

Basic Assessment Report in terms of the NEMA Environmental Impact Assessment Regulations, 2010

AUGUST 2010

Kindly note that:

- 1. This **Basic Assessment Report** is the standard report required by DEA&DP in terms of the EIA Regulations, 2010 and must be completed for all Basic Assessment applications.
- 2. This report must be used in all instances for Basic Assessment applications for an environmental authorisation in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA), as amended, and the Environmental Impact Assessment Regulations, 2010, and/or a waste management licence in terms of the National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM: WA), and/or an atmospheric emission licence in terms of the National Environmental Management: Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004) (NEM: AQA).
- 3. This report is current as of 2 August 2010. It is the responsibility of the Applicant / EAP to ascertain whether subsequent versions of the report have been published or produced by the competent authority.
- 4. The required information must be typed within the spaces provided in the report. The sizes of the spaces provided are not necessarily indicative of the amount of information to be provided. It is in the form of a table that will expand as each space is filled with typing.
- 5. Incomplete reports will be rejected. A rejected report may be amended and resubmitted.
- 6. The use of "not applicable" in the report must be done with circumspection. Where it is used in respect of material information that is required by the Department for assessing the application, this may result in the rejection of the report as provided for in the regulations.
- 7. While the different sections of the report only provide space for provision of information related to one alternative, if more than one feasible and reasonable alternative is considered, the relevant section must be copied and completed <u>for each alternative</u>.
- 8. Unless protected by law all information contained in, and attached to this report, will become public information on receipt by the competent authority. If information is not submitted with this report due to such information being protected by law, the applicant and/or EAP must declare such non-disclosure and provide the reasons for the belief that the information is protected.
- 9. This report must be submitted to the Department at the postal address given below or by delivery thereof to the Registry Office of the Department. No faxed or e-mailed reports will be accepted. Please note that for waste management licence applications, this report must be submitted for the attention of the Department's Waste Management Directorate (tel: 021-483-2756 and fax: 021-483-4425) at the same postal address as the Cape Town Office Region A.
- 10. Unless indicated otherwise, two electronic copies (CD/DVD) and three hard copies of this report must be submitted to the Department.

CAPE TOWN OFFICE REGION A	CAPE TOWN OFFICE REGION B	GEORGE OFFICE
(Cape Winelands, City of Cape Town:	(West Coast, Overberg, City of Cape Town:	(Eden and Central Karoo)
Tygerberg and Oostenberg	Helderberg, South Peninsula, Cape Town	
Administrations)	and Blaauwberg Administrations	
Department of Environmental Affairs and Development Planning Attention: Directorate: Integrated Environmental Management (Region A2) Private Bag X 9086	Department of Environmental Affairs and Development Planning Attention: Directorate: Integrated Environmental Management (Region B) Private Bag X 9086 Cape Town,	Department of Environmental Affairs and Development Planning Attention: Directorate: Integrated Environmental Management (Region A1) Private Bag X 6509
Cape Iown, 8000	8000	George, 6530
Registry Office 1st Floor Utilitas Building 1 Dorp Street, Cape Town	Registry Office 1st Floor Utilitas Building 1 Dorp Street, Cape Town Queries should be directed to the	Registry Office 4 th Floor, York Park Building 93 York Street George
Queries should be directed to the Directorate: Integrated Environmental Management (Region A2) at: Tel: (021) 483-4793 Fax: (021) 483-3633	Directorate: Integrated Environmental Management (Region B) at: Tel: (021) 483-4094 Fax: (021) 483-4372	Queries should be directed to the Directorate: Integrated Environmental Management (Region A1) at: Tel: (044) 805 8600 Fax: (044) 874-2423

DEPARTMENTAL DETAILS

View the Department's website at http://www.capegateway.gov.za/eadp for the latest version of this document.

DEPARTMENTAL REFERENCE NUMBER(S)

File reference number (EIA):	16/3/1/1/B4/12/1028/14
File reference number (Waste):	
File reference number (Other):	Exemption Application - 16/3/1/4/B4/12/1007/14

PROJECT TITLE

PROPOSED INTEGRATED HOUSING DEVELOPMENT ON FARM 1653, FARM 1339 AND PORTION 1 OF FARM 1158, LA MOTTE, FRANSCHHOEK, WESTERN CAPE

DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP)

Environmental Assessment Practitioner (EAP):	EnviroAfrica CC		
Contact person:	Clinton Geyser/ Bernard de	Witt	
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	Helderberg	Postal code:	7135
Telephone:	021 851 1616	Cell:	
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EAP Qualifications	<u>Clinton Geyser:</u> BSc; BSc (Hons); MSc <u>Bernard de Witt</u> : B.Sc. Forestry (Stellenbosch); B.A. (Hons) Public Administration (Stellenbosch); National Diploma in Parks and Recreation Management; EIA Short course (UCT); ISO 14001 Auditors course (SABS)		
EAP Registrations/Associations	Bernard de Witt: IAIA-SA		

Details of the EAP's expertise to carry out Basic Assessment procedures

Clinton Geyser - BSc. Earth Sciences, BSc. Majors in Geology and Geography and Environmental Management MSc. Environmental Management

Five years' experience in tourism and conservation management.

Five years' experience in the environmental management field as an Environmental Assessment Practitioner and experience as an Environmental Control Officer.

EXECUTIVE SUMMARY OF THE CONTENT OF THE BASIC ASSESSMENT REPORT:

Introduction

It is proposed that portions of Farm 1339, 1158/1 and 1653, La Motte, Franschhoek, be rezoning (from Agriculture I to Subdivisional Area) and subdivided for the development of a mixed-use development, with associated infrastructure.

The proposed development will consist of:

- Farm 1339 283 affordable housing units as well as a school site, open space, a crèche site, two church sites, a business site and roads are proposed.
- Farm 1158/1 106 GAP housing units as well as open space and roads are proposed.
- Farm 1653 The development proposal for this area entails the <u>formalisation of the existing node</u>. The existing fire department, municipal offices and stores will also be accommodated on individual erven. Provision is made for 3 business erven adjacent the Robertsvlei access road to ensure optimal visibility and accessibility. Formalisation of the existing node will lead to the enhancement of the community and the surrounding area as this area serves as main entrance to the town.

The site is generally located within the urban edge, however, application will also be made in terms of Article 26 of the Municipal Systems Act (Act 32/200) for the amendment of the urban edge to include a portion of Farm 1339.

Environmental Requirements

The National Environmental Management Act (NEMA, Act 107 of 1998), as amended, makes provision for the identification and assessment of activities that are potentially detrimental to the environment and which require authorisation from the competent authority based on the findings of an Environmental Assessment. NEMA is a national act, which is enforced by

the Department of Environmental Affairs (DEA). In the Western Cape, these powers are delegated to the Department of Environmental Affairs & Development Planning (DEA&DP). According to the regulations of Section 24(5) of NEMA, authorisation is required for the following:

Government Notice R544 listed activities:

- **9**: The construction of facilities or infrastructure exceeding 1000metres in length for the bulk transportation of water, sewage or storm water (i) with an internal diameter of 0,36 metres or more; or (ii) with a peak throughput of 120 litres per second or more, excluding where such facilities or infrastructure are for bulk transportation of water, sewage or storm water or storm water drainage inside a road reserve; or where such construction will occur within urban areas but further than 32 metres from a watercourse, measured from the edge of the watercourse.
- 11: The construction of:
 - (i) Canals;
 - (ii) Channels;
 - (iii) Bridges;
 - (iv) Dams;
 - (v) Weirs;
 - (vi) Bulk storm water outlet structures;
 - (vii) Marinas;
 - (viii) Jetties exceeding 50 square meters in size;
 - (ix) Slipways exceeding 50 square meters in size;
 - (x) Buildings exceeding 50 square meters in size; or

(xi) Infrastructure or structures covering 50 square meters or more

Where such construction occurs within a watercourse or within 32 meters of a watercourse, measured from the edge of a watercourse, excluding where such construction will occur behind the development setback line.

18: The infilling or depositing of any material of more the 5 cubic meters into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock from

- (i) a watercourse;
- (ii) the sea;
- (iii) the seashore;
- (iv) the littoral active zone, an estuary or a distance of 100 meters inland of the high-water mark of the sea or an estuary, whichever distance is greater –

but excluding where such infilling, depositing, dredging, excavation, removal or moving

- (i) is for maintenance purposes undertaken in accordance with a management plan agreed to by the relevant environmental authority; or
- (ii) occurs behind the development setback line.
- 23: The transformation of undeveloped, vacant or derelict land to residential, retail, commercial, recreational, industrial or institutional use, inside an urban area, and where the total area to be transformed is 5 hectares or more, but less than 20 hectares

Government Notice R546 listed activities:

- 2: The construction of reservoirs for bulk water supply with a capacity of more than 250 cubic metres.
- 4: The construction of a road wider than 4 metres with a reserve less than 13.5 metres.
- **12:** The clearance of an area of 300 square metres or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation.
- **13**: The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation.
- 14: The clearance of an area of 5 hectares or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation,

Site Description

The site is located on portions of Farm 1339, 1158/1 and 1653, La Motte, Franschhoek, adjacent to La Motte village. The site is accessed from the R45, via Robertsvlei Road.

Area 1 (Farm 1158/1) and Area 3 (Farm 1339) are currently vacant and undeveloped. Both sites were historically used for timber production. After the pine trees in these areas were cleared the fynbos vegetation allowed to revert to near-natural condition. Both sites have shown regrowth of *Pinus radiata** saplings and numerous clusters of invasive alien *Acacia*

longifolia.

Area 3 has also been used, and appears to still be used for illegal sand mining. There are numerous quarries and borrow pits found in the eastern section of Area 3. These fill up partially or completely, forming seasonal or permanent ponds. These cannot be regarded as wetlands, or at least not natural wetlands with any link to the river.

Area 2 is highly disturbed with buildings, gardens, orchards and other activities such as the fire station. The only area with some natural vegetation is located closer to the Franschhoek River, west of the fire station.

Need and Desirability

Housing opportunities is a local, provincial and national need, especially in the lower income and affordable range.

La Motte is identified as an area where there is a potential for the provision of housing opportunities in the IDP.

Nineteen hamlets/projects were identified as the strategic focus of the Stellenbosch Human Settlement Strategy of which La Motte forms one.

La Motte was identified as one of the proposed sites suitable for subsidized housing in the Strategic Framework for Affordable Housing in Franschhoek Valley.

The ultimate goal is that all citizens and residents live in vibrant, safe, efficient and sustainable human settlements that are able to grow and absorb everyone who chooses to live in the Western Cape, in particular poor households who do not have access to housing opportunities. South Africa has a constitutional imperative that obliges government to ensure that all its citizens are provided with shelter and housing in accordance with the Bill of Rights. Stellenbosch Municipality therefore strives to enable the provision of 20 000 appropriate housing units for its current and future community up to 2017.

There is currently a housing backlog of approximately 3411 in the Franschhoek Valley. The proposed La Motte Development will provide approximately 389 housing units to address the housing backlog.

The proposed development is within the Municipalities current town planning policies, including the Stellenbosch Spatial Development Framework (SDF) and Integrated Development Plan (IDP), encouraging mix use development from low to high residential development and mixed income, within the urban edge.

The development will also provide a school site, crèche, church and open spaces.

The proposed development will also create temporary job opportunities during the construction phase, as well as permanent job opportunities during the operational phase.

Conclusion

- Housing opportunities is a local, provincial and national need, especially in the lower income and affordable range.
- La Motte is identified as an area where there is a potential for the provision of housing opportunities in the IDP.
- Nineteen hamlets/projects were identified as the strategic focus of the Stellenbosch Human Settlement Strategy of which La Motte forms one.
- La Motte was identified as one of the proposed sites suitable for subsidized housing in the Strategic Framework for Affordable Housing in Franschhoek Valley
- Although the proposed development will cause some negative socio-economic impacts, these tend to be short term.
- From the Socio-economic Impact Assessment (**Appendix G2**), it is clear that the proposed subsidized residential development is overall positive should it be developed sensitively to enhance the Franschhoek Valley's biggest tourism asset i.e. the agricultural and natural landscape.
- These impacts can be addressed by the appropriate housing topologies, landscaping, urban design and transition between the existing development and the proposed subsidized residential development as have been proposed by the various specialist contributions.
- The proposed subsidized residential development should be approved from a socio-economic perspective and equally important is implementing the mitigation measures proposed. Should these measures be neglected, the sense of place of La Motte and the Franschhoek Valley will be lost as well.
- The development will also provide a school site, crèche, church and open spaces.
- The proposed development will also create temporary job opportunities during the construction phase, as well as permanent job opportunities during the operational phase.
- The loss of fynbos habitat to residential development in Areas 1 and 3 as indicated is only supported by the previous disturbance of these areas. Had the fynbos not been previously disturbed, the impact would be High Negative and these areas (in the case of Area 3, the least degraded part) would be considered 'No Go' areas for development. In

the current situation, however, they can be promoted for development. The high level of transformation of Area 2 indicates that there should be no constraints on development of that area apart from adequately buffering the riparian zone.

- According to the Freshwater Assessment (**Appendix G3**), the envisaged development at La Motte does not have any bearing on wetlands or riparian zones. The proposed expansion of the La Motte Township and its resulting increase in storm water is not likely to have any effect on the ecological status of the Franschhoek River. The proposed urban developments at La Motte does not pose a threat of such a nature and magnitude that it cannot go ahead. It would be hard to find a valid reason to stop the proposed development on the grounds of aquatic environmental conservation.
- Although the Heritage Assessment (**Appendix G5**) indicates that the proposed affordable housing development, related facilities and infrastructure could have a negative impact on the landscape character of the area, the heritage related design indicators offer significant mitigation.
- The Traffic Impact Assessment (Appendix G6), concluded that the additional traffic generated by the development does not warrant the upgrading of the intersections. Traffic from La Motte township only affects the level of service of the major intersections at peak hours, which could be mitigated by the use of pointsmen during peak hours
- According to the Visual Impact Assessment (**Appendix G7**), the visual impacts of proposed La Motte Affordable Housing development, namely visibility, change in landscape character from open to built, visual intrusion and night lighting, will be restricted to a local area, predominantly less than 2kms but extending to 5kms for the western pocket of the affordable housing, and are mitigated, to a degree, by the existing residential developments surrounding the site.
- The surrounding area is fully serviced and the development is connecting into the existing services. Although written confirmation still has to be received from the municipality that there is sufficient capacity for electricity, water, sewage and solid waste.

Considering all the information, it is not envisaged that this proposed development will have a significant negative impact on the environment, and the potential positive social impacts (benefits to the community, both local and regional) from implementing the activity, should outweigh any potential negative environmental and socio-economic impacts.

It is therefore recommended that this application be authorised with the necessary conditions of approval as described throughout this Basic Assessment Report.

SECTION A: ACTIVITY INFORMATION

1. **PROJECT DESCRIPTION**

(a) Is the project a new development?

(b) Provide a detailed description of the development project and associated infrastructure.

It is proposed that Farm 1339, 1158/1 and 1653, La Motte, Franschhoek, be rezoning (from Agriculture I to Subdivisional Area) and subdivided for the development of a mixed-use development, with associated infrastructure.

The proposed development will consist of:

- Farm 1339 283 affordable housing units as well as a school site, open space, a crèche site, two church sites, a business site and roads are proposed. This site is referred to as Area 3 throughout the report.
- Farm 1158/1 106 GAP housing units as well as open space and roads are proposed. This site is referred to as Area 1 throughout the report.
- Farm 1653 The development proposal for this area entails the <u>formalisation of the existing node</u>. The existing fire department, municipal offices and stores will also be accommodated on individual erven. Provision is made for 3 business erven adjacent the Robertsvlei access road to ensure optimal visibility and accessibility. Formalisation of the existing node will lead to the enhancement of the community and the surrounding area as this area serves as main entrance to the town.

The site is generally located within the urban edge, however, application will also be made in terms of Article 26 of the Municipal Systems Act (Act 32/200) for the amendment of the urban edge to include a portion of Farm 1339.



Figure 1. Google Earth image of the site. The site is indicated by the red polygons. The site indicated by the blue polygon entails only the formulisation of the existing node.

NO

YES

(c) List all the activities assessed during the Basic Assessment process:

GN No. R. 544 Activity No(s):	Describe the relevant Basic Assessment Activity(ies) in writing as per Listing Notice 1 (GN No. R. 544)	Describe the portion of the development as per the project description that relates to the applicable listed activity.
9	 The construction of facilities or infrastructure exceeding 1000 meters in length for the bulk transportation of water, sewage or storm water – (i) With internal diameter of 0.36 meters or more; or (ii) With a peak throughput of 120 liters per second or more, Excluding where: Such facilities or infrastructure are fac bulk 	Stormwater infrastructure exceeding 1000m, with a diameter of more than 0.36m may be constructed. Part of the site is located outside an urban area
	 a. Such facilities of infrastructure are for bulk transportation of water, sewage or storm water or storm water drainage inside a road reserve; or b. Where such construction will occur within urban areas but further than 32 meters from a watercourse, measured from the edge of the watercourse. 	
11	The construction of: (xii) Canals; (xiii) Channels; (xiv) Bridges; (xv) Dams; (xvi) Weirs; (xvii) Bulk storm water outlet structures; (xvii) Marinas; (xix) Jetties exceeding 50 square meters in size; (xx) Slipways exceeding 50 square meters in size; (xxi) Buildings exceeding 50 square meters in size; or (xxii) Infrastructure or structures covering 50 square meters or more Where such construction occurs within a watercourse or within 32 meters of a watercourse, measured from the edge of a watercourse, excluding where such construction will occur behind the development setback line.	Buildings and/or infrastructure exceeding 50m ² may be constructed within 32m of a watercourse.
18	The infilling or depositing of any material of more the 5 cubic meters into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock from (v) a watercourse; (vi) the sea; (vii) the seashore; (viii) the littoral active zone, an estuary or a distance of 100 meters inland of the high- water mark of the sea or an estuary, whichever distance is greater – but excluding where such infilling, depositing, dredging, excavation, removal or moving- (i) is for maintenance purposes undertaken in accordance with a management plan agreed to by the relevant environmental authority; or	More than 5 cubic meters may be infilled, excavated or moved from a watercourse.

	(ii) occurs behind the development setback line.	
23	 The transformation of undeveloped, vacant or derelict land to – (i) Residential, retail, commercial, recreational, industrial or institutional use, inside an urban area, and where the total area to be transformed is <u>5 hectares</u> or more, but less than 20 hectares, or (ii) Residential, retail, commercial, recreational, industrial or institutional use, outside an urban area and where the total area to be transformed is bigger than <u>1 hectare</u> but less than 20 hectares; - 	More than 1 hectare, but less than 20 hectares of undeveloped land will be transformed to residential and commercial use.

GN No. R. 546 Activity No(s):	Describe the relevant Basic Assessment Activity(ies) in writing as per Listing Notice 3 (GN No. R. 546)	Describe the portion of the development as per the project description that relates to the applicable listed activity.
2	The construction of reservoirs for bulk water supply with a capacity of more than 250 cubic metres.	A reservoir exceeding 250 cubic meters will be constructed. Part of the site is located outside the urban edge.
4	The construction of a road wider than 4 metres with a reserve less than 13.5 metres. In the Western Cape: - All areas outside urban areas;	Roads wider than 4m will be constructed. Part of the site is outside the urban area.
12	The clearance of an area of 300 square metres or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation.	More than 300m ² of vegetation may be removed. The surrounding vegetation is classified as Critically Endangered according to the Final summary of listed ecosystems in terms of NEMBA
	In the Western Cape: - Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;	
13	The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation,	Part of the site is outside an urban area
14	The clearance of an area of 5 hectares or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation,	More than 5 hectares of vegetation may be cleared. Part of the site is located outside the urban area.
	In the Western Cape: - All areas outside urban areas.	

If the application is also for activities as per Listing Notice 2 and permission was granted to subject the application to Basic Assessment, also indicate the applicable Listing Notice 2 activities:

GN No. R. 545 Activity No(s):	If permission was granted in terms of Regulation 20, describe the relevant Scoping and EIA Activity(ies) in writing as per Listing Notice 2 (GN No. R. 545)	Describe the portion of the development as per the project description that relates to the applicable listed
	N/A	

In terms of the NEMA EIA Regulations 2014, and the Transitional Arrangements in Regulation 53 of GN No. R 326 of 07 April 2017, it must be noted that the following listed activities will be triggered:

GN No. R. 327 Activity No(s):	Describe the relevant Basic Assessment Activity(ies) in writing as per Listing Notice 1 (GN No. R. 327)	Describe the portion of the development as per the project description that relates to the applicable listed activity.
9	The development of infrastructure exceeding 1000 metres in length for the bulk transportation of water or storm water ; (i) with an internal diameter of 0,36 metres or more; or (ii) with a peak throughput of 120 litres per second or more; excluding where; a) such infrastructure is for bulk transportation of water or storm water or storm water drainage inside a road reserve or railway line reserve; or b) where such development will occur within an urban area.	Stormwater infrastructure exceeding 1000m, with a diameter of more than 0.36m may be constructed. Part of the site is located outside an urban area
12	 The development of; (i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres; (ii) infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs; (a) within a watercourse; (b) in front of a development setback; or (c) if no development setback exists, within 32 metres of a watercourse; 	Buildings and/or infrastructure exceeding 100m ² may be constructed within 32m of a watercourse.
19	The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a <u>watercourse</u> ;	More than 10 cubic meters may be infilled, excavated or moved from a watercourse.
27	The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation , except where such clearance of indigenous vegetation is required for; (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	More than 1ha of indigenous vegetation is expected to be cleared.
28	Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development: (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare;	More than 1 hectare will be developed to residential, institutional and commercial use. The land was previously used for afforestation. Part of the site is outside the Urban Edge.

excluding where such land has already been
developed for residential, mixed, retail,
commercial, industrial or institutional purposes.

