



**PROVINCE OF THE EASTERN CAPE
DEPARTMENT OF ECONOMIC DEVELOPMENT AND
ENVIRONMENTAL AFFAIRS**

BASIC ASSESSMENT REPORT

(For official use only)

File Reference Number:
Application Number:
Date Received:

Basic assessment report in terms of the Environmental Impact Assessment Regulations, 2010, promulgated in terms of the National Environmental Management Act, 1998(Act No. 107 of 1998), as amended.

Kindly note that:

1. This **basic assessment report** is a standard report that may be required by a competent authority in terms of the EIA Regulations, 2010 and is meant to streamline applications. Please make sure that it is the report used by the particular competent authority for the activity that is being applied for.
2. The report must be typed within the spaces provided in the form. The size of the spaces provided is not necessarily indicative of the amount of information to be provided. The report is in the form of a table that can extend itself as each space is filled with typing.
3. Where applicable **tick** the boxes that are applicable or **black out** the boxes that are not applicable in the report.
4. An incomplete report may be returned to the applicant for revision.
5. The use of "not applicable" in the report must be done with circumspection because if it is used in respect of material information that is required by the competent authority for assessing the application, it may result in the rejection of the application as provided for in the regulations.
6. This report must be handed in at offices of the relevant competent authority as determined by each authority.
7. No faxed or e-mailed reports will be accepted.

8. The report must be compiled by an independent environmental assessment practitioner.
9. Unless protected by law, all information in the report will become public information on receipt by the competent authority. Any interested and affected party should be provided with the information contained in this report on request, during any stage of the application process.
10. A competent authority may require that for specified types of activities in defined situations only parts of this report need to be completed.

SECTION A: ACTIVITY INFORMATION

Has a specialist been consulted to assist with the completion of this section?

YES	NO ✓
-----	------

If YES, please complete form XX for each specialist thus appointed:
Any specialist reports must be contained in Appendix D.

1. ACTIVITY DESCRIPTION

Describe the activity, which is being applied for, in detail

The applicant, shareholder of stand No 46 at Rivertide Shareblock, wants to upgrade and expand their riverfront holiday home on the Kromme River. The existing cottage is small, measuring 64 sq m. It is a sturdy construction from corrugated iron, resting on a framework of hardwood beams within a sunken area. The cottage is small and the applicant wishes to add a new separate house on the stand, link it to the old cottage via a wooden deck, and keep the cottage to offer bedrooms 3 & 4 and its one bathroom. No alterations are being contemplated for this existing cottage. The owners bought the property about a year ago as a regular weekend retreat. Before this time they went on semi-retirement, relocated from Brits and bought a citrus farm in Hankey where they stay and work during the week.

The new house that is proposed will measure 160 sq m and will face the Kromme River. The living area will be on the same level as the existing cottage, and a new suspended timber deck will link the new unit with the old. The main entrance to the combined household will be at this timber deck, on the south side. A double garage is planned for the lower level of the new house (natural ground level) because the property falls towards the river. The house will rest on the double garage and double storey walls.

The new house will include the following: 2 bedrooms (bedrooms 1 & 2) with ensuite bathrooms, a guest toilet, lounge, dining room, kitchen and scullery. The balcony will be a suspended slab of reinforced concrete, supported by 2 columns. The balcony with balustrades will look west towards the shareholder's boat house and the river. The balustrades will be composed of aluminium stanchions and stainless steel rigging wire. The area below the living unit and next to the double garage (lower ground level) will remain void and the floors will be concreted. Further floor finishes on this ground level are planned for a later stage.

The balcony and 2 columns will extend over the 3m building line on the river side. The columns will be 1m from the western boundary and the suspended slab will extend up to the boundary line. Special consent to go over the building line will be obtained from the Kouga Municipality and the Rivertide Shareblock.

A driveway from the street to the double garage is planned on the southern side of the property. The driveway will be paved. The 2 garage doors (1 facing river, 1 facing driveway from street) will be Chromadek roll up units, operated by remote control. Foundations will be cast in solid ground without the presence of fill. Brickwork will be clay stock brick, plastered and painted. All plumbing will connect to the existing conservancy tank. The pitched roof will be made up of 6 fibre cement sheets on gangnail trusses.

The extensions and additions are proposed mainly for the river-facing (westerly) side of the stand. The existing embankment of old filling materials would need to be excavated to provide space for the suspended timber deck and the new house. This excavation would amount to approximately 30 cubic m.

Existing indigenous vegetation along the boundaries of the stand will be maintained as a 2m band of dense vegetation. Some vegetation will have to be cut down to make way for the proposed additions and alterations. Already the bush had to be cut back to an extent because it was encroaching on the cottage. The high-water mark of the Kromme river is approximately 30m from the western boundary of the site. The area between the boat house and the western boundary of the site is lawned at present and will remain so. The only vehicular traffic on this lawn will be when a boat is launched from the garage of the proposed new house.

The resort falls under the administration of the Kouga municipality and lies along the eastern bank of the Kromme river. The shareblock is zoned as Resort 2, with the shareblock units (referred to in this report as stands) being owned by sectional title. The shareblock faces opposite developments on the western bank of the Kromme river. It is divided into 3 sections along the river. Stand No 46 lies in the lower section (most downstream). The shareblock property is bordered on the river side by the stand boundaries. The band with approximate width of 20 m to 30 m below the riverfront stands contain the boat houses and the jetties. It is classified as private open space but the land belongs to the state. The riverfront properties sit on the original higher ground level above the private open space bordering the river.

The provincial road R330 from Humansdorp leads to the first entrance of the Shareblock property, then proceeds further SE by crossing the Kromme river via a long bridge and leading to the coastal towns of St Francis Bay and Cape St Francis. The Kromme river does not experience floods since the building of the Mpofu dam further upstream and the high-water mark of the river remains fairly constant.

The activity applied for falls under Listing Notices 1 and 3 of the EIA regulations of June 2010, which are summarised as follows:

R 544 Activity 16 – Construction or earth moving activities within a distance of 100 metres inland of the high-water mark of an estuary, in respect of – (v) buildings of 50 square metres or more; (iv) infrastructure covering 50 square metres or more.

