

# HilLand Environmental

## Environmental Assessment Practitioners

166 Mount View, Victoria Heights  
P.O. Box 590, GEORGE, 6530  
Western Cape, South Africa

Tel: +27(0)44 889 0229  
Fax: +27 (0) 86 542 5248  
Mobile: + 27 (0) 82 5586 589  
E-mail: info@hilland.co.za  
www.hilland.co.za

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

*For*

The disturbance of vegetation and earthworks for the purpose of the construction of a primary dwelling and associated infrastructure on Erf 634, First Avenue, Wilderness



<b>Compiled by</b>	HilLand Environmental
<b>HilLand reference</b>	WIL20/1079/01
<b>Date</b>	15 December 2020

HilLand Environmental Consultants cc - Trading as HilLand Environmental

HilLand Environmental  
WIL20/1079/01  
15 December 2020

**ISSUED BY:**

HilLand Environmental  
Environmental Management Consultants  
Victoria Heights  
P.O. Box 590  
George, 6530

Tel: 044 889 0229  
Fax: 086 542 5248  
E-mail: [cathy@hilland.co.za](mailto:cathy@hilland.co.za) / [environmental2@hilland.co.za](mailto:environmental2@hilland.co.za)  
Website: [www.hilland.co.za](http://www.hilland.co.za)

**Sensitive Coastal Areas Permit Application – Erf 634, First Avenue, Wilderness**

**Submitted to:**

**George Municipality: Nonelela Gqaleni**

**Conditions of report use:**

The report is the property of the sponsor and the author, who may publish it, in whole, provided:

1. That written approval is obtained from the author and that **HilLand Environmental** is acknowledged in the publication;
2. That **HilLand Environmental** is indemnified against any claim for damages that may result from publication;
3. The contents of this report may not be used for purposes of sale or publicity or advertisement without the prior written approval of **HilLand Environmental**.
4. That it is understood that **HilLand Environmental** accepts no responsibility for the contractor's failure to follow the recommended programme.
5. That it is understood that **HilLand Environmental** accepts no responsibility for the contractor's deviation or non-compliance to any specifications or guidelines provided in the report.
6. That it is understood that all figures, plates and diagrams are copyrighted and may not be reproduced by any means, in any form, in part or whole.

## PROJECT DETAILS

**TITLE:** The disturbance of vegetation and earthworks for the purpose of the construction of a primary dwelling and associated infrastructure on Erf 634, First Avenue, Wilderness

**ENVIRONMENTAL CONSULTANCY:** HilLand Environmental

**PRIMARY EAP:** Cathy Avierinos

**EXPERTISE:** Cathy graduated from Rhodes University with BSc (Hons) in Botany, specialising in Environmental Management, Impact Assessment and Ecology. In 1992 she started the environmental consultancy HilLand Associates and this was replaced by HilLand Environmental in 2008. She specialises in Environmental Management primarily as an EAP in the fields of Environmental Impact Assessments, Environmental Management and Rehabilitation Ecology. During the past 28 years she has worked on over 900 projects throughout the Garden Route and Southern Africa.

**ASSISTANT EAP:** Inge Delpont

**EXPERTISE:** Inge graduated from Stellenbosch University with a BSc (Hons.) in Biodiversity and Ecology. She has undertaken a year's internship at HilLand Environmental under the direct supervision of Cathy Avierinos and is currently a junior consultant.

**DECISION MAKING AUTHORITY:** George Municipality

**LISTED ACTIVITIES:**

Schedule 1.1 - Disturbance of vegetation

Schedule 1.2 - Earthworks

**Table of Contents**

**1 EXECUTIVE SUMMARY AND INTRODUCTION .....7**

**1.1 TERMS OF REFERENCE.....8**

**1.2 THE OUTENIQUA SENSITIVE COASTAL AREA REGULATIONS.....9**

**2 LOCALITY OF THE PROPERTY .....9**

**2.1 CONSERVATION CONTEXT AND IMPACT OF THE PROPOSED ACTIVITIES .....10**

**2.2 DESCRIPTION OF THE PROPOSED ACTIVITY .....13**

**3 ARCHAEOLOGICAL RESOURCES .....17**

**4 AESTHETIC AND VISUAL IMPACT.....17**

**5 RECOMMENDATIONS TO INCLUDE IN THE OSCAE PERMIT (ONCE APPROVED) .....18**

**5.1 PRE-CONSTRUCTION REQUIREMENTS.....18**

**5.1.1 DEMARCATION OF THE BUILDING FOOTPRINT AND PLANT RESCUE .....18**

**5.1.2 PROTECTED TREE MANAGEMENT.....19**

**5.1.3 REMOVAL OF TOPSOIL .....19**

**5.2 CONSTRUCTION REQUIQUIREMENTS.....19**

**5.2.1 SUBSOIL MANAGEMENT.....19**

**5.2.2 STORMWATER AND EROSION CONTROL.....19**

**5.2.3 SITE MANAGEMENT .....20**

**5.3 REHABILITATION REQUIREMENTS .....20**

**6 CONCLUSION .....21**

<b>LIST OF APPENDICES</b>
---------------------------

APPLICATION FORM

APPENDIX 1 – Locality Map

APPENDIX 2 – Site Development Plan

APPENDIX 4 - Notification of OSCAE Application

<b>GLOSSARY OF TERMS</b>
--------------------------

**Applicant** – A person who has submitted, or who intends to submit an application for environmental authorisation.

**Assessment** – The process of collecting, organising, analyzing, interpreting and communicating information that is relevant to decision-making.

**Best Practical Environmental Option [BPEO]** – The option that provides the most benefit or causes the least damage to the environment as a whole, at a cost acceptable to society, in the long term as well as in the short term.

**Ecosystem** – A dynamic system of plant, animal and micro-organism communities and their non-living environment interacting as a functional unit.

**Environment** – The surroundings within which humans exist and are made up of

- i. The Land, water and atmosphere of the earth;
- ii. Micro organisms, plant and animal life;
- iii. Any part or combination of [i] and [ii] and the interrelationships among and between them; and
- iv. The physical, chemical, aesthetic and cultural properties and conditions of the foregoing that influence human health and wellbeing.

**Environmental Assessment Practitioner [EAP]** – The person responsible for planning, management and co-ordination of environmental impact assessment, strategic environmental assessments, environmental management programmes or any other appropriate environmental instrument introduced through regulations.

**Environmental Conservation Act [ECA]** – The relevant legislation that governs and regulates the EIA process, and provides for the effective protection and controlled utilization introduced through regulations.

**Environmental Impact** – An environmental change caused by some human act

**Environmental Impact Assessment [EIA]** – In relation to an application to which scoping must be applied, means the process of collecting, organising, analyzing, interpreting and communicating information that is relevant to the consideration of that application. This process necessitates the compilation of an Environmental Impact Report, which describes the process of examining the environmental effects of a proposed development, the anticipated impacts and proposed mitigatory measures.

**Environmental Impact Report [EIR]** – A report assessing the potential significant impacts as identified during the scoping phase.

**Environmental Management Programme [EMP]** – A management programme designed specifically to introduce the mitigation measures proposed in the Reports and contained in the Conditions of Approval in the Authorization.

**Pollution** – Any change in the environment caused by substances, radioactive or other waves, or noise, odours, dust or heat emitted from any activity, including the storage or treatment of waste or substances, construction and the provision of services, whether engaged in by any person or an organ of state, where that change has an adverse effect on human health or well-being or on the composition, resilience and productivity of natural or managed ecosystems, or on material useful to people, or will have such an effect in the future.

**Significant Impact** – Means an impact that is by its magnitude, duration, intensity or probability of occurrence may have a notable effect on one or more aspects of the environment.

**Spatial Development Framework [SDF]** – A document required by legislation and essential in providing conservation and development guidelines for an urban area, which is situated in an environmentally sensitive area and for which major expansion is expected in the foreseeable future.

**Sustainable Development** – The integration of social, economic and environmental factors into planning, implementation and decision-making so as to ensure that development serves the present and future generations.