GN No. R. 325 Activity No(s):	Describe the relevant Basic Assessment Activity(ies) in writing as per Listing Notice 3 (GN No. R. 325)	Describe the portion of the development as per the project description that relates to the applicable listed activity.
2	The construction of reservoirs for bulk water supply with a capacity of more than 250 cubic metres.	A reservoir exceeding 250 cubic meters will be constructed. The site is located in an area containing indigenous vegetation.
	 i. Western Cape: i) A protected area identified in terms of NEMPAA, excluding conservancies; ii) In areas containing indigenous vegetation; or iii) In urban areas: (aa) Areas zoned for use as public open space; or (bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority, or zoned for a conservation purpose. 	
4	 The construction of a road wider than 4 metres with a reserve less than 13.5 metres. <u>i. Western Cape</u> Areas zoned for use as Public Open Space or equivalent zoning: Areas outside urban areas; (aa) Areas containing indigenous vegetation; (bb) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined; or In urban areas: (aa) Areas zoned for conservation use; or (bb) Areas designated for conservation use in Spatial Development Frameworks. 	Roads wider than 4m will be constructed. Part of the site is outside the urban area and contains indigenous vegetation.
12	 The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan. <u>i. Western Cape</u> i. Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEM:BA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004; ii. Within critical biodiversity areas identified in bioregional plans; iii. Within the littoral active zone or 100 metres inland from high water mark of the sea or an estuarine functional zone, whichever distance is the greater, excluding where such removal will occur behind the 	More than 300m ² of vegetation may be removed. The surrounding vegetation is classified as Critically Endangered according to the Final summary of listed ecosystems in terms of NEMBA

 areas; iv. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation on had an equivalent zoning; or v. On land designated for protection on conservation purposes in an Environmenta Management Framework adopted in the prescribed manner, or a Spatia Development Framework adopted by the MEC or Minister 	

Waste management activities in terms of the NEM: WA (Government Gazette No. 32368):

	N/A
Activity No(s):	Describe the relevant <u>Category A</u> waste management activity in writing.
CNING 719 Category A	

Please note: If any waste management activities are applicable, the Listed Waste Management Activities Additional Information Annexure must be completed and attached to this Basic Assessment Report as Appendix I.

If the application is also for waste management activities as per Category B and permission was granted to subject the application to Basic Assessment, also indicate the applicable Category B activities:

GN No. 718 – Category B Activity No(s):	Describe the relevant <u>Category B</u> waste management activity in writing.
	N/A

Atmospheric emission activities in terms of the NEM: AQA (Government Gazette No. 33064):

GN No. 248 Activity No(s):	Describe the relevant atmospheric emission activity in writing.
	N/A

(d) Please provide details of <u>all</u> components of the proposed project and attach diagrams (e.g. architectural drawings or perspectives, engineering drawings, process flow charts etc.).

Buildings	YES	NO			
Provide brief description:					
 The proposed development will consist of: Farm 1339 – 283 affordable housing units as well as a school site, open space, two crèc sites, a business site and roads are proposed. 	che sites, t	wo church			
- Farm 1158/1 – 106 GAP housing units as well as open space and roads are proposed.					
- Farm 1653 - The development proposal for this area entails the <u>formalisation of the existing node</u> . The existing fire department, municipal offices and stores will also be accommodated on individual erven. Provision is made for 3 business erven adjacent the Robertsvlei access road to ensure optimal visibility and accessibility. Formalisation of the existing node will lead to the enhancement of the community and the surrounding area as this area serves as main entrance to the town.					
Infrastructure (e.g. roads, power and water supply/ storage) YES NO					
Provide brief description:					
A Civil Engineering Services Report (Appendix G7) that summarises the internal and external ser development.	vices aspe	cts for the			

Roads

<u>Access road</u> – The existing forestry town of La Motte has 299 residential erven. Access to the residential area is from the Robertsvlei Road (DR 01351) which intersects the R45 main road to Franschhoek, Stellenbosch and Paarl. The Robertsvlei road is a link road to Franschhoek. The road crosses the Franschhoek River with a single carriageway bridge.

According to the Traffic Impact Statement (Appendix G6), the additional traffic generated by the development does not

warrant the upgrading of the intersections. Traffic from La Motte township only affects the level of service of the major intersections at peak hours.

<u>Streets</u> – The internal streets will be 5.0m to 5.5m wide. The streets will have mountable kerbs on the one side and an edge kerb on the other side.

The vertical alignment of the roads will be designed to enable the natural flow of storm water from the development.

Stormwater

The proposed development areas abut the forests on the slope of the Franschhoek Mountains. A cut-off drain will be constructed along the entire western boundary of the residential area to divert the stormwater run-off away from the erven. The channels will discharge into existing drainage lines which ultimately discharges into the Franschhoek River.

The internal stormwater network will consist of open channels, side inlet catch pits, manholes and concrete pipes with sizes varying from 375mm diameter to 450mm diameter. A stormwater retention pond will be constructed to simultaneously act as a sand and rubbish trap.

According to the Stormwater Management Plan (**Appendix 10**), the stormwater network will be designed for the 1:5 flood. The stormwater discharge rate from the development will be limited to the pre-development discharge rates. The major storm events will drain from the development area roads to minimise stormwater damage to the properties. Please also refer to Appendix J3 for the Road and Stormwater Plans.

Water Network

The water demand per erf in an affordable housing scheme is estimated at 600liters/erf/day. The proposed township will therefore have a total average daily potable water demand of 261 kiloliters. Confirmation from the Stellenbosch Municipality is still required, confirming sufficient water supply capacity.

<u>Pipe network</u> – The proposed network will consist of mainly 75mm and 100mm diameter Class 12 HDPE pipes. Each individual erf will be fitted with a metered connection.

<u>Storage capacity</u> – The existing township is fed from a reservoir situated above the town. The accepted guideline is that a minimum capacity equal to 48 hours of water demand be supplied. A 0.50 megaliter reservoir will be required in order to provide the storage required under this guideline.

Sewer reticulation

A flush water sewer network will be installed in the new township. The network will consist of 160mm diameter uPVC Class 34 sewerage pipes. The network will gravitate via the existing sewer network to an existing pump station from where the sewerage is pumped to the Wemmershoek Sewerage Treatment Works. This sewerage works was recently upgraded to cater for the developments in the area. Confirmation from the Stellenbosch Municipality is still required, confirming sufficient capacity at the Wemmershoek Sewerage Treatment Works.

The estimated discharge from the development is estimated at 210 kiloliters per day.

Solid Waste Removal

Stellenbosch Municipality collects waste on a daily basis as part of their normal service delivery to La Motte township. The solid waste generated by the proposed development is estimated at 450kg/day.

Confirmation from the Stellenbosch Municipality is still required, confirming sufficient solid waste disposal capacity.

Electricity

The electrical service provider to the proposed development is Eskom. Preliminary indications are that there is bulk electricity available in the area, but that the existing switchgear will require upgrading. An application for funding and the installation of the electricity supply will be made to Eskom.

Processing activities (e.g. manufacturing, storage, distribution)	YES	NO
Provide brief description:		
Storage facilities for raw materials and products (e.g. volume and substances to be stored)		
Provide brief description	YES	NO
Storage and treatment facilities for solid waste and effluent generated by the project	Yes	No
Provide brief description		

Other activities (e.g. water abstraction activities, crop planting activities)		No
Provide brief description		

2. PHYSICAL SIZE OF THE ACTIVITY

	Size of the property:
	Farm 1158/1 – 53.6185ha
(a) Indicate the size of the property (cadastral unit) on which the activity is to be undertaken.	Farm 1339 – 1209.8882ha
	Farm 1653 – 17.3991ha.
	Size of the facility:
(b) Indicate the size of the facility (development area) on which the activity is to be undertaken.	Area 1 (Farm 1158/1) – 4.59ha Area 3 (Farm 1339) – 12.25ha Area 2 (Farm 1653) – 6.1ha. It must be noted that only formulisation of the existing node area will take place, and therefore is not included in the total development area.

	Size of the activity:
(c) Indicate the physical size (footprint) of the activity together with its associated infrastructure:	m²
(d) Indicate the physical size (footprint) of the activity:	m²
(e) Indicate the physical size (footprint) of the associated infrastructure:	m²

and, for linear activities:

	Length of the activity:
(f) Indicate the length of the activity:	m

3. SITE ACCESS

(a) Is there an existing access road?	YES	NO
(b) If no, what is the distance over which a new access road will be built?		m

(c) Describe the type of access road planned:

Access to the development will be via Robertsvlei Road, and through the extension of existing roads.

The development will include the development of internal roads.

Please Note: indicate the position of the proposed access road on the site plan.

4. DESCRIPTION OF THE PROPERTY ON WHICH THE ACTIVITY IS TO BE UNDERTAKEN AND THE LOCATION OF THE ACTIVITY ON THE PROPERTY

(a) Provide a description of the property on which the activity is to be undertaken and the location of the activity on the property.

The site is located on portions of Farm 1339, 1158/1 and 1653, La Motte, Franschhoek, adjacent to La Motte village. The site is accessed from the R45, via Robertsvlei Road.

Area 1 (Farm 1158/1) and Area 3 (Farm 1339) are currently vacant and undeveloped. Both sites were historically used for timber production. After the pine trees in these areas were cleared the fynbos vegetation allowed to revert to near-natural condition. Both sites have shown regrowth of *Pinus radiata** saplings and numerous clusters of invasive alien *Acacia longifolia*.

Area 3 has also been used, and appears to still be used for illegal sand mining. There are numerous quarries and borrow pits found in the eastern section of Area 3. These fill up partially or completely, forming seasonal or permanent ponds. These cannot be regarded as wetlands, or at least not natural wetlands with any link to the river.

Area 2 is highly disturbed with buildings, gardens, orchards and other activities such as the fire station. The only area with some natural vegetation is located closer to the Franschhoek River, west of the fire station.



Figure 2. General view of the northern site (Area 3). The approximate site is depicted by the red polygon. The northern edge of the existing La Motte town can be seen to the right of the image.



Figure 3. Rain-filled quarries/borrow pits due to illegal sand mining in Area 3



Figure 4. General view of the southern site (Area 1). The existing TCTA houses can be seen in the background of the image.

(b) Please provide a location map (see below) as **Appendix A** to this report which shows the location of the property and the location of the activity on the property; as well as a site map (see below) as **Appendix B** to this report; and if applicable all alternative properties and locations.

Locality map:	 The scale of the locality map must be at least 1:50 000. For linear activities of more than 25 kilometres, a smaller scale e.g. 1:250 000 can be used. The scale must be indicated on the map. The map must indicate the following: an accurate indication of the project site position as well as the positions of the alternative sites, if any; road names or numbers of all the major roads as well as the roads that provide access to the site(s) a north arrow; a legend; the prevailing wind direction (during November to April and during May to October); and GPS co-ordinates (Indicate the position of the activity using the latitude and longitude of the centre point of the site for each alternative site. The co-ordinates should be in degrees and decimal minutes. The minutes should have at least three decimals to ensure adequate accuracy. The projection that must be used in all cases is the WGS84 spheroid in a national or local projection).
Site Plan:	 Detailed site plan(s) must be prepared for each alternative site or alternative activity. The site plan must contain or conform to the following: The detailed site plan must be at a scale preferably at a scale of 1:500 or at an appropriate scale. The scale must be indicated on the plan. The property boundaries and numbers of all the properties within 50m of the site must be indicated on the site plan. The current land use (not zoning) as well as the land use zoning of each of the adjoining properties must be indicated on the site plan. The position of each element of the application as well as any other structures on the site must be indicated on the site plan. Services, including electricity supply cables (indicate above or underground), water supply pipelines, boreholes, sewage pipelines, storm water infrastructure and access roads that will form part of the development must be indicated on the site plan. Servitudes indicating the purpose of the servitude must be included on the site plan. Sensitive environmental elements within 100m of the site must be included on the site plan, including (but not limited to): Rivers. Flood lines (i.e. 1:10, 1:50, year and 32 meter set back line from the banks of a river/stream). Ridges. Cultural and historical features. Areas with indigenous vegetation (even if it is degraded or infested with alien species). Whenever the slope of the site exceeds 1:10, then a contour map of the site must be submitted.

(c) For a linear activity, please also provide a description of the route.

N/A

Indicate the position of the activity using the latitude and longitude of the centre point of the site. The co- ordinates must be in degrees, minutes and seconds. The minutes should be given to at least three decimals to ensure adequate accuracy. The projection that must be used in all cases is the WGS84 spheroid in a national or local projection.		Latitude (S):			Longitude (E):		
	Farm 1339 (Area 3)	33 ⁰	53'	29.11"	19 ⁰	04'	11.48"
	Farm 1158/1 (Area 1)	33 ⁰	53'	35.45"	19 ⁰	04'	43.25"
	Farm 1653 (Area 2)	33 ⁰	53'	56.50"	19 ⁰	04'	35.50"

(d) or: N/A

For linear activities:		Latitude (S):			Longitude (E):		
Starting point of the activity	0	1	"	0	i	"	
Middle point of the activity	0	6	**	0	6	"	
End point of the activity	0	í	"	0	4	"	

Please Note: For linear activities that are longer than 500m, please provide and addendum with co-ordinates taken every 100 meters along the route.

5. SITE PHOTOGRAPHS

Colour photographs of the site and its surroundings (taken of the site and from the site) with a description of each photograph. The vantage points from which the photographs were taken must be indicated on the site plan, or locality plan as applicable. If available, please also provide a recent aerial photograph. Photographs must be attached as **Appendix C** to this report. It should be supplemented with additional photographs of relevant features on the site. Date of photographs must be included. Please note that the above requirements must be duplicated for all alternative sites.

SECTION B: DESCRIPTION OF RECEIVING ENVIRONMENT

Site/Area Description

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

1. GRADIENT OF THE SITE

Indicate the general gradient of the sites (highlight the appropriate box).

Fidi Fidiler indn 1:10 1:10 1:10 1:14 Steeper indn 1:4
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2. LOCATION IN LANDSCAPE

(a) Indicate the landform(s) that best describes the site (highlight the appropriate box(es).

Ridgeline	Platea u	Side slope of hill/mountain	Closed valley	Open valley	Plain	Undulating plain/low hills	Dune	Sea-front
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(b) Please provide a description of the location in the landscape.

The site is located on relatively flat or gently sloping terrain within the Robertsvlei Valley. The Roberts River runs through the valley, east of Areas 1 and 3, and to the south-west of Area 2.



3. GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE

(a) Is the site(s) located on or near any of the following (highlight the appropriate boxes)?

Shallow water table (less than 1.5m deep)	YES	NO	UNSURE
Seasonally wet soils (often close to water bodies)	YES	NO	UNSURE
Unstable rocky slopes or steep slopes with loose soil	YES	NO	UNSURE
Dispersive soils (soils that dissolve in water)	YES	NO	UNSURE
Soils with high clay content	YES	NO	UNSURE
Any other unstable soil or geological feature	YES	NO	UNSURE
An area sensitive to erosion	YES	NO	UNSURE
An area adjacent to or above an aquifer.	YES	NO	UNSURE
An area within 100m of the source of surface water	YES	NO	UNSURE

- (b) If any of the answers to the above are "YES" or "unsure", specialist input may be requested by the Department. (Information in respect of the above will often be available at the planning sections of local authorities. Where it exists, the 1:50 000 scale Regional Geotechnical Maps prepared by Geological Survey may also be used).
- (c) Please indicate the type of geological formation underlying the site.

Granite	Shale	ShaleSandstoneQuartziteDolomiteDoloriteOther (describe)				
Please provide a description.						
According to the Table Mountain colluvial and allu white acid sands	Botanical Assess Group and granit ivial sand and gra (particularly Fern	sment (Appendix te of the Stellenb vel and so is not wood Form).	G4), the geology osch Pluton, Cap visible at the surfa	is quartzitic sand e Granite Suite. ⁻ ace. The soils are	stone of the Penir The basement roc therefore colluvia	nsula Formation, k is overlain by al types or deep,

4. SURFACE WATER

(a) Indicate the surface water present on and or adjacent to the site and alternative sites (highlight the appropriate boxes)?

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

(b) Please provide a description.

The site is located within close proximity of the Roberts River and the Franschhoek River, a tributary of the Berg River.

According to the Freshwater Report (**Appendix G3**), the desired state of the Franschhoek river is categorised as fair. From this it was evident that the river is significantly impacted. These impacts are the result of agricultural and urban development.

The river has been engineered to such an extent that it has lost but all connectivity to the riparian zone. No wetlands along the river have been noted during the bio-monitoring event. Near the confluence some ponds have been noted, but these seem to be borrowing pits for road building and can hardly be regarded as wetlands, or at least not natural wetlands with any link to the river.

According to the Freshwater Report (**Appendix G3**), along the Roberts River the habitat for aquatic organisms is adequate with riffles, rapids, pools, stones in and out of current, bedrock, sandy bottom and emerging vegetation. The river varied from 1 meter to 5 meters wide and from a few centimetres to 1.5 meter deep.

The riverside *Restio paniculatus*, a wetland indicator, grows in abundance right next to the water's edge along the river bed, but was absent higher up the banks.

The river at the sampling point is deeply incised because of long-term erosion, with the river bed some 2.5 meter below the surrounding land. The riparian zone is narrow and restricted to the river banks, from where the landscape rises to what previously was a flood plain.

Gleying of the upper 50 cm of hydromorphic soils was observed on the exposed river banks, which indicates the presence of wetland conditions during historic times. During the time of sampling the banks were dry.

The flood plain was dry, with no hydraulic connectivity to the river. This could be classified as a dried out riparian wetland of which the "plug has been pulled" because of shallow ground water previously replenishing the wetland is now decanting into a deeply incised river.

Further upstream is an extensive wetland abundant with wetland vegetation. This wetland comes to an abrupt stop where the vineyards start.

Downstream the river here becomes more natural with meanders and much more vegetation. It is not as deeply incised, which suggest that the building of the road, the bridge and the settlement, with the hardening of surfaces, had much to do with a higher peak flow during rainfall events and resulting erosion just downstream of the bridge.

Further downstream, before the confluence with the Franschhoek River, as it runs through vineyards, the river has been canalised and entirely denaturised, with little ecological functioning.

There is a drainage line coming out of the mountain to the west of the La Motte Village. It runs through the village towards the river where it supports a more vegetated area.

According to the Freshwater Report (**Appendix G3**), the results of the habitat assessment amplify that the river downstream of the access road bridge has been extensively modified with loss of ecological function and that the riparian zone and flood plain has been critically modified.

The riparian zone is even more modified, with the original vegetation removed and no connectivity with the river. This is apart from the banks directly next to the river inside the trench.

The situation upstream of the bridge is much better, with the banks less steep and a broad strip of riverine vegetation. This is probably the result of secondary erosion that smoothed over the river side and allowed for a more vegetated area. There is however no sign of the original palmiet habitat. Further upstream the area widens into an extensive wetland.

The area that is earmarked for development upstream of the bridge is elevated above the river. If in the past there was a hydraulic connection to the river and the riparian zone, this does no longer exist. This area does not bear any resemblance any more with riparian or wetland conditions.

In order to bring back wetland conditions the river would have to be filled in and allowed to seasonally overflow its banks, a situation that is unlikely to ever be considered.

No wetland indicator plants were encountered when walking the grounds during the site visit where the new developments are proposed.



5. BIODIVERSITY

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

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

Systematic Biodiversity Planning Category				If CBA or ESA, indicate the reason(s) for its selection in biodiversity plan
Critical Biodiversity Area (CBA)	Ecological Support Area (ESA)	Other Natural Area (ONA)	No Natural Area Remaining (NNR)	Area 1 is mostly classified as "No Natural Area" Part of Area 2 has been identified as a CBA. Area 3 is mostly unclassified. Please also refer to the Biodiversity Overlay (Appendix D.)

(b) Highlight and describe the habitat condition on site.

Habitat Condition	Percentage of habitat condition class (adding up to 100%)	Description and additional Comments and Observations (including additional insight into condition, e.g. poor land management practises, presence of quarries, grazing/harvesting regimes etc).
Natural	%	
Near Natural (includes areas with low to moderate level of alien invasive plants)	75%	According to the Botanical Assessment (Appendix G3) , Area 1 (Farm 1158/1) and Area 3 (Farm 1339) are currently vacant and undeveloped. Both sites were historically used for timber production. After the pine trees in these areas were cleared the fynbos vegetation allowed to revert to near-natural condition. Both sites have shown regrowth of <i>Pinus radiata</i> * saplings and numerous clusters of invasive alien <i>Acacia longifolia</i> .
Degraded (includes areas heavily invaded by alien plants)	%	
Transformed (includes cultivation, dams, urban, plantation, roads, etc)	80%	Area 2 has mostly been disturbed by buildings, gardens, orchards and other human habitation.

(c) Complete the table to indicate:

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

Terrestrial Ecosystems	Terrestrial Ecosystems			Aquatic Ecosystems					
	Critical	Wetlan	d (incluc	ling rivers,					
Ecosystem threat status as per the National Environmental Management: Biodiversity Act (Act No. 10 of 2004)	Endangered	depressions, channelled and unchanneled wetlands, flats, seeps pans, and artificial		pressions, channelled and unchanneled		Coa	Coastline		
	Vulnerable			Estudry C		Cou			
	Least	wetlands)		wetlan		ls)			
	Inreatenea	YES	NO	UNSURE	YES	NO	YES	NO	

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

Vegetation

According to the Botanical Assessment (**Appendix G3**), the broad-scale map of the national vegetation classification (Mucina *et al.* 2005; Rebelo *et al.* (2006) in Mucina & Rutherford 2006) show that three vegetation types occur in the La Motte area namely, Boland Granite Fynbos, Kogelberg Sandstone Fynbos and Swartland Alluvium Fynbos. The site falls in areas mapped as Boland Granite Fynbos (Areas 1 & 2) and Swartland Alluvium Fynbos (Area 3). The south-east end of Area 2 is shown to have all of the above types but this was not observed in the field during the survey.