R 544 Activity 18 – The infilling or depositing of any material of more than 5 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock from (iv) a distance of 100 metres inland of the high-water

mark of an estuary.

R 546 Activity 24 – The expansion of (c) buildings where the buildings will be expanded by 10 square metres or more in size, where such construction occurs within 32 metres of a watercourse, measured from the edge of a watercourse, excluding where such construction will occur behind the development setback line.

(a) In Eastern Cape: i. In an estuary.

2. FEASIBLE AND REASONABLE ALTERNATIVES

“alternatives”, in relation to a proposed activity, means different means of meeting the general purpose 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;**

No alternative properties are being considered for the proposed activities. The applicant bought stand 46 more than a year ago. Since the existing cottage is small and basic, the applicant wants to enlarge and modernise the living areas by linking a new house with the little cottage. The stand slopes down to the river and the new house with living unit on the upper ground floor will have the advantage of a good river view. The applicant and his wife will most likely retire here in the future and the new house needs to cater to the family's needs. Security is an important factor to be considered, for the present and the future, and the new house will be far more secure than the old-fashioned cottage. The security of the shareblock enhances its attractiveness as a retirement destination.

The current embankment is composed of old filling material and will need to be excavated to an extent to make space for the new house. Some indigenous trees and shrubs on the embankment will need to be sacrificed but the species are well represented in the bands of dense indigenous vegetation on the northern, eastern and southern boundaries. The site is flanked by riverfront homes, a private open space and the circular street serving that section of the shareblock. The proposed activity on the chosen property will not clash with the land use of the area.

(b) the type of activity to be undertaken;

No alternative activities are being suggested. The activity involves the house and associated infrastructure, and it will comply with the National Building Regulations, the specifications of the Jeffreys Bay Zoning Scheme Regulations and the specifications of the Shareblock Company. Special consent for additions exceeding the building line, will be obtained from the town planning department of the Kouga Municipality and the Shareblock.

(c) the design or layout of the activity;

An alternative design/layout is not being considered. The proposed design will adhere to the specifications prescribed by the National Building Regulations, the specifications set by the local authority being the Kouga Municipality, and the specifications agreed to by the Shareblock Company.

The position of the current cottage only allows for further building towards the river side of the stand. The proposed house and new connecting timber deck will impact on a sparsely vegetated embankment of old filling material. The deck and the new living unit will be on the upper ground floor, keeping human traffic mostly off the ground. The lower ground level towards the river will be utilised for the double garage and storage rooms. Boats will be launched from here and these will be the only occasions of vehicular traffic between the new house and the river.

(d) the technology to be used in the activity;

Standard technology will be used for the construction activities and no other alternatives are being considered.

(e) the operational aspects of the activity; and

The stand is situated in a shareblock and the operational life of the proposed project will be in harmony with the other households in the vicinity. Most homes in the shareblock are used as holiday and weekend retreats but there are also permanent residents. The family will make use of existing infrastructure and services offered by the local Kouga Municipality and the shareblock management. Solar water heating is being considered which will mean less electricity dependence. The larger roof area will mean more efficient water catchment, which will be used in the garden and the household.

(f) the option of not implementing the activity.

The no-go option is not being considered. The applicant bought in at Rivertide shareblock more than a year ago and he needs to improve the living conditions substantially. The family is currently semi-retired in Hankey but they plan to make the dwelling their permanent retirement home in the future.

Describe alternatives that are considered in this application. Alternatives should include a consideration of all possible means by which the purpose and need of the proposed activity could be accomplished in the specific instance taking account of the interest of the applicant in the activity. The no-go alternative must in all cases be included in the assessment phase as the baseline against which the impacts of the

other alternatives are assessed. The determination of whether site or activity (including different processes etc.) or both is appropriate needs to be informed by the specific circumstances of the activity and its environment. After receipt of this report the competent authority may also request the applicant to assess additional alternatives that could possibly accomplish the purpose and need of the proposed activity if it is clear that realistic alternatives have not been considered to a reasonable extent.

Paragraphs 3 – 13 below should be completed for each alternative.

3. ACTIVITY POSITION

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.

List alternative sites if applicable.

Alternative:

Alternative S1¹ (preferred or only site alternative)

Alternative S2 (if any)

Alternative S3 (if any)

In the case of linear activities:

Alternative:

Alternative S1 (preferred or only route alternative)

- Starting point of the activity
- Middle point of the activity
- End point of the activity

Alternative S2 (if any)

- Starting point of the activity
- Middle point of the activity
- End point of the activity

Alternative S3 (if any)

- Starting point of the activity
- Middle point of the activity
- End point of the activity

Latitude (S):

Longitude (E):

34 °	08,032'	24 °	48,225'
0	'	0	'
0	'	0	'

Latitude (S):

Longitude (E):

0	'	0	'
0	'	0	'
0	'	0	'

0	'	0	'
0	'	0	'
0	'	0	'

0	'	0	'
0	'	0	'
0	'	0	'

For route alternatives that are longer than 500m, please provide an addendum with co-ordinates taken every 250 meters along the route for each alternative alignment.

4. PHYSICAL SIZE OF THE ACTIVITY

Indicate the physical size of the preferred activity/technology as well as alternative activities/technologies (footprints):

Alternative:

Alternative A1² (preferred activity alternative)

Alternative A2 (if any)

Alternative A3 (if any)

or, for linear activities:

Alternative:

Alternative A1 (preferred activity alternative)

Size of the activity:

180 m ² on 898 m ²
m ²
m ²

Length of the activity:

25,51m (street)

¹ "Alternative S.." refer to site alternatives.

² "Alternative A.." refer to activity, process, technology or other alternatives.

boundary) x 34,13m (S boundary) x 30,12m (W boundary) x 30.77m (N boundary)
m
m

Alternative A2 (if any)
Alternative A3 (if any)

Indicate the size of the alternative sites or servitudes (within which the above footprints will occur):

Alternative:

**Size of the
site/servitude:**

Alternative A1 (preferred activity alternative)
Alternative A2 (if any)
Alternative A3 (if any)

898 m ²
m ²
m ²

5. SITE ACCESS

Does ready access to the site exist?

YES ✓	NO
m	

If NO, what is the distance over which a new access road will be built

Describe the type of access road planned:

N/A

Include the position of the access road on the site plan and required map, as well as an indication of the road in relation to the site.

6. SITE OR ROUTE PLAN

A detailed site or route plan(s) must be prepared for each alternative site or alternative activity. It must be attached as Appendix A to this document.

See Appendix A for illustrations.

The site lies in the most downstream section of the share block, that is divided in 3 sections. The site is flanked on the N boundary by stand No 45, and on the S boundary by stand No 47. The western boundary of the stand faces the Kromme river and a lower-lying private open space that runs between the river and the elevated riverfront stands. This private open space accommodates the boat houses and the jetties. The western boundary lies approximately 20m from the river's high-water mark. The northern boundary of the stand meets the street that has a 13m servitude. The street is a dirt road that is maintained by the shareblock manager. The street circles around a central private open space and services all the homes in this section of the shareblock. This central private open space has a dense ground cover of indigenous grasses and herbaceous plants. The land use of the shareblock is Resort 2 and the stands (share block units) are owned by sectional title.

No storm water infrastructure exists but the shareblock has 2 natural drainage lines that run down to the river. The shareblock and stand 46 lie on a gentle slope that falls towards the river. The private open spaces and gardens allow for large areas that intercept rain water, which drains gradually down towards the river bed. The elevated level of stand 46 (1-3m above the private open space that borders the river), helps with the gradual drainage of rain water into the river. The existing cottage has gutters that feed 2 rainwater tanks on the northern side of the cottage.

A pole with stay wires, carrying electricity and telephone lines, is located at the NE boundary of the site. It also carries a power box with switch. Electricity is supplied directly by Eskom. The shareblock management is planning to do away with the old poles this year, replacing them with underground lines and cables. A conservancy tank is situated on the northern side of the stand, and it is serviced by the Kouga municipality. The only municipal services to the shareblock include the supply of bulk water (pipeline from Churchill dam, in emergency water pumped from Mpofu dam) that is stored in a reservoir on the resort; and the sucking of the conservancy tanks. The trucks are emptied at the Humansdorp waste water treatment works. Some stands still use septic tanks (the old soak-aways).

An embankment occurs below (west of) the cottage with its deck. It is composed of old filling material and is sparsely vegetated with indigenous trees and shrubs, and natural ground covers. From the bank the ground slopes down towards the river. The private open space between the stand and the river has a good ground cover of lawn, which consists mainly of coastal buffalo grass (*Stenotaphrum secundatum*) and couch grass (*Cynodon dactylon*).

Stand 46 is transformed to a large extent although the dense natural vegetation on the E, S and N boundaries remain (higher than 1,8m). It is just cut back as it tends to encroach on the property. This vegetation serve as beneficial screens from the elements, neighbours and the street. It is a sensitive element that should be managed wisely to protect the existing fauna and flora.

The site or route plans must indicate the following:

- 6.1 the scale of the plan which must be at least a scale of 1:500;
- 6.2 the property boundaries and numbers of all the properties within 50 metres of the site;
- 6.3 the current land use as well as the land use zoning of each of the properties adjoining the site or sites;
- 6.4 the exact position of each element of the application as well as any other structures on the site;
- 6.5 the position of services, including electricity supply cables (indicate above or underground), water supply pipelines, boreholes, street lights, sewage pipelines, storm water infrastructure and telecommunication infrastructure;
- 6.6 all trees and shrubs taller than 1.8 metres;
- 6.7 walls and fencing including details of the height and construction material;
- 6.8 servitudes indicating the purpose of the servitude;
- 6.9 sensitive environmental elements within 100 metres of the site or sites including (but not limited thereto):
 - rivers;
 - the 1:100 year flood line (where available or where it is required by DWA);
 - ridges;
 - cultural and historical features;
 - areas with indigenous vegetation (even if it is degraded or invested with alien species);
- 6.9 for gentle slopes the 1 metre contour intervals must be indicated on the plan and whenever the slope of the site exceeds 1:10, the 500mm contours must be indicated on the plan; and
- 6.10 the positions from where photographs of the site were taken.

7. SITE PHOTOGRAPHS

Colour photographs from the centre of the site must be taken in at least the eight major compass directions with a description of each photograph. Photographs must be attached under **Appendix B** to this form. It must be supplemented with additional photographs of relevant features on the site, if applicable.

8. FACILITY ILLUSTRATION

A detailed illustration of the activity must be provided at a scale of 1:200 as **Appendix C** for activities that include structures. The illustrations must be to scale and must represent a realistic image of the planned activity. The illustration must give a representative view of the activity.

9. ACTIVITY MOTIVATION

9(a) Socio-economic value of the activity

What is the expected capital value of the activity on completion?

R2,1 million

What is the expected yearly income that will be generated by or as a result of the activity?

R0.00
None

Will the activity contribute to service infrastructure?

YES	NO ✓
-----	------

Is the activity a public amenity?

YES	NO ✓
-----	------

How many new employment opportunities will be created in the development phase of the activity?

Approx 15

What is the expected value of the employment opportunities during the development phase?	R390 000
What percentage of this will accrue to previously disadvantaged individuals?	100%
How many permanent new employment opportunities will be created during the operational phase of the activity?	1 flexi-time job for domestic worker
What is the expected current value of the employment opportunities during the first 10 years?	R76 000
What percentage of this will accrue to previously disadvantaged individuals?	100%

9(b) Need and desirability of the activity

Motivate and explain the need and desirability of the activity (including demand for the activity):

The applicant bought in at Rivertide Shareblock more than a year ago and he needs to improve the living conditions substantially. The existing cottage is very small and simple. The family is currently semi-retired in Hankey but they plan to make the dwelling their permanent retirement home in the future. A more comfortable, secure and practical house is required. The current dwelling has no garage.

The applicant wants to maximise the potential of the empty area facing the river. The large timber deck linking the old unit with the new will be a practical entrance to the new house, and will carry most of the human traffic outside. It will be a sheltered entertainment and relaxation area. The driveway will lead straight from the street to the double garage, which will have also open towards the river, for launching of a boat. The new house's living unit will be above the garage and storage rooms, and will have an enviable view on the river. The balcony will add to people's enjoyment of the river view and the natural surrounds.

The natural vegetation on the boundaries will remain intact and the applicant intends to plant trees like the white milkwood in the garden, once construction is completed.

Indicate any benefits that the activity will have for society in general:

The upgraded house will add to the aesthetic appeal of Rivertide Shareblock and will contribute to the property values in the resort. The modern and upgraded house can also promote the shareblock's appeal to investors (local/overseas).

Indicate any benefits that the activity will have for the local communities where the activity will be located:

The building activities will create temporary jobs for local skilled and unskilled workers. Local contractors, suppliers and professionals will benefit from the activity, creating a knock-on effect in boosting the local economy that is in dire need (Humansdorp and St Francis Bay). The shareholders of the company should benefit in the long run from the activity, since it can enhance property values in the resort. The applicant will be able to host guests in the operational phase, whose spending will be beneficial to the local economy and the tourism business.

10. APPLICABLE LEGISLATION, POLICIES AND/OR GUIDELINES

List all legislation, policies and/or guidelines of any sphere of government that are applicable to the application as contemplated in the EIA regulations, if applicable:

Title of legislation, policy or guideline:	Administering authority:	Date:
Environmental Impact Assessment Regulations	DEDEA	2010
Guideline 3: General guide to the EIA regulations, 2006	DEDEA	2006
Guideline 4: Public Participation in support of the EIA regulations, 2005	DEDEA	2006
Guideline 5: Assessment of Alternatives and Impacts in support of the EIA regulations, 2006	DEDEA	2006
Environment Conservation Act	DEDEA	1989
National Environmental Management: Integrated Coastal Management Act	DEDEA	2008
National Environmental Management Act	DEDEA	1998
National Environmental Management: Biodiversity Act	DEDEA	2004
National Heritage Resources Act	SAHRA	1999
National Water Act	DWAF	1998

11. WASTE, EFFLUENT, EMISSION AND NOISE MANAGEMENT

11(a) Solid waste management

Will the activity produce solid construction waste during the construction/initiation phase?

YES ✓	NO
-------	----

If yes, what estimated quantity will be produced per month?

Negligible m³

How will the construction solid waste be disposed of (describe)?

Topsoil and sub-soil will be stockpiled separately in a sheltered place on the erf, to be incorporated into the remaining garden after the building work has been completed. The other solid waste will mostly be re-used in the various building activities. Any surplus will be placed in a container and transported away to the closest registered solid waste disposal site (Humansdorp).

Where will the construction solid waste be disposed of (describe)?

At the closest registered solid waste disposal site, which is the municipal site on the outskirts of Humansdorp.

Will the activity produce solid waste during its operational phase?

YES ✓ NO

If yes, what estimated quantity will be produced per month?

Normal household volumes

How will the solid waste be disposed of (describe)?

The Kouga municipality does not supply waste removal services to the shareblock. The estate manager, Mr Hein Cornelissen, transports household waste regularly to the solid waste disposal site outside Humansdorp. The owners also have the choice to separate applicable clean plastics, paper, tin and glass and deliver these recyclable materials to the new recycling project in St Francis Bay, managed by the St Francis branch of the Rotary Club. That way the waste ending up in the ever-increasing landfill site at Humansdorp, can be minimised greatly.

Where will the solid waste be disposed if it does not feed into a municipal waste stream (describe)?

The solid waste that are not delivered to the recycling project in St Francis Bay, will be disposed of at the registered landfill site outside Humansdorp.

If the solid waste (construction or operational phases) will not be disposed of in a registered landfill site or be taken up in a municipal waste stream, then the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

Can any part of the solid waste be classified as hazardous in terms of the relevant legislation?

YES NO ✓

If yes, inform the competent authority and request a change to an application for scoping and EIA.

Is the activity that is being applied for a solid waste handling or treatment facility?

YES NO ✓

If yes, then the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

11(b) Liquid effluent

Will the activity produce effluent, other than normal sewage, that will be disposed of in a municipal sewage system?

YES	NO ✓
-----	------

If yes, what estimated quantity will be produced per month?

N/A m ³	
--------------------	--

Will the activity produce any effluent that will be treated and/or disposed of on site?

Yes	NO ✓
-----	------

If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

Will the activity produce effluent that will be treated and/or disposed of at another facility?

YES	NO ✓
-----	------

If yes, provide the particulars of the facility:

Facility name:	N/A		
Contact person:			
Postal address:			
Postal code:			
Telephone:		Cell:	
E-mail:		Fax:	

Describe the measures that will be taken to ensure the optimal reuse or recycling of waste water, if any:

Waste water during construction will be kept in large drums, where possible. No waste water containing harmful chemicals will be released on/adjoining the site, to avoid contamination of the soil, the environment and the river.

11(c) Emissions into the atmosphere

Will the activity release emissions into the atmosphere?

YES ✓	NO
-------	----

If yes, is it controlled by any legislation of any sphere of government?

YES	NO ✓
-----	------

If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

If no, describe the emissions in terms of type and concentration:

Emissions will include the general types created by construction activities and they will not be concentrated:

- machines operating with fuel will generate fumes. Machinery will be cleaned and maintained well, so as to minimise petro-chemical emissions.
 - cement dust will be generated. It will be minimised by mixing cement in a sheltered place and managing and prioritising work during strong winds, to avoid unnecessary dust. Waste will be cleaned up soon to avoid it being blown about.
 - wood dust may be generated with carpentry work. Sawdust will be cleaned up soon and not be left to be blown away by the wind.
 - soil dust will be generated by excavations and stockpiling. Stockpiles will be placed in cool, sheltered spots and covered if needed. Excavated old filling material will be removed to the registered landfill site outside Humansdorp.
- Building tasks will adapt to the daily wind conditions to minimise emissions, and constant cleaning-up and watering down will restrict the source of dust.

11(d) Generation of noise

Will the activity generate noise?

YES ✓	NO
YES	NO ✓

If yes, is it controlled by any legislation of any sphere of government?

If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

If no, describe the noise in terms of type and level:

Construction activities will bring along their inevitable associated noise eg from cement mixers, angle grinders, compactors, electric saws and that of the workers. This noise will be restricted to week day working hours (8am to 5pm) and will be below the maximum as stipulated in Health and Safety Regulations. It is the responsibility of the building contractor to keep noise levels within reasonable limits and within reasonable hours, as the site is located in a residential resort. No construction activities will take place during weekends and public holidays. The operational phase will bring along normal household noise, which will not clash with the residential area’s land use.

12. WATER USE

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

Municipal ✓	water board	groundwater	river, stream, dam or lake	other	the activity will not use water
----------------	-------------	-------------	-------------------------------	-------	------------------------------------

If water is to be extracted from groundwater, river, stream, dam, lake or any other natural feature, please indicate

the volume that will be extracted per month:

litres
YES NO

Does the activity require a water use permit from the Department of Water

Affairs?

	✓
--	---

If yes, please submit the necessary application to the Department of Water Affairs and attach proof thereof to this application if it has been submitted.

13. ENERGY EFFICIENCY

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

- shutters will be installed to keep excess sun out during summer;
- the living unit of the new house will receive much light and ventilation via the large windows and the balcony;
- a fire pot in the lounge will help with interior heating;
- fluorescent light bulbs and tubes will be used;
- the clay stock bricks, plastering and painting will promote good insulation.

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

- the home is designed as far as possible to make good use of sun, light and air movement;
- the fire pot in the home will decrease dependency on electricity for heating. The wood of invader trees like wattle and rooikrans is commonly sold in the area. Rooikrans is a big problem between Paradise Beach and Cape St Francis, while black wattle is very invasive around Humansdorp.

SECTION B: SITE/AREA/PROPERTY DESCRIPTION

Important notes:

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

Section C Copy No.
(e.g. A):

2. Paragraphs 1 - 6 below must be completed for each alternative.

3. Has a specialist been consulted to assist with the completion of this section?

YES	NO
	✓

If YES, please complete form XX for each specialist thus appointed:
All specialist reports must be contained in Appendix D.

1. GRADIENT OF THE SITE

Indicate the general gradient of the site.

Alternative S1:

Flat	1:50 1:20	-	1:20 1:15	-	1:15 – 1:10	1:10 1:7,5	-	1:7,5 – 1:5	Steeper than 1:5
------	--------------	---	--------------	---	-------------	---------------	---	-------------	---------------------

Alternative S2 (if any):

Flat	1:50 1:20	-	1:20 1:15	-	1:15 – 1:10	1:10 1:7,5	-	1:7,5 – 1:5	Steeper than 1:5
------	--------------	---	--------------	---	-------------	---------------	---	-------------	---------------------

Alternative S3 (if any):

Flat	1:50 1:20	-	1:20 1:15	-	1:15 – 1:10	1:10 1:7,5	-	1:7,5 – 1:5	Steeper than 1:5
------	--------------	---	--------------	---	-------------	---------------	---	-------------	---------------------

2. LOCATION IN LANDSCAPE

Indicate the landform(s) that best describes the site:

- 2.1 Ridgeline
- 2.2 Plateau
- 2.3 Side slope of hill/mountain
- 2.4 Closed valley
- 2.5 Open valley ✓
- 2.6 Plain ✓
- 2.7 Undulating plain / low hills
- 2.8 Dune
- 2.9 Seafront

3. GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE

Is the site(s) located on any of the following (tick the appropriate boxes)?

	Alternative S1:		Alternative S2 (if any):		Alternative S3 (if any):	
Shallow water table (less than 1.5m deep)	YES	NO ✓	YES	NO	YES	NO
Dolomite, sinkhole or doline areas	YES	NO ✓	YES	NO	YES	NO
Seasonally wet soils (often close to water bodies)	YES	NO ✓	YES	NO	YES	NO
Unstable rocky slopes or steep slopes with loose soil	YES	NO ✓	YES	NO	YES	NO
Dispersive soils (soils that dissolve in water)	YES	NO ✓	YES	NO	YES	NO
Soils with high clay content (clay fraction more than 40%)	YES	NO ✓	YES	NO	YES	NO

Any other unstable soil or geological feature	YES	NO ✓	YES	NO	YES	NO
An area sensitive to erosion	YES ✓	NO	YES	NO	YES	NO

If you are unsure about any of the above or if you are concerned that any of the above aspects may be an issue of concern in the application, an appropriate specialist should be appointed to assist in the completion of this section. (Information in respect of the above will often be available as part of the project information or at the planning sections of local authorities. Where it exists, the 1:50 000 scale Regional Geotechnical Maps prepared by the Council for Geo Science may also be consulted).

4. GROUND COVER

Indicate the types of groundcover present on the site:

- 4.1 Natural veld – good condition^E ✓
- 4.2 Natural veld – scattered aliens^E
- 4.3 Natural veld with heavy alien infestation^E
- 4.4 Veld dominated by alien species^E
- 4.5 Gardens
- 4.6 Sport field
- 4.7 Cultivated land
- 4.8 Paved surface
- 4.9 Building or other structure ✓
- 4.10 Bare soil ✓

The location of all identified rare or endangered species or other elements should be accurately indicated on the site plan(s).

Natural veld - good condition ^E	Natural veld with scattered aliens ^E	Natural veld with heavy alien infestation ^E	Veld dominated by alien species ^E	Gardens
Sport field	Cultivated land	Paved surface	Building or other structure	Bare soil

If any of the boxes marked with an “E” is ticked, please consult an appropriate specialist to assist in the completion of this section if the environmental assessment practitioner doesn’t have the necessary expertise.

Description of vegetation of significance on stand:

The lawn on the bottom of the stand and at the boat house consists mainly of coastal buffalo grass (*Stenotaphrum secundatum*) and couch grass (*Cynodon dactylon*). This is a very good mixture of indigenous grass species for the site because the lawn is hardy and provides a stable ground cover.

Remnants of the original riverine vegetation (trees and shrubs) occur in dense stands along the N, E, and S boundaries. The following species are common: white milkwood (*Sideroxylon inerme*), cross berry (*Grewia occidentalis*), taaibos species (*Rhus/Searsia* spp), basterperdepis (*Hippobromus pauciflorus*), forest num-num (*Carissa bispinosa*), cherrywood (*Pterocelastrus tricuspidatus*), baboon grape (*Rhoicissus tridentata*), cat thorn (*Scutia myrtina*), and garlic buchu (*Agathosma apiculata*). Although this vegetation has to be pruned back from the dwelling from time to time, it needs to be preserved. Not only does it provide habitat to fauna and other flora but it also acts as a functional screen. The site is exposed to the cold prevailing SW wind and the bush breaks the wind speed.

Many individuals of the bulb *Ledebouria floribunda* grow on the eastern side of the cottage. This bulb and other bulbs in the under storey of the bush should be protected on site.

The slope and embankment below the cottage support a sparse selection of trees and shrubs, being mainly basterperdepis, *Rhus* spp, and cross berry. The ground cover consists of *Ledebouria* bulbs, grasses and pioneer ground covers. Most of these plants need to be sacrificed to make way for the new deck and house but they are well represented elsewhere on the site. The bulbs should be transplanted in the garden/in pots and dense groupings (sun/shade) will make attractive features.

5. LAND USE CHARACTER OF SURROUNDING AREA

Indicate land uses and/or prominent features that currently occur within a 500m radius of the site and give description of how this influences the application or may be impacted upon by the application:

- 5.1 Natural area
- 5.2 Low density residential
- 5.3 Medium density residential
- 5.4 High density residential
- 5.5 Informal residential
- 5.6 Retail commercial & warehousing
- 5.7 Light industrial
- 5.8 Medium industrial ^{AN}
- 5.9 Heavy industrial ^{AN}
- 5.10 Power station

- 5.11 Office/consulting room
- 5.12 Military or police base/station/compound
- 5.13 Spoil heap or slimes dam^A
- 5.14 Quarry, sand or borrow pit
- 5.15 Dam or reservoir
- 5.16 Hospital/medical centre
- 5.17 School
- 5.18 Tertiary education facility
- 5.19 Church
- 5.20 Old age home
- 5.21 Sewage treatment plant^A
- 5.22 Train station or shunting yard ^N
- 5.23 Railway line ^N
- 5.24 Major road (4 lanes or more) ^N
- 5.25 Airport ^N
- 5.26 Harbour
- 5.27 Sport facilities (not built – river activities)
- 5.28 Golf course
- 5.29 Polo fields
- 5.30 Filling station ^H
- 5.31 Landfill or waste treatment site
- 5.32 Plantation
- 5.33 Agriculture
- 5.34 River, stream or wetland
- 5.35 Nature conservation area
- 5.36 Mountain, koppie or ridge
- 5.37 Museum
- 5.38 Historical building
- 5.39 Protected Area
- 5.40 Graveyard
- 5.41 Archaeological site
- 5.42 Other land uses (describe) – (activities related to sports, tourism & leisure involving the river and estuary eg swimming, boating, fishing)

The activity will not impact negatively on - or be negatively impacted upon by - the existing land use character of the surrounding area. The land use of the application will remain the same as the current use (resort 2, sectional title of shareblock unit) and only the footprint of the dwelling will be increased. The services to the house will remain unchanged. Building plans will comply with the necessary regulations and specifications that apply to the buildings in the shareblock.

The activity should benefit the aesthetic appeal of the shareblock.

If any of the boxes marked with an "N" are ticked, how will this impact / be impacted upon by the proposed activity.

If any of the boxes marked with an "An" are ticked, how will this impact / be impacted upon by the proposed activity.

If YES, specify and explain:

If YES, specify:

|

If any of the boxes marked with an "H" are ticked, how will this impact / be impacted upon by the proposed activity.

If YES, specify and explain:

6. CULTURAL/HISTORICAL FEATURES

Are there any signs of culturally or historically significant elements, as defined in section 2 of the National Heritage Resources Act, 1999, (Act No. 25 of 1999), including Archaeological or palaeontological sites, on or close (within 20m) to the site?	YES	NO ✓
	NO	
If YES, explain:	N/A	
If uncertain, conduct a specialist investigation by a recognised specialist in the field to establish whether there is such a feature(s) present on or close to the site.		
Briefly explain the findings of the specialist:		
Will any building or structure older than 60 years be affected in any way?	YES	NO ✓
Is it necessary to apply for a permit in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?	YES	NO ✓
If yes, please submit or, make sure that the applicant or a specialist submits the necessary application to SAHRA or the relevant provincial heritage agency and attach proof thereof to this application if such application has been made.		

SECTION C: PUBLIC PARTICIPATION

1. ADVERTISEMENT

The person conducting a public participation process must take into account any guidelines applicable to public participation as contemplated in section 24J of the Act and must give notice to all potential interested and affected parties of the application which is subjected to public participation by—

- (a) fixing a notice board (of a size at least 60cm by 42cm; and must display the required information in lettering and in a format as may be determined by the competent authority) 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 or is to be undertaken; and
 - (ii) any alternative site mentioned in the application;
- (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;
 - (ii) the occupiers of the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;

- (iii) owners and occupiers of land adjacent to the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;
- (iv) the municipal councillor of the ward in which the site or alternative site is situated and any organisation of ratepayers that represent the community in the area;
- (v) the municipality which has jurisdiction in the area;
- (vi) any organ of state having jurisdiction in respect of any aspect of the activity; and
- (vii) any other party as required by the competent authority;
- (c) placing an advertisement in—
 - (i) one local newspaper; or
 - (ii) any official *Gazette* that is published specifically for the purpose of providing public notice of applications or other submissions made in terms of these Regulations;
- (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: Provided that this paragraph need not be complied with if an advertisement has been placed in an official *Gazette* referred to in subregulation 54(c)(ii); and
- (e) using reasonable alternative methods, as agreed to by the competent authority, in those instances where a person is desiring of but unable to participate in the process due to—
 - (i) illiteracy;
 - (ii) disability; or
 - (iii) any other disadvantage.