# 1 EXECUTIVE SUMMARY AND INTRODUCTION

**HillLand Environmental**, independent Environmental Assessment Practitioners (EAPs), have been appointed by the applicant, **Mr Grafton and Mrs Charisse Houston** (owners), to ensure compliance in terms of Section 21 of the Environmental Conservation Act for the disturbance, removal or pruning of vegetation and earthworks required for the building of a primary dwelling and associated infrastructure on Erf 634, First Avenue, Wilderness.

Erf 634 (hereafter referred to as 'the property') is a single residential zoned property which can be accessed via First Avenue (southwest). The property is steeply sloped and forms part of a historic sand dune vegetated with Milkwood Forest. The curvature mapping (CapeFarmMapper, 2020) reflects the site as slightly concave with a -0.29 curvature.

As such, the proposed dwelling has been designed to fit in with the topography of the site. The proposed dwelling will be installed on galvanized columns (approximately 30) on steel framework (limiting the earthworks required) and consists of various levels in order to take the topography of the property into account (limiting the vegetation clearing required).

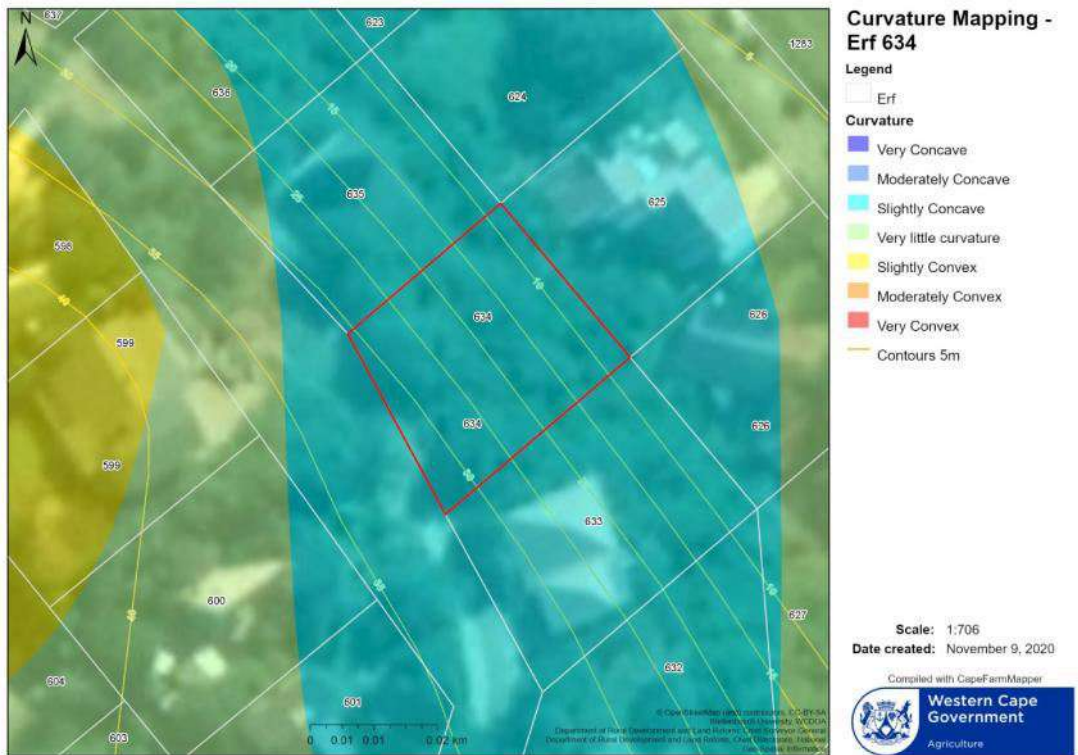


Figure 1: Curvature mapping showing 5m contour lines (Cape Farm Mapper, 2020)



*Figure 2: 3D Visual representation of the proposed dwelling - as can see from the image, the proposed dwelling will be on columns and will consist of various levels to limit the footprint area covered by the dwelling (DEM TECH, 2020)*

The site was visited by HillLand Environmental (represented by Cathy Avierinos) in July 2020 to assess the impact of the proposed footprint.

The following report is in terms of Regulation 3 of the Outeniqua Sensitive Coastal Area regulations (R879 of 31 May 1996). This report has been requested by the local authority as part of their commitment to the environment and to enforce the Outeniqua Sensitive Coastal Area Regulations.

## **1.1 TERMS OF REFERENCE**

The terms of reference of the following OSCAE application is to assess the site with reference to the listed activities identified in the Outeniqua Sensitive Coastal Area Extension (OSCAE).

The activities triggered for this application relate to the clearance of vegetation and earthworks, with the aim to ensure that the disturbance of vegetation is kept to a minimum and the earthworks do not result in secondary impacts causing damage to any sensitive areas / vegetation.

The report, therefore, contains the following information:

- Location of the property and proposed activity;
- Details of the proposed activity;
- Description of vegetation;





## 2.1 CONSERVATION CONTEXT AND IMPACT OF THE PROPOSED ACTIVITIES

According to the Western Cape Spatial Biodiversity Plan (2017), the property does not support any Critical Biodiversity- and Ecological Support Areas (CBA and ESA) and does not form part of a Protected Area (PA, mapped further north).



Figure 4: Protected Areas mapping

The National Biodiversity Areas (NBA, 2018) shows the original extent of threatened ecosystems and maps the property as forming part of the Goukamma Dune Thicket Ecosystem (least threatened threat status). The remaining extent mapping does not map the area as containing Goukamma Dune Thicket, which is inconsistent with the vegetation present on the property. The property consists of forest / thicket vegetation (mostly Milkwood trees) and some fynbos remnants within the understorey. As such, the vegetation present on the property is consistent with the original extent mapping.



Figure 5: National biodiversity areas showing the original extent of threatened ecosystems (based on 2018 data)



Figure 6: National biodiversity areas showing the remaining extent of threatened ecosystems (based on 2018 data)

The property mostly consists of Milkwood tree canopy cover (*Sideroxylon inerme*, protected species) with other thicket / fynbos vegetation such as:

- *Searsia* species;
- *Capparis sepiara* var. *citrifolia* (long-haired caperbush);
- *Cynanchum obtusifolium* (monkey rope);
- Potentially *Pittosporum viridiflorum* (cheesewood);
- *Grewia occidentalis* (cross-berry)
- *Zygophyllum morgsana* (slaaibos);
- Alien *Opuntia* species - to be carefully eradicated and other garden plants that are coming up from neighbours who have been using the vacant Erf as a place to dispose of their garden rubbish.



Figure 7: Google Earth (2020) image showing the property boundary in red. From the above image, it is clear that the property consists of dense thicket vegetation which is confirmed to be mostly Milkwood canopy cover

**Table 1: Photographic record of the site clearly showing Milkwood canopy cover - typical Milkwood thicket**



The house, therefore, needed to be designed in such a way to minimise the impact on the sensitive vegetation present on the property and take the topography of the site into account - which was the owners' aim during the design process of their dwelling.

The proposed house will be situated on steel columns with a steel frame and spreading the house over various levels, limiting the footprint to 100 m<sup>2</sup> - no strip foundations will be required. The clearance of 100 m<sup>2</sup> will be required for the construction of the proposed dwelling. This will, however, require the removal of some Milkwood trees as indicated on the architectural plans and the pruning of branches in order to construct the dwelling. Any Milkwood trees that are located in the footing of the steel frame support structure will be transplanted if possible. Other vegetation will be pruned to allow for working and then will be left intact to regrow beneath the dwelling.