The three original vegetation types found are <u>all listed</u> in the National List of Threatened Ecosystems. Boland Granite Fynbos is **Vulnerable D1** where the D1 criterion in this case means that there are threatened plant species associations present with \ge 40 Red List plant species. Kogelberg Sandstone Fynbos is **Critically Endangered D1** and Swartland Alluvium Fynbos is **Critically Endangered A1**.

Area 1 (Farm 1158/1) and Area 3 (Farm 1339) are currently vacant and undeveloped. Both sites were historically used for timber production. After the pine trees in these areas were cleared the fynbos vegetation allowed to revert to near-natural condition. Both sites have shown regrowth of *Pinus radiata** saplings and numerous clusters of invasive alien *Acacia longifolia*.

<u> Area 1 -</u>

According to the Botanical Assessment (**Appendix G3**), although it has been documented that pines alter nutrient-poor 'fynbos' soils less than invasive trees such as leguminous, nitrogen-fixing *Acacia* sp. there is still a strongly suppressive effect of pine plantations on the growth of fynbos. Once the pine plantations are removed, regeneration of fynbos can and does occur but with lowered species richness. This was indeed the situation in Area 1.

This site has been heavily negatively impacted by disturbance caused by (1) the pine plantation itself and (2) the clearfelling operation (vehicle movement, soil compaction etc.) Cut branches were left in piles or randomly distributed over the site. This has had a secondary suppressive effect but the fynbos has regenerated to a certain extent. The present plant community does not have a well-defined structure and consists of clusters of plants interspersed with open areas with debris from the cleared pine plantation. There is also a vigorous re-growth of *Pinus radiata** saplings (opslag) and numerous clusters of invasive alien *Acacia longifolia** (long-leaved wattle).

There is little variation in the fynbos plant community on the site. It is mostly a low to mid-high open shrubland with occasional dense stands of tall leguminous shrubs (*Wiborgia obcordata*). Significant areas are dominated by *Seriphium plumosum* (slangbos), a species indicating past intense disturbance. *Ursinia paleacea* is also common as a pioneer species. Other species recorded in the area include, *Acacia mearnsii** (black wattle), *Agathosma serpyllacea, Aspalathus* sp., *Avena fatua**, *Briza maxima**, *Carpobrotus edulis, Dischisma ciliatum, Diospyros glabra, Eragrostis curvula, Erepsia* sp., *Ficinia* sp., *Gladiolus tristis, Helichrysum* sp., *Hermannia alnifolia, Ischyrolepis* sp., *Lachenalia orchioides, Lachenalia unifolia, Lachnaea capitata* (Vulnerable), *Leptospermum laevigatum**, *Lobostemon* cf. *trichotomus, Maytenus oleoides, Metalasia fastigiata, Moraea* sp., *Muraltia heisteria, Oftia africana, Osteospermum clandestinum, Pentaschistis* sp., *Pennisetum clandestinum* (Kikuyu grass) (Figure 15), *Raphanus raphanistrum, Rumex acetosella, Selago corymbosa, Taraxacum officinale* and *Willdenowia sulcata*.

<u>Area 2 -</u>

Area 2 has mostly been disturbed by buildings, gardens, orchards and other human habitation. It was sampled at waypoint LM 24 along the road leading to La Motte village. The only parts of Area 2 with some semi-natural to natural vegetation are the areas north and south of the fire station and east of the river, indicated by white arrows in Figure 16, but even these areas are disturbed. They have been ploughed and mowed. The area north of the fire station was covered with exotic lupins (used for fodder), Thesium sp., various grasses with *Eragrostis curvula* prominent and the annual daisy *Dimorphotheca pluvialis*. These areas have been transformed and are not botanically sensitive.

Closer to the river, *Pennisetum macrourum* (riverbed grass) and *Cliffortia strobilifera*, Senecio sp. and *Zantedeschia aethiopica* (arum) present with abundant invasive alien *Paraserianthes lophantha* (stinkbean). Kikuyu grass (*Pennisetum clandestinum*) is also invading from the road verge. Some old exotic *Quercus robur* (English oak) trees are found along the river.

Generally, Area 2 can be considered for development due to the low botanical sensitivity but a mandatory buffer zone to accommodate the river and the 1:100 year flood-line should be observed.

<u> Area 3 –</u>

The area to the north-west of Area 3 was also previously planted with pine trees which have been removed, with piles of wood debris scattered throughout the site. The soil is white sand and the fynbos and the fynbos has recovered well, with cover estimated at 80%.

Species recorded include *Briza maxima*, *Cineraria geifolia*, *Diospyros glabra*, *Eragrostis curvula*, *Maytenus oleoides*, Oftia africana, Pelargonium triste, Rumex sp., Senecio sp. (succulent leaves), Thamnochortus fruticosus, Scrophulariaceae (white) Ursinia sp. and Willdenowia sulcata.

The west of the site is characterised by an undulating sand slope with deep white sand. The previous disturbance from plantation forestry is reflected in the dominance of *Seriphium plumosum* (slangbos) over large areas together with an abundance of grass.

Other species noted in this area include *Cliffortia* cf. *juniperifolia*, *Ehrharta villosa*, (dominant grass species), *Ficinia filiformis*, *Hermannia* cf. *alnifolia* (yellow), *Ischyrolepis* sp., *Muraltia spinosa*, *Oftia africana*, *Osteospermum clandestinum*, *Passerina corymbosa*, Scrophulariaceae (white), *Senecio* sp. (succulent leaves), *Seriphium* sp., *Trichocephalus stipularis*, *Eragrostis curvula*, *Wiborgia obcordata* and *Willdenowia sulcata*.

The area to the south-west of Area 3 is mid-way up the slope to the existing plantation. The soil is reddish and sandy and supports a mid-dense cover of fynbos with moderate species diversity. Scattered individuals of *Leucadendron rubrum* occur here together with *Agathosma* sp., *Anthospermum aethiopicum, Asparagus rubicundus, Diospyros glabra, Ehrharta villosa, Lobostemon* sp., *Metalasia fastigiata, Oftia africana, Othonna* sp., *Passerina corymbosa, Seriphium plumosum* and *Tricocephalus stipularis*.

Nearer to the plantation to the south, a few young *Eucalyptus* sp. trees were noted here amongst the rocks and further along the slope. The vegetation at this waypoint is very grassy, dominated by *Ehrharta villosa*. Other species include *Babiana* sp., *Cliffortia ruscifolia, Eragrostis curvula, Heeria argentea, Hermannia* cf. alnifolia, Ischyrolepis sieberi, Ischyrolepis sp., Lachenalia orchioides, Moraea sp. (yellow), Muraltia heisteria, Muraltia spinosa, Othonna parviflora, Passerina corymbosa, Pseudoselago spuria, Rafnia perfoliata, Seriphium plumosum, Tetraria involucrata, Thesium virgatum and Ursinia paleacea.

Moving east the surrounds are much more disturbed than elsewhere on the site. The soil has been scraped. There were formerly large *Eucalyptus* sp. trees here that were felled and now there are many young saplings regenerating.

The eastern end of Area 3 is highly disturbed. It is dominated by grass, *Seriphium plumosum* (slangbos) and young 'opslag' *Eucalyptus* sp. There was evidence of a fire since most of the old pine logs were burnt. The composite shrub Othonna parviflora was prominent in this area.

It appears that this area has been used for sand-mining. It has numerous exotic plant species such as *Quercus robur* (English oak), *Pennisetum clandestinum* (Kikuyu grass), *Pinus radiata* (Monterey pine), *Avena fatua* (wild oats) and *Sesbania punicea*. The sand borrow-pits have filled with water (winter condition) and refuse has been dumped in the pits as well. Some indigenous shrubs are found namely *Searsia angustifolia*, *Passerina corymbosa* and *Seriphium plumosum* but generally the area is highly degraded.

The area to the north-east of Area 3 is located on a sandy flat area northwest of the borrow pits. It is dominated by *Thamnochortus* cf. *fruticosus* and shows high levels of disturbance from the former plantation. Plant species recorded here include, *Carpobrotus* edulis, *Diospyros* glabra, *Hermannia* sp., *Maytenus* oleoides, *Oftia* africana, Oxalis sp., *Passerina corymbosa*, *Seriphium* plumosum, *Trichocephalus* stipularis and *Willdenowia* sulcata.

In the very north-east corner on the road near the La Motte settlement and in the small area adjacent to the former waste water treatment plant. This area is highly degraded and invaded by *Acacia longifolia*, *Eucalyptus* spp. and *Paraserianthes lophantha* (stinkbean). Invasive Kikuyu grass is the main ground cover and a few plants of *Zantedeschia aethiopica* were noted.

Aquatic ecosystems

There are numerous quarries and borrow pits found in the eastern section of Area 3. These fill up partially or completely, forming seasonal or permanent ponds. These cannot be regarded as wetlands, or at least not natural wetlands with any link to the river.

According to the Freshwater Report (**Appendix G3**), no wetland indicator plants were encountered when walking the grounds during the site visit where the new developments are proposed.

6. LAND USE OF THE SITE

Please note: The Department may request specialist input/studies depending on the nature of the land use character of the area and potential impact(s) of the proposed activity/ies.

Untransformed area	Low density residential	Medium density residential	High density residential	Informal residential
Retail	Commercial & warehousing	Light industrial	Medium industrial	Heavy industrial
Power station	Office/consulting room	Military or police base/station/compound	Casino/entertainment complex	Tourism & Hospitality facility
Open cast mine	Underground mine	Spoil heap or slimes dam	Quarry, sand or borrow pit - <mark>Illegal</mark>	Dam or reservoir
Hospital/medical center	School	Tertiary education facility	Church	Old age home
Sewage treatment plant	Train station or shunting yard	Railway line	Major road (4 lanes or more)	Airport
Harbour	Sport facilities	Golf course	Polo fields	Filling station
Landfill or waste treatment site	Plantation	Agriculture	River, stream or wetland	Nature conservation area
Mountain, koppie or ridge	Museum	Historical building	Graveyard	Archeological site
Other land uses (describe):	Illegal sand-mining	j and dumping		

(a) Please provide a description.

Area 1 (Farm 1158/1) and Area 3 (Farm 1339) are currently vacant and undeveloped. Both sites were historically used for timber production. After the pine trees in these areas were cleared the fynbos vegetation allowed to revert to near-natural condition. Both sites have shown regrowth of *Pinus radiata** saplings and numerous clusters of invasive alien *Acacia longifolia*.

Area 3 has also been used, and appears to still be used for illegal sand mining. There are numerous quarries and borrow pits found in the eastern section of Area 3. These fill up partially or completely, forming seasonal or permanent ponds. These cannot be regarded as wetlands, or at least not natural wetlands with any link to the river.

Area 2 is highly disturbed with buildings, gardens, orchards and other activities such as the fire station. The only area with some natural vegetation is located closer to the Franschhoek River, west of the fire station.

7. LAND USE CHARACTER OF SURROUNDING AREA

(a) Highlight the current land uses and/or prominent features that occur within +/- 500m radius of the site and neighbouring properties if these are located beyond 500m of the site.

Please note: The Department may request specialist input/studies depending on the nature of the land use character of the area and potential impact(s) of the proposed activity/ies.

Untransformed area	Low density residential	Medium density residential	High density residential	Informal residential
Retail	Commercial & warehousing	Light industrial	Medium industrial	Heavy industrial
Power station	Office/consulting room	Military or police base/station/compound	Casino/entertainment complex	Tourism & Hospitality facility
Open cast mine	Underground mine	Spoil heap or slimes dam	Quarry, sand or borrow pit	Dam or reservoir
Hospital/medical center	School	Tertiary education facility	Church	Old age home
Sewage treatment plant	Train station or shunting yard	Railway line	Major road (4 lanes or more)	Airport
Harbour	Sport facilities	Golf course	Polo fields	Filling station
Landfill or waste treatment site	Plantation	Agriculture	River, stream or wetland	Nature conservation area
Mountain, koppie or ridge	Museum	Historical building	Graveyard	Archeological site
Other land uses (describe):	Fire station			

(b) Please provide a description, including the distance and direction to the nearest residential area and industrial area.

The site is located adjacent to the residential area of La Motte village. The nearest industrial/commercial area is in Franschhoek.

8. SOCIO-ECONOMIC ASPECTS

Describe the existing social and economic characteristics of the community in order to provide baseline information.

According to the Socio-economic Impact Assessment (**Appendix G2**), there are 19 909 inhabitants in the Franschoek Valley (Wards 1 & 2).

Blacks constitute 38% of the population in Wards 1&2 whilst they constitute 28% in the Stellenbosch Municipal area. Coloureds constitute 52% of the population in Wards 1&2 whilst they constitute 53% in the Stellenbosch Municipal area. The demographic compilation of the Franschoek Valley alludes to the need for subsidized housing.

Although Stellenbosch Municipality's economic growth increased consecutively over the two Census period (1996 – 2001 and 2001 -2011) by 12.4% and 23.8% respectively, the income distribution reflects 53% of the households in the municipal area has an income R 38 400 (maximum R 3 200 per month) and less whilst 27% earns between R38 401 and R 153 800 (maximum R12 800 per month) and 20% earn more than R153 801 per annum. The ratio of those households in need of subsidized housing vs those with a slightly higher and high income are nearly 1:1. Focusing on Wards 1 and 2 reflect that the 66% of the households in these wards earns R 38 400 (maximum R 3 200 per month) and less whilst 23% earns between R38 401 and R 153 800 (maximum R12 800 per month) and 10% earns more than R153 801 per annum. The ratio of those households in need of subsidized housing vs those with a slightly higher and high income are nearly 1:1. Focusing on Wards 1 and 2 reflect that the 66% of the households in these wards earns R 38 400 (maximum R 3 200 per month) and less whilst 23% earns between R38 401 and R 153 800 (maximum R12 800 per month) and 10% earns more than R153 801 per annum. The ratio of those households in need of subsidized housing vs those with a slightly higher and high income are 1:1.5. This confirms the need for subsidized housing in the Franschhoek Valley.

The unemployment (7%), discouraged work seekers (2%) and economically not active (27%) rate in the municipal area versus the unemployment (11%), discouraged work seekers (3%) and economically not active (19%) of Wards 1 and 2 reinforces the higher number of households with a lower income and the need for subsidized housing. Of note is the employment contribution by sector of the municipal area: wholesale and retail trade (including tourism) (23.8%), community (19.5%), manufacturing (13.7%), government (12.9%), and agriculture (9.2% - a significant drop after 2003 when agriculture provided 22.2% employment). Wards 1 & 2 have a very strong tourism and agricultural economic base. Due to the decreased contribution of the agricultural sector to employment, many farmworkers have moved off farms and require housing. Yet there is hope to find employment in the growing tourism sector.

9. HISTORICAL AND CULTURAL ASPECTS

- (a) Please be advised that if section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999), is applicable to your proposed development, then you are requested to furnish this Department with written comment from Heritage Western Cape as part of your public participation process. Section 38 of the Act states as follows: "38. (1) Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as-
 - (a) the construction of a road, wall, power line, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;
 - (b) the construction of a bridge or similar structure exceeding 50m in length;
 - any development or other activity which will change the character of a site-
 - (i) exceeding 5 000 m2 in extent; or
 - (ii) involving three or more existing erven or subdivisions thereof; or
 - (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or (iv) the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;
 - (d) the re-zoning of a site exceeding 10 000 m2 in extent; or
 - (e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority,

must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development."

- (b) The impact on any national estate referred to in section 3(2), excluding the national estate contemplated in section 3(2)(i)(vi) and (vii), of the National Heritage Resources Act, 1999 (Act No. 25 of 1999), must also be investigated, assessed and evaluated. Section 3(2) states as follows: "3(2) Without limiting the generality of subsection (1), the national estate may include—
 - (a) places, buildings, structures and equipment of cultural significance;
 - (b) places to which oral traditions are attached or which are associated with living heritage;
 - I historical settlements and townscapes;
 - (d) landscapes and natural features of cultural significance;
 - (e) geological sites of scientific or cultural importance;
 - (f) archaeological and palaeontological sites;
 - (g) graves and burial grounds, including—
 - (i) ancestral graves;
 - (ii) royal graves and graves of traditional leaders;
 - (iii) graves of victims of conflict;
 - (iv) graves of individuals designated by the Minister by notice in the Gazette;
 - (v) historical graves and cemeteries; and
 - (vi) other human remains which are not covered in terms of the Human Tissue Act, 1983 (Act No. 65 of 1983);
 - (h) sites of significance relating to the history of slavery in South Africa;
 - (i) movable objects, including-

(i) objects recovered from the soil or waters of South Africa, including archaeological and palaeontological objects and material, meteorites and rare geological specimens;

- (ii) objects to which oral traditions are attached or which are associated with living heritage;
- (iii) ethnographic art and objects;
- (iv) military objects;
- (v) objects of decorative or fine art;
- (vi) objects of scientific or technological interest; and

(vii) books, records, documents, photographic positives and negatives, graphic, film or video material or sound recordings, excluding those that are public records as defined in section 1(xiv) of the National Archives of South Africa Act, 1996 (Act No. 43 of 1996)."

la socian 20 of th	YES	NO			
	e National Hemage Resources Act, 1777, applicable to the develop		UN	UNCERTAIN	
If YES, explain: Section 38 of the National Heritage Resources Act, 1999, is applicable since: - The development is larger than 5000m ² and will change the character of the site, - The site will be rezoned and exceeds 10 000 m ²					
Will the develop	YES	NO			
Heritage Resources Act, 1999?				CERTAIN	
ii res, explain.					
Will any building or structure older than 60 years be affected in any way? YES				UNCERTAIN	
If YES, explain:					

Please Note: If uncertain, the Department may request that specialist input be provided.

10. APPLICABLE LEGISLATION, POLICIES AND/OR GUIDELINES

(a) Please list all legislation, policies and/or guidelines that have been considered in the preparation of this Basic Assessment Report.

LEGISLATION	ADMINISTERING AUTHORITY	TYPE Permit/ license/ authorisation/comment / relevant consideration (e.g. rezoning or consent use, building plan approval)	DATE (if already obtained):
National Environmental Management Act, 1998 (Act No. 107 of 1998) – NEMA EIA Regulations 2010	Department of Environmental Affairs and Development Planning ("DEA&DP")	Environmental Authorisation	Basic Assessment process is currently underway.
Land Use Planning Ordinance, No 15 of 1985	Stellenbosch Municipality	Rezoning and Subdivision	Pending
Article 26 of the Municipal Systems Act (Act 32 of 2000)	Stellenbosch Municipality	Amendment of the Urban Edge	Pending
National Heritage Resources Act, No 25 of 1999	Heritage Western Cape (HWC)	Authorisation	A Heritage Notice of Intent has been submitted to HWC. Interim comment was received on 12 March 2013. Please refer to Appendix E1 . Please also see further correspondence with HWC in Appendices E1 and E2.

POLICY/ GUIDELINES	ADMINISTERING AUTHORITY
Guidelines on EIA Regulations	DEA&DP
Guidelines on Public Participation 2013	DEA&DP
Guidelines on Need and Desirability 2013	DEA&DP
Guidelines on Alternatives 2013	DEA&DP
Guidelines on Exemption Applications 2013	DEA&DP

(b) Please describe how the legislation, policies and/or guidelines were taken into account in the preparation of this Basic Assessment Report.

LEGISLATION / POLICY / GUIDELINE	DESCRIBE HOW THE LEGISLATION / POLICY / GUIDELINE WERE TAKEN INTO ACCOUNT (e.g. describe the extent to which it was adhered to, or deviated from, etc).						
DEADP Guidelines	All guidelines were consulted and adhered to when undertaking this Basic Assessment Report.						
National Environmental Management Act, 1998 (Act 107, 1998).	This application is being undertaken according to the National Environmental Management Act, 1998.						
National Heritage Resources Act, No 25 of 1999	A Heritage impact assessment has been undertaken and a Notice of Intent to Develop was submitted to Heritage Western Cape (please refer to Appendix E2 for the Record of Decision from Heritage Western Cape).						

Please note: Copies of any permit(s) or licences received from any other organ of state must be attached this report as Appendix E.

SECTION C: PUBLIC PARTICIPATION

The public participation process must fulfil the requirements outlined in NEMA, the EIA Regulations, and if applicable the NEM: WA and/or the NEM: AQA. This Department's *Guideline on Public Participation* (August 2010) and *Guideline on Exemption Applications* (August 2010), both of which are available on the Department's website (<u>http://www.capegateway.gov.za/eadp</u>), must also be taken into account.

Please highlight the appropriate box to indicate whether the specific requirement was undertaken or whether there was a deviation that was agreed to by the Department.

1. Were all potential interested and affected parties notified of the application by –				
(a) fixing a notice board at a place conspicuous to the public at the boundary or on the fence of -				
(i) the site where the activity to which the application relates is to be undertaken; and	YES		DEVIA	TED
(ii) any alternative site mentioned in the application;	YES		DEVIA	TED
(b) giving written notice to –				
 (i) the owner or person in control of that land if the applicant is not the owner or person in control of the land; 	YES		N,	/A
 (ii) the occupiers of the site where the activity is to be undertaken and to any alternative site where the activity is to be undertaken; 	YES		DEVIA	TED
 (iii) owners and occupiers of land adjacent to the site where the activity is to be undertaken and to any alternative site where the activity is to be undertaken; 	YES			TED
 (iv) the municipal councillor of the ward in which the site and alternative site is situated and any organisation of ratepayers that represent the community in the area; 	YES		DEVIA	TED
(v) the municipality which has jurisdiction in the area;	YES		DEVIA	TED
(vi) any organ of state having jurisdiction in respect of any aspect of the activity; and	YES		DEVIA	TED
(vii) any other party as required by the competent authority;	YES		DEVIA	TED
I placing an advertisement in -				
(i) one [*] local newspaper; and	YES		DEVIA	ED
 (ii) any official Gazette that is published specifically for the purpose of providing public notice of applications or other submissions made in terms of these Regulations; 	YES DEVI.		ATED	N/A
(d) placing an advertisement in at least one* provincial newspaper or national newspaper, if the activity has or may have an impact that extends beyond the boundaries of the metropolitan or local municipality in which it is or will be undertaken.	YE S DEVI,		ATED	N/A

* Please note: In terms of the NEM: WA and NEM: AQA a notice must be placed in at least two newspapers circulating in the area in which the activity applied for is to be carried out.

 2. Provide a list of all the state departments that were consulted:

 Department of Agriculture

 Department of Water Affairs

 CapeNature

 Department of Transport and Public Works

 Heritage Western Cape

 Department of Human Settlements

3. Please provide an overall summary of the Public Participation Process that was followed. (The detailed outcomes of this process must be included in a comments and response report to be attached to the final Basic Assessment Report (see note below) as **Appendix F**).

- Identifying Interested and Affected Parties (I&AP's), including occupiers of the property, owners and occupiers of land adjacent to the site, the municipal councillor, local ratepayers association, municipal officials and relevant State Departments as part of the Public Participation Process;
- Notification of I&AP's by (please refer to **Appendix F** for proof of public participation process):
 - Fixing a notice board at the site at a place conspicuous to the public (2 x A2 posters were placed on the boundary of the proposed development) on 03 April 2014;
 - Fixing posters in conspicuous places in the general vicinity of the site (2 x A3 posters placed at either entrance to the TCTA houses gate entrance, A3 posters at two popular cafes in LaMotte town, including an A3 poster at a residence that sells cellular airtime in La Motte, A3 poster at the Franschhoek Public Library) on 03 April 2014;
 - Written notification to I&AP's, and necessary State Departments
 - Letter drops to as many adjacent landowners/occupiers as possible on 03 April 2014;
- A copy of the Draft Basic Assessment Report including all alternatives being considered was made available in the Franschhoek Public Library from 07 April to 20 May 2015;
- An advertisement was placed in the local newspaper (Eikestad Nuus) notifying I&APs of the availability of the Draft Basic Assessment Report (see Appendix F3);
- Allowing a 40 day commenting period, during which I&AP's can send comments to EnviroAfrica CC, between 07 April to 20 May 2015. Comments and Responses are included in Appendix F5 and F6.

<u>Application for exemption</u>: The applicant has applied for exemption (<u>DEA&DP REF NO: 16/3/1/4/A4/12/1045/12</u>) from Regulation 10(2)(d) of Government Notice No. R543, which states that the applicant must within 12 days of the date of the decision, place a notice in the same newspaper(s) used for the placing of advertisements as part of the public participation process, informing Interested and Affected Parties of the decision, where the decision can be accessed and the right to appeal. Registered I&AP's will be notified of the decision by post and/or preferred method of communication.

Please note:

Should any of the responses be "No" and no deviation or exemption from that requirement was requested and agreed to /granted by the Department, the Basic Assessment Report will be rejected.

A list of all the potential interested and affected parties, including the organs of State, notified <u>and</u> a list of all the register of interested and affected parties, must be submitted with the <u>final</u> Basic Assessment Report. The list of registered interested and affected parties must be opened, maintained and made available to any person requesting access to the register in writing.

The <u>draft</u> Basic Assessment Report must be submitted to the Department before it is made available to interested and affected parties, including the relevant organs of State and State departments which have jurisdiction with regard to any aspect of the activity, for a 40-day commenting period. With regard to State departments, the 40-day period commences the day after the date on which the Department as the competent/licensing authority requests such State department in writing to submit comment. The applicant/EAP is therefore required to inform this Department in writing when the draft Basic Assessment Report will be made available to the relevant State departments for comment. Upon receipt of the Draft Basic Assessment Report and this confirmation, this Department will in accordance with Section 24O(2) and (3) of the NEMA request the relevant State departments to comment on the draft report within 40 days.

All comments of interested and affected parties on the <u>draft</u> Basic Assessment Report must be recorded, responded to and included in the Comments and Responses Report included as **Appendix F** to the <u>final</u> Basic Assessment Report. <u>If necessary, any amendments in response to comments received must be effected in the Basic Assessment Report itself.</u> The Comments and Responses Report must also include a description of the public participation process followed.

The final Basic Assessment Report must be made available to registered interested and affected parties for comment before submitting it to the Department for consideration. Unless otherwise indicated by the Department, a final Basic Assessment Report must be made available to the registered interested and affected parties for comment for a minimum of 21-days. Comments on the <u>final</u> Basic Assessment Report does not have to be responded to, but the comments must be attached to the <u>final</u> Basic Assessment Report.

The minutes of any meetings held by the EAP with interested and affected parties and other role players which record the views of the participants must also be submitted as part of the public participation information to be attached to the final Basic Assessment Report as **Appendix F.**

<u>Proof</u> of all the notices given as indicated, as well as of notice to the interested and affected parties of the availability of the draft Basic Assessment Report and final Basic Assessment Report must be submitted as part of the public participation information to be attached to the final Basic Assessment Report as **Appendix F**.

SECTION D: NEED AND DESIRABILITY

Please Note: Before completing this section, first consult this Department's Guideline on Need and Desirability (August 2010) available on the Department's website (<u>http://www.capegateway.gov.za/eadp</u>).

1. Is the activity permitted in terms of the property's existing land use rights?	YES	NO	Please explain		
The properties are zoned as Agricultural Zone I and will need to be rezoned to Subdivisional Area.					
2. Will the activity be in line with the following?					
(a) Provincial Spatial Development Framework (PSDF)	YES	NO	Please explain		
The Western Cape Provincial Spatial Development Framework (PSDF) was approved during July 2009 as a Section 4(6) Structure Plan in terms of the Land Use Planning Ordinance, Ordinance 15 of 1985. The main guiding principle on which the PSDF is based is the need to achieve sustainable development. Development proposals are only seen as being sustainable when they are ecologically justifiable, socially equitable and economically viable, or otherwise referred to as the triple bottom line approach.					
The following objections of the PSDF are relevant to this application: Policy UR1 : Optimise urbanisation in area that has adequate resources and further urbanisation. Policy UR2 : Encourage the increase of the average gross residential densities per hectare	the econor in urban s	nic growth	potential to sustain to 25 dwelling units		
Policy UR3: Achieve the density target by using a range of urban development surplus vacant land within the existing urban areas. Policy UR4: Densification of urban settlements should occur with due regard	tools inclue for ecolog	ding the de jical and h	velopment of infill or eritage concerns as		
identified in EIAs/HIAs. Policy UR7: Urban development projects on public land should provide a mixed use and socioeconomically integrated communities. Policy UR11: 50% of the five major urban activities (public transport, access points, residence, recreation, shopping and					
employment) should be accessible within walking distance (1000m) of residential	awellings.				
The proposed development is inline with the Stellenbosch SDF in that:					
 Developments on private land must <u>include at least social and gap housing components</u> - if not also an RDP component - particularly if such projects involve upgrading of land rights. A <u>balanced supply of low, middle and high-income housing should be ensured in each settlement node</u> so as to promote integration and minimize the need for travel. Stellenbosch faces a shortage of around 20,000 housing units, and meeting this need will require doubling the current stock. Given the current relationships, this implies that at least 6,000 units will have to be built on municipal land, much currently used for agricultural purposes. Instead of expanding the footprint of built areas, suitable locations for at least 6,000 middle and low income residential units need to be identified either as part of existing settlements through densification or <u>extension</u> and integration of <u>existing settlements</u>. Projects catering to low, middle and high-income groups should be designed as larger integrated settlements rather than stand-alone townships or gated communities. La Motte was identified in the SDF as one of the proposed new development areas. 					
(b) Urban edge / Edge of Built environment for the area	YES	NO	Please explain		
Farm 1339 falls outside of the Urban Edge. Application will be made for the amendment of the urban edge to include this portion of Farm 1339. Portions of Farm 1158/1 and 1653 are included within the existing urban edge.					
(c) Integrated Development Plan and Spatial Development Framework of the Local Municipality (e.g. would the approval of this application compromise the integrity of the existing approved and credible municipal IDP and SDF?).	YES	NO	Please explain		

2013/14: First review of the 3rd generation IDP (2012/17) as prescribed by section 34 of the Municipal Systems Act. La Motte is identified as an area where there is a potential for the provision of housing opportunities.

(d) Approved Structure Plan of the Municipality	YES	NO	Please explain
The site has been identified in the municipal Structure Plan for single residentia accommodate the proposed development is being applied for.	I. An amen	dment to t	he Structure Plan to
(e) An Environmental Management Framework (EMF) adopted by the Department (e.g. Would the approval of this application compromise the integrity of the existing environmental management priorities for the area and if so, can it be justified in terms of sustainability considerations?)	YES	NO	Please explain
No EMF has been identified			

(f) Any other Plans (e.g. Guide Plan)	YES	NO	Please explain

Integrated Human Settlement Plan

The Municipality's Integrated Human Settlement Plan (IHSP), the "Stellenbosch 2017 Housing Strategy", was approved by Council in 2008. This document was further elaborated on in a report, "Analysis and Evaluation of Key Stellenbosch ISHSP Sites", undertaken by the District Municipality in 2009. In 2010, the municipality appointed a service provider to report on the status quo of potential housing projects in Stellenbosch Municipality. A housing "pipeline" document was prepared by the municipality during November 2010 and approved by Council.

Nineteen hamlets/projects were identified as the strategic focus of the Stellenbosch Human Settlement Strategy of which La Motte forms one.

Strategic Framework for Affordable Housing in Franschhoek Valley

La Motte was identified as one of the proposed sites suitable for subsidized housing.

Western Cape Sustainable Human Settlement Strategy

The ultimate goal is that all citizens and residents live in vibrant, safe, efficient and sustainable human settlements that are able to grow and absorb everyone who chooses to live in the Western Cape, in particular poor households who do not have access to housing opportunities. South Africa has a constitutional imperative that obliges government to ensure that all its citizens are provided with shelter and housing in accordance with the Bill of Rights. Stellenbosch Municipality therefore strives to enable the provision of 20 000 appropriate housing units for its current and future community up to 2017.

3. Is the land use (associated with the activity being applied for) considered within the timeframe intended by the existing approved Spatial Development Framework (SDF) agreed to by the relevant environmental authority (i.e. is the proposed development in line with the projects and programmes identified as priorities within the credible IDP)?	YES	NO	Please explain	
La Motte is identified as an area where there is a potential for the provision of hou	using oppor	tunities ac	cording to IDP.	
4. Should development, or if applicable, expansion of the town/area concerned in terms of this land use (associated with the activity being applied for) occur here at this point in time?	YES	NO	Please explain	
The activity will create additional residential opportunities, addressing the need for housing at this time. There is currently a housing backlog of approximately 3411 in the Franschhoek Valley. The proposed La Motte Development will provide approximately 389 housing units to address the housing backlog.				

The proposed development is within the Municipalities current town planning policies, including the Stellenbosch Spatial Development Framework (SDF) and Integrated Development Plan (IDP), encouraging mix use development from low to high residential development and mixed income, within the urban edge.

5. Does the community/area need the activity and the associated land use concerned (is it a societal priority)? (This refers to the strategic as well as local level (e.g. development is a national priority, but within a specific local context it could be inappropriate.)	YES	NO	Please explain		
Housing opportunities is a local, provincial and national need, especially in the lo	wer income	e and afford	dable range.		
The development will also provide a school site, crèche, church and open spaces	5.				
The proposed development will also create temporary job opportunities during the construction phase, as well as permanent job opportunities during the operational phase.					
According to the Socio-economic Impact Assessment (Appendix G2) the f expected:	ollowing ir	npacts on	the community are		
 Skills development will be beneficial (although low) to the local commun impact is positive. 	ity income	of families	is enhanced and the		
 The local and regional economy will grow and the impact is low yet position community accountability will be enhanced moderately as some of the base of the municipality 	tive. se home o	wners can	contribute to the tax		
 Integration making use of appropriate topologies and landscaping v change. Mitigations as per specialist reports will ensure a positive exper 	vill enhanc ience.	e the hist	orical experience of		
 The availability and quality of houses will have a highly positive impact the community of Franschboek Valley indirectly 	on the con	nmunity of	Langrug directly and		
 Their opportunities to access leisure opportunities and community facilities will improve highly and contribute to community upliftment. 					
- The sense of place will change in La Motte moderately negatively, but with mitigation become low negative and with time neutralize.					
 The sense of place of the Franschhoek Valley will change moderately negatively, but with mitigation become low negative and with time neutralize. The partial removal of the Langrug community above Groendal will have a 					
highly positive impact visually and on sense of place.The impact on tourism will be temporary negative, neutralize and be	come posi	tive and hi	ighly positive as the		
 Langrug settlement will be partially removed. The security brought about by having a house will enable the commun 	ity to be e	conomically	y more active and to		
qualify themselves.					
	r	1	1		
6. Are the necessary services with adequate capacity currently available (at the time of application), or must additional capacity be created to cater for the development? (Confirmation by the relevant Municipality in this regard must be attached to the final Basic Assessment Report as Appendix E .)					
The municipality has approved the development in concept, and according to the Services Report (Appendix G7), capacity is available. However, written confirmation is still required from the municipality that there is sufficient capacity for water, sewage and solid waste, and from Eskom that there is sufficient electricity.					

7. Is this development provided for in the infrastructure planning of the			
municipality, and if not what will the implication be on the infrastructure			
planning of the municipality (priority and placement of services and	YES	NO	Please explain
opportunity costs)? (Comment by the relevant Municipality in this regard must			
be attached to the final Basic Assessment Report as Appendix E.)			

The surrounding area is fully serviced and the development is connecting into the existing services. Written confirmation is still required from the municipality that there is sufficient capacity for water, sewage and solid waste, and from Eskom that there is sufficient electricity.

8. Is this project part of a national programme to address an issue of national concern or importance?	YES	NO	Please explain
No, however housing opportunities are a national concern and importance.			

9. Do location factors favour this land use (associated with the activity applied for) at this place? (This relates to the contextualisation of the proposed land use on this site within its broader context.)	YES	NO	Please explain	
La Motte is identified as an area where there is a potential for the provision of h hamlets/projects were identified as the strategic focus of the Stellenbosch Hum forms one.	ousing opp an Settlem	oortunities i ent Strateg	n the IDP. Nineteen gy of which La Motte	
The site is located adjacent to the existing La Motte village, and has easy a Services will link into the existing services infrastructure.	ccess to m	najor roads	, including the R45.	
10. How will the activity or the land use associated with the activity applied for, impact on sensitive natural and cultural areas (built and rural/natural environment)?	YES	NO	Please explain	
According to the Heritage Impact Assessment (Appendix G5) the proposed facilities and infrastructure could have a negative impact on the landscape characteristic of the landscape character	affordable cter of the a	housing c area.	levelopment, related	
The area selected for development is in a fairly secluded valley setting and con would be some visual impact in an area of great scenic beauty. To mitigate aga housing development the following heritage related design indicators are recomm	IId only be inst the po nended:	glimpsed to ssible nega	from the R45. There ative development of	
- Small pockets of development				
In order to retain the dominance of wilderness and agriculture it is recommended that broad green corridors between the existing La Motte village and TCTA village and new areas of residential development be provided to break up the scale of urban development in this small valley. The new areas of residential development should also be broken up into small pockets with broad corridors.				
The corridors can be used to accommodate a range of green uses including fiponds, playing fields, parks and community food gardens.	/nbos habi	itats, storm	water management	
- Steeper slopes To avoid visual intrusion no development should take place on slopes steeper that	an 9°.			
- Fynbos As was recommended in the botanical survey (Appendix G4) areas of fynbo purposes, even if those areas previously had pine plantations.	os should l	be earmarł	ked for conservation	
- The cemetery This site needs further investigation and conservation and memorialisation by liaise in this regard.	the munici	ipality and	SAHRA who should	

11.	How will the development impact on people's health and wellbeing (e.g. in terms of noise, odours, visual character and sense of place, etc)?	YES	NO	Please explain

According to the Socio-economic Impact Assessment (Appendix G2) the following impacts on the community are expected:

- The sense of place will change in La Motte moderately negatively, but with mitigation become low negative and with time neutralize.
- The sense of place of the Franschhoek Valley will change moderately negatively, but with mitigation become low negative and with time neutralize. The partial removal of the Langrug community above Groendal will have a highly positive impact visually and on sense of place.
- The impact on tourism will be temporary negative, neutralize and become positive and highly positive as the Langrug settlement will be partially removed.

The activity will create some noise during the construction phase of the development. Noise mitigation measures will be dealt with in the EMP.

Minimal traffic noise associated with this residential development will result. The impact is expected to be low.

The activity will not create any emissions or odours that are not typical of a residential development within an urban area.

Visual Impact

According to the Visual Impact Assessment (**Appendix G7**), the proposed development will change the scenic resources of the local area from an undeveloped site to a residential area of gap housing, affordable housing and some commercial development.

The visibility of the La Motte development will be restricted to the local area, for the most part to an area < 2kms from the site with this extending to 5kms to the west, where the western pocket of affordable housing will be seen. There will be additional lighting in the area, visible to receptors around the site.

Visually sensitive receptors include the existing residents in the Forestry and Berg River dam housing areas, the adjacent farm residents at Le Fleur and Four Paws, users of the Roberts Vlei Road, farmsteads on the foothills of the Wemmershoek Mountain (Topiary), the Hottentots Holland and Hawequa Nature Reserves.

The visual impacts of proposed La Motte Affordable Housing (et al) development, namely visibility, change in landscape character from open to built, visual intrusion and night lighting, will be restricted to a local area, predominantly less than 2 kms but extending to 5kms for the western pocket of the affordable housing, and are mitigated, to a degree, by the existing residential developments surrounding the site.

The visual impact can be mitigated through:

- retaining the large trees on the sites;
- by planting trees along the new roads in the proposed developments;
- by constructing a berm and planting this with indigenous trees and shrubs to visually screen the affordable housing to the west;
- by using top covered luminaires on light posts to provide low-spill lighting; and
- by using muted colours on the building such that they blend into the surrounding.

12.	Will the proposed activity or the land use associated with the activity applied			Please explain
	for, result in unacceptable opportunity costs?	TE3	NO	

Although the development will result in the permanent loss of 17ha agricultural land for forestation it is unlikely that forestation would have proceeded in future. According to the Socio-economic Impact Assessment (Appendix G2), the impact is expected to be low negative.

13. What will the cumulative impacts (positive and negative) of the proposed	YES	NO	Please explain
land use associated with the activity applied for, be?	120	no	

According to the Botanical Impact Assessment (**Appendix G4**), the loss of Area 1 to housing would mean a loss of area that can potentially be rehabilitated to fynbos in the Roberts River valley. The cumulative loss of fynbos in this area therefore has negative significance but not on a large scale.

The cumulative impacts would be similar to those for Area 1. The loss of Area 3 to housing would mean a loss of area that can potentially, at least in part, be rehabilitated to fynbos as is already happening. The cumulative loss of fynbos in this area therefore has negative significance but not on a large scale. It would be important to secure areas around the proposed Area 3 development site for conservation of the fynbos vegetation.

14. Is the development the best practicable environmental option for this YES NO Please explain land/site?
--

Although the proposed development site has been impacted by previous pine plantations, the site has fynbos vegetation which is regenerating after the effects of suppression by pine plantations. This vegetation could return to viable fynbos communities in the long term.

However, given the past disturbance on Areas 1 and 3, but regenerating fynbos, the impacts of the proposed residential development are rated as **Medium Negative** overall. On-site mitigation would be difficult but it is recommended that in the broader planning for the La Motte area, areas of fynbos should be earmarked for conservation purposes, even if those areas previously had pine plantations.

The loss of fynbos habitat to residential development in Areas 1 & 3 as indicated is only supported by the previous disturbance of these areas. Had the fynbos not been previously disturbed, the impact would be High Negative and these areas (in the case of Area 3, the least degraded part) would be considered 'No Go' areas for development. In the current situation, however, they can be promoted for development.

The site contains no sensitive aquatic ecosystems, and no heritage features of significance will be impacted (although the development could have a negative impact on the landscape character of the area.

However, the development of the site will create much needed housing opportunities, especially affordable housing, which is seen as a priority. Leaving the site undeveloped (no-go option), will not create these housing opportunities, and will not create jobs during the construction phase and any of the other socio-economic advantages.

15. What will the benefits be to society in general and to the local communities? Please explain

Housing opportunities is a local, provincial and national need, especially in the lower income and affordable range.

The development will also provide a school site, crèche, church and open spaces.

The proposed development will also create temporary job opportunities during the construction phase, as well as permanent job opportunities during the operational phase.

According to the Socio-economic Impact Assessment (Appendix G2) the following impacts on the community are expected:

- Skills development will be beneficial (although low) to the local community income of families is enhanced and the impact is positive.
- The local and regional economy will grow and the impact is low yet positive.
- community accountability will be enhanced moderately as some of these home owners can contribute to the tax base of the municipality
- Integration making use of appropriate topologies and landscaping will enhance the historical experience of change. Mitigations as per specialist reports will ensure a positive experience.
- The availability and quality of houses will have a highly positive impact on the community of Langrug directly and the community of Franschhoek Valley indirectly.
- Their opportunities to access leisure opportunities and community facilities will improve highly and contribute to community upliftment.
- The sense of place will change in La Motte moderately negatively, but with mitigation become low negative and with time neutralize.
- The sense of place of the Franschhoek Valley will change moderately negatively, but with mitigation become low negative and with time neutralize. The partial removal of the Langrug community above Groendal will have a highly positive impact visually and on sense of place.
- The impact on tourism will be temporary negative, neutralize and become positive and highly positive as the Langrug settlement will be partially removed.
- The security brought about by having a house will enable the community to be economically more active and to qualify themselves.
| 16. Any other need and desirability considerations related to the proposed activity? | Please explain |
|--|----------------|
| | |

N/A

(17) Please describe how the general objectives of Integrated Environmental Management as set out in section 23 of NEMA have been taken into account:

The general objectives of Integrated Environmental Management have been taken into account through the following:

- The actual and potential impacts of the activity on the environment, socio-economic conditions and cultural heritage have been identified, predicted and evaluated, as well as the risks and consequences and alternatives and options for mitigation of activities, with a view to minimizing negative impact, maximizing benefits and promoting compliance with the principles of environmental management *please refer to Section F below*.
- The effects of the activity on the environment have been considered before actions taken in connection with them alternatives have been considered and investigated (please refer to Section E below) and specialist studies, including impacts and mitigation measures, have been conducted.
- Adequate and appropriate opportunity for public participation was ensured through the public participation process please refer to **Appendix F** for the public participation information, including the list of identified Interested and Affected parties, as well as the methods for identifying and informing I&APs of the application and proposed activity.
- The environmental attributes have been considered in the management and decision-making of the activity an *EMP* has been included (**Appendix H**) with the proposed activity and must adhere to the requirements of all applicable state Authorities.

