OUTENIQUA SENSITIVE COASTAL AREAS

PERMIT APPLICATION

In terms of Section 21 of the Environmental Conservation Act, 73 of 1989

For

The disturbance of vegetation and earthworks on Erf 1002, Sedgefield

Compiled by:
HillLand Environmental

Date:
April 2019

Reference:
SED19/1006/01
DIRECTORATE: PLANNING AND DEVELOPMENT

OSCAE APPLICATION

APPLICATION IN TERMS OF THE OUTENIQUA SENSITIVE COASTAL AREA EXTENSION REGULATIONS

FOR A PERMIT TO UNDERTAKE SCHEDULED ACTIVITY(IES) ON ERF 1002,

SEDGEFIELD

ACTIVITY(IES)

Disturbance of vegetation and earthworks

DATE

April 2019
SENSITIVE COASTAL AREA LEGISLATION

The following notice and application form have been extracted in abbreviated format from the Department of Environmental Affairs’ “Guidelines for the Control and Management of Activities in Sensitive Coastal Areas” (1998).

“The Environmental Conservation Act, 1989 (Act 73 of 1989) makes provision for the protection of areas which have particular environmental importance, which are sensitive, or which are under intense pressure from development”. In terms of this legislation, the Garden Route coastal area from Tergeniet in the west to the Kaaimans River in the east was identified and proclaimed as the Outeniqua Sensitive Coastal Area (Outeniqua SCA) in 1997. On 27 November 1998, the Minister of Environmental Affairs and Tourism extended the Outeniqua Sensitive Coastal Area to include portions of the area between the Kaaimans and Bloukrans Rivers. The implication of the SCA status is that certain activities, which may have a detrimental effect on the environment, are now prohibited unless a permit has been obtained prior to the activity being undertaken. “The SCA Regulations are aimed at controlling small-scale activities at the individual plot level in an effort to ensure sustainable development of the coast”.

The scheduled activities include the following:

- Disturbance of vegetation (trampling, cutting or removal of vegetation);
- Earthworks (excavation, moving, removal, deposit, compacting of soil, sand, rock or rubble);
- Dredging (dredging, excavation, removal or moving of soil, sand or rock from a river, tidal lagoon, tidal river, floodplain or wetland); and
- Dune rehabilitation (planting on, or covering of dunes or exposed sand surfaces with any vegetative, natural or synthetic material, or the erection of structures and walls thereon with the purpose of preventing the sand from being eroded, accreted or moved by wind or water).

Any person failing to comply the SCA Regulations may be found guilty of an offence and would be liable for a fine not exceeding R 100 000.00 and a fine not exceeding three times the commercial value of any property or object of which the offence was committed and / or imprisonment for a period not exceeding ten years.

With regard to the Knysna Municipal Area, certain fully developed properties have been excluded from the SCA (see map attached at back of this application form), but for most property owners in Eastford, Welbedacht, Kanonkop, Salt River valley, Paradise and even with direct estuary frontage, the disturbance of vegetation, earthworks and dredging activities which will require the prior issue of a permit by the Knysna Municipality (‘dune rehabilitation’ is not included in this form, as there are no dune areas within the current Municipal Area). As such, the attached application form must be completed by, or on behalf of, the property owner and be submitted, prior to the submission of, or together with, building plans, to the Municipality.

The Environmental Impact Report questionnaire could be filled in by the property owner or by a consultant on his / her behalf, and must contain a description of the mitigation, control measures and rehabilitation to be undertaken during the proposed activity to minimise its potential impacts.

Permits may be issued with or without conditions, or refused or the applicant may be required to furnish further information. In terms of provisions of Section 8 of the Outeniqua Sensitive Coastal Area Extension Regulations an appeal against the decision of the municipality may be lodged, in writing, with the Western Cape Minister of Environmental Affairs, within thirty (30) days of notification of such decision. A fee of R 250.00 must accompany an appeal.
LIST OF APPENDICES:
Application form
Appendix A - Locality Map
Appendix B - Site Development Plan
Appendix C - Land Surveyor Plan
Appendix D - Biodiversity Mapping
Appendix E - Public Participation
EXECUTIVE SUMMARY:

Erf 1002 (here on after referring to as ‘the property’) is located east of the Sedgefield Lagoon (please refer to Appendix A and below Figure 1 for the locality mapping), within an existing residential area (zoned Residential I) and is approximately 950 m² in extent. The property is currently vacant and the owner wishes to construct a single residential dwelling in accordance with the proposed design (please refer to Appendix B).

The proposed double-storey dwelling will have a total footprint of approximately 293 m²; of which 251 m² of vegetation clearance will be required and approximately 40 m³ of earthworks. The ground floor will consist of a driveway and garage, paved yard, entrance court with a pond, a single decking area, two (2) on-suite bedrooms, living and dining rooms, a kitchen with a scullery, pantry and storerooms. The first floor will consist of a studio, a single bathroom and a decking area.

The property does not contain any Critical Biodiversity or Ecological Support Areas (CBA/ESA) and is mapped in accordance with the Western Cape Biodiversity Spatial Plan 2017 as least threatened - Southern Cape Dune Fynbos.
Species present on the site include *Sideroxylon inerme* (Milkwood tree), predominantly on the northern and eastern boundary with two (2) trees located in the middle of the property and within the building line. A single flowering gum tree (*Corymbia ficifolia*) is located in the building line. The proposed dwelling was designed taking the locality of the Milkwoods and Flowering Gum into account. In order to construct the proposed dwelling, the pruning of adult and possible removal of Milkwood seedlings that fall within the building line, will be required prior to the commencement of construction. The appropriate DAFF permit will be obtained from the Department of Agriculture, Forestry and Fisheries once the building plans have been approved. Milkwood trees located on the boundary of the property (please refer to Land Survey Plan in Appendix C) will remain undisturbed and adequate protection measures will be installed around all of the trees.

Other species include:

- *Aloe arborescens* (Krantz Aloe);
- *Cynanchum ellipticum* (belonging to the Bokhorinkies family);
- *Chironia baccifera* (Christmas Berry);
- *Cussonia thyrsiflora* (Cape Coast Cabbage Tree);
- *Grewia occidentalis* (Cross-berry);
- *Searsia lucida* (Glossy Crowberry);
- *S. crenata* (Dune Crow-berry);
- *Secamone alpini* (Monkey Rope);
- *Senecio angulatus* (Cape Ivy);
- *Pittosporum viridiflorum* (Cheesewood, will remain undisturbed);
- *Rhoicissus digitata* (Baboon Grape); &
- *Zygophyllum morgsana* (Slime Bush).

There is an abundance of dead wood from mostly *Searsia* species.

Please refer to the photographic record on page 3.

The visual impact of the proposed dwelling will be minimal, as it is located within an existing residential area.

**Method Statement:**

Prior to the commencement of the construction of the proposed dwelling, the ECO is to inspect and advise on plants that need to be rescued and used within rehabilitation / landscaping. Milkwood trees will be clearly identified and will remain undisturbed during vegetation clearing. The Milkwood trees, which are located within the building footprint (when pegged) and that will require pruning / removal
will be identified and the appropriate amount of pruning will be done (subject to the DAFF permit). Adequate protection measures will be installed around the trees which will remain undisturbed for the duration of the construction phase. A working area of a maximum of 1 m around the proposed dwelling footprint is proposed to allow for construction. Vegetation within the working strip, where necessary, will be trimmed / pruned.

Temporary fencing / hoarding will be erected around the property and safety signage and boards will be put in place. The topsoil will be stripped and temporarily stored within a demarcated area, where it will be used within the rehabilitation phase of the proposed dwelling.

The correct positioning of the proposed dwelling will be positioned by the Land Surveyor and clearly measured out.

Plate 1 Sketch of the proposed home showing the location of the significant trees that have been included in the design.
Photographic Record:

- High abundance of moribund vegetation present on the property
- Northern boundary of the property consisting of a high abundance of Milkwood trees that will remain undisturbed
- Eastern boundary of the property consisting of a high abundance of Milkwood trees that will remain undisturbed
- Neighbouring property boundary
<table>
<thead>
<tr>
<th>Neighbouring property boundary</th>
<th>Neighbouring property boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cheesewood which will remain undisturbed during the construction of the proposed dwelling</td>
<td>View towards the eastern boundary of the property</td>
</tr>
</tbody>
</table>
Biodiversity Mapping:

Please refer to Appendix D for the Biodiversity Mapping.

The property is not located within any Critical Biodiversity or Ecological Support Areas (CBA/ESA). CBA (1 - Natural), ESA (2 - To restore) and the Protected Area (GRNP) is located west of the property. Please refer to below Figure 2.

![Figure 2: Critical Biodiversity, Ecological Support and Protected Areas](image)

The entire property is mapped as containing Least Threatened - Southern Cape Dune Fynbos. Please refer to below Figure 3. Although, the property itself supports Dune Thicket / Forest vegetation.

![Figure 3: National Biodiversity Areas Showing Original Extent of Threatened Ecosystems](image)
Impact Significance:

The impacts associated with the construction of the proposed dwelling are short term and site specific to the property (that is located within an existing residential area). The impacts are of extremely low value as sensitive vegetation will be preserved and a plant rescue programme will be implemented prior to the commencement of construction. The potential impacts identified are as follows:

- **Disturbance of vegetation**

A plant search and rescue programme will be done prior to the clearance of any vegetation. Vegetation within the footprint of the proposed dwelling will be lost permanently with the exception of the specific trees which have been included in the design. Any seedling species within the footprint area will be rescued for replanting in the landscaping around the new dwelling and on the road verges.

Various Milkwood trees are located on the property, predominantly on the northern and eastern boundary with two (2) located within the building lines.

The proposed design was done by taking these Milkwoods and Flowering Gum into account. The trees that fall within the building line will remain undisturbed, however, may require the pruning once the footprint has been pegged out. The trees located on the boundary of the property will remain undisturbed. The trees will be protected for the duration of the construction of the proposed home.

A working area of a maximum of 1 m around the proposed dwelling footprint is proposed to allow for construction but limit the disturbance area. The construction activities will therefore have a minimal disturbance to the vegetation located on the property.

The proposed dwelling will result in the loss of approximately 251 m² of vegetation classified as least threatened - Southern Cape Dune Fynbos. This will be mitigated through rehabilitation and landscaping, using appropriate/rescued indigenous vegetation. Therefore, the disturbance to the vegetation can be seen to be of a low significance.

The topsoil is to be conserved and replaced within disturbed areas, following the construction of the dwelling, as part of the rehabilitation and landscaping. The building footprint will be clearly demarcated to restrict any movement and disturbance beyond the proposed footprint on the property.
Plate 2 Site plan showing the building lines, significant trees retained in the design and the vegetation retained around the proposed dwelling.

- **Potential erosion**

The excavation of the building footprint will result in the disturbance of the soil and the potential for localized erosion. Erosion measures will be taken, should it be necessary, such as the use of sand or mulch bags to mitigate the potential of erosion until the establishment of the vegetation. As such this impact can be rated to be of a low significance.
• **Short term creation of employment opportunities**

The construction of the proposed dwelling will result in a short-term creation of local employment opportunities. The impact will be beneficial to the local community even though it is of low significance.

• **Construction-related noise impacts**

During the excavation and construction of the proposed dwelling, limited and site-specific noise will be generated. The contractor is to comply with the regulations pertaining to noise. SANS 104000 is applicable. The contractor and staff will be limited to normal building hours of Mondays to Fridays (07:00 - 17:00). Work on public holidays or weekend should be limited to avoid disturbance to local residents.

**Recommendations:**

The following recommendations are made for the construction of the proposed dwelling:

a. Indigenous vegetation must be rescued *prior* to the commencement of construction.

b. Indigenous plants outside of the construction footprint and any wild animals may not be harmed in any way.

c. Milkwood trees that are to be retained within the building footprint must be pruned (subject to DAFF permit) prior to the commencement of construction and all trees must receive adequate protection measures.

d. The design of the home has been done specifically taking the Milkwood trees, with the surrounding indigenous vegetation, into account. As such it is essential that the builders do not disturb any vegetation beyond the building footprint. A maximum area of 1 m around the proposed footprint should be allowed for a working area. Vegetation may be pruned in this 1 m strip and only where absolutely necessary. Where it is unnecessary to clear the area completely, it is recommended that indigenous vegetation is only trimmed or pruned to allow enough space for builders to move around. The topsoil and roots should not be disturbed at all so that they can re-sprout.

e. Any incident regarding any harm to wild animals or indigenous endangered plants (endangered or protected species listed in Schedule 3 and 4 respectively, in terms of the Western Cape Nature Conservation Laws Amendment Act, 2000 (Act No.3 of 2000)/List of Protected Tree Species under the National Forest Act, 1998 (Act No. 84 of 1998)) must be reported to CapeNature or DAFF immediately.
f. During the clearing of vegetation, areas susceptible to erosion must be protected by installing necessary temporary and permanent erosion protection works at the earliest possible stage of clearing, before vacating the site. Unstable slopes must be avoided and disturbance effectively stabilised where applicable.

g. **The applicant is to appoint a suitably qualified Environmental Control Officer (ECO) who has adequate environmental knowledge to understand and implement these recommendations.** This ECO is to monitor the clearing of vegetation and construction of the dwelling and whether all works are done in accordance with these recommendations. The ECO is to keep a photographic record of the site and is to submit a report to the Knysna Municipality upon completion of the works.

h. In terms of the Alien and Invasive Species Regulations, NEM:BA, 2014 specific alien plant species are prohibited and should be removed using the approved methodology and without the use of any heavy machinery.

i. The contractor must at all times maintain supervision of the site and ensure that all workers are aware of and comply with these recommendations.

j. The disturbance of natural vegetation should be kept to a minimum and restricted to the footprint of the proposed dwelling. The working and access area is to be clearly demarcated in order to prevent access and disturbance to areas outside the construction footprint. An appropriate method of demarcation of the site should be agreed with the ECO. All demarcations must be maintained throughout the construction period. These areas are to be strictly treated as No-Go areas by the appointed contractor and his staff and any representatives or subcontractors.

k. All topsoil from construction areas is to be stockpiled and re-used on the property. Topsoil is valuable material and should not be lost. A suitable position for such a stockpile is to be agreed with the ECO.

l. The contractor is to ensure that no organic waste, surplus food or general pollution is dumped by his employees on the site but that they make use of weather and scavenger proof waste bins that are to be emptied on a regular basis.

m. Construction activity should be restricted to normal working hours between (07h00 to 17h00).

n. No fires are permitted on site. Adequate firefighting equipment must be available on site and be in good working order.

o. Hazardous materials kept on site must be contained in suitable leak-proof containers and put in a safe place with suitable signage to identify it as
hazardous storage areas. Quantities of fuels and hazardous materials kept on site must be appropriate to the requirement for these substances on site.

p. The contractor shall provide suitable chemical toilet facilities or any other approved toilet facilities on site for use of staff. It must be placed in such a way that it will not cause water or other environmental pollution. Toilets shall be of a neat construction and must have doors and locks and secured so that they can’t blow over. Toilets should be supplied at a ratio of 1 toilet for every 15 workers on site.
APPLICATION IN TERMS OF REGULATION 3 OF THE QUTENIQUA SENSITIVE COASTAL AREA EXTENSION REGULATIONS (R1528 OF 27 NOVEMBER 1998) FOR A PERMIT TO UNDERTAKE SCHEDULED ACTIVITY(IES) ON AN INDIVIDUAL ERF

A. DETAILS OF THE APPLICANT

1. Name of Applicant:
   Henry Paine Architects representing Mr and Mrs Elphick
   Contact person: Henry Paine Architects
   Contact Number: 082 336 5999 / 044 880 1133
   Email address: hjcpaine@iafrica.com

2. Status of Applicant: (indicate with an ✓)
   ✓ Owner    □ Developer*    □ Contractor*    □ Consultant*

* = if Applicant is not owner this application needs to be accompanied by owner’s written agreement

3. Applicant Contact Details:
   Contact person: Henry Paine Architects representing Mr and Mrs Elphick
   Contact Number: 082 336 5999 / 044 880 1133
   Email address: hjcpaine@iafrica.com

Other Parties involved: (if applicable)

Consultant: HilLand Environmental   Tel: 044 889 0229   Fax: 086 542 5248
Contractor:                              Tel:                Fax:                
Developer:                              Tel:                Fax:                
Other (specify): Land Surveyors         Tel: 044 8745315   Fax: 044 8745345

Bailey & Le Roux

Proposed residential dwelling on Erf 1002, Sedgefield
B. DESCRIPTION OF THE SITE

1. Site Details:

Erf number: 1002 Erf size: 950 m² Zoning of Erf: Residential

Locality (Name of suburb / Development): Sedgefield

2. Plans and Diagrams:

The following diagrams must be attached to the application:

- Site development plan
- Contours
- Demarcation of Erf on development master plan (where applicable)

Please refer to Appendix B.

Where the space provided in the application form is insufficient for the applicable response, separate, referenced sheet(s) of paper may be attached to the back of the form.

C. ENVIRONMENTAL INFORMATION

1. General Site Features:

Are any of the following features on or adjacent to the site: (Show on plans if possible)

<table>
<thead>
<tr>
<th>Feature</th>
<th>Y</th>
<th>N</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cliffs and / or steep slopes (≥1:6)</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Watercourses, water bodies and their banks</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>Beaches, dunes and rocky shores</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>Aquifers (saturated groundwater zones)</td>
<td>Y</td>
<td>N</td>
</tr>
</tbody>
</table>

2. Geology and Soils:

What are the underlying soil conditions of the site (specify depth if possible):

<table>
<thead>
<tr>
<th>Soil</th>
<th>Y</th>
<th>N</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clay</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Loam (a mixture of sand and clay)</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>Sand</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>Rock</td>
<td>Y</td>
<td>N</td>
</tr>
</tbody>
</table>

Proposed residential dwelling on Erf 1002, Sedgefield
Does the site contain any shallow bedrock or rock outcrops? (Show on plans if possible) \[Y \quad \text{N} \]
If “yes”, specify rock type and depth (m) \[N/A\]
Is there any erosion present on or near the site? (Show on plans if possible) \[N/A\]
Describe the slope of the site as a percentage of the total property? (Show on plans if possible)
- Steep (>1:6) \[0\%\]
- Gently sloping (1:6 – 1:20) \[100\%\]
- Flat (<1:20) \[0\%\]

On which slopes does the proposed development take place? (Show on plans if possible) \textit{Gently sloping slopes only.}\n
3. Water Table:

What is the shallowest depth of the water table?
- Deeper than 1.5m. \[Y \quad \text{N} \]
- Shallower than 1.5m \[Y \quad \text{N} \]
- Unknown \[Y \quad \text{N} \]

4. Vegetation:

What type of vegetation occurs on the property (specify as % of total Erf area):
(Show on plans if possible for each question)
- Indigenous: \[98\%\]
- Exotic / Alien: \[2\%\]
- Disturbed: \[0\%\]
- Rehabilitated: \[0\%\]

Fauna:

Are there any rare or endangered species known to occur in the area? (if “yes”, specify):
(Show on plans if possible for each question)
- Amphibians: \[Y \quad \text{N} \]
- Birds: \[Y \quad \text{N} \]
- Mammals: \[Y \quad \text{N} \]
- Insects: \[Y \quad \text{N} \]
- Reptiles: \[Y \quad \text{N} \]
5. Cultural, historic and aesthetic features:

Are there any of the following features on the property? (specify approximate age, if known):
(Show on plans if possible for each question)

- Buildings or structures older than 60 years: Y N
- Roads, mountain passes or tracks: Y N
- Orchards, avenues or trees: Y N
- Fossil sites: Y N
- Shells: Y N
- Battle sites: Y N
- Graves or graveyards: Y N
- Other archaeological sites (specify): Y N

Are there any tourist attractions or scenic routes on or adjacent to the property? Y N

The property is located in close proximity to the Sedgefield Lagoon/Swartvlei Estuary (to the west).

If “yes”, specify:

Socio-economic aspects:

Are there people living on or adjacent to the property? Y N
If “yes”, specify what form of settlement and approx. number of people (Show on plans if possible) – Neighbouring residential dwellings. The property is located within an existing residential area.
D. DETAIL(S) OF THE ACTIVITY(IES):

1. Type of activity(ies):

   Disturbance of vegetation and / or earthworks for the purpose of:

2. Is this activity related to or is it part of a larger or phased development?

   Residential (single or group housing): ........... Y N
   Township (sub-divisional area): ................... N Y
   Resort (mainly recreational): ..................... N Y
   Commercial and / or industrial: ................... N Y
   Agricultural: ....................................... N Y
   Other (specify): ................................. Y N

3. If the activity is part of a larger or phased development, is this development one of the activities identified in Government Notice No. R.1182 of 5 September 1997 and controlled by the General Environment Regulations promulgated in government Notice No. R1183 of 5 September 1997?

   (see attached extract at back of form )

   If ‘yes’, describe (e.g. name and type of development): .

4. Extent of the activity (Delete whichever is not applicable):

   Total area of property: 950 m²
   Disturbance of vegetation: The total footprint of the proposed double storey dwelling is 293 m², the ground floor will require disturbance of vegetation, therefore, approximately 251 m² of vegetation will be disturbed.
   Earthworks: Depth: 5.5 x 7 m = 38.5 m³ for the proposed garage area for strip footings and surface bed
   (3 x 1)/2 m = 1.5 m³ for the proposed yard area excavated to new level
   Volume: Total volume of excavations = 40 m³

   Ground conditions (sand, silt, rock etc.): Sand
   Dredging: Depth: N/A

Proposed residential dwelling on Erf 1002, Sedgefield
Volume: \( N/A \) m\(^3\)

Bottom conditions (sand, silt, rock etc.): **Sand.**

Previous applications:

Have there been any previous applications on this property? .................. \( \checkmark \) \( N \)

If ‘yes’, provide details:

Were any previous applications for activities on this site turned down?: \( \checkmark \) \( N \)

If “yes”, provide details: \( N/A \)

5. Building plans / Operations:

Have building plans been approved for this site? .......................... \( \checkmark \) \( N \)

If ‘yes’, provide reference (plan number, approval date, etc): \( N/A \)

Does the proposed building / activity fall within a development for which there is a:

Building Design Manual?: ................................. \( \checkmark \) \( N \)

If “yes”, does the proposed plan comply with the requirements thereof?: ........

\( N/A \)

Does the proposed building / activity fall within a development for which there is a

Contractors’ Code of Conduct?: ................................. \( \checkmark \) \( N \)

If “yes”, has the contractor(s) been made aware of the requirements thereof?:

\( N/A \)

6. Have there been any consultations regarding the proposed activity or
development?

(if “yes”, attach supporting documentation)

With Neighbours (letter drop) . Please see Appendix E. .................. \( \checkmark \) \( N \)

With a Home Owner Association: ........................................ \( \checkmark \) \( N \)

Through the press: .................................................. \( \checkmark \) \( N \)

Via public meetings: .................................................. \( \checkmark \) \( N \)

Other (specify):

CapeNature, DAFF, Knysna Municipality, SANParks

7. How will the activity(ies) be undertaken:

Vegetation clearing: including Plant rescue / Pruning. .................. \( \checkmark \) \( N \)
Vegetation removal:
By hand (saw axe, etc) ........................................... Y N
Light machinery (chainsaw, brushcutter, etc.): ........ Y N
Heavy machinery (TLB, etc) ......................... Y N
Topsoil removal: ..................................................... Y N

Excavations:
By hand (spade, pick, etc). ................................. Y N
Light Machinery (jackhammer, etc.). .................. Y N
Heavy machinery (excavators, bulldozers, etc) ...... Y N
Blasting: ................................................................. Y N

Dredging: Specify; N/A

8. Specify the following information regarding the proposed activities:

Duration (time period): Building of proposed dwelling approximately 1 year
Programme (calendar): To be specified
Financial value / scale: Undisclosed

9. Is the whole property affected by the proposed activity? ................. Y N
   If “no”, indicate approximate percentage affected (Show on plans if possible):
   27 %

10. Additional comments or information relevant to the proposed activity(ies):
    N/A

E. IMPACT STATEMENT

1. Will any of the following temporary or permanent constructions be present
   on the site?: (Show on plans if possible at each relevant question):

   Structures and / or buildings. ................................. Y N
   Walls and / or fences ............................................. Y N
   Underground tanks ............................................... Y N
   Roads and / or hardened surfaces ............................ Y N
   Pipelines and / or outfalls ..................................... Y N
   Cables and / or lines. ............................................. Y N
Other constructions (specify) ........................................... Y N

2. Will any of the constructions listed above be located on or near the following
(specify distance, if near) (Show on plans if possible at each relevant question):

Limestone or calcified dunes (ancient dunes where the surface and the underlying
sediment has been naturally cemented specifically by calcium carbonate) .... Y N
Pedocretes (very hard, impenetrable layer in soil profile, limiting natural downward
movement of water) ................................................................. Y N
Other sensitive geological formations (specify) ................................ Y N
Below the water table: ................................................................. Y N

If “yes”, specify precautionary measures to be taken in respect of founding conditions
and waste / storm water disposal (a separate, detailed report should be attached).

3. Specify the area that will be disturbed or altered by the proposed activity or
development: (Show on plans if possible): See plans attached.

Temporary (during construction phase)

Permanent (new dwelling footprint):

Permanent (new dwelling footprint):

Ground floor - 251 m²
Total footprint of double storey dwelling - 293 m²

4. Will vegetation of high or medium conservation importance or protected trees
be disturbed or cut? ................................................................. Y N
If “yes”, specify vegetation species / community / ies and extent: Please see Land
Surveyor plan attach. A number of Milkwood trees are located on the property, of which
two (2) are located within the building line. Pruning of these trees will be required where
they have been included in the design of the home, and the removal/transplanting of
seedlings (should there be any). The rest of the Milkwoods and Cheesewood will remain
undisturbed.

Has a permit been obtained for the removal of protected trees? In process.

If “yes”, provide a copy / reference: In process.

5. Specify method and / or detail of rehabilitation and stabilisation of disturbed areas,
including the following (Show on plans if possible at each relevant question):

5.1. Final Location of plant rescue material:

Within landscape/garden outside of building footprint.
5.2. Storage area for topsoil:
Topsoil will be recovered and stored demarcated area (to be established once clearing of the footprint is done).

5.3. End location of excavated material:
Subsoil stockpile will be located on building footprint and used within compaction. Should it not be used, it will be carted off-site to an appropriate landfill site.

5.4. How the construction area will be demarcated:
The property will be demarcated by the installation of temporary fencing / hoarding with the appropriate signage and boards in place.

5.5. How the work area and adjacent area will be protected from storm water run-off and erosion:
During the clearing of vegetation, areas susceptible to erosion must be protected by installing necessary temporary and permanent erosion protection works at the earliest possible stage of clearing before vacating the site. Unstable slopes must be avoided and disturbance effectively stabilised where applicable.

5.6. Where the storm water from the roof and paved areas will be directed on completion of the structure:
Will be directed into rain water tanks for roof water where possible and into the garden areas for infiltration in all other areas.

Note: a separate, detailed report should be attached where impacts are significant. N/A

6. If excavation is to take place by heavy machinery or blasting, a separate environmental impact report, stating what the environmental impacts will be, and what mitigating measures are to be taken to reduce impact on and / or beyond the site.
A separate Environmental Impact Report is attached: Y N

7. Will the proposed development affect migration patterns, feeding, access to water, or nesting or breeding sites of fauna identified in the area? (refer to C5) Y N
If “yes”, a separate Environmental Impact Report must be attached, specifying the impacts and proposed mitigation measures. N/A

8. Will any of the cultural or historical resources or features listed previously (refer to C6) be:
- Demolished or destroyed: Y N
- Damaged: Y N
- Altered: Y N

Proposed residential dwelling on Erf 1002, Sedgefield
• Excavated: ................................................................. ¥  N
• Restored: ................................................................. ¥  N
• Removed: ................................................................. ¥  N
• Changed in any other way (specify): ..................................... ¥  N

If “yes” to any of the above, has the necessary permit been obtained from the South African National Heritage Resources Agency (provide copy / reference):  N/A  ¥  N

9. Will there be any construction(s) adjacent to or near, or prominently visible from, the following? (specify distance):

   Historic features: ........................................................................................................ ¥  N

   Scenic areas or routes: *In close proximity to Swartvlei Estuary but within an existing residential area* ¥  N

   Tourist attractions: ................. ¥  N

   Other (specify): ............................................................................................................... ¥  N

If “yes”, state the mitigating measures to be implemented to reduce the impact thereon: N/A

(Show on plans if possible)

10. Will the activity or development cause movement of people into or out of the proposed site? (specify category and approximate number of people per day):

    Temporary workers: *Construction phase only (contractors).* ¥  N

    Tourists: ........................................................................................................................ ¥  N

    Local community: ......................................................................................................... ¥  N

    Other (specify): ¥  N

11. Will any of the following (either existing or new) be affected by the activity or development?

    Employment opportunities: *During construction phase.* ¥  N
Community facilities: ............................................................... ¥ N

(if 'yes', specify) N/A

11. What budget has been set aside for the purpose of rehabilitation? Approximately R50 000 set aside for landscaping and rehabilitation.

13. Any other information (if available or required) relevant to the application:
DECLARATION

I / We, the undersigned, declare that the information contained in this application and environmental impact report, and any attachments thereto, is correct and true to the best of my / our knowledge, and that no important environmental information has been intentionally withheld.

APPLICANT

(If not the owner, then the owner must sign below or a letter empowering you to act on the owner’s behalf must be attached)

Inge Delport on behalf of applicant Mr and Mrs Elphick

NAME: ............................................................

SIGNATURE: ...................................................

12 April 2019
DATE: ............................................................

OWNER

See Above

NAME: ............................................................

SIGNED: ............................................................

DATE: .............................................................

Inge Delport on behalf of applicant Mr and Mrs Elphick
12 April 2019
See Above
Inge Delport on behalf of applicant Mr and Mrs Elphick
12 April 2019
See Above
APPENDIX A
Locality Map
APPENDIX B
Site Development Plan
HOUSE ELPHICK – EARTHWORKS CALCULATIONS

ERF 1002, Sedgefield

<table>
<thead>
<tr>
<th></th>
<th>Volume Calculation</th>
<th>Total Volume</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage area for strip footings and surface</td>
<td>5 500 X 7 000 X 1</td>
<td>38.5 cu m</td>
</tr>
<tr>
<td>Bed A Yard area excavated to new level</td>
<td>3 000 X 1 000 /2</td>
<td>1.5 cu m</td>
</tr>
<tr>
<td>Total volume of excavation</td>
<td></td>
<td>40 cu m</td>
</tr>
</tbody>
</table>
APPENDIX C
Land Surveyor Plan
Site Plan
of Erf 1002 Sedgefield
Situate in the Municipality and
Administrative District of Knysna

Prepared in January 2019

BAILEY & LE ROUX
Professional Land Surveyors
88 Meade Street, P O Box 9583
GEORGE 6530, Telephone (044) 8745315
Fax (044) 8745345

PLAN No.694SM8.DRG
APPENDIX D
Biodiversity Mapping
Figure 3: National Biodiversity Areas Showing Original Extent of Threatened Ecosystems

Legend
- Erf 1002
- Cadastral Boundaries
- NBA - Original Extent
  - Least Threatened - Cape Estuarine Salt Marshes
  - Least Threatened - Southern Cape Dune Fynbos

Projected Coordinate System: GS_1984_UTM_Zone_34S
Date: 09 April 2019
Project No: 1006
Drawn By: I. Delport

Cadastral & Aerial Imagery - Surveyor General 2017
Biodiversity Spatial Plan Ecosystem Threat Status
SANBI 2016

Hilland Environmental
Environmental Assessment Practitioners
APPENDIX E
Public Participation
Dear Neighbouring Property Owner

RE: PROPOSED DEVELOPMENT OF A SINGLE RESIDENTIAL DWELLING ON ERF 1002, SEDGEFIELD

HillLand Environmental has been appointed as the Environmental Assessment Practitioner (EAP) by the applicant Mr and Mrs Elphick, in order to obtain the required permit for the disturbance of vegetation and earthworks in accordance with the Outeniqua Sensitive Coastal Area Extension (OSCAE) Regulations, for the proposed development of a single residential dwelling on Erf 1002, Sedgefield. Please refer to attach sketch view of the proposed dwelling.

The proposed double-storey dwelling will have a footprint of approximately 293 m², of which 251 m² of vegetation clearance will be required and approximately 40 m³ of earthworks.

The OSCAE application will be available for comment from the 12th of April 2019 on HillLand Environmental’s website at www.hilland.co.za / Current public processes / OSCAE Application of Erf 1002, Sedgefield. The period for your comments on the OSCAE closes within 30 days from its availability (12 April 2019 - 16 May 2019). Please provide us with your comments / concerns relating to the proposed development during the time frame, in written format via post, email or fax. Please note you need to declare your interest in the above matter.

If you require any further information or assistance, please contact us on (044) 889 0229 (Tel), 086 542 5248 (fax) or Email: environmental2@hilland.co.za / admin@hilland.co.za,

Kind Regards,

[Signature]

Inge Delport
for HillLand Environmental