- approximately 7 Milkwood trees are located within the footprint which will be removed or transplanted
- approximately 9 Milkwood trees will require the pruning of branches to allow for the construction of the dwelling

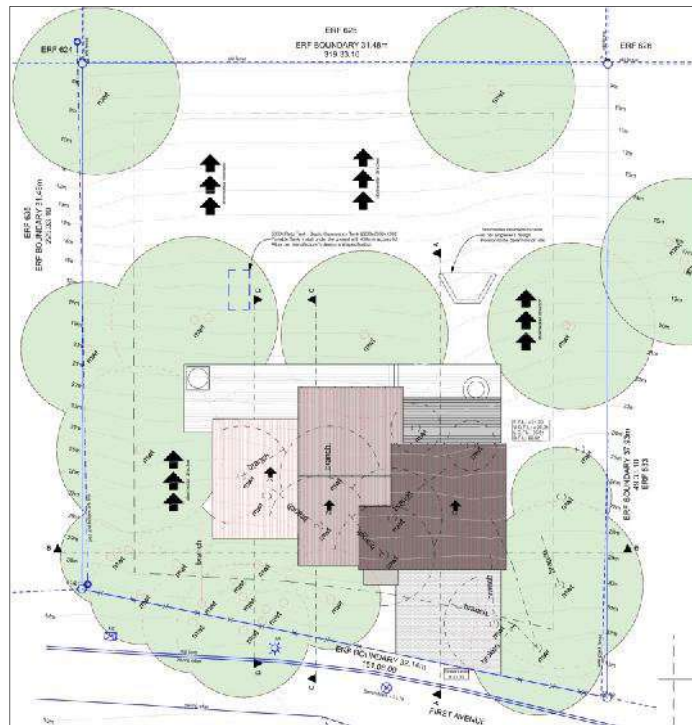


Figure 8: Site plan of the proposed dwelling, showing the coverage by the house and the locality of the surveyed Milkwood trees (DEM TECH, 2020)

Although the proposed dwelling will require the clearance of sensitive vegetation (Milkwood trees), considering the design of the house and actual clearing that a 206.15 m<sup>2</sup> dwelling will require (50% of the total area of the dwelling) and taking the recommendations and mitigation measures made in this report into account, the removal of the vegetation will be of **medium** significance on a site specific scale.

Milkwoods that fall within the footprint will be transplanted as far as possible and the pruning of some branches will be required. This cannot be avoided as this is a residential property and the design has already taken the sensitivity of the site into account. The site selected for the house will have the least impact on the Milkwood trees, as east and west of the footprint, the density of the Milkwood trees increase. The site slopes sharply towards the north and shifting the house towards the north will require the construction on very steep areas, which is environmentally not advisable. The remaining vegetation on the property will remain undisturbed.

## 2.2 DESCRIPTION OF THE PROPOSED ACTIVITY

A three (3) level dwelling is proposed and is to be constructed on steel columns. The levels have been spread over the slopes and as such, minimise the physical footprint that will require clearance of vegetation in addition to minimising the required

earthworks. The dwelling will not be higher than the 8.5 m height restriction parallel with the Natural Ground Level (NGL).

The basement will consist of the storage of two (2) 5 000 litre water harvesting tanks.

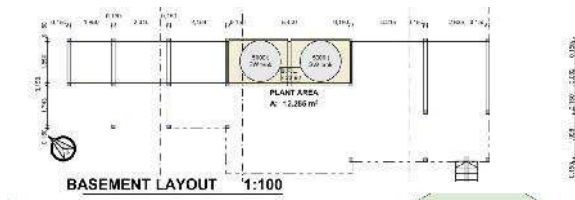


Figure 9: Basement layout (DEM TECH, 2020)



Figure 10: North elevation view which highlights the basement level storage of the water tanks by the blue circle (DEM TECH, 2020)

The house will make use of rainwater and Municipal connection.

The rain water tank basement level will be followed by the lower and upper- and first floor.

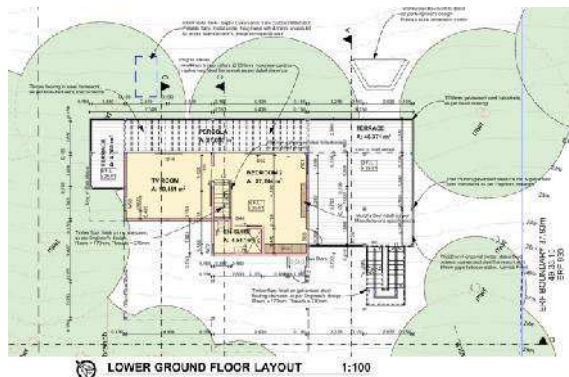


Figure 11: Ground floor layout plan (DEM TECH, 2020)

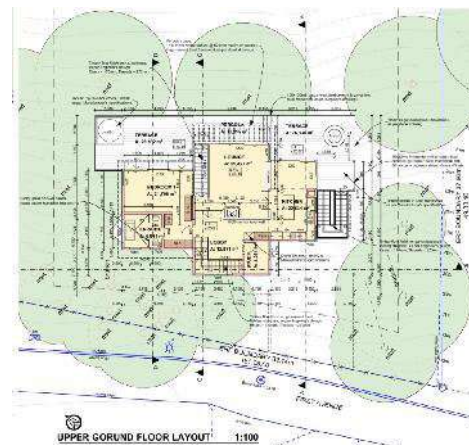


Figure 12: Upper ground floor layout (DEM TECH, 2020)

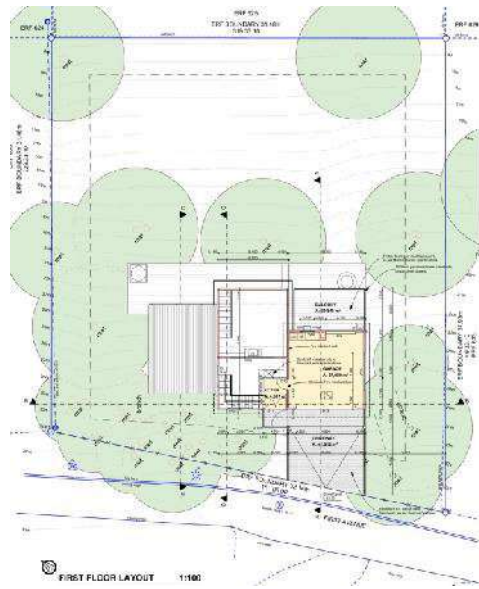


Figure 13: First-floor layout (DEM TECH, 2020)

Table 2: 3D representation of the proposed dwelling (DEM TECH, 2020)



Access to the property from First Avenue will be gained via the first floor and driveway which will be an elevated driveway.

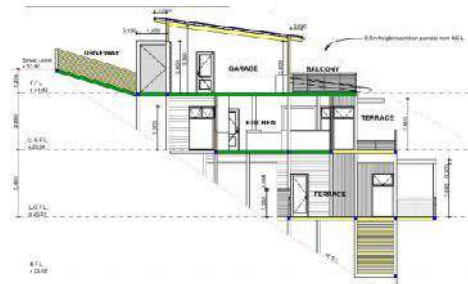


Figure 14: Western view of the property which shows the driveway providing access off of First Avenue (DEM TECH, 2020)

Due to the canopy and surrounding vegetation on the property, the lower levels of the home will mostly be screened from site.

In terms of services, electricity will connect to the Municipal supply and solar power will be systematically installed to reduce the load on Municipal supply.

Sewage will be removed by means of a 5 000 litre Roto tank - approximately 5 m<sup>2</sup> Septic Conservancy Tank - to be installed in front of the house (northwest).

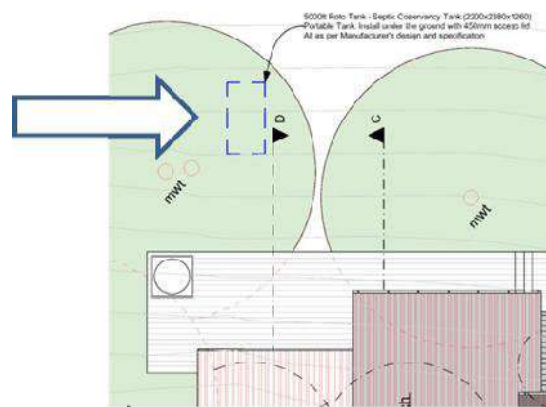


Figure 15: Placement of the conservancy tanks highlighted by the arrow (DEM TECH, 2020)

Stormwater from the property will be naturally controlled by means of rehabilitating bare areas (under the house - planting of indigenous vegetation) and retaining all remaining vegetation on the property. A stormwater headwall is proposed to be constructed down the slope northeast of the house to accommodate any additional stormwater off of the site.

