure human wellbeing, and what special measures were taken to ensure access thereto by categories of persons disadvantaged by unfair discrimination?³⁵
- 2.12. What measures were taken to ensure that the responsibility for the environmental health and safety consequences of the development has been addressed throughout the development's life cycle?³⁶
- 2.13. What measures were taken to:
- 2.13.1. ensure the participation of all interested and affected parties,
- 2.13.2. provide all people with an opportunity to develop the understanding, skills and capacity necessary for achieving equitable and effective participation,³⁷
- 2.13.3. ensure participation by vulnerable and disadvantaged persons,³⁸
- 2.13.4. promote community wellbeing and empowerment through environmental

The assessment of potential impacts are located in the BAR and recommended mitigations measures aim to avoid and minimize negative impacts

In the BAR, local employment and housing are the positive impacts associated with the proposal

The proposed housing development will provide construction phase jobs and casual jobs during the operational phase. Additionally housing will become available for people in the buying and renting market

The potential impacts associated with each alternative where weighed up in the BAR and as the impacts associated with each alternative are essential the same, the most desirable socio-economic alternative became the preferred alternative

HIA was undertaken, the proposal is not for social housing so whoever qualifies financially to purchase or rent a unit will be the beneficiaries of the proposed housing development

HIA and PPP was undertaken to ensure this proposal ensure the proposal does not infringe on equitable access to environmental and heritage resources

Compilation and implementation of the EMPr

The PPP already undertaken in accordance with the EIA regulations and the PPP still to be undertaken

The content of the BAR provides all information available to the public for comment and to gain an understanding of the proposal and potential impacts and mitigation

The HIA, PPP already undertaken in accordance with the EIA regulations and the PPP still to be undertaken

- education, the raising of environmental awareness, the sharing of knowledge and experience and other appropriate means,³⁹
- 2.13.5. ensure openness and transparency, and access to information in terms of the process,⁴⁰
- 2.13.6. ensure that the interests, needs and values of all interested and affected parties were taken into account, and that adequate recognition were given to all forms of knowledge, including traditional and ordinary knowledge,⁴¹ and
- 2.13.7. ensure that the vital role of women and youth in environmental management and development were recognised and their full participation therein were be promoted?⁴²
- 2.14. Considering the interests, needs and values of all the interested and affected parties, describe how the development will allow for opportunities for all the segments of the community (e.g.. a mixture of low-, middle-, and high-income housing opportunities) that is consistent with the priority needs of the local area (or that is proportional to the needs of an area)?
- 2.15. What measures have been taken to ensure that current and/or future workers will be informed of work that potentially might be harmful to human health or the environment or of dangers associated with the work, and what measures have been taken to ensure that the right of workers to refuse such work will be respected and protected?⁴⁴
- 2.16. Describe how the development will impact on job creation in terms of, amongst other aspects:
- 2.16.1. the number of temporary versus permanent jobs that will be created,
- 2.16.2. whether the labour available in the area will be able to take up the job opportunities (i.e. do the required skills match the skills available in the area),
- 2.16.3. the distance from where labourers will have to travel,
- 2.16.4. the location of jobs opportunities versus the location of impacts (i.e. equitable distribution of costs and benefits), and
- 2.16.5. the opportunity costs in terms of job creation (e.g. a mine might create 100 jobs, but impact on 1000 agricultural jobs, etc.).
- 2.17. What measures were taken to ensure:
- 2.17.1. that there were intergovernmental

The PPP already undertaken in accordance with the EIA regulations and the PPP still to be undertaken

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The HIA, PPP already undertaken in accordance with the EIA regulations and the PPP still to be undertaken

Equal opportunity to access information and chance to comment. Woman appointed to undertake assessments and assist in compilation of the BAR

Private housing proposal as such the developer can cater for their target market

The OHS plan for the construction phase will educate those involved in the construction phase of the potential dangers



The site is current vacant so there are no opportunity costs associated in this regard

- coordination and harmonisation of policies, legislation and actions relating to the environment, and
- 2.17.2. that actual or potential conflicts of interest between organs of state were resolved through conflict resolution procedures?
- 2.18. What measures were taken to ensure that the environment will be held in public trust for the people, that the beneficial use of environmental resources will serve the public interest, and that the environment will be protected as the people's common heritage?⁴⁵
- 2.19. Are the mitigation measures proposed realistic and what long-term environmental legacy and managed burden will be left?⁴⁶
- 2.20. What measures were taken to ensure that the costs of remedying pollution, environmental degradation and consequent adverse health effects and of preventing, controlling or minimising further pollution,

The EA Application, WULA and Town planning application

No conflicts

The HIA, BAR and taking into account that the proposal will result in housing

Mitigation measures are realistic, management of the open spaces, fire break and stormwater management system will be long term management items

Mitigation measures recommended by the specialists have been incorporated into the EMPr and effective implementation of the EMPr will be required

environmental damage or adverse health effects will be paid for by those responsible for harming the environment?⁴⁷

2.21. Considering the need to secure ecological integrity and a healthy bio-physical environment, describe how the alternatives identified (in terms of all the different elements of the development and all the different impacts being proposed), resulted in the selection of the best practicable environmental option in terms of socio-economic considerations?⁴⁸

2.22. Describe the positive and negative cumulative socio-economic impacts bearing in mind the size, scale, scope and nature of the project in relation to its location and other planned developments in the area?

Implementing EMPr and rehabilitation of disturbed areas

Refer to assessment of impacts in the BAR

Provision of housing opportunities provides positive socio-economic impacts