(18) Please describe how the principles of environmental management as set out in section 2 of NEMA have been taken into account:

The principles of environmental management as set out in section 2 of NEMA have been taken into account. The principles pertinent to this activity include:

- People and their needs have been placed at the forefront while serving their physical, psychological, developmental, cultural and social interests the proposed activity will have a beneficial impact on people, as it will provide much needed additional housing opportunities.
- Development must be socially, environmentally and economically sustainable. Where disturbance of ecosystems, loss of biodiversity, pollution and degradation, and landscapes and sites that constitute the nation's cultural heritage cannot be avoided, are minimised and remedied. *Although the activity is expected to have a medium to low botanical impact, these impacts have been considered, and mitigation measures have been put in place. This is dealt with in the EMP (Appendix H).*
- Where waste cannot be avoided, it is minimised and remedied through the implementation and adherence of EMP.
- The participation of all interested and affected parties in environmental governance must be promoted, and all people must have the opportunity to develop the understanding, skills and capacity necessary for achieving equitable and effective participation, and participation by vulnerable and disadvantaged persons must be ensured.
- Decisions must take into account the interests, needs and values of all interested and affected parties, and this includes recognising all forms of knowledge, including traditional and ordinary knowledge
- The use of non-renewable natural resources is responsible and equitable no exploitation of non-renewable natural resources occurs with the proposed activity.
- The negative impacts on the environment and on people's environmental rights have been anticipated and prevented, and where they cannot be prevented, are minimised and remedied *refer to Section F below*.
- The interests, needs and values of all interested and affected parties have been taken into account in any decisions through the Public Participation Process please refer to **Appendix F** for the public participation information.
- The social, economic and environmental impacts of the activity have been considered, assessed and evaluated, including the disadvantages and benefits *refer to Section F below.*
- The effects of decisions on all aspects of the environment and all people in the environment have been taken into account, by pursuing what is considered the best practicable environmental option the proposed activity is expected to have minimal/negligible environmental impacts, especially after mitigation measures as described under Section F and in the EMP are implemented.
- Decisions must be taken in an open and transparent manner, and access to information must be provided in accordance with the law.

SECTION E: ALTERNATIVES

Please Note: Before completing this section, first consult this Department's Guideline on Alternatives (August 2010) available on the Department's website (<u>http://www.capegateway.gov.za/eadp</u>).

"Alternatives", in relation to a proposed activity, means different means of meeting the general purposes and requirements of the activity, which may include alternatives to –

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

The NEMA prescribes that the procedures for the investigation, assessment and communication of the potential consequences or impacts of activities on the environment must, *inter alia*, with respect to every application for environmental authorisation –

- ensure that the general objectives of integrated environmental management laid down in NEMA and the National Environmental Management Principles set out in NEMA are taken into account; and
- include an investigation of the potential consequences or impacts of the alternatives to the activity on the environment and assessment of the significance of those potential consequences or impacts, including the option of not implementing the activity.

The general objective of integrated environmental management is, inter alia, to "identify, predict and evaluate the actual and potential impact on the environment, socio-economic conditions and cultural heritage, the risks and consequences and alternatives and options for mitigation of activities, with a view to minimising negative impacts, maximising benefits, and promoting compliance with the principles of environmental management" set out in NEMA.

- 1. In the sections below, please provide a description of any indentified and considered alternatives and alternatives that were found to be feasible and reasonable.
 - **Please note:** Detailed written proof the investigation of alternatives must be provided and motivation if no reasonable or feasible alternatives exist.
- (a) Property and location/site alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts, or detailed motivation if no reasonable or feasible alternatives exist:

Other site alternatives have been considered for affordable and Gap housing developments in the Franschhoek Valley. Please refer to Appendix J1 for the Strategic Framework for affordable housing in the Franschhoek Valley. These include Maasdorp, Robertsvlei, Wemmershoek, La Motte and the upgrading of Langrug.

However, as stated in the report, in tackling the housing problem of Franschhoek, there should be no single solution. Housing should be considered within the broad context as a process that includes community development, not just the building of structures. The process needs to include different housing types, delivery systems, tenure options, financial arrangements, community facilities and employment opportunities.

One development is not going to solve the housing problem, and the proposed La Motte Integrated Development is only one part of this solution. Currently, the housing backlog is approximately 3411 in the Franschhoek Valley, of which the proposed La Motte development will provide approximately 389 housing units.

The Franschhoek Valley must address its needs for housing in a humane and effective manner, but Franschhoek town cannot cater for the housing needs of the area as a whole. Other parts of the area must also "contribute" to the solution so that the area is able to retain a balance between economic growths, attraction to tourists, environmentally sustainability and quality of life for all its citizens.

According to the Strategic Framework, there is some logic in building new houses close to existing housing areas for reasons of community facilities, social cohesion and service connections. A pattern of land development, land value and social stratification emerges around areas of social housing as opposed to areas of upmarket housing. This is not just a South African phenomenon, but is found in most modern towns. To expand housing next to existing areas of social housing is consistent with this pattern. There are several problems with this approach in Franschhoek. One is that the apartheid system has definitely distorted the social and spatial fabric of the town, and another is that adjacent land is so expensive. However of greater significance is the fact that large areas of uniformly low-cost housing will affect the character of the valley and probably in a negative way.

An alternative approach may be to select a number of smaller sites at different locations, thereby dispersing the spatial pattern and allowing people to live closer to work opportunities which are spread throughout the valley. There is a danger of using this approach for social engineering, which must be avoided because it can undermine property values and the stability of an area. However, the valley already has a number of dispersed sites where low cost housing is established, and these sites need to be investigated.



FIGURE 1: PROPOSED NEW DEVELOPMENT AREAS [Note: New development areas have not been indicated for Spiler as the development of this node will focus on intensitioation)

(b) Activity alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts, or detailed motivation if no reasonable or feasible alternatives exist:

Since the property is zoned Agricultural, developing the site for agricultural use is a potential activity alternative.

As can be seen in Figure 7 below, the Department of Agriculture's data base classifies the soils as moderate potential arable and non - arable land. The development on Portion 1 of Farm 1158 (Area 1), lies within the urban edge and consist of non-arable, low potential grazing land. The development on Remainder of Farm 1339 (Area 3), lies outside the urban edge and consists of approximately 1/3rd non -arable and 2/3rds moderately arable land.

Therefore, developing the site for agricultural use is not seen as a viable option, especially since there is a great need for additional housing opportunities in the region.

The department of Agriculture has also stated in their letter dated 12 May 2015, that they have no objection to the proposed development.



(c) Design or layout alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts, or detailed motivation if no reasonable or feasible alternatives exist:

Various layout alternatives have been considered since the initial proposal. The two most recent, and most feasible layout alternatives are described below:

Alternative 1 (Appendix B1):

The proposed development will consist of:

- Farm 1339 573 subsidised housing units as well as a school site, five open space, two crèche sites, two church sites, one business site and roads are proposed.
- Farm 1158/1 158 GAP housing units as well as open space and roads are proposed.

Alternative 2 (Appendix B2):

The proposed development will consist of:

- Farm 1339 301 subsidised housing units as well as a school site, four open space, two crèche sites, two church sites, one business site and roads are proposed. The total development area is 11.42ha in size.
- Farm 1158/1 117 GAP housing units as well as open space and roads are proposed. The total area 5.23ha.

This alternative was proposed after input from the heritage specialist, engineers, environmental consultants and town planners. This layout has a significantly smaller development footprint, but still provides sufficient housing opportunities.

Alternative 3 (Appendix B3):

The proposed development will consist of:

- Farm 1339 322 subsidised housing units as well as a school site, open space, crèche sites, church sites, business sites and roads are proposed.
- Farm 1158/1 106 GAP housing units as well as open space and roads are proposed.
- Farm 1653 The development proposal for this area entails the <u>formalisation of the existing node</u>. The existing fire department, municipal offices and stores will also be accommodated on individual erven. Provision is made for 3 business erven adjacent the Robertsvlei access road to ensure optimal visibility and accessibility. Formalisation of the existing node will lead to the enhancement of the community and the surrounding area as this area serves as main entrance to the town.

This alternative was preferred over Alternative 2 as it took further input from the botanical specialist and town planners. Even though the site is slightly larger, it is considered to have a smaller botanical impact (less development to the north-west). This layout also provides more residential opportunities than Alternative 2.

Alternative 4 (Appendix B4):

The proposed development will consist of:

- Farm 1339 307 affordable housing units as well as a school site, open space, two crèche sites, two church sites, a business site and roads are proposed. Development Area = 12.76ha
- Farm 1158/1 106 GAP housing units as well as open space and roads are proposed.
- Farm 1653 The development proposal for this area entails the <u>formalisation of the existing node</u>. The existing fire department, municipal offices and stores will also be accommodated on individual erven. Provision is made for 3 business erven adjacent the Robertsvlei access road to ensure optimal visibility and accessibility. Formalisation of the existing node will lead to the enhancement of the community and the surrounding area as this area serves as main entrance to the town.

This site alternative has taken the comments from Heritage Western Cape into consideration, enlarging the southern erven in Area 3 (Affordable Housing Area), but has increased the development footprint size. It also has fewer housing opportunities compared to Alternative 3.

Alternative 5 (Appendix B5):

The proposed development will consist of:

- Farm 1339 294 affordable housing units as well as a school site, open space, two crèche sites, two church sites, a business site and roads are proposed. Development Area = 13.04ha
- Farm 1158/1 106 GAP housing units as well as open space and roads are proposed.
- Farm 1653 The development proposal for this area entails the <u>formalisation of the existing node</u>. The existing fire department, municipal offices and stores will also be accommodated on individual erven. Provision is made for 3 business erven adjacent the Robertsvlei access road to ensure optimal visibility and accessibility. Formalisation of the existing node will lead to the enhancement of the community and the surrounding area as this area serves as main entrance to the town.

This site alternative has also taken the comments from Heritage Western Cape into consideration, enlarging the southern erven in Area 3 (Affordable Housing Area) even further. However, it has also increased the development footprint size and potentially visual impact of the development in this area. It also has fewer housing opportunities compared to Alternative 4.

Alternative 6 – Preferred Alternative Layout (Appendix B6):

The proposed development will consist of:

- Farm 1339 283 affordable housing units as well as a school site, open space, one crèche site, two church sites, a business site and roads are proposed. Development Area = 12.25ha
- Farm 1158/1 106 GAP housing units as well as open space and roads are proposed.
- Farm 1653 The development proposal for this area entails the <u>formalisation of the existing node</u>. The existing fire department, municipal offices and stores will also be accommodated on individual erven. Provision is made for 3 business erven adjacent the Robertsvlei access road to ensure optimal visibility and accessibility. Formalisation of the existing node will lead to the enhancement of the community and the surrounding area as this area serves as main entrance to the town.

This is the preferred site alternative, as it has taken the comments from Heritage Western Cape into consideration, enlarging the southern erven in Area 3 (Affordable Housing Area). It also removes the erven on the western side of the road, thereby decreasing the visual impact and decreasing the development footprint.

Although this layout does have fewer affordable housing units, it is still feasible.

(d) Technology alternatives (e.g. to reduce resource demand and resource use efficiency) to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts, or detailed motivation if no reasonable or feasible alternatives exist:

N/A

(e) Operational alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts, or detailed motivation if no reasonable or feasible alternatives exist:

N/A

(f) the option of not implementing the activity (the No-Go Option):

This would mean that no-development would take place and the proposed site will remain as is. No additional housing opportunities will be provided.

Although this option would result in no potential negative environmental impacts and some potentially negative social impacts, the potential positive social impacts (benefits to the community, both local and regional) from implementing the activity, as described in the Socio-economic Impact Assessment (**Appendix G2**) would not be achieved.

No significant positive socio-economic impacts of the No-Go development option have been identified in the Socio-economic assessment.

The proposed development will have a low to medium visual impact according to the Visual Impact Assessment (Appendix G7), which would no occur in the No-Go Development option. However, the impacts will be local, and can be mitigated, to a degree, by the setting and existing residential developments adjacent to the sites.

The no-go option would only have been recommended if it were found that the construction of the proposed development on this site or in this area might potentially cause substantial detrimental harm to the environment.

(g) Other alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts, or detailed motivation if no reasonable or feasible alternatives exist:

N/A

(h) Please provide a summary of the alternatives investigated and the outcomes of such investigation:

Please note: If no feasible and reasonable alternatives exist, the description and proof of the investigation of alternatives, together with motivation of why no feasible or reasonable alternatives exist, must be provided.

N/A

SECTION F: IMPACT ASSESSMENT, MANAGEMENT, MITIGATION AND MONITORING MEASURES

Please note: The information in this section must be duplicated for all the feasible and reasonable alternatives (where relevant).

1. PLEASE DESCRIBE THE MANNER IN WHICH THE DEVELOPMENT WILL IMPACT ON THE FOLLOWING ASPECTS:

(a) Geographical and physical aspects:

The proposed development is not expected to impact on any geographical or physical aspects.

(b) Biological aspects:

Will the development have an impact on critical biodiversity areas (CBAs) or ecological support areas (CSAs)?	YES	NO	
If yes, please describe:			
Only a portion of Area 2, which is only to be formulised, has a Critical Biodiversity Area.			
Area 1 and Area 2, on which the development will take place, have no CBA's.			
Area 1 is mostly classified as "No Natural Area" and Area 3 is mostly unclassified.			
Will the development have on terrestrial vegetation, or aquatic ecosystems (wetlands, estuaries or the coastline)?	YES	NO	
If yes, please describe:			
The proposed development will result in the loss of vegetation.			
 The Botanical Impact Assessment (Appendix G4), concluded: The vegetation found in the three areas that make up the La Motte study site is mapped Boland Granite Fynbos (Areas 1 & 3) and Swartland Alluvium Fynbos (Area 2). Areas 1 and 3 have fynbos vegetation which is regenerating after the effects of suppressiplantations. This vegetation could return to viable fynbos communities in the long term. Area is largely transformed and only the riparian zone has any significant conservation value. Only one Red List plant species (Raimondo <i>et al.</i> 2009) <i>Lachnaea capitata</i> (Vulnencountered (in Area 1). A more intensive study over a number of season could possibly threatened species (particularly in Areas 1 & 3) so loss of fynbos habitat in Areas 1 & 3 negative implications for such species in the La Motte district. Given the past disturbance on Areas 1 and 3 but regenerating fynbos the impacts of the residential development are rated as Medium Negative overall. On-site mitigation would be it is recommended that in the broader planning for the La Motte area, areas of fynbos earmarked for conservation purposes, even if those areas previously had pine plantations. The loss of fynbos habitat to residential development in Areas 1 & 3 is only indicated only set the previous disturbance of these areas. Had the fynbos not been previously disturbed would be High Negative and these areas (in the case of Area 3, the least degraded pa considered 'No Go' areas for development. In the current situation, however, they can be previous of that area apart from adequately buffering the riparian zone. 	d main sion by 2, how erable) reveal would ne prop e difficu s shoul supporte , the in rt) wou promote	ly as pine rever, was more have bosed lt but ld be ed by npact ld be ed for ment	
Will the development have an impact on any populations of threatened plant or animal species,	YES	NO	

If yes, please describe:

According to the Botanical Impact Assessment (**Appendix G4**), only one Red List plant species *Lachnaea capitata* (Vulnerable) was encountered (in Area 1). A more intensive study over a number of season could possibly reveal more threatened species (particularly in Areas 1 & 3) so loss of fynbos habitat in Areas 1 and 3 would have negative implications for such species in the La Motte district.

Please describe the manner in which any other biological aspects will be impacted:

The only expected impact will be on the vegetation of the site. Please refer above.

(c) Socio-Economic aspects:

What is the expected capital value of the activity on completion?	R53 million	
What is the expected yearly income or contribution to the economy that will be generated by or as a result		
of the activity?	this stage	
Will the activity contribute to service infrastructure?	YES NO	
How many new employment opportunities will be created in the construction phase of the activity?	Approximately 30 job opportunities over 21 months	
What is the expected value of the employment opportunities during the construction phase?	Unknown	
What percentage of this will accrue to previously disadvantaged individuals?	80%	
How will this be ensured and monitored (please explain):		
Part of Tender requirements		
How many permanent new employment opportunities will be created during the operational phase of the activity?	Unknown at this stage	
What is the expected current value of the employment opportunities during the first 10 years?	N/A	
What percentage of this will accrue to previously disadvantaged individuals?	Unknown, but should be the majority	
How will this be ensured and monitored (please explain):		
Part of the tender- and recruitment requirements on projects		

Any other information related to the manner in which the socio-economic aspects will be impacted:

Unknown at this stage

(d) Cultural and historic aspects:

According to the Heritage Impact Assessment (**Appendix G5**), the heritage or cultural attributes of a site can be grouped into four categories: aesthetic, historical, scientific and social. Significance for this property can be found in the aesthetic, scientific and social categories.

Aesthetic significance

The site cannot be considered to be part of an intact cultural landscape. The wilderness character was transformed with the planting of plantations of pine in the 1940s and is again undergoing transformation now that these are being clear-felled. The site is however in an area where wilderness and agriculture are the dominant elements.

Scientific significance

The botanical study indicated that... Areas 1 and 3 have fynbos vegetation which is regenerating after the effects of suppression by pine plantations. This vegetation could return to viable fynbos communities in the long term.

It went on to state... Only one Red List plant species (Raimondo et al. 2009) Lachnaea capitata (Vulnerable) was encountered (in Area 1). A more intensive study over a number of season could possibly reveal more threatened species (particularly in Areas 1 & 3) so loss of fynbos habitat in Areas 1 & 3 would have negative implications for such species in the La Motte district.

Parts of the site provide an opportunity for viable fynbos communities to be re-established.

The archaeological survey undertaken by Pro-Active Archaeology yielded no prehistoric archaeological resources.

Social significance

The cemetery with more than 80 burial sites is of social significance and requires further research and conservation. However, the cemetery is no included within the development footprint of the proposed development.

According to the Heritage Impact Assessment (**Appendix G5**) the proposed affordable housing development, related facilities and infrastructure could have a negative impact on the landscape character of the area.

The area selected for development is in a fairly secluded valley setting and could only be glimpsed from the R45. There would be some visual impact in an area of great scenic beauty. To mitigate against the possible negative development of housing development the following heritage related design indicators are recommended:

- Small pockets of development

In order to retain the dominance of wilderness and agriculture it is recommended that broad green corridors between the existing La Motte village and TCTA village and new areas of residential development be provided to break up the scale of urban development in this small valley. The new areas of residential development should also be broken up into small pockets with broad corridors.

The corridors can be used to accommodate a range of green uses including fynbos habitats, storm water management ponds, playing fields, parks and community food gardens.

Steeper slopes

To avoid visual intrusion no development should take place on slopes steeper than 9°.

- Fynbos

As was recommended in the botanical survey (**Appendix G4**) areas of fynbos should be earmarked for conservation purposes, even if those areas previously had pine plantations.

- The cemetery

This site needs further investigation and conservation and memorialisation by the municipality and SAHRA who should liaise in this regard.

2. WASTE AND EMISSIONS

(a) Waste (including effluent) management

Will the activity produce waste (including rubble) during the construction phase?				
If yes, indicate the types of waste (actual type of waste, e.g. oil, and whether hazardous or not) and estimated quantity per type?	Unkno this	own at stage		
Rubble/general construction waste				

Will the activity produce waste during its operational phase?	YES	NO
If yes, indicate the types of waste (actual type of waste, e.g. oil, and whether hazardous or not) and estimated quantity per type? General domestic waste	450	kg/day
estimated quantity per types General domestic waste		

Where and how will the waste be treated / disposed of (describe)? If yes, indicate the types of waste (actual type of waste, e.g. oil, and whether hazardous or not) and estimated quantity per type per phase of the development?

Stellenbosch Municipality collects waste on a daily basis as part of their normal service delivery to La Motte township. The solid waste generated by the proposed development is estimated at 450kg/day.

Confirmation from the Stellenbosch Municipality is still required, confirming sufficient solid waste disposal capacity.

Has the municipality or relevant authority confirmed that sufficient capacity exist for treating / disposing of the waste to be generated by this activity(ies)? If yes, provide written confirmation from Municipality or relevant authority				
Will the activity produce waste that will be treated and/or disposed of at another facility other than into a municipal waste stream?			NO	
If yes, has this facility confirmed that sufficient capacity exist for treating / disposing of the waste to be generated by this activity(ies)? Provide written confirmation from the facility and provide the following particulars of the facility: N/A			NO	
Does the facility have an operating license? (If yes, please attach a copy of the license.)			NO	
Facility name:				
Contact person:				
Postal address:				
	Postal code:			
Telephone:	Cell:			
nail: Fax:				

Describe the measures that will be taken to reduce, reuse or recycle waste:

Opportunities for the collection of recyclable waste must be considered in the development.

(b) Emissions into the atmosphere

Will the activity produce emissions that will be disposed of into the atmosphere?	YES	NO
If yes, does it require approval in terms of relevant legislation?	YES	NO
Describe the emissions in terms of type and concentration and how it will be treated/mitigated:		
N/A		

3. WATER USE

Please indicate the source(s) of water for the activity by ticking the appropriate box(es)

Municipal	Water board	Groundwater	River, Stream, Dam or Lake	Other	r	The a	ctivity wi	ll not use v	vater
If water is to be extracted from a groundwater source, river, stream, dam, lake or any other natural feature, please indicate									
the volume that will be extracted per month: m ³									
Please provide proof of assurance of water supply (eg. Letter of confirmation from municipality / water user associations, yield of borehole)									
Does the activity require a water use permit / license from DWAF? YES NO									
If yes, please submit the necessary application to Department of Water Affairs and attach proof thereof to this application.									

Describe the measures that will be taken to reduce water demand, and measures to reuse or recycle water:

- Use of water saving devices and technologies (dual flush toilets, low flow taps and showers)
- Use of locally indigenous vegetation during landscaping as far as possible

4. POWER SUPPLY

Please indicate the source of power supply eg. Municipality / Eskom / Renewable energy source

Eskom		

If power supply is not available, where will power be sourced from?

N/A

5. ENERGY EFFICIENCY

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

As far as economically possible, the following technologies should be implemented:

- Maximise solar water heating
- Energy efficient light bulbs will be installed within the residential units

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

Solar water heating should be implemented into the development

6. DESCRIPTION AND ASSESSMENT OF THE SIGNIFICANCE OF IMPACTS PRIOR TO AND AFTER MITIGATION

Please note: While sections are provided for impacts on certain aspects of the environment and certain impacts, the sections should also be copied and completed for all other impacts.

(a) Impacts that may result from the planning, design and construction phase (briefly describe and compare the potential impacts (as appropriate), significance rating of impacts, proposed mitigation and significance rating of impacts after mitigation that are likely to occur as a result of the planning, design and construction phase.

Potential impacts on geographical and physical aspects:	Potential impact on Freshwater Ecosystem
Nature of impact:	Construction of houses, roads & storm water infrastructure
Extent and duration of impact:	Regional, short-term
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	Limited
Degree to which the impact may cause irreplaceable loss of resources:	Low
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium Negative
Degree to which the impact can be mitigated:	Low
Proposed mitigation:	Please refer to Section 8 of the Freshwater Impact Assessment
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low Negative

Potential impacts on geographical and physical aspects:	Potential impact on Freshwater Ecosystem
Nature of impact:	Wastewater Management
Extent and duration of impact:	Regional, long-term
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	Limited
Degree to which the impact may cause irreplaceable loss of resources:	Low
Cumulative impact prior to mitigation:	Low negative
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	High Negative
Degree to which the impact can be mitigated:	Low
Proposed mitigation:	Please refer to Section 8 of the Freshwater Impact Assessment
Cumulative impact post mitigation:	Low Negative
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium Negative

Potential impacts on geographical and physical aspects:	Potential impact on Freshwater Ecosystem
Nature of impact:	Stormwater Management
Extent and duration of impact:	Regional, long-term
Probability of occurrence:	Definite
Degree to which the impact can be reversed:	Limited
Degree to which the impact may cause irreplaceable loss of resources:	Low
Cumulative impact prior to mitigation:	Low negative
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	High Negative
Degree to which the impact can be mitigated:	Low
Proposed mitigation:	Please refer to Section 8 of the Freshwater Impact Assessment
Cumulative impact post mitigation:	Low Negative
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low Negative

Potential impacts on geographical and physical aspects:	Potential impact on Freshwater Ecosystem
Nature of impact:	Litter and solid-waste Management
Extent and duration of impact:	Regional, long-term
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	Limited
Degree to which the impact may cause irreplaceable loss of resources:	Low
Cumulative impact prior to mitigation:	Low negative
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium Negative
Degree to which the impact can be mitigated:	Low
Proposed mitigation:	Please refer to Section 8 of the Freshwater Impact Assessment
Cumulative impact post mitigation:	Low Negative
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low Negative

Potential impacts on geographical and physical aspects:	Potential impact on Freshwater Ecosystem
Nature of impact:	Leisure on banks, trampling of vegetation
Extent and duration of impact:	Regional, long-term
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	Limited
Degree to which the impact may cause irreplaceable loss of resources:	Low
Cumulative impact prior to mitigation:	Low negative
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low Negative
Degree to which the impact can be mitigated:	Low
Proposed mitigation:	Please refer to Section 8 of the Freshwater Impact Assessment
Cumulative impact post mitigation:	Low Negative
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low Negative

Potential impact on biological aspects:	
Nature of impact:	Loss of fynbos and associated ecological processes
Extent and duration of impact:	Entire site, during construction (permanent)
Probability of occurrence:	Highly probable
Degree to which the impact can be reversed:	Very Limited
Degree to which the impact may cause irreplaceable loss of resources:	Medium – negative
Cumulative impact prior to mitigation:	Medium – negative
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium – negative
Degree to which the impact can be mitigated:	Limited
Proposed mitigation:	Limited mitigation measures. Where possible, fynbos is to be retained or incorporated into the design
Cumulative impact post mitigation:	Medium – negative
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium – negative
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Potential impacts on socio-economic aspects:	Temporary increase in local population and presence of employed outsiders in the community as they construct the proposed subsidized residential development.

Nature of impact:	The presence of 14 outsiders (contractors) will increase the population for a 21 month period (80% of the unskilled labour should be local). Given their assignment, which is temporary, these contractors may have some social interaction with the local community and will contribute to the local economy and not disturb the safety and security of local community.
Extent and duration of impact:	Local. During the construction phase of the activity (short term)
Probability of occurrence:	Highly probable
Degree to which the impact can be reversed:	NA
Degree to which the impact may cause irreplaceable loss of resources:	NA
Cumulative impact prior to mitigation:	Low - positive
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low - positive
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	 The appointed contractor should employ 80% of the unskilled labourers from the local HDIs who are suitably skilled. The developer should, where necessary, assist local HDI to find employment with the proposed project. Establish a Monitoring Committee for the demolition and construction phase in collaboration with representatives of the local community. The Monitoring Committee has to ensure that the EMP is implemented and that any problems that arise and is associated with the demolition and construction phase, is addressed.
Cumulative impact post mitigation:	Low - positive
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low - positive

Potential impacts on socio-economic aspects:	Increase in the local population and presence of unemployed outsiders in the community as they are looking for work.
Nature of impact:	The construction phase may create the impression that there are employment opportunities and will cause the unemployed to migrate to Franschhoek in search of work. This influx can last for 21 months or longer or can even be semi - permanent. Should these job seekers not find work, the unemployment rate will rise and safety and security may decrease.
Extent and duration of impact:	Local. Medium term
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	NA
Degree to which the impact may cause irreplaceable loss of resources:	NA
Cumulative impact prior to mitigation:	Low - negative
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low - negative
Degree to which the impact can be mitigated:	Very low
Proposed mitigation:	None
Cumulative impact post mitigation:	Low - negative
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low - negative

Potential impacts on socio-economic aspects:	Increase in skills levels of the local community.
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Nature of impact:	As there is no organized skills development programme, it is likely that informal skills development of local employed in by the proposed project will take place.
Extent and duration of impact:	Local. Medium term
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	NA
Degree to which the impact may cause irreplaceable loss of resources:	NA
Cumulative impact prior to mitigation:	Low - positive
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low - positive
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	 Contractors should be required to enhance skills of locals non-formally. The building contractor should take on a number of new trainees to be taught as brick-layers, plasterers and carpenters. Should any of the women in the community be trained as plumbers (training offered by Boland College), they should get preference to gain experience.
Cumulative impact post mitigation:	Medium - positive
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium - positive

Potential impacts on socio-economic aspects:	Creating employment opportunities
Nature of impact:	Opportunities for unskilled locals to be employed will present it.
Extent and duration of impact:	Local. Short term – during construction
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	NA
Degree to which the impact may cause irreplaceable loss of resources:	NA
Cumulative impact prior to mitigation:	Low - positive
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low - positive
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	 The Contractor should employing or seeking to employ 80% of its unskilled labour force from the village locals (HDIs) who are suitably skilled as part; The developer should, where necessary, assist local HDI to gain employment from the contractor; Establish a Monitoring Committee for the construction phase in collaboration with representatives of the local community. The Monitoring Committee has to ensure that the EMP is implemented and that any problems that arise and is associated with the demolition and construction phase, is addressed. The developer should compile and maintain a database of unemployed individuals. This database should include skills levels of individuals and which households should benefits from the employment of the individual. Each household should make one worker available to work/ be employed on the project (as this will encouraged ownership of the development)
Cumulative impact post mitigation:	Medium - positive

Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	High - positive
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Potential impacts on socio-economic aspects:	Some families (maximum 16) will experience an increase income
Nature of impact:	The families of unskilled and semi-skilled locals will be employed and will benefit as there will be a stable income for up to 21 months.
Extent and duration of impact:	Local. Short term – during construction
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	NA
Degree to which the impact may cause irreplaceable loss of resources:	NA
Cumulative impact prior to mitigation:	Low - positive
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low - positive
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	 Developer and contractor to act as reference for locals employed after project closure. Developer and contractor to liaise with existing or future projects to access employment for locals.
Cumulative impact post mitigation:	None
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	None

Potential impacts on socio-economic aspects:	Families along the affected streets will experience a change in the sense of place
Nature of impact:	As the preparation of the site and construction of the houses start the experience of open and natural areas will be exchanged to a temporary construction site for in particular those families along affected streets.
Extent and duration of impact:	Local. Short term – during construction
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	NA
Degree to which the impact may cause irreplaceable loss of resources:	NA
Cumulative impact prior to mitigation:	Low - negative
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium - negative
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	 Limit visual impact on area by implementing a building management and control code. Stay within the developable area. Appoint an Environmental Control Officer to supervise construction and building. All construction and building work fall under a comprehensive set of guidelines determining acceptable standards of visual issues. All workers and management must undergo an induction course.

	 All road construction must be limited to the road reserve. Stock piles must be screened off from general view and liquids must not leach into the agricultural land. Dust creation must be controlled by wetting the soil. The construction and building period should be limited to prohibit any erven becoming construction sites. All lighting must be shielded. Access must be on recognised routes. Litter and littering must be strictly controlled. All construction waste and building rubble must be removed off site. Cut and fill should be kept to a minimum and should be rehabilitated immediately.
Cumulative impact post mitigation:	Low - negative
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low - negative

Potential impacts on socio-economic aspects:	17ha of agricultural land for forestation will be lost.
Nature of impact:	The proposed subsidized housing development will prohibit forestation of 17ha of agricultural land.
Extent and duration of impact:	Local. Permanent
Probability of occurrence:	Highly Probable
Degree to which the impact can be reversed:	Very low
Degree to which the impact may cause irreplaceable loss of resources:	Medium - high
Cumulative impact prior to mitigation:	Low - negative
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low - negative
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	• The layout of the proposed development to provide for areas for forestation or natural veld.
Cumulative impact post mitigation:	Low - negative
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low - negative

Potential impacts on socio-economic aspects:	Sales volumes regionally will grow
Nature of impact:	The regional economy will experience a slight increase in sales volumes of less than 1% of the total regional (provincial) sales.
	The regional economy (surroundings i.e. Paarl or Stellenbosch) benefits from the purchase of general building materials, such as stone, cement, bricks and fuel which will be purchased locally.
	The local economy (Franschhoek and La Motte) benefits from domestic purchases, such as groceries, liquor, restaurant services and accommodation.
Extent and duration of impact:	Local and Regional. Short term
Probability of occurrence:	Highly Probable
Degree to which the impact can be reversed:	N/A
Degree to which the impact may cause irreplaceable loss of resources:	N/A
Cumulative impact prior to mitigation:	Low - positive
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low - positive
Degree to which the impact can be mitigated:	Low

Proposed mitigation:	• Encourage contractors to support the local economy through incentives and rewards for purchasing locally.
Cumulative impact post mitigation:	Low - positive
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low - positive

Potential impacts on socio-economic aspects:	Economic impetus
Nature of impact:	The regional economy will experience a slight increase in GGP of less than 1% generated from the purchase of building materials. The local economy (Franschhoek) benefits from domestic purchases which in turn contribute to the regional GGP.
Extent and duration of impact:	Local and Regional. Short term
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	N/A
Degree to which the impact may cause irreplaceable loss of resources:	N/A
Cumulative impact prior to mitigation:	Low - positive
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low - positive
Degree to which the impact can be mitigated:	Low
Proposed mitigation:	None
Cumulative impact post mitigation:	Low - positive
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low - positive

Potential impacts on cultural-historical aspects:	The loss of cultural or historic aspects during construction
Nature of impact:	Loss of archaeological resources
Extent and duration of impact:	Local, during construction phase
Probability of occurrence:	Unlikely, no prehistoric archaeological resources have been found on the site.
Degree to which the impact can be reversed:	N/A
Degree to which the impact may cause irreplaceable loss of resources:	N/A
Cumulative impact prior to mitigation:	N/A
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	N/A
Degree to which the impact can be mitigated:	High
Proposed mitigation:	 If any archaeological remains (including but not limited to fossil bones and fossil shells, coins, indigenous and/or colonial ceramics, any articles of value or antiquity, stone artefacts and bone remains, structures and other built features, rock art and rock engravings) are discovered during construction they must immediately be reported to HWC and must not be disturbed further until the necessary approval has been obtained from HWC. Should any human remains/burial or archaeological material be disturbed, exposed or uncovered during construction, these should immediately be reported to the South African Heritage Resources Agency (021 462 4502) and Heritage Westerm Cape (021 483 9685). The ECO and ER are also to be informed. An archaeologist will be required to remove the remains at the expense of the developer

Cumulative impact post mitigation:	N/A
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	N/A

Potential visual impacts:	
Nature of impact:	Unsightly views due to construction site.
Extent and duration of impact:	Local, during duration of construction
Probability of occurrence:	Definite
Degree to which the impact can be reversed:	Probable
Degree to which the impact may cause irreplaceable loss of resources:	N/A
Cumulative impact prior to mitigation:	Medium - negative
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium - negative
Degree to which the impact can be mitigated:	Low
Proposed mitigation:	Visual impact mitigation measures will be dealt with in the EMP. The EMP must be enforced and monitored by the ECO. The site must be clean and tidy at all times. Stockpiles should not exceed 2m in height. Where appropriate, hoarding to be erected between the site and the surrounding residential properties. The location and establishment of toilet facilities, site camps,
	stockpiles etc. must take cognisance of the surrounding residential properties.
Cumulative impact post mitigation:	Medium - Low - negative
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium - Low - negative

Potential noise impacts:	
Nature of impact:	Noise impact from machinery and plant during construction.
Extent and duration of impact:	Local. Duration of construction phase
Probability of occurrence:	High
Degree to which the impact can be reversed:	Probable
Degree to which the impact may cause irreplaceable loss of resources:	Negligible
Cumulative impact prior to mitigation:	Medium - Negative
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium - Negative
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	 Noise mitigation measures will be dealt with in the EMP. The following measures will be implemented amongst others: Working hours will be restricted to daily normal working hours. All noise and sounds generated by plant or machinery must adhere to SABS 0103 specifications for the maximum permissible noise levels for residential areas. Construction activities are only to occur within the permitted construction hours. The Contractor shall ensure that noise levels are kept to a minimum and that they do not to exceed the permissible noise level of 85dB All plant and machinery are to be fitted with adequate silencers. No sound amplification equipment such as sirens, loud hailers or hooters may be used on site, after normal working hours, except in emergencies.
Cumulative impact post mitigation:	Low - negative
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low - negative

Potential air quality impacts:	
Nature of impact:	The generation of dust during the construction phase and particularly during the excavation, foundations and street construction
Extent and duration of impact:	Local, during duration of construction
Probability of occurrence:	Likely
Degree to which the impact can be reversed:	Probable
Degree to which the impact may cause irreplaceable loss of resources:	N/A
Cumulative impact prior to mitigation:	Medium - negative
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium - negative
Degree to which the impact can be mitigated:	Probable
Proposed mitigation:	 Dust impact mitigation measures will be dealt with in the EMP. This includes: Keeping the surfaces moist Covering heaps of sand with net.
Cumulative impact post mitigation:	Low - negative
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low - negative

(b) Impacts that may result from the operational phase (briefly describe and compare the potential impacts (as appropriate), significance rating of impacts, proposed mitigation and significance rating of impacts after mitigation that are likely to occur as a result of the operational phase.

Potential impacts on the geographical and physical aspects:	Impact of storm water on the Franschhoek River
Nature of impact:	The proposed expansion of the La Motte Township and its resulting increase in storm water is not likely to have any effect on the ecological status of the Franschhoek River. The current status of notably to critically impacted is not likely to deteriorate more because of the increase in storm water.
Extent and duration of impact:	Local, permanent
Probability of occurrence:	Unlikely
Degree to which the impact can be reversed:	Medium
Degree to which the impact may cause irreplaceable loss of resources:	Low
Cumulative impact prior to mitigation:	Medium - negative
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium - negative
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	 It would be beneficial to first contain urban runoff and storm water in a suitably designed and constructed dam prior to let it out into a stream. This would even out the river's hydrograph during storm events and in particular to hold back litter. This litter can subsequently be collected and properly disposed of. Such a system of storm water retaining could be expanded to accommodate storm water from the exiting township as well. It is strongly recommended that the planned development is not to commence unless surety can be given that the sewage generated will not be released into the Franschhoek River but will be channelled into the new Wemmershoek WWTW.
Cumulative impact post mitiaation:	Nealiaible
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Negligible

Potential impact biological aspects:	Loss of ecological processes
Nature of impact:	The development is not expected to have an impact on biological aspects during the operational phase
Extent and duration of impact:	
Probability of occurrence:	
Degree to which the impact can be reversed:	
Degree to which the impact may cause irreplaceable loss of resources:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	

Potential impacts on the socio-economic aspects:	Increase in the local population and presence of unemployed outsiders in the community as they are looking for work and housing.
Nature of impact:	The construction phase may create the impression that there are employment opportunities and will cause the unemployed to migrate to La Motte and Franschhoek in search of work and housing. This influx would have started during the 21 months of construction and may continue well after the construction period. Should these job seekers not find work, the unemployment rate will rise and safety and security may decrease.
Extent and duration of impact:	Local. Medium term
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	N/A
Degree to which the impact may cause irreplaceable loss of resources:	N/A
Cumulative impact prior to mitigation:	Low - Negative
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low - Negative
Degree to which the impact can be mitigated:	N/A
Proposed mitigation:	None
Cumulative impact post mitigation:	Low - Negative
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low - Negative

Potential impacts on the socio-economic aspects:	As residence acquire their own houses and serviced stands, they will be responsible to pay rates and taxes.
Nature of impact:	Several household use municipal services indirectly and do not contribute to rates or taxes of the local authority. Acquiring their own serviced stand will assist to determine which households should pay rates and taxes and which households should receive an endearment grant.
Extent and duration of impact:	Local. Permanent
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	N/A
Degree to which the impact may cause irreplaceable loss of resources:	N/A
Cumulative impact prior to mitigation:	Medium - positive
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium - positive

Degree to which the impact can be mitigated:	N/A
Proposed mitigation:	None
Cumulative impact post mitigation:	Medium - positive
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium - positive

Potential impacts on the socio-economic aspects:	Enhanced integration
Nature of impact:	To enhance integration within La Motte, the sense of place will be strengthened by the housing topology and landscaping to facilitate transition between the existing development and the proposed subsidized residential development.
Extent and duration of impact:	Local. Permanent
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	N/A
Degree to which the impact may cause irreplaceable loss of resources:	N/A
Cumulative impact prior to mitigation:	Positive
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Positive
Degree to which the impact can be mitigated:	N/A
Proposed mitigation:	Landscaping will assist the transition
Cumulative impact post mitigation:	Positive
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Positive

Potential impacts on the socio-economic aspects:	Occupants of in informal structures in Langrug will occupy a single residential subsidized house build according to national standards
Nature of impact:	Occupants living in informal structures will acquire their own freestanding house and a serviced stand.
Extent and duration of impact:	Local. Permanent
Probability of occurrence:	Highly Probable
Degree to which the impact can be reversed:	N/A
Degree to which the impact may cause irreplaceable loss of resources:	N/A
Cumulative impact prior to mitigation:	High - positive
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	High - positive
Degree to which the impact can be mitigated:	N/A
Proposed mitigation:	 Select sensitive topologies to existing topologies. Obtain community contributions w.r.t topology, design and floorplan
Cumulative impact post mitigation:	High - positive
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	High - positive

Potential impacts on the socio-economic aspects:	Increase family and mental health.
Nature of impact:	The quality and availability of housing will enable families to look after their frail family members and young children. The overall family health will improve. Addressing the stress of not having a basic need satisfied according to Maslow hierarchy of need i.e. shelter and safety will enable people to focus on earning a living and qualifying themselves.
Extent and duration of impact:	Local. Permanent
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	N/A

Degree to which the impact may cause irreplaceable loss of resources:	N/A
Cumulative impact prior to mitigation:	Medium - positive
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium - positive
Degree to which the impact can be mitigated:	N/A
Proposed mitigation:	None
Cumulative impact post mitigation:	Medium - positive
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium - positive

Potential impacts on the socio-economic aspects:	Access to community amenities will improve.
Nature of impact:	2 creches, 2 churches, 1 school, 4 business and 2 authority sites will be built within the 0.5km walkable distance from the houses. Access to education, sport, religion and business and/ or work will thus improve.
Extent and duration of impact:	Local. Permanent
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	N/A
Degree to which the impact may cause irreplaceable loss of resources:	N/A
Cumulative impact prior to mitigation:	Medium - positive
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	High - positive
Degree to which the impact can be mitigated:	N/A
Proposed mitigation:	None
Cumulative impact post mitigation:	High - positive
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	High - positive

Potential impacts on the socio-economic aspects:	The Sense of Place of La Motte will Change
Nature of impact:	Over time the proposed residential development and formalization and construction of amenities will blend into the existing village'. Housing topologies and landscaping will lessen the impact at settlement level. The development mitigation measure ensure that the sense of place in the valley is limited. The partial removal of the Langrug community above Groendal will have a highly positive impact visually.
Extent and duration of impact:	Local. Permanent
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	Medium
Degree to which the impact may cause irreplaceable loss of resources:	N/A
Cumulative impact prior to mitigation:	High - negative
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	High - negative
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	 In the broader planning for the La Motte area, areas of fynbos should be earmarked for conservation purposes, even if those areas previously had pine plantations. At the level of the settlement system: Maintain the dominance of wilderness and agriculture: development should occur in relatively small pockets; Use new development to reinforce and integrate the regional and sub-regional movement structure;
	Respond to historical investment in infrastructure:Replicate the dominant pattern of "bead on a string" in order

	to preserve large uninterrupted green swathes.
	 At the level of Micro-location: No development in river floodplains, or areas prone to flooding; No development on good agricultural soils and tread lightly on moderate soils; No development on steeper slopes (9°) No development on ridgelines or hills; No blockages to important public viewing cones and vistas and their backdrops; Make erven larger and building footprints smaller as slopes steepen; Make development as visually unobtrusive as possible (through planting, cutting, control of height and so on).
	 To control the visual impact the following heritage related design indicators are recommended: Small pockets of development: In order to retain the dominance of wilderness and agriculture it is recommended that broad green corridors between the existing La Motte village and TCTA village and new areas of residential development be provided to break up the scale of urban development in this small valley. The new areas of residential development should also be broken up into small pockets with broad corridors. The corridors can be used to accommodate a range of green uses including fynbos habitats, storm water management ponds, playing fields, parks and community food gardens. Steeper slopes: To avoid visual intrusion no development should take place on slopes steeper than 9°. Fynbos: Areas of fynbos should be earmarked for conservation purposes, even if those areas previously had pine plantations. The cemetery: This site needs further investigation and conservation and memorialisation by the municipality and SAHRA who should liaise in this regard.
Cumulative impact post mitigation:	Low - negative
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low - negative

Potential impacts on the socio-economic aspects:	Increased focus to be economically active.
Nature of impact:	The satisfaction of a families basic need for shelter and safety will enable families to focus on earning a living and qualifying themselves.
Extent and duration of impact:	Local. Permanent
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	N/A
Degree to which the impact may cause irreplaceable loss of resources:	N/A
Cumulative impact prior to mitigation:	Medium - positive
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium - positive
Degree to which the impact can be mitigated:	N/A
Proposed mitigation:	None
Cumulative impact post mitigation:	Medium - positive
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium - positive

Potential impacts on the socio-economic aspects:	The Valley as a tourism attraction.
	Over time the proposed residential development and formalization and construction of amenities will blend into the existing village'. Housing topologies and landscaping will lessen the impact at settlement level.
Nature of impact:	The partial removal of the Langrug community above Groendal will have a highly positive impact visually.
	The mitigation measure proposed, ensure that the enhancement of sense of place in La Motte and in the Franschhoek valley.
Extent and duration of impact:	Local. Permanent
Probability of occurrence:	Probable
Degree to which the impact can be reversed: Degree to which the impact may cause irreplaceable loss of resources:	N/A
Cumulative impact prior to mitigation:	Medium - negative
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium - negative
Degree to which the impact can be mitigated:	Medium
	• In the broader planning for the La Motte area, areas of fynbos should be earmarked for conservation purposes, even if those areas previously had pine plantations.
Proposed mitigation:	 At the level of the settlement system: Maintain the dominance of wilderness and agriculture: development should occur in relatively small pockets; Use new development to reinforce and integrate the regional and sub-regional movement structure; Respond to historical investment in infrastructure: Replicate the dominant pattern of "bead on a string" in order to preserve large uninterrupted green swathes.
	 At the level of Micro-location: No development in river floodplains, or areas prone to flooding; No development on good agricultural soils and tread lightly on moderate soils; No development on steeper slopes (9°) No development on ridgelines or hills; No blockages to important public viewing cones and vistas and their backdrops; Make erven larger and building footprints smaller as slopes steepen; Make development as visually unobtrusive as possible (through planting, cutting, control of height and so on).
	 To control the visual impact the following heritage related design indicators are recommended: Small pockets of development: In order to retain the dominance of wilderness and agriculture it is recommended that broad green corridors between the existing La Motte village and TCTA village and new areas of residential development be provided to break up the scale of urban development in this small valley. The new areas of residential development should also be broken up into small pockets with broad corridors. The corridors can be used to accommodate a range of green uses including fynbos habitats, storm water management ponds, playing fields, parks and community food gardens. Steeper slopes: To avoid visual intrusion no development should take place on slopes steeper than 9°. Fynbos: Areas of fynbos should be earmarked for

	 conservation purposes, even if those areas previously had pine plantations. The cemetery: This site needs further investigation and conservation and memorialisation by the municipality and SAHRA who should liaise in this regard.
Cumulative impact post mitigation:	Low - negative
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low - negative

Potential impacts on the cultural-historical aspects:	Visual impact in an area of great scenic beauty
Nature of impact:	See "Sense of Place" impacts above
Extent and duration of impact:	
Probability of occurrence:	
Degree to which the impact can be reversed:	
Degree to which the impact may cause irreplaceable	
loss of resources:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation	
(Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation	
(Low, Medium, Medium-High, High, or Very-High)	

Potential noise impacts:	
Nature of impact:	 Normal traffic noise associated with a residential development of this nature will result. No other detrimental noise impacts are envisaged with a development of this nature and size
Extent and duration of impact:	Local, Permanent
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	Low
Degree to which the impact may cause irreplaceable loss of resources:	NA
Cumulative impact prior to mitigation:	Very Low - negative
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Very low - negative
Degree to which the impact can be mitigated:	Very limited
Proposed mitigation:	Residents to comply with speed limits within the development and on surrounding roads.
Cumulative impact post mitigation:	Negligible
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Negligible

Potential visual impacts:	Potential visual impact of the development
Nature of impact:	Change from Open Space to built area – South-eastern Area (Area 1)
Extent and duration of impact:	Local. Medium term
Probability of occurrence:	Highly probable
Degree to which the impact can be reversed:	Probable
Degree to which the impact may cause irreplaceable loss of resources:	Medium
Cumulative impact prior to mitigation:	Medium - Negative
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium - Negative

Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	 Mitigation measures that will assist in minimising visual impacts are: The large trees should, where possible, be retained on site, particularly the oak trees. The existing vegetation should be surveyed and included on the development plan with trees retained in landscaped, street and or parking areas. New trees should be planted along roadways to help soften the new built landscape – the proposed roadways are generous in width and should accommodate the roadway, nmt facilities, services and tree planting. Along the western extent of the north western affordable housing development from areas to the west. Boundary treatments if required must be visually permeable Street lighting should be minimized and the height thereof must be post top – no higher than 3m. Where possible the lighting should be bollard lighting which will light up the local paths sufficiently but no be visible from other areas of the valley. The luminaires must be top covered, low spill type lights to minimize light spill and pollution.
Cumulative impact post mitigation:	Low - negative
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low - negative

Potential visual impacts:	Potential visual impact of the development
Nature of impact:	Change from Open Space to built area – North-western Area (Area 3)
Extent and duration of impact:	Local. Medium to long term
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	Probable
Degree to which the impact may cause irreplaceable loss of resources:	Medium to High
Cumulative impact prior to mitigation:	Medium - Negative
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium to High - Negative
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	 Mitigation measures that will assist in minimising visual impacts are: The large trees should, where possible, be retained on site, particularly the oak trees. The existing vegetation should be surveyed and included on the development plan with trees retained in landscaped, street and or parking areas. New trees should be planted along roadways to help soften the new built landscape – the proposed roadways are generous in width and should accommodate the roadway, nmt facilities, services and tree planting. Along the western extent of the north western affordable housing development from areas to the west. Boundary treatments if required must be visually permeable Street lighting should be minimized and the height thereof must be post top – no higher than 3m. Where possible the lighting should be bollard lighting which will light up the local paths sufficiently but no be visible from other areas of the

	 valley. The luminaires must be top covered, low spill type lights to minimize light spill and pollution. Building colours should be muted, earthy colours that blend the building into the surrounds rather than accentuates them.
Cumulative impact post mitigation:	Medium - negative
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium - negative

Potential visual impacts:	Potential visual impact of the development
Nature of impact:	Visibility from sensitive receptors (residents of adjacent properties, on farms to the north and to users of the scenic routes (R45) and Roberts Vlei Road) – South-eastern Area (Area 1)
Extent and duration of impact:	Local. Medium term
Probability of occurrence:	Highly probable
Degree to which the impact can be reversed:	Probable
Degree to which the impact may cause irreplaceable loss of resources:	Medium
Cumulative impact prior to mitigation:	Medium - Negative
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium - Negative
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	 Mitigation measures that will assist in minimising visual impacts are: The large trees should, where possible, be retained on site, particularly the oak trees. The existing vegetation should be surveyed and included on the development plan with trees retained in landscaped, street and or parking areas. New trees should be planted along roadways to help soften the new built landscape – the proposed roadways are generous in width and should accommodate the roadway, nmt facilities, services and tree planting. Along the western extent of the north western affordable housing development, a screen of indigenous trees, shrubs and fynbos, must be planted on a raised berm which will screen this development from areas to the west. Boundary treatments if required must be visually permeable Street lighting should be minimized and the height thereof must be post top – no higher than 3m. Where possible the lighting should be bollard lighting which will light up the local paths sufficiently but no be visible from other areas of the valley. The luminaires must be top covered, low spill type lights to minimize light spill and pollution. Building colours should be muted, earthy colours that blend the building into the surrounds rather than accentuates them.
Cumulative impact post mitigation:	Medium - Low - pegative
Significance rating of impact after mitigation	
(Low, Medium, Medium-High, High, or Very-High)	Medium - Low - negative

Potential visual impacts:	Potential visual impact of the development
Nature of impact:	Visibility from sensitive receptors (residents of adjacent properties, on farms to the north and to users of the scenic routes (R45) and Roberts Vlei Road) – North-western Area (Area 3)
Extent and duration of impact:	Local - Regional. Long term
Probability of occurrence:	Highly probable
Degree to which the impact can be reversed:	Probable
Degree to which the impact may cause irreplaceable loss of resources:	Medium
Cumulative impact prior to mitigation:	Medium - Negative
Significance rating of impact prior to mitigation	High - Negative

(Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	 Mitigation measures that will assist in minimising visual impacts are: The large trees should, where possible, be retained on site, particularly the oak trees. The existing vegetation should be surveyed and included on the development plan with trees retained in landscaped, street and or parking areas. New trees should be planted along roadways to help soften the new built landscape – the proposed roadways are generous in width and should accommodate the roadway, nmt facilities, services and tree planting. Along the western extent of the north western affordable housing development, a screen of indigenous trees, shrubs and fynbos, must be planted on a raised berm which will screen this development from areas to the west. Boundary treatments if required must be visually permeable Street lighting should be minimized and the height thereof must be post top – no higher than 3m. Where possible the lighting should be bollard lighting which will light up the local paths sufficiently but no be visible from other areas of the valley. The luminaires must be top covered, low spill type lights to minimize light spill and pollution. Building colours should be muted, earthy colours that blend the building into the surrounds rather than accentuates them.
Cumulative impact post mitigation:	Medium - Low - negative
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium - Low - negative

Potential visual impacts:	Potential visual impact of the development
Nature of impact:	Visual Intrusion North-western Area (Area 3)
Extent and duration of impact:	Local. Long term
Probability of occurrence:	Highly probable
Degree to which the impact can be reversed:	Probable
Degree to which the impact may cause irreplaceable loss of resources:	Medium
Cumulative impact prior to mitigation:	Medium - Negative
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium - High - Negative
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	 Mitigation measures that will assist in minimising visual impacts are: The large trees should, where possible, be retained on site, particularly the oak trees. The existing vegetation should be surveyed and included on the development plan with trees retained in landscaped, street and or parking areas. New trees should be planted along roadways to help soften the new built landscape – the proposed roadways are generous in width and should accommodate the roadway, nmt facilities, services and tree planting. Along the western extent of the north western affordable housing development, a screen of indigenous trees, shrubs and fynbos, must be planted on a raised berm which will screen this development from areas to the west. Boundary treatments if required must be visually permeable Street lighting should be minimized and the height thereof must be post top – no higher than 3m. Where possible the lighting should be bollard lighting which will light up the local paths sufficiently but no be visible from other areas of the valley. The luminaires must be top covered, low spill type

	 lights to minimize light spill and pollution. Building colours should be muted, earthy colours that blend the building into the surrounds rather than accentuates them.
Cumulative impact post mitigation:	Medium - Low - negative
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium - Low - negative

Potential visual impacts:	Potential visual impact of the development
Nature of impact:	Night light
Extent and duration of impact:	Local. Long term
Probability of occurrence:	Highly probable
Degree to which the impact can be reversed:	Probable
Degree to which the impact may cause irreplaceable loss of resources:	Medium
Cumulative impact prior to mitigation:	Medium - Negative
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium - High - Negative
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	 Mitigation measures that will assist in minimising visual impacts are: The large trees should, where possible, be retained on site, particularly the oak trees. The existing vegetation should be surveyed and included on the development plan with trees retained in landscaped, street and or parking areas. New trees should be planted along roadways to help soften the new built landscape – the proposed roadways are generous in width and should accommodate the roadway, nmt facilities, services and tree planting. Along the western extent of the north western affordable housing development, a screen of indigenous trees, shrubs and fynbos, must be planted on a raised berm which will screen this development from areas to the west. Boundary treatments if required must be visually permeable Street lighting should be minimized and the height thereof must be post top – no higher than 3m. Where possible the lighting should be bollard lighting which will light up the local paths sufficiently but no be visible from other areas of the valley. The luminaires must be top covered, low spill type lights to minimize light spill and pollution. Building colours should be muted, earthy colours that blend the building into the surrounds rather than accentuates them.
Cumulative impact post mitigation:	Medium - Low - negative
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium - Low - negative

(c) Impacts that may result from the decommissioning and closure phase (briefly describe and compare the potential impacts (as appropriate), significance rating of impacts, proposed mitigation and significance rating of impacts after mitigation that are likely to occur as a result of the decommissioning and closure phase.

The project as proposed does not require 'decommissioning' or 'closure', as such the potential impacts thereof is considered irrelevant.

(d) Any other impacts:

Potential impact:	
Nature of impact:	
Extent and duration of impact:	
Probability of occurrence:	
Degree to which the impact can be reversed:	
Degree to which the impact may cause irreplaceable loss of	
resources:	

Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation	
(Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation	
(Low, Medium, Medium-High, High, or Very-High)	

7. SPECIALIST INPUTS/STUDIES AND RECOMMENDATIONS

Please note: Specialist inputs/studies must be attached to this report as **Appendix G**. Also take into account the Department's Guidelines on the Involvement of Specialists in EIA Processes available on the Department's website (<u>http://www.capegateway.gov.za/eadp</u>).

Specialist inputs/studies and recommendations:

Socio-economic Impact Assessment (Appendix G2):

According to the Socio-economic Impact Assessment (**Appendix G2**), it is clear that the proposed subsidized residential development is overall positive should it be developed sensitively to enhance the Franschoek Valley's biggest tourism asset i.e. the agricultural and natural landscape.

These impacts can be addressed by the appropriate housing topologies, landscaping, urban design and transition between the existing development and the proposed subsidized residential development as have been proposed by the various specialist contributions.

The proposed subsidized residential development should be approved from a socio-economic perspective and equally important is implementing the mitigation measures proposed. Should these measures be neglected, the sense of place of La Motte and the Franschoek Valley will be lost as well as its role as a destination and contribution to the economy will be lost.

The following recommendations/mitigation measures have been provided during:

- Construction Phase
 - The appointed contractor should employ 80% of the unskilled labourers from the local HDIs who are suitably skilled.
 - The developer should, where necessary, assist local HDI to find employment with the proposed project.
 - Establish a Monitoring Committee for the demolition and construction phase in collaboration with representatives of the local community. The Monitoring Committee has to ensure that the EMP is implemented and that any problems that arise and is associated with the demolition and construction phase, is addressed.
 - Contractors should be required to enhance skills of locals non-formally.
 - The building contractor should take on a number of new trainees to be taught as brick-layers, plasterers and carpenters.
 - Should any of the women in the community be trained as plumbers (training offered by Boland College), they should get preference to gain experience.
 - Building contractor to act as reference for locals employed after project closure.
 - The developer should compile and maintain a database of unemployed individuals. This database should include skills levels of individuals and which households should benefits from the employment of the individual.
 - Each household should make one worker available to work/ be employed on the project (as this will encouraged ownership of the development)
 - Developer and contractor to act as reference for locals employed after project closure.
 - Developer and contractor to liaise with existing or future projects to access employment for locals.
 - Limit visual impact on area by implementing a building management and control code.
 - Stay within the developable area.
 - Appoint an Environmental Control Officer to supervise construction and building.
 - All construction and building work fall under a comprehensive set of guidelines determining acceptable standards of visual issues.
 - All workers and management must undergo an induction course.
 - All road construction must be limited to the road reserve.
 - Stock piles must be screened off from general view and liquids must not leach into the agricultural land.
 - Dust creation must be controlled by wetting the soil.
 - The construction and building period should be limited to prohibit any erven becoming construction sites.
 - All lighting must be shielded.
 - Access must be on recognised routes.
 - Litter and littering must be strictly controlled.

- All construction waste and building rubble must be removed off site.
- Cut and fill should be kept to a minimum and should be rehabilitated immediately.
- The layout of the proposed development to provide for areas for forestation or natural veld.
- Encourage contractors to support the local economy through incentives and rewards for purchasing locally.
- Operational Phase
 - Landscaping will assist the transition.
 - Select sensitive topologies to existing topologies.
 - Obtain community contributions w.r.t topology, design and floorplan.
 - In the broader planning for the La Motte area, areas of fynbos should be earmarked for conservation purposes, even if those areas previously had pine plantations.
 - At the level of the settlement system:
 - · Maintain the dominance of wilderness and agriculture: development should occur in relatively small pockets;
 - · Use new development to reinforce and integrate the regional and sub-regional movement structure;
 - · Respond to historical investment in infrastructure:
 - Replicate the dominant pattern of "bead on a string" in order to preserve large uninterrupted green swathes.
 - At the level of Micro-location:
 - · No development in river floodplains, or areas prone to flooding;
 - · No development on good agricultural soils and tread lightly on moderate soils;
 - No development on steeper slopes (9°)
 - · No development on ridgelines or hills;
 - · No blockages to important public viewing cones and vistas and their backdrops;
 - · Make erven larger and building footprints smaller as slopes steepen;
 - · Make development as visually unobtrusive as possible (through planting, cutting, control of height and so on).
 - To control the visual impact the following heritage related design indicators are recommended:
 - Small pockets of development: In order to retain the dominance of wilderness and agriculture it is recommended that broad green corridors between the existing La Motte village and TCTA village and new areas of residential development be provided to break up the scale of urban development in this small valley. The new areas of residential development should also be broken up into small pockets with broad corridors. The corridors can be used to accommodate a range of green uses including fynbos habitats, storm water management ponds, playing fields, parks and community food gardens.
 - Steeper slopes: To avoid visual intrusion no development should take place on slopes steeper than 9°.
 - Fynbos: Areas of fynbos should be earmarked for conservation purposes, even if those areas previously had pine plantations.
 - The cemetery: This site needs further investigation and conservation and memorialization by the municipality and SAHRA who should liaise in this regard.

Freshwater Assessment (Appendix G3):

The proposed expansion of the La Motte Township and its resulting increase in storm water is not likely to have any effect on the ecological status of the Franschhoek River.

At this stage of the areas agricultural and urban development it seems unlikely that the riparian zone and the river's connectivity to adjacent wetlands will ever be restored as this would involve large-scale engineering. The envisaged development at La Motte does not have any bearing on wetlands or riparian zones.

New urban developments in the Western Cape are routinely fitted with storm water drainage systems that include retention dams. These dampen peak flows and retain litter. It is recommended that La Motte is provided with similar facilities.

It is strongly recommended that the planned development is not to commence unless surety can be given that the sewage generated will not be released into the Franschhoek River but will be channelled into the new Wemmershoek WWTW.

Storm water from the new development upstream from the access road bridge should be channelled to a point adjacent or downstream from the road bridge. Because of the hardening of urban surfaces it can be expected that the amplitude of storm water pulses would significantly increase with the resulting increased erosion potential. The river and its banks upstream of the bridge should not be allowed to erode and any further erosion from the stretch immediately downstream of the bridge should be prevented.

Further downstream, where the river meanders and still resembles a natural river, before it enters the vineyards, further degradation should be prevented. The increased flow should not be allowed to carry away the river banks.

Hence decision-makers should not even think about stabilising the river banks with hard structures, or of straightening and deepening the river to aid flow. Instead a system should be designed to buffer the flow, to slow it down, in order to reduce erosion potential. This is in line with current thinking and a modern approach to storm water management.

After such engineered solutions have been implemented, the river should still maintain a variety of habitats such as pools, riffles, rapids and emerging vegetation. For this reason, a fresh water specialist (limnologist) should be consulted for such a project.

The stretch of river upstream of the bridge to where the vineyards start in the upper catchment, as well as it's associated riparian zone and wetlands should be conserved at all costs. Storm water and pollution by accidental sewage spills should be channelled to a point downstream of the bridge.

The proposed urban developments at La Motte does not pose a threat of such a nature and magnitude that it cannot go ahead. It would be hard to find a valid reason to stop the proposed development on the grounds of aquatic environmental conservation.

Botanical Assessment (Appendix G4):

The Botanical Assessment has concluded that:

- The vegetation found in the three areas that make up the La Motte study site is mapped mainly as Boland Granite Fynbos (Areas 1 & 3) and Swartland Alluvium Fynbos (Area 2).
- Areas 1 (Farm 1158/1) and 3 (Farm 1339) have fynbos vegetation which is regenerating after the effects of suppression by pine plantations. This vegetation could return to viable fynbos communities in the long term. Area 2 (Farm 1653), however, is largely transformed and only the riparian zone has any significant conservation value.
- Only one Red List plant species *Lachnaea capitata* (Vulnerable) was encountered (in Area 1). A more intensive study over a number of season could possibly reveal more threatened species (particularly in Areas 1 and 3) so loss of fynbos habitat in Areas 1 & 3 would have negative implications for such species in the La Motte district.
- Given the past disturbance on Areas 1 and 3 but regenerating fynbos the impacts of the proposed residential development are rated as **Medium Negative** overall. On-site mitigation would be difficult but it is recommended that in the broader planning for the La Motte area, areas of fynbos should be earmarked for conservation purposes, even if those areas previously had pine plantations.
- The loss of fynbos habitat to residential development in Areas 1 and 3 as indicated is only supported by the previous disturbance of these areas. Had the fynbos not been previously disturbed, the impact would be High Negative and these areas (in the case of Area 3, the least degraded part) would be considered 'No Go' areas for development. In the current situation, however, they can be promoted for development.
- The high level of transformation of Area 2 indicates that there should be no constraints on development of that area apart from adequately buffering the riparian zone.

Heritage Impact Assessment (Appendix G5)

According to the Heritage Impact Assessment (**Appendix G5**) the proposed affordable housing development, related facilities and infrastructure could have a negative impact on the landscape character of the area.

The area selected for development is in a fairly secluded valley setting and could only be glimpsed from the R45. There would be some visual impact in an area of great scenic beauty. To mitigate against the possible negative development of housing development the following heritage related design indicators are recommended:

- Small pockets of development

In order to retain the dominance of wilderness and agriculture it is recommended that broad green corridors between the existing La Motte village and TCTA village and new areas of residential development be provided to break up the scale of urban development in this small valley. The new areas of residential development should also be broken up into small pockets with broad corridors.

The corridors can be used to accommodate a range of green uses including fynbos habitats, storm water management ponds, playing fields, parks and community food gardens.

- Steeper slopes

To avoid visual intrusion no development should take place on slopes steeper than 9°.

- Fynbos

As was recommended in the botanical survey (**Appendix G4**) areas of fynbos should be earmarked for conservation purposes, even if those areas previously had pine plantations.

- The cemetery

This site needs further investigation and conservation and memorialisation by the municipality and SAHRA who should liaise in this regard.

Traffic Impact Assessment (Appendix G6)

According to the Traffic Impact Assessment (**Appendix G6**), the additional traffic generated by the proposed development does not warrant the upgrading of the intersections.

Traffic from La Motte townships only affects the level of service of the major intersections at peak hours. The use of pointsmen can be considered as mitigation during peak hours.

Visual Impact Assessment (Appendix G7)

According to the Visual Impact Assessment (**Appendix G7**), the proposed development will change the scenic resources of the local area from an undeveloped site to a residential area of gap housing, affordable housing and some commercial development.

The visibility of the La Motte development will be restricted to the local area, for the most part to an area < 2kms from the site with this extending to 5kms to the west, where the western pocket of affordable housing will be seen. There will be additional lighting in the area, visible to receptors around the site.

Visually sensitive receptors include the existing residents in the Forestry and Berg River dam housing areas, the adjacent farm residents at Le Fleur and Four Paws, users of the Roberts Vlei Road, farmsteads on the foothills of the Wemmershoek Mountain (Topiary), the Hottentots Holland and Hawequa Nature Reserves.

The visual impacts of proposed La Motte Affordable Housing development, namely visibility, change in landscape character from open to built, visual intrusion and night lighting, will be restricted to a local area, predominantly less than 2 kms but extending to 5kms for the western pocket of the affordable housing, and are mitigated, to a degree, by the existing residential developments surrounding the site.

Mitigation measures that will assist in minimising visual impacts are:

- The large trees should, where possible, be retained on site, particularly the oak trees. The existing vegetation should be surveyed and included on the development plan with trees retained in landscaped, street and or parking areas.
- New trees should be planted along roadways to help soften the new built landscape the proposed roadways are generous in width and should accommodate the roadway, nmt facilities, services and tree planting.
- Along the western extent of the north western affordable housing development, a screen of indigenous trees, shrubs and fynbos, must be planted on a raised berm which will screen this development from areas to the west.
- Boundary treatments if required must be visually permeable
- Street lighting should be minimized and the height thereof must be post top no higher than 3m. Where possible the lighting should be bollard lighting which will light up the local paths sufficiently but no be visible from other areas of the valley. The luminaires must be top covered, low spill type lights to minimize light spill and pollution.
- Building colours should be muted, earthy colours that blend the building into the surrounds rather than accentuates them.

8. IMPACT SUMMARY

Please provide a summary of all the above impacts.

Construction phase. Potential Impact on Freshwater Ecosystem (Construction of houses, roads and stormwater infrastructure) – Low-Negative	
Potential Impact on Freshwater Ecosystem (Wastewater Management) – Medium - Negative	
Potential Impact on Freshwater Ecosystem (Stormwater Management) – Low-Negative	
Potential Impact on Freshwater Ecosystem (Litter and solid-waste Management) – Low-Negative	
Potential Impact on Freshwater Ecosystem (Leisure on banks, trampling of vegetation) – Low-Negative	
Loss of fynbos and associated ecological processes - Medium – negative	
Temporary increase in local population and presence of employed outsiders in the community as they construct the proposed subsidized residential development – Low - Positive	
Increase in the local population and presence of unemployed outsiders in the community as they are looking for work – Low - Negative	
Increase in skills levels of the local community – Medium - Positive	
Creating employment opportunities – High – Positive	
Some families (maximum 16) will experience an increase income – Low – Positive	
Families along the affected streets will experience a change in the sense of place - Low - Negative	
17ha of agricultural land for forestation will be lost – Low – Negative	
Sales volumes regionally will grow – Low - Positive	
Economic impetus – Low - Positive	
The loss of archaeological resources – None expected	
Visual Impact – Medium-Iow - Negative	
Noise impact – Low – Negative	
Air Quality (dust) – Low - Negative	
Operational Phase Impact of storm water on the Franschhoek River – Negligible	
Loss of ecological processes - The development is not expected to have an impact on biological aspects during the operational phase	
Increase in the local population and presence of unemployed outsiders in the community as they are looking for work and housing – Low – Negative	
As residence acquire their own houses and serviced stands, they will be responsible to pay rates and taxes – Medium - Positive	
Enhanced integration – Positive	
Occupants of in informal structures in Langrug will occupy a single residential subsidized house build according to national standards – High – Positive	
Increase family and mental health – Medium – Positive	
Access to community amenities will improve – High – Positive	
The Sense of Place of La Motte will Change – Low – Negative	
Increased focus to be economically active – Medium - Positive	
The Valley as a tourism attraction – Low – Negative	
Visual impact in an area of great scenic beauty (Socio-economic) – Low – Negative	

Noise impacts - Negligible Visual Impact (Change of Open Space to built area – Area 1) – Low - Negative Visual Impact (Change of Open Space to built area – Area 3) – Medium - Negative Visual Impact (Visibility from sensitive receptors – Area 1) – Medium-Iow - Negative Visual Impact (Visibility from sensitive receptors – Area 3) – Medium-Iow - Negative Visual Impact (Visual intrusion) – Medium-Iow - Negative Visual Impact (Night light) – Medium-Iow - Negative

Decommissioning

The project as proposed does not require 'decommissioning' or 'closure', as such the potential impacts thereof is considered irrelevant.

9. OTHER MANAGEMENT, MITIGATION AND MONITORING MEASURES

(a) Over and above the mitigation measures described in Section 6 above, please indicate any additional management, mitigation and monitoring measures.

Compliance with the Environmental Management Programme (**Appendix H**). This document must form part of all tender documentation and any Home Owners Association (HOA) constitution and regulations.

(b) Describe the ability of the applicant to implement the management, mitigation and monitoring measures.

Under South African environmental legislation, the Applicant / Employer is accountable for the potential impacts of the activities that are undertaken and is responsible for managing these impacts. Stellenbosch Municipality. as the Applicant / Employer therefore has overall and total environmental responsibility to ensure that the implementation of the construction phase of this EMP complies with the relevant legislation and the conditions of the environmental authorisation.

The developer will be responsible for the development and implementation of the conditions of the Environmental Authorisation in terms of the design of the development and construction thereof. The developer will thus be responsible for the implementation of this EMP.

The applicant has shown commitment to implement management, mitigation and monitoring measures as specified in the recommendations from specialists and the EMP.

Please note: A draft ENVIRONMENTAL MANAGEMENT PROGRAMME must be attached this report as Appendix H.
SECTION G: ASSESSMENT METHODOLOGIES AND CRITERIA, GAPS IN KNOWLEDGE, UNDERLAYING ASSUMPTIONS AND UNCERTAINTIES

(a) Please describe adequacy of the assessment methods used.

The Basic Assessment Report for the proposed La Motte Housing Development is being undertaken with sustainable development as a goal. The assessment looked at the impacts of the proposals on the environment and assesses the significance of these, as well as the possible avoidance of negative impacts. Where negative impacts could not be avoided, mitigation measures have been proposed, to reduce the anticipated impacts to acceptable levels. This is to ensure that the development makes "equitable and sustainable use of environmental and natural resources for the benefit of present and future generations".

The assessment is therefore considered adequate, with relevant assessments from independent specialists.

(b) Please describe the assessment criteria used.

All aspects as listed in the BAR form has been used to assess the proposed development namely:

- Positive and negative impacts
- Infrastructure and available services

Further to this the flowing methodology were used to rate the significance of impacts was conducted according to a synthesis of criteria required by the integrated environmental management procedure (From DEAT Guideline Document).

The criteria used for assessing the significance of impacts throughout this report is as follows:

- The EXTENT of the project in terms of physical and spatial size of the impact;
- The DURATION of the project in terms of the lifetime of the impact; this was measured in the context of the lifetime of the proposed base of the project;
- The INTENSITY of the project in terms of the impact having a very destructive effect of the environment or benign.
- The **PROBABILITY** of the project evaluated in terms of the likelihood of the impacts actually occurring.

Using these criteria, the significance was determined for each potential impact discussed.

SIGNIFICANCE is determined through a synthesis of impact characteristics. Significance is an indication of the importance of the impact in terms of both physical extent and time scale, and therefore indicates the level of mitigation required.

(c) Please describe the gaps in knowledge.

There are no gaps of knowledge identified. All information is assumed to be correct.

(d) Please describe the underlying assumptions.

The following assumptions are made:

- The information on which the report is based (i.e. specialist studies and project information) is correct.
- Future management of the site is essential and the mitigation measures recommended by the specialists will be implemented on a long-term basis. This has a major bearing on the reliability of the predictions of significance of impact.

The construction and management of this proposed development will be in line with the recommendations in this report, which will be enforced by the implementation of detailed Environmental Management Programme. Much of the long-term success lies in the effective implementation of the measures prescribed in the Environmental Management Programme.

(e) Please describe the uncertainties.

There are no uncertainties that we are aware of at present.

SECTION H: RECOMMENDATION OF THE EAP

In my view (EAP), the information contained in this application form and the documentation attached hereto is sufficient to make a decision in respect of the activity applied for.

If "NO", list the aspects that should be further assessed through additional specialist input/assessment or whether this application must be subjected to a Scoping & EIR process before a decision can be made:

N/A

If "YES", please indicate below whether in your opinion the activity should or should not be authorised:

YES NO

Please provide reasons for your opinion

Activity should be authorised:

The development should be authorised for the following reasons:

- Housing opportunities is a local, provincial and national need, especially in the lower income and affordable range.
- La Motte is identified as an area where there is a potential for the provision of housing opportunities in the IDP.
- Nineteen hamlets/projects were identified as the strategic focus of the Stellenbosch Human Settlement Strategy of which La Motte forms one.
- La Motte was identified as one of the proposed sites suitable for subsidized housing in the Strategic Framework for Affordable Housing in Franschhoek Valley.
- There is currently a housing backlog of approximately 3411 in the Franschhoek Valley. The proposed La Motte Development will provide approximately 389 housing units to address the housing backlog.
- The proposed development is within the Municipalities current town planning policies, including the Stellenbosch Spatial Development Framework (SDF) and Integrated Development Plan (IDP), encouraging mix use development from low to high residential development and mixed income, within the urban edge.
- Although the proposed development will cause some negative socio-economic impacts, these tend to be short term.
- From the Socio-economic Impact Assessment (**Appendix G2**), it is clear that the proposed subsidized residential development is overall positive should it be developed sensitively to enhance the Franschhoek Valley's biggest tourism asset i.e. the agricultural and natural landscape.
- These impacts can be addressed by the appropriate housing topologies, landscaping, urban design and transition between the existing development and the proposed subsidized residential development as have been proposed by the various specialist contributions.
- The proposed subsidized residential development should be approved from a socio-economic perspective and equally important is implementing the mitigation measures proposed. Should these measures be neglected, the sense of place of La Motte and the Franschhoek Valley will be lost as well.
- The development will also provide a school site, crèche, church and open spaces.
- The proposed development will also create temporary job opportunities during the construction phase, as well as permanent job opportunities during the operational phase.
- The loss of fynbos habitat to residential development in Areas 1 and 3 as indicated is only supported by the previous disturbance of these areas. Had the fynbos not been previously disturbed, the impact would be High Negative and these areas (in the case of Area 3, the least degraded part) would be considered 'No Go' areas for development. In the current situation, however, they can be promoted for development. The high level of transformation of Area 2 indicates that there should be no constraints on development of that area apart from adequately buffering the riparian zone.
- According to the Freshwater Assessment (**Appendix G3**), the envisaged development at La Motte does not have any bearing on wetlands or riparian zones. The proposed expansion of the La Motte Township and its resulting increase in storm water is not likely to have any effect on the ecological status of the Franschhoek River. The proposed urban developments at La Motte does not pose a threat of such a nature and magnitude that it cannot go ahead. It would be hard to find a valid reason to stop the proposed development on the grounds of aquatic environmental conservation.
- Although the Heritage Assessment (**Appendix G5**) indicates that the proposed affordable housing development, related facilities and infrastructure could have a negative impact on the landscape character of the area, the heritage related design indicators offer significant mitigation.
- The Traffic Impact Assessment (Appendix G6), concluded that the additional traffic generated by the development does not warrant the upgrading of the intersections. Traffic from La Motte township only affects the level of service of

the major intersections at peak hours, which could be mitigated by the use of pointsmen during peak hours

- According to the Visual Impact Assessment (**Appendix G7**), the visual impacts of proposed La Motte Affordable Housing development, namely visibility, change in landscape character from open to built, visual intrusion and night lighting, will be restricted to a local area, predominantly less than 2kms but extending to 5kms for the western pocket of the affordable housing, and are mitigated, to a degree, by the existing residential developments surrounding the site.
- The surrounding area is fully serviced and the development is connecting into the existing services. Although written confirmation still has to be received from the municipality that there is sufficient capacity for electricity, water, sewage and solid waste.

Considering all the information, it is not envisaged that this proposed development will have a significant negative impact on the environment, and the potential positive social impacts (benefits to the community, both local and regional) from implementing the activity, should outweigh any potential negative environmental and socio-economic impacts.

It is therefore recommended that this application be authorised with the necessary conditions of approval as described throughout this Basic Assessment Report.

If you are of the opinion that the activity should be authorised, then please provide any conditions, including mitigation measures that should in your view be considered for inclusion in an authorisation.

Compliance with the EMP and appointment of an ECO during the construction phase.

Construction cannot take place until confirmation has been received from the municipality that there is sufficient capacity for services, especially sewage capacity at the Wemmershoek WWTW.

Duration and Validity:

Environmental authorisations are usually granted for a period of three years from the date of issue. Should a longer period be required, the applicant/EAP is requested to provide a detailed motivation on what the period of validity should be.

N/A

SECTION I: APPENDICES

The following appendices must be attached to this report:

	Appendix	Tick the box if Appendix is attached
Appendix A:	Locality map	\checkmark
Appendix B:	Site plan(s)	\checkmark
Appendix C:	Photographs	\checkmark
Appendix D:	Biodiversity overlay map	\checkmark
Appendix E:	Permit(s) / license(s) from any other organ of state including service letters from the municipality	\checkmark
Appendix F:	Public participation information: including a copy of the register of interested and affected parties, the comments and responses report, proof of notices, advertisements and any other public participation information as required in Section C above.	\checkmark
Appendix G:	Specialist Report(s)	\checkmark
Appendix H :	Environmental Management Progamme	\checkmark
Appendix I:	Additional information related to listed waste management activities (if applicable)	
Appendix J:	Any Other (if applicable) (describe)	\checkmark

DECLARATIONS

THE APPLICANT

I, in my personal capacity or duly authorised (please circle the applicable

option) by thereto hereby declare that I:

- regard the information contained in this report to be true and correct, and
- am fully aware of my responsibilities in terms of the National Environmental Management Act of 1998 ("NEMA") (Act No. 107 of 1998), the Environmental Impact Assessment Regulations ("EIA Regulations") in terms of NEMA (Government Notice No. R. 543 refers), and the relevant specific environmental management Act, and that failure to comply with these requirements may constitute an offence in terms of the environmental legislation;
- appointed the environmental assessment practitioner as indicated above, which meet all the requirements in terms of regulation 17 of GN No. R. 543, to act as the independent environmental assessment practitioner for this application;
- have provided the environmental assessment practitioner and the competent authority with access to all information at my disposal that is relevant to the application;
- will be responsible for the costs incurred in complying with the environmental legislation including but not limited to –
 - costs incurred in connection with the appointment of the environmental assessment practitioner or any person contracted by the environmental assessment practitioner;
 - o costs incurred in respect of the undertaking of any process required in terms of the regulations;
 - o costs in respect of any fee prescribed by the Minister or MEC in respect of the regulations;
 - o costs in respect of specialist reviews, if the competent authority decides to recover costs; and
 - the provision of security to ensure compliance with the applicable management and mitigation measures;
- am responsible for complying with the conditions that might be attached to any decision(s) issued by the competent authority;
- have the ability to implement the applicable management, mitigation and monitoring measures;
- hereby indemnify, the government of the Republic, the competent authority and all its officers, agents and employees, from any liability arising out of, inter alia, the content of any report, any procedure or any action for which the applicant or environmental assessment practitioner is responsible; and
- am aware that a false declaration is an offence in terms of regulation 71 of GN No. R. 543.

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

Signature of the applicant:

Name of company:

Date:

THE INDEPENDENT ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP)

I, as the appointed independent environmental practitioner ("EAP") hereby declare that I:

- act/ed as the independent EAP in this application;
- regard the information contained in this report to be true and correct, and
- do not have and will not have any financial interest in the undertaking of the activity, other than remuneration for work performed in terms of the NEMA, the Environmental Impact Assessment Regulations, 2010 and any specific environmental management Act;
- have and will not have no vested interest in the proposed activity proceeding;
- have disclosed, to the applicant and competent authority, any material information that have or may have the potential to influence the decision of the competent authority or the objectivity of any report, plan or document required in terms of the NEMA, the Environmental Impact Assessment Regulations, 2010 and any specific environmental management Act;
- am fully aware of and meet the responsibilities in terms of NEMA, the Environmental Impact Assessment Regulations, 2010 (specifically in terms of regulation 17 of GN No. R. 543) and any specific environmental management Act, and that failure to comply with these requirements may constitute and result in disqualification;
- have ensured that information containing all relevant facts in respect of the application was distributed or made available to interested and affected parties and the public and that participation by interested and affected parties was facilitated in such a manner that all interested and affected parties were provided with a reasonable opportunity to participate and to provide comments;
- have ensured that the comments of all interested and affected parties were considered, recorded and submitted to the competent authority in respect of the application;
- have kept a register of all interested and affected parties that participated in the public participation process;
- have provided the competent authority with access to all information at my disposal regarding the application, whether such information is favourable to the applicant or not; and
- am aware that a false declaration is an offence in terms of regulation 71 of GN No. R. 543.

Note: The terms of reference must be attached.

Signature of the environmental assessment practitioner:

Name of company:

Date:

THE INDEPENDENT PERSON WHO COMPILED A SPECIALIST REPORT OR UNDERTOOK A SPECIALIST PROCESS

I, as the appointed independent specialist hereby declare that I:

- act/ed as the independent specialist in this application;
- regard the information contained in this report as it relates to my specialist input/study to be true and correct, and
- do not have and will not have any financial interest in the undertaking of the activity, other than remuneration for work performed in terms of the NEMA, the Environmental Impact Assessment Regulations, 2010 and any specific environmental management Act;
- have and will not have no vested interest in the proposed activity proceeding;
- have disclosed, to the applicant, EAP and competent authority, any material information that have or may have the potential to influence the decision of the competent authority or the objectivity of any report, plan or document required in terms of the NEMA, the Environmental Impact Assessment Regulations, 2010 and any specific environmental management Act;
- am fully aware of and meet the responsibilities in terms of NEMA, the Environmental Impact Assessment Regulations, 2010 (specifically in terms of regulation 17 of GN No. R. 543) and any specific environmental management Act, and that failure to comply with these requirements may constitute and result in disqualification;
- have ensured that information containing all relevant facts in respect of the specialist input/study
 was distributed or made available to interested and affected parties and the public and that
 participation by interested and affected parties was facilitated in such a manner that all
 interested and affected parties were provided with a reasonable opportunity to participate and
 to provide comments on the specialist input/study;
- have ensured that the comments of all interested and affected parties on the specialist input/study were considered, recorded and submitted to the competent authority in respect of the application;
- have ensured that the names of all interested and affected parties that participated in terms of the specialist input/study were recorded in the register of interested and affected parties who participated in the public participation process;
- have provided the competent authority with access to all information at my disposal regarding the application, whether such information is favourable to the applicant or not; and
- am aware that a false declaration is an offence in terms of regulation 71 of GN No. R. 543.

Note: The terms of reference must be attached.

Signature of the specialist:

Name of company:

Date: