



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

AUGUST 2010

Kindly note that:

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

DEPARTMENTAL DETAILS

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

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

DEPARTMENTAL REFERENCE NUMBER(S)

File reference number (Basic Assessment):	E12/2/4/1-A5/234-2026/10
File reference number (Waste):	
File reference number (Other):	

PROJECT TITLE

PROPOSED ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING HOUSE AT ERF 2341, HOUT BAY, SITUATED AT 27 SUNSET AVENUE, LLANDUDNO

DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP)

Environmental Assessment Practitioner (EAP):	Andre van der Spuy Environmental Consultants cc		
Contact person:	Ross Cameron/ Andre van der Spuy		
Postal address:	No. 42 Afrikander Road, Simon's Town		
Telephone:		Postal code:	7975
	(021 786 2919	Cell:	082 295 6072
E-mail:	avdspuy@iafrica.com/	Fax:	086 546 7986
	ross@cybersmart.co.za		
EAP Qualifications	BSc (Hons) Environmental and Geographical Science; MSc (Conservation Biology)		
EAP Registrations/Associations	Member IAIAAsa.		

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

Mr. Andre van der Spuy: Principal Member: Andre van der Spuy Environmental Consultants cc

1. Tertiary Qualifications

- BSc Zoology and Environmental & Geographical Science
- BSc (Hons) Environmental & Geographical Science
- MSc Conservation Biology (All acquired at University of Cape Town)

2. Experience and Expertise

André van der Spuy has 16 years professional experience as an environmental consultant, of which:

- Two years was concluded as an employee of Planning Partners, where André occupied the position of an Environmental Scientist and Consultant.
- Twelve years of ownership of an environmental consultancy has been achieved to date. The consultancy is registered as André van der Spuy Environmental Consultants cc.
- Extensive experience in drafting of Environmental Management Programmes and Environmental Impact Assessment and Basic Assessment Reports (viz. construction and operational phase environmental management programmes, scoping reports, basic assessment reports, environmental impact reports etc.).

Mr. Ross Cameron: Principal Environmental Consultant: Andre van der Spuy Environmental Consultants cc

1. Tertiary Qualifications

- Majors in Environmental & Geographical Science and Archaeology (acquired at University of Cape Town)

2. Experience and Expertise

Ross Cameron has 7 years professional experience as an environmental consultant, of which:

- A short period was concluded as a free-lance employee of *Planning Partners*, at which Ross provided the services of an Environmental Scientist and Consultant.
 - 7 years of full-time employment as a principal Environmental Consultant and Assessment Practitioner at *André van der Spuy Environmental Consultants cc*.
 - Extensive experience in the drafting of Environmental Management Programmes, Environmental Impact Assessment Reports and Basic Assessment Reports (viz. construction and operational phase environmental management programmes, scoping reports, basic assessment reports, environmental impact reports and etc.).
3. *Company registration/ affiliation*

André van der Spuy Environmental Consultants cc is a registered member of the *International Association of Impact Assessors South Africa (IAIASa)*.

Please also refer to the company prospectus enclosed within this submission, in which the projects with which *André van der Spuy Environmental Consultants cc* has been involved are listed.

EXECUTIVE SUMMARY OF THE CONTENT OF THE BASIC ASSESSMENT REPORT:

This report provides an extensive assessment of the potential biophysical, socio-economic, planning and other potential impacts associated with the proposed improvements to an existing Dwelling House situated at 27 Sunset Avenue, Llandudno, the latter of which is a small residential suburb nestled along the Atlantic coastline a short way north-west of Hout Bay. The proposal is aimed at realising improvements to the existing dwelling to better suit the owner's needs (refer to Appendix C for photographs of existing residence) and to make better use of the location, amenity, utility and value of the property, in so doing maintaining the existing land-use (Single Dwelling Residential Use Zone) and complying with the provisions of the Zoning Scheme. The proposed improvements comprise the following alterations and additions to the existing building and associated infrastructure:

- *The living room on the ground floor of the existing Dwelling House is to be extended towards the eastern common boundary;*
- *A new gym is to be added on to the existing structure at ground floor level, at the eastern side of the property;*
- *The existing bedroom and dressing room at the east of the building on the first floor of the Dwelling House, together with its north-facing external balcony, are to be extended;*
- *A new double garage is to be built at first floor level (level with the street; being Sunset Avenue) towards the south-east facing facade;*
- *A suspended driveway is to be constructed between the street edge and the proposed new double garage.*

The proposal seeks to retain intact the majority of the existing manicured garden on the property and will have no impact whatsoever on public open space areas beyond the site boundaries, in turn eliminating any potential for impacts on the coastal/ Strandveld fynbos thicket growing in dense profusion along the coastal zone abutting the north-west (seaward) property boundary. The proposal to provide secure on-site parking is a highly sought-after attribute for residential accommodation in the Llandudno suburb as it will contribute to increasing the security in the area by eliminating the need for on-street parking, while the location of the proposed elevated driveway and new garage is also regarded as being in the interest of the area and the public as the garage will be set back from Sunset Avenue (which abuts the property on its southern boundary) by 6.3m, providing adequate space for cars to wait on-site before entering the new garage. In this regard, the proposal allows for sufficient space for vehicles to pull off the road as opposed to waiting in the street before accessing the property. The alterations and additions aim to improve the utility, amenity, functionality and value of the property while remaining reasonable and not excessive within the ambit of the land-use of the property and surrounding area.

Having conducted a thorough environmental impact assessment by way of the legislated Basic Assessment process, undertaken in terms of the provisions of NEMA and the EIA Regulations, 2010 and in tandem with an equally thorough and extensive design and planning process, it is reasonably concluded that the impacts of the proposal itself are such that they are considered to be of acceptable significance within the ambit of the nature of the site and its relatively environmentally-sensitive surroundings. The impacts associated with the activity can be mitigated to the extent that the authorisation of the proposed activity would not result in immediate/ site-specific or cumulative impacts of a highly-significant and/ or highly negative nature. Based upon the overall assessment process, it is extrapolated that the impacts associated with the activity should not preclude the issue of an Environmental Authorisation authorising the proposal, and indeed the overall impact assessment rating finds that the majority of impacts can be mitigated to the degree that they become of a low significance.

SECTION A: ACTIVITY INFORMATION

1. PROJECT DESCRIPTION

(a) Is the project a new development?	YES	NO
---------------------------------------	-----	----

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

The owner of Erf 2341, Hout Bay/ Llandudno (refer to Aerial Photograph under Appendix A) wishes to undertake alterations and additions (refer to Site Plans under Appendix B and which are dated 08 February 2010: Revision 1: Reference W-511) to an existing Dwelling House in order to improve the amenity, utility, functionality and value of the property. The improvements envisaged by the proposal comprise the extension of the existing living room on the ground floor of the property and the addition of a gym on the eastern side of the existing Dwelling House. In addition, it is proposed to build a new double garage and to extend the existing bedroom, dressing room and balcony on the eastern side of the first floor. A suspended driveway is required to provide access from the public roadway (Sunset Avenue) to the proposed new double garage. More specifically, the proposal incorporates the following alterations and additions:

- The living room on the ground floor of the existing Dwelling House is to be extended towards the eastern common boundary;
- A new gym is to be added on to the existing structure at ground floor level, at the eastern side of the property;
- The existing bedroom and dressing room at the east of the building on the first floor of the Dwelling House, together with its north-facing external balcony, are to be extended;
- A new double garage is to be built at first floor level (level with the street; being Sunset Avenue);
- A suspended driveway is to be constructed between the street edge and the proposed new double garage.

The activities expected to be required during the course of construction of the proposed alterations and additions include:

- Site preparations and a degree of earthworks and excavations to revised site levels at the eastern portion of the property to accommodate the proposed extension of the living room and installation of the gym at ground floor level.
- Removal of the existing exotic lawn (refer to Site Photographs under Appendix C) and a small number of indigenous and exotic trees along the eastern portion of the property to accommodate the above additions. The lawn comprises alien invasive kikuyu grass (*Pennisetum clandestinum*) and its removal would bear no significance in terms of horticultural, botanical or other environmental and/ or cultural impacts. The loss of the small number of planted trees within the work area would be offset by the planting of new indigenous trees and associated indigenous vegetation (shrubs and groundcovers) within the adjacent non-built-upon areas. Trees which require removal will be removed by a landscape contractor under the supervision of the Environmental Site Officer and maintained in a nursery for re-planting following completion of construction activities. An existing planter and retaining wall (refer to Site Photographs under Appendix C) comprising, respectively, pockets of indigenous vegetation and natural granite

rock will be largely retained and shifted somewhat to the north-east of their present location along the south-east property boundary. No other areas (apart from the east common boundary) of the property will be impacted by the proposal and all works are to be undertaken some distance from the seaward (north-west) property boundary and which is buffered by a large existing garden (to remain in unaffected condition) to ensure that no impacts on natural coastal vegetation (coastal thicket/ Strandveld Fynbos) which exists in profusion immediately beyond the north-west seaward property boundary is incurred. Any loss of indigenous vegetation associated with the shifting of the planter on the property itself would be offset by the planting of indigenous vegetation during the restoration activities following the proposed works.

- Earthworks and the use of fill material to create new site levels at the east of the property to accommodate the proposed extension of the bedroom, dressing room, external balcony, and the construction of the new garage and suspended driveway.
- The construction of the extension of the bedroom, dressing room and balcony, and the construction of the new garage and suspended driveway, all of which is to be undertaken at the east side of the property.
- Hard and soft landscaping, with the retention of the majority of existing conservation-worthy vegetation, and restoration of affected areas by way of planting of indigenous vegetation and appropriate hard landscaping.

In order for the Applicant to comply with the requirements of the NEMA EIA Regulations 2010, promulgated in terms of the National Environmental Management Act, 1998 (NEMA: Act 107 of 1998), as amended, a requisite Basic Assessment application process must be undertaken given that the proposed project triggers activities listed under GN No. R 544 of Government Gazette 33306 of 18 June 2010, promulgated in terms of NEMA. The Basic Assessment process is intended to incorporate a comprehensive assessment of biophysical and socio-economic impacts which may be associated with the proposal.

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

Government Notice R544 Activity No(s):	Describe the relevant Basic Assessment Activity(ies) in writing as per Listing Notice 1 (GN No. R544)	Describe the portion of the development as per the project description that relates to the applicable listed activity
16 (v)	<p>“Construction or earthmoving activities in the sea, an estuary or within the littoral active zone or within a distance of 100 meters inland of the high-water mark of the sea or an estuary, whichever distance is the greater, in respect of:</p> <ul style="list-style-type: none"> - v) Buildings of 50 square meters or more.” 	<p>The proposed improvements will require construction activities which will cover a footprint/ built-upon area of more than 50 square meters, whilst earth-moving activities will be required to prepare the footings for the additions being proposed at ground level. The property on which the dwelling house and associated activities are to occur is situated within a distance of 100 meters inland of the high-water mark of the sea; hence the stated Listed Activity 16 (v) is applicable on account of the construction and earthmoving activities required, and would accordingly be triggered by the proposed activities.</p>
18 (iv)	<p>“The infilling or depositing of any material of more than 5 cubic meters into, or the dredging, excavation, removal of soil, sand, shells, shell grit, pebbles or rock from</p> <ul style="list-style-type: none"> - (iv) the littoral active zone, an estuary, zone or within a distance of 100 meters inland of the high-water mark of the sea, whichever distance is the greater .” 	<p>Earthmoving and some excavation work will be required to prepare the footings for the additions being proposed at ground level; hence such activities will result in the excavation and removal of soil, sand and rock exceeding 5 cubic meters. The property on which the dwelling house and associated activities are proposed to occur is situated within a distance of 100 meters inland of the high-water mark of the sea; hence the stated Listed Activity 18 (iv) is applicable on account of the</p>

		excavation and removal of material required, and would accordingly be triggered by the proposed activities.
45 (v)	The expansion of facilities in the sea, an estuary or within the littoral active zone or within a distance of 100 meters inland of the high water mark of the sea, whichever is the greater, for- (v) buildings of more than 50 square meters; where such expansion will result in an increase in the development footprint of such facilities, but excluding where such expansion occurs: a) behind a development setback line"	Owing to the fact that the activity would result in an extension beyond the development footprint of the existing building by more than 50 square meters, it would appear that the stated listed activity 45 (v) would apply to the proposal.
Government Notice R546 Activity No(s):	Describe the relevant Basic Assessment Activity(ies) in writing as per Listing Notice 3 (GN No. R546)	Describe the portion of the development as per the project description that relates to the applicable listed activity
	<i>Not applicable.</i>	
Government Notice R545 Activity No(s):	Describe the relevant Scoping and EIA Activity(ies) in writing as per Listing Notice 2 (GN No. R545)	Describe the portion of the development as per the project description that relates to the applicable listed activity
	<i>Not applicable.</i>	
Please note: Only those activities for which the applicant applies will be considered for authorisation. The onus is on the applicant to ensure that all the applicable listed activities are included in the application. Failure to do so may invalidate the application.		

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

Not applicable.

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

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

Not applicable.

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

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

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

Not applicable.

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

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

Not applicable.

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

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

Buildings	YES	NO
Provide brief description:		
<p><i>While the property incorporates an existing double storey dwelling house, it is proposed to implement the following alterations and additions to the building:</i></p> <ul style="list-style-type: none"> <i>The living room on the ground floor of the existing Dwelling House is to be extended towards the eastern common boundary;</i> <i>A new gym is to be added on at ground floor level, at the eastern side of the property;</i> <i>The existing bedroom and dressing room at the east of the building on the first floor of the Dwelling House, together with its north-facing external balcony, are to be extended;</i> <i>A new double garage is to be built at first floor level (level with the street; being Sunset Avenue);</i> <i>A suspended driveway is to be constructed between the street edge and the proposed new double garage.</i> <p><i>Environmentally-appropriate and sustainable features are proposed to be installed to conserve energy and water, with a solar geyser being installed and wrapped in a geyser blanket, low-energy devices and gas appliances installed, low-energy lighting (use of CFL bulbs and etc.), down-lighting and dimmer-switches used and appropriate plumbing fittings installed (viz. dual-flush toilet systems; taps with aeration nozzles and etc.). Such measures towards improved sustainability may also be referred to in greater detail under Section F below.</i></p>		
Infrastructure (e.g. roads, power and water supply/ storage)	YES	NO
Provide brief description:		
Not applicable.		
Processing activities (e.g. manufacturing, storage, distribution)	YES	NO
Provide brief description:		
Not applicable.		
Storage facilities for raw materials and products (e.g. volume and substances to be stored)	YES	NO
Provide brief description		
Not applicable.		
Storage and treatment facilities for solid waste and effluent generated by the project	Yes	No
Provide brief description		

Not applicable.

Other activities (e.g. water abstraction activities, crop planting activities)	Yes	No
Provide brief description		
Not applicable.		

2. PHYSICAL SIZE OF THE ACTIVITY

(a) Indicate the size of the property (cadastral unit) on which the activity is to be undertaken.	Size of the property:
	1090m ²

(b) Indicate the size of the facility (development area) on which the activity is to be undertaken.	Size of the facility:
	Footprint of Existing Building/ Built-upon area: 339m ² .

(c) Indicate the physical size (footprint) of the activity together with its associated infrastructure:	Size of the activity:
	Footprint of Existing Building: 339m ² ; Footprint of Proposed Additions: - Dwelling House: 82m ² - Suspended driveway: 41m ² ; Total area covered by proposed additions: 123m ² Total built-upon area: Existing Building plus proposed additions: <u>462m²</u>
(d) Indicate the physical size (footprint) of the activity:	Total built-upon area: Existing Building plus proposed additions: <u>462m² (equates to 42% built coverage on the property)</u>
(e) Indicate the physical size (footprint) of the associated infrastructure:	N/A

and, for linear activities:

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

3. SITE ACCESS

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

(c) Describe the type of access road planned:

The property is accessed via a public roadway named Sunset Avenue and which provides direct access, with no other access road being required.

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

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

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

The property is a relatively large (1090m²) stand incorporating an existing double storey single dwelling house and associated

infrastructure, all of which is located along the south-east portion of the property, behind (to the south-east) which is situated a public roadway known as Sunset Avenue and in front (to the north-west) of which lies public open space represented by a densely-vegetated coastal strip adjoining the Atlantic Ocean. The property is improved by a garden and swimming pool along the north-west and the eastern common boundaries, with the garden comprising a large lawn of alien invasive kikuyu grass (*Pennisetum clandestinum*), albeit that there are a number of relatively small and juvenile exotic and indigenous trees planted along the peripheries. A large existing planter and retaining wall (refer to Site Photographs under Appendix C) comprising, respectively, pockets of indigenous vegetation and natural granite rock exists at the south-east corner of the property and will be largely retained and shifted somewhat to the north-east of the present location along the south-east property boundary. It will be required that a portion of the garden along the eastern common boundary will need to be removed to accommodate the extensions to the dwelling house, but no other areas of the property will be impacted by the proposal and all works are to be undertaken some distance from the seaward (north-west) property boundary. The coastal zone to the north-west enjoys the growth of significant natural coastal vegetation (coastal thicket/ Strandveld Fynbos) which exists in profusion and is of a high quality, although it is disturbed in places by 'desire-lines' taken through it by those making use of the coast and ocean.

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

Locality map:	<p>The scale of the locality map must be at least 1:50 000. For linear activities of more than 25 kilometres, a smaller scale e.g. 1:250 000 can be used. The scale must be indicated on the map. The map must indicate the following:</p> <ul style="list-style-type: none"> • an accurate indication of the project site position as well as the positions of the alternative sites, if any; • road names or numbers of all the major roads as well as the roads that provide access to the site(s) • a north arrow; • a legend; • the prevailing wind direction (during November to April and during May to October); and • GPS co-ordinates (Indicate the position of the activity using the latitude and longitude of the centre point of the site for each alternative site. The co-ordinates should be in degrees and decimal minutes. The minutes should have at least three decimals to ensure adequate accuracy. The projection that must be used in all cases is the WGS84 spheroid in a national or local projection).
---------------	--

Site Plan:	<p>Detailed site plan(s) must be prepared for each alternative site or alternative activity. The site plan must contain or conform to the following:</p> <ul style="list-style-type: none"> • The detailed site plan must be at a scale preferably at a scale of 1:500 or at an appropriate scale. The scale must be indicated on the plan. • The property boundaries and numbers of all the properties within 50m of the site must be indicated on the site plan. • The current land use (not zoning) as well as the land use zoning of each of the adjoining properties must be indicated on the site plan. • The position of each element of the application as well as any other structures on the site must be indicated on the site plan. • Services, including electricity supply cables (indicate above or underground), water supply pipelines, boreholes, sewage pipelines, storm water infrastructure and access roads that will form part of the development must be indicated on the site plan. • Servitudes indicating the purpose of the servitude must be indicated on the site plan. • Sensitive environmental elements within 100m of the site must be included on the site plan, including (but not limited to): <ul style="list-style-type: none"> ○ Rivers. ○ Flood lines (i.e. 1:10, 1:50, year and 32 meter set back line from the banks of a river/stream). ○ Ridges. ○ Cultural and historical features. ○ Areas with indigenous vegetation (even if it is degraded or infested with alien species). • Whenever the slope of the site exceeds 1:10, then a contour map of the site must be submitted.
------------	--

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

Not applicable.

--

Indicate the position of the activity using the latitude and longitude of the centre point of the site. The co-ordinates must be in degrees, minutes and seconds. The minutes should be given to at least three decimals to ensure adequate accuracy. The projection that must be used in all cases is the WGS84 spheroid in a national or local projection.	Latitude (S):			Longitude (E):		
	33.98659°	24'	16"	18.545438°	37'	51"

(d) or:

For linear activities:	Latitude (S):			Longitude (E):		
• Starting point of the activity	o	'	"	o	'	"
• Middle point of the activity	o	'	"	o	'	"
• End point of the activity	o	'	"	o	'	"

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

5. SITE PHOTOGRAPHS

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

Refer to Appendix C. As the site is the same for the proposal and its alternatives, 1 set of photographs suffices as a graphic presentation of the site and surrounding area.

SECTION B: DESCRIPTION OF RECEIVING ENVIRONMENT

Site/Area Description

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

1. GRADIENT OF THE SITE

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

Flat	Flatter than 1:10	1:10 – 1:4	Steeper than 1:4
------	-------------------	------------	------------------

2. LOCATION IN LANDSCAPE

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

Ridgeline	Plateau	Side slope of hill/mountain	Closed valley	Open valley	Plain	Undulating plain/low hills	Dune	Sea-front
-----------	---------	-----------------------------	---------------	-------------	-------	----------------------------	------	-----------

(b) Please provide a description of the location in the landscape.

The site falls within 100 meters of the high-water mark of the Atlantic Ocean and forms part of the lowermost row of residential even within the Llandudno suburb, having a public roadway (Sunset Avenue) above and Public Open Space in the form of a relatively unspoiled coastal zone below. The coastal zone comprises high quality Strandveld vegetation which grows in profusion between the north-west (seaward) boundary of the property and the massive granite outcrops which interface with the ocean itself. While the site is situated along the 'sea-front', it is some way from the ocean itself as a result of the granite boulders and abutting fynbos. The property can also be considered to lie on the side-slope of a mountain, as it is located at the foot of Klein Leeukoppie (Little Lion's Head), a mountain which overlooks the Llandudno suburb.

3. GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE

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

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

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

The site has been extensively developed by way of the existing dwelling and associated infrastructure and no geological concerns or slope instability problems were experienced during the previous works on the property. Groundwater was also not impacted upon and it is not expected that any of the above geological conditions will be experienced or indeed will be impacted, nor is groundwater likely to be discovered.

(c) Please indicate the type of geological formation underlying the site.

Granite	Shale	Sandstone	Quartzite	Dolomite	Dolorite	Other (describe)
Please provide a description.						
<p><i>The geological formation of the site and surrounding area is typical of the north-westerly facing slopes of Klein-Leeukoppie, in which massive granite boulder outcrops dominate the landscape and as such, the ground conditions comprise primarily large granite boulders interspersed with granitic shale which has broken down and disintegrated over millennia .It is therefore considered possible that granite boulders will be encountered during excavations and earthworks, and which will require breaking down by way of drilling, where these lie within the planned foundation area for the extensions beyond the existing envelope. Given the small extent of the extensions proposed, relatively small-scale ground preparations will be required and as such, ground-related impacts will be relatively low.</i></p>						

4. SURFACE WATER

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

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

(b) Please provide a description.

The site contains no surface water.

5. BIODIVERSITY

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

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

Systematic Biodiversity Planning Category				If CBA or ESA, indicate the reason(s) for its selection in biodiversity plan
Critical Biodiversity Area (CBA)	Ecological Support Area (ESA)	Other Natural Area (ONA)	No Natural Area Remaining (NNR)	NNR (the site is not a green-field site and resembles a highly-disturbed environment which has been entirely altered and developed by way of a large dwelling house and the remainder of which is a domestic garden of mainly exotic plants, together with associated features including a swimming pool, boundary walls, planters and paving.

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

Habitat Condition	Percentage of habitat condition class (adding up to 100%)	Description and additional Comments and Observations (including additional insight into condition, e.g. poor land management practises, presence of quarries, grazing/harvesting regimes etc).
Natural	%	
Near Natural (includes areas with low to moderate level of alien invasive plants)	%	
Degraded (includes areas heavily invaded by alien plants)	%	
Transformed (includes cultivation, dams, urban, plantation, roads, etc)	100%	The property houses a single dwelling and associated infrastructure (refer to Appendix C for photographs of property), a garden, planters, boundary walls, paving, a swimming pool, driveway and double garage, and is entirely transformed, containing no natural habitat. The garden surrounding the dwelling comprises primarily exotic vegetation typical of domestic gardens within the Llandudno suburb. The garden is however conservation-worthy as it contributes to the general landscape of the area and provides valuable greening in the context of the built environment. On account of its conservation-worthy status, the garden is to be retained in the main, with only a relatively small strip along the eastern common boundary to be removed. It is planned to reinstate as much of the lost planting as possible using indigenous endemic species.

(c) Complete the table to indicate:

(i) the type of vegetation, including its ecosystem status, present on the site; and

(ii) whether an aquatic ecosystem is present on site.

Terrestrial Ecosystems				Aquatic Ecosystems					
Ecosystem threat status as per the National Environmental Management: Biodiversity Act (Act No. 10 of 2004)	Critical	Wetland (including rivers, depressions, channelled and unchannelled wetlands, flats, seeps pans, and artificial wetlands)	YES	NO	UNSURE	Estuary		Coastline	
	Endangered								
	Vulnerable								
	Least Threatened								
						YES	NO	YES	NO

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

Not applicable. The site has been entirely transformed by existing development and cannot be deemed to be a functional ecosystem.

6. LAND USE OF THE SITE

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

Untransformed area	Low density residential	Medium density residential	High density residential	Informal residential
Retail	Commercial & warehousing	Light industrial	Medium industrial	Heavy industrial
Power station	Office/consulting room	Military or police base/station/compound	Casino/entertainment complex	Tourism & Hospitality facility
Open cast mine	Underground mine	Spoil heap or slimes dam	Quarry, sand or borrow pit	Dam or reservoir
Hospital/medical center	School	Tertiary education facility	Church	Old age home
Sewage treatment plant	Train station or shunting yard	Railway line	Major road (4 lanes or more)	Airport
Harbour	Sport facilities	Golf course	Polo fields	Filling station
Landfill or waste treatment site	Plantation	Agriculture	River, stream or wetland	Nature conservation area
Mountain, koppie or ridge	Museum	Historical building	Graveyard	Archaeological site
Other land uses (describe):	1. Single Dwelling Residential Zone Use: The property itself is zoned for such use, with building coverage being limited to 33% of the area of the site and allowing for a single dwelling house to be erected to a height of two storeys. The proposal accordingly conforms to the zoning of the property, resulting in no rezoning application being required.			

(a) Please provide a description.

Properties in Llandudno are governed by the provisions of the Divisional Council of the Cape (CMC) Zoning Scheme Regulations including the amendment published on 3rd February 1995, Section 11; Llandudno: Single Residential Use Zone. In terms of these regulations, the subject property is currently zoned for Single Residential purposes, as are the majority of the surrounding properties, with a strip of Public Open Space to the north-west, separating the property from the coastal zone and ultimately, the sea (Atlantic Ocean). Given the above, it is clear that the property is located in a residential neighbourhood which is indicative of the predominant use in the area (Tommy Brummer Regional and Town Planner: May 2010: refer to Appendix J). With reference to the CMC Zoning Scheme Regulations, and more specifically the Amendment to the Scheme Regulations as per Provincial Notice P.N. 53/1995, the following provisions are applicable in a Single Residential Use Zone in the Llandudno Local Council Area:

- Street building line: 1m;
- Side space: 60% of the height of the wall/ 3.5m, whichever is the greater;
- Rear space: 60% of the height of the wall/ 3.5m, whichever is the greater;
- Maximum height: 8m;
- Coverage: 50% of site area
- Bulk: bulk factor of 1

The following departure is therefore required from the provisions of the Zoning Scheme Regulations: From Section 11, viz.:

- To permit the building to be erected 3.0m in lieu of 4.8m from the east common boundary;

and which is motivated by the applicant's consulting Town Planners (Tommy Brummer Regional and Town Planner: May 2010) by way of the following pertinent points:

- According to the Zoning Scheme Regulations, "no external walls or sections thereof which contain windows and / or door openings to habitable rooms shall be built closer to any side or rear boundaries ... than 60% of the height of the wall or 3.5m whichever is the greater...". The departure application that is required is to permit a wall (containing a door) to be closer to the side boundary than 60% of the height of the wall in which it is located.
- This departure pertains to the sliding doors on the eastern side of the proposed gym, on the ground floor of the Dwelling House. Given the location of the proposed wall and 'door opening' in relation to the high boundary wall common with Erf 2342, the departure required will not be tantamount to overlooking, lack of privacy or loss of views. People utilising the space within the proposed gym will look directly into the visually impermeable common boundary wall. To this end, the position of the new gym 3m from the common boundary will have no negative impact on the abutting property owner.
- The proposed additions and alterations will not have any adverse impact on abutting property owners or existing rights concerned. The application is therefore regarded as being desirable in the opinion of the applicant, and conforms to the Zoning Scheme Regulations in all other respects.

7. LAND USE CHARACTER OF SURROUNDING AREA

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

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

Untransformed area	Low density residential	Medium density residential	High density residential	Informal residential
Retail	Commercial & warehousing	Light industrial	Medium industrial	Heavy industrial
Power station	Office/consulting room	Military or police base/station/compound	Casino/entertainment complex	Tourism & Hospitality facility
Open cast mine	Underground mine	Spoil heap or slimes dam	Quarry, sand or borrow pit	Dam or reservoir

Hospital/medical centre	School	Tertiary education facility	Church	Old age home
Sewage treatment plant	Train station or shunting yard	Railway line	Major road (4 lanes or more)	Airport
Harbour	Sport facilities	Golf course	Polo fields	Filling station
Landfill or waste treatment site	Plantation	Agriculture	River, stream or wetland	Nature conservation area
Mountain, koppie or ridge	Museum	Historical building	Graveyard	Archaeological site
Other land uses (describe):	1. The site falls within 100 meters of the high-water mark of the Atlantic Ocean off the Llandudno coastline; and the coastal zone interfacing with the site on its north-west boundary offers an informal grassed pathway/ desire-line used for recreational purposes by the public to access the sea and coastal area.			
	2. Public road: Sunset Avenue, a public road managed by the local municipality, is situated to the south-east of the property and provides immediate access to the property and to other properties in the area, as well as to 'Sandy Bay' Beach to the south-west.			
	3. Public Open Space: The coastal zone interfacing with the property on its north-west boundary is zoned Public Open Space and forms part of a lengthy coastal strip wending its way between Llandudno Beach to the north-east and Sandy Bay Beach to the south-west.			
	4. Single Residential Use Zone: Virtually all properties in Llandudno are thus zoned and allow for the erection of single residential dwellings with a third coverage of the respective property. Departures and a Relaxation from certain provisions of the Zoning Scheme and from the Removal of Restrictions Act, 1967 (Act no. 84 of 1967) are being applied for as a separate but contiguous application to the Basic Assessment.			
	5. Nature Conservation: The coastal zone adjacent to the property is a Marine Protected Area, while the Llandudno suburb as a whole is overlooked by Klein Leeukoppie (Little Lion's Head), which forms part of the Table Mountain National Park.			
	6. Recreation/ Public Open Space: Beaches (Sandy Bay and Llandudno Beach) are situated to the south-west and north-east of the property, some way away.			

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

The property lies within an established residential area (Llandudno) and is therefore immediately ensconced within a suburban context which has been transformed into such by historic and more recent development. As such, there is little remaining natural biota or habitat within the developed area, although the coastal zone to the north-west contains valuable high-quality Strandveld fynbos and conservation-worthy massive granite boulder outcrops. The nearest industrial area is approximately 8km's from the property, within the Hout Bay Harbour.

8. SOCIO-ECONOMIC ASPECTS

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

The Llandudno suburb enjoys extremely high real estate values on account of its picturesque and tranquil context and the spectacular views which it offers, with the Atlantic Ocean coastline to the north-west, the south-western flank of Table Mountain to the north-east and Klein Leeukoppie mountain to the south-east. Llandudno is a highly-desirable and sought-after suburb immediately overlooking the Atlantic coastline from its elevated position on the lower north-westerly slopes of Klein Leeukoppie, affording it largely uninterrupted views of the sea and a highly desirable north-facing aspect. Spectacular beaches lie to the south-west (Sandy Bay) and north-east (Llandudno) of the property and are frequented by beach-goers, particularly in the summer months. Given the popularity of its beaches, the suburb is extremely sought-after and enjoys a festive atmosphere during the height of summer. The suburb is exclusively residential, and a large number of ageing residences in the area have been improved in recent years by way of renovation or the construction of new dwellings. It is noteworthy that the applicant seeks to better utilise the huge value, amenity and potential of the property by implementing the proposed alterations and additions, which once completed would improve the existing dwelling considerably.

9. HISTORICAL AND CULTURAL ASPECTS

- (a) Please be advised that if section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999), is applicable to your proposed development, then you are requested to furnish this Department with written comment from Heritage Western Cape as part of your public participation process. Section 38 of the Act states as follows: "38. (1) Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as-
- (a) the construction of a road, wall, power line, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;
 - (b) the construction of a bridge or similar structure exceeding 50m in length;
 - (c) any development or other activity which will change the character of a site-
 - (i) exceeding 5 000 m² in extent; or
 - (ii) involving three or more existing erven or subdivisions thereof; or
 - (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or
 - (iv) the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;
 - (d) the re-zoning of a site exceeding 10 000 m² in extent; or
 - (e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority,
- must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development."
- (b) The impact on any national estate referred to in section 3(2), excluding the national estate contemplated in section 3(2)(i)(vi) and (vii), of the National Heritage Resources Act, 1999 (Act No. 25 of 1999), must also be investigated, assessed and evaluated. Section 3(2) states as follows: "3(2) Without limiting the generality of subsection (1), the national estate may include—
- (a) places, buildings, structures and equipment of cultural significance;
 - (b) places to which oral traditions are attached or which are associated with living heritage;
 - (c) historical settlements and townscapes;
 - (d) landscapes and natural features of cultural significance;
 - (e) geological sites of scientific or cultural importance;
 - (f) archaeological and palaeontological sites;
 - (g) graves and burial grounds, including—
 - (i) ancestral graves;
 - (ii) royal graves and graves of traditional leaders;
 - (iii) graves of victims of conflict;
 - (iv) graves of individuals designated by the Minister by notice in the Gazette;
 - (v) historical graves and cemeteries; and
 - (vi) other human remains which are not covered in terms of the Human Tissue Act, 1983 (Act No. 65 of 1983);
 - (h) sites of significance relating to the history of slavery in South Africa;
 - (i) movable objects, including—
 - (i) objects recovered from the soil or waters of South Africa, including archaeological and palaeontological objects and material, meteorites and rare geological specimens;
 - (ii) objects to which oral traditions are attached or which are associated with living heritage;
 - (iii) ethnographic art and objects;
 - (iv) military objects;
 - (v) objects of decorative or fine art;
 - (vi) objects of scientific or technological interest; and
 - (vii) books, records, documents, photographic positives and negatives, graphic, film or video material or sound recordings, excluding those that are public records as defined in section 1(xiv) of the National Archives of South Africa Act, 1996 (Act No. 43 of 1996)."

Is section 38 of the National Heritage Resources Act, 1999, applicable to the development?	YES	NO
--	-----	----

		UNCERTAIN	
If YES, explain:	<p>The property falls within an area of possible potential heritage and cultural/ landscape importance given its location abutting the relatively unspoilt north-west facing stretch of Atlantic coastline (a Marine Protected Area under the provisions of the Marine living Resources Act). Areas which are of declared heritage importance, of which this may be one (to be determined during this assessment), are protected in order to ensure conservation of:</p> <ul style="list-style-type: none"> * the existing open spaces; * the maximum development envelope of a particular property falling within the declared area; * the general character of the area; and * the prevention of the consolidation of any erven. <p>Hence, applications for new buildings or for alterations and / or additions to existing buildings within such areas require the approval of the competent heritage resources authority, being Heritage Western Cape. In order to establish the status of the area in so far as the heritage legislation, promulgated under the National Heritage Resources Act, 1999 (Act No. 25 of 1999) is concerned, Heritage Western Cape is being consulted with and was requested to review and comment on the Draft Basic Assessment Report within its capacity as a State Department and potential decision-making authority (the latter should the heritage legislation indeed apply to this application). Heritage Western Cape however failed to provide comment and a formal comment/ decision is still being sought. It is noted that the Hout Bay and Llandudno Heritage Trust has been included within the database of interested and affected parties and has been directly notified of the opportunity to comment on the proposal in so far as potential historic/ cultural/ heritage issues are concerned. Furthermore, an Archaeological Impact Assessment, which will incorporate a Heritage Impact Assessment component, has been commissioned and the results will accompany an updated version of this report.</p>		
Will the development impact on any national estate referred to in section 3(2) of the National Heritage Resources Act, 1999?		YES	NO
		UNCERTAIN	
If YES, explain:			
If YES, explain:			
Will any building or structure older than 60 years be affected in any way?		YES	NO
		UNCERTAIN	
If YES, explain:	The dwelling on the property is less than 60 years old.		

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

10. APPLICABLE LEGISLATION, POLICIES AND/OR GUIDELINES

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

LEGISLATION	ADMINISTERING AUTHORITY	TYPE Permit/ license/ authorisation/comment / relevant consideration (e.g. rezoning or consent use, building plan approval)	DATE (if already obtained):
The National Environmental Management Act, 1998 (Act 107 of 1998), as amended and Government Notice R544 of 18 June 2010, in terms	The Department of Environmental Affairs & Development Planning (DEA&DP)	Environmental Authorisation	This application

of the Environmental Impact Assessment Regulations, 2010, promulgated under the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.			
Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) and Removal of Restrictions Act, 1967 (Act No. 84 of 1967).	City of Cape Town	Authorisation (application for granting of Departures and Relaxation)	Contiguous Departure and Relaxation applications underway; subject to the outcome of this application.
National Heritage Resources Act, 1999 (Act 25 of 1999): Section 31 (construction) and Regulation 3(3)a of PN 298 (29 August 2003).	Heritage Western Cape	Record of Decision (if required)	Pending

POLICY/ GUIDELINES	ADMINISTERING AUTHORITY
Section 3 of the Removal of Restrictions, 1967 (Act No. 84 of 1967) to permit alterations and additions to the existing Dwelling House on the property.	City of Cape Town
A setback departure is required from the provisions of the Zoning Scheme Regulations as promulgated under Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) to permit the gym to be positioned closer to the eastern common boundary than what is permitted in terms of the Scheme.	City of Cape Town
Environmental Impact Assessment (EIA) Guidelines promulgated in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended and the EIA Regulations, 2010.	Department of Environmental Affairs and Development Planning
National Heritage Resources Act, 1999 (Act 25 of 1999): Section 31 (construction) and Regulation 3(3)(a) of Provincial Notice 298 (29 August 2003).	Heritage Western Cape

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

LEGISLATION / POLICY / GUIDELINE	DESCRIBE HOW THE LEGISLATION / POLICY / GUIDELINE WERE TAKEN INTO ACCOUNT (e.g. describe the extent to which it was adhered to, or deviated from, etc).
<ul style="list-style-type: none"> Provincial Spatial Development Framework (PSDF) ; Integrated Development Plan of the Local Municipality; Spatial Development Framework of the Local Municipality; 	<p>An application is being made in terms of Section 3 of the Removal of Restrictions, 1967 (Act No. 84 of 1967) to permit the proposed alterations and additions to the existing Dwelling House on the property, while a setback departure is also required from the provisions of the City of Cape Town Zoning Scheme Regulations in terms of LUPO to permit a gym to be positioned closer to the eastern common boundary than what is permitted in terms of the Zoning Scheme Regulations. The outcome of the planning-related applications for Removal of Restrictions and for Departure from the Zoning Scheme Regulations are dependent upon the outcome of this Basic Assessment application as an approval of the planning applications may only be granted in the event of an Environmental Authorisation authorising the proposed alterations and additions is granted. This notwithstanding, it is contended that the planning and development frameworks, policies and guidelines developed and utilised by the City of Cape Town: Southern Region (local municipality) as listed in the left-hand column will be substantially complied with insofar as the applicant is within rights to develop the property by way of improvements to the single residential dwelling within the context of</p>

	its zoning (Single Residential Use Zone) with the proviso that the applications for Departures and Relaxation are granted.
Urban edge / Edge of Built environment for the area (Llandudno).	The property lies within the Urban Edge (refer to Appendix A in which the Urban Edge is delineated by way of a red line) and is developable within the context of the urban/ built environment.

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

SECTION C: PUBLIC PARTICIPATION

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

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

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

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

--

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

The following State Departments are being consulted with during the 40 day comment period held in respect of this Draft Basic Assessment Report, in terms of the NEMA and the EIA Regulations, 2010:

i) City of Cape Town: Environmental and Heritage Resources Management Branch: Southern Region

- Mr. Andrew Greenwood: Andrew.Greenwood@capetown.gov.za
- Mr. Howard Gold: Howard.Gold@capetown.gov.za
- Mrs. Suretha Dorse: Suretha.Dorse@capetown.gov.za
- Mrs. Joy Garman: Joy.Garman@capetown.gov.za

Postal Address: Plumstead Office - Southern Region: Corner Victoria and de Waal Roads, Plumstead, 7800;
Tel: 021 710 8046/ 8005; Fax: 021 425 4448/ 021 421 1963

ii) City of Cape Town: Strategy and Planning: Building and Development Management: Southern Region

- Mr. Pierre Hoffa: Pierre.Hoffa@capetown.gov.za

Postal Address: Plumstead Office - Southern Region: Corner Victoria and de Waal Roads, Plumstead, 7800;
Tel: 021 710 8132; Fax: 021 425 4448/ 021 421 1963

iii) Heritage Western Cape: Heritage Resource Management Services:

- Mr. Calvin van Wijk: cvanwijk@pgwc.gov.za
- Ms. Tamar Grover: tgrover@pgwc.gov.za
- Ms. Ntombekhaya Njobe: nnjobe@pgwc.gov.za

Postal Address: Protea Assurance Building, Private Bag X9067, Cape Town, 8001; Fax: 021 483 9842;

iv) CapeNature: Scientific Services

- Ms. Samantha Ralstone: landuse@cncjnk.wcape.gov.za
- Private Bag X5014 Stellenbosch 7599
- HEAD OFFICE: CapeNature House: Belmont Office Park, Belmont Road, Rondebosch, Private Bag X29, Rondebosch, 7701. Telephone: 021 659 3400
- Or: Assegaaibosch Nature Reserve Jonkershoek. Telephone +27 21 866 8000 fax +27 21 866 1523

It is furthermore intended to consult with the above State Departments upon completion and dissemination of the Final Basic Assessment Report prepared in terms of the NEMA EIA Regulations, 2010 by making available the Final Basic Assessment Report for comment to relevant interested and affected parties and State Departments for a 21 day period and thereafter submitting to DEA&DP any comments which may arise from the consultation and commenting processes.

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

This Draft Basic Assessment Report has been prepared and disseminated to interested and affected parties and the following public participation process, in terms of the EIA Regulations, 2010, as implemented on 02 August 2010 and promulgated under NEMA by way of GN No. R 544 of Government Gazette 33306 of 18 June 2010, has been actioned to date:

- A database of all landowners within a 100m radius of the property was obtained from the City of Cape Town: GIS Department, after which a letter was prepared (refer to Appendix F) and posted by registered mail to all persons on the database and all other identified stakeholders, commenting authorities and State Departments having interest in the application (see point below).
- Direct notification via preferred form of communication was issued to identified stakeholders, being the relevant City of Cape Town officials (Strategy and Planning; Building Development Management; and the Environmental & Heritage Resource Management Branch: Southern Region), the Ward Councilor, and direct notifications were issued to (refer to Appendix F):
 - The relevant Council officials involved in the planning, design and environmental management processes for the project and the City of Cape Town: Coastal Edge Management;
 - The Accounting and Heritage Services Department: Heritage Western Cape;
 - The Ward Councilor for the Llandudno/ Hout Bay area and surrounds;
 - The Chairperson and Vice Chair of the Hout Bay Ratepayers' and Residents' Association;
 - The Chairperson of the Hout Bay and Llandudno Heritage Trust;
 - Scientific Services: CapeNature.
- The comment period specific to this Draft Basic Assessment Report is being held for a 40 day period between **21 January and 01 March 2010**. A hard copy of the Draft Basic Assessment Report and Draft Environmental Management Programme is available for review and comment at the Hout Bay Library, or alternatively on request from the offices of the EAP and an electronic version is available for download from the website of the EAP: www.avdsec.com.

Please see following page (continued)

- The comment period is being held in terms of section 6.6 of the NEMA EIA Guideline Information Series: Guideline on Public Participation: May 2009 and all (potential and actual/ current) interested and affected parties (I&AP's) have been notified (refer to Appendix F) of the opportunity to review and comment on the report by way of registered letters sent to all I&AP's, together with direct notifications via e-mail, fax or telephone where such contact details are available. Stakeholders, commenting authorities and State Departments have been included in the notification record, and hard copies of the reports, together with CD's on which the reports are transposed, have been hand-delivered to City of Cape Town officials.
- In terms of Section 24 O(2) & (3) of the NEMA, as amended, and paragraph 6.6 of the NEMA EIA Guideline Information Series: Guideline on Public Participation (May 2009), the following has also been actioned: "The EAP/ applicant must notify DEA&DP of the State Departments (name and contact details of the official) which have received the relevant reports and on which date such reports have been submitted to those authorities. DEA&DP will then request written comment from the relevant State Departments to be submitted within 40 days of such request having been made by the Department. Comments by the State Departments must be submitted to the Department and copied to the EAP". The EAP duly notified (find copies of notifications enclosed under Appendix F) the relevant officials at the City of Cape Town, CapeNature and Heritage Western Cape, who are considered to be stakeholders and/ or commenting authorities/ 'State Departments' in respect of the application underway for the project, in so doing also notifying DEA&DP via a hand-delivered letter to that authority's offices. The notification to DEA&DP requested that DEA&DP in turn request comment from the State Departments, which was done by DEA&DP shortly following publication of this Draft Basic Assessment Report.
- A Site Notice conforming to the size, layout and content requirements (refer to Appendix F for photograph of Site Notice) of 5.4 and 5.6 of the NEMA Environmental Impact Assessment Regulations Guideline and Information Document Series: Guideline on Public Participation: September 2007 and amended in May 2009 has been erected at a visible location on the property outskirts.
- A newspaper advertisement was published in the main body of the Sentinel (community newspaper distributed in the Llandudno and Hout Bay area) on 14 January 2010 (refer Appendix F).
- Comments received during the 40 day comment period will be considered and responded to, with responses being included within a 'Comments and Responses Report', appended to the Final Basic Assessment Report.
- The Final Basic Assessment Report will be made available to registered I&AP's for a 21 day review and comment period, with comments received during the commenting period being submitted to the Department as part of the Final Basic Assessment Report, and to which no responses will be provided; in accordance with the public participation process requirements. Registered I&AP's will be notified by their preferred form of communication and by registered mail of the opportunity to comment on the Final Basic Assessment Report.

Please note:

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

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

The draft Basic Assessment Report must be submitted to the Department before it is made available to interested and affected parties, including the relevant organs of State and State departments which have jurisdiction with regard to any aspect of the activity, for a 40-day commenting period. With regard

to State departments, the 40-day period commences the day after the date on which the Department as the competent/licensing authority requests such State department in writing to submit comment. The applicant/EAP is therefore required to inform this Department in writing when the draft Basic Assessment Report was made available to the relevant State departments for comment. Upon receipt of this confirmation, this Department will in accordance with Section 24O(2) and (3) of the NEMA request the relevant State departments to comment on the draft report within 40 days.

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

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

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

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

SECTION D: NEED AND DESIRABILITY

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

1. Is the activity permitted in terms of the property's existing land use rights?	YES	NO	Please explain
<p>Properties in Llandudno are governed by the provisions of the Divisional Council of the Cape (CMC) Zoning Scheme Regulations including the amendment published on 3rd February 1995, Section 11; Llandudno: Single Residential Use Zone. In terms of these regulations, the subject property is currently zoned for Single Residential purposes, as are the majority of the surrounding properties, with a strip of Public Open Space to the north-west, separating the property from the coastal zone and ultimately, the sea (Atlantic Ocean). Given the above, it is clear that the property is located in a residential neighbourhood which is indicative of the predominant use in the area (Tommy Brummer Regional and Town Planner: May 2010). With reference to the CMC Zoning Scheme Regulations, and more specifically the Amendment to the Scheme Regulations as per Provincial Notice P.N. 53/1995, the following provisions are applicable in a Single Residential Use Zone in the Llandudno Local Council Area:</p>			
<ul style="list-style-type: none"> • Street building line: 1m; • Side space: 60% of the height of the wall/ 3.5m, whichever is the greater; • Rear space: 60% of the height of the wall/ 3.5m, whichever is the greater; • Maximum height: 8m; • Coverage: 50% of site area • Bulk: bulk factor of 1 			
<p>The following departure is therefore required from the provisions of the Zoning Scheme Regulations: From Section 11, viz.:</p>			
<ul style="list-style-type: none"> • To permit the building to be erected 3.0m in lieu of 4.8m from the east common boundary; 			
<p>and which is motivated by the applicant's consulting Town Planners (Tommy Brummer Regional and Town Planner: May 2010) by way of the following pertinent points:</p>			
<ul style="list-style-type: none"> • According to the Zoning Scheme Regulations, "no external walls or sections thereof which contain windows and / or door openings to habitable rooms shall be built closer to any side or rear boundaries ... than 60% of the height of the wall or 3.5m whichever is the greater...". The departure application that is required is to permit a wall (containing a door) to be closer to the side boundary than 60% of the height of the wall in which it is located. • This departure pertains to the sliding doors on the eastern side of the proposed gym, on the ground floor of the Dwelling House. Given the location of the proposed wall and 'door opening' in relation to the high boundary wall common with Erf 2342, the departure required will not be tantamount to overlooking, lack of privacy or loss of views. People utilising the space within the proposed gym will look directly into the visually impermeable common boundary wall. To this end, the position of the new gym 3m from the common boundary will have no negative impact on the abutting property owner. • The proposed additions and alterations will not have any adverse impact on abutting property owners or existing rights concerned. The application is therefore regarded as being desirable in the opinion of the applicant, and conforms to the Zoning Scheme Regulations in all other respects. 			
<p>Please refer to following page for further information.</p>			

So too is a Removal of Restrictions required and is being applied for (as a separate application process to the planned Basic Assessment application) in terms of Section 2(1) of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967), which is motivated by the applicant's consulting Town Planners (Tommy Brummer Regional and Town Planner) by way of the following pertinent points:

- In respect of the restrictive Condition of Title limiting the street building line, the proposal is regarded as being in the interest of the public as it will provide for the accommodation of an additional 4 on-site parking bays. Two of these bays will be accommodated in the proposed new double garage, with a further two bays being provided in front of the garage on the new (elevated/ suspended) driveway.
- Providing secure on-site parking is a highly sought after attribute for residential accommodation as it will contribute to increasing the security in the area by eliminating the need for on-street parking.
- The location of the proposed elevated driveway and new garage is furthermore regarded as being in the interest of the area and the public as the garage will be set back from Sunset Avenue by 6.3m, providing adequate space for cars to wait on-site before entering the garage. In this regard, the proposal allows for sufficient space for vehicles to pull off the road as opposed to waiting in the street before accessing the property.
- An increase of the built upon area to from 33.3% to 50% of the total site area.

It is pertinent to note that despite the application for Removal of Restrictions, the applicable Zoning Scheme Regulations will still apply to the subject property, and will control the built envelope of the building/s on the property in terms of height, coverage, bulk and setbacks. According to a Condition of Title, not more than one third of the area of the property shall be built upon; whereas the Zoning Scheme provides a coverage restriction of 50%. The following table indicates the composition of the total proposed built-upon area for the site:

Permissible coverage	545m ² = 50% of 1090m ²
Permissible built-upon area	363m ² = 33.3% of 1090m ²
Existing built-upon	339m ²
Proposed additional built-upon	
· Dwelling house;	82m ² ;
· Suspended driveway;	41m ²
Total	123m²
Total proposed built-upon & coverage	462m ² = 42%

With reference to the table above, it is clear that 1/3 of the additional built-upon area will account for the new elevated driveway, a further 1/3 the new double garage (and gym below), and the other 1/3 the extension to the Dwelling House. Whilst the benefits of the elevated driveway and double garage have been motivated for above, the additions to the Dwelling House, with the exception of the gym below the new garage, will not accommodate any additional habitable rooms in the building, but merely extensions to an existing bedroom and lounge. It is further motivated within the contiguous planning application for the project that the proposed extensions will add to the amenities currently enjoyed by the owner of Erf 2341, which will add value to the property and in so doing have a positive impact on the general property values in the area.

2. Will the activity be in line with the following?			
(a) Provincial Spatial Development Framework (PSDF)	YES	NO	Please explain
As above, the proposal seeks to comply with the Cape Town Zoning Scheme Regulations insofar as a planning application for Departures in terms of the Zoning Scheme and Relaxations in terms of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967), is being applied for. Should the Departures and Relaxation be granted, it is extrapolated that the proposal cannot be in conflict with any forward planning in the area.			
(b) Urban edge / Edge of Built environment for the area	YES	NO	Please explain

<i>In terms of the City's urban edge policy (Peninsula Urban Edge Study, 2001) the property is located within the City's urban edge line and the improvements would in no way extend beyond the property boundaries. It is as such contended that the activity is appropriate within the context of the urban/ built environment.</i>			
(c) Integrated Development Plan and Spatial Development Framework of the Local Municipality (e.g. would the approval of this application compromise the integrity of the existing approved and credible municipal IDP and SDF?).	YES	NO	Please explain
<i>The proposal ties in with the Spatial Development Framework of the Local Municipality and its forward planning criteria and is seen as appropriate by the Applicant in the context of the reasonable extent and nature of the activity being proposed and insofar as the Spatial Development Framework of the Local Municipality is concerned. The project is compatible with the existing land-use fabric of the suburb and no impact on the surrounding areas from a land-use point of view is envisaged. The improvement of Erf 2341 by way of the activity proposed is seen as appropriate in the context of the land-use expectations for the area and in terms of the zoning and land-use rights of the property itself.</i>			
(d) Approved Structure Plan of the Municipality	YES	NO	Please explain
<i>The improvement of Erf 2341 by way of the alterations and additions proposed is seen as appropriate in the context of the land-use expectations for the area and in terms of the zoning and land-use rights of the property itself.</i>			
(e) An Environmental Management Framework (EMF) adopted by the Department (e.g. Would the approval of this application compromise the integrity of the existing environmental management priorities for the area and if so, can it be justified in terms of sustainability considerations?)	YES	NO	Please explain
<i>No EMF has been prepared by the Department for this area, but the proposal would in no way compromise existing or planned environmental priorities and is entirely justified on account of its adherence to existing zoning and land-use rights and its conformance to the forward planning policies and spatial developments frameworks described above.</i>			
(f) Any other Plans (e.g. Guide Plan)	YES	NO	Please explain
<i>The provisions of the Guide Plan would be complied with based upon the granting of the Departure and Relaxation applications and adherence to the permissible land-use of the site, which allows for the erection of a single residential dwelling.</i>			

3. Is the land use (associated with the activity being applied for) considered within the timeframe intended by the existing approved Spatial Development Framework (SDF) agreed to by the relevant environmental authority (i.e. is the proposed development in line with the projects and programmes identified as priorities within the credible IDP)?	YES	NO	Please explain
<i>Refer to response to D. 1 above.</i>			
4. Should development, or if applicable, expansion of the town/area concerned in terms of this land use (associated with the activity being applied for) occur here at this point in time?	YES	NO	Please explain
<i>Refer to response to D. 1 and D. 2(b) above.</i>			
5. Does the community/area need the activity and the associated land use concerned (is it a societal priority)? (This refers to the strategic as well as local level (e.g. development is a national priority, but within a specific local context it could be inappropriate.)	YES	NO	Please explain
<i>The community does not need the activity per se, nor is the activity a societal priority as it is to occur on a privately-owned stand and is confined to the stand itself. This notwithstanding, the proposed improvements will add to the amenities currently enjoyed by the owner of Erf 2341, which will add value to the property and in so doing have a positive impact on the general property values in the area, and therefore by extension could indirectly benefit the community in terms of the general improvement of properties in the area.</i>			
6. Are the necessary services with adequate capacity currently available (at the time of application), or must additional capacity be created to cater for the development? (Confirmation by the relevant Municipality in this regard must be attached to the final Basic Assessment Report as Appendix E.)	YES	NO	Please explain

Solid waste management	City of Cape Town: The existing dwelling is currently serviced by the City of Cape Town: Solid Waste (Collections) and which is the authorised service provider in the Llandudno/ Hout Bay area. It is reasonably contended that the service would be continued and that the City has sufficient unallocated capacity to accommodate the continued collection of solid waste from the property, and the disposal thereof to a licensed landfill site, on account of the fact that the proposed alterations and additions do not entail additional waste-generating accommodation or facilities and therefore the same volume of waste will be produced on completion of the alterations and additions as is produced currently.		
Effluent	City of Cape Town: The existing dwelling is currently serviced by the City of Cape Town: Utility Services: Water and Sanitation and which is the authorised service provider in the Llandudno/ Hout Bay area. It is reasonably contended that the service would be continued and that the City has sufficient unallocated capacity to continue to accommodate the removal of sewage (effluent) from the property on account of the fact that the proposed alterations and additions do not entail additional generation of sewage/ effluent and therefore the same volume of sewage will be produced at the property on completion of the alterations and additions as is produced currently.		
Water	City of Cape Town: The existing dwelling is currently serviced by the City of Cape Town: Utility Services: Water and Sanitation and which is the authorised service provider in the Llandudno/ Hout Bay area. It is reasonably contended that the service would be continued and that the City has sufficient unallocated capacity to continue to provide potable water to the property on account of the fact that the operation of the proposed alterations and additions will not require significant additional plumbing and will not result in any significant increase in overall use of water on the property		
Electricity	City of Cape Town: The suburb is currently serviced by the City of Cape Town: Electricity Services and which is the authorised service provider in the Llandudno/ Hout Bay area. It is reasonably contended that the service has sufficient unallocated capacity to continue to provide electricity to the property, and the operation of the proposed alterations and additions will not require significant additional power supply and will not result in any significant increase in use of electricity on the property. Undue strain on the capacity of the municipal power supply would not be incurred as significant measures (refer to Section 2.2) are proposed to reduce electricity consumption.		
7. Is this development provided for in the infrastructure planning of the municipality, and if not what will the implication be on the infrastructure planning of the municipality (priority and placement of services and opportunity costs)? (Comment by the relevant Municipality in this regard must be attached to the final Basic Assessment Report as Appendix E.)	YES	NO	Please explain
Refer to responses to D. 1 and D. 6 above.			
8. Is this project part of a national programme to address an issue of national concern or importance?	YES	NO	Please explain
Not applicable. The project is private.			

9. Do location factors favour this land use (associated with the activity applied for) at this place? (This relates to the contextualisation of the proposed land use on this site within its broader context.)	YES	NO	Please explain
<p><i>The architectural intention of the activity is that the alterations and additions allow the improved dwelling to appropriately occupy the site, in so doing minimizing its impact and instead being shaped by its surrounding environment (refer to Appendix C for site photographs of the property and surroundings). The existing building and the proposed improvements are designed and orientated to take full advantage of uninterrupted sea views to the north-east. As a result, the building "lives" towards the sea and away from abutting properties and this is further emphasised by the improvements. While the entire sea-facing, north-western facade of the building consists of large windows and sliding doors, the facades facing the abutting residential properties to the north-east and south-west contain few windows to ensure the privacy of the owners concerned and this is extended to the eastern common boundary. The external utility area (patio and etc.) is also on the seaward side of the building and is screened from neighbouring properties by boundary walls and vegetation.</i></p> <p><i>It is contended that the improvements to the building, while incurring limited impact in terms of the removal of the existing planter and a strip of garden along the eastern common boundary, are reasonable in light of the mitigation measures proposed by way of appropriate design, aesthetic improvements and the landscaping and restoration measures which would be implemented following completion of construction.</i></p>			
10. How will the activity or the land use associated with the activity applied for, impact on sensitive natural and cultural areas (built and rural/natural environment)?	YES	NO	Please explain
<p><i>The activity will not impact in any way on either natural or cultural areas as the works proposed are distanced from the coastal zone below the property in that they would occur along the eastern common boundary of the property and would be buffered from the coast by the existing garden along the north-west (seaward) portion of the property. The cultural environment and/ or landscape would in no way be negatively affected, and indeed may benefit as a result of the aesthetic improvements and the creation of on-site parking facilities to reduce parking pressure on the adjacent public roadway. The improvement of the property by way of the alterations and additions at the eastern wing is considered by the applicant/ owner to be reasonable and in line with his needs and rights, and also conforms to the existing land use of the area. The suburb of Llandudno has seen an overall general improvement, renovation and/ or construction of dwellings in the past decade and such activity would not be out of place in the context of the Llandudno locale.</i></p>			
11. How will the development impact on people's health and wellbeing (e.g. in terms of noise, odours, visual character and sense of place, etc)?	YES	NO	Please explain

The design of the extensions accounts for potential visual, privacy and 'sense of place' impacts on neighbours, road-users and those passing the property either by way of the coastal zone below or along the adjacent Sunset Avenue above; and this is attested to by the substantive design and architectural process pre-dating this Basic Assessment application. Insofar as the design is concerned, effort has been made to conform to the design, form and function requirements of the suburb in terms of the Cape Town Zoning Scheme, and the applicant contends that the amenity of neighbouring properties will not be adversely affected by the proposed improvements as these are entirely screened from view from the neighbouring properties. One of the principal objectives of the activity is to create additions which within the ambit of the existing dwelling locate themselves comfortably in their surroundings not merely as a contemporary design but across a longstanding period of time, in turn assimilating with the built and natural environment of the area, rather than clashing with it. Hence, it is believed that people's health and well-being will in no way be negatively impacted on by the activity and indeed may benefit as a result of the aesthetic improvements and the creation of on-site parking facilities to reduce parking pressure on the public roadway. Furthermore, the proposed additions and alterations will not have any adverse impact on abutting property owners or existing rights concerned.

Construction-phase impacts are an invariable outcome of any development project and this is particularly so in the case of construction activities within a relatively quiet and extremely picturesque suburb, in which the property is abutted on its north-east and south-west boundaries by occupied dwellings and adjoins the coastal zone at its north-west boundary. While such impacts are unavoidable to a degree, they can be mitigated so that the significance of the impacts on the receiving environment (socio-economic and biophysical) is reduced from a potentially medium-high significance to a medium-low significance. It is noteworthy that construction is by nature temporary and all associated impacts are therefore by extension also temporary and are indeed relatively short-lived (construction activities predicted to span 12 months). It is contended that the implementation of the EMP during the construction process, and associated monitoring by an independent ECO would be expected to facilitate for an effective system by which construction-related impacts could be significantly reduced to relatively low level of significance. A tabulated account of the predicted impacts on people's health and well-being and their significance is provided below. Also refer to Section F for construction-phase and operational-phase impacts.

Noise	High
Visual	Medium-Low
Privacy	Medium-Low
'Sense of Place' / Cultural	Medium-Low
Horticultural/ Botanical	Low
Lighting	Low
Public infrastructure and Public Open Space	Medium-Low
Cumulative impacts (operational and design/ approval phases)	Medium

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

Section 23 of NEMA requires a responsible and sustainable approach to development, in which measures are taken and/ or planned for to avoid deleterious impacts on the receiving environment and to ensure that management measures are in place and/ or implemented to conserve the environment and protect the rights and interests of affected parties. As such, as part of the design features of the existing dwelling and also the proposed alterations and additions, the following features are in operation or will be implemented within the extensions:

- *Installation of solar panels to power the dwelling and to operate the geyser for heating of water.*
- *Insulation of pipes carrying hot water;*
- *Low wattage energy-saving (CFL) bulbs;*
- *Lights (down-lighters and dimmer-switches) that do not cause undue light pollution to the surrounding areas and use less electricity to illuminate the dwelling;*
- *Passive cooling and heating through suitable positions of doors and windows;*
- *Double-pane glass windows which significantly enhance insulation in winter and deflect the sun's rays in summer;*
- *Low-flow/ aerated shower heads and bathroom taps;*
- *Dual-flush toilet cisterns;*
- *Drip irrigation where feasible (to suit local plant requirements);*
- *Insulation of ceilings (where practicably possible);*
- *Use of timber harvested from sustainable plantations and approved by the Forestry Stewardship Council.*
- *Planting of indigenous plants which are drought-tolerant and require low volumes of water to survive, in turn reducing long-term irrigation requirements.*

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

Section 2 of NEMA states that "Environmental management must place people and their needs at the forefront of its concern and serve their physical, psychological, cultural, developmental and social interests equitably." It is contended that the activity achieves this goal as it aims to improve the property and to meet the needs of the owner by making best use of the amenity of the property while accounting for potential impacts associated with improvements on the immediate and surrounding environment, including the rights and interests of parties who may be potentially or actually affected. The assessment, planning and design processes have taken substantive cognisance of the socio-economic impacts (together with the biophysical impacts) of the activity, in turn accounting for the interests of neighbours, interested and affected parties and members of the public.

SECTION E: ALTERNATIVES

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

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

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

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

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

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

1. In the sections below, please provide a description of any identified and considered alternatives and alternatives that were found to be feasible and reasonable.

Please note: Detailed written proof of the investigation of alternatives must be provided and motivation if no reasonable or feasible alternatives exist.

- (a) Property and location/site alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts, or detailed motivation if no reasonable or feasible alternatives exist:

No alternative properties/ sites exist.

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

No activity alternatives exist.

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

Development Alternative: Design

A development alternative to the proposal itself was extensively considered (refer to Appendix B for plans of the alternative, dated 26 November 2010: Revision 2) and was initially proposed as the preferred proposal during the early stages of the process (note that the plans of the alternative were prepared formally as part of this Basic Assessment but the alternative itself was considered some time before the onset of the Basic Assessment process). In terms of the alternative, the improvements proposed were to be similar to that of the proposal but incorporated a larger bedroom and gym area, in which the gym would be extended northwards into the existing garden. The proposed new garage would also be shifted further to the east (closer to the eastern common boundary) in order to maintain the existing Linen Room at the entrance to the Main bedroom, in turn incorporating this area into the garage to allow the location of the building to remain 3m from the boundary line.

The primary improvements described in terms of the development alternative include:

- The living room on the ground floor of the existing Dwelling House would be extended towards the eastern common boundary;
- A new gym would be added on at ground floor level, at the eastern side of the property and would extend northwards into the existing garden;
- The existing bedroom and dressing room at the east of the building on the first floor of the Dwelling House, together with its north-facing external balcony, would be extended;
- A new double garage would be built at first floor level (level with the street; being Sunset Avenue) towards the eastern boundary;
- A suspended driveway would be constructed between the street edge and the proposed new double garage.

The dimensions of the improvements terms of the development alternative would be:

- Footprint of Existing Building: 339m²;
- Footprint of Proposed Additions:
 - Dwelling House: 90m²
 - Suspended driveway: 41m²;
- Total area covered by proposed additions: 131m²;
- **Total built-upon area:** Existing Building plus proposed additions: 470m² (equates to 43% built coverage on the property)

While the development alternative was considered at some length by the applicant/ owner during the initial stages of the design process owing to the additional living space and amenity afforded by the somewhat larger extensions, it became clear that the alternative design would be of greater impact than would the proposal as the alternative would result in larger areas of the garden being removed, while the extensions would also be closer to the eastern common boundary, in turn potentially impacting more significantly on the neighbouring property and having greater potential to impact on view corridors currently enjoyed by neighbouring properties.

It is therefore contended that the proposal is preferred to the alternative as the impacts on the site itself and neighbouring properties, and related cumulative impacts, would be less significant in the case of the proposal as against the alternative.

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

No technology alternatives exist.

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

No operational alternatives exist.

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

The 'No-Go' option has been considered as part of the assessment process and it has been concluded that by maintaining the status quo (i.e. the no development/ no go option) on the property, the rights and interests of the Applicant would be compromised as the proposed improvements would improve the amenity and raise the value of the property, and are considered to be reasonable in their scale and extent, without being excessive. It is contended that the impacts of the proposal itself are such that they preclude from further reasonable consideration the 'no go' option as feasible and reasonable, as the significance of impacts associated with the proposal itself would be acceptable within the ambit of the nature of the site and its surroundings, with the proviso that mitigation measures applied during the planning, design and implementation (including construction) phases are carried out comprehensively.

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

Not applicable.

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

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

In terms of the proposal itself, when considered against the development and 'no development' alternatives, it is reasonably concluded that the significance of the impacts associated with the proposal would be acceptable within the ambit of the nature of the site and its surroundings, with the proviso that mitigation measures applied during the planning, design and implementation (including construction) phases are carried out comprehensively.

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

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

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

(a) Geographical and physical aspects:

The activity will occur entirely within the boundaries of Erf 2341 and is not considered to pose any likelihood of geographical impacts, albeit that the associated construction activities would have physical impacts, being:

- Small-scale impacts on soil strata and possible geological impacts incurred during the excavation phase;
- Impacts on existing planter and a portion of the existing garden on the property.

(b) Biological aspects:

Will the development have an impact on critical biodiversity areas (CBAs) or ecological support areas (CSAs)?	YES	NO
If yes, please describe:		
Will the development have an impact on terrestrial vegetation, or aquatic ecosystems (wetlands, estuaries or the coastline)?	YES	NO
If yes, please describe:		
As described under 1(a).		

Will the development have an impact on any populations of threatened plant or animal species, and/or on any habitat that may contain a unique signature of plant or animal species?	YES	NO
If yes, please describe:		
The development will be confined to the property itself and will have no impact on threatened plant or animal species.		
Please describe the manner in which any other biological aspects will be impacted:		
Not applicable.		

(c) Socio-Economic aspects:

What is the expected capital value of the activity on completion?	Not divulged.	
What is the expected yearly income or contribution to the economy that will be generated by or as a result of the activity?	Not divulged. The owner of the property will continue to pay rates and taxes at an amount charged for for this property.	
Will the activity contribute to service infrastructure?	YES	NO
How many new employment opportunities will be created in the construction phase of the activity?	Approximately 20 temporary jobs would be created.	
What is the expected value of the employment opportunities during the construction phase?	R500 000	
What percentage of this will accrue to previously disadvantaged individuals?	60-70%	
How will this be ensured and monitored (please explain):		
<i>The construction process would be typical in the sense that it would conform to the requirements of the Department of Labour and the building industry in South Africa. Approximately 90% of the construction personnel on the site would comprise previously disadvantaged individuals, for which remuneration would be ensured in terms of the Labour Relations Act, 1995 (Act No. 66 of 1995). Any disputes in terms of payment and behaviour on site would be referred to the Commission for Conciliation, Mediation and Arbitration (CCMA) for arbitration/ resolution.</i>		
How many permanent new employment opportunities will be created during the operational phase of the activity?	Two (domestic worker and gardener).	
What is the expected current value of the employment opportunities during the first 10 years?	Not known.	
What percentage of this will accrue to previously disadvantaged individuals?	100%	
How will this be ensured and monitored (please explain):		
<i>Employment of permanent employees upon occupation of the dwelling would conform to the requirements of the Labour Relations Act, Act 66 of 1995. All employees on the property would comprise previously disadvantaged individuals, for which remuneration will be ensured by the owner in terms of individual contracts entered into between the owner and the employee, and undertaken in terms of the Labour Relations Act, 1995 (Act No. 66 of 1995). Any disputes between employer and employee would be referred to the CCMA for arbitration/ resolution.</i>		
Any other information related to the manner in which the socio-economic aspects will be impacted:		

CONSTRUCTION PHASE IMPACTS:

Noise: The coastal area below the property, the roadway above and the surrounding properties would be negatively impacted by noise during the construction process as peace and tranquillity is enjoyed within this area, but the ongoing use of the road to accommodate construction vehicles and plant, general builder's activities, use of the site camp and etc. would impinge on the relative serenity of the area. The most effective way to mitigate noise would be to ensure that the contractor adheres to the permissible work hours required in terms of the EMP and to ensure that all personnel are well managed and have been inducted in terms of both the environmental and occupational health and safety requirements, in so doing emphasizing the sensitivity of the biophysical and socio-economic aspects of the area, and underlining the need for strictly-managed behaviour during the construction contract (reducing unnecessary noise and raising of voices; remaining on site at all times during the work day, maintaining public areas and private areas adjacent to the property in an undisturbed condition, staying away from the coastal zone and etc.). As with all construction-related impacts, noise would be temporary and can be managed effectively, albeit that impacts would remain of high significance after mitigation as a result of the existing baseline condition of peace, quiet and tranquillity in this area.

Dust: Dust would invariably arise from excavations and other construction activities and while relatively limited given the small extent of the works, it could have a significantly negative impact on neighbours to the site and the coastal zone if not adequately mitigated. It would be required (also see EMP) for the contractor to hoard off the site (defined as the work area itself) using adequate robust temporary ('Ready-Fencing') fencing affixed with shade-cloth. It would be required to retain the lawn along the eastern property boundary for as long as possible into the contract to reduce exposure of topsoil. The contractor would be required to cover all stockpiles and indeed reduce stockpiling of dispersible material as far as practicably possible. The site camp would similarly be hoarded off and screened with shade-cloth and all materials confined to stores and covered to reduce dispersion by wind and run-off by rain. Mitigation measures are prescribed in detail in the EMP (refer to Appendix H). With the implementation of mitigation measures and adherence to the requirements of the EMP, it is predicted that impacts would be reduced from a medium significance to a low significance (of short duration and limited extent).

Security/ Crime: Some analysts predict that crime rises in the case of the majority of construction processes, through use of migrant labour or the exposure of neighbouring properties to the work force or to sub-contracted labour. It is conceded that the site is located in an isolated area which is not easily accessible to criminals but which could be subject to criminal activities as criminals could go un-watched for long periods of time. This potential impact could however be mitigated through strict management by the contractor of his labour force and the contracting of long-term/ permanent employees (i.e. no 'casual' labour employed) and increased neighbourhood surveillance. Furthermore, it is recommended that a 'watchman' be stationed for the duration of the construction activities at the site/ site camp to enhance the security presence. Should the latter be implemented, it is contended that security-related impacts would be reduced from a possible medium significance to a low significance.

Visual: Visual impacts are an invariable impact associated with any construction site but given the small extent of the works and the confined and screened nature of the site, it is not foreseen that visual impacts would be significant. Visual impacts could be effectively mitigated through screening of the site camp using neat hoarding and new green shade-cloth 80 microns in density, as well as hoarding of all boundaries of the site itself, and the retention of existing vegetation wherever possible. The use of inappropriate building-related infrastructure, such as brightly-painted sheds and/ or containers, garish signage and exposed ablution facilities will be controlled in terms of the EMP and all such infrastructure neatly and appropriately painted and obstructed from view by hoarding. As with all construction-related impacts, visual impacts would be temporary and can be managed effectively such that their significance is considered to be low.

See also following page.

'Sense of Place'/ Privacy: The 'sense of place' of the coastal area below the property, the roadway above and the surrounding properties would be negatively impacted during the construction process as peace and tranquillity would be disturbed and the environment and natural habitat along the coastal zone generally would be impacted by noise, ongoing use of the road to accommodate construction vehicles and plant, general builder's activities, use of the site camp and etc. The most effective way to mitigate such impacts would be to ensure that all personnel are well managed and have been inducted in terms of both the environmental and occupational health and safety requirements, in so doing emphasizing the sensitivity of the biophysical and socio-economic aspects of the area, and underlining the need for strictly-managed behaviour during the construction contract (reducing unnecessary noise and raising of voices; remaining on site at all times during the work day, maintaining public areas and private areas adjacent to the property in an undisturbed condition, staying away from the coastal zone and etc.). As with all construction-related impacts, such impact would be temporary and can be managed effectively, albeit that impacts would remain of medium significance after mitigation as a result of the existing baseline condition of peace and tranquillity in this area.

Traffic/ road-users (vehicles and pedestrians): Some traffic and road-user-related impacts are predicted during the construction phase, given the relatively narrow and steep nature of Sunset Avenue and the fact that the roadway provides access to Sandy Bay Beach. However, impacts would be limited as construction vehicles will station themselves within the property and will not park along the roadway, in turn reducing obstacles to other traffic. In order to further reduce impacts on vehicular and pedestrian traffic, the movement and parking of heavy vehicles/ trucks would be controlled in terms of the EMP (refer to Appendix H) and the contractor obliged to station traffic controllers on the approaches along Sunset Avenue and if necessary to implement a 'stop-go' system in the event of trucks reversing/ entering the road or undertaking turning manoeuvres. All traffic controllers/ 'flag-men' must be adequately trained, must have attended the induction sessions and must be supported by installation of appropriate signage to notify road users of potential hazards. In summer months in particular the roadway is quite well used by beach-goers and stringent controls will need to be in place to reduce road and traffic impacts.

Use of Public Open Space/ public areas/ access: Some impact would be incurred along the public roadway way of construction traffic but would be limited as construction vehicles will station themselves within the property and will not park along the roadway. Contractors and their personnel would be instructed to grant any traffic or pedestrians the right of way and to ensure that the public infrastructure is kept free of obstructions and spoil at all times. Impacts associated with the site camp could be effectively mitigated through adequate hoarding and signage and ongoing management to ensure neat and confined stockpiling of materials, the prevention of site creep and the maintenance of ablution facilities and builder's infrastructure, as well as preventing any hindrance to the parking areas along the road edge. Impacts on the public areas would be reduced through ongoing and immediate cleaning of spoil which may arise from the transportation process. Induction sessions held by the ECO would be focused on educating site personnel in terms of the environmental and socio-economic sensitivities of the area and ensuring appropriate and acceptable behaviour whilst working on the site and moving within the public areas.

OPERATIONAL PHASE IMPACTS:

Given that the activity is small-scale and is to be undertaken in accordance with the permissible land-use of the site and is typical of the general renovation and improvement of dwellings in the Llandudno suburb, it is contended that the socio-economic impacts associated with the activity would be acceptable with the implementation of mitigation measures to reduce certain impacts. However, potential socio-economic impacts which may be incurred by the completed extensions are recorded below, together with possible mitigation measures which if applied would reduce the significance of the impacts to a negligible level.

- **Noise:** While an invariable impact of any activity, noise creation during the occupation of the dwelling is presently predicted negligible and would not be increased by way of the extensions. While the entire sea-facing, north-west facade of the building consists of windows and sliding doors, the facades facing the abutting residential properties to the north-east and south-west contain very small windows which are usually kept closed. The gym and extension to the bedroom will be oriented towards the sea, and neighbours will be insulated from any potential noise or music from the gym. This impact is seen as negligible.
- **Light pollution at night:** A small amount of light pollution at night is emitted from the dwelling at present and this would not increase as a result of the improvements. Should the gym be used at night, it will be shuttered for the privacy of the owners and to reduce light emitted to external areas. Light-related impacts will also be mitigated through the screening of the property by way of planting, use of appropriate light fittings, down-lighters and dimmer-switches.
- **Visual:** Whether or not the improvements will incur any additional visual impact from that of the existing dwelling is a value judgment and a perception by an individual of the specific impact being felt. Mitigation measures have been applied during the design stages to reduce potential or perceivable visual impacts through designing and orientating the extensions to take full advantage of uninterrupted sea views to the north-west. As a result, the building "lives" towards the sea and away from abutting properties, whilst the view of the building from the coastal zone is somewhat mitigated by the stone wall along the seaward property boundary and the garden, as well as the design itself of the dwelling. The extensions will impose no additional impacts as they are designed to assimilate with the existing building and have been recessed in order to avoid impinging on the neighbour's view corridor. It is likely that the extensions will not be noticeable upon their completion.
- **Privacy/ 'Sense of Place':** As with visual impacts, privacy and 'sense of place' impacts associated with the improvements are considered to be a value judgment based on one's personal opinion of the aesthetics of the extensions and their appropriateness. On account of the fact that the project is relatively small-scale and is designed to conform to planning and architectural requirements, it is expected that it will not incur unacceptable or highly significant impacts and indeed appears to assimilate with the context of the area and property.

(d) Cultural and historic aspects:

See (c) above. It is considered unlikely that the activity would incur any significant cultural or heritage impacts.

2. WASTE AND EMISSIONS

(a) Waste (including effluent) management

Will the activity produce waste (including rubble) during the construction phase?	YES	NO
If yes, indicate the types of waste (actual type of waste, e.g. oil, and whether hazardous or not) and estimated quantity per type?	Approx. 150m ³	
<p>A degree of excavation of the site and earthworks activities will be required to prepare the footings of the additions situated at ground level, but it is expected that these activities will be limited as the area requiring preparation is small and the excavations required are shallow. A degree of cut material arising from the earthworks will be used on site during the construction process as backfill and possibly for landscaping/ restoration activities, but the majority will be carted away, either to a private property requiring fill, or to a municipal-approved landfill facility which will accept clean fill. The excavation process will be implemented using a small TLB machine which will gain access to the site by way of the existing driveway (refer to Appendix A), in turn allowing for all plant, machinery and personnel to station themselves entirely on the property in order to avoid obstructing traffic or impacting on the roadway and parking areas. Once the excavation work is completed, the construction phase will commence and will include the production of by-products of the construction activities, such as waste and rubble, typical of construction projects. Prior to his appointment, the contractor will be made aware of the need to conduct the works in a strictly-managed manner to ensure, amongst others, correct waste management.</p> <p>Rubble of an expected/ standard volume would arise during the construction activities themselves as a result of breakages, off-cuts, discard etc. as is typical of construction processes associated with relatively small-scale alterations and additions. The EMP (refer to Appendix H) provides a detailed description of the manner in which rubble, excavated material, general refuse and material handling would be managed during the construction process, in which waste would be disposed of into a designated waste skip located within temporary hoarding established around a site camp to be erected on the property and in order to manage the construction process. The skip would be of suitable capacity to cope with the expected volume of rubble and wastage arising during the construction process and would when full be emptied at a municipal-approved landfill facility. Bins would be supplied on site to augment the operation of the skip, in which construction personnel would be required to dispose of their personal waste (e.g. lunch remains and packaging etc.) and all refuse and litter arising as a by-product of the works. Once full, the bins would be emptied at the skip, or directly loaded to trucks used for transport of solid waste to the approved landfill site (refer to EMP under Appendix H for further details).</p>		

Will the activity produce waste during its operational phase?	YES	NO
If yes, indicate the types of waste (actual type of waste, e.g. oil, and whether hazardous or not) and estimated quantity per type?	Per week: one 'wheelie bin' / 2m ³	
<p>The dwelling is occupied by the owner and produces an expected volume of domestic refuse typical of a single residential dwelling, albeit that volumes produced are reduced on account of the active recycling which the owner undertakes. Recyclable refuse is collected by an independent contractor, whilst non-recyclable refuse is removed by the local municipality, the latter of which has confirmed (refer to Appendix E) that it has sufficient capacity to continue to collect refuse from the premises.</p>		

Where and how will the waste be treated / disposed of (describe)?
<p>Domestic refuse typical of a single residential dwelling is produced and is disposed of into a municipal 'wheelie bin' and made available to municipal refuse collectors on the appropriate collection day. The Municipality (Solid Waste: Collections) has confirmed (refer to Appendix E) that it has sufficient unallocated capacity to continue to collect refuse from the</p>

<p>premises. The occupants pro-actively recycle domestic refuse to ensure that a reduced volume of waste from the premises reaches the landfill.</p>		
<p>If yes, indicate the types of waste (actual type of waste, e.g. oil, and whether hazardous or not) and estimated quantity per type per phase of the development?</p>		
<p>Solid waste produced during construction would be managed by the contractor, in terms of the EMP. The only waste envisaged once construction is complete is that of 'usual' domestic refuse produced by a single household, which will not increase as a result of the proposed improvements from that of the volume currently produced. The City of Cape Town: Solid Waste (Collections) has confirmed (refer to letter attached herewith under Appendix E) that it is the authorised service provider in the Llandudno area and surrounds and has sufficient unallocated capacity to continue the collection of solid waste during the operational phase and the disposal thereof to a licensed landfill site.</p>		
<p>Has the municipality or relevant authority confirmed that sufficient capacity exist for treating / disposing of the waste to be generated by this activity(ies)? If yes, provide written confirmation from Municipality or relevant authority</p> <p>Solid waste produced during construction would be managed by the contractor, in terms of the EMP. The only waste envisaged once construction is complete is that of 'usual' domestic waste produced by a single household and which will not increase as a result of the proposed improvements.</p> <p>It is noted in so far as the construction phase is concerned that, should the proposed project be authorised, a small volume of effluent arising from the works would be expected to be produced as a by-product of the requisite construction activities and would likely include water polluted by cement residue, paint or varnish. In terms of an Environmental Management Programme (EMP) which would be prepared as part of the Basic Assessment process and which would be designed to manage the activities of the contractor during site preparations, earthworks, the construction phase and indeed landscaping and restoration activities, such effluent would not be permitted to flow into the stormwater system or onto public areas (particularly in light of the ecological sensitivity of the coastal zone below the property). Effluent/ waste-water would be confined and collected into sealed drums, which would be transported and disposed of at a hazardous landfill facility. This system of managing effluent would conform to the requirements of the City of Cape Town, in terms of section 3 of the By-law relating to Stormwater Management, promulgated on 23 September 2005, which states: "No person may, except with the written consent of Council and subject to any conditions it may impose, discharge, permit to enter or place anything other than stormwater into the stormwater system." An independent Environmental Control Officer (ECO) appointed by the owner prior to commencement of works would be tasked with educating personnel on site towards correct practice when working with cement by-product, paint and other effluent on site and would monitor on an ongoing basis the implementation of such correct practice.</p>		
	YES	NO
<p>Will the activity produce waste that will be treated and/or disposed of at another facility other than into a municipal waste stream?</p> <p>Not applicable.</p>	YES	NO
<p>If yes, has this facility confirmed that sufficient capacity exist for treating / disposing of the waste to be generated by this activity(ies)? Provide written confirmation from the facility and provide the following particulars of the facility:</p>	YES	NO
<p>Does the facility have an operating license? (If yes, please attach a copy of the license.)</p>	YES	NO
<p>Facility name:</p>		
<p>Contact person:</p>		
<p>Postal address:</p>		
	<p>Postal code:</p>	
<p>Telephone:</p>	<p>Cell:</p>	
<p>E-mail:</p>	<p>Fax:</p>	

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

The occupants of the dwelling presently actively recycle domestic waste by way of separating recyclable from non-recyclable waste and ensuring that recyclable waste is collected by a designated contractor, for sorting and recycling at an appropriate facility, in turn reducing the overall volume of waste reaching the municipal landfill. Municipal refuse collectors therefore collect only non-recyclable waste from the premises, ensuring that a relatively low-volume of waste reaches the landfill.

(b) Emissions into the atmosphere

Will the activity produce emissions that will be disposed of into the atmosphere?	YES	NO
If yes, does it require approval in terms of relevant legislation?	YES	NO
Describe the emissions in terms of type and concentration and how it will be treated/mitigated:		
Not applicable.		

3. WATER USE

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

Municipal	Water board	Groundwater	River, Stream, Dam or Lake	Other (Rainwater)	The activity will not use water
-----------	-------------	-------------	----------------------------	-------------------	---------------------------------

If water is to be extracted from a groundwater source, river, stream, dam, lake or any other natural feature, please indicate the volume that will be extracted per month:	m ³
--	----------------

Please provide proof of assurance of water supply (eg. Letter of confirmation from municipality / water user associations, yield of borehole)		
Does the activity require a water use permit / license from DWAF?	YES	NO
If yes, please submit the necessary application to Department of Water Affairs and attach proof thereof to this application.		
Describe the measures that will be taken to reduce water demand, and measures to reuse or recycle water:		
<p>The dwelling adopts a design which promotes minimal use of water by way of the following measures:</p> <ul style="list-style-type: none"> • Use of rainwater as primary potable and bathing/ washing water supply; • Low-flow/ aerated shower heads and bathroom taps; • Dual-flush toilet cisterns; • Drip irrigation where feasible. 		

4. POWER SUPPLY

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

Municipality. The existing residence is connected to the municipal power supply and the supply will be extended to the proposed additions.

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

5. ENERGY EFFICIENCY

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

The design of the dwelling adopts energy-efficient principles, with the use of low-energy (CFL) light bulbs, dimmer-switches, a solar-powered geyser wrapped in a geyser blanket to retain heat; the use of low wattage appliances and gas-powered appliances.

Insofar as the construction process is concerned, power as needed for earthworks and construction itself will be used (by way of generator), but attention will be given to conserving energy as far as practicably possible within the ambit of a necessary construction process. A significant amount of transport of materials to and from site will be implemented by hand via a 'fetch and carry' system in which construction personnel would walk a short way between the site camp and the site. Whilst labour-intensive, such a system would reduce reliance on machinery and plant, in turn reducing fuel consumption and diesel air emissions.

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

The house design adopts energy-efficient principles, with the following included:

- Use of solar panels and solar water heaters;
- Use of gas-powered appliances in favour of those powered by electricity;
- Insulation of pipes carrying hot water;
- Low wattage energy-saving (CFL) bulbs, down-lighters and dimmer-switches;
- Lights (down-lighters) that do not cause undue light pollution to the surrounding areas and use less electricity to illuminate the house;
- Passive cooling and heating through suitable positions of doors and windows;
- Sufficient eaves over windows to allow for shading in summer and the influx of sunlight during winter;
- Double-pane glass windows which significantly enhance insulation in winter and deflect the sun's rays in summer;
- Insulation of ceilings (where practicably possible).

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

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

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

Potential impacts on geographical and physical aspects:	
Nature of impact:	<i>Impacts on existing planter and garden along eastern common boundary.</i>
Extent and duration of impact:	<i>Low extent; permanent duration</i>
Probability of occurrence:	<i>Definite</i>
Degree to which the impact can be reversed:	<i>High</i>
Degree to which the impact may cause irreplaceable loss of resources:	<i>Nil</i>
Cumulative impact prior to mitigation:	<i>Medium</i>
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	<i>Medium-Low</i>
Degree to which the impact can be mitigated:	<i>High</i>
Proposed mitigation:	<i>The reinstatement of the affected area of garden using endemic vegetation, as opposed to the existing primarily exotic vegetation, and ongoing maintenance and irrigation as required (limited irrigation required). The shifting of the planter in order that it is reinstated and planted with endemic species.</i>
Cumulative impact post mitigation:	<i>Low</i>

Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low
--	-----

Potential impact on biological aspects:	
Nature of impact:	Nil
Extent and duration of impact:	
Probability of occurrence:	
Degree to which the impact can be reversed:	
Degree to which the impact may cause irreplaceable loss of resources:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	

Potential impacts on socio-economic aspects:	
Nature of impact:	<p><u>Nature of Impact: Construction Phase:</u></p> <ul style="list-style-type: none"> • Noise; • Demolitions; • Excavations/ Site Preparations; • Waste/ rubble/ discard/ debris/ litter/ refuse; • Dust/ wind-borne debris; • Impacts on public infrastructure (e.g. roads, public parking bays, stormwater system); • Security/ criminal elements/ undesirable activities; • Visual; • 'Sense of place' and nuisance factor ; • Cumulative impacts <p><u>Nature of Impact: Operational Phase:</u></p> <ul style="list-style-type: none"> • Visual; • 'Sense of place'; • Privacy
Extent and duration of impact:	<p><u>Extent and Duration of Impact: Construction Phase:</u></p> <ul style="list-style-type: none"> • Noise: Large extent; medium duration (approx. 6 months); • Demolitions: Small extent; short duration (approx. 2 weeks); • Excavations/ Site Preparations: Small extent; short duration (approx. 2 weeks); • Waste/ rubble/ discard/ debris/ litter/ refuse: Small to medium extent; medium duration; • Dust/ wind-borne debris: medium extent; medium duration; • Impacts on public infrastructure (e.g. roads, public parking bays, stormwater system): small extent; short to medium duration; • Security/ criminal elements/ undesirable activities: small extent; short to medium duration; • Visual: small extent; short to medium duration;

	<ul style="list-style-type: none"> • 'Sense of place' and nuisance factor: medium extent; short to medium duration; • Cumulative impacts: low extent; short to medium duration. <p><u>Extent and Duration of Impact: Operational Phase:</u></p> <ul style="list-style-type: none"> • Visual: Low extent; permanent duration. • 'Sense of place': Low extent; permanent duration. • Sense of place': Low extent; permanent duration.
Probability of occurrence:	<p><u>Probability of Impact: Construction Phase:</u></p> <ul style="list-style-type: none"> • Noise: Definite; • Demolitions: Definite; • Excavations/ Site Preparations: Definite; • Waste/ rubble/ discard/ debris/ litter/ refuse: Definite; • Dust/ wind-borne debris: Definite; • Impacts on public infrastructure (e.g. roads, public parking bays, stormwater system): medium to high probability. • Security/ criminal elements/ undesirable activities: low probability. • Visual: Definite; • 'Sense of place' and nuisance factor : Definite; • Cumulative impacts: Definite. <p><u>Nature of Impact: Operational Phase:</u></p> <ul style="list-style-type: none"> • Visual: Definite; • 'Sense of place'; Definite; • Privacy: medium probability.
Degree to which the impact can be reversed:	Impacts during the construction phase cannot be reversed but are temporary in nature (maximum 6 months) and can be mitigated to a significant extent such that impacts after mitigation will be low for the most part (as above). Impacts during the operational phase would be of low significance but would be permanent.
Degree to which the impact may cause irreplaceable loss of resources:	No irreplaceable loss of resources will occur.
Cumulative impact prior to mitigation:	Medium
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Construction phase prior to mitigation: Medium
Degree to which the impact can be mitigated:	Construction-phase Impacts can be mitigated to a medium-high degree. Operational phase impacts can be mitigated to a high degree.
Proposed mitigation:	See sections above in terms of implementation of the Construction phase EMP and resource conservation measures. See also Section H: 'Recommendations'.
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Construction phase post mitigation: Medium Operational phase post mitigation: Low
Potential impacts on cultural-historical aspects:	
Nature of impact:	The improvements are unlikely to incur cultural/ historical impacts as the dwelling would retain much the same aesthetic quality on completion of the activity and the increase in the built-upon area of the property is not considered significant in the context of the overall

	<i>extent of the property and the development in general within the suburb.</i>
Extent and duration of impact:	<i>Low extent, long duration</i>
Probability of occurrence:	<i>Low</i>
Degree to which the impact can be reversed:	<i>High</i>
Degree to which the impact may cause irreplaceable loss of resources:	<i>Very Low</i>
Cumulative impact prior to mitigation:	<i>Low</i>
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	<i>LOw</i>
Degree to which the impact can be mitigated:	<i>High</i>
Proposed mitigation:	<i>The improvements are designed to assimilate entirely with the existing design and aesthetics of the dwelling such that they are likely not be noticeable upon completion of the project. The small loss of the garden along the eastern common boundary will be entirely offset by rehabilitation using endemic species and the screening of the property boundaries will be encouraged.</i>
Cumulative impact post mitigation:	<i>Very low</i>
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	<i>Very low</i>

Potential noise impacts:	<i>As above.</i>
Nature of impact:	
Extent and duration of impact:	
Probability of occurrence:	
Degree to which the impact can be reversed:	
Degree to which the impact may cause irreplaceable loss of resources:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	

Potential visual impacts:	<i>As above.</i>
Nature of impact:	
Extent and duration of impact:	
Probability of occurrence:	
Degree to which the impact can be reversed:	
Degree to which the impact may cause irreplaceable loss of resources:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	

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

Potential impacts on the geographical and physical aspects:	<i>As above.</i>
Nature of impact:	

Extent and duration of impact:	
Probability of occurrence:	
Degree to which the impact can be reversed:	
Degree to which the impact may cause irreplaceable loss of resources:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	

Potential impact biological aspects:	<i>As above.</i>
Nature of impact:	
Extent and duration of impact:	
Probability of occurrence:	
Degree to which the impact can be reversed:	
Degree to which the impact may cause irreplaceable loss of resources:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	

Potential impacts on the socio-economic aspects:	<i>As above.</i>
Nature of impact:	
Extent and duration of impact:	
Probability of occurrence:	
Degree to which the impact can be reversed:	
Degree to which the impact may cause irreplaceable loss of resources:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	

Potential impacts on the cultural-historical aspects:	<i>As above.</i>
Nature of impact:	
Extent and duration of impact:	
Probability of occurrence:	
Degree to which the impact can be reversed:	
Degree to which the impact may cause irreplaceable loss of resources:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	

Potential noise impacts:	<i>The demolition, site preparations and construction processes required to</i>
---------------------------------	---

	<p>carry out the activity would result in invariable and largely unavoidable noise impacts, as is associated with the nature of the works required. Contractors working on the site will be made acutely aware of the adjacency of neighbouring dwellings and the sensitive coastal zone below the site. The contractor will be instructed to manage personnel and machinery accordingly to reduce noise volumes as far as practicably possible. The contractor will be required to comply with in particular the requirements of SANS 10103, SANS 1200: Regulation 4.1 as it applies to 'built-up' areas and applicable municipal by-laws. Furthermore, the contractor will be required to restrict his hours of work to less than those stipulated in terms of the National Building Regulations by starting work somewhat later in the mornings and ending somewhat earlier in the afternoons. Noise mitigation measures and permissible work hours on site are stipulated within the EMP (refer to Appendix H) to which the contractor will be required to closely adhere. With the implementation of mitigation measures and adherence to permissible work hours on site, it is predicted that impacts would be reduced from a high-medium significance to a medium significance given the implementation of mitigation measures.</p>
Nature of impact:	
Extent and duration of impact:	
Probability of occurrence:	
Degree to which the impact can be reversed:	
Degree to which the impact may cause irreplaceable loss of resources:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	

Potential visual impacts:	As above.
Nature of impact:	
Extent and duration of impact:	
Probability of occurrence:	
Degree to which the impact can be reversed:	
Degree to which the impact may cause irreplaceable loss of resources:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	

Overall cumulative impact summary: Construction Phase:

Mitigation of cumulative impacts during the demolitions, site preparations and construction phases could include the use of a contractor with full-time on-site supervision, together with the use of long-term construction workers who are adequately attired, trained and equipped and have attended ongoing induction training briefings. It is contended that, while cumulative impacts could perceivably be seen as of some significance in the event that similar construction activities occur on other sites in the area, with the mitigation measures proposed for this project, the cumulative impacts could be reduced to a medium- low significance given the confined nature of the construction activities and their relatively small extent and short duration. It is probable that the adequate implementation of the EMP and the on-site monitoring of activities by an independent ECO will serve to significantly reduce immediate and cumulative construction-related impacts. As with all construction processes, the construction phase would incur negative cumulative construction-related impacts in the sense that, should a number of similar construction processes occur in the area, these would escalate to a potentially medium to high significance in terms of visual impacts, impacts on 'sense of place', noise, dust, waste management, crime/ undesirable behaviour, construction traffic and the use of public areas/ roads for carrying out the construction operations. It is however important to note that construction-related impacts would be temporary in nature and hence, their cumulative impacts would be of lesser significance. It is contended that through the correct implementation of the Construction phase EMP (refer to Appendix H), adherence to applicable municipal by-laws and monitoring of the construction process by an independent ECO, construction-related impacts could be mitigated to an acceptable degree both within the ambit of the site itself and in a cumulative sense. It is concluded that the negative impacts of a construction process are not sufficient cause for precluding construction activities despite the relative sensitivity of the environment, particularly on account of the existence and implementation of an EMP, monitoring of the works by an independent ECO and the temporary nature of the works.

Overall cumulative impact summary: Operational Phase:

Whereas cumulative impacts are invariably relevant to the activity, it is contended that the proposal should be considered on a site-specific basis in terms of its appropriateness to the property and in the context of the surrounding area when considering potential cumulative impacts. Visual, privacy and 'sense of place' impacts could be construed as having the potential to become cumulative in nature should a number of similar proposals for improvements be applied for/ implemented within the immediate and adjoining areas. This notwithstanding, the application has been subject to an extensive design process, in which several design iterations have been considered over an extended period of time and ultimately the proposal has accounted for the relevant municipal and provincial guidelines and the local structural plans and forward planning criteria. In so doing, the activity aims to improve the status quo to realise optimum use of the site, while accounting for the relative sensitivity of the environment and potential concerns and interests of those actually or potentially affected by it and which would potentially reduce cumulative impacts from a medium significance to a low significance.

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

Section not applicable as the dwelling will not be decommissioned (permanent structure).

Potential impacts on the geographical and physical aspects:	
Nature of impact:	
Extent and duration of impact:	
Probability of occurrence:	
Degree to which the impact can be reversed:	
Degree to which the impact may cause irreplaceable loss of resources:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	

Potential impact biological aspects:	
Nature of impact:	
Extent and duration of impact:	
Probability of occurrence:	
Degree to which the impact can be reversed:	
Degree to which the impact may cause irreplaceable loss of resources:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	

Potential impacts on the socio-economic aspects:	
Nature of impact:	
Extent and duration of impact:	
Probability of occurrence:	
Degree to which the impact can be reversed:	
Degree to which the impact may cause irreplaceable loss of resources:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	

Potential impacts on the cultural-historical aspects:	
Nature of impact:	
Extent and duration of impact:	
Probability of occurrence:	
Degree to which the impact can be reversed:	
Degree to which the impact may cause irreplaceable loss of resources:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	

Potential noise impacts:	
Nature of impact:	
Extent and duration of impact:	
Probability of occurrence:	
Degree to which the impact can be reversed:	
Degree to which the impact may cause irreplaceable loss of resources:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation	

(Low, Medium, Medium-High, High, or Very-High)	
--	--

Potential visual impacts:	
Nature of impact:	
Extent and duration of impact:	
Probability of occurrence:	
Degree to which the impact can be reversed:	
Degree to which the impact may cause irreplaceable loss of resources:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	

(d) Any other impacts:

Potential impact:	
Nature of impact:	
Extent and duration of impact:	
Probability of occurrence:	
Degree to which the impact can be reversed:	
Degree to which the impact may cause irreplaceable loss of resources:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	

7. SPECIALIST INPUTS/STUDIES AND RECOMMENDATIONS

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

Specialist inputs/studies and recommendations:

<i>No specialist studies have been commissioned as it is considered that none are required given the small extent of the improvements proposed and the low impacts which are likely to occur as a result of the construction and operational phases.</i>
--

8. IMPACT SUMMARY

Please provide a summary of all the above impacts.

<i>It is clear that the development alternative would incur potentially higher visual, privacy and 'sense of place' impacts on the immediate and surrounding environment than would the proposal itself.</i>
<i>It is contended however that the impacts associated with the activity would be of a level of significance that they should not preclude the authorisation of the application as the impacts can be mitigated to a degree to which the environment will not be unacceptably impacted upon.</i>

9. OTHER MANAGEMENT, MITIGATION AND MONITORING MEASURES

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

Should an Environmental Authorisation authorising the activity be granted, it should be a requirement for the proponent and the appointed contractor to implement the approved EMP adequately. Furthermore, the works and the implementation of the EMP by the contractor should be monitored by an independent Environmental Control Officer (ECO), whose roles and responsibilities should include reporting back to the City of Cape Town and DEA&DP and keeping the relevant competent authorities updated on procedures on site of an environmental nature. As is required by the EMP, the site camp and site must be thoroughly and neatly hoarded, screened and managed and must be equipped with waste disposal facilities (a skip, bins etc.), ablutions, store areas, signage, fire extinguishers, spill-absorbency/ bioremedial agents and other necessary mitigatory equipment as prescribed in the EMP. Visual impacts associated with the site camp must be mitigated through screening of the camp using neat hoarding and new green shade-cloth 80 microns in density, as well as hoarding of all boundaries of the site itself, and the retention of existing vegetation where practicably possible. The use of inappropriate building-related infrastructure, such as brightly-painted sheds and/ or containers, garish signage and exposed ablution facilities must be avoided and all such infrastructure neatly and appropriately painted and screened from view using hoarding. Any areas beyond the site boundaries must be classified as 'no go' and no works should occur there nor should personnel enter such areas. All site personnel must be transported to the site by vehicle and prevented from leaving site on foot. It is recommended that all fencing/ hoarding be installed to the satisfaction of the ECO, in consultation with the City if required and that it be completed prior to works (including demolitions, site clearing and earthworks) commencing. All other provisions of the EMP must be adhered to during the site preparations, earthworks/ excavations, construction and restoration/ landscaping phases.

Vehicles and plant associated with the works and the site must be strictly managed to ensure that these do not park or slow down where they block the roadway or public parking areas, or indeed hinder the sight-lines of passing/ approaching traffic, and unhindered thoroughfare to must be maintained to allow for safe passage of vehicles and pedestrians. In particular, extreme caution must be exercised by delivery/ truck drivers when egressing the site as the access is situated on a steep incline and near a sharp bend in the road. Accordingly, traffic controllers must be stationed at the approaches along Sunset Avenue to warn road-users of potential hazards during deliveries to/ from site and adequate signage must be erected informing road users of the works and of potential hazards. Traffic controllers must be suitably attired (reflective vests etc.), well trained and must have attended the induction course (see 4.11 of the EMP under Appendix H). All stationary vehicles, plant and machines must be underlain with drip trays lined with clean sand to catch any spillages which may arise, and no vehicles, plant or machinery may be serviced on site. Any equipment which is seen to be leaking oil or fuel must be removed immediately from site. Furthermore, the prevention of dumping of any materials, equipment, stockpiles, refuse, rubble etc. onto adjacent open space and sensitive coastline areas during construction must be strictly controlled and enforced, and it must be ensured that no new footpaths associated with the project are created between the property and the water's edge/ coastal zone.

It is recommended that works on the site be restricted to prescribed working hours. Except in the case of an emergency situation, the Contractor should restrict work to the following hours:

Monday to Friday: 08h00 – 17h30

Saturday: 08h30 – 14h00

Sunday: No work

Public Holidays: No work

If the public verge along Sunset Avenue, the surface of the roadway or other public or private infrastructure deteriorates during the construction phase to a state where it is deemed to be a safety hazard or cannot function correctly as a direct result of construction work associated with the activity, the infrastructure shall be restored to a suitable state of repair at the expense of the owner, to the satisfaction of the ECO, the City's Roads and Stormwater Department, as well as the

Environmental Resources Management Branch and DEA&DP. Any other damage to private or public infrastructure/ property as a direct result of construction work must also be made good to the satisfaction of the owner/ management of the property to which the damage was inflicted.

The landscaping measures set out on the Site Plan, in terms of preservation of as much existing vegetation as possible along the eastern common boundary and the planting of indigenous endemic vegetation and a lawn of indigenous grass species (e.g. *Cynodon dactylon*/ 'kweek' grass) following construction activities, must be implemented. Trees which require removal to accommodate the improvements must be removed by a landscape contractor under the supervision of the Environmental Site Officer and maintained in a nursery for re-planting following completion of construction activities.

The following design measures are proposed and should be incorporated within the final design associated with the improvements:

- Use of solar panels and solar water heaters;
- Use of gas-powered appliances in favour of those powered by electricity;
- Insulation of pipes carrying hot water;
- Use of low wattage energy-saving (CFL) bulbs, down-lighters and dimmer-switches;
- Use of lights (down-lighters) that do not cause undue light pollution to the surrounding areas and use less electricity to illuminate the house;
- Passive cooling and heating through suitable positions of doors and windows;
- Sufficient eaves over windows to allow for shading in summer and the influx of sunlight during winter;
- Double-pane glass windows which significantly enhance insulation in winter and deflect the sun's rays in summer;
- Use of low-flow/ aerated shower heads and bathroom taps;
- Use of dual-flush toilet cisterns;
- Drip irrigation where feasible (to suit local plant requirements);
- Insulation of ceilings (where practicably possible);
- Use of timber harvested from sustainable plantations and approved by the Forestry Stewardship Council;
- Planting of fynbos which is drought-tolerant and requires minimal water to survive, in turn reducing long-term irrigation requirements.
- No spot-lighting should be allowed outside and all external lights should be low output lights, angled downwards.

The site and the associated area (as affected by the works- being areas immediately abutting the site/ the property itself and those associated with the site camp) must be brought to a satisfactory condition from an environmental perspective, prior to departure of the contractor from site following the construction and landscaping/ restoration activities. Accordingly, all pollution associated with the building activities and site camp must be removed/ cleaned. Therefore, all rubble, refuse, debris, cement deposits/ residue/ dugga, effluent, wash-off, building materials, hoarding, builder's infrastructure, ablution facilities, signage, machinery and the like must be removed and the affected areas cleaned thoroughly. Any areas damaged or negatively affected by the works must be restored through cleaning, planting, paving etc. Rehabilitation and site cleaning must be undertaken to the satisfaction of the ECO, the City of Cape Town and DEA&DP. Only once satisfactory rehabilitation is reached, will the ECO be permitted to sign the site off and allow for project closure.

The neighbours to the property and relevant authorities must be informed at least one week prior to the commencement of the works, should an authorisation of the application be received. It is recommended that the relevant parties be informed by telephone and in writing.

Environmentally-oriented (and other) conditions associated with the contiguous planning application must be adhered to as applicable.

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

The ability of the Applicant to implement the above mitigation measures and recommendations is considered to be excellent as the Applicant has lived in the existing dwelling for some time and values the tranquillity and picturesque nature of the environment within which the property is situated. The Applicant realises the importance of conserving the environment and

aims to continue to enjoy the surroundings and in so doing to implement as many effective mitigation measures as possible to maintain the desirability of the property and its surroundings. The project has budgeted for the implementation of mitigation measures and for the design of the improvements to include numerous features to promote sustainability and a generally environmentally-friendly approach.

Please note: A draft **ENVIRONMENTAL MANAGEMENT PROGRAMME** must be attached this report as **Appendix H**.

SECTION G: ASSESSMENT METHODOLOGIES AND CRITERIA, GAPS IN KNOWLEDGE, UNDERLYING ASSUMPTIONS AND UNCERTAINTIES

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

It is contended that the assessment criteria are entirely adequate for the purpose of this assessment and accordingly have resulted in an accurate impact rating and in the provision of reasonable and feasible mitigation measures to reduce impacts to a low and/ or acceptable significance. The EAP who has conducted the assessment is considered to be, inter alia, -

i) Independent;

ii) Has the required expertise, including knowledge of the NEMA, the EIA Regulations and any guidelines that have relevance to the proposed activity and specialist input or study;

iii) Has performed the work relating to the application in an objective manner, even if this results in views and findings that are not favourable to the applicant;

iv) Has complied with NEMA, the EIA Regulations and all other applicable legislation; and

v) Has disclosed to the applicant and the Department all material information in the possession of the person that reasonably has or may have the potential of influencing –

- any decision to be taken with respect to the application by the competent authority in terms of these Regulations; or*
- the objectivity of any report, plan or document to be prepared by the person in terms of these Regulations for submission to the competent authority;*

The EAP has also –

· Ensured EIA best practice and clear communication on the methodologies used, and the assumptions, uncertainties and gaps in knowledge; and

· Adhered to the National Environmental Management Principles contained in Section 2 of NEMA and the general objectives of Integrated Environmental Management contained in Section 23 of NEMA.

(b) Please describe the assessment criteria used.

In compiling this report, the following criteria have been adhered to by the EAP:

i) It has been ensured that the provisions of the NEMA and the EIA Regulations, 2010, as well as the requirements of the NHRA have been adhered to. In so doing, it has been ensured that the relevant statutory procedures have been and are being followed and that the appropriate applications for the required authorisations in terms of the aforementioned legislation are being undertaken.

ii) Liaison with, and co-ordination of the activities and inputs of other consultants appointed to the project team, insofar as their inputs have had a bearing on this application. This has included ensuring the coordination of relevant procedures such as advertising and public participation with the requirements of the heritage legislation, wherever possible and applicable.

iii) Provision of environmental input to the planning and design process such that sustainability principles are recognized and employed as appropriate. This input has included relevant features of the proposed site and surroundings which create both opportunities and constraints to development, as well as promoting a sustainable

Not applicable.

SECTION I: APPENDICES

The following appendices must be attached to this report:

Appendix		Tick the box if Appendix is attached
Appendix A:	<p>Locality map</p> <ul style="list-style-type: none"> - Includes aerial photography providing an indication of 100m radius surrounding the property and the urban edge line delineation. - Includes Zoning Map 	✓
Appendix B:	<p>Site plan(s)</p> <ul style="list-style-type: none"> - Plans of Proposal: dated 08 February 2010: Revision 1; - Plans of Development Alternative: dated 26 November 2010: Revision 2 	✓
Appendix C:	<p>Photographs</p> <ul style="list-style-type: none"> - Dated July 2010 	✓
Appendix D:	Biodiversity overlay map	
Appendix E:	<p>Permit(s) / license(s) from any other organ of state including service letters from the municipality</p> <ul style="list-style-type: none"> - Letter from DEA&DP dated 23 August 2010, confirming discarding of Notice of Intent to Apply: dated 15 July 2010 - DEA&DP Acknowledgement of Application Form: dated 01 October 2010 - Letter from City of Cape Town requiring Basic Assessment application: dated 04 June 2010 	✓
Appendix F:	Public participation information: including a copy of the register of interested and affected parties, the comments and responses report, proof of notices, advertisements and any other public participation information as required in Section C above.	✓
Appendix G:	Specialist Report(s)	
Appendix H :	Environmental Management Programme	✓
Appendix I:	Additional information related to listed waste management activities (if applicable)	
Appendix J:	<p>Any Other (if applicable) (describe)</p> <ul style="list-style-type: none"> - Departure Application Report: Tommy Brummer Regional & Town Planners: May 2010 	✓

DECLARATIONS

THE APPLICANT

I, in my personal capacity or duly authorised (please circle the applicable option) by thereto hereby declare that I:

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

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

Signature of the applicant:

Name of company:

Date:

THE INDEPENDENT ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP)

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

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

Note: The terms of reference must be attached.

Signature of the environmental assessment practitioner:

Name of company:

Date:

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

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

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

Note: The terms of reference must be attached.

Signature of the specialist:

Name of company:

Date: