

# **PROPOSED TOWNSHIP DEVELOPMENT ON ERF 1, ERF 16, ERF 87 AND PLOT 2777, TOPLINE, !KHEIS LOCAL MUNICIPALITY**



## **DRAFT ENVIRONMENTAL IMPACT ASSESSMENT REPORT**

**D:E&NC reference number: NC/EIA/09/ZFM/!KHE/TOP1/2020**

**JANUARY 2021**

**!KHEIS LOCAL MUNICIPALITY**

# **PROPOSED TOWNSHIP DEVELOPMENT ON ERF 1, ERF 16, ERF 87 AND PLOT 2777, TOPLINE, !KHEIS LOCAL MUNICIPALITY**

**D:E&NC Ref No.: NC/EIA/09/ZFM/!KHE/TOP1/2020**

---

## **PREPARED FOR: !Kheis Local Municipality**

**Private Bag X2,  
Topline,  
8850  
Tel: 054 833 9500**

## **PREPARED BY: EnviroAfrica**

**P.O. Box 5367  
Helderberg  
7135  
Tel: 021 – 851 1616  
Fax: 086 – 512 0154**

# EXECUTIVE SUMMARY

## Introduction

The !Kheis Local Municipality is proposing a new township development, consisting of approximately 248 erven and associated infrastructure on Erf 1, Erf 16, Erf 87, and Plot 2777, Topline, !Kheis Local Municipality. The total area to be developed measures 36 (thirty-six) hectares. The proposed development will be comprised of approximately:

- **248 x Residential Zone I units:** dwelling house/ residential house containing one residential unit - a self-contained interlinking group of rooms for the accommodation and housing of a single family, or a maximum of four persons;
- **2 x Business Zone I units:** business building / premises which will be used as shops and/or offices (e.g., professional offices, places of assembly, doctors consulting rooms);
- **1 x Institutional Zone II unit:** place of worship (e.g., places for practising religion);
- **11 x Open Space II units:** public open space to be utilized by the public as an open space, park, garden, playground, or recreational site;
- **1 x Open Space III unit:** private site for private site for sport. This zone will be used to accommodate the existing sports field present within the development footprint;
- **1 x Transport Zone I unit:** public street reserved for street purposes and includes facilities for public transport;
- **1 x Authority Zone I unit:** land/ erven and buildings utilized by local and district municipality to carry out mandatory functions; and
- **1 x Undetermined Zones unit:** referred to properties previously zoned 'undetermined' or other abolished zones in previous schemes which cannot be appropriately converted to a new use zone;

The proposed site is located approximately 21km north-west of Groblershoop, adjacent to the N10 and the approximately 2km west of the Orange River. The proposed site for the Topline Housing Development is located within Ward 1 of the !Kheis Local Municipality, ZF Mgcawu District Municipality, Northern Cape. The proposed site is located at the following location: 28°45'16.25"S; 21°50'18.67"E.

The applicant is !Kheis Local Municipality who will undertake the activity should it be approved. EnviroAfrica CC has been appointed as the independent environmental assessment practitioner (EAP) responsible for undertaking the relevant EIA and the Public Participation Process required in terms of the National Environmental Management Act (Act 107 of 1998) (NEMA).

The Application Form and Draft Scoping Report was submitted to the DENC on the **29<sup>th</sup> July 2020**. The Final Scoping Report and Plan of Study for this EIA was submitted to the Department of Environment and Nature Conservation (DENC) on the **8<sup>th</sup> October 2020**. The Scoping Report and Plan of Study for EIA were approved by DENC on the **11<sup>th</sup> December 2020** and EnviroAfrica were advised to proceed with the EIA process (**Appendix 1B**).

## Environmental Requirements

The National Environmental Management Act (Act 107 of 1998) (NEMA), as amended, makes provision for the identification and assessment of activities that are potentially detrimental to the environment and which require authorisation from the relevant authorities based on the findings of an environmental assessment. The NEMA is a national act, which is enforced by the Department of Environmental Affairs (DEA). These powers are delegated in the Northern Cape to the Department of Environment and Nature Conservation (DE&NC).

On the 04 December 2014 the Minister of Water and Environmental Affairs promulgated regulations in terms of Chapter 5 of the NEMA, namely the EIA Regulations 2014. These were amended on 07 April 2017 (GN No. 326, No. 327 (Listing Notice 1), No. 325 (Listing Notice 2), No. 324 (Listing Notice 3) in Government Gazette No. 40772 of 07 April 2017). Listing Notice 1 and 3 are for a Basic Assessment and Listing Notice 2 for a full Environmental Impact Assessment.

According to the regulations of Section 24(5) of NEMA, authorisation (in line with a full EIA) is required for the following listed activities for the proposed housing development:

**Government Notice R327 (Listing Notice 1) listed activities:**

- 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.*
- 10**        *The development and related operation of infrastructure exceeding 1000 metres in length for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes*  
              (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 the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes inside a road reserve or railway line reserve; or*  
              (b) *where such development will occur within 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, measured from the edge 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 watercourse;*  
              (a) *will occur behind a development setback;*

- (b) is for maintenance purposes undertaken in accordance with a maintenance management plan; or  
(c) falls within the ambit of activity 21 in this Notice, in which case that activity applies.

- 24** The development of a road;  
(i) for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Government Notice 545 of 2010; or  
(ii) with a reserve wider than 13,5 meters, or where no reserve exists where the road is wider than 8 metres;  
but excluding a road;  
(a) which is identified and included in activity 27 in Listing Notice 2 of 2014; or  
(b) where the entire road falls within an urban area; or  
(c) which is 1 kilometre or shorter
- 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.
- 56** The widening of a road by more than 6 metres, or the lengthening of a road by more than 1 kilometre;  
(i) where the existing reserve is wider than 13,5 meters; or  
(ii) where no reserve exists, where the existing road is wider than 8 metres;  
excluding where widening or lengthening occur inside urban areas.

**Government Notice R325 (Listing notice 2) listed activities:**

- 15** The clearance of an area of 20 hectares or more of indigenous vegetation, excluding 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.

**Government Notice R324 (Listing notice 3) listed activities:**

- 4** The development 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 indigenous vegetation except where such clearance of vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.
- 14** The development of;  
(i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 10 square metres;  
(ii) infrastructure or structures with a physical footprint of 10 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, measured from the edge of a watercourse;*
- Excluding the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour;*

### **Need and Desirability**

Housing is a national need, including in the !Kheis Local Municipality.

The !Kheis Local Municipality aims to promote socioeconomic development through the eradication of backlogs associated with housing, water and sanitation, and electricity, as well as improve basic services within Boegoeberg and the surrounding area. In order to meet the needs of the community within Boegoeberg (Brandboom), the Council resolved that a project business plan be submitted to Co-operative Governance, Human Settlements and Traditional Affairs (COGHSTA) for this proposed development. As per the !Kheis Integrated Development Plan (IDP) 2019/2020, a key performance indicator includes the provision of infrastructure and basic service through securing suitable land for human settlement projects. Suitable land for this purpose was previously identified in Boegoeberg, Groblershoop, Topline, Wegdraai, Grootdrink, Gariep, and Opwag. The provision of affordable housing remains a high priority for the Municipality which aims to restore the dignity of disadvantaged people by providing shelter and access to basic human rights as enshrined in the Constitution of South Africa.

The proposed !Kheis housing development falls in line with the !Kheis IDPs key strategic and development objectives of the KLM, to improve and maintain basic service delivery through specific infrastructural projects including human settlements, water, sanitation, electricity, as well as streets and storm water management<sup>1</sup>. As per the Land Development Plan/ Rural Spatial Development Framework (2014), Topline is classified as a Low Development Potential/High Human Development Need (Category 3 Investment type = Small-scale Monetary capital, basic services and social capital). The majority of the KLM population is located in five settlements, namely: Grootdrink, Topline, Wegdraai, Groblershoop and Boegoeberg, with the largest of those settlements being Groblershoop, Grootdrink and Wegdraai indicating the need for housing within these areas.

### **Site Description**

The !Kheis Local Municipality is proposing a new township development, consisting of approximately 248 erven and associated infrastructure on Erf 1, Erf 16, Erf 87, and Plot 2777, Topline, !Kheis Local Municipality. The total area to be developed measures 36ha. The proposed site is situated on Municipal land, adjacent to the existing Topline Settlement. Approximately 35% (12.25ha) of the development footprint is already disturbed / transformed (settled and areas of illegal dumping) where the vegetation present in the remainder of the site (approximately 23.75ha) is in a good condition but has been disturbed due to overgrazing and environmental conditions (namely the prolonged drought).

---

<sup>1</sup> Integrated Development Plan of !Kheis Municipality, 2017-2022 (Review for 2019 – 2020 Financial Year).

## **Alternatives**

### **Site Alternatives**

The proposed site is the only viable site available which was investigated in this application. The proposed development will be located adjacent to an existing township, namely the Topline Settlement. Housing is a constant need in the municipality, with other sites possibly earmarked for residential development that will not form part of this application. The current and surrounding land use, namely the Topline Settlement, is in line with the nature of the proposed development. The construction of the proposed housing development in another location would increase the construction footprint and therefore, the impact on the environment.

### **Activity Alternatives**

Activity alternatives are also limited with no feasible alternatives besides residential development to assess. Due to the need for housing in the !Kheis Local Municipality, the housing development and associated infrastructure on the property is therefore the only activity considered.

### **Layout Alternatives**

Four (4) design layouts were proposed of which Alternative 4 was the preferred layout (Appendix 2D). Alternative 4 was preferred due to this layout being in line with recommendations and information received from the Botanical Impact Assessment (Appendix 6A), Heritage Impact Assessment (Appendix 6B), Freshwater Impact Assessment (Appendix 6C), Geotechnical Investigation (Appendix 6D), SPLUMA Application (Appendix 4A), and Engineer's Services Report (Appendix 4B). Alternative 4 is also the preferred layout due to information received from the municipal infrastructure departments in relation to existing services infrastructure, requirements for additional land uses/ changes to proposed land uses (by the local municipality) as well as specific spacing of these land uses. This alternative also provides sufficient erven and housing opportunities (high and lower density), as well as providing for Municipal and Government land use opportunities, more Open Space and sufficient buffer zones recommended by the Botanical and Freshwater specialists. According to the SPLUMA Application (**Appendix 4A**), the erven are broken down as follows:

- **248 x Residential Zone I units;**
- **2 x Business Zone I units;**
- **1 x Institutional Zone II unit;**
- **11 x Open Space II units;**
- **1 x Open Space III unit;**
- **1 x Transport Zone I unit;**
- **1 x Authority Zone I unit; and**
- **1 x Undetermined Zones unit.**

### **No-Go Alternative**

This is the option of not developing the proposed housing development. Although the no-go alternative might result in no potential negative environmental impacts, the direct and indirect socio-economic benefits (such as housing shortages as well as loss of potential employment and skills-development opportunities) of constructing the residential development will not be realised. The need for additional housing opportunities in the !Kheis Local Municipality will not be realised. As described in *Section 2.1*, the population in Topline is predicted to increase – placing pressure on existing water supply, sewage infrastructure, solid waste infrastructure, electricity, stormwater, and road services. This will continue to increase, negatively impacting the environment and human-health due to inadequate service capacities. Moreover, due to the

failing (i.e., non-functional) wastewater treatment works (WWTW), the no-go option may also result in the contamination of the surrounding environment, impacting ecosystem functioning and human health. In addition, the WWTW requires extensive maintenance and investment to meet current demand. As observed during the site visit, informal settling has taken place which will increase pressure placed on existing services. The predicted population will result in the need for the WWTW to be upgraded.

### **Tasks to be undertaken during the EIA Phase**

The following tasks must still be undertaken during the EIA phase of the process:

- Compile Draft Environmental Impact Report (EIR) for public comment based on specialist information;
- Distribute and/or make the Draft EIR available to registered Interested and Affected Parties for viewing and comment;
- Receive comments on Draft EIR. All comments received and responses to the comments will be incorporated into the Final Environmental Impact Report (EIR); and
- Preparation of a Final EIR for submission to DENC for consideration and decision-making.

### **Summary and Conclusions of Specialist Studies**

The following specialist studies were undertaken as part of this Environmental Impact Assessment:

- Botanical Impact Assessment (Appendix 6A)
- Heritage Impact Assessment (Appendix 6B)
- Freshwater Assessment (Appendix 6C)
- Geo-technical Assessment (Appendix 6D)

#### ***Botanical Impact Assessment:***

According to the Botanical Impact Assessment (Appendix 6A), due to the size of the proposed project (36ha), the proposed development will result in the significant loss of vegetation of which approximately 65% (23.75ha) of land comprises of indigenous vegetation used for livestock grazing. The site is located within a Critical Biodiversity Area (CBA). Two (2) tree species [namely Camel Thorn (*Vachellia erioloba*) and Sheppard trees (*Boscia albitrunca*)], protected in terms of the National Forest Act (NFA), and six (6) plant species namely *Adenium cf. oleifolium*, *Aizoon burchellii*, *Aloe claviflora*, *Boscia albitrunca*, *Euphorbia gariepina*, and *Euphorbia spinea* protected as per the Northern Cape Nature Conservation Act (NCNCA), were observed on site. A NFA and / or NCNCA permit is required should any of these protected plant species be disturbed, relocated, or removed.

Faunal diversity changes through space and time and are directly influenced by anthropogenic activities. Such activities include, but are not limited to, animal husbandry (i.e. overgrazing by livestock) and human settlements (e.g. transformation of land) (Chapin *et al.*, 2000<sup>2</sup>). Although smaller mammals, such as genet and mice, are still expected to occur within the proposed site – apart from livestock (namely goats), none of these faunal species were observed (not even traces of their presence – e.g. droppings). It is also considered highly unlikely that game (small and large mammals) occur within the proposed development footprint due to its proximity to the settlement and the scarcity of natural hiding (i.e. vegetation structure pertinent to the site). With regards to avi-fauna, although smaller, common birds were observed during the site visit, no larger birds were observed. Because of the location (next to the existing settlement) the proposed footprint enlargement is not expected to have any significant impact on the surrounding bird

<sup>2</sup> Chapin Iii, F.S., Zavaleta, E.S., Eviner, V.T., Naylor, R.L., Vitousek, P.M., Reynolds, H.L., Hooper, D.U., Lavelle, S., Sala, O.E., Hobbie, S.E. & Mack, M.C., 2000. Consequences of changing biodiversity. *Nature*, 405(6783), pp.234-242.

populations, especially if larger trees next to the seasonal drainage lines are protected. No reptile or amphibian species were observed during the site survey. The project footprint may provide habitat for various reptile species however, these species are likely to be terrestrial species adapted to the dry Nama-Karoo environmental conditions. Amphibian species are unlikely to occur within the proposed drainage lines due to the ephemeral nature of the watercourses and degree of contamination associated with the pre-existing oxidation ponds.

According to the Botanical Impact Assessment, the proposed development is likely to result in a **Medium-Low impact**, which can be reduced to a **Low impact** with good environmental control and implementation of proposed mitigation measures and is unlikely to contribute significantly to any of the following:

- Significant loss of vegetation type and associated habitat.
- Loss of ecological processes (e.g. migration patterns, pollinators, river function etc.) due to construction and operational activities.
- Loss of local biodiversity and threatened plant species.
- Loss of ecosystem connectivity.

The specialist concluded that, *“with the available information it is recommended that the project be approved, with the proposed mitigation actions”*.

### ***Heritage Impact Assessment***

According to the Heritage Impact Assessment (**Appendix 6B**), No significant heritage sites or features were observed within the proposed site for development. According to the Heritage Specialist, no mitigation measures are required to be implemented and that, from a heritage perspective, the specialists concluded that the proposed development can continue. The Topline cemetery (graded as IIIB and is of High Local Significance) is located outside the development footprint and does not require any mitigation. The site is located within an area of zero-to-low paleontological significance. Therefore, the specialist stated that no further palaeontological heritage studies, ground-truthing, and/or specialist mitigation measures are required. The Specialists deemed that the proposed development is deemed appropriate and feasible and will not lead to detrimental impacts on the palaeontological resources of the area. It is therefore recommended that the project be exempt from a full Paleontological Impact Assessment (Butler 2020).

### ***Freshwater Impact Assessment***

According to the Freshwater Assessment (**Appendix 6C**), the watercourse (namely non-perennial drainage lines) has a sub-catchment with an area of approximately 16 800ha (with a circumference of 62km). The drainage line is split up into four major tributaries, the longest one being further south. The boundary drainage line contains a lot of household waste. Although the WWTW was non-operational, the Specialist did not observe any sewage in the drainage line downstream from Topline. The Present Ecological State (PES) of the instream habitat was scored a “C” (loss of ecological functioning, however some functioning still remains) whereas the riparian habitat was scored a “B” (near-pristine). The Ecological Importance of a watercourse based on the presence of fish species that are endangered on a local, regional, or national level. There are no fish in the drainage line, as there is no permanent water. According to this assessment, which is prescribed for WULA's, the drainage line is not important. No other endangered species, either plant or animal, were detected in or near the drainage line. Although the drainage line may take decades (or centuries) to be restored to its natural state (should all anthropogenic activities cease and be rehabilitated), the Specialist stated that the drainage lines were classified as ecologically sensitive. The Resource Economics Footprint of the drainage line indicates a small economic footprint where the contribution of the vegetation within the riparian zone to the site's biodiversity is significant.

As per the Freshwater Assessment, biomonitoring was conducted at eleven (11) sampling points along the Lower Orange River, namely Augrabies Lair trust, Groblershoop, Kakamas Triple D, Hopetown Sewer, Hopetown Sewer, Keimoes Housing, Upington Erf 323, Upington Affinity, Styerkraal, Grootdrink Bridge, and Turksvy Dam. These sites were sampled based on elucidating the combined impact of the proposed developments on the Orange River, and was carried out according to Dickens and Graham, (2002). The PES of the Orange River (for both riparian and instream zones) were categorized as Class C (Moderately modified - a loss and change of the natural habitat and biota, but the ecosystem function is predominantly unchanged), and is an Ecologically Important system (as classified by the Freshwater Specialist). Furthermore, the Orange River is Ecologically Sensitive.

Impacts, identified by the Freshwater Specialist, includes;

- The cumulative impact of sewage and solid waste being disposed / discharged in the drainage line and Orange River (**Medium impact**);
- Impact associated with graveyards present on the drainage line riparian zone outside the development footprint (**Medium impact**);
- Impact of animal husbandry, trampling by humans of drainage lines (**Medium impact**)

All identified impacts were scored Medium which was scored Low should proposed mitigation measures be implemented. The current sewage and solid waste situation may negatively impact the freshwater features of the site. Overall, the proposed development will have a low impact on the freshwater component should appropriate mitigation measures be implemented. The authorities may insist that these issues be resolved before a Water Use Authorisation is issued / approved.

### ***Geotechnical Investigation***

According to the Geo-technical Assessment, the proposed site for development was regarded as being of intermediate suitability for Geotechnical Zones I and II whereas Geotechnical Zone III have a low suitability for the proposed residential development. The founding conditions were designated as R and P. The following are the main conclusions that have been made:

#### **- Geology:**

The site for the proposed development is located between the lithology of the Kaapvaal Craton and Namaqua-Natal mobile belt where the remaining, original geology is comprised of Kaaiken Terrane whereas the site is located on the Groblershoop Formation of the Brulpan Group. The bedrock occurs as strongly foliated, gneissic rock where deformations of granite-gneiss with quartz grains completely re-crystallized. The remainder of the rock is comprised of plagioclase, muscovite, chloritized biotite, occasional garnet, epidote, hornblende as well as other minerals.

#### **- Soil Profile:**

The soil profile of the site is comprised of colluvium (consisting of pegmatitic gravels, quartz and quartzite fragments), made ground (areas levelled and composed of fill material), residual granite-gneiss (superficial horizon of residual granite-gneiss), waste (stockpiles of rubble), and the Mokalanen Formation (comprising of hardpan calcrete and nodular calcrete).

#### **- Hydrology:**

No perched groundwater was encountered on site during the geotechnical investigation (and is not anticipated to be problematic on site). Seepage water may be encountered in the vicinity of the wastewater disposal areas. Groundwater is expected to occur at depths less than 15m within compact, argillaceous strata. Successful drilling for water within the proposed site for development is expected

to be between 40 – 60% whereas the drilling for a borehole yielding at least 2l/s ranges between 10 – 20%.

**- Geotechnical Classification:**

The site is divided into three geotechnical zones.

*Geotechnical Zone I*

Zone classed as R (founding is stable and expected soil movement is negligible) encompasses 47% of the total site. Slope across the site is less than 2%. Two foundation design alternatives are applicable, namely (i) conventional strip foundations or (ii) slab-on-the-ground foundations, to be placed directly on bedrock or very dense pedocrete.

*Geotechnical Zone II*

Zone classed as R (founding is stable and expected soil movement is negligible) encompasses 45% of the total site. Slope across the site ranges between 2 – 6%. Two foundation design alternatives are applicable, namely (i) conventional strip foundations (preferred founding alternative) or (ii) slab-on-the-ground foundations will require additional work (namely construction of an engineered fill or cutting to establish a level platform for construction).

*Geotechnical Zone III*

Zone classed as P (reworked ground) encompasses 8% of the total site. The zone is characterized by surface materials consisting of calcrete which has been partially removed for construction and has been rehabilitated by importing fine and granular material. Other parts are covered by stockpiled material (excavated calcrete and an un-rehabilitated borrow pits). Should structures be established within this zone, the borrow pit must be rehabilitated. Development potential of this zone is classified as poor.

According to the Geotechnical Investigation, the non-perennial watercourses require no precautionary measures to ensure safety of the community against flooding. Infrastructure must be established at a safe distance from the drainage lines.

In terms of general measures, the following recommendations were made:

- Founding: The development must take place according to the SANS 10400H and NHBRC Home Owner's Manual Guidelines (published in 2015).
- Trench backfill: with the exception of hardpan calcrete, *in-situ* materials can be used for normal backfill of trenches.
- Layer works: Hardpan calcrete and colluvium are of G5 and G6 quality and are suitable for the construction of layer works up to sub- and base- course level for lightly trafficked roads.
- Wearing course for gravel roads: material for construction of gravel wearing course can be obtained from stockpiled or calcrete from a licensed borrow pit.
- Excavation conditions: Manual excavation is possible through colluvium, residual soil and some extent through calcrete it is not considered economically viable. Due to the consistency and composition of the soil present on site, the use of such soil is not economically viable. Excavation of soils would require a TLB (rated at 55kW minimum) or a 30 ton excavator will be required for the excavation of the very dense hardpan calcrete which needs to be removed and thus, adequate financial provision must be made for hard rock excavation. Sidewalls of excavations may be susceptible to collapse.
- Land slope: As the slope across the 47% of the land is less than 2%, the site is regarded as intermediate suitability for urban development.
- Soil Corrosivity: All soil materials can be considered corrosive due to high soluble salt concentrations whereas in situ soils and pedocretes are not corrosive due to acidic properties.

- Seismicity: A low risk for the development of earth tremors therefore exists due to the peak ground acceleration expected in 50 years is 0.04g.
- Undermining: area is not subject to undermining.

### **Services**

Due to the nature and size of the proposed development, an investigation into the capacities and status of existing bulk services and future bulk services required to supply the development was needed and undertaken. Bvi Consulting Engineer's compiled a Bulk Services Report (**Appendix 4B**), investigating the status of existing services and proposing recommendations relative to the construction and / or upgrade of existing infrastructure to service the proposed housing development. The bulk services for each category that require attention before the project can commence is summarized below:

#### *Water*

Existing Average Annual Daily Demand (AADD) was calculated at 279.25m<sup>3</sup>/ day whereas the expected AADD relative to the proposed development would be 428.05m<sup>3</sup>/day, therefore the water supply infrastructure requires upgrading as per the following recommendations (proposed by the Engineer);

- Upgrading –
  - The canal pump station and standby pump (capable of supplying 22l/s);
  - The raw storage dam to a storage capacity of 5000m<sup>3</sup>; and
  - The Water Treatment Works capable of delivering 46m<sup>3</sup>/h on the existing treatment works site;
- Construction of a-
  - 160mm diameter (Class 6 PVC) pipeline [between the river pump station and the existing potable water storage reservoir];
  - 430m<sup>3</sup> sectional steel reservoir next to the upgraded water treatment works;
  - 45l/s uplifting pump station; and
  - 250mm pipeline [located between the lifting pump station and the pressure tower].

#### *Sewerage*

The total sewer flow was calculated at 272 000l/day. Thirty (30%) of the households are currently serviced by VIPs whereas sixty (60%) of households utilize toilets with a conservancy tank (maintained by municipal waste trucks). Should a full-borne sewerage system be required, the associated infrastructure will include;

- A pumpstation (which must be capable of delivering 23.4l/s to the WWTW);
- Rising main pipeline (new 200m diameter Class 6 PVC pipelines (2100m and 3100m),
- Oxidation ponds (with a capacity of 0.3MI/ day).

It is recommended that the existing WWTW be relocated as it is closely situated to the existing Topline Settlement.

#### *Roads*

Access to the proposed Topline Development will be via an existing Residential Collector Streets (Class 4b). No challenges associated with site access was foreseen by the Engineer.

#### *Stormwater*

No formal stormwater infrastructure is present within the Brandboom settlement where stormwater runoff is currently draining from the centre of the site. According to the Engineer's Services Report, the guiding principle is that the peak stormwater runoff from the site, post construction, should not exceed the full range

of storm return periods (1:2 to 1:50) of the site pre-construction. Stormwater infrastructure must be constructed to:

- Accommodate minor storm events (i.e. 1:5 years) in open channels or side drains of streets;
- Accommodate major storm events (i.e. 1:50 year) through controlled overland flows, aboveground attenuation storage, and berms at the higher end of the site; and
- To prevent pooling of stormwater runoff;

#### *Solid waste removal*

According to the Integrated Development Plan, 2019 – 2022, the proportion of households in Kheis whose refuse is removed by a local authority at least once a week increased from 48.1% in 1996 to 62.0% in 2016. However, there was an increase in the proportion of households that have no rubbish disposal from 1.6% in 1996 to 7.6% in 2016. The IDP also states that in 2016, 21.1% of households dispose of waste via their own refuse dump. This is evident in the large amounts of domestic waste observed dumped on the site and must be addressed by the compilation and implementation of a waste management plan.

#### *Electricity*

The existing feeder can easily handle the future additional 298 kVA load only after the upgraded Eskom Groblershoop sub-station is brought online as indicated by Eskom's network planning department. The internal electrical network extension in the Topline community will only be done by Eskom after the formulation processes are completed as this area falls under the Eskom Distribution.

### **Conclusion**

The specialist studies and the information provided within the EIA Report, indicates that the proposed Topline Housing development does not pose any significant impacts should the proposed mitigation measures be implemented. As per the specialist assessments, site visits, and comments received from registered I&APs, wastewater management and illegal dumping remains a key issue which must be addressed with the implementation of a proper waste management plan. The proposed Topline Housing Development will increase the pressure placed on existing municipal services (especially water supply, sewage treatment, and solid waste management) and therefore, if a waste management plan is not effectively implemented, the current lack of adequate sewage treatment and solid waste removal may negatively impact the environment and socioeconomic development in the Topline area.

According to the Botanical Specialist (Appendix 6A), “*with the available information it is recommended that project be approved, with the proposed mitigation actions*”. According to the Heritage Impact Assessment (Appendix 6B), no significant heritage sites or features were observed within the proposed site for development. According to the Heritage Specialist, no mitigation measures are required to be implemented and that, from a heritage perspective, the specialists concluded that the proposed development can continue. The site is located within an area of zero-to-low paleontological significance. Therefore, the specialist stated that no further palaeontological heritage studies, ground-truthing, and/or specialist mitigation measures are required. As per the Freshwater Impact Assessment (Appendix 6C), the Freshwater Specialist concluded that identified impacts will have a Medium impact on the freshwater features of the site which can be reduced to a Low impact should proposed mitigation measures be implemented. The current sewage and solid waste situation may negatively impact the freshwater features of the site. Overall, the proposed development will have a low impact on the freshwater component should appropriate mitigation measures be implemented. The authorities may insist that these issues be resolved before a Water Use Authorisation is issued / approved. According to the Geotechnical Investigation (Appendix 6D), the proposed site for development was regarded as being of intermediate suitability for

Geotechnical Zones I and II whereas Geotechnical Zone III have a low suitability for the proposed residential development. The founding conditions were designated as R and P.

Considering all the information, it is envisaged that this proposed Boegoeberg Housing Development will have a low negative impact on the environment, and the socio-economic benefits are expected to greatly outweigh any negative impacts. The mitigation measures, as recommended by the various specialists and detailed in the EMPr (Appendix 9) must be implemented. It must be noted that a proper waste management plan, addressing the functioning of the wastewater treatment works and solid waste removal to service the proposed development (i.e. existing and increase demand for these services), must be added as a condition to the granting of the environmental authorisation. This waste management plan must be implemented to address the expected increase in pressure on existing services – as per recommendations proposed and addressed in the Engineer's Services Report (Appendix 4B).

It is therefore recommended that the proposed Topline Housing Development (**Alternative 4**) be supported and be authorised with the necessary conditions of approval, subject to the compilation and effective implementation of a waste management plan to address sewage and solid waste management and the implementation of mitigation measures proposed by the Specialists (Appendix 6A-D) and included in the EMPr.

## CONTENTS

1. INTRODUCTION .....	21
1.2 SCOPE OF WORK .....	22
1.3 ASSUMPTIONS AND LIMITATIONS .....	22
2. NEED AND DESIRABILITY .....	24
2.1 NEED .....	24
2.2 DESIRABILITY .....	26
2.3 INTEGRATED PLANNING .....	28
3. LEGAL REQUIREMENTS .....	30
3.1 THE CONSTITUTION OF THE REPUBLIC OF SOUTH AFRICA.....	30
3.2 NATIONAL ENVIRONMENTAL MANAGEMENT ACT (ACT 107 OF 1998) .....	30
3.3 NATIONAL HERITAGE RESOURCES ACT .....	35
3.4 EIA GUIDELINE AND INFORMATION DOCUMENT SERIES .....	35
3.6 NATIONAL ENVIRONMENTAL MANAGEMENT: BIODIVERSITY ACT.....	36
3.7 NATIONAL FORESTS ACT .....	36
3.8 NORTHERN CAPE CONSERVATION ACT, ACT 09 OF 2009 .....	37
3.8 SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, ACT 16 OF 2013.....	37
4. ALTERNATIVES .....	38
4.4 OTHER ALTERNATIVES.....	40
4.5 NO-GO ALTERNATIVE .....	40
5. SITE DESCRIPTION .....	41
5.1 LOCATION .....	41
5.2 VEGETATION .....	49
5.3 FRESHWATER .....	51
5.4 GEOLOGY .....	53
5.5 GEOHYDROLOGY .....	54
5.6 CLIMATE.....	54
5.7 SOCIO-ECONOMIC CONTEXT .....	55
5.8 HERITAGE FEATURES.....	58
6. SERVICES .....	59
6.1 WATER .....	59
6.2 SEWER.....	61
6.3 ROADS .....	62
6.4 STORMWATER .....	62
6.5 SOLID WASTE (REFUSE) REMOVAL .....	63
6.6 ELECTRICITY .....	63
7. PROCESS TO DATE .....	65

---

7.1	TASKS UNDERTAKEN TO DATE .....	65
7.2	TASKS TO BE UNDERTAKEN DURING THE EIA PHASE .....	67
7.3	PROFESSIONAL TEAM .....	68
7.4	PUBLIC PARTICIPATION.....	69
7.4.1	PUBLIC PARTICIPATION UNDERTAKEN DURING SCOPING PHASE: .....	69
7.4.2	PUBLIC PARTICIPATION UNDERAKEN DURING THE EIA PHASE: .....	71
7.4.3	INTERESTED AND AFFECTED PARTIES .....	71
8.	ENVIRONMENTAL ISSUES AND POTENTIAL IMPACTS.....	72
9.	SPECIALIST STUDIES.....	59
9.1	CRITERIA FOR SPECIALIST ASSESSMENT OF IMPACTS .....	77
9.2	BRIEFS FOR SPECIALIST STUDIES TO BE UNDERTAKEN AS PART OF THE EIA.....	78
9.2.1	BOTANICAL ASSESSMENT .....	78
9.2.2	HERITAGE ASSESSMENT .....	78
9.2.3	FRESHWATER ASSESSMENT .....	79
9.2.4	GEO-TECHNICAL ASSESSMENT .....	80
10.	ASSESSMENT OF ENVIRONMENTAL IMPACTS .....	63
10.1	BOTANICAL ASSESSMENT .....	63
10.1.1	KEY FINDINGS .....	81
10.1.2	IMPACT ASSESSMENT .....	86
10.1.3	MITIGATION MEASURES .....	86
10.1.4	CONCLUSION .....	86
10.2	HERITAGE ASSESSMENT .....	66
10.2.1	KEY FINDINGS .....	87
10.2.2	IMPACT ASSESSMENT .....	87
10.2.3	MITIGATION MEASURES .....	87
10.2.4	CONCLUSION .....	88
10.3	FRESHWATER ASSESSMENT .....	69
10.3.1	KEY FINDINGS .....	88
10.3.2	IMPACT ASSESSMENT .....	89
10.3.3	MITIGATION MEASURES .....	89
10.3.4	CONCLUSION .....	90
10.4	GEO-TECHNICAL ASSESSMENT .....	71
11.	SUMMARY OF IMPACTS.....	94
12.	RECOMMENDATIONS.....	96
13.	CONCLUSIONS.....	98
14.	DETAILS AND EXPERTISE OF THE EAP.....	100

---

## FIGURES

<b>Figure 1:</b> 1: 50 000 Locality Map showing the proposed Topline Housing Development. ....	23
<b>Figure 2:</b> Socioeconomic status associated with the proposed Topline Housing Development. ....	26
<b>Figure 3:</b> Proposed site for development and surrounding landscape, showing the location of the proposed development in location with the existing residential areas. QGIS, version 3.10. ....	27
<b>Figure 5:</b> Topline Development Framework. Source: SDF, (2014). ....	29
<b>Figure 5:</b> The EIA Process. Currently, this process is in the 'EIA Phase – Compile draft Environmental Impact Report (EIR) and draft CEMP and OEMP', as outlined in red. ....	34
<b>Figure 6:</b> Disturbed areas associated with the proposed site for development. Source: Botanical Impact Assessment (Appendix 6A). ....	41
<b>Figure 7:</b> Looking upstream of drainage line associated with the proposed site for development. Please refer to Appendix B for more site photographs. ....	42
<b>Figure 8:</b> Overview of site looking west towards the proposed site for the Topline Housing Development ..... 42	42
<b>Figure 9:</b> Map referring to GPS co-ordinates in Table 1. ....	45
<b>Figure 9:</b> Overview of existing road crossing drainage line located within the proposed site for development. .... 46	46
<b>Figure 10:</b> Illegally dumped solid waste within the drainage line. Photograph looking in a westerly direction, downstream of the drainage line. ....	46
<b>Figure 11:</b> Photograph overlooking soccer field and exposed soil susceptible to erosion. ....	47
<b>Figure 12:</b> Overview of proposed site looking in a south-easterly direction. ....	47
<b>Figure 13:</b> Incidences of illegal dumping within the proposed site for development. ....	48
<b>Figure 15:</b> Vegetation types associated with the proposed Topline Housing development. Source: QGIS, version 3.10. ....	50
<b>Figure 16:</b> The proposed site for development is located within a Critical Biodiversity Area (CBA). Location of site is encircled in red. ....	51
<b>Figure 17:</b> Watercourses associated with the proposed site for development. Source: Freshwater Impact Assessment (Appendix 6C). ....	52
<b>Figure 18:</b> Sub-catchment associated with drainage lines present within the proposed site for development. Source: Freshwater Impact Assessment (Appendix 6C). ....	53
<b>Figure 19:</b> Geological features associated with the Topline site. ....	54
<b>Figure 20:</b> Sectoral composition !Kheis (2017-2018)(Source !Kheis Municipality IDP (2019 – 2022). ....	56
<b>Figure 21:</b> Results of Green Drop Score (2010/11) ....	57
<b>Figure 22:</b> Current water supply system associated with the existing Topline Settlement. Source: Engineer's Service Report (Appendix 4B). ....	60
<b>Figure 23:</b> Graphical representation of required water supply upgrades. Engineer's Service Report (Appendix 4B). ....	61
<b>Figure 24:</b> Existing WWTW (servicing the existing Topline Settlement) and location of proposed WWTW capable of servicing proposed population increase relative to the Topline Housing Development. Source: Engineer's Service Report (Appendix 4B). ....	62
<b>Figure 25:</b> Existing electrical network associated with the existing Topline Settlement. Adapted from Engineer's Services Report (Appendix 4B). ....	64
<b>Figure 25:</b> Summary of the EIA process and public participation process. The red indicates the stages where the competent authority will be consulted during the process. ....	67
<b>Figure 27:</b> Geotechnical characteristics of the proposed site for development. Source: Appendix 6D. ....	92

## TABLE

<b>Table 1.</b> Coordinates of corner points of the Topline study area. ....	43
<b>Table 2.</b> Social and Economic Aspect ..... 58	58
<b>Table 3.</b> Tasks undertaken in the EIA to date and way forward ..... 65	65
<b>Table 3.</b> Members of the professional team ..... 68	68
<b>Table 5.</b> Vegetation (including protected, non-protected, and alien invasive plant species) encountered on site. Adapted from the Botanical Assessment (Appendix 6A). ....	82

---

Table 6: Location of NFA protected trees observed within or near the footprint (Source: Appendix 6A) .. 83

**Table 7:** Protected plant species in terms of the NCNCA. A permit is required should any individual of these protected plant species be disturbed, removed, or relocated. Adapted from the Botanical Assessment (Appendix 6A). ..... 84

**Table 5.** Summary of all impacts ..... 94

---

## APPENDICES

**APPENDIX 1: LETTERS FROM AUTHORITIES**

APPENDIX 1A: ACKNOWLEDGEMENT FROM DENC

APPENDIX 1B: ACCEPTANCE OF SCOPING REPORT AND PLAN OF STUDY

**APPENDIX 2: SITE LAYOUT PLANS**

APPENDIX 2A: ALTERNATIVE 1 LAYOUT PLAN

APPENDIX 2B: ALTERNATIVE 2 LAYOUT PLAN

APPENDIX 2C: PREFERRED ALTERNATIVE 3 LAYOUT PLAN

**APPENDIX 3: PUBLIC PARTICIPATION PROCESS**

APPENDIX 3A: INTERESTED AND AFFECTED PARTIES LIST

APPENDIX 3B: PROOF OF ADVERTISEMENT

APPENDIX 3C: PROOF OF NOTIFICATIONS

APPENDIX 3D: PROOF OF SITE POSTERS AND LETTER DROPS

APPENDIX 3E: COMMENTS AND RESPONSE REPORT

**APPENDIX 4: SPLUMA AND ENGINEERING AND SERVICES REPORTS**

APPENDIX 4A: SPLUMA APPLICATION

APPENDIX 4B: ENGINEERING SERVICES REPORT

**APPENDIX 5: MAPS**

APPENDIX 5A: LOCALITY MAP

APPENDIX 5B: BIODIVERSITY OVERLAY MAPS

**APPENDIX 6: SPECIALIST STUDIES**

APPENDIX 6A: BOTANICAL IMPACT ASSESSMENT

APPENDIX 6B: HERITAGE IMPACT ASSESSMENT

APPENDIX 6C: FRESHWATER ASSESSMENT

APPENDIX 6D: GEO-TECHNICAL REPORT

**APPENDIX 7: IMPACT ASSESSMENT SUMMARY****APPENDIX 8: SITE OVERVIEW PHOTOGRAPHS****APPENDIX 9: ENVIRONMENTAL MANAGEMENT PROGRAMME**

---

## ACRONYMS

BGIS	Biodiversity Geographic Information System
CBA	Critical Biodiversity Area
DEA	Department of Environmental Affairs
DEAT	Department of Environmental Affairs and Tourism
DENC	Department of Environment and Nature Conservation (Northern Cape)
DWS	Department of Water and Sanitation
EAP	Environmental Assessment Practitioner
ECA	Environment Conservation Act (Act No. 73 of 1989)
EIA	Environmental Impact Assessment
EIR	Environmental Impact Assessment Report
EMP	Environmental Management Programme
HIA	Heritage Impact Assessment
I&APs	Interested and Affected Parties
NCNCA	Northern Cape Nature Conservation (Act 9 of 2009)
NEMA	National Environmental Management Act (Act No. 107 of 1998)
NEMBA	National Environmental Management: Biodiversity Act (Act No. 10 of 2004)
NFA	National Forests Act (NFA) of 1998 (Act 84 of 1998)
NHRA	National Heritage Resources Act (Act No. 25 of 1999)
NID	Notice of Intent to Develop
NWA	National Water Act
OESA	Other Ecological Support Area
PIA	Palaeontological Impact Assessment
SAHRA	South African Heritage Resources Agency
SANBI	South African National Biodiversity Institute
SDF	Spatial Development Framework
TIA	Traffic Impact Assessment
WULA	Water Use Licence Application

# 1. INTRODUCTION

## 1.1 BACKGROUND

The !Kheis Local Municipality is proposing a new township development, consisting of approximately 248 erven and associated infrastructure on Erf 1, Erf 16, Erf 87, and Plot 2777, Topline, !Kheis Local Municipality. The total area to be developed measures 36 (thirty-six) hectares. The proposed site is located approximately 21km north-west of Groblershoop, adjacent to the N10 and the approximately 2km west of the Orange River. The proposed site for the Topline Housing Development is located within Ward 1 of the !Kheis Local Municipality, ZF Mgcawu District Municipality, Northern Cape. The proposed site is located at the following location: 28°45'16.25"S; 21°50'18.67"E.

According to the SPLUMA Application Report (**Appendix 4A**), the erven are broken down as follows:

- 248 x Residential Zone I units: dwelling house/ residential house containing one residential unit - a self-contained interlinking group of rooms for the accommodation and housing of a single family, or a maximum of four persons;
- 2 x Business Zone I: business building / premises which will be used as shops and/or offices (e.g., professional offices, places of assembly, doctors consulting rooms);
- 1 x Institutional Zone II: place of worship (e.g., places for practising religion);
- 11 x Open Space II: public open space to be utilized by the public as an open space, park, garden, playground, or recreational site;
- 1 x Open Space III: private site for private site for sport. This zone will be used to accommodate the existing sports field present within the development footprint;
- 1 x Transport Zone I: public street reserved for street purposes and includes facilities for public transport;
- 1 x Authority Zone I: land/ erven and buildings utilized by local and district municipality to carry out mandatory functions; and
- 1 x Undetermined Zones: Referred to properties previously zoned 'undetermined' or other abolished zones in previous schemes which cannot be appropriately converted to a new use zone;

The applicant is !Kheis Local Municipality who will undertake the activity should it be approved. EnviroAfrica CC has been appointed as the independent environmental assessment practitioner (EAP) responsible for undertaking the relevant EIA and the Public Participation Process required in terms of the National Environmental Management Act (Act 107 of 1998) (NEMA).

The Application Form and Draft Scoping Report was submitted to the DENC on the **29<sup>th</sup> July 2020**. The Final Scoping Report and Plan of Study for this EIA was submitted to the Department of Environment and Nature Conservation (DENC) on the **8<sup>th</sup> October 2020**. The Scoping Report and Plan of Study for EIA were approved by DENC on the **11<sup>th</sup> December 2020** and EnviroAfrica were advised to proceed with the EIA process (**Appendix 1B**).

## 1.2 SCOPE OF WORK

There has been no particular brief given to the consultants to undertake this study. However, the scope of the study has been determined with reference to the requirements of the relevant legislation and undertaken in terms of the Integrated Environmental Management Information Series on Environmental Impact Reporting (2004) issued by DEAT and the Information Document on Requirements with respect to the EIA Process (January 2003), issued by the Department of Environmental Affairs and Development Planning of the Western Cape.

The basic scope of work will include the following:

- Review of all information.
- Participating in the progress of the development proposal.
- Scoping (identification of significant issues).
- Assessment of anticipated impacts.
- Identification of suitable mitigation measures to reduce negative impacts and enhance positive impacts.
- Submission for decision.

One of the crucial aims of an EIA is to ensure that the demands of sustainable development are met on a project level, within the context of the greater area. The most common definition of sustainable development is development that meets the needs of the present while not compromising the needs of future generations.

This EIA is therefore being undertaken with sustainable development as a goal. The assessment will look at the impacts of the proposals on the environment and assess the significance of these, as well as propose mitigation measures, as required, to reduce anticipated impacts to acceptable levels.

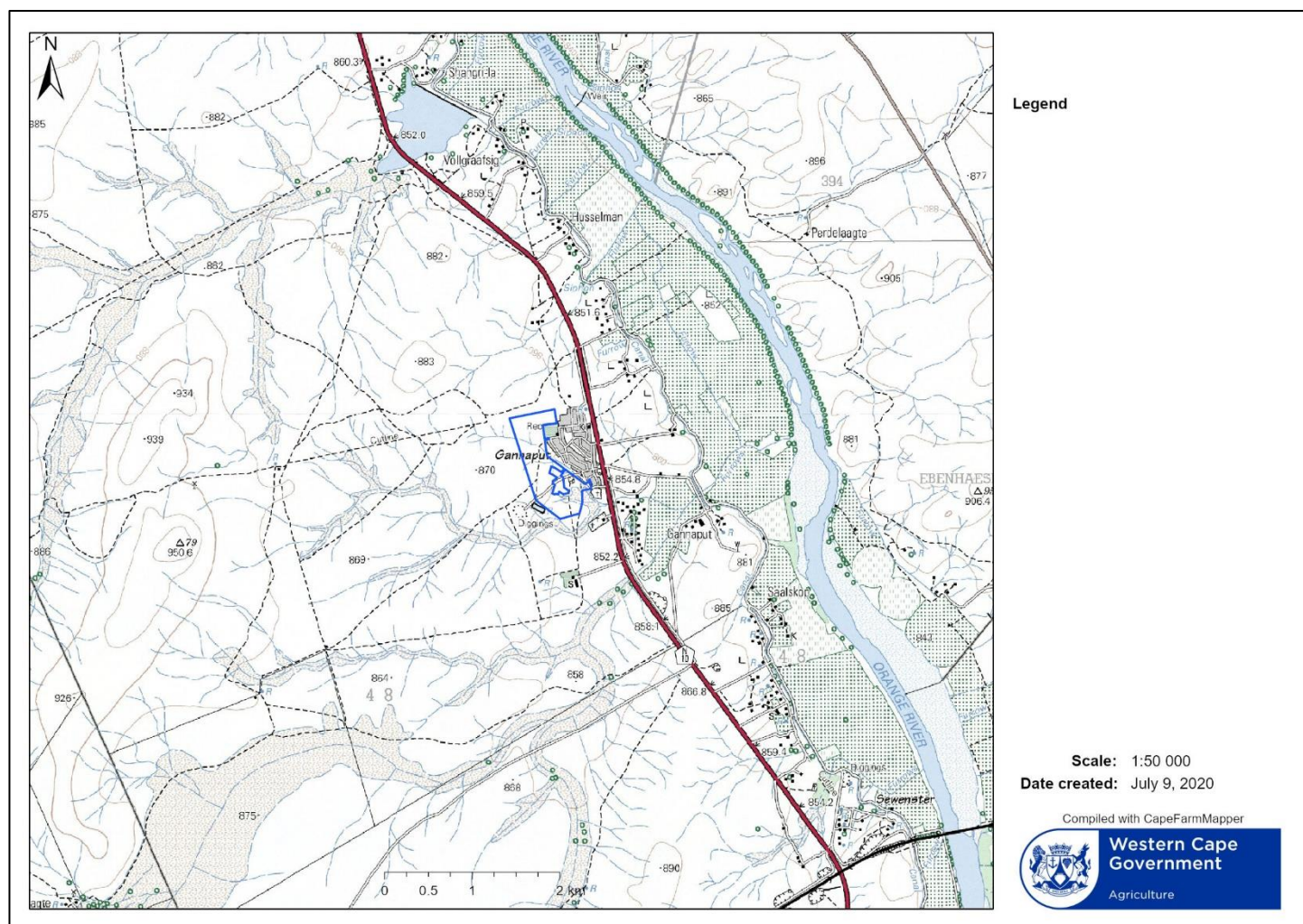
## 1.3 ASSUMPTIONS AND LIMITATIONS

The assumption is made that the information on which the report is based (i.e. specialist studies, project information, information given by the applicant and client, as well as mapping tools including *CapeFarmMapper* and *BGIS*) is correct.

Future management of the site is essential, and the assumption is made that 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.

## 1.4 DESCRIPTION OF THE PROPOSED ACTIVITY

The !Kheis Local Municipality is proposing a new township development, consisting of approximately 248 erven and associated infrastructure on Erf 1, Erf 16, Erf 87, and Plot 2777, Topline, !Kheis Local Municipality. The total area to be developed measures 36ha. The proposed site is located approximately 21km north-west of Groblershoop, adjacent to the N10 and the approximately 2km west of the Orange River. The proposed site for the Topline Housing Development is located within Ward 1 of the !Kheis Local Municipality, ZF Mgcawu District Municipality, Northern Cape. The proposed site is located at the following location: 28°45'16.25"S; 21°50'18.67"E.



**Figure 1:** 1: 50 000 Locality Map showing the proposed Topline Housing Development.

## 2. NEED AND DESIRABILITY

In terms of the National Environmental Management Act, as amended, EIA 2014 regulations the Scoping/EIA report must provide a description of the need and desirability of the proposed activity. The consideration of “need and desirability” in EIA decision-making requires the consideration of the strategic context of the development proposal along with the broader societal needs and the public interest.

The need for and the desirability of a proposed development forms a key component of any EIA application. The consideration of proposed developments in context of the various spatial planning tools and policy applicable to the study area forms an integral part of the present environmental processes. The “need and desirability” will be determined by considering the broader community’s needs and interests as reflected in a credible IDP, SDF and EMF for the area.

While the concept of need and desirability relates to the *type* of development being proposed, essentially, the concept of need and desirability can be explained in terms of the general meaning of its two components in which *need* refers to *time* and *desirability* to *place* – i.e. is this the right time and is it the right place for locating the type of land-use/activity being proposed? Need and desirability can be equated to *wise use of land* – i.e. the question of what the most sustainable use of land is. The impact of development on people’s health and well-being, as well as its impact on natural and cultural areas, and therefore its desirability, will also be assessed during the Environmental Impact Report phase.

### 2.1 NEED

Housing is a national need, including in the !Kheis Local Municipality.

The !Kheis Local Municipality's aims to promote socioeconomic development through the eradication of backlogs associated with water and sanitation, electricity, and housing, as well as improve basic services within Topline. In order to meet the needs of the community within Topline, the Council resolved that a project business plan be submitted to Co-operative Governance, Human Settlements and Traditional Affairs (COGHSTA) as well as the construction of 248 erven in Topline over the short to medium term, along with associated infrastructure. As per the !Kheis Integrated Development Plan (IDP) 2019/2020, a key performance indicator includes the provision of infrastructure and basic service through securing suitable land for human settlement projects, where suitable land was previously identified in Boegoeberg, Topline, Wegdraai, Grootdrink, Gariep, and Opwag. The provision of affordable housing units remains a high priority for the Municipality which will restore the dignity of poor people by providing shelter and access to basic human rights as enshrined in the Constitution of South Africa.

The proposed !Kheis housing development falls in line with the !Kheis IDPs key strategic and development objectives of the KLM, to improve and maintain basic service delivery through specific infrastructural projects including human settlements, water, sanitation, electricity, as well as streets and storm water management<sup>3</sup>. As per the Land Development Plan/ Rural Spatial Development Framework (2014), Topline is classified as a Low Development Potential/High Human Development Need (Category 3 Investment type = Small-scale Monetary capital, basic services and social capital).

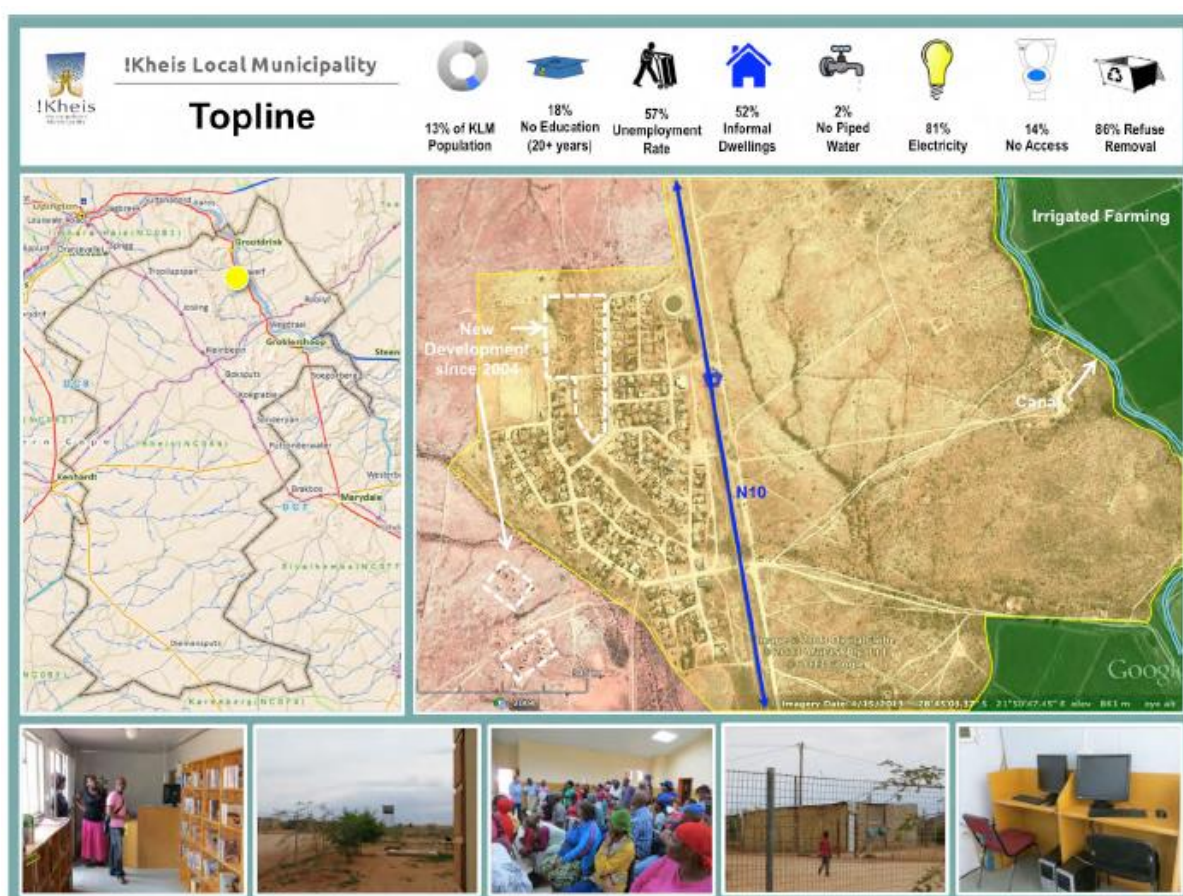
The demographic profile of the KLM includes the total population of 16 637 individuals in 2011 with a total number of 4 145 households. This community requires formalized, state-instituted housing, and associated, infrastructure. The proposed development will distribute the density of the population, improve community

<sup>3</sup> Integrated Development Plan of !Kheis Municipality, 2017-2022 (Review for 2019 – 2020 Financial Year).

member's standard of living, as well as access to essential services including roads, electricity, water supply, appropriate sewage disposal infrastructure, and environmental health in the area. Therefore, the proposed development will enable adequate housing to be constructed, thereby promoting access to basic service delivery as well as socioeconomic development in Boegoeberg and its surroundings.

The proposed Topline Housing development is in line with the !Kheis IDPs key strategic and development objectives, namely to improve and maintain basic service delivery through specific infrastructural projects including human settlements and basic services, in the poverty-stricken Grootdrink Township. According to the SDF, the population in Topline increased from 959 (in 2001) to 1398 in 2011 (where 52% of the population are male and 48% female). Therefore, this community requires formalized, state-instituted housing, and associated, infrastructure. The proposed development will distribute the density of the population, improve community member's standard of living, as well as access to essential services including roads, electricity, water supply, appropriate sewage disposal infrastructure, and environmental health in the area. Therefore, the proposed development will enable adequate housing to be constructed, thereby promoting access to basic service delivery as well as socioeconomic development in the Topline Township and its surroundings. !Kheis Local Municipality is committed to the vision of the National Government of which it committed itself towards accelerating shared growth to halve poverty and unemployment and promote social inclusions. Housing is one of the social inclusions in this vision.

The majority of the KLM population is located in five settlements, namely: Grootdrink, Topline, Wegdraai, Groblershoop and Boegoeberg, with the largest of those settlements being Groblershoop, Grootdrink and Wegdraai. With regards to the functional age groups, 60% of KLM's population is of working age (15---64). Grootdrink (40%) and Boegoeberg (40%) have the highest percentages of population aged between 0 and 14, which is decidedly higher than the district percentage of 28%. Education levels and school attendance have increased in KLM. Grootdrink has the lowest percentage individuals with Gr.12 at 9,1%, while Topline has the highest percentage of individuals with 'no schooling' at 17,5%. In comparison Groblershoop has the highest percentage of individuals with Gr.12 (18,5%) and individuals with higher education (1,7%).



**Figure 2.** Socioeconomic status associated with the proposed Topline Housing Development.

## 2.2 DESIRABILITY

The following factors determine the desirability of the area for the proposed residential development. As per the Needs and Desirability Report, prepared by Macroplan (August 2020), approximately 300 to 350 families live on the proposed site for development and are in dire need for formalization. It is clear from the number of existing informal houses erected on the property, that this study area is indeed habitable and that there is an urgent need for residential erven within the sub-economic market.

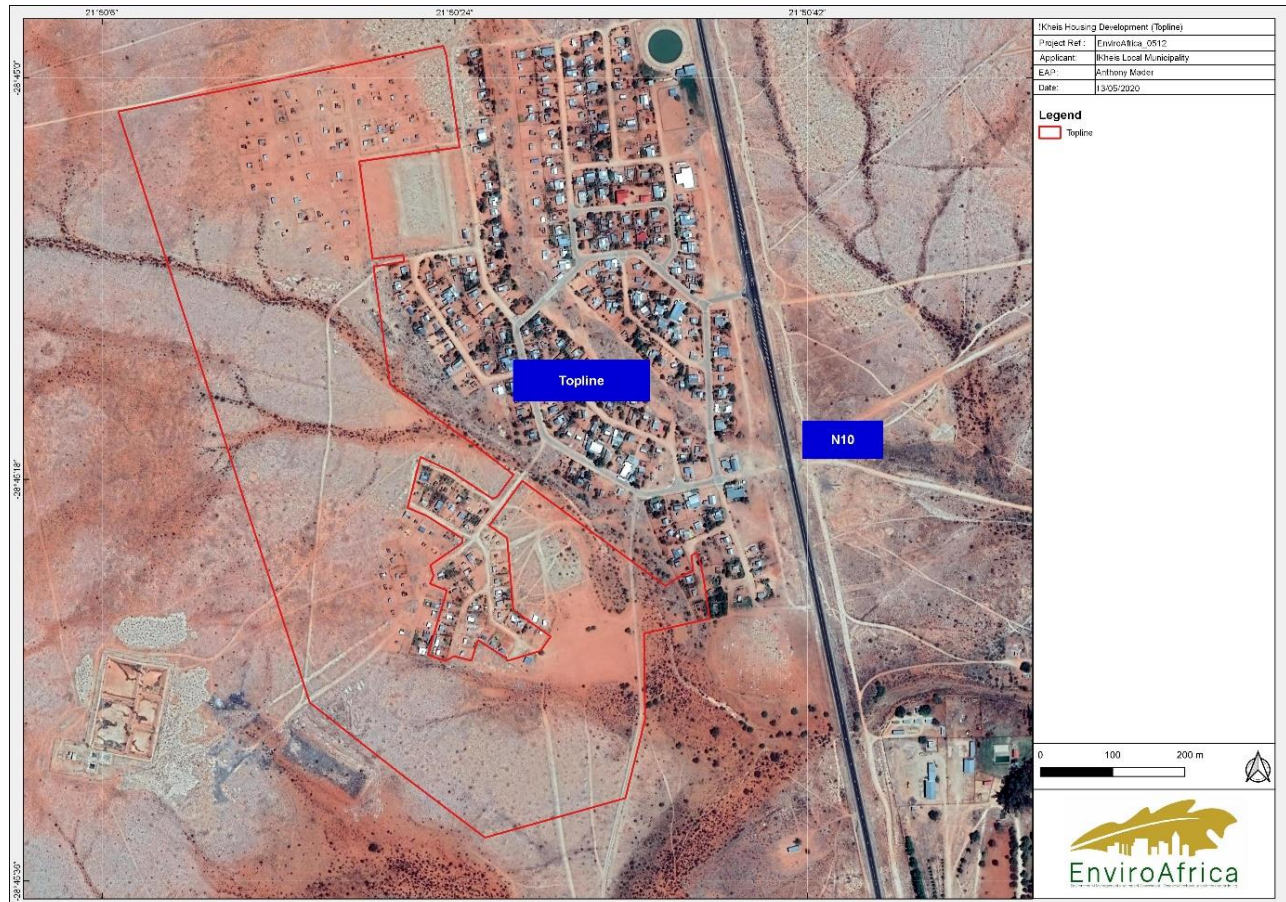
### 2.2.1 LOCATION AND ACCESSIBILITY

The proposed location is considered to be a viable option. The proposed site is adjacent to the existing residential area of Saalskop. The proposed site is located adjacent to the N10, allowing accessibility and linking to the existing services infrastructure. Any upgrades or additional services infrastructure that will be required will be investigated, and included in the Environmental Impact Report (EIR).

Due to the existing settlement, namely the Topline Settlement, the proposed development will expand the housing footprint in the immediate area. The proposed development will tie into existing services, reducing costs and environmental impact associated with the construction of a stand-alone development in an area where surrounding land uses are not in line with the nature of this project. According to the SPLUMA

Application Report (**Appendix 4A**), sections of the study area is situated within the urban edge of Topline. Moreover, as per the !Kheis SDF, the portions of land identified for the Topline formalisation and expansion project falls within the urban edge of Topline and has furthermore been earmarked for low-cost housing, as such the development proposal is in line with the spatial vision of Topline.

No other physical characteristics, excluding the presence of drainage lines through the site, of these properties or environmental constraints which would exclude the site from development.



**Figure 3:** Proposed site for development and surrounding landscape, showing the location of the proposed development in location with the existing residential areas. QGIS, version 3.10.

### 2.2.2 COMPATIBILITY WITH THE SURROUNDING AREA

The proposed site is directly adjacent to the existing residential area of Topline. As stated above, this would provide accessibility and allow the proposed development to link to the existing services infrastructure. The proposed site for development is situated adjacent to the existing residential area of Topline (Figure 3). Although undeveloped, the area surrounding the existing residential area is highly disturbed, with numerous incidences of illegal dumping (including general and hazardous waste). Due to the close proximity of the existing Settlement, costs and environmental impacts, associated with the excavation and laying of new pipes, will be avoided as the proposed development will tie in with existing services.

According to the SPLUMA Application;

- Erf 1: the portion of this property that is applicable to this submission is partially utilised by informal housing, whilst the remaining section is vacant;
- Erf 16: undeveloped for the most part, except for a few in formal houses;
- Erf 87: the portion of this property that is applicable to this submission is completely occupied by informal housing;
- Plot 2777: undeveloped for the most part, except for a few informal houses.

Therefore, the proposed site for development is compatible with the surrounding area, namely the existing Topline Settlement, with areas of the study area utilized for informal housing.

## **2.3 INTEGRATED PLANNING**

According to the Department of Environmental Affairs: Integrated Environmental Management Guideline: Guideline on Need and Desirability (2017), when considering how the development may affect or promote justifiable economic and social development, the relevant spatial plans must be considered, including Municipal Integrated Development Plans (IDP), Spatial Development Frameworks (SDF) and Environmental Management Frameworks (EMF).

According to the SPLUMA Application (**Appendix 4A**), each Municipality must prepare a SDF that interprets and represents the spatial development vision of the competent Authority. All proposed developments, specifically pertaining to land use change applications within a municipality, must be measured against an approved SDF of such a municipality, which may be seen as the spatial translation of the IDP. The planning legislation states that no land development decision can be made if the proposed development is inconsistent with the municipal spatial development framework. However, the District Municipal Planning Tribunal may depart from the provisions of the SDF only if site-specific circumstances justify a departure from the provisions of such SDF.

The !Kheis SDF was revised in 2016 to align with the principles of the Spatial Planning and Land Use Management Act (Act 16 of 2013) and has since been a valid and weight bearing document for spatial guidance. The SDF of the !Kheis Municipality adheres to the basic SDF requirements as stipulated in the SPLUMA, therefore providing a potential investor with adequate information to plan a development according to the spatial vision of the municipality. Within the !Kheis SDF, the portion of land identified for the Topline Expansion Project falls within the urban edge of Topline and has furthermore been earmarked for low-cost housing, as such the development proposal is in line with the spatial vision of Topline

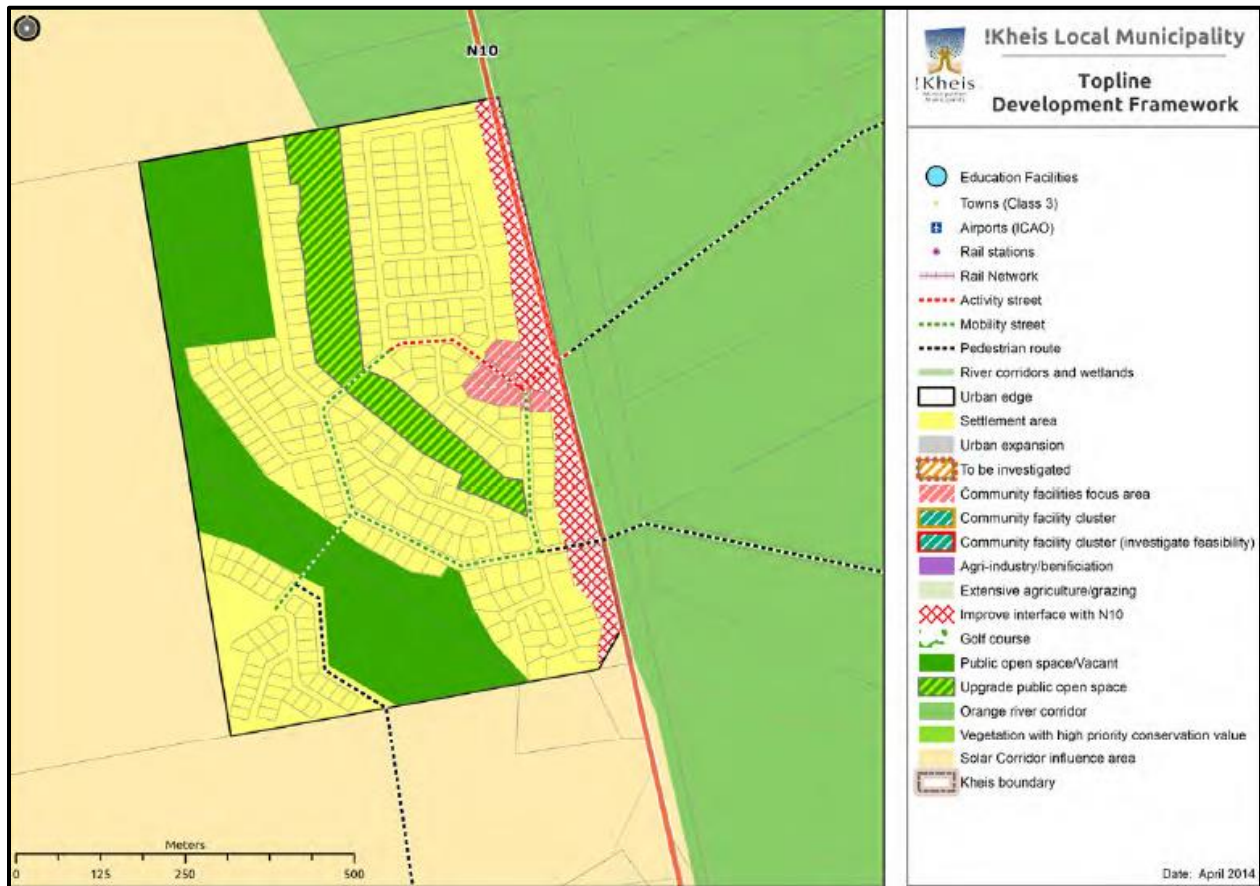
In the !Kheis Municipality Land Development Plan/ Rural Spatial Development Framework (2014), a variety of projects are identified as focus areas in terms of development. These projects stem from the various municipal IDP's and SDF's and one of the outlined areas of focus is that of housing needs in urban and rural areas throughout the district and local municipalities.

As per the SDF, the key issues raised included, but are not limited to:

- Inadequate housing;
- Lack of land for housing and farming in the area where the new informal settlements are the result of new household formation in the area and not in-movement from outside the area;
- A lack of jobs and job-creation opportunities in the area;
- Water quality and supply;
- Water channels are a safety risk for children and livestock
- Dependency of shops located in Topline;

- The lack of facilities for (i) secondary schooling, (ii) sports and recreation, and (iii) where centre where senior citizens can meet; and
- Weak power supply.

According to the Northern Cape Provincial Spatial Development Framework (2019) (NCPSPDF), as part of the Spatial Development Strategies for Infrastructure Investment and related objectives, it is a set objective that, amongst others, the housing backlog within the province must be eradicated. It is furthermore indicated that, as part of policy alignment with the Spatial Planning Categories, adequate, safe, and affordable housing (amongst other objectives) must be met by 2030.



**Figure 4.** Topline Development Framework. Source: SDF, (2014).

### 3. LEGAL REQUIREMENTS

The current assessment is being undertaken in terms of the National Environmental Management Act (Act 107 of 1998, NEMA), to be read with section 24 (5): NEMA EIA Regulations 2014. However, the provisions of various other Acts must also be considered within this EIA.

The legislation that is relevant to this study is briefly outlined below.

#### 3.1 THE CONSTITUTION OF THE REPUBLIC OF SOUTH AFRICA

The Constitution of the Republic of South Africa (Act 108 of 1996) states that everyone has a right to a non-threatening environment and that reasonable measures are applied to protect the environment. This includes preventing pollution and promoting conservation and environmentally sustainable development, while promoting justifiable social and economic development.

#### 3.2 NATIONAL ENVIRONMENTAL MANAGEMENT ACT (ACT 107 OF 1998)

The National Environmental Management Act (Act 107 of 1998) (NEMA), as amended, makes provision for the identification and assessment of activities that are potentially detrimental to the environment and which require authorisation from the relevant authorities based on the findings of an environmental assessment. NEMA is a national act, which is enforced by the Department of Environmental Affairs (DEA). These powers are delegated in the Northern Cape to the Department of Environment and Nature Conservation (DE&NC).

On the 04 December 2014 the Minister of Water and Environmental Affairs promulgated regulations in terms of Chapter 5 of the NEMA, namely the EIA Regulations 2014. These were amended on 07 April 2017 (GN No. 326, No. 327 (Listing Notice 1), No. 325 (Listing Notice 2), No. 324 (Listing Notice 3) in Government Gazette No. 40772 of 07 April 2017). Listing Notice 1 and 3 are for a Basic Assessment and Listing Notice 2 for a full Environmental Impact Assessment.

According to the regulations of Section 24(5) of NEMA, authorisation is required for the following listed activities for the proposed development:

Government Notice R327 (Listing Notice 1) listed activities:

- 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.
- 10** The development and related operation of infrastructure exceeding 1000 metres in length for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes
  - (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;

- (c) such infrastructure is for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes inside a road reserve or railway line reserve; or
- (d) where such development will occur within 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, measured from the edge 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 watercourse;

- (a) will occur behind a development setback;
- (b) is for maintenance purposes undertaken in accordance with a maintenance management plan; or
- (c) falls within the ambit of activity 21 in this Notice, in which case that activity applies.

**24** The development of a road;

- (i) for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Government Notice 545 of 2010; or
- (ii) with a reserve wider than 13,5 meters, or where no reserve exists where the road is wider than 8 metres;

but excluding a road;

- (a) which is identified and included in activity 27 in Listing Notice 2 of 2014; or
- (b) where the entire road falls within an urban area; or
- (c) which is 1 kilometre or shorter

**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.

**56** The widening of a road by more than 6 metres, or the lengthening of a road by more than 1 kilometre;

- (i) where the existing reserve is wider than 13,5 meters; or
- (ii) where no reserve exists, where the existing road is wider than 8 metres;

excluding where widening or lengthening occur inside urban areas.

Government Notice R325 (Listing notice 2) listed activities:

- 15** The clearance of an area of 20 hectares or more of indigenous vegetation, excluding 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.

Government Notice R324 (Listing notice 3) listed activities:

- 4** The development 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 indigenous vegetation except where such clearance of vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.
- 14** The development of;
- (i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 10 square metres;
  - (ii) infrastructure or structures with a physical footprint of 10 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, measured from the edge of a watercourse;
- Excluding the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour;

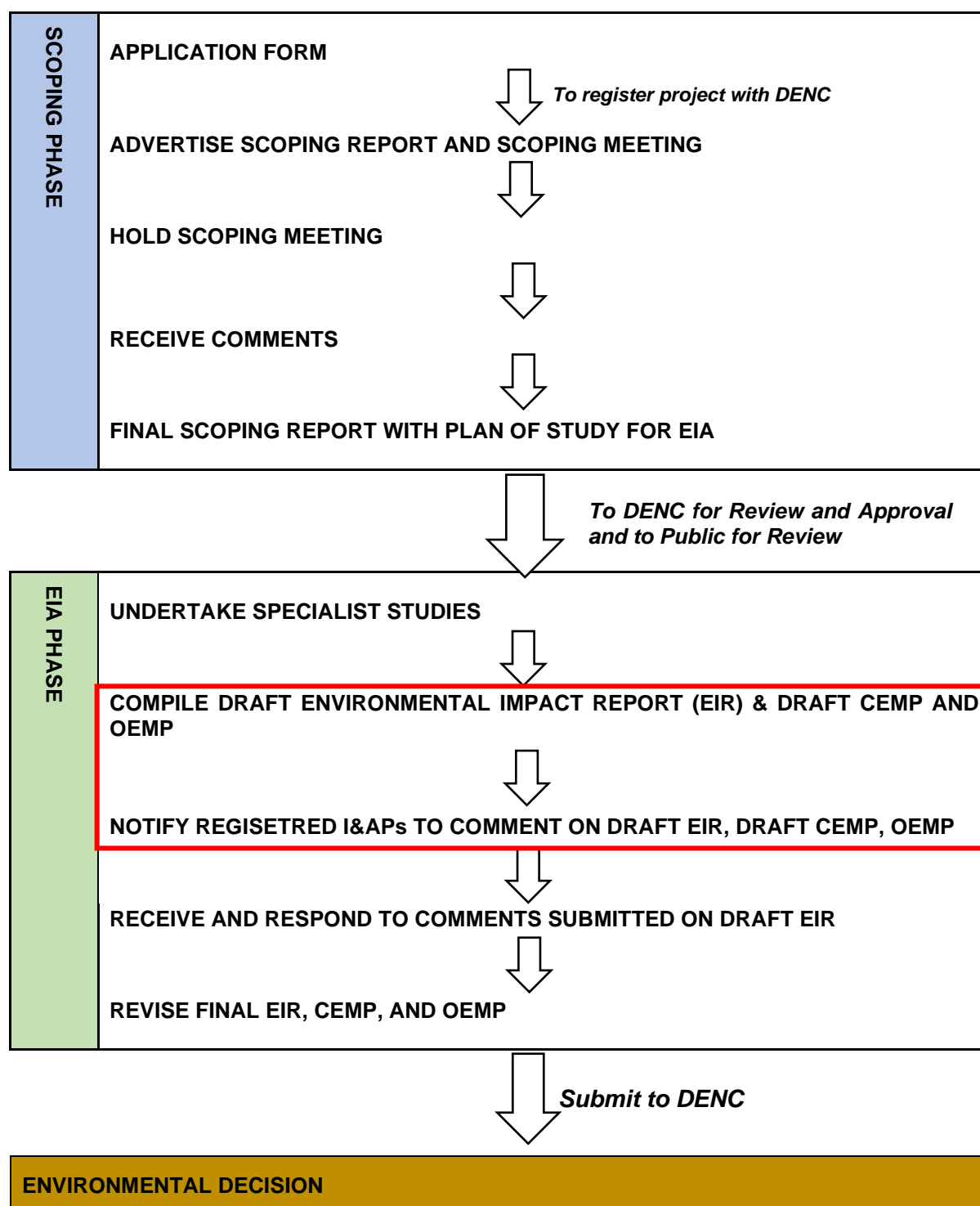
The environmental process is being undertaken in distinct phases, refer to **Figure 5**. An Application Form has been submitted to Department of Environment and Nature Conservation (DE&NC). On acknowledgment from DE&NC (**Appendix 1A**), the Scoping Process was undertaken to identify potential issues. The Final Scoping Report and Plan of Study for EIA were submitted to the Department of Environment and Nature Conservation (DE&NC). The Scoping Report and Plan of Study for EIA were approved by DE&NC on the **11<sup>th</sup> December 2020** and EnviroAfrica was advised to proceed with the EIA process (**Appendix 1B**).

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 will be placed at the forefront while serving their physical, psychological, developmental, cultural and social interests. The activity seeks to provide additional housing, employment and economic development opportunities, which are a local and national need – *the proposed activity is expected to have a beneficial impact on people, especially developmental and social benefits, as well providing additional housing, employment and economic development opportunities.*

- 
- Development will 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. The impact that the activity will potentially have on these will be considered, and mitigation measures will be put in place - *potential impacts have been identified and considered, and any further potential impacts will be identified during the public participation process. Mitigation measures have been recommended by the various specialist assessment, and are included in the EMP.*
  - Where waste cannot be avoided, it will be minimised and remedied through the implementation and adherence of the Environmental Management Programme (EMP) – *the EMP is included in the EIR as Appendix 9.*
  - The use of non-renewable natural resources will be responsible and equitable.
  - The negative impacts on the environment and on people's environmental rights will be anticipated, investigated and prevented, and where they cannot be prevented, will be minimised and remedied – *potential negative impacts have been identified and considered, and any further potential impacts will be identified during the public participation process. Mitigation measures have been recommended by the various specialist assessment, and are included in the EMP.*
  - The interests, needs and values of all interested and affected parties will be taken into account in any decisions through the Public Participation Process – *refer to Section 7.4 below and Appendix 3.*
  - The social, economic and environmental impacts of the activity will be considered, assessed and evaluated, including the disadvantages and benefits - *refer to Section 10 below*
  - The effects of decisions on all aspects of the environment and all people in the environment will be taken into account, by pursuing what is considered the best practicable environmental option.

## EIA (SCOPING AND ENVIRONMENTAL IMPACT REPORT (S&EIR) PROCESS



**Figure 5:** The EIA Process. Currently, this process is in the 'EIA Phase – Compile draft Environmental Impact Report (EIR) and draft CEMP and OEMP', as outlined in red.

### 3.3 NATIONAL HERITAGE RESOURCES ACT

The protection and management of South Africa's heritage resources are controlled by the National Heritage Resources Act (Act No. 25 of 1999). South African National Heritage Resources Agency (SAHRA) is the enforcing authority.

In terms of Section 38 of the National Heritage Resources Act, SAHRA will require a Heritage Impact Assessment (HIA) where certain categories of development are proposed. Section 38(8) also makes provision for the assessment of heritage impacts as part of an EIA process and indicates that if such an assessment is found to be adequate, a separate HIA is not required.

The National Heritage Resources Act requires relevant authorities to be notified regarding this proposed development, as the following activities are relevant:

- any development or other activity which will change the character of a **site exceeding 5 000 m<sup>2</sup> in extent**;
- the construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length

In accordance with the NHA, a Heritage Impact Assessment (**Appendix 4B**) was undertaken.

Furthermore, in terms of Section 34(1), no person may alter or demolish any structure or part of a structure, which is older than 60 years without a permit issued by the SAHRA, or the responsible resources authority. Nor may anyone destroy, damage, alter, exhume or remove from its original position, or otherwise disturb, any grave or burial ground older than 60 years, which is situated outside a formal cemetery administered by a local authority, without a permit issued by the SAHRA, or a provincial heritage authority, in terms of Section 36 (3). In terms of Section 35 (4), no person may destroy, damage, excavate, alter or remove from its original position, or collect, any archaeological material or object, without a permit issued by the SAHRA, or the responsible resources authority.

### 3.4 EIA GUIDELINE AND INFORMATION DOCUMENT SERIES

The following are the latest guidelines and information Documents that have been consulted:

- Department of Environmental Affairs and Development Planning's (DEA&DP) *Environmental Impact Assessment Guideline and Information Document Series (Dated: March 2013)*:
  - ✓ *Guideline on Transitional Arrangements*
  - ✓ *Generic Terms of Reference for EAPs and Project Schedules*
  - ✓ *Guideline on Alternatives*
  - ✓ *Guideline on Public Participation*
  - ✓ *Guideline on Exemption Applications*
  - ✓ *Guideline on Appeals*
  - ✓ *Guideline on Need and Desirability*
- Department of Environmental Affairs and Tourism (DEAT) *Integrated Environmental Management Information Series*.

### 3.5 NATIONAL WATER ACT

Besides the provisions of NEMA for this EIA process, the proposed development may also require authorizations under the National Water Act (Act NO. 36 of 1998). The Department of Water Affairs, who administer that Act, will be a leading role-player in the EIA.

According to the Freshwater Impact Assessment (**Appendix 4C**), the NWA guides the management of water in South Africa as a common resource. The Act aims to regulate the use of water and activities (as defined in Part 4, Section 21 of the NWA), which may impact on water resources through the categorisation of 'listed water uses' encompassing water abstraction and flow attenuation within catchments as well as the potential contamination of water resources, where the DWS is the administering body in this regard.

Defined water use activities require the approval of DWS in the form of a General Authorisation or Water Use Licence authorisation. Government Notice No. 665 of 6 September 2013 provides for General Authorisations for certain specified water use activities in terms of the disposal of wastewater which then do not require a licensing process. There are restrictions on the extent and scale of listed activities for which General Authorisations apply.

Section 22(3) of the National Water Act allows for a responsible authority (DWS) to dispense with the requirement for a Water Use Licence if it is satisfied that the purpose of the Act will be met by the grant of a licence, permit or authorisation under any other law.

Potential water use activities that are of relevance to the proposed Housing Development are:

- Section 21(c): Impeding or diverting the flow of water in a watercourse;
- Section 21(f): Discharge of waste or water containing waste into a water resource through a pipe, canal, sewer or other conduit;
- Section 21(g): Disposing of waste in a manner which may detrimentally impact on a water resource; and
- Section 21(i): Altering the bed, banks, course or characteristics of a watercourse.

### 3.6 NATIONAL ENVIRONMENTAL MANAGEMENT: BIODIVERSITY ACT

The National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004) (NEMBA) is part of a suite of legislation falling under NEMA, which includes the Protected Areas Act, the Air Quality Act, the Integrated Coastal Management Act and the Waste Act. Chapter 4 of NEMBA deals with threatened and protected ecosystems and species and related threatened processes and restricted activities. The need to protect listed ecosystems is addressed (*Section 54*).

### 3.7 NATIONAL FORESTS ACT

The National Forests Act, 1998 (Act 84 of 1998) (NFA) makes provisions for the management and conservation of public forests.

In terms of section 15(1) of the National Forests Act, 1998, no person may -

- (a) cut, disturb, damage or destroy any protected tree; or

- (b) posses, collect, remove, transport, export, purchase, sell, donate or in any other manner acquire or dispose of any protected tree, or any forest product derived from a protected tree, except-
  - (i) under a license granted by the Minister; or
  - (ii) in terms of an exemption from the provisions of this subsection published by the Minister in the Gazette.

### **3.8 NORTHERN CAPE CONSERVATION ACT, ACT 09 OF 2009**

On the 12<sup>th</sup> of December 2011, the new Northern Cape Nature Conservation Act 9 of 2009 (NCNCA) came into effect, which provides for the sustainable utilization of wild animals, aquatic biota and plants. Schedule 1 and 2 of the Act give extensive lists of specially protected and protected fauna and flora species in accordance with this act. The NCNCA is a very important Act in that it put a whole new emphasis on a number of species not previously protected in terms of legislation.

It also put a new emphasis on the importance of species, even within vegetation classified as “Least Threatened” (in accordance with GN 1002 of 9 December 20011, promulgated in terms of the National Environmental Management Biodiversity Act 10 of 2004). Thus, even though a project may be located within a vegetation type or habitat previously not considered under immediate threat, special care must still be taken to ensure that listed species (fauna & flora) are managed correctly.

### **3.8 SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, ACT 16 OF 2013**

The Spatial Planning and Land Use Management Act 16 of 2013 (**SPLUMA**) is a national law that was passed by Parliament in 2013. SPLUMA provides a framework for spatial planning and land use management in South Africa.

Please note that a SPLUMA Application (**Appendix 4A**) has been submitted.

The subject area falls under the jurisdiction of the local municipality and the appropriate zoning and subdivision would need to be allocated in order to permit the development of the land for the intended purpose. Consideration of the Northern Cape Provincial Development Spatial Development Framework and the Northern Cape Provincial Growth and Development Strategy has been taken.

## 4. ALTERNATIVES

The proposed site is the only viable site available at this stage and the only one that will be investigated in this application. Housing is a constant need in the municipality, with other sites possibly earmarked for residential development that will not form part of this application. The current surrounding land use, namely the Topline Settlement, is in line with the nature of the proposed development. The construction of the proposed housing development in another location would increase the construction footprint and therefore, the impact on the environment.

Four layout alternatives were proposed and have been considered during the EIR phase and these are described below:

### *Alternative 1*

Alternative 1 (**Appendix 2A**) is the first of 4 (four) layouts initially proposed. This layout included 248 erven, with an extent of 36ha, which included:

- Residential Zone I – 248 units
- Public Open Space – ten (10) units;
- Business Zone I – one (1) unit;
- Undetermined Zone – two (2) units;
- Agricultural Zone II – one (1) unit.

This alternative was considered a viable option as it provided a sufficient number of housing opportunities. It was initially the municipality's preferred layout however, due to existing services and infrastructure, as well as identified environmental sensitive areas, subsequent to the drawing of this concept layout, this layout needed to be amendment (see Alternative 2 below).

### *Alternative 2*

Alternative 2 (**Appendix 2B**) is the second of four (4) layouts initially proposed. This layout included 247 erven, over an extent of 36ha, which included:

- Residential Zone I – 247 units
- Agricultural Zone II – seven (7) units
- Public Open Space – nine (9) units

This alternative was considered a viable option as it provided a sufficient number of housing opportunities as well as incorporating some services. However, this layout did not account for various environmental sensitivities (identified subsequent to this concept layout) within the development footprint as well as required open space to ensure an adequate buffer was placed around areas identified as environmentally sensitive. Therefore, this layout needed to be amendment (see Alternative 3 below).

### *Alternative 3*

Alternative 3 (**Appendix 2C**) is the third of four (4) layouts proposed. This layout included 247 erven, over an extent of 36ha, which included:

- Residential Zone I – 247 units
- Business Zone I – two (2) units
- Open Space Zone II – twelve (12) units
- Open Space Zone III – one (1) unit
- Institutional Zone II – one (1) unit
- Authority Zone I – one (1) unit

This alternative was considered a viable option as it provided a sufficient number of housing opportunities and accounted for environmental features (sensitive areas (namely the watercourses identified) and botanical features) and business zoning, however transport zoning was not included. Therefore, this layout needed to be amendment (see Alternative 4 – preferred layout below).

#### *Alternative 4 (Preferred Layout)*

Alternative 4 (**Appendix 2D – Preferred Layout**) was the final concept layout proposed and is the Applicant's Preferred Layout. This layout includes 248 erven, over a 36ha extent:

According to the SPLUMA Application Report (**Appendix 4A**), the erven are broken down as follows:

- 248 x Residential Zone I units: dwelling house/ residential house containing one residential unit - a self-contained interlinking group of rooms for the accommodation and housing of a single family, or a maximum of four persons;
- 2 x Business Zone I: business building / premises which will be used as shops and/or offices (e.g., professional offices, places of assembly, doctors consulting rooms);
- 1 x Institutional Zone II: place of worship (e.g., places for practising religion);
- 11 x Open Space II: public open space to be utilized by the public as an open space, park, garden, playground, or recreational site;
- 1 x Open Space III: private site for private site for sport. This zone will be used to accommodate the existing sports field present within the development footprint;
- 1 x Transport Zone I: public street reserved for street purposes and includes facilities for public transport;
- 1 x Authority Zone I: land/ erven and buildings utilized by local and district municipality to carry out mandatory functions; and
- 1 x Undetermined Zones: Referred to properties previously zoned 'undetermined' or other abolished zones in previous schemes which cannot be appropriately converted to a new use zone;

Alternative 4 is similar to Alternative 3 and was developed with amendments to Alternative 1 and Alternative 2 due to new information from the specialists and municipal infrastructure departments in relation to existing services infrastructure and environmental sensitive areas that had a considerable impact on the layout and requirements for additional land uses/ changes to proposed land uses by the local municipality and specific spacing of these land uses. This alternative is also considered as a viable option and is also the municipality's preferred layout since it provides sufficient erven and housing opportunities (248 units x residential zone I) as well as providing for Municipal and Government land use opportunities, more Open Space and sufficient buffer zones where recommended by the Botanical, Heritage, and Freshwater specialists.

#### Site Alternatives

The proposed site is the only viable site available which was investigated in this application. The proposed development will be located adjacent to an existing township, namely the Topline Settlement. Housing is a constant need in the municipality, with other sites possibly earmarked for residential development that will not form part of this application. The current and surrounding land use, namely the Topline Settlement, is in line with the nature of the proposed development. The construction of the proposed housing development in another location would increase the construction footprint and therefore, the impact on the environment.

### Activity Alternatives

Activity alternatives are also limited with no feasible alternatives besides residential development to assess. Due to the need for housing in the !Kheis Local Municipality, the housing development and associated infrastructure on the property is therefore the only activity considered.

## **4.1 OTHER ALTERNATIVES**

### Site Alternatives

The proposed site is the only viable site available and is in line with surrounding land use (namely the existing Topline Settlement located adjacent to the proposed site for development). Housing is a constant need in the municipality, with other sites possibly earmarked for residential development that will not form part of this application. The construction of the proposed housing development in another location would increase the construction footprint and therefore, the impact on the environment.

### Activity Alternatives

Activity alternatives are also limited with no feasible alternatives besides residential development to assess. Due to the need for housing in the !Kheis Local Municipality, the housing development and associated infrastructure on the property is therefore the only activity considered.

## **4.2 NO-GO ALTERNATIVE**

This is the option of not developing the proposed housing development.

Although the no-go development might result in no potential negative environmental impacts, the direct and indirect socio-economic benefits (such as formalized housing shortages as well as loss of potential employment and skills-development opportunities) of not constructing the residential development will not be realised. Informal housing may increase where the location of such housing may negatively impact the environment and/or health and safety of members. For example, informal households built in close proximity to drainage lines may increase the erosion potential of the immediate area, directly impacting the receiving environment and structural integrity of the informal household<sup>4</sup>. Moreover, the continued increase in the construction of informal households within the study area may compromise any future formalization and development plans. The need for additional housing opportunities in the !Kheis Local Municipality will not be realised. As described in *Section 2.1*, the population in Topline is predicted to increase. As per the Engineer's Service Report (Appendix 4B), the state of the water and sewerage services associated with the Topline Settlement does not have the capacity to service the expected population increase within the development. Households within the existing Topline Settlement is currently serviced by conservancy tanks or VIP toilets and no waterborne sewer systems are present to service sewage produced. The conservancy tanks are currently emptied by municipal waste trucks. The expected population increase is likely to increase pressure on existing services – compromising the integrity of these services for the existing Topline Settlement. In addition, the predicted population increase will result in the need to effectively service the production of sewage and thus, the need for a full-borne sewerage system.

---

<sup>4</sup> Satterthwaite, D., Archer, D., Colenbrander, S., Dodman, D., Hardoy, J., Mitlin, D. and Patel, S., 2020. Building resilience to climate change in informal settlements. *One Earth*, 2(2), pp.143-156.

## 5. SITE DESCRIPTION

### 5.1 LOCATION

The proposed site is located approximately 64km south-east of Upington (as the crow flies) and approximately 19km north west for Groblershoop (as the crow flies). The proposed site is located adjacent to the N10 and approximately 2km west of the Orange River. The proposed site is situated within Ward 1 of the !Kheis Local Municipality, ZF Mgcawu District Municipality, Northern Cape. The proposed site is located at the following location: 28°45'16.25"S; 21°50'18.67"E.

According to the Botanical Report (Appendix 6A), the site includes various areas already degraded or disturbed, and comprises of a number of illegal dumping sites where approximately 12ha of the site is already settled / disturbed due to urban-related activities. More specifically, approximately 11ha of the site has been transformed (settled / being settled) whereas approximately 1ha is disturbed (including illegal dumping and excavation activities) (Figure 6).



**Figure 6.** Disturbed areas associated with the proposed site for development. Source: Botanical Impact Assessment (Appendix 6A).



**Figure 7.** Looking upstream of drainage line associated with the proposed site for development. Please refer to Appendix B for more site photographs.



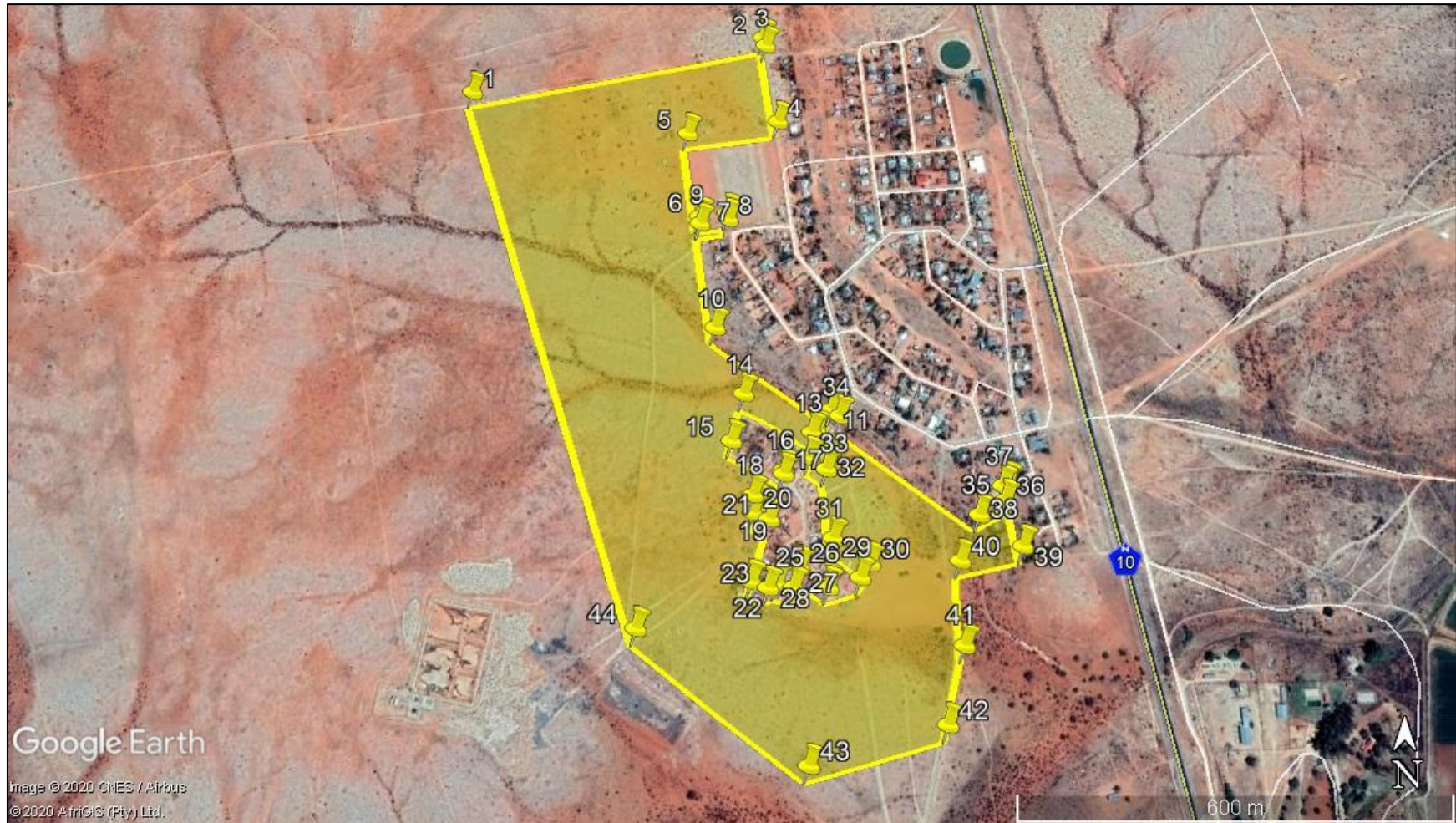
**Figure 8.** Overview of site looking west towards the proposed site for the Topline Housing Development

**Table 1.** Coordinates of corner points of the Topline study area

<p>Coordinates of corner points of study area (if there are more than 7 co-ordinates, please attach a list as <b>Appendix 4)</b></p> <p>For linear developments a list of turning points must be attached</p>	Point	Latitude (S) (DDMMSS)			Longitude (E) (DDMMSS)		
	1	28°	45'	1.54"	21°	50'	6.91"
	2	28°	44'	58.69"	21°	50'	23.43"
	3	28°	45'	3.18"	21°	50'	24.21"
	4	28°	45'	3.82"	21°	50'	19.15"
	5	28°	45'	8.11"	21°	50'	19.78"
	6	28°	45'	7.98"	21°	50'	21.41"
	7	28°	45'	8.35"	21°	50'	21.40"
	8	28°	45'	8.49"	21°	50'	19.88"
	9	28°	45'	13.83"	21°	50'	20.83"
	10	28°	45'	17.86"	21°	50'	26.97"
	11	28°	45'	18.94"	21°	50'	25.99"
	12	28°	45'	17.14"	21°	50'	22.29"
	13	28°	45'	19.31"	21°	50'	21.56"
	14	28°	45'	20.73"	21°	50'	24.42"
	15	28°	45'	21.87"	21°	50'	22.70"
	16	28°	45'	22.38"	21°	50'	22.92"
	17	28°	45'	22.73"	21°	50'	22.78"
	18	28°	45'	23.09"	21°	50'	23.58"
	19	28°	45'	25.89"	21°	50'	22.57"
	20	28°	45'	26.21"	21°	50'	23.46"
	21	28°	45'	25.91"	21°	50'	23.95"
	22	28°	45'	26.14"	21°	50'	24.76"
	23	28°	45'	25.25"	21°	50'	25.17"
	24	28°	45'	26.08"	21°	50'	26.65"
	25	28°	45'	25.76"	21°	50'	28.35"
	26	28°	45'	25.12"	21°	50'	28.78"
	27	28°	45'	23.97"	21°	50'	26.97"
	28	28°	45'	20.54"	21°	50'	26.70"
	29	28°	45'	20.04"	21°	50'	25.74"

	<b>30</b>	28°	45'	18.24"	21°	50'	27.51"
	<b>31</b>	28°	45'	22.84"	21°	50'	34.70"
	<b>32</b>	28°	45'	22.17"	21°	50'	36.17"
	<b>33</b>	28°	45'	21.44"	21°	50'	36.06"
	<b>34</b>	28°	45'	21.28"	21°	50'	36.34"
	<b>35</b>	28°	45'	22.75"	21°	50'	36.77"
	<b>36</b>	28°	45'	24.26"	21°	50'	37.00"
	<b>37</b>	28°	45'	24.98"	21°	50'	33.68"
	<b>38</b>	28°	45'	28.81"	21°	50'	33.72"
	<b>39</b>	28°	45'	32.24"	21°	50'	32.67"
	<b>40</b>	28°	45'	34.10"	21°	50'	25.50"
	<b>41</b>	28°	45'	28.01"	21°	50'	16.60"
	<b>42</b>	28°	45'	23.70"	21°	50'	15.19"
	<b>43</b>	28°	45'	16.37"	21°	50'	12.29"
	<b>44</b>	28°	45'	27.85"	21°	50'	16.56"

**See map below (Figure 9) for point locations.**



**Figure 9.** Map referring to GPS co-ordinates in Table 1.



**Figure 10.** Overview of existing road crossing drainage line located within the proposed site for development.



**Figure 11.** Illegally dumped solid waste within the drainage line. Photograph looking in a westerly direction, downstream of the drainage line.



**Figure 12.** Photograph overlooking soccer field and exposed soil susceptible to erosion.



**Figure 13.** Overview of proposed site looking in a south-easterly direction.



**Figure 14.** Incidences of illegal dumping within the proposed site for development.

## 5.2 VEGETATION

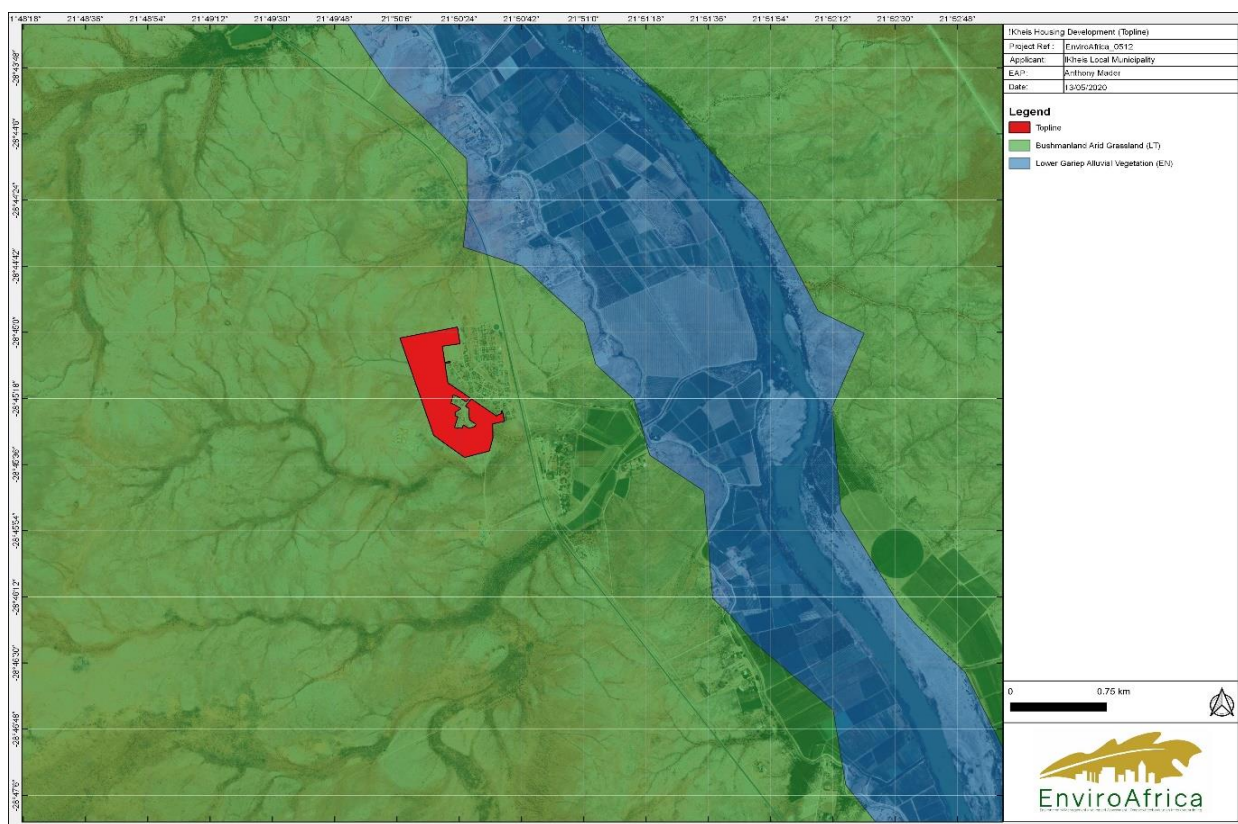
According to the Vegetation map of South Africa, Lesotho and Swaziland (Mucina & Rutherford, 2006) only one broad vegetation type is expected on the majority of the proposed site, namely Bushmanland Arid Grassland (Least Threatened). The Lower Gariep Alluvial Vegetation type, located east of the proposed site for development, is an Endangered ecosystem type associated with the Orange River (Figure 15).

The Bushmanland Arid Grassland vegetation type is distributed throughout the Northern Cape Province, spanning about one degree of latitude from around Aggeneys in the west to Prieska in the east. The southern border of the unit is formed by edges of the Bushmanland Basin while in the northwest this vegetation unit borders on desert vegetation (northwest of Aggeneys and Pofadder). The northern border (in the vicinity of Upington) and the eastern border (between Upington and Prieska) are formed with often intermingling units of Lower Gariep Broken Veld, Kalahari Karroid Shrubland and Gordonias Duneveld. Most of the western border is formed by the edge of the Namaqualand hills. The altitude throughout this vegetation type ranges from 600–1 200 m<sup>5</sup>.

Generally, vegetation associated with the Bushmanland Arid Grassland vegetation type comprises of extensive-to-irregular plains on a slightly sloping plateau sparsely vegetated by grassland dominated by white grasses (*Stipagrostis* spp) giving this vegetation type the character of semidesert 'steppe'. In certain places, low shrubs of *Salsola* change the vegetation structure. In years of abundant rainfall rich displays of annual herbs can be expected. From a conservation perspective, the vegetation type is categorized as Least Threatened (LT) with a conservation target of 21%. Only small patches statutorily conserved in Augrabies Falls National Park and Goegab Nature Reserve. Very little of the area has been transformed. Erosion is very low (60%) and low (33%)<sup>2</sup>.

---

<sup>5</sup> Mucina and Rutherford, (2006). The Vegetation of South Africa, Lesotho and Swaziland. *Strelitzia*, 19.



**Figure 15:** Vegetation types associated with the proposed Topline Housing development. Source: QGIS, version 3.10.

As per the Botanical Assessment, The site was characterised by shallow to slightly deeper red sandy soils on weathering rock dominated by quartz, with calcrete. The vegetation can be described as a sparse low and open shrubland (1 m in height) usually dominated by *Senegalia mellifera* (Swarthaak) in combination with *Tetraena decumbens* (=Zygophyllum) and *Justicia australis*, but with the occasional *Vachellia tortilis* or *Boscia albitrunca* in between. The presence of *Vachellia tortilis* was somewhat surprising as this must be almost on the western edge of its distribution range. Species diversity was again very low, which is most probably the result of grazing practises, coupled with the current drought conditions. Grasses were scarce and the vegetation seemed to be reduced to hardy or pioneer species.

The following plants were also observed, scattered throughout the footprint: *Acanthopsis hoffmannseggiana*, *Adenium oleifolium*, *Aizoon burchellii*, *Aloe claviflora* (very common), *Aptosimum lineare* *A. spinescens*, *Blepharis mitrata*, *Euphorbia gariepina*, *Euphorbia spinea* (occasionally), *Geigeria ornativa*, *Kleinia longiflora*, *Lycium cinereum*, *Phaeoptilum spinosum*, *Rhigozum trichotomum*, *Rogeria longiflora*, *Tapinanthus oleifolius* and *Tetraena rigida*. The invasive alien tree, *Prosopis* species were also commonly observed in the south eastern corner of the site.

According to the Northern Cape Critical Biodiversity Area (CBA) map (Figure 16), the proposed development falls within a terrestrial CBA. However, as per the Botanical Specialist, there is no real alternative site within the Municipal town boundaries that is not located within the CBA.



**Figure 16:** The proposed site for development is located within a Critical Biodiversity Area (CBA). Location of site is encircled in red.

According to the impact assessment given in Table 6 the development is likely to result in a Medium-Low impact, which can be reduced to a Low impact with good environmental control during construction. With the correct mitigation it is unlikely that the development will contribute significantly to any of the following:

- Significant loss of vegetation type and associated habitat.
- Loss of ecological processes (e.g. migration patterns, pollinators, river function etc.) due to construction and operational activities.
- Loss of local biodiversity and threatened plant species.
- Loss of ecosystem connectivity.

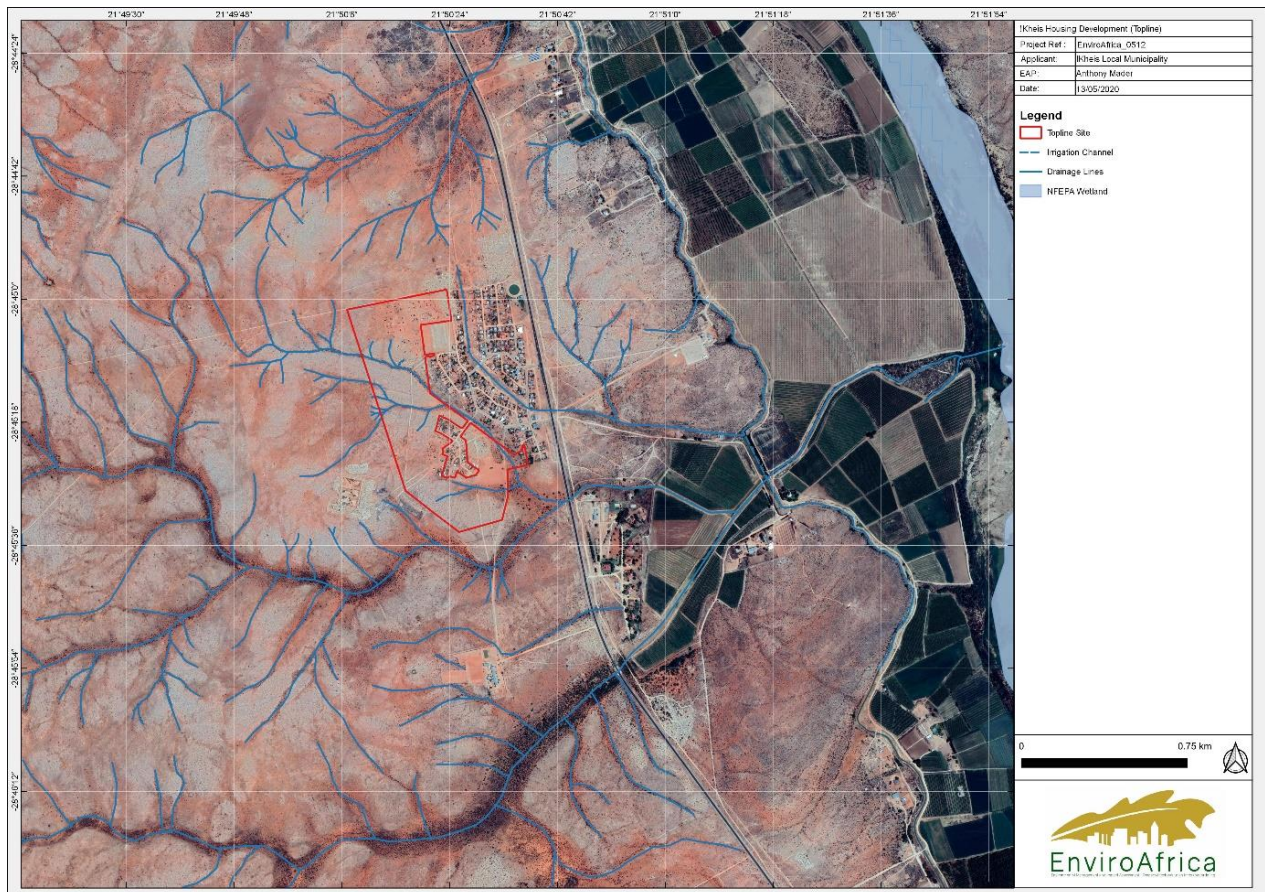
### 5.3 FRESHWATER

According to the Freshwater Assessment (**Appendix 6C**), the drainage lines are mostly dry, with water only during rains and perhaps shortly thereafter. During the infrequent rainfall events, drainage lines can come down in flood. These floods maintain the drainage line's morphological integrity, as sediments are moved and these water ways are scoured out.

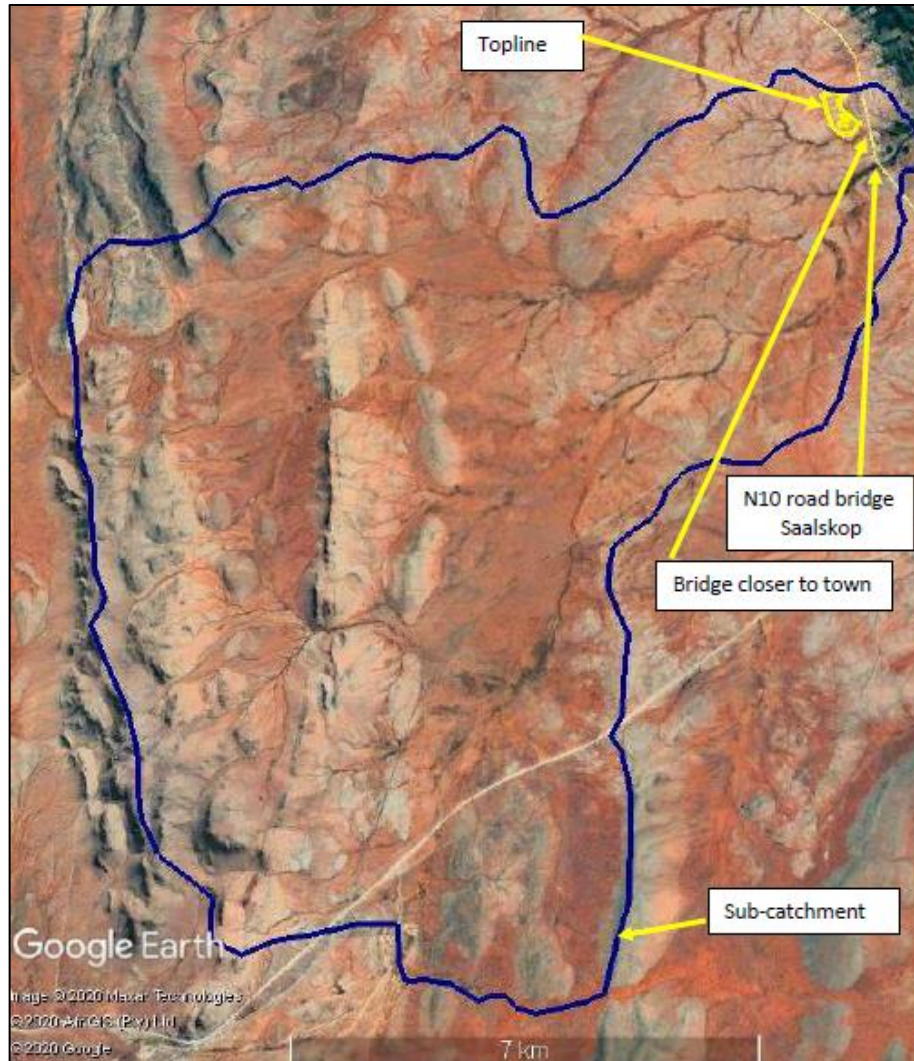
The sub-catchment associated with the proposed site for development has a surface area of approximately 16 800ha (with a circumference of 62km) (Figure 18). The drainage line is split up into four major tributaries, the longest one being further south. The existing WWTW is defunct. The impact of the proposed development was stated as being insignificant whereas identified impacts include the generation and illegal dumping of household waste, sewage, human and livestock trampling, as well as the presence of graves in close proximity to the southern boundary of the proposed development.

Identified impacts include (1) cumulative impact of sewage and solid waste contaminating the drainage line and the Orange River, (2) impact of graveyards on the riparian zones of the drainage line, and (3) impact of trampling and overgrazing. Proposed mitigation measures include construction taking place during the dry season, limiting the construction / disturbance footprint, rehabilitating disturbed areas, providing a proper cemetery, and effective management of animal husbandry. All identified impacts were scored Medium which was scored Low should proposed mitigation measures be implemented.

As is typical in the Bushmanland Grassland vegetation the ephemeral drainage lines are characterised by a denser and higher riparian vegetation. Vegetation associated with drainage lines present within the proposed site for development were dominated by *Senegalia mellifera* and larger shrubs like *Lycium cinereum*, *Rhigozum trichotomum* and *Phaeoptilum spinosum* with *Vachellia tortilis* also occasionally encountered



**Figure 17:** Watercourses associated with the proposed site for development. Source: Freshwater Impact Assessment (Appendix 6C).



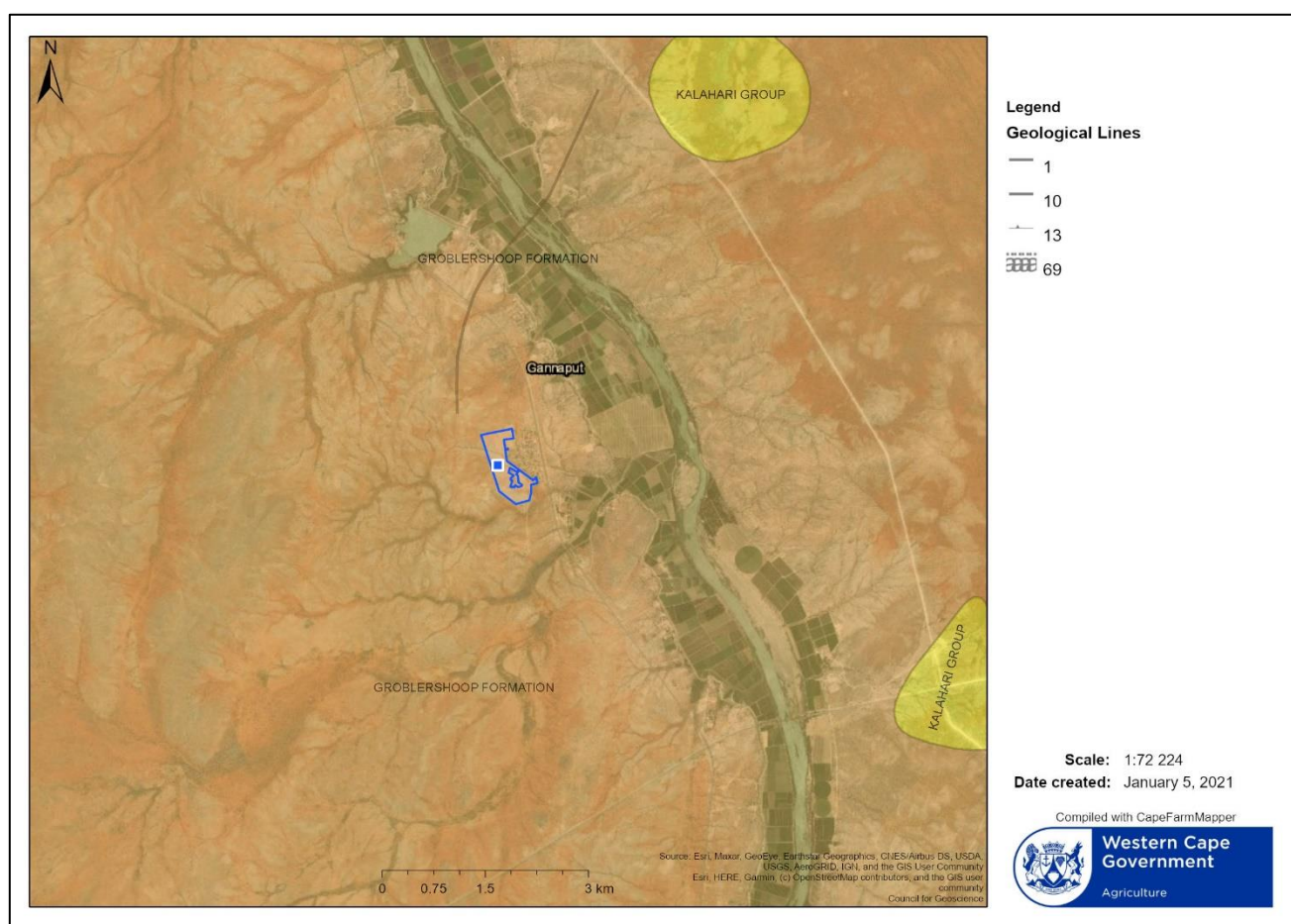
**Figure 18:** Sub-catchment associated with drainage lines present within the proposed site for development. Source: Freshwater Impact Assessment (Appendix 6C).

## 5.4 GEOLOGY

The site for the proposed development is located between the lithology of the Kaapvaal Craton and Namaqua-Natal mobile belt where the remaining, original geology is comprised of Kaaien Terrane whereas the site is located on the Groblershoop Formation of the Brulpan Group. The bedrock occurs as strongly foliated, gneissic rock where deformations of granite-gneiss with quartz grains completely recrystallized. The remainder of the rock is comprised of plagioclase, muscovite, chloritized biotite, occasional garnet, epidote, hornblende as well as other minerals.

### Soil Profile:

The soil profile of the site is comprised of colluvium (consisting of pegmatitic gravels, quartz and quartzite fragments), made ground (areas levelled and composed of fill material), residual granite-gneiss (superficial horizon of residual granite-gneiss), waste (stockpiles of rubble), and the Mokalanen Formation (comprising of hardpan calcrete and nodular calcrete).



**Figure 19.** Geological features associated with the Topline site.

## 5.5 GEOHYDROLOGY

According to the Geo-technical Assessment (**Appendix 6D**), no perched groundwater was encountered on site during the geotechnical investigation (and is not anticipated to be problematic on site). Seepage water may be encountered in the vicinity of the wastewater disposal areas. Groundwater is expected to occur at depths less than 15m within compact, argillaceous strata. Successful drilling for water within the proposed site for development is expected to be between 40 – 60% whereas the drilling for a borehole yielding at least 2l/s ranges between 10 – 20%.

## 5.6 CLIMATE

Rainfall largely in late summer/early autumn (major peak) and very variable from year to year. MAP ranges from about 70 mm in the west to 200 mm in the east. Mean maximum and minimum monthly temperatures for Kenhardt are 40.6°C and –3.7°C for January and July respectively. Corresponding values for Pofadder are 38.3°C and –0.6°C. Frost incidence ranges from around 10 frost days per year in the northwest to about 35 days in the east. Whirl winds are common on hot summer days<sup>6</sup>.

<sup>6</sup> Mucina and Rutherford, (2006). The Vegetation of South Africa, Lesotho and Swaziland, *Strelitzia* 19

## 5.7 SOCIO-ECONOMIC CONTEXT

### *!Kheis Local Municipality*

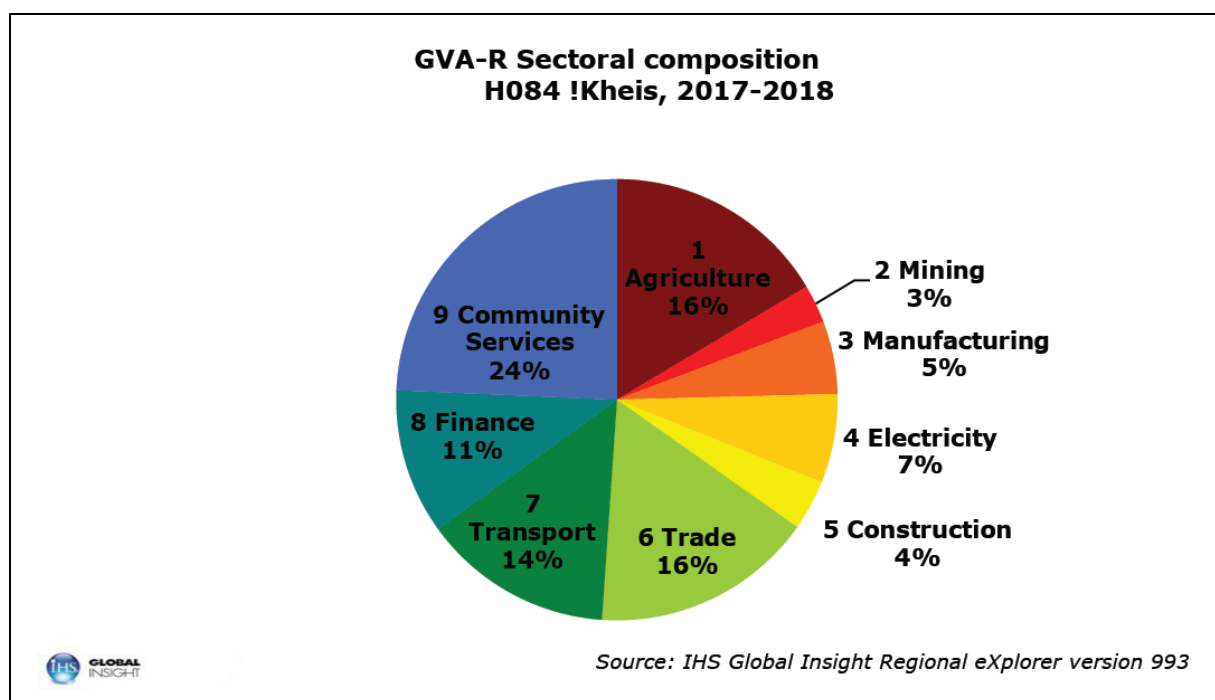
According to the !Kheis Municipality Integrated Development Plan (IDP 2019 – 2022), !Kheis municipality the population of Kheis increased by 1 520 people, from 15 046 people in 1996 to 16 566 people in 2016.

The total number of households in Kheis municipality increased over the period from 1996 to 2016, from 3 206 households to 4 344 households respectively. This shows an increase in the number of two-person households, from 565 households in 1996 to 823 households in 2016. There is a reduction in the number of households with 10 persons and above. Two-person households increased from 17.6% in 1996 to 18.9% in 2016, this is followed by three-person households at 17.8% of the total number of households in Kheis. There was an improvement in the level of education in Kheis over the period 1996 to 2016, where there was a decline in the percentage of people aged 20 years and above with no schooling from 26.8% in 1996 to 11.7% in 2016. There is also an increase observed in the percentage of people having a matric qualification over the period from 1996 to 2016 from 6.6% to 18.0.

According to the !Kheis Municipality IDP (2019 – 2022), 20.8% of the households in Kheis reported a lack of safe and reliable water supply as being the major difficulty facing the municipality, with 11.2% reporting that inadequate housing is a problem in the municipality. Approximately 9.8% was reported inadequate sanitation/sewerage/toilet services. There was a decrease in the proportion of households staying in formal dwellings in Kheis. Households occupying formal dwellings decreased by 15.7% from 75.0% in 1996 to 59.3 in 2016. An increase is observed in the proportion of informal dwellings, from 13.4% in 1996 to 16.5% in 2016. The proportion of traditional dwellings shows an increase over this period. There was an increase of 8.7% in the proportion of dwellings owned by households in Kheis, from 38.3% in 2001 to 47.0% in 2016. There is a decline in the proportion of households that are occupied rent-free, from 49.6% in 2001 to 7.5% in 2016. There was an increase in the proportion of households in Kheis whose refuse is removed by a local authority at least once a week, from 48.1% in 1996 to 62.0% in 2016. There was an increase in the proportion of households that have no rubbish disposal from 1.6% in 1996 to 7.6% in 2016.

According to the !Kheis Municipality IDP (2019 – 2022), there was a decrease in the proportion of households that use a flush or chemical toilet in Kheis, from 45.3% in 1996 to 45.1% in 2016. There is an increase in the proportion of households using a pit latrine toilet, and a significant decrease in the proportion of households that use a bucket latrine, from 8.1% in 1996 to 1.8% in 2016. According to the !Kheis Municipality IDP (2019 – 2022), the employment rate in !Kheis municipal area has dramatically increased from 50% to 60% high from 1996 – 2001 and took a dip from 60% - 59% from 2002 - 2014 and that the unemployment rate has also increase in 1996 – 2003 from 18% - 21%, but remained constant at 21% from 2004 – 2007 and took a massive increase from 2008 – 2014 from 21% – 32% due to exporting in the agriculture industry.

According to the !Kheis Municipality IDP (2019 – 2022), the reason why the unemployment rate is above 20% in the !Kheis area is caused by the fact that only a very small percentage of people are highly skilled and are currently attending any tertiary education at higher institutions and the seasonal economic activities taking place in the agriculture sector which has a direct impact on the skills development levels and employment rate in the area.



**Figure 20:** Sectoral composition !Kheis (2017-2018)(Source !Kheis Municipality IDP (2019 – 2022))

As per figure 19 above, the highest contributing sector was community services with 24% to the total economy and agriculture being the second highest contributing sector with 16% and the lowest two contributing sectors to the total economy in the area are mining at 3% and construction at 4% in 2015. A large number of residents are dependent on government pensions, implying that a large part of the residents of !Kheis earn less than R 2000.00 per month and that in itself has a negative influence on the payment of services. Livestock is marketed at Topline, Upington, Johannesburg and Cape Town. Cotton, corn, wheat, tomatoes, peanuts, musk melons and pumpkins are cultivated under irrigation from the Orange River. In the irrigation sector, focus is mainly placed on the cultivation of table grapes.

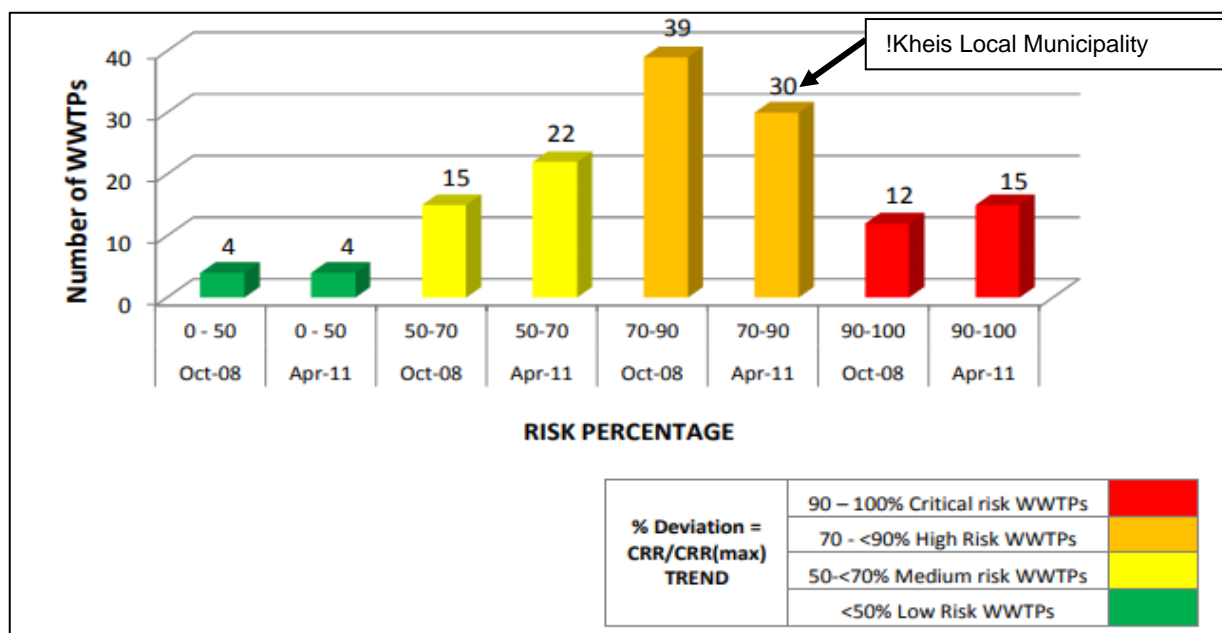
#### *Topline*

*Refer to Section 2.1.*

The proposed Topline Housing development is in line with the !Kheis IDPs key strategic and development objectives, namely, to improve and maintain basic service delivery through specific infrastructural projects including human settlements and basic services, in the poverty-stricken Topline Township. According to the SDF, the population in Topline increased from 959 (in 2001) to 1398 in 2011 (where 52% of the population are male and 48% female). Therefore, this community requires formalized, state-instituted housing, and associated, infrastructure. The proposed development will distribute the density of the population, improve community member's standard of living, as well as access to essential services including roads, electricity, water supply, appropriate sewage disposal infrastructure, and environmental health in the area. Therefore, the proposed development will enable adequate housing to be constructed, thereby promoting access to basic service delivery as well as socioeconomic development in the Topline Township and its surroundings. !Kheis Local Municipality is committed to the vision of the National Government of which it committed itself towards accelerating shared growth to halve poverty and unemployment and promote social inclusions. Housing is one of the social inclusions in this vision.

The majority of the KLM population is located in five settlements, namely: Grootdrink, Topline, Wegdraai, Groblershoop and Boegoeberg, with the largest of those settlements being Groblershoop, Grootdrink and Wegdraai. With regards to the functional age groups, 60% of KLM's population is of working age (15---64). Grootdrink (40%) and Boegoeberg (40%) have the highest percentages of population aged between 0 and 14, which is decidedly higher than the district percentage of 28%. Education levels and school attendance have increased in KLM. Grootdrink has the lowest percentage individuals with Gr.12 at 9,1%, while Topline has the highest percentage of individuals with 'no schooling' at 17,5%. In comparison Groblershoop has the highest percentage of individuals with Gr.12 (18,5%) and individuals with higher education (1,7%).

The Green Drop Program (DWS incentive regulation) promoting the effective and efficient management of wastewater. As per the Green Drop Report (2010/11), the 71 treatment facilities within the Northern Province receive approximately 93mL/day. Although the total collective hydraulic design capacity of these treatment facilities are 150ML/day, the remaining 38.5% surplus capacity may not be readily available due to inadequate maintenance and operational deficiencies at lower capacity municipalities. The current state of the Topline WWTW may not be amenable to service an increased amount of sewage generated by the expected number of community members who will be benefiting from the construction of the new housing. !Kheis Local Municipality received a Green Drop Score Percentage of 8%, meaning the WWTWs in the Municipality are underperforming and pose a threat to the environment and public health.



**Figure 21.** Results of Green Drop Score (2010/11)

The anticipated socio-economic values associated with the proposed project, as provided by the municipality, can be seen in Table 2 below. The development is expected to create approximately 100 employment opportunities, with approximately 85% of that going to previously disadvantaged individuals.

**Table 2.** Social and Economic Aspect

Anticipated CAPEX value of the project on completion	TBC
What is the expected annual income to be generated by or as a result of the project?	TBC
New skilled employment opportunities created in the construction phase of the project	Construction phase of the project yet to commence. However, it is expected that new skilled employment opportunities will be created for local community during physical construction of infrastructure
New skilled employment opportunities created in the operational phase of the project	None
New un-skilled employment opportunities created in the construction phase of the project	Estimated $\pm 100$ employment opportunities
New un-skilled employment opportunities created in the operational phase of the project	None
What is the expected value of the employment opportunities during the operational and construction phase?	$\pm$ R3 500.00 per employee per month
What percentage of this value that will accrue to previously disadvantaged individuals?	$\pm 85\%$
The expected current value of the employment opportunities during the first 10 years	Unknown at this stage
What percentage of this value that will accrue to previously disadvantaged individuals?	To be confirmed

Although no direct operational job opportunities are expected, indirect job opportunities may be provided with the provision of business zoned properties.

## 5.8 HERITAGE FEATURES

According to the Heritage Impact Assessment (HIA) (**Appendix 6B**), no significant heritage sites or features were observed within the proposed site for development. According to the Heritage Specialist, no mitigation measures are required to be implemented and that, from a heritage perspective, the specialists concluded that the proposed development can continue. The Topline cemetery (graded as IIIB and is of High Local Significance) is located outside the development footprint and does not require any mitigation. The site is located within an area of zero-to-low paleontological significance. Therefore, the specialist stated that no further palaeontological heritage studies, ground-truthing, and/or specialist mitigation measures are required. The Specialists deemed that the proposed development is deemed appropriate and feasible and will not lead to detrimental impacts on the palaeontological resources of the area. It is therefore recommended that the project be exempt from a full Paleontological Impact Assessment (Butler 2020).

## 6. SERVICES

Due to the nature and size of the proposed development, an investigation into the status and availability of existing bulk services to supply the development was needed. Bvi Consulting Engineers compiled a Bulk Services Report (**Appendix 4B**), investigating the status of existing services that were identified to potentially supply the proposed area on the external services for the proposed development.

A brief description of the bulk services is given below. Please refer to the Engineer's Services Report (Appendix 4B) for more information.

### 6.1 WATER

According to the Engineering Services Investigation Report (prepared by Bvi Engineers, dated August 2020), the current annual average daily demand (AADD) is 279.25m<sup>3</sup>/day whereas the future AADD is 428.05m<sup>3</sup>/day. The current water supply and associated infrastructure currently servicing the existing Topline Settlement (Figure 22) comprises of:

- Raw water is pumped (at a rate of 6l/s) from the water canal pump station;
- A 1500m long, 75mm diameter PVC Class 6 raw water supply line is present and located between the canal and water purification works;
- The existing water treatment works comprises of;
  - Open raw water storage dam (2500m<sup>3</sup>);
  - A package type water treatment plant constructed in 2008 to supply water at a rate of 2l/s;
  - Sectional steel storage tank (850m<sup>3</sup>);
  - High lift pump station (10l/s); and
  - Sectional steel elevated reservoir (150m<sup>3</sup>)

It must be noted that the majority of components of the water supply system are manually operated whereas most of the water meters and pressure gauges are out of service. The current and future AADD highlights the pressure placed on the existing water supply system and associated infrastructure and the required upgrade to service the proposed Topline Housing Development.



**Figure 22.** Current water supply system associated with the existing Topline Settlement. Source: Engineer's Service Report (Appendix 4B).

Required bulk water infrastructure needed to service the proposed development (AADD = 428.05m<sup>3</sup>/day) include the recommended (1) upgrade of the:

- Canal pump station with a duty and standby pump, supplying 22l/s;
- Raw water storage dam to 5000m<sup>3</sup>;
- Water Treatment Works in order to be capable of delivering 46m<sup>3</sup>/h on the existing treatment works site ;

And (2) new:

- Class 6 PVC pipeline (160 mm diameter) between the canal pump station and the existing raw water storage reservoir;
- Sectional steel pressure tower (430m<sup>3</sup>) on the highest point to the north;
- Uplifting pump station (45l/s) at the treatment works; and
- Pipeline (250mm diameter) between the lifting pump station and the pressure tower.



**Figure 23.** Graphical representation of required water supply upgrades. Engineer's Service Report (Appendix 4B).

## 6.2 SEWER

The services report investigated the current bulk services capacity, determined the needed upgrades to accommodate the proposed expansion project and sought solutions to obtain the required funding to implement the necessary upgrades to the bulk services infrastructure. Existing WWTW and associated infrastructure is defunct. As per the Freshwater Assessment (Appendix 6C), during the site visit, the oxidation ponds were not being used as the HDPE liners were ripped out. Moreover, the Freshwater Specialist stated that the proposed Topline Housing Development should not commence without the restoration of municipal services. The existing WWTW is located approximately 180m west of the western boundary of the proposed development footprint.

According to the Engineering Services Investigation Report (Appendix 4B), approximately 30% of households are serviced by VIP toilets whereas 60% of households are serviced by conservancy tanks (which are regularly serviced by municipal waste trucks). The calculated sewer flow rate is 272 300l/day with a peak flow of 14.34l/s. Should a full borne WWTW be required, the WWTW will include the construction of:

- A new sewer pump station capable of delivering 23.4 l/s to the WWTW;
- A new Class 6 PVC pipelines (2100m & 1300m), with a diameter of 200mm, between the pump stations and the new WWTW (namely oxidation ponds); and
- A new WWTW (oxidation ponds) with a capacity of 0.3MI per day.



**Figure 24.** Existing WWTW (servicing the existing Topline Settlement) and location of proposed WWTW capable of servicing proposed population increase relative to the Topline Housing Development. Source: Engineer's Service Report (Appendix 4B).

### 6.3 ROADS

No problems are foreseen regarding roads and access to the development will be from the existing Residential Collector Streets (Class 4b).

### 6.4 STORMWATER

No formal stormwater infrastructure is present within the Topline settlement where stormwater runoff drains from the centre of the site. According to the Engineering Services Investigation Report, existing roads will be adequate for this purpose. The guiding principle is that the peak stormwater runoff from the site, post construction, should not exceed the full range of storm return periods (1:2 to 1:50) of the site pre-construction. Stormwater infrastructure must be constructed to:

- Accommodate minor storm events (i.e. 1:5 years) in open channels or side drains of streets;
- Accommodate major storm events (i.e. 1:50 year) through controlled overland flows, aboveground attenuation storage, and berms at the higher end of the site; and
- Infrastructure must be constructed to prevent pooling of stormwater runoff;
- Existing roads will be adequate for stormwater management.

## **6.5 SOLID WASTE (REFUSE) REMOVAL**

According to the Integrated Development Plan, 2019 – 2022, the proportion of households in Kheis whose refuse is removed by a local authority at least once a week increased from 48.1% in 1996 to 62.0% in 2016. However, there was an increase in the proportion of households that have no rubbish disposal from 1.6% in 1996 to 7.6% in 2016. The IDP also states that in 2016, 21.1% of households dispose of waste via their own refuse dump. This is evident in the large amounts of domestic waste observed dumped on the site. Municipal services, relative to the removal of solid waste, must be instated to service the expected increase in solid waste generation. A waste disposal site is located towards the south of the existing Topline Settlement.

## **6.6 ELECTRICITY**

As per INEP Guidelines, the expected additional load of the proposed development will initially be 162KVA. The proposed site for development falls within the Eskom Distribution area and existing electrified households purchase electricity directly from Eskom and not via !Kheis Local Municipality. Currently, the bulk connection to the Topline settlement is via a 22kV overhead line from the Eskom 10MVA Groblershoop substation – which is in the process of being upgraded to a 20MVA (to be commissioned in December 2020). The existing overhead feeder will only be able to accommodate the future additional 298kVA load once the Topline 10MVA substation has been commissioned. It must be noted that the internal electrical network extension can only be carried out by Eskom after formulation processes have been completed as the area falls under Eskom's jurisdiction.

Funding can be applied for through the Municipal Infrastructure Grant (MIG) and Regional Bulk Infrastructure Grant (RBIG) whereas funding for the WWTW repair work can be applied for from the Water and Sanitation Infrastructure Grant (WSIG).



**Figure 25.** Existing electrical network associated with the existing Topline Settlement. Adapted from Engineer's Services Report (Appendix 4B).

## 7. PROCESS TO DATE

The section below outlines the various tasks undertaken to date, the members of the team involved in the project, as well as the Public Participation Process.

### 6.1 TASKS UNDERTAKEN TO DATE

**Table 3.** Tasks undertaken in the EIA to date and way forward

Date	Action	Responsible Party	Completed
17 <sup>th</sup> April 2020	Clarification meeting with client and appointment of environmental assessment practitioner (EAP) for EIA and environmental authorisation (EA) application	EnviroAfrica and Macroplan	
7 <sup>th</sup> May 2020	Appointment of specialists for EIR assessments: - <b>Botanical Specialist (Mr Peet Botes)</b> - <b>Freshwater Specialist (Dr Dirk van Driel)</b> - <b>Archaeological Specialist (Mr Jan Engelbrecht)</b>	Mr Peet Botes Dr Dirk van Driel Mr Jan Engelbrecht	
10-14 <sup>th</sup> May 2020	Draft Scoping Report compilation	EnviroAfrica	
19 <sup>th</sup> May 2020	EAP site visit	EnviroAfrica	
19 <sup>th</sup> May 2020	Public participation (PP): - Letter drops (Adjacent Landowner Notification); - Poster placement (Public notice board at the !Kheis Local Municipality, public notice board of AgriMark (Groblershoop), Topline Clinic, different conspicuous locations along the boundary of the proposed site for development (with a lot of foot traffic), and three tuckshops/ stores. - Advertisement publication (published on 11th June 2020) PP comment period must be a minimum of 60 days <sup>7</sup>	EnviroAfrica	
18-22 <sup>nd</sup> May 2020	Specialist site visits	Botanical Assessment Mr Peet Botes	
18-22 <sup>nd</sup> May 2020		Freshwater Assessment Dr Dirk Van Driel	
18-31 <sup>st</sup> May 2020		Archaeological Assessment Mr Jan Engelbrecht	
14 <sup>th</sup> August 2020	Advert comment period ends ( <i>60-day comment period as per new directions</i> )		

<sup>7</sup>As per section 4 of the 'Directions Regarding Measures to Address, Prevent and Combat the Spread of COVID-19 Relating to National Environmental Management Permits and Licenses', published on the 5<sup>th</sup> June 2020 by the Department of Environment, Forestry and Fisheries (DEFF). These new directions state that any notice given after the 5<sup>th</sup> June 2020 requires an extended 30-day comment period in addition to the legislated 30-day comment period (total of 60-day comment period). If PP was conducted before the 27<sup>th</sup> March 2020, the formal comment period between 27<sup>th</sup> March and 5<sup>th</sup> June 2020 are null and void and therefore, restarted on the 6<sup>th</sup> June 2020. The initial comment period must be extended by additional 21 days (total of 51 day). Please note that we are still waiting for directives from DEFF on application timelines. These Directives published on the 5<sup>th</sup> June 2020 apply to Level 3 Lockdown Period and are subject to change. **Please note:** the dates above may be subject to change should the Department of Environmental Affairs, Forestry and Fisheries (DEFF) and the Department of Environment and Nature Conservation (DENC) issue any new directives and legislated timeframes. The final decision (No. 18) may be expedited on request by the applicant.

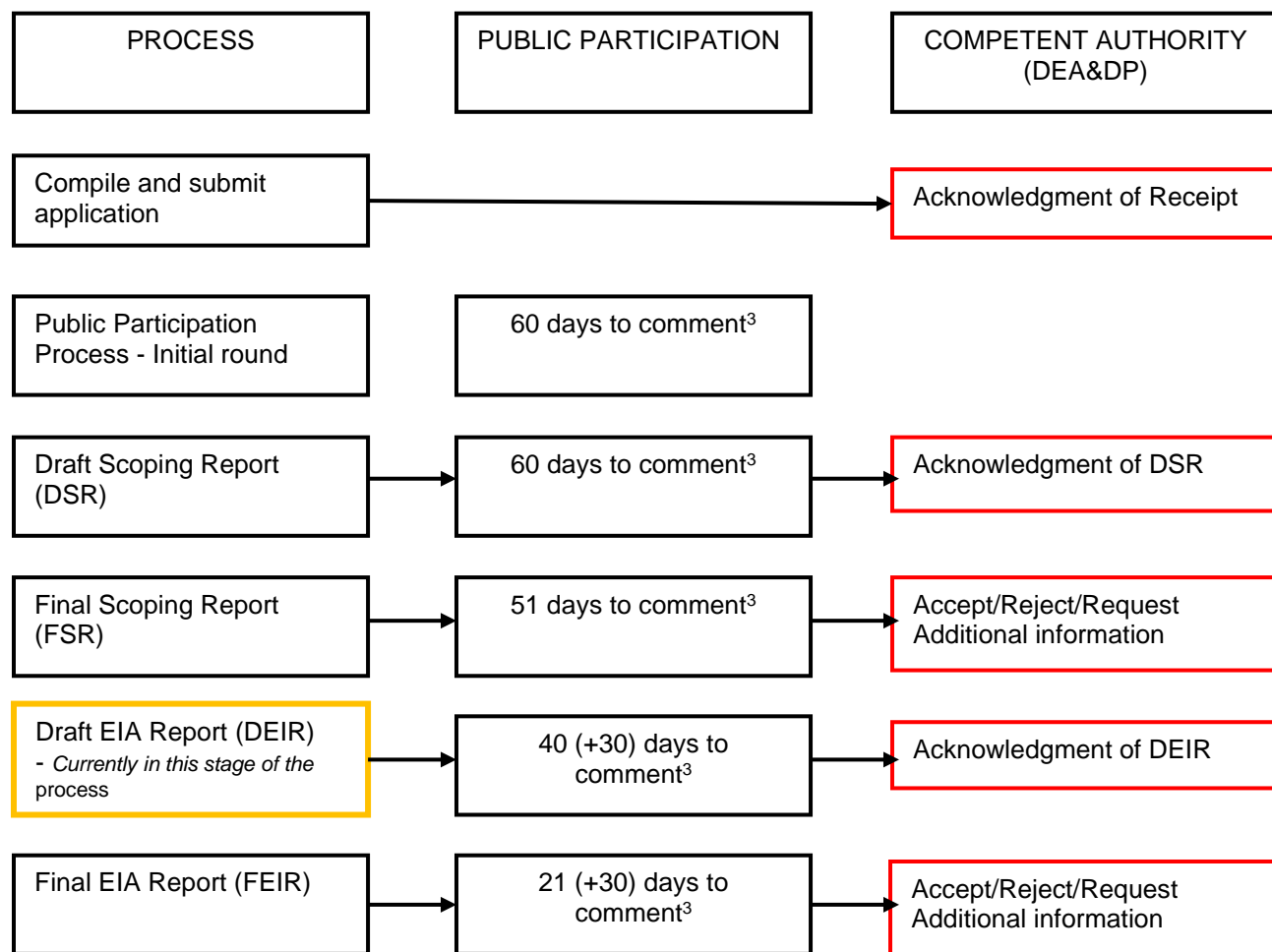
<b>Application and Scoping Phase</b>			
29/07/2020	Submitted Application Form and Draft Scoping Report (incl. the Plan of Study for EIA) for 60 day comment period.	Enviroafrica	
Comment period ends on <b>07/10/2020</b>	EAP to notify the registered I&APs (incl. the State departments) of the availability of the draft SR. Commenting period of 30 days + 30days for I&APs and State departments to comment. Ends on <b>07 October 2020</b> .	Enviroafrica	
<b>09/10/2020 – 23/11/2020</b>	Submitted Final Scoping Review to DENC for Approval (43 days)	EnviroAfrica / DENC	<b>Received Acknowledgment / Acceptance of Final Scoping Report from DENC on the 11<sup>th</sup> December 2020.</b>
<b>28/01/2021 – 01/03/2021</b>	<p><u><b>Submit Draft EIR once approval of Final Scoping Report has been received from DENC.</b></u> Notify I&amp;APs regarding availability of Draft EIR for comment. 30 Day Comment period ended on <b>1<sup>st</sup> March 2021</b>.</p> <p><i>*Extension to process and invoicing dates due to (i) DEFF's response to COVID-19 (i.e. requirement to extend EIA timeframes and commenting periods)<sup>1</sup> and (ii) DENC on leave from 15<sup>th</sup> December 2020 – 05<sup>th</sup> January 2021 (this period of time has to be excluded from the EIA process) .</i></p>	EnviroAfrica	
<b>Decision period ends on the 30<sup>th</sup> June 2021.</b>	<p>Submit Final EIR (depending on types of comments received during the Draft EIR phase and degree to which the report must be amended) for Decision Making (107 day period). Decision period ends on <b>30/06/2021</b>.</p> <p><i>*Extension to process and invoicing dates due to (i) DEFF's response to COVID-19 (i.e. requirement to extend EIA timeframes and commenting periods)<sup>1</sup> and (ii) DENC on leave from 15<sup>th</sup> December 2020 – 05<sup>th</sup> January 2021 (this period of time has to be excluded from the EIA process) .</i></p>	EnviroAfrica / DENC	



Completed



Still to be Completed



**Figure 26.** Summary of the EIA process and public participation process. The red indicates the stages where the competent authority will be consulted during the process.

## 6.2 TASKS TO BE UNDERTAKEN DURING THE EIA PHASE

The following tasks must still be undertaken during the EIA phase of the process:

- Compile Draft Environmental Impact Report (EIR) (***This Document***) for public comment based on specialist information.
- Advertise Draft EIR for public comment
- Distribute and/or make the Draft EIR available for viewing and comment
- Receive comments on Draft EIR. All comments received and responses to the comments will be incorporated into the Final Environmental Impact Report (EIR)
- Preparation of a FINAL EIR for submission to DE&NC for consideration and decision-making.

Please refer to Table 3 to see where the public participation process is present in the environmental impact assessment. The Interested and Affected Parties will have the opportunity to view and comment on all the reports that are submitted. The figures also indicate what timeframes are applicable to what stage in the process. If required, meetings with key stakeholders will be held.

At the end of the comment period, the EIR will be revised in response to feedback received from I&APs. All comments received and responses to the comments will be incorporated into the Final Environmental Impact Report (EIR). The Final EIR will then be submitted to DE&NC for consideration and decision-making.

Correspondence with I&APs will be via post, telephone, email, and newspaper advertisements.

Should it be required, this process may be adapted depending on input received during the on-going process and as a result of public input. DE&NC will be informed of any changes in the process.

### 6.3 PROFESSIONAL TEAM

The following professionals are part of the project team.

**Table 4.** Members of the professional team

DISCIPLINE	SPECIALIST	ORGANISATION
Environmental Consultants	Clinton Geyser / Bernard de Witt	<b>EnviroAfrica</b>
Town Planners	Len Fourie	<b>MacroPlan Town and Regional Planners</b>
Consulting Engineers	Malcolm du Plessis	<b>Bvi Engineers</b>
Botanist	Peet Botes	<b>PB Consult</b>
Heritage	Jan Englebrecht	<b>Ubique Heritage Consultants</b>
Freshwater	Dr Dirk van Driel	<b>Watsan Africa</b>
Geo-technical	F. J. Breytenbach	<b>Cedarland Geotechnical Consult (Pty) Ltd</b>

## 6.4 PUBLIC PARTICIPATION

A Public Participation Process was undertaken in accordance with the requirements of the NEMA Environmental Impact Assessment Regulations: Guideline and Information Document Series. *Guidelines on Public Participation 2013* and the NEMA EIA Regulations 2014 (amended). Issues and concerns raised during the Scoping phase are dealt within this report. Please note that the proposed public participation processes were in line with the new Directions, published by the Department of Environment, Forestry, and Fisheries (DEFF) on the 5<sup>th</sup> June 2020<sup>8</sup>.

### 7.4.1 PUBLIC PARTICIPATION UNDERTAKEN DURING SCOPING PHASE:

Interested and Affected Parties (I&APs) have been and will be identified throughout the process. Landowners adjacent to the proposed site, relevant organs of state, organizations, ward councillors and the Local and District Municipality were added to this database. A complete list of organisations and individual groups identified to date is shown in **Appendix 3**.

Public Participation will be conducted for the proposed development in accordance with the requirements outlined in Regulation 41 of the NEMA EIA Regulations 2014. The issues and concerns raised during the scoping phase will be dealt with in the EIA phase of this application.

As such each subsection of Regulation 41 contained in Chapter 6 of the NEMA EIA Regulations 2014 will be addressed separately to thereby demonstrate that all potential Interested and Affected Parties (I&AP's) were notified of the proposed development.

#### **R54 (2) (a):**

**R41 (2) (a) (i):** The site notices (A2 and A3 sizes) were placed at different locations around the project site as well as at the municipality office in town. (please refer to **Appendix 3D**). Posters were placed in conspicuous areas such as the entrance to the development and areas receiving the majority of foot traffic.

The posters contained all details as prescribed by R41(3) (a) & (b) and the size of the on-site poster was at least 60cm by 42cm as prescribed by section R41 (4) (a).

**R41 (2) (a) (ii):** N/A. There is no alternative site.

#### **R41 (2) b):**

**R41 (2) (b) (i):** N/A. The Applicant is the landowner

**R41 (2) (b) (ii):** The background information document was given to residents adjacent to the proposed site for development via letter drops (**Appendix 3C**).

---

<sup>8</sup>As per section 4 of the 'Directions Regarding Measures to Address, Prevent and Combat the Spread of COVID-19 Relating to National Environmental Management Permits and Licenses', published on the 5<sup>th</sup> June 2020 by the Department of Environment, Forestry and Fisheries (DEFF). These new directions state that any notice given after the 5<sup>th</sup> June 2020 requires an extended 30-day comment period in addition to the legislated 30-day comment period (total of 60-day comment period). If PP was conducted before the 27<sup>th</sup> March 2020, the formal comment period between 27<sup>th</sup> March and 5<sup>th</sup> June 2020 are null and void and therefore, restarted on the 6<sup>th</sup> June 2020. The initial comment period must be extended by additional 21 days (total of 51 day). Please note that we are still waiting for directives from DEFF on application timelines. These Directives published on the 5<sup>th</sup> June 2020 apply to Level 3 Lockdown Period and are subject to change.

**R41 (2) (b) (iii):** An initial notification letter was sent to Mr Diergaardt, the Councillor for Ward 1 (the ward in which the site is situated) and Mr Esau (PR Councillor for Ward 1) (please refer to **Appendix 3C** for proof of notification letters sent). A notification letter, notifying I&APs of the release of the Draft Scoping Report, was sent to Mr Diergaardt and Mr Esau (PR Councillor).

**R41 (2) (b) (iv):** An initial notification letter was sent to the !Kheis Municipality as the municipality is the Applicant. A notification letter, notifying the I&AP of the release of the Draft Scoping Report, was sent to the Applicant.

**R54 (2) (b) (v):** Initial notification letter (please refer to **Appendix 3C** for proof of notification letters sent) will be sent to the following organs of state having jurisdiction in respect of any aspect of the activity:

- Northern Cape Department of Agriculture and Land Reform
- Department of Co-operative Governance, Human Settlements, and Traditional Affairs
- Department of Roads and Public Works
- Department of Agriculture, Forestry and Fisheries
- Department of Water and Sanitation
- SANRAL
- South African Heritage Resource Agency (SAHRA)
- Department of Social Development
- Department of Economic Development and Tourism
- Department of Transport, Safety and Liaison
- Eskom

A notification letter, notifying the I&AP of the release of the Draft Scoping Report, was sent to the following Registered I&APs:

- Northern Cape Department of Agriculture and Land Reform;
- Department of Cooperative Governance, Human Settlements and Traditional Affairs;
- Department of Roads and Public Works;
- Directorate Forestry Management;
- Department of Water and Sanitation;
- SANRAL;
- South African Heritage Resource Agency;
- Department of Social Development;
- Economic Development and Tourism - Northern Cape;
- Department: Transport, Safety and Liaison;
- Eskom

**R41 (2) (c) (i):** An advertisement was placed in the local newspaper, Kalahari Bulletin, on the 11<sup>th</sup> June 2020 (please refer to **Appendix 3B** for proof of advertisement).

**R41 (2) (d):** N/A

**R41 (6):**

**R41 (6) (a):** All relevant facts in respect of the application were made available to potential I&AP's.

**R41 (6) (b):** I&AP's were given more than a 60-day<sup>3</sup> registration and comment period during the first round of public participation.

**R42 (a), (b), (c) and R43(2):** A register of interested and affected parties was opened, maintained and is available to any person requesting access to the register in writing (please refer to **Appendix 3A** for the list of Interested and Affected Parties).

Please find attached in **Appendix 3:**

- Proof of Notice boards, advertisements and notices that were sent out
- List of registered interested and affected parties
- Summary of issues raised by interested and affected parties

#### **7.4.2 PUBLIC PARTICIPATION UNDERAKEN DURING THE EIA PHASE:**

A number of groups and individuals were identified as Interested and Affected Parties during the initial and Scoping Public Participation Process. A complete list of organisations and individual groups identified to date, as well as those I&APs that have registered are shown in **Appendix 3A**.

Full copies of the Environmental Impact Assessment Report (EIR) will be made available to all Registered I&APs, and will be notified of the Environmental Impact Report (EIR) by means of notifications, informing them of the availability of the Draft EIR and will be invited to comment. The EIR will be made available for a 30-day comment period<sup>3</sup>.

At the end of the comment period, the EIR will be revised in response to feedback received from I&APs. All comments received and responses to the comments will be incorporated into the Final Environmental Impact Report (Final EIR) in the form of a Comments and Response Table. The Final EIR will then be submitted to D:E&NC for decision.

Should it be required, this process may be adapted depending on input received during the ongoing process and as a result of public input. Both DENC and registered I&APs will be informed of any changes in the process.

#### **7.4.3 INTERESTED AND AFFECTED PARTIES**

Interested and Affected Parties (I&APs) have been notified by means of advertisements in a local newspapers (Kalahari Bulletin), letters, site notices, smses (WinSMS), and/or emails sent to registered I&APs on the project database.

A list of I&APs is included as **Appendix 3A**.

## 8. ENVIRONMENTAL ISSUES AND POTENTIAL IMPACTS

Environmental issues were raised through informal discussions with the project team, specialists, and authorities, as well as by Interested and Affected Parties during the public participation period of the Scoping Report. All issues raised were addressed and assessed in the specialist reports and services report and forms part of this Environmental Impact Report. Any additional issues raised during the public participation will be listed and addressed in the Final Environmental Impact Report.

The following potential issues have been identified:

### 6.1 BIODIVERSITY

#### 8.1.1 BOTANICAL

The Botanical Impact Assessment (**Appendix 6A**) describes and assesses the botanical sensitivity of the area. The terms of reference for this study required a baseline analysis of the flora of the property, including the broad ecological characteristics of the site.

The terms of reference for this appointment were to:

- Evaluate the proposed site(s) in order to determine whether any significant botanical features will be impacted as a result of the proposed development.
- Determine and record the position of any plant species of special significance (e.g. protected tree species, or rare or endangered plant species) that should be avoided or that may require “search & rescue” intervention.
- Locate and record sensitive areas from a botanical perspective within the proposed development footprint that may be interpreted as obstacles to the proposed development.
- Make recommendations on impact minimization should it be required
- Consider short- to long-term implications of impacts on biodiversity and highlight irreversible impacts or irreplaceable loss of species.

#### 8.1.2 FAUNA

Please note that no fauna or avi-fauna screening was done as part of this study and that the following notes are just observations with regards to status of the study area and observations made during the botanical site visit. The proposed site is located adjacent to the existing settlement where current land-uses include illegal dumping and livestock grazing. The vegetation associated can be classified as disturbed due to previous human-induced activities (i.e. trampling, overgrazing, illegal dumping of waste, and transformation of land leading to erosion).

Faunal diversity changes through space and time and are directly influenced by anthropogenic activities, including animal husbandry (i.e. overgrazing by livestock) and human settlements (e.g. transformation of land) (Tilman et al., 1997<sup>9</sup>; Chapin et al., 2000)<sup>10</sup>. Direct impacts are typically associated with urban land expansion, leading to land cover changes (and consequent loss of natural areas) and edge effects, whereas indirect impacts include impacts associated with the generation of waste (e.g. general or sewage) and its

<sup>9</sup> Tilman, D. and Wardle, D.A., 1997. Biodiversity And Ecosystem Properties. *Science*, 278 (5345), pp.1865-1869.

<sup>10</sup> Chapin Iii, F.S., Zavaleta, E.S., Eviner, V.T., Naylor, R.L., Vitousek, P.M., Reynolds, H.L., Hooper, D.U., Lavorel, S., Sala, O.E., Hobbie, S.E. and Mack, M.C., 2000. Consequences of changing biodiversity. *Nature*, 405(6783), pp.234-242.

management (McDonald *et al.*, 2020)<sup>11</sup>. Edge effects have diverse impacts on biodiversity and ecological functioning (Razafindratsima *et al.*, 2018)<sup>12</sup>. Such effects contribute to a disturbance factor, which is likely to have driven most wild animals away from the proposed site for development due to activities associated with the adjacent settlement. It is considered highly unlikely that any large game remains in this area and were not observed within the development footprint during the site visit. This in turn would have affected the food chain and ultimately the density of tertiary predators, particularly mammals and larger birds of prey, while smaller predators and scavengers such as jackal and caracal may have been eradicated by community members in existing settlements in fear of their livestock. Due to long-term impacts associated with human settlements, compounded by the proximity of the proposed development areas to the urban edge, a comprehensive faunal survey is not deemed necessary.

## Mammals

The Kgalagadi Transfrontier Park (approximately 250km) and Tswalu Kalahari Reserve (approximately 144km) are the closest protected areas to the proposed site for development. Mammalian species present in these reserves include, but are not limited to the African Striped Weasel, African Wild Cat, African Wild Dog (Painted Wolf) Antbear (Aardvark), Bat-Eared Fox, Black-Backed Jackal, Black-Tailed Tree Rat, Blue Wildebeest, Brant's Whistling Rat, Brown Hyena, Bushveld Elephant-Shrew, Cape Golden Mole, Cape Hare, Cape Serotine Bat, Caracal, Chacma Baboon, Cheetah, Common Mole Rat, Damara Mole Rat, Desert Musk Shrew, Egyptian Free-Tailed Bat, Egyptian Slit-Faced Bat, Eland, Gemsbok, Giraffe, Grass Climbing Mouse, Grey Duiker, Ground Squirrel, Hairy-Footed Gerbil, Highveld Gerbil, Honey Badger, Kudu, Large-Eared Mouse, Leopard, Lion, Namaqua Rock Mouse, Pangolin, Porcupine, Pouched Mouse, Pygmy Mouse, Red Hartebeest Round-Eared Elephant Shrew, Short-Tailed Gerbil, Silver (Cape) Fox, Slender Mongoose, Small Spotted Cat, Small-Spotted Genet, South African Hedgehog, Spotted Hyena, Springbok, Springhare Steenbok, Striped Mouse Striped Polecat, Suricate, Vervet Monkey, Warthog, Woosnam's Desert Rat, and Yellow Mongoose (<https://www.sanparks.org/parks/kgalagadi/conservation/ff/mammals.php>) / (<https://tswalu.com/wp-content/uploads/2019/07/Tswalu-Information-Guide-2019.pdf>). However, the only mammals observed on site include livestock (namely goats, sheep, and / or cows). Moreover, as per the Freshwater Report, no other endangered species, either plant or animal, were observed within or near the drainage line.

## Avifauna

Although the Bushmanland Arid Grassland vegetation type potentially attracts a number of bird species, the low vegetation species diversity (associated with the proposed site for development), is likely to result in a low avifaunal diversity, where avifaunal diversity is directly influenced by land cover (i.e. intact vegetation) (Lepczyk *et al.*, 2017)<sup>13</sup>. Limited vegetation, present on site, is available to provide a range of avifauna adequate habitat for survival, and therefore, it was not envisaged that a comprehensive avifaunal survey was deemed necessary.

## Reptile & amphibians

No reptile or amphibian species were observed during the site survey. The project footprint may provide habitat for a number of reptile species, but they would most likely be terrestrial species adapted to grasslands and preying on avifauna and small mammal species. No amphibian species are likely to occur due to a lack of adequate aquatic and wetland habitat within the proposed footprint.

<sup>11</sup> McDonald, R.I., Mansur, A.V., Ascensão, F., Crossman, K., Elmqvist, T., Gonzalez, A., Güneralp, B., Haase, D., Hamann, M., Hillel, O. and Huang, K., 2020. Research gaps in knowledge of the impact of urban growth on biodiversity. *Nature Sustainability*, 3(1), pp.16-24.

<sup>12</sup> Razafindratsima, O.H., Brown, K.A., Carvalho, F., Johnson, S.E., Wright, P.C. and Dunham, A.E., 2018. Edge effects on components of diversity and above-ground biomass in a tropical rainforest. *Journal of applied ecology*, 55(2), pp.977-985.

<sup>13</sup> Lepczyk, C.A., La Sorte, F.A., Aronson, M.F., Goddard, M.A., MacGregor-Fors, I., Nilon, C.H. and Warren, P.S., 2017. Global patterns and drivers of urban bird diversity. In *Ecology and conservation of birds in urban environments* (pp. 13-33). Springer, Cham.

## 6.2 HERITAGE

The possible impact on heritage resources (archaeological and palaeontological) has been identified as a possible environmental impact as a result of the construction of the residential development and associated infrastructure.

A Heritage Impact Assessment (**Appendix 6B**) has been conducted on the site.

The terms of reference for the heritage and archaeological study are as follows:

- the identification and mapping of all heritage resources in the area affected;
- an assessment of the significance of such resources in terms of heritage assessment criteria set out in regulations;
- an assessment of the impact of the development on heritage resources;
- an evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development;
- if heritage resources will be adversely affected by the proposed development, the consideration of alternatives; and
- plans for mitigation of any adverse effects during and after completion of the proposed development.

Also, the HIA should comply with the requirements of NEMA, including providing the assumptions and limitations associated with the study; the details, qualifications and expertise of the person who prepared the report; and a statement of competency.

## 6.3 FRESHWATER ASSESSMENT

Freshwater (**Appendix 6C**) ecosystems were identified on desktop analysis, and due to the size and nature of the development and the unknown source of standing water within the development site, a freshwater impact assessment will be conducted. Any potential impacts to the Orange River will also be investigated.

The terms of reference for the Freshwater assessment are as follows:

- Literature review and assessment of existing information
- Site Assessment of the proposed activities and impact on the associated freshwater systems. This will include an assessment of the freshwater ecological condition, using river health indices such as in-stream and riparian habitat integrity, aquatic macro-invertebrates and riparian vegetation to determine set back lines and geomorphological condition of the streams, which will then determine the overall Ecostatus of the streams and provide data that will inform the Water Use Licence Application of the project.
- Describe ecological characteristics of freshwater systems and compile report based on the data and information collected in the previous two tasks, describe ecological characteristics of the freshwater systems, comment on the conservation value and importance of the freshwater systems and delineate the outer boundary of the riparian zones/riverine corridors.
- Evaluate the freshwater issues on the site and propose mitigation measures and measures for the rehabilitation of the site as well as setback lines for future development.
- Compilation of the documentation for submission of the water use authorisation application (WULA) to the Department of Water and Sanitation (if deemed necessary).

## **6.4 GEO-TECHNICAL ASSESSMENT**

A Geo-technical assessment was required to provide information related to the soil types, soil potential, soil stability, subsoil structure, suitability of the area to support the proposed structures and recommendation for foundations.

The Geo-technical assessment is included as **Appendix 6D**.

## **6.5 VISUAL IMPACT**

The potential impact on the sense of place of the proposed residential development has also been considered. However, due to the nature of the activity, the surrounding land-uses and the proximity to other existing residential area, and that the sense of place is not expected to be significantly altered by the proposed residential development, no further studies were suggested.

## **6.6 Traffic Impact Assessment**

A letter was submitted to the SANRAL (Appendix 3E.2.1). In response, SANRAL stipulated;

- It is an extension of the existing township;
- No direct access from the N10 is requested.

Overall, SANRAL stated that they have no objection. Moreover, a Traffic Impact Assessment (TIA) was not requested / required by SANRAL.

## **6.7 OTHER ISSUES AND IMPACTS**

The proposed Topline Housing Development has the following additional impacts:

### **6.7.1 ENERGY REQUIREMENTS**

#### Construction energy requirements:

The proposed development involves the construction of approximately 248 erven. Subsequently, the initial energy requirements of the project will basically be limited to the use of small power tools, plant such as mixers etc. typically to be powered by portable on-site generators.

#### Operational phase energy requirements:

According to the Engineering Services Investigation Report, although the existing feeder can service the future additional 298kVA load, this can only be carried out once the 10MVA Topline substation has been upgraded to a 20MVA substation by Eskom (to be commissioned in December 2020).

### **6.1.1 WATER REQUIREMENTS**

#### Construction water requirements:

Water requirements during the construction phase are unknown at this stage, but it is estimated that a maximum amount in the order of 100 - 150 kiloliter per day will be required for construction purposes, depending on phasing of construction.

#### Operational phase water requirements:

According to Draft Engineering Services Investigation Report, the Annual Average Daily Demand (AADD) will be 428.05m<sup>3</sup>/day.

### **6.1.1 NATURE AND QUANTITY OF RAW MATERIALS**

This project comprises the construction of approximately 248 residential and other structures. Subsequently several thousand cubic meters of crushed stone, sand and / or cement will be utilized together with reinforcing steel, wood and other material used in the construction of residential units, schools, businesses, etc., as input materials during construction. Exact quantities can only be determined once detailed designs of the structures have been completed. This development is not expected to utilize any raw materials during the operational phase, besides water usage.

#### **6.1.1 WASTE TYPES, QUANTITIES AND DISPOSAL METHODS**

##### Construction Phase

As this is a “greenfields” project, there are no existing structures to be demolished. It is therefore envisaged that very little building rubble and waste will be generated during construction. Typically, losses of raw materials due to transport, stockpiling on site and conveyance losses amount to approximately 5% of the volumes required. It is not known how much solid waste will be generated during the construction period. This waste will however typically be builder’s rubble, concrete debris, timber from used shutters, etc. The waste will be stockpiled on site and periodically disposed of at the nearest licensed landfill site by the contractor. A designated spoil site will be investigated for stockpiling of material.

The large amounts of litter presently on site will also need to be consolidated, removed from site and disposed of at the nearest approved municipal waste disposal site.

##### Operational Phase

Since the development is generally a residential development, general residential household waste is expected to be generated. Refuse removal should be via the Municipal waste stream and disposed of at the nearest, registered municipal bulk solid waste disposal site.

### **6.1.2 EMPLOYMENT OPPORTUNITIES**

Please refer to Section 5.7 and Table 1 for the anticipated employment opportunities expected from the proposed development.

## 9. SPECIALIST STUDIES

Based on the environmental sensitivities as per the DEA Screening Tool, issues raised by the I&APs and the project team, specialist studies were undertaken to provide information to address the concerns and assess the impacts of the proposed development alternatives on the environment.

The specialists were provided with set criteria for undertaking their assessments, to allow for comparative assessment of all issues. These criteria are detailed in the Terms of Reference to each specialist and summarised below.

### 7.1 CRITERIA FOR SPECIALIST ASSESSMENT OF IMPACTS

These criteria are based on the EIA Regulations, published by the Department of Environmental Affairs and Tourism (April 1998) in terms of the Environmental Conservation Act No. 73 of 1989.

These criteria include:

- **Nature of the impact**  
This is an appraisal of the type of effect the construction, operation and maintenance of a development would have on the affected environment. This description should include what is to be affected and how.
- **Extent of the impact**  
Describe whether the impact will be: local extending only as far as the development site area; or limited to the site and its immediate surroundings; or will have an impact on the region, or will have an impact on a national scale or across international borders.
- **Duration of the impact**  
The specialist should indicate whether the lifespan of the impact would be short term (0-5 years), medium term (5-15 years), long terms (16-30 years) or permanent.
- **Intensity**  
The specialist should establish whether the impact is destructive or benign and should be qualified as low, medium or high. The specialist study must attempt to quantify the magnitude of the impacts and outline the rationale used.
- **Probability of occurrence**  
The specialist should describe the probability of the impact actually occurring and should be described as improbable (low likelihood), probable (distinct possibility), highly probable (most likely) or definite (impact will occur regardless of any prevention measures).

The impacts should also be assessed in terms of the following aspects:

- **Status of the impact**  
The specialist should determine whether the impacts are negative, positive or neutral ("cost – benefit" analysis). The impacts are to be assessed in terms of their effect on the project and the environment. For example, an impact that is positive for the proposed development may be negative for the environment. It is important that this distinction is made in the analysis.
- **Accumulative impact**  
Consideration must be given to the extent of any accumulative impact that may occur due to the proposed development. Such impacts must be evaluated with an assessment of similar

developments already in the environment. Such impacts will be either positive or negative, and will be graded as being of negligible, low, medium or high impact.

- **Degree of confidence in predictions**

The specialist should state what degree of confidence (low, medium or high) is there in the predictions based on the available information and level of knowledge and expertise.

Based on a synthesis of the information contained in the above-described procedure, the specialist is required to assess the potential impacts in terms of the following significance criteria:

- **No significance:** the impacts do not influence the proposed development and/or environment in any way.
- **Low significance:** the impacts will have a minor influence on the proposed development and/or environment. These impacts require some attention to modification of the project design where possible, or alternative mitigation.
- **Moderate significance:** the impacts will have a moderate influence on the proposed development and/or environment. The impact can be ameliorated by a modification in the project design or implementation of effective mitigation measures.
- **High significance:** the impacts will have a major influence on the proposed development and/or environment.

The final impact assessment report should at least include the following sections:

- Executive Summary
- Introduction and Description of Study
- Methodology
- Results
- Assessment of Impacts (including mitigation measures to reduce negative impacts and measures to enhance positive impacts and the completion of impact tables)
- Discussion
- Recommendations (Pre-Construction, Construction and Operational Phases)
- Conclusion

## **9.2 BRIEFS FOR SPECIALIST STUDIES TO BE UNDERTAKEN AS PART OF THE EIA**

### **9.2.1 BOTANICAL ASSESSMENT**

**Peet Botes** (PB Consult) was appointed and undertook the Botanical Assessment on the proposed site – **Appendix 6A**.

The terms of reference for this appointment were to:

- Evaluate the proposed site(s) in order to determine whether any significant botanical features will be impacted as a result of the proposed development.
- Determine and record the position of any plant species of special significance (e.g. protected tree species, or rare or endangered plant species) that should be avoided or that may require “search & rescue” intervention.

- Locate and record sensitive areas from a botanical perspective within the proposed development footprint that may be interpreted as obstacles to the proposed development.
- Make recommendations on impact minimization should it be required
- Consider short- to long-term implications of impacts on biodiversity and highlight irreversible impacts or irreplaceable loss of species.

### **9.2.2 HERITAGE IMPACT ASSESSMENT**

**Jan Engelbrecht** of the Ubique Heritage Consultants was appointed to compile the Heritage Impact Assessment (HIA) – **Appendix 6B**.

The terms of reference for the heritage impact study were:

- the identification and mapping of all heritage resources in the area affected;
- an assessment of the significance of such resources in terms of heritage assessment criteria set out in regulations;
- an assessment of the impact of the development on heritage resources;
- an evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development;
- if heritage resources will be adversely affected by the proposed development, the consideration of alternatives; and
- plans for mitigation of any adverse effects during and after completion of the proposed development.

Also, the HIA/AIA should comply with the requirements of NEMA, including providing the assumptions and limitations associated with the study; the details, qualifications and expertise of the person who prepared the report; and a statement of competency.

### **9.2.3 FRESHWATER ASSESSMENT**

**Dr Dirk van Driel** (Watsan Africa) has been appointed to undertake the Freshwater Assessment for the proposed development – **Appendix 6C**.

The terms of reference for the Freshwater assessment are as follows:

- Literature review and assessment of existing information
- Site Assessment of the proposed activities and impact on the associated freshwater systems. This will include an assessment of the freshwater ecological condition, using river health indices such as in-stream and riparian habitat integrity, aquatic macro-invertebrates and riparian vegetation to determine set back lines and geomorphological condition of the streams, which will then determine the overall Ecostatus of the streams and provide data that will inform the Water Use Licence Application of the project.
- Describe ecological characteristics of freshwater systems and compile report based on the data and information collected in the previous two tasks, describe ecological characteristics of the freshwater systems, comment on the conservation value and importance of the freshwater systems and delineate the outer boundary of the riparian zones/riverine corridors.
- Evaluate the freshwater issues on the site and propose mitigation measures and measures for the rehabilitation of the site as well as setback lines for future development.

- Compilation of the documentation for submission of the water use authorisation application (WULA) to the Department of Water and Sanitation (if deemed necessary).

#### **9.2.4 GEO-TECHNICAL ASSESSMENT**

**Cedarland Geotechnical Consult (Pty) Ltd** was appointed to conduct the Geo-technical Assessment of the proposed site - **Appendix 6D**.

The primary objective of this study is to provide information related to the soil types, soil potential, soil stability, subsoil structure, suitability of the area to support the proposed structures and recommendation for foundations.

## 10. ASSESSMENT OF ENVIRONMENTAL IMPACTS

The specialist studies detailed in Section 8 were undertaken to determine significance of the impacts that may arise from the proposed development. The findings of the specialist studies are summarised here. Full copies of the studies are included in **Appendices 6A – 6C**.

The following specialist studies were undertaken:

### 10.1 BOTANICAL ASSESSMENT

**Peet Botes** (PB Consult) was appointed and undertook the Botanical Assessment on the proposed site – The Botanical Impact Assessment is included as **Appendix 6A**.

#### 10.1.1 KEY FINDINGS

A Botanical Impact Assessment (**Appendix 6A**) was conducted to determine if there is any sensitive or endangered vegetation on the proposed site. Approximately 12ha of the proposed site is already disturbed (approximately 1ha is disturbed from illegal dumping and excavation activities) or transformed (approximately 11ha of the site has been settled/ is being settled).

The site is located within the Bushmanland Arid Grassland, a Least Threatened vegetation type. Vegetation associated with the proposed site for development can be described as sparse low and open shrubland, typically dominated by *Senegalia mellifera* (Swarthaak) in combination with *Tetraena decumbens* (=Zygophyllum) and *Justicia australis* whereas *Vachellia tortilis* and / or *Boscia albitrunca* are occasionally present. The Specialist noted that although plant species diversity was low (most probably attributed to grazing practices coupled with the current drought conditions), the veld was in a relatively good condition. Grass species were scarce where vegetation present on site comprised of hardy and pioneer species. The ephemeral water courses were generally in good condition.

As per the Northern Cape CBA maps, the proposed site falls within a CBA area (Figure 18). However, there is no alternative on Municipal land that will not impact on the CBA and the site will not impact on any recognised centre of endemism. Although the proposed development will result in the transformation of the site (reducing connectivity), the Specialist stated that the proposed development will not significantly impact the surrounding area where connectivity is still good.

The most significant botanical aspect identified by the Specialist was the presence of one NFA protected tree species, namely Sheppard tree (*Boscia albitrunca*) as well as six (6) NCNCA protected plant species.

**Table 5.** Vegetation (including protected, non-protected, and alien invasive plant species) encountered on site. Adapted from the Botanical Assessment (Appendix 6A).

No.	Species name	FAMILY	Status	Alien & invader plant (AIP)
1.	<i>Acanthopsis hoffmannseggiana</i>	Acanthaceae	LC	
2.	<i>Adenium oleifolium</i>	Apocynaceae	LC NCNCA, Schedule 2 Protected (all species in this Family)	Apply for a NCNCA Flora permit (DENC)
3.	<i>Aizoon burchellii</i>	Aizoaceae	Not evaluated NCNCA, Schedule 2 Protected (all species in this Family)	Apply for a NCNCA Flora permit (DENC)
4.	<i>Aloe claviflora</i>	Aspodelaceae	LC NCNCA, Schedule 2 Protected (all species in this Family)	Apply for a NCNCA Flora permit (DENC)
5.	<i>Aptosimum lineare</i>	Scrophulariaceae	LC	
6.	<i>Aptosimum spinescens</i>	Scrophulariaceae	LC	
7.	<i>Blepharis mitrata</i>	Acanthaceae	LC	
8.	<i>Boscia albitrunca</i>	Brassicaceae (Capparaceae)	LC NFA protected species NCNCA, Schedule 2 Protected (all species of Boscia)	Apply for a NFA Tree permit (DAFF) Apply for a NCNCA Flora permit (DENC)
9.	<i>Euphorbia gariepina</i>	Euphorbiaceae	LC NCNCA, Schedule 2 Protected (all species in this Genus)	Apply for a NCNCA Flora permit (DENC)
10.	<i>Euphorbia spinea</i>	Euphorbiaceae	LC NCNCA, Schedule 2 Protected (all species in this Genus)	Apply for a NCNCA Flora permit (DENC)
11.	<i>Geigeria ornativa</i>	Asteraceae	LC	
12.	<i>Justicia australis</i> (=Monechma genistifolium)	Acanthaceae	LC	
13.	<i>Kleinia longiflora</i>	Asteraceae	LC	
14.	<i>Lycium cinereum</i>	Solanaceae	LC	
15.	<i>Phaeoptilum spinosum</i>	Nyctaginaceae	LC	
16.	<i>Rhigozum trichotomum</i>	Bigonaceae	LC	
17.	<i>Rogeria longiflora</i>	Pedaliaceae	LC	
18.	<i>Senegalia mellifera</i> (=Acacia mellifera)	Fabaceae	LC	
19.	<i>Tapinanthus oleifolius</i>	Loranthaceae	LC	

No.	Species name	FAMILY	Status	Alien & invader plant (AIP)
20.	<i>Tetraena decumbens</i> (= <i>Zygophyllum decumbens</i> )	Zygophyllaceae	LC	
21.	<i>Tetraena rigida</i> (= <i>Zygophyllum rigidum</i> )	Zygophyllaceae	LC	
22.	<i>Vachellia tortilis</i> subsp. <i>heteracantha</i>	Fabaceae	LC	

With regards to protected plant species;

- No red-listed plant species were present within the development footprint;
- No NEM: BA protected species was observed;
- One plant species, namely *Boscia albitrunca* protected in terms of the NFA was observed; and
- Six (6) NCNCA protected plant species were identified within the proposed development footprint.





A NCNCA and / or NFA permits will be required for the removal of these protected plants.

**Table 6:** Location of NFA protected trees observed within or near the footprint (Source: Appendix 6A)

NO.	SPECIES NAME	COMMENTS	RECOMMENDATIONS
035 B albi	<i>Boscia albitrunca</i> S28° 45' 21.7" E21° 50' 13.0"	Large tree (2.5 m tall) but with signs of being grazed.	<b>To be protected</b> Located outside the footprint.
036 B albi	<i>Boscia albitrunca</i> S28° 45' 28.2" E21° 50' 25.7"	Large tree (3.2 m tall) subject to human interference ( <b>Error!</b> <b>Reference source not</b> <b>found.</b> ).	<b>To be protected</b> Located within livestock pen.

- Eight (8) plant species protected in terms of the NCNCA were identified within the development footprint (Table 4).

**Table 7:** Protected plant species in terms of the NCNCA. A permit is required should any individual of these protected plant species be disturbed, removed, or relocated. Adapted from the Botanical Assessment (Appendix 6A).

NO	SPECIES NAME	COMMENTS	RECOMMENDATIONS
1.	<i>Adenium cf. oleifolium</i> <b>Schedule 2 protected</b>		<b>Search &amp; rescue:</b> Only one individual observed. Individuals within footprint to be transplanted to surrounding area.
2.	<i>Aizoon burchellii</i> <b>Schedule 2 protected</b>		Species protection through topsoil conservation.
3.	<i>Aloe claviflora</i> <b>Schedule 2 protected</b>	Very common throughout the site	Very common plant in this area. Protection through topsoil conservation.
4.	<i>Boscia albitrunca</i> <b>Schedule 2 protected</b>		Refer to <b>Error! Reference source not found..</b>
5.	<i>Euphorbia gariepina</i> <b>Schedule 2 protected</b>		Occasionally observed. Larger <i>Euphorbia</i> tends to transplant very poorly. Species protection through topsoil conservation.
6.	<i>Euphorbia spinea</i> <b>Schedule 2 protected</b>		Occasionally observed. Very common plant in this area. Species protection through topsoil conservation.

## FAUNA

Please note that no fauna or avi-fauna screening was done as part of this study and that the following notes are just observations with regards to status of the study area and observations made during the botanical site visit. The proposed site is located adjacent to the existing settlement where current land-uses include illegal dumping and livestock grazing. The vegetation associated can be classified as disturbed due to previous human-induced activities (i.e. trampling, overgrazing, illegal dumping of waste, and transformation of land leading to erosion).

Faunal diversity changes through space and time and are directly influenced by anthropogenic activities, including animal husbandry (i.e. overgrazing by livestock) and human settlements (e.g. transformation of land) (Tilman et al., 1997<sup>14</sup>; Chapin et al., 2000)<sup>15</sup>. Direct impacts are typically associated with urban land expansion, leading to land cover changes (and consequent loss of natural areas) and edge effects, whereas indirect impacts include impacts associated with the generation of waste (e.g. general or sewage) and its management (McDonald et al., 2020)<sup>16</sup>. Edge effects have diverse impacts on biodiversity and ecological functioning (Razafindratsima et al., 2018)<sup>17</sup>. Such effects contribute to a disturbance factor, which is likely to have driven most wild animals away from the proposed site for development due to activities associated with the adjacent settlement. It is considered highly unlikely that any large game remains in this area and were not observed within the development footprint during the site visit. This in turn would have affected the food chain and ultimately the density of tertiary predators, particularly mammals and larger birds of prey, while smaller predators and scavengers such as jackal and caracal may have been eradicated by community members in existing settlements in fear of their livestock. Due to long-term impacts associated with human settlements, compounded by the proximity of the proposed development areas to the urban edge, a comprehensive faunal survey is not deemed necessary.

## Mammals

The Kgalagadi Transfrontier Park (approximately 250km) and Tswalu Kalahari Reserve (approximately 144km) are the closest protected areas to the proposed site for development. Mammalian species present in these reserves include, but are not limited to the African Striped Weasel, African Wild Cat, African Wild Dog (Painted Wolf) Antbear (Aardvark), Bat-Eared Fox, Black-Backed Jackal, Black-Tailed Tree Rat, Blue Wildebeest, Brant's Whistling Rat, Brown Hyena, Bushveld Elephant-Shrew, Cape Golden Mole, Cape Hare, Cape Serotine Bat, Caracal, Chacma Baboon, Cheetah, Common Mole Rat, Damara Mole Rat, Desert Musk Shrew, Egyptian Free-Tailed Bat, Egyptian Slit-Faced Bat, Eland, Gemsbok, Giraffe, Grass Climbing Mouse, Grey Duiker, Ground Squirrel, Hairy-Footed Gerbil, Highveld Gerbil, Honey Badger, Kudu, Large-Eared Mouse, Leopard, Lion, Namaqua Rock Mouse, Pangolin, Porcupine, Pouched Mouse, Pygmy Mouse, Red Hartebeest Round-Eared Elephant Shrew, Short-Tailed Gerbil, Silver (Cape) Fox, Slender Mongoose, Small Spotted Cat, Small-Spotted Genet, South African Hedgehog, Spotted Hyena, Springbok, Springhare Steenbok, Striped Mouse Striped Polecat, Suricate, Vervet Monkey, Warthog, Woosnam's Desert Rat, and Yellow Mongoose (<https://www.sanparks.org/parks/kgalagadi/conservation/ff/mammals.php>) / (<https://tswalu.com/wp-content/uploads/2019/07/Tswalu-Information-Guide-2019.pdf>). However, the only mammals observed on site include livestock (namely goats, sheep, and / or cows). Moreover, as per the Freshwater Report, no other endangered species, either plant or animal, were observed within or near the drainage line.

## Avifauna

Although the Bushmanland Arid Grassland vegetation type potentially attracts a number of bird species, the low vegetation species diversity (associated with the proposed site for development), is likely to result in a low avifaunal diversity, where avifaunal diversity is directly influenced by land cover (i.e. intact vegetation) (Lepczyk et al., 2017)<sup>18</sup>. Limited vegetation, present on site, is available to provide a range of avifauna adequate habitat for survival, and therefore, it was not envisaged that a comprehensive avifaunal survey was deemed necessary.

<sup>14</sup> Tilman, D. and Wardle, D.A., 1997. Biodiversity And Ecosystem Properties. *Science*, 278 (5345), pp.1865-1869.

<sup>15</sup> Chapin Iii, F.S., Zavaleta, E.S., Eviner, V.T., Naylor, R.L., Vitousek, P.M., Reynolds, H.L., Hooper, D.U., Lavorel, S., Sala, O.E., Hobbie, S.E. and Mack, M.C., 2000. Consequences of changing biodiversity. *Nature*, 405(6783), pp.234-242.

<sup>16</sup> McDonald, R.I., Mansur, A.V., Ascensão, F., Crossman, K., Elmquist, T., Gonzalez, A., Güneralp, B., Haase, D., Hamann, M., Hillel, O. and Huang, K., 2020. Research gaps in knowledge of the impact of urban growth on biodiversity. *Nature Sustainability*, 3(1), pp.16-24.

<sup>17</sup> Razafindratsima, O.H., Brown, K.A., Carvalho, F., Johnson, S.E., Wright, P.C. and Dunham, A.E., 2018. Edge effects on components of diversity and above-ground biomass in a tropical rainforest. *Journal of applied ecology*, 55(2), pp.977-985.

<sup>18</sup> Lepczyk, C.A., La Sorte, F.A., Aronson, M.F., Goddard, M.A., MacGregor-Fors, I., Nilon, C.H. and Warren, P.S., 2017. Global patterns and drivers of urban bird diversity. In *Ecology and conservation of birds in urban environments* (pp. 13-33). Springer, Cham.

## Reptile & amphibians

No reptile or amphibian species were observed during the site survey. The project footprint may provide habitat for a number of reptile species, but they would most likely be terrestrial species adapted to grasslands and preying on avifauna and small mammal species. No amphibian species are likely to occur due to a lack of adequate aquatic and wetland habitat within the proposed footprint.

### 10.1.2 IMPACT ASSESSMENT

According to the Botanical Impact Assessment (**Appendix 6A**), the main impacts associated with the proposed development will be:

- The transformation of 36 ha of indigenous vegetation within a proposed CBA; and
- The potential impact on the one NFA protected tree species (*Boscia albitrunca*) and six NCNCA protected plant species (*Adenium cf. oleifolium*, *Aizoon burchellii*, *Aloe claviflora*, *Boscia albitrunca*, *Euphorbia gariepina*, and *Euphorbia spinea*)

### 10.1.3 MITIGATION MEASURES

The following mitigation measures are recommended by the Botanical Impact Assessment:

- All construction must be done in accordance with an approved construction and operational phase Environmental Management Plan (EMP), which must include the recommendations made in this report.
- A suitably qualified Environmental Control Officer must be appointed to monitor the construction phase in terms of the EMP and any other conditions pertaining to specialist studies.
- **Before any work is done** protected tree species must be marked and demarcated.
- **Before any work is done** search & rescue must be completed (Table 3 of Appendix 6A).
- Lay-down areas or construction sites must be located within the construction footprint.
- No clearing of any area outside of the construction footprint may be allowed.
- All waste that had been illegally dumped within the footprint must be removed to a Municipal approved waste disposal site.
- An integrated waste management approach must be implemented during construction.
  - Construction related general and hazardous waste may only be disposed of at Municipal approved waste disposal sites.
- Alien invasive *Prosopis* plants within the footprint (and immediate surroundings) must be removed in a responsible way (to ensure against regrowth).
- The Municipality must ensure that adequate waste and sewerage facilities and or services are established to service this community.

### 10.1.4 CONCLUSION

The activity is expected to result in a permanent transformation of approximately 36 ha of land, of which approximately 65% is still covered by indigenous vegetation used for livestock grazing. The site is located within an identified CBA. As per the Botanical Assessment, the proposed Topline housing development is likely to result in a **Medium-Low** impact. However, this can be reduced to a **Low** impact with good environmental control during construction and the implementation of the proposed mitigation measures. Thus, the Specialist stated that, with the correct mitigation, it is unlikely that the development will contribute significantly to any of the following:

- Significant loss of vegetation type and associated habitat.
- Loss of ecological processes (e.g. migration patterns, pollinators, river function etc.) due to construction and operational activities.
- Loss of local biodiversity and threatened plant species.

- Loss of ecosystem connectivity.

The Specialist concluded that “ *with the available information it is recommended that project be approved with the proposed mitigation actions*”.

## 10.2 HERITAGE IMPACT ASSESSMENT

**Jan Engelbrecht** of the Ubique Heritage Consultants was appointed to undertake a Heritage Impact Assessment (HIA) of the proposed site. The HIA is included as **Appendix 6B**.

### 10.2.1 KEY FINDINGS

According to the Heritage Impact Assessment (**Appendix 6B**);

1. No significant heritage sites or features were identified within the site for the proposed Topline Housing Development. Eleven incidences of Early/Middle Stone Age (ESA/ MSA) cultural material identified recorded across the development footprint are not of conservational value.
2. The Topline cemetery (graded as IIIB / High Local Significance) is located outside of the proposed site for development. No graves were identified within the development footprint.
3. The proposed site for development is situated within an area of zero to low paleontological significance.

### 10.2.2 IMPACT ASSESSMENT

According to the Heritage Impact Assessment (**Appendix 6B**),

1. The Early/Middle/Late Stone Age cultural material identified is not conservation worth and is of low significance;
2. This site is graded as IIIB and is of High Local Significance;
3. The site has a zero to low palaeontological significance.

### 10.2.3 MITIGATION MEASURES

According to the Heritage Impact Assessment (**Appendix 6B**), based on the assessment of the potential impact of the development on the identified heritage, the following recommendations are made, taking into consideration any existing or potential sustainable social and economic benefits:

- No significant heritage sites or features were identified within the proposed Topline development footprint. No further mitigation is recommended with regards to these resources. Therefore, from a heritage point of view, the Specialists recommended that the proposed development can continue.
- The Topline cemetery is situated outside the development footprint. No further mitigation is recommended with regards to these resources.
- Due to the low palaeontological significance of the area, no further palaeontological heritage studies, ground-truthing and/or specialist mitigation are required. It is considered that the development of the proposed development is deemed appropriate and feasible and will not lead to detrimental impacts on the palaeontological resources of the area (Butler 2020).
- If fossil remains or trace fossils are discovered during any phase of construction, either on the surface or exposed by excavations the Chance Find Protocol (Appendix A/11) must be implemented by the

Environmental Control Officer (ECO) in charge of these developments. These discoveries ought to be protected, and the ECO must report to SAHRA (Contact details: SAHRA, 111 Harrington Street, Cape Town. PO Box 4637, Cape Town 8000, South Africa. Tel: 021 462 4502. Fax: +27 (0)21 462 4509. Web: [www.sahra.org.za](http://www.sahra.org.za)) so that mitigation can be carried out by a palaeontologist (Butler 2020).

- Although all possible care has been taken to identify sites of cultural importance during the investigation of study areas, it is always possible that hidden or sub-surface sites could be overlooked during the assessment. If during construction, any evidence of archaeological sites or remains (e.g. remnants of stone-made structures, indigenous ceramics, bones, stone artefacts, ostrich eggshell fragments, charcoal and ash concentrations), fossils or other categories of heritage resources are found during the proposed development, SAHRA APM Unit (Natasha Higgitt/Phillip Hine 021 462 5402) must be alerted as per section 35(3) of the NHRA. If unmarked human burials are uncovered, the SAHRA Burial Grounds and Graves (BGG) Unit (Thingahangwi Tshivhase/Mimi Seetelo 012 320 8490), must be alerted immediately as per section 36(6) of the NHRA. A professional archaeologist or palaeontologist, depending on the nature of the finds, must be contacted as soon as possible to inspect the findings. If the newly discovered heritage resources prove to be of archaeological or palaeontological significance, a Phase 2 rescue operation may be required subject to permits issued by SAHRA. UBIQUE Heritage Consultants and its personnel will not be held liable for such oversights or costs incurred as a result of such oversights.

#### 10.2.4 CONCLUSION

As per the Heritage Impact Assessment (**Appendix 6B**), this undertaken HIA identified no heritage resources that will be impacted negatively by the proposed development and thus, in this regard the Specialists concluded that the proposed development may continue.

### 10.3 FRESHWATER ASSESSMENT

**Dr Dirk van Driel** (Watsan Africa) was appointed to undertake the Freshwater Assessment for the proposed development. The Freshwater Impact Assessment is included as **Appendix 6C**.

#### 10.3.1 KEY FINDINGS

According to the Freshwater Assessment (**Appendix 6C**), the drainage lines are mostly dry, with water only during rains and perhaps shortly thereafter. During the infrequent heavy rainfall events, drainage lines can come down in flood. These floods maintain the drainage line's morphological integrity, as sediments are moved and these water ways are scoured out. The sub-catchment associated with the proposed site for development has a surface area of approximately 16 800ha (with a circumference of 62km). The drainage line is split up into four major tributaries, the longest one being further south. The boundary drainage line contains a lot of household waste. The Resource Economics Footprint of the drainage line indicates a small economic footprint where the contribution of the vegetation within the riparian zone to the site's biodiversity is significant.

The Specialist did not observe any visible signs of sewage in the drainage line downstream from Topline, even though the WWTWs was defunct (non-operational). Likewise, further down the drainage line little household waste was detected. Sewage and waste poses risks, but at this stage it was rated as "Low". This may pose a risk should the Topline population expand. As per the Freshwater Assessment, the only risk of

importance is the possibility of a sewage spill and urban waste down the drainage line and into the Orange River. The risk increases because of the cumulative risks posed by the various developments along the reach of the Orange River. During the Freshwater Specialist's site visit, numerous incidences of illegal dumping of solid waste were observed throughout the site including within the drainage lines. Such waste may wash into the drainage lines and subsequently down towards the Orange River.

Sewerage infrastructure was not functioning and could be negatively impact the receiving environment should any sewage be released into/ enters any of the drainage lines. This would be expected to increase with an increase in households. The existing, defunct WWTW is located approximately 180m west of the western boundary of the proposed footprint of the Topline development, which is closer to the 500m that is normally prescribed. The waste problem would predictably escalate when new dwellings are added to the existing ones. Should these large quantities of waste wash down the drainage lines and into the Orange Rivers during rainfall events, it would pose a threat to the aquatic environment and to the local economy.

During the construction phase, eroded / loosened soil and silt may be washed down and enter the drainage lines. The siltation of drainage lines is considered a risk to the aquatic environment however, the Specialist stated that the risk is low with regards to the proposed Topline Development.

The Present Ecological State (PES) of the instream habitat was scored a "C" (loss of ecological functioning, however some functioning still remains) whereas the riparian habitat was scored a "B" (near-pristine). The Ecological Importance of a watercourse based on the presence of fish species that are endangered on a local, regional, or national level. There are no fish in the drainage line, as there is no permanent water. According to this assessment, which is prescribed for WULA's, the drainage line is not important. No other endangered species, either plant or animal, were detected in or near the drainage line. Although the drainage line may take decades (or centuries) to be restored to its natural state (should all anthropogenic activities cease and be rehabilitated), the Specialist stated that the drainage lines were classified as ecologically sensitive.

### **10.3.2 IMPACT ASSESSMENT**

As per the Freshwater Assessment (Figure 6C),

- Household waste being dumped in drainage lines;
- Untreated sewage;
- Trampling by humans and livestock;
- The proposed impact of this development on the Orange River is insignificant.
- However, the cumulative impact of all developments along the Orange River in the !Kheis municipality can be substantial.

### **10.3.3 MITIGATION MEASURES**

According to the Freshwater Report (**Appendix 6C**), mitigation measures that would be effective is to re-instate municipal services such as waste collection, waste disposal and proper sewage treatment. Construction must be undertaken in the dry season, limiting the footprint, and vegetating the disturbed areas. A formal cemetery should also be provided to prevent graves being constructed in close proximity to the drainage lines. The impact of animal husbandry (associated with overgrazing) and trampling by humans of drainage lines must be reduced.

### 10.3.4 CONCLUSION

As per the Freshwater Assessment (**Appendix 6C**), an anthropogenic activity can impact on any of the ecosystem drivers or responses and this can have a knock-on effect on all of the other drivers and responses. This, in turn, will predictably impact on the ecosystem services. The WULA and the EIA must provide mitigation measures for these impacts. The driver of the drainage lines is the occasional flood that follows sudden and intense rainfall events. This is followed by prolonged droughts and intense summer heat that prevents the development of any viable aquatic habitat. This is apart from shallow ground water that explains the growth of a somewhat more prolific vegetation along the drainage lines. The current sewage and solid waste situation may negatively impact the freshwater features of the site. Overall, the proposed development will have a low impact on the freshwater component should appropriate mitigation measures be implemented. The authorities may insist that these issues be resolved before a Water Use Authorisation is issued / approved.

## 10.4 GEO-TECHNICAL ASSESSMENT

**Cedarland Geotechnical Consult (Pty) Ltd** was appointed to undertake the Geo-technical Assessment as part of the EIA process, and is included as **Appendix 6D**.

### 10.4.1 KEY FINDINGS

According to the Geo-technical Assessment, the proposed site for development was regarded as being of intermediate suitability for Geotechnical Zones I and II whereas Geotechnical Zone III have a low suitability for the proposed residential development. The founding conditions were designated as R and P. The following are the main conclusions that have been made:

- **Geology:**

The site for the proposed development is located between the lithology of the Kaapvaal Craton and Namaqua-Natal mobile belt where the remaining, original geology is comprised of Kaaiken Terrane whereas the site is located on the Groblershoop Formation of the Brulpan Group. The bedrock occurs as strongly foliated, gneissic rock where deformations of granite-gneiss with quartz grains completely recrystallized. The remainder of the rock is comprised of plagioclase, muscovite, chloritized biotite, occasional garnet, epidote, hornblende as well as other minerals.

- **Soil Profile:**

The soil profile of the site is comprised of colluvium (consisting of pegmatitic gravels, quartz and quartzite fragments), made ground (areas levelled and composed of fill material), residual granite-gneiss (superficial horizon of residual granite-gneiss), waste (stockpiles of rubble), and the Mokalanen Formation (comprising of hardpan calcrete and nodular calcrete).

- **Hydrology:**

No perched groundwater was encountered on site during the geotechnical investigation (and is not anticipated to be problematic on site). Seepage water may be encountered in the vicinity of the wastewater disposal areas. Groundwater is expected to occur at depths less than 15m within compact, argillaceous strata. Successful drilling for water within the proposed site for development is expected to be between 40 – 60% whereas the drilling for a borehole yielding at least 2l/s ranges between 10 – 20%.

- **Geotechnical Classification:**

The site is divided into three geotechnical zones.

*Geotechnical Zone I*

Zone classed as R (founding is stable and expected soil movement is negligible) encompasses 47% of the total site. Slope across the site is less than 2%. Two foundation design alternatives are applicable, namely (i) conventional strip foundations or (ii) slab-on-the-ground foundations, to be placed directly on bedrock or very dense pedocrete.

*Geotechnical Zone II*

Zone classed as R (founding is stable and expected soil movement is negligible) encompasses 45% of the total site. Slope across the site ranges between 2 – 6%. Two foundation design alternatives are applicable, namely (i) conventional strip foundations (preferred founding alternative) or (ii) slab-on-the-ground foundations will require additional work (namely construction of an engineered fill or cutting to establish a level platform for construction).

*Geotechnical Zone III*

Zone classed as P (reworked ground) encompasses 8% of the total site. The zone is characterized by surface materials consisting of calcrete which has been partially removed for construction and has been rehabilitated by importing fine and granular material. Other parts are covered by stockpiled material (excavated calcrete and an un-rehabilitated borrow pits). Should structures be established within this zone, the borrow pit must be rehabilitated. Development potential of this zone is classified as poor.

- **Soil Corrosivity:**

All soil materials can be considered corrosive due to high soluble salt concentrations whereas *in situ* soils and pedocretes are not corrosive due to acidic properties.

- **Seismicity:**

A low risk for the development of earth tremors therefore exists due to the peak ground acceleration expected in 50 years is 0.04g.



As per the Geo-technical Assessment, recommendations are given per geotechnical zone (**Appendix 6D, page 40-41**). As the geotechnical site conditions favours the use of two foundation design alternatives, the selection of a particular foundation design must be based on practical and financial considerations. Service trenches must not be excavated parallel to buildings within 1500mm of the building perimeter.

In terms of general measures, the following recommendations were made:

- Page | 9

- **Excavation conditions:** Manual excavation is possible through colluvium, residual soil and some extent through calcrete it is not considered economically viable. Due to the consistency and composition of the soil present on site, the use of such soil is not economically viable. Excavation of soils would require a TLB (rated at 55kW minimum) or a 30 ton excavator will be required for the excavation of the very dense hardpan calcrete which needs to be removed and thus, adequate financial provision must be made for hard rock excavation. Sidewalls of excavations may be susceptible to collapse.
- **Land slope:** As the slope across the 47% of the land is less than 2%, the site is regarded as intermediate suitability for urban development.
- **Soil Corrosivity:** All soil materials can be considered corrosive due to high soluble salt concentrations whereas in situ soils and pedocretes are not corrosive due to acidic properties.
- **Seismicity:** A low risk for the development of earth tremors therefore exists due to the peak ground acceleration expected in 50 years is 0.04g.

Concerns were raised by the Engineer over potential soil and water contamination (relative to non-functioning WWTW infrastructure such as the oxidation ponds) on site which need to be resolved prior to residential development. Although the relative absence of groundwater close to the surface, along with the impermeable barrier formed by calcrete and bedrock), it is unlikely that groundwater contamination may have taken place however, surface water (as well as soil contamination with bacteria) may have been contaminated. Should sewage dumping, present on site, be stopped, the site could be rehabilitated and the entire area can be developed accordingly. It was recommended that facilities be upgraded and residential developments must be maintained as per legal requirements and comply with recommendations stipulated in the Geotechnical Investigation.

## 7. SUMMARY OF IMPACTS

Please refer to Appendix 7 for a summary of the project impact assessment and significance, including a summary of mitigation measures.

Table 5 is a summary of all the impacts assessed in the specialists reports that are associated with the construction and operational phase for the preferred alternative.

**Table 8.** Summary of all impacts

Study	Impact	Significance No Mitigation	Significance With Mitigation
<b>Botanical</b>	<b>Geology &amp; soils:</b> Potential impact on special habitats	Insignificant (Negative impact)	Insignificant (Negative impact)
	<b>Land-use and cover:</b> Potential impact on socio-economic activities.	Insignificant (Negative impact)	Insignificant (Negative impact)
	<b>Vegetation status:</b> Loss of vulnerable or endangered vegetation and associated habitat.	Low (Negative impact)	Insignificant (Negative impact)
	<b>Conservation priority:</b> Potential impact on protected areas, CBA's, ESA's or Centre's of Endemism.	Medium Low (Negative impact)	Insignificant (Negative impact)
	<b>Connectivity:</b> Potential loss of ecological migration corridors.	Low (Negative impact)	Insignificant (Negative impact)
	<b>Protected &amp; endangered plant species:</b> Potential impact on threatened or protected plant species.	Medium Low (Negative impact)	Insignificant (Negative impact)
	<b>Invasive alien plant species:</b> Potential invasive plant infestation as a result of the activities.	N/A (no alien invasive plants were observed)	N/A (no alien invasive plants were observed)
	<b>Veld fire risk:</b> Potential risk of veld fires as a result of the activities.	Insignificant (Negative impact)	Insignificant (Negative impact)
	<b>Cumulative impacts:</b> Cumulative impact associated with proposed activity.	Medium Low (Negative impact)	Insignificant (Negative impact)
	<b>The "No-Go" option:</b> Potential impact associated with the No-Go alternative.	Low (Negative impact)	N/A
<b>Heritage</b>	The eleven occurrences of ESA/MSA surface scatters across the development footprint.	High (No mitigation required)	

	The formal Topline town cemetery, situated outside of the development footprint.	Low (No mitigation required)	
<b>Palaeontology</b>	Due to the low palaeontological significance of the area, no further palaeontological heritage studies, ground-truthing and/or specialist mitigation are required.	Low (No mitigation required)	
<b>Freshwater</b>	Cumulative impact of sewage and solid waste ending up in the drainage line and Orange River	Medium (Negative impact)	Low (Negative impact)
	Impact of graveyards on the drainage line riparian zone	Medium (Negative impact)	Low (Negative impact)
	Animal husbandry (i.e. overgrazing and trampling)	Medium (Negative impact)	Low (Negative impact)
<b>Socio-economic</b>	Job Creation and Skills Development – Construction phase	Medium (Positive impact)	
<b>Visual</b>	Potential visual impact on the area	Low (Negative impact)	Low (Negative impact)
<b>Dust</b>	Potential impact of dust from construction activities	Low (Positive impact)	Low (Positive impact)

## 8. RECOMMENDATIONS

The following mitigation measures must be enforced if the proposed development were approved. These are also included in the Environmental Management Programme (**Appendix 9**).

### Construction Phase:

According to the Botanical Assessment (**Appendix 6A**), the following mitigation actions are recommended:

- All construction must be done in accordance with an approved construction and operational phase Environmental Management Plan (EMP), which must include the recommendations made in this report.
- A suitably qualified Environmental Control Officer must be appointed to monitor the construction phase in terms of the EMP and any other conditions pertaining to specialist studies.
- **Before any work is done** protected tree species must be marked and demarcated.
- **Before any work is done** search & rescue must be completed (Table 3 of Appendix 6A).
- Lay-down areas or construction sites must be located within the construction footprint.
- No clearing of any area outside of the construction footprint may be allowed.
- All waste that had been illegally dumped within the footprint must be removed to a Municipal approved waste disposal site.
- An integrated waste management approach must be implemented during construction.
  - Construction related general and hazardous waste may only be disposed of at Municipal approved waste disposal sites.
- Alien invasive *Prosopis* plants within the footprint (and immediate surroundings) must be removed in a responsible way (to ensure against regrowth).
- The Municipality must ensure that adequate waste and sewerage facilities and or services are established to service this community.

According to the Heritage Impact Assessment (**Appendix 6B**), based on the assessment of the potential impact of the development on the identified heritage, the following recommendations are made, taking into consideration any existing or potential sustainable social and economic benefits:

- No significant heritage sites or features were identified within the proposed Topline development footprint. No further mitigation is recommended with regards to these resources. Therefore, from a heritage point of view, the Specialists recommended that the proposed development can continue.
- The Topline cemetery is situated outside the development footprint. No further mitigation is recommended with regards to these resources.
- Due to the low palaeontological significance of the area, no further palaeontological heritage studies, ground-truthing and/or specialist mitigation are required. It is considered that the development of the proposed development is deemed appropriate and feasible and will not lead to detrimental impacts on the palaeontological resources of the area (Butler 2020).
- If fossil remains or trace fossils are discovered during any phase of construction, either on the surface or exposed by excavations the Chance Find Protocol (Appendix A/11) must be implemented by the Environmental Control Officer (ECO) in charge of these developments. These discoveries ought to be protected, and the ECO must report to SAHRA (Contact details: SAHRA, 111 Harrington Street, Cape Town. PO Box 4637, Cape Town 8000, South Africa. Tel: 021 462 4502. Fax: +27 (0)21 462 4509. Web: [www.sahra.org.za](http://www.sahra.org.za)) so that mitigation can be carried out by a palaeontologist (Butler 2020).
- Although all possible care has been taken to identify sites of cultural importance during the investigation of study areas, it is always possible that hidden or sub-surface sites could be overlooked during the

assessment. If during construction, any evidence of archaeological sites or remains (e.g. remnants of stone-made structures, indigenous ceramics, bones, stone artefacts, ostrich eggshell fragments, charcoal and ash concentrations), fossils or other categories of heritage resources are found during the proposed development, SAHRA APM Unit (Natasha Higgitt/Phillip Hine 021 462 5402) must be alerted as per section 35(3) of the NHRA. If unmarked human burials are uncovered, the SAHRA Burial Grounds and Graves (BGG) Unit (Thingahangwi Tshivhase/Mimi Seetelo 012 320 8490), must be alerted immediately as per section 36(6) of the NHRA. A professional archaeologist or palaeontologist, depending on the nature of the finds, must be contacted as soon as possible to inspect the findings. If the newly discovered heritage resources prove to be of archaeological or palaeontological significance, a Phase 2 rescue operation may be required subject to permits issued by SAHRA. UBIQUE Heritage Consultants and its personnel will not be held liable for such oversights or costs incurred as a result of such oversights.

According to the Freshwater Report (**Appendix 6C**), mitigation measures that would be effective is to re-instate municipal services such as waste collection, waste disposal and proper sewage treatment. Construction must be undertaken in the dry season, limiting the footprint, and vegetating the disturbed areas. A formal cemetery should also be provided to prevent graves being constructed in close proximity to the drainage lines. The impact of animal husbandry (associated with overgrazing) and trampling by humans of drainage lines must be reduced.

As per the Geo-technical Assessment, recommendations are given per geotechnical zone (**Appendix 6D, page 40-41**). As the geotechnical site conditions favours the use of two foundation design alternatives, the selection of a particular foundation design must be based on practical and financial considerations. Service trenches must not be excavated parallel to buildings within 1500mm of the building perimeter.

According to the Geotechnical Investigation (**Appendix 6D**), the non-perennial watercourses require no precautionary measures to ensure safety of the community against flooding. Infrastructure must be established at a safe distance from the drainage lines.

In terms of general measures, the following recommendations were made:

- **Founding:** The development must take place according to the SANS 10400H and NHBRC Homeowner's Manual Guidelines (published in 2015).
- **Trench backfill:** with the exception of hardpan calcrete, *in-situ* materials can be used for normal backfill of trenches.
- **Layer works:** Hardpan calcrete and colluvium are of G5 and G6 quality and are suitable for the construction of layer works up to sub- and base- course level for lightly trafficked roads.
- **Wearing course for gravel roads:** material for construction of gravel wearing course can be obtained from stockpiled or calcrete from a licensed borrow pit.

### **Operational Phase:**

According to the Freshwater Assessment, the lack of a functional WWTW and adequate solid waste management plan remains a cause of concern which may negatively impact the proposed site for development. Therefore, a proper municipal waste management system will be required and must be implemented.

## 9. CONCLUSIONS

The following specialist studies were undertaken as part of this Environmental Impact Assessment:

- Botanical Impact Assessment (**Appendix 6A**)
- Heritage Impact Assessment (**Appendix 6B**)
- Freshwater Assessment (**Appendix 6C**)
- Geo-technical Assessment (**Appendix 6D**)

The specialist studies and the information provided within the EIA Report, indicates that the proposed Topline Housing development does not pose any significant impacts should the proposed mitigation measures be implemented. As per the specialist assessments, site visits, and comments received from registered I&APs, wastewater (sewage) management and illegal dumping remains a key issue which must be addressed with the implementation of a proper waste management plan. The proposed Topline Housing Development will increase the pressure placed on existing municipal services (especially water supply, sewage treatment, and solid waste management) and therefore, if a waste management plan is not effectively implemented, the current lack of adequate sewage treatment and solid waste removal may negatively impact the environment and socioeconomic development in the Topline area.

According to the Botanical Specialist (Appendix 6A), “ *with the available information it is recommended that project be approved, with the proposed mitigation actions*”. According to the Heritage Impact Assessment (Appendix 6B), no significant heritage sites or features were observed within the proposed site for development. According to the Heritage Specialist, no mitigation measures are required to be implemented and that, from a heritage perspective, the specialists concluded that the proposed development can continue. The site is located within an area of zero-to-low paleontological significance. Therefore, the specialist stated that no further palaeontological heritage studies, ground-truthing, and/or specialist mitigation measures are required. As per the Freshwater Impact Assessment (Appendix 6C), the Freshwater Specialist concluded that identified impacts will have a Medium impact on the freshwater features of the site which can be reduced to a Low impact should proposed mitigation measures be implemented. The current sewage and solid waste situation may negatively impact the freshwater features of the site. Overall, the proposed development will have a low impact on the freshwater component should appropriate mitigation measures be implemented. The authorities may insist that these issues be resolved before a Water Use Authorisation is issued / approved. According to the Geotechnical Investigation (Appendix 6D), the proposed site for development was regarded as being of intermediate suitability for Geotechnical Zones I and II whereas Geotechnical Zone III have a low suitability for the proposed residential development. The founding conditions were designated as R and P.

In terms of the need and desirability of the proposed residential development, housing is a national need, including in the !Kheis Local Municipality. The proposed development represents a significant step towards service delivery and housing objectives within the municipality and broader area. The development will not only meet the pressing needs of adequate housing within the municipality but will also be in line to support of the municipal IDP and SDF objectives, namely to provide housing for the poor and decrease the Municipality's housing backlog as well as fulfil the Constitutional mandate to provide adequate housing and basic services to citizens.

The proposed location is considered a viable option. The proposed site is adjacent to the existing residential area of Topline, allowing accessibility and linking to the existing and future services infrastructure. The surrounding land use, namely the existing Topline settlement, is in line with the proposed development,

which is part of the reasons why this location was selected by the local authority for the purposes of this project. The site can be accessed using the existing road networks in the area.

There are no physical characteristics of these properties or environmental constraints which would exclude the site from development. However, as per the Botanical Assessment, numerous nationally and provincially protected plant species are present within the development footprint. Prior to any of these protected plant species being disturbed, damaged, removed, relocated, or destroyed, a NFA and / or NCNCA permit(s) from the relevant authority is required and must be applied for prior to the disturbance of any protected plant species.

In terms of alternatives, **Alternative 4** is the preferred alternative. This alternative is considered a viable option and is also the Municipality's preferred layout since it provides the optimal number of erven and housing opportunities, as well as providing for Municipal and Government, institutional, and business land use opportunities as well as Open Space to provide buffers on the existing drainage lines present within the proposed site for development. This preferred layout also incorporates the environmental sensitive areas associated with the site. There are no environmental or heritage limitations to this layout.

The "no-go" option, which is the option of not developing the proposed housing development. Currently, the area earmarked for development is transformed (approximately 11ha already settled / being settled) and disturbed (approximately 1ha of illegal dumping of waste), with numerous cases of illegal dumping and inadequate sewerage management practices (i.e. use of VIPs or conservancy tanks where the increase in households will increase pressure on Municipal services to service conservancy tanks). It must be noted that settling will continue, increasing pressure placed on existing services (photos 1-3 of Appendix 6A). Although the no-go development might result in no potential negative environmental impacts, especially on the clearance of vegetation on the development site, the direct and indirect socio-economic benefits of not constructing the residential development will not be realised. The need for additional housing opportunities in the area will not be realised.

Considering all the information, it is envisaged that this proposed Boegoeberg Housing Development will have a low negative impact on the environment, and the socio-economic benefits are expected to greatly outweigh any negative impacts. The mitigation measures, as recommended by the various specialists and detailed in the EMPr (Appendix 9) must be implemented. It must be noted that a proper waste management plan, addressing the functioning of the wastewater treatment works and solid waste removal to service the proposed development (i.e. existing and increase demand for these services), must be added as a condition to the granting of the environmental authorisation. This waste management plan must be implemented to address the expected increase in pressure on existing services – as per recommendations proposed and addressed in the Engineer's Services Report (Appendix 4B).

It is therefore recommended that the proposed Topline Housing Development (**Alternative 4**) be supported and be authorised with the necessary conditions of approval, subject to the compilation and effective implementation of a waste management plan to address sewage and solid waste management, and the implementation of mitigation measures proposed by the Specialists (Appendix 6A-D) and included in the EMPr.

## 10. DETAILS AND EXPERTISE OF THE EAP

### Details of Environmental Assessment Practitioner, expertise and Curriculum Vitae

This Final Environmental Impact Report was Report compiled by Anthony Mader -

#### Qualifications:

Anthony Mader: BSc, BSc (Hons), PhD (currently completing) at the University of the Witwatersrand, Johannesburg, South Africa.

#### Expertise:

Anthony has over three years of experience within environmental consulting and has worked on private and government projects throughout the country, including Western Cape, Northern Cape, KwaZulu-Natal, and the Eastern Cape. Anthony has facilitated Environmental (EA) and Water Use (WUA) applications whereas other duties included auditing of various types of construction types to ensure environmental compliance with the EA. The variety of projects Anthony has worked on include, but are not limited to;

- Housing developments;
- Civil engineering infrastructure projects such as water supply schemes, roads, culverts, bridges, warehouses, and a substation; and
- Auditing of water supply schemes, housing developments, warehouses, roads, bridges, and reservoirs

Anthony Mader joined EnviroAfrica CC in March 2020 and is employed as an Environmental Assessment Practitioner (EAP), working on various private and government projects throughout the Western Cape and Northern Cape.

#### Employment:

Previous employment as an Environmental Consultant	: EnviroPro Environmental Consultants (2017 – 2020)
Current employment as Environmental Assessment Practitioner	: EnviroAfrica cc (2020 – present).

**Report reviewed and supervised by Bernard de Witt** – The whole process and report was supervised by Bernard de Witt who has more than 30 years' experience in environmental management and environmental impact assessments. Bernard de Witt: 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)

(-----END-----)