2. CONTENT OF ADVERTISEMENTS AND NOTICES

A notice board, advertisement or notices must:

- (a) indicate the details of the application which is subjected to public participation; and
- (b) state—
 - (i) that the application has been submitted to the competent authority in terms of these Regulations, as the case may be;
 - (ii) whether basic assessment or scoping procedures are being applied to the application, in the case of an application for environmental authorisation;
 - (iii) the nature and location of the activity to which the application relates;
 - (iv) where further information on the application or activity can be obtained; and
 - (iv) the manner in which and the person to whom representations in respect of the application may be made.

3. PLACEMENT OF ADVERTISEMENTS AND NOTICES

Where the proposed activity may have impacts that extend beyond the municipal area where it is located, a notice must be placed in at least one provincial newspaper or national newspaper, indicating that an application will be submitted to the competent authority in terms of these regulations, the nature and location of the activity, where further information on the proposed activity can be obtained and the manner in which representations in respect of the application can be made, unless a notice has been placed in any *Gazette* that is published specifically for the purpose of providing notice to the public of applications made in terms of the EIA regulations.

Advertisements and notices must make provision for all alternatives.

4. DETERMINATION OF APPROPRIATE MEASURES

The practitioner must ensure that the public participation is adequate and must determine whether a public meeting or any other additional measure is appropriate or not based on the particular nature of each case. Special attention should be given to the involvement of local community structures such as Ward Committees, ratepayers associations and traditional authorities where appropriate. Please note that public concerns that emerge at a later stage that should have been addressed may cause the competent authority to withdraw any authorisation it may have issued if it becomes apparent that the public participation process was inadequate.

5. COMMENTS AND RESPONSE REPORT

The practitioner must record all comments and respond to each comment of the public before the application is submitted. The comments and responses must be captured in a comments and response report as prescribed in the EIA regulations and be attached to this application. The comments and response report must be attached under **Appendix E**.

6. AUTHORITY PARTICIPATION

Authorities are key interested and affected parties in each application and no decision on any application will be made before the relevant local authority is provided with the opportunity to give input. The planning and the environmental sections of the local authority must be informed of the application at least 30 (thirty) calendar days before the submission of the application.

List of authorities informed:

Kouga Municipality: Planning and Development – Mrs Sunette Maree
Dept of Environment Affairs - Nature Conservation Kouga
Dept of Environment Affairs - Coastal Planning & Environmental Protection
Dept of Water Affairs
South African Heritage Resources Agency (SAHRA)

List of authorities from whom comments have been received:

none

7. CONSULTATION WITH OTHER STAKEHOLDERS

Note that, for linear activities, or where deviation from the public participation requirements may be appropriate, the person conducting the public participation process may deviate from the requirements of that subregulation to the extent and in the manner as may be agreed to by the competent authority..

Any stakeholder that has a direct interest in the site or property, such as servitude holders and service providers, should be informed of the application at least 30 (thirty) calendar days before the submission of the application and be provided with the opportunity to comment.

Has any comment been received from stakeholders?

YES NO

If "YES", briefly describe the feedback below (also attach copies of any correspondence to and from the stakeholders to this application):

Kobus Reichert (Gamtkwa Khoisan Council, Heritage Representative: National Heritage Resources, Jeffreys Bay) enquired whether SAHRA's comment on the previous application at Rivertide Shareblock was available. I answered him that SAHRA never gave comment on that application (50 Rivertide). See Appendix E p 13 Comments and Response Report

SECTION D: IMPACT ASSESSMENT

The assessment of impacts must adhere to the minimum requirements in the EIA Regulations, 2010, and should take applicable official guidelines into account. The issues raised by interested and affected parties should also be addressed in the assessment of impacts.

1. ISSUES RAISED BY INTERESTED AND AFFECTED PARTIES

List the main issues raised by interested and affected parties.

No issues were raised by interested and affected parties.

Response from the practitioner to the issues raised by the interested and affected parties (A full response must be given in the Comments and Response Report that must be attached to this report):

See Appendix E p 13 Comments and Response Report.

2. IMPACTS THAT MAY RESULT FROM THE PLANNING AND DESIGN, CONSTRUCTION, OPERATIONAL, DECOMMISSIONING AND CLOSURE PHASES AS WELL AS PROPOSED MANAGEMENT OF IDENTIFIED IMPACTS AND PROPOSED MITIGATION MEASURES

List the potential direct, indirect and cumulative property/activity/design/technology/operational alternative related impacts (as appropriate) that are likely to occur as a result of the planning and design phase, construction phase, operational phase, decommissioning and closure phase, including impacts relating to the choice of site/activity/technology alternatives as well as the mitigation measures that may eliminate or reduce the potential impacts listed.

Alternative (preferred alternative)

Direct impacts:

The construction phase will definitely introduce a nuisance and pollution factor, in terms of traffic, noise, dust, litter and a partial disturbance of privacy in the lower section of the Rivertide shareblock.

The entrance road off the R330 (mostly paved) and the dirt road servicing the houses will carry heavier traffic for the period of construction.

The dirt road encircling the central private open space is 2 to 3m wide and it will be congested at No 46 at times during this period of construction.

The use of heavy construction and delivery vehicles will contribute to the deterioration of the dirt road, especially in wet weather.

It is suggested that the applicant takes the responsibility for the repair work necessary on the dirt road and its servitude, after construction is completed.

The operational phase will be unchanged as the land use will remain the same – normal household activities within a residential area (resort 2). More people will be using the modernised and larger home, which will add a further load to the services.

The larger footprint of the house will lead to increased catchment of water for the rain water tanks, and increased run-off from the timber deck and balcony. Signs of erosion should be checked and a good ground cover should be established in and below the garden to intercept run-off.

The new house will impact the bare area of stand facing the river. Some vegetation will have to be removed, as well as old filling material from the embankment. Most human traffic will be on the built structures instead of on the ground.

The modernisation and upgrading of the dwelling will contribute to the aesthetic and investment appeal of the shareblock.

Construction activities must be limited to week day working hours (8am to 5pm).

All machinery and vehicles should be well maintained and in good working order.

Construction and supplier vehicles should not obstruct the flow of traffic for a lengthy period because the dirt street is narrow. The use of large, heavy vehicles should be discouraged and deliveries in batches in lighter vehicles, should be the preferred method where possible.

Contractors should manage their staff to work within acceptable noise levels, considering the low density residential and natural areas land use character of the surrounding area.

The mobile toilets for workers should be serviced and sanitised regularly.

No littering in and around the site should be allowed and all workers should be educated on keeping the environment clean. Refuse bins or containers with lids should be kept on site and serviced as necessary.

Building activities should be monitored and planned with wind conditions in mind, to avoid pollution with dust.

Exposed areas should be watered down or covered to minimise dust pollution.

Topsoil and subsoil should be stored in a shady sheltered place, for re-use in the garden after construction.

The stored stockpiles of topsoil and sub-soil should be watered or covered to minimise dust pollution and to keep the soil viable.

The private open spaces around and below the site should be respected and used with care. No littering or dumping should occur on any of the private open spaces, nor in the river.

If workers use the river for relaxation during breaks, they should refrain from littering or polluting. They should also abide by the rules of the shareblock when using the river. These will serve for their own safety and for the protection of the

river.

All solid construction waste that are not being re-used in the activity, as well as polluted soils and materials, should be disposed of at the legal waste disposal site on the outskirts of Humansdorp. A container on site is handy to store this waste. Cement should be mixed on an impermeable surface to prevent soil contamination.

Contaminants like cement and petro-chemicals should not pollute the soil.

After construction, exposed areas must be rehabilitated as soon as possible to prevent soil erosion.

See also Appendix F Environmental Management Programme.

Indirect impacts:

Temporary job creation for contractors, and skilled and unskilled workers.

Support of local suppliers, professionals and the local economy.

Enhancement of property values in the shareblock.

Cumulative impacts:

Negligible – however, the household will contribute to the pressure on municipal services (sucking of conservancy tank) and supply of water and power at the shareblock. The dirt road servicing the bottom section of the share block will suffer from more use. The roads are maintained in good order by the estate manager, Mr Hein Cornelissen. The management is also in a process of paving all the roads in the shareblock over the next couple of years.

3. ENVIRONMENTAL IMPACT STATEMENT

Taking the assessment of potential impacts into account, please provide an environmental impact statement that summarises the impact that the proposed activity and its alternatives may have on the environment after the management and mitigation of impacts have been taken into account, with specific reference to types of impact, duration of impacts, likelihood of potential impacts actually occurring and the significance of impacts.

The proposed project should have minimal negative impacts on the environment if the mitigatory measures and management recommendations are followed. The possible negative impacts will therefore be of low significance. The building extensions that are proposed to go over the building line, are mostly above-ground. The private open space below the new house is transformed by lawn, boat houses and jetties. Sensitive environmental elements will therefore not be impacted negatively by this relaxation of the building regulations.

The current cottage is already connected up with the municipal services and services administered by the shareblock and the new house will just link up with these services. The current vehicular access will remain unchanged. The overall impact of the activity will be positive (high significance), as the modernised and upgraded house will be an asset to the shareblock and neighbourhood. The applicant intends to plant more indigenous trees in the garden when construction is completed.

Alternative A (preferred alternative)

Types of impact: Direct negative impacts during the construction phase, as described. These can be minimised with the proposed mitigation and management measures. Increased run-off from the larger footprint may cause erosion problems and care must be taken to ensure a good ground cover of vegetation, to slow down and intercept run-off.

Duration of impacts: The most significant impacts will last during construction phase, which will be an estimated 4 months.

Likelihood and significance of impacts: If mitigatory and environmental management measures are followed, the significance of the impacts will be negligible and the completed project will be an improvement to the previous status quo.

No-go alternative (compulsory)

The no-go alternative would mean that the house would be unsuitable for the couple and their family as a holiday home, and as a permanent retirement home in the future. This would imply that they would have to invest elsewhere.

The no-go alternative would mean no creation of local job opportunities and no injections into the local economy, which is suffering as it is.

The no-go alternative would mean that a simple cottage remains on a large exclusive riverfront stand, of which the potential cannot be utilised better.

SECTION E. RECOMMENDATIONS OF PRACTITIONER

Is the information contained in this report and the documentation attached hereto sufficient to make a decision in respect of the activity applied for (in the view of the environmental assessment practitioner)?

YES ✓	NO
YES ✓	NO

Is an EMPr attached?

The EMPr must be attached as **Appendix F**.

If "NO", indicate the aspects that should be assessed further as part of a Scoping and EIA process before a decision can be made (list the aspects that require further assessment):

N/A

If "YES", please list any recommended conditions, including mitigation measures that should be considered for inclusion in any authorisation that may be granted by the competent authority in respect of the application:

Install an adequate barrier on the western boundary of the site, to keep all construction-related activities off the private open space between the river and the site;

The private open spaces and protected areas are no-go areas for vehicles, equipment, littering, dumping or storing;

Preserve the existing bands of indigenous vegetation on the boundaries of the stand;

Install mobile chemical toilets for the construction workers (on stand No 46) and ensure that they are serviced and maintained efficiently;

The river should not be polluted and rules with using the river should be obeyed;

Minimise dust levels by cleaning up and watering down constantly, especially since the house is exposed to the prevailing SW winds;

All vehicles and machinery used should be in good working order and cleaned as necessary;

Servicing of vehicles and machinery should not take place at the site but rather at a workshop;

Stockpile topsoil and subsoil in a sheltered place, cover if necessary, keep damp and use for the garden after construction;

Adhere to any recommendations that SAHRA (South African Heritage Resource Agency), might require from the proposed project.

SECTION F: APPENDICES

The following appendixes must be attached as appropriate:

Appendix A: Site plan(s)

Appendix B: Photographs of site

Appendix C: Facility illustration(s)

Appendix D: Specialist reports – none at this stage

Appendix E: Public Participation Process, Comments and response report

Appendix F: Environmental Management Programme (EMPr)