This suggested headwall is **not recommended environmentally** as it will concentrate water into a specific spot and could result in erosion which would impact on the property below. It is rather recommended that a system of agricultural pipe and soak away is used that can allow infiltration into the sandy substrate of any overflow water from the rain water tanks without resulting in a concentrated point source of stormwater.



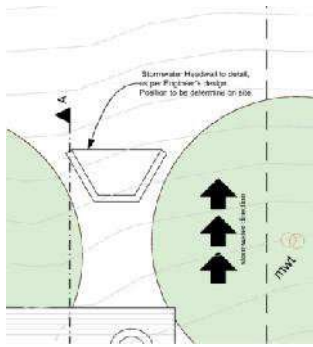


Figure 16: Position of the stormwater headwall (DEM TECH, 2020)

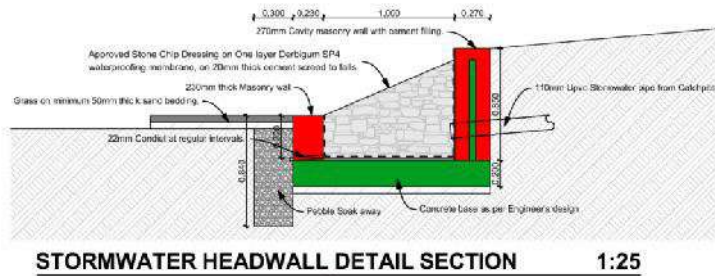


Figure 17: Detail of the proposed stormwater headwall (DEM TECH, 2020)

All of the building material that will be utilised during the construction phase will be stored within the footprint of the driveway of disturbed bare areas as indicated by the Environmental Control Officer (ECO).

The earthworks required during the construction phase will be minimal as it will only require the installation of the 30 steel columns for house support. It is estimated that approximately 30 m<sup>3</sup> of earthworks will be required. The installation of the conservancy tank and associated pipes will require approximately 10 m<sup>3</sup> of earthworks and the headwall 3 m<sup>3</sup>.

No formal garden is proposed, however, the rehabilitation of the ground under the house is recommended, which will require periodic maintenance pruning (in accordance with permit requirements), to prevent the vegetation under the house from causing any damage to the house in the long term.

Existing fencing along the northern and eastern section will remain in place. A new fence line will be installed along First Avenue (southern part of the property along the road) for safety. The fence line will take the Milkwood trees into consideration and will be placed in areas of no sensitivity. Bekaert fencing with an access gate to the driveway is proposed (approximately 1.2 m in height).

### 3 ARCHAEOLOGICAL RESOURCES

All archaeological sites are protected by the National Heritage Resources Act, (Act 25 of 1999). Should any resources of suspected heritage value be uncovered during clearing and construction, all activity will immediately cease. The find will be reported to Heritage Western Cape (HWC) and development will not re-commence until an archaeological expert can be consulted for further input and instruction.

### 4 AESTHETIC AND VISUAL IMPACT

Although the proposed dwelling consists of various levels, the levels are spread over the topography of the site. The dwelling will additionally be surrounded by indigenous

thicket vegetation further reducing the visual impact. The lower levels of the home are likely to not be visible due to the surrounding vegetation.

## **5 RECOMMENDATIONS TO INCLUDE IN THE OSCAE PERMIT (ONCE APPROVED)**

It will be the responsibility of the landowner to make the following OSCAE application report and OSCAE permit (once issued) available to the contractor and any sub-contractors. The contractor must comply with the recommendations set out within this report and all of the conditions set out within the permit.

Non-compliance with the conditions of the OSCAE permit will require remedial rehabilitation actions and delay in the receipt of the Occupation Certificate.

A compliance report will be required at the end of the construction phase for the submission to George Municipality. The landowner will be responsible for the appointment of an ECO to monitor compliance with the OSCAE permit and to inspect the completion of construction activities for the submission of the report to the municipality.

The DEFF (previously known as DAFF) license application will be submitted to the Department of Forestry on receipt of the OSCAE permit and approval of the building plans.

The protected trees highlighted within this report may not be disturbed, removed and / or transplanted before the DEFF license is in place. All conditions within the DEFF license must be strictly adhered to.

### **5.1 PRE-CONSTRUCTION REQUIREMENTS**

#### **5.1.1 DEMARCATION OF THE BUILDING FOOTPRINT AND PLANT RESCUE**

- The proposed dwelling footprint and associated infrastructure should be set out by a surveyor;
- The ECO and landowner inspect the footprint area and identify indigenous plants that can be rescued prior to the clearance of the remaining and emerging vegetation present within the footprint;
- The rescued plants must be planted directly into indigenous vegetation clumps beyond the construction area and / or planted in plastic bags and kept within an on-site nursery and are to be used within landscaping (it will be the responsibility of the landowner and contractor to water the plants (as required));
- The building footprint with a working area (approximately 1-2-m) must be demarcated (green shade-netting or suitable alternative) and areas beyond it must be regarded as **no-go areas**. Access and activities beyond the working area will **not** be permitted. The working area must be narrower where possible. The vegetation located within the working area must be trimmed and / or tied back where possible;

- Silt fencing (green shade netting or suitable alternative) around the building footprint to prevent encroachment into the surrounding sensitive vegetation and sandbags are to be placed along the northern edge of the building footprint to prevent movement of building sand or material down the slope towards the thicket vegetation and neighbours. Timber shoring / sandbags must be used to hold any cut slopes as the sand will slump and result in erosion and damage to vegetation or infrastructure beyond the footprint; &
- Indigenous vegetation present along the boundaries of the property (outside of the building footprint) should remain undisturbed and regarded as no-go areas.

### **5.1.2 PROTECTED TREE MANAGEMENT**

- The pruning, transplant and / or removal of any protected trees that are located within the building footprint may only be conducted once the DEFF license is in place. It is important to note the DEFF license application may take 30 - 60 days and as such must be done well in advance (before construction commences);
- All pruning and transplanting must be monitored by the ECO and pruning must be undertaken by a specialist (tree doctor), should be sealed and the remaining part of the tree will need to be screened off to protect it while building works continues;
- The protected trees in close proximity to the working area must be demarcated using danger tape prior to the commencement of vegetation clearing and earthworks to avoid any disturbance to the trees.

### **5.1.3 REMOVAL OF TOPSOIL**

- Based on the building design and foundation structure, there is unlikely to be the need for removal of topsoil over most of the building footprint. Topsoil from the support poles holes should be retained and must be replaced at the surface once the support poles are installed. The topsoil in this sandy environment only differs from the subsoil by the presence of organic matter (leaf litter, mulch and roots).

## **5.2 CONSTRUCTION REQUIREMENTS**

### **5.2.1 SUBSOIL MANAGEMENT**

- Excavated subsoil not required for fill material must be removed from site as there is insufficient working space on site. It may not contaminate the topsoil.
- Topsoil excavated for the installation of the sanitation infrastructure (associated pipes etc.) must be stored separated from the excavated subsoil. Once the installation of the system is complete, the topsoil must be placed on top and area rehabilitated.

### **5.2.2 STORMWATER AND EROSION CONTROL**

- The use of mulch filled onion bags, pegged into the ground (along the contours of the slope) to slow down any runoff water should be done where appropriate (or as indicated by the ECO);
- The use of sandbags is encouraged to slow runoff water (rainwater) down where necessary - i.e. along steep sloped areas (northern section of the property).

- The engineer designed storm water headwall needs to be relooked at to rather encourage infiltration over a wider area and not concentrate flow into a single area. Use of agricultural drains and soakaways are preferred to a hard concrete design.

### 5.2.3 SITE MANAGEMENT

- All building material must be stored within the demarcated area (as indicated by the contractor and approved by the ECO). No material is to be stored on the property except within the proposed footprint / demarcated area.
- The site is extremely steep and space is very limited, the access road is very narrow and storage within the road reserve area will be very limited. It is recommended that until there is space within the driveway and on the house platform, material should only be brought to site as needed. Any storage areas must first be approved by the ECO and areas disturbed need to be rehabilitated on completion.
- Construction machinery, chemical toilet and site container(s) are to be located within the approved site as directed by the ECO.
- Chemical toilets are to be kept secured and well serviced at **all** times and must be in place prior to or on the day of commencement of activities on the site.
- Machinery and vehicles used during the construction phase must be in a well-maintained condition and drip-trays must be used when necessary.
- Construction vehicles must make use of existing roads and traffic should be managed as required. The road is extremely narrow and control over damage caused to the road or adjacent driveways will be required. Any municipal regulations applicable must be followed.
- Bunding around concrete and cement mixing areas will be required to contain these materials within a demarcated area. Cement must be mixed on an impervious surface. All topsoil must be removed from this demarcated area and stored. The area must be rehabilitated following construction through removal of the contaminated topsoil and appropriate disposal at an approved landfill site. Any Readymix truck entering the site must take caution not to damage any vegetation while entering the site and during the offloading of the concrete. It will be the responsibility of the Readymix Company and contractor to clean up any spills that occur during delivery (including spills beyond the property).
- The management of the site is to be kept neat and clean at **all** times;
- Waste is to be stored in a secure container and is to be regularly removed from site to the approved waste site;
- It is advisable to appoint an Environmental Control Officer (ECO) to assist and offer advice.

### 5.3 REHABILITATION REQUIREMENTS

- Any exposed areas without topsoil should be replenished from the topsoil stockpile taken originally from the property;
- All areas of exposed topsoil, where the root zone is still intact, will start to sprout or germinate. Foot traffic over these areas should be limited and compacted

areas must be slightly loosened by hand to prevent excessive disturbance of roots;

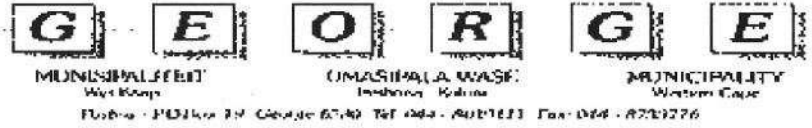
- Replanting in disturbed areas with locally indigenous vegetation is supported and will be guided on-site by the ECO.

## **6 CONCLUSION**

Although the proposed dwelling will require the removal of sensitive plants (Milkwood trees), pruning and transplanting will be done if possible and the design of the dwelling has taken the sensitivity of the site and topography into account. The footprint area that will require clearing is minimal when considering the area of the house.

Mitigation measures as recommended in this report will minimise any potential negative impacts that the construction phase might have.

The proposal is therefore appropriate in terms of the zoning of the property.



FILE REFERENCE: **WIL20/1079/01**  
DATE OF SUBMISSION: **15 December 2020**

**APPLICATION FOR A SENSITIVE COASTAL AREA PERMIT IN TERMS OF GOVERNMENT NOTICE NO. R1526 OF SEPTEMBER 1997 READ WITH THE ENVIRONMENTAL CONSERVATION ACT, 1989 (ACT 73 OF 1989)**

Applicant : **Mr and Mrs Houston**

NOTE: If unsure about any question or answer, consult with the component Local Authority official.

NOTE: If the answer to Question 5 in Section 2C is "Yes" then you do NOT need to apply for a permit in terms of the SCA Regulations, even if the activity/development is planned to take place within the OSCA!

TICK IN THE APPROPRIATE BLOCK(S) WHERE APPLICABLE

**A DETAILS OF APPLICANT**

**1. NAME OF APPLICANT:**

A	Title <b>.Mr &amp; Mrs</b>	Initials <b>G &amp; C</b>
B	Surname <b>Houston</b>	
C	Company <b>N/A</b>	

**2. STATUS**

A	Owner	<input checked="" type="checkbox"/>
B	Developer	<input type="checkbox"/>
C	Contractor	<input type="checkbox"/>
D	Consultant	<input type="checkbox"/>

Application must be accompanied by the owner(s) written approval/agreement (refer to Section 2E)

**3. CONTACT DETAILS (EAP)**

		Area Code/Number
A	Telephone	<b>044 / 889 0229</b>
B	Fax	<b>086 542 5248</b>
C	Cell Phone	<b>082 305 5097</b>
	E-mail	<a href="mailto:cathy@hilland.co.za">cathy@hilland.co.za</a> / <a href="mailto:environmental2@hilland.co.za">environmental2@hilland.co.za</a>

**4. ADDRESS: APPLICANT** (for correspondence)

**Email: [fomitedvm@gmail.com](mailto:fomitedvm@gmail.com) / [olar4947@gmail.com](mailto:olar4947@gmail.com)**

**Cell: 079 336135 / 072 290 8380**

A	PO Box	
	Street	<b>34 Begonia Street</b>
B		
C	Suburb	
D	Town/City	<b>Sedgefield</b>
E	Postal Code	<b>6573</b>

**5. ADDRESS: OWNER** (for correspondence)

A		<b>Please see above address</b>
B	Street	
C	Suburb	
D	Town/City	
E	Postal Code	

**6. OTHER PARTIES INVOLVED:** (if applicable)

A	Consultants	<b>HillLand Environmental</b>
B	Telephone	<b>044 889 0229</b>
C	Contractor(s)	<b>To be appointed</b>
D	Telephone	
E	Developer	<b>N/A</b>
F	Telephone	
	Architect	<b>Andries de Meyer</b>
	Telephone	<b>076 556 4515</b>
	Email	<b><a href="mailto:andries.demtech@gmail.com">andries.demtech@gmail.com</a></b>

**B DESCRIPTION OF THE SITE**

**1. SITE DETAILS:**

A	Property number(s)/Farm Portion(s)	<b>Erf 634</b>
B	Farm name(s)	<b>N/A</b>
C	Company	<b>N/A</b>
D	Property/Farm size	<b>1093 m<sup>2</sup></b>
E	Magisterial district	<b>George</b>

**2. CURRENT LAND USE:**

A	Agricultural.....	
B	Residential.....	
C	Rural occupation.....	
D	Industrial.....	
E	Nature Area.....	
F	Recreational.....	
G	Other <b>Vacant single residential erf</b>	<b>X</b>

**3. CURRENT ZONING**

**Single residential**

**4. ATTACH THE FOLLOWING TO THE PERMIT APPLICATION**

**A. Locality plan - (1:50 000 scale) indicating location of property on site:**  
 1:50 000 scale topo-cadastral maps (maps showing natural and man-made features, as well as property boundaries of the particular area) are available from the: \*  
 Relevant Local Authority; or  
 \*Department of Land Affairs Surveys and Land Information, Private Bag X10, MOWBRAY, 7705, Tel (021) 685 4070

**B. Sketch plan or layout, indicating the following information:** \*  
 Property boundaries;  
 \*Location and/or site where activity is to be undertaken;  
 \*Nearest roads, structures (buildings) and servitudes (cables and pipes), including approximate dimensions;  
 \*Nearest features, and give approximate dimensions (watercourses, water bodies, shoreline, beaches, dunes, cliffs, rock outcrops, etc.)

**Please see Appendix 1 & 2.**



**C DETAILS OF THE ACTIVITY**

<b>1. DOES THE ACTIVITY INVOLVE:</b>		
A	Mining	
B	An area below the high water mark	
C	The removal of protected trees ( <b>Prune and Removal or Transplant if possible</b> )	<b>X</b>
D	Forestry	
E	Gardening (existing garden)	
F	Agricultural (existing lands)	

Please refer to the report.

<b>2. TYPE OF ACTIVITY:</b>		
A	Disturbance of vegetation	<b>X</b>
B	Earthworks	<b>X</b>
C	Dredging	
D	Dune stabilization	

Part of residential area

<b>3. IS THE ACTIVITY RELATED TO OR PART OF:</b>			
A	A larger or phased development (housing etc.)	YES	<b>NO</b>
B	Infrastructure (power lines, etc)	YES	<b>NO</b>
C	Other (specify)		

<b>4. IF THE ACTIVITY IS RELATED TO A LARGER OR PHASED DEVELOPMENT, IS THIS DEVELOPMENT:</b>			
A	Residential ( Single)	YES	<b>NO</b>
B	Township (Sub-divisional)	YES	<b>NO</b>
C	Resort (mainly recreational)	YES	<b>NO</b>
D	Commercial and/or Industrial	YES	<b>NO</b>
E	Agricultural	YES	<b>NO</b>
F	Other (specify).....		

**5. IF THE ACTIVITY IS PART OF A LARGER OR PHASED DEVELOPMENT, IS THIS DEVELOPMENT ONE OF THE ACTIVITIES IDENTIFIED IN GOVERNMENT NOTICE NR. 983, 984 and 985 (Listing Notices 1, 2 and 3) OF NEMA 2014 as amended 2017 AND CONTROLLED BY THE GENERAL ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS of NEMA 2014.**

If "Yes", describe:

YES	<b>NO</b>
-----	-----------

**The proposed activities do not trigger NEMA – the development approval predated ECA and NEMA and the NEMA thresholds are not exceeded for clearance of indigenous vegetation.**

.....

**6. WHAT IS THE EXTENT OF THE ACTIVITY**

A	Disturbance of vegetation:			<b>Approx. 100 m<sup>2</sup></b>
B	Earthworks:			
		<b>Description</b>	<b>Earthworks required (m<sup>3</sup>)</b>	<b>Approx. 43 m<sup>3</sup></b>
		Installation of steel columns	30	
		Sewage infrastructure including pipes and conservancy tank	10	
	area (length x width): Volume (m <sup>3</sup> )	<b>As above</b>	3	
C	Dredging (m <sup>2</sup> )	<b>N/A</b>		
	area (length x width) (m <sup>2</sup> )			
D	Dune stabilization: area (length x width) (m <sup>2</sup> )			

**7. HAVE THERE BEEN PREVIOUS APPLICATIONS ON THE PROPERTY FOR:**

A	A similar activity on a different part of the property	YES	<b>NO</b>
B	Any other activity (refer to question 2)	YES	<b>NO</b>
C	Provide details (if possible):		

**8. WERE ANY PREVIOUS APPLICATIONS FOR ACTIVITIES ON THIS SITE TURNED DOWN:**

YES	<b>NO</b>
-----	-----------

If "Yes", specify reason: **N/A**

.....

**9. HAVE THE FOLLOWING APPROVALS BEEN OBTAINED OR APPLIED FOR:**

A	Building plans ( <b>In process</b> )	YES	NO	N/A
C	Subdivision	YES	NO	<b>N/A</b>
B	Rezoning	YES	NO	<b>N/A</b>
D	Land-Use change	YES	NO	<b>N/A</b>

**10. ARE THERE ANY TITLE DEED RESTRICTIONS ON THE PROPERTY**

If "Yes", specify (or attach copy)	YES	<b>NO</b>
------------------------------------	-----	-----------

**11. HAVE THERE BEEN ANY CONSULTATIONS REGARDING THE PROPOSED ACTIVITY OR DEVELOPMENT**

A	With neighbours <b>Neighbouring properties have been notified via email / sms.</b>	YES
---	--	-----

B	Through the press	NO
C	Via public meetings	NO
D	None	NO
E	Other (AGM, Letters, emails & authorities) – <b>Comment from Authorities has been requested</b>	YES

**In the process of circulating to DAFF, WALEAF, Wilderness Rate Payers Association (WRRRA), SANParks and Cape Nature for comments.**

**12. HOW WILL THE ACTIVITY BE UNDERTAKEN**

A	By hand (spade, saw, axe, etc) Drill	X
B	Light machinery (portable chainsaws, bush-cutters, etc)	X
C	Heavy machinery (tractors, excavators, bulldozers, graders, etc)	X
D	Burning	
E	Blasting (explosive)	

**13. SPECIFY THE FOLLOWING INFORMATION REGARDING THE PROPOSED ACTIVITY**

A	Duration (time/period):	<b>5-year building and ongoing alien vegetation management and maintenance thereafter</b> <b>Dependent on approval of application</b> <b>R unknown at this stage</b>
B	Program (calendar)	
C	Financial value/scale:	
D	Other (specify)..... ..... .....	

**14. IS THE WHOLE PROPERTY AFFECTED BY THE PROPOSED ACTIVITY**

If "No" specify extend affected

	YES	NO
18.92%		

**15. SPECIFY ANY OTHER COMMENTS OR ADDITIONAL INFORMATION RELEVANT TO THE PROPOSED ACTIVITY:**

<b>D</b>	<b>DETAILS OF THE DEVELOPMENT (WHERE APPLICABLE)</b>
----------	--

NOTE: Where available, layout plans, details and any other relevant diagrams should accompany the application to illustrate the location of the development. Details of buildings, structures, services, infrastructures, floodlines and roads should also be provided, if available.

**1. Services, boreholes, pipelines and outfalls**

TYPE OF SERVICE	SOURCE	DESTINATION	PEAK FLOW	LENGTH OF PIPELINE	AVERAGE DEPTH	TRENCH WIDTH
<i>Water - rainwater will be harvested water storage tanks And Municipal connection</i>	<i>Rainwater harvesting</i>	<i>Storage tanks</i>	<i>Variable</i>	<i>Variable</i>	<i>500 mm</i>	<i>300 mm</i>
<i>Sewerage - pipeline installation from dwelling to Conservancy tank</i>	<i>Dwelling</i>	<i>Conservancy tank</i>	<i>Variable</i>	<i>Variable</i>	<i>500 mm</i>	<i>300 mm</i>
Storm Water	N/A					
Other (Specify)	N/A					

**2. Cables, lines or structures (telecommunication, electrical, etc)**

TYPE OF CABLES/LINES/STRUC-TURES	UNDER-GROUND	OVER-HEAD	MATERIAL USED	LENGTH OF CABLE/LINE	DEPTH OF POSTS	HEIGHT OF POSTS	TRENCH WIDTH
<i>A. Electricity - Solar panels And municipal connection</i>	<i>N/A</i>	<i>To be located on the roof (systematic installation)</i>	<i>Panels and batteries</i>	<i>As required</i>	<i>N/A</i>		
B. Telecommunica tion	N/A						
C. Other (specify)	N/A						

**3. Underground tanks**

TYPE OF TANK	AREA	DEPTH	HEIGHT	CAPACITY
A. Septic tank	N/A			
B. Conservancy tank	<i>Approx. 5 m<sup>2</sup></i>	<i>1.26 m</i>	<i>1.26 m</i>	<i>5 000 l</i>
C. Storage tank	N/A			
D Other (specify)	N/A			

**4. Retention facilities (dams, weirs, reservoirs, etc)**

TYPE OF RETENTION FACILITY	AREA	DEPTH	HEIGHT	CAPACITY
A. Dam (pond)			N/A	
B. Weir			N/A	
C. Reservoir			N/A	
D Other			N/A	

**5. Roads and surfaces**

TYPE OF ROAD OR SURFACE	AREA	DEPTH	HEIGHT	MATERIALS USED
A Major road (local/regional/national)			N/A	
B Access road or farm track (existing) - <b>Access via First Avenue</b>			N/A	
C Bridge			N/A	
D Parking area - <b>Driveway and garages provided</b>		N/A		Paved driveway
E Walkway or staircase			N/A	
F Boardwalk			N/A	
G Other (specify)			N/A	

**6. Structures or buildings**

TYPE OF STRUCTURE ENVISAGED	AREA	ROOF (PITCH)	MATERIALS TO BE USED		
			ROOF	WALLS	OTHER STRUCTURES
A Accommodation - <b>Single dwelling</b>	For clearance of vegetation: Approx. 100 m <sup>2</sup>  Dwelling area Approx. 206.15 m <sup>2</sup>	7.5 degrees	Metal sheets (klip-lok)	Weathering boarding - Nutec cladding	Stormwater headwall
B Storeroom /outbuilding			N/A		
C Industrial/ commercial			N/A		
D Agricultural			N/A		
E Recreational <b>A Jacuzzi will be installed within the footprint of the dwelling</b>			N/A		
F Mast / pylon			N/A		
G Service (substation)			N/A		
H Other (specify)			N/A		

**7. Boundary structures (walls, fences, etc.)**


TYPE OF STRUCTURE	LENGTH	HEIGHT	MATERIALS USED
A. Wall	<b>N/A</b>		
B. Fences – <b>Existing fencing east and north which will be retained.</b>  <b>An additional fence will be placed along First Avenue</b>	<b>Approx. 33 m</b>	<b>1.2 m</b>	<b>Bekaert fencing with a gate</b>
C. Other (specify)	<b>N/A</b>		

ADDITIONAL INFORMATION (IF AVAILABLE OR REQUIRED):

COMMENTS (OFFICE USE ONLY):


**APPENDIX 1**  
Locality Map



<b>Figure 1: Locality Map of Erf 634, First Avenue, Wilderness</b>		Date: 11 November 2020 Project No: 1079 Drawn By: I. Delport	 <b>Hiland Environmental</b> Environmental Assessment Practitioners
Aerial Image - Surveyor General 2016 Cadastral Image - Surveyor General 2019	Projected Coordinate System: <b>GS_1984_UTM_Zone_34S</b>	Hiland Environmental cc 166 Mountview Farm, Victoria Heights. P.O.Box 590 - George, 6530 - Western Cape - South Africa <a href="http://www.hiland.co.za">www.hiland.co.za</a> Mobile: +27 (0) 825586589 - Office: +27 (0) 44 8890229 - Fax: +27 (0) 86 5425248	



**APPENDIX 2**  
Architectural Site Plans





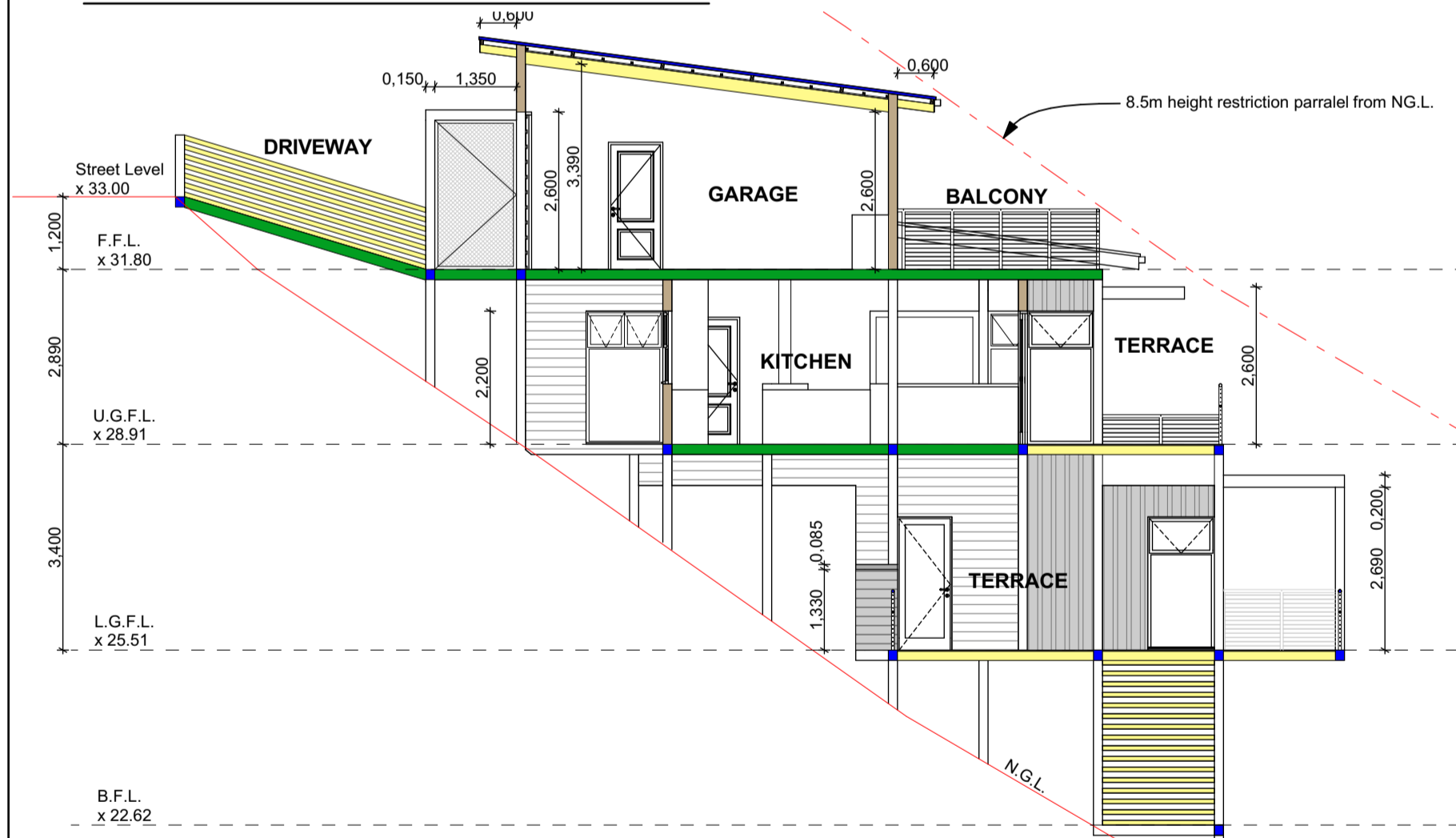
DOOR 01	DOOR 02	DOOR 03	DOOR 04	DOOR 05	DOOR 06	DOOR 07	DOOR 08
Quantity: 01	Quantity: 01	Quantity: 01	Quantity: 02	Quantity: 01	Quantity: 01	Quantity: 01	Quantity: 02
Door Finish: Aluminium sliding glass door with clear Safety glass pane. Epoxy coated finish. Colour: Charcoal	Aluminium sliding glass door (XXO) with clear Safety Low E glass panes. Epoxy coated finish. Colour: Charcoal	Aluminium hinged door with Low E clear safety glass pane. Epoxy coated finish. Colour: Charcoal	900x2100x40mm Semi solid flush panel sliding door with on internal sliding mechanism. Paint finish.	Aluminium sliding glass door (XXO) with clear Safety Low E glass panes. Epoxy coated finish. Colour: Charcoal	Aluminium sliding glass door (XXO) with clear Safety Low E glass panes. Epoxy coated finish. Colour: Charcoal	Aluminium sliding glass door (OX) with clear Safety Low E glass panes. Epoxy coated finish. Colour: Charcoal	All interior doors.
Glazing: Safety glass panes	Low E safety glass panes	Low E safety glass panes	N/A	Low E safety glass panes	Low E safety glass panes	Low E safety glass panes	N/A

DOOR 09	DOOR 10	DOOR 11	DOOR 12	DOOR 13	DOOR 14
Quantity: 01	Quantity: 02	Quantity: 01	Quantity: 01	Quantity: 01	Quantity: 01
Aluminium single sliding glass door with clear Safety Low E glass pane. Epoxy coated finish. Colour: Charcoal	Aluminium sliding glass door (XXO) with clear Safety Low E glass panes. Epoxy coated finish. Colour: Charcoal	70x94mm Meranti frame with 13x47mm rebate for hinge door and patent rubber gasket in all frames around all doors. 813x2032x40mm Semi solid flush panel door. Paint finish.	70x94mm Meranti frame with 13x47mm rebate for hinge door and patent rubber gasket in all frames around all doors. 813x2032x40mm Solid door. Paint finish. Overhead self closing mechanism.	Aluminium Sectional Garage door. Epoxy coated finish. Colour: Charcoal	Aluminium Sectional Garage door. Epoxy coated finish. Colour: Charcoal
Glazing: Low E safety glass pane	Low E safety glass panes	Low E safety glass panes	N/A	N/A	N/A

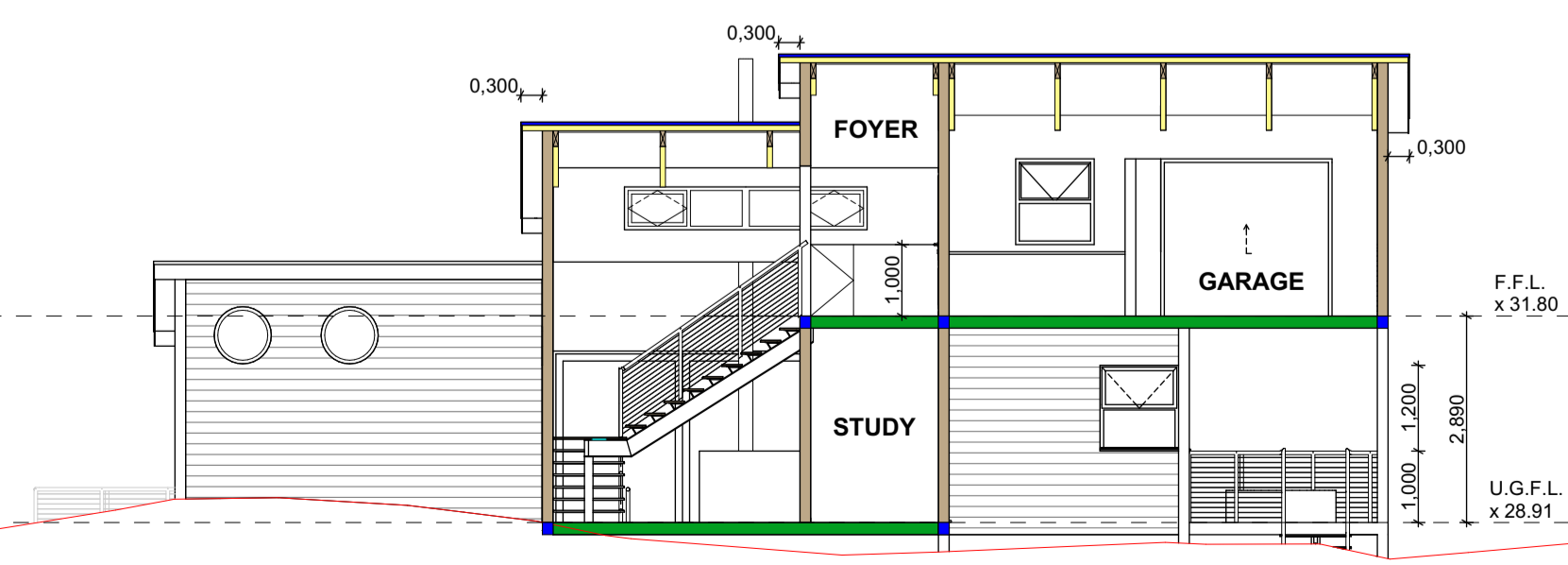
**DOOR SCHEDULE 1:100**

WINDOW 01	WINDOW 02	WINDOW 03	WINDOW 04	WINDOW 05	WINDOW 06	WINDOW 07	WINDOW 08	WINDOW 09	WINDOW 10	WINDOW 11
Quantity: 02	Quantity: 01	Quantity: 04	Quantity: 01	Quantity: 01	Quantity: 03	Quantity: 01	Quantity: 01	Quantity: 01	Quantity: 01	Quantity: 01
Type NK45 Aluminium frame. Epoxy coated finish. Colour: Charcoal	Type NK45 Aluminium frame. Epoxy coated finish. Colour: Charcoal	Type NK45 Aluminium frame. Epoxy coated finish. Colour: Charcoal	Type NK45 Aluminium frame. Epoxy coated finish. Colour: Charcoal	Type NK45 Aluminium frame. Epoxy coated finish. Colour: Charcoal	Type NK45 Aluminium frame. Epoxy coated finish. Colour: Charcoal	Type NK45 Aluminium frame. Epoxy coated finish. Colour: Charcoal	Type NK45 Aluminium frame. Epoxy coated finish. Colour: Charcoal	Type NK45 Aluminium frame. Epoxy coated finish. Colour: Charcoal	Type NK45 Aluminium frame. Epoxy coated finish. Colour: Charcoal	Type NK45 Aluminium frame. Epoxy coated finish. Colour: Charcoal
Top Panel: Low E glass panes. Bottom panel: Low E safety glass.	Low E glass pane	Low E glass panes	Top panels: Low E Obscure glass panes. Bottom panel: Obscure Low E safety glass.	Top panels: Low E glass panes. Bottom panel: Low E safety glass.	Low E glass panes	Top panels: Low E glass panes. Bottom panel: Low E safety glass.	Low E safety glass.	Low E safety glass.	4mm thick Clear glass panes	4mm thick Clear glass panes

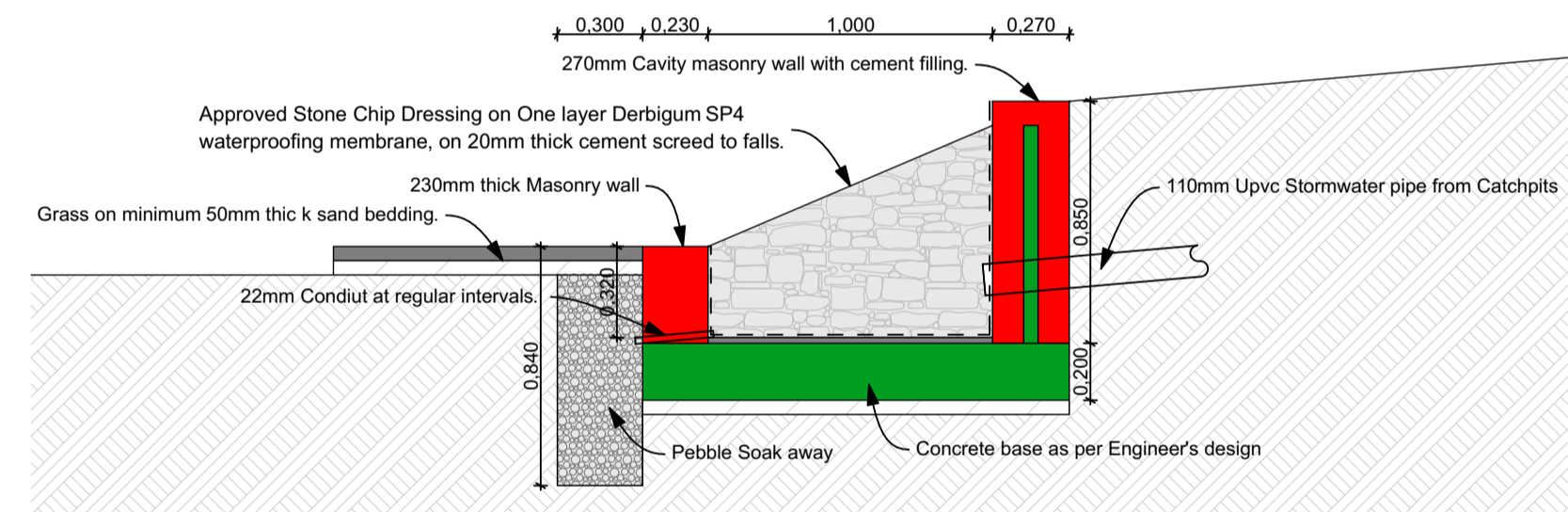
**WINDOW SCHEDULE 1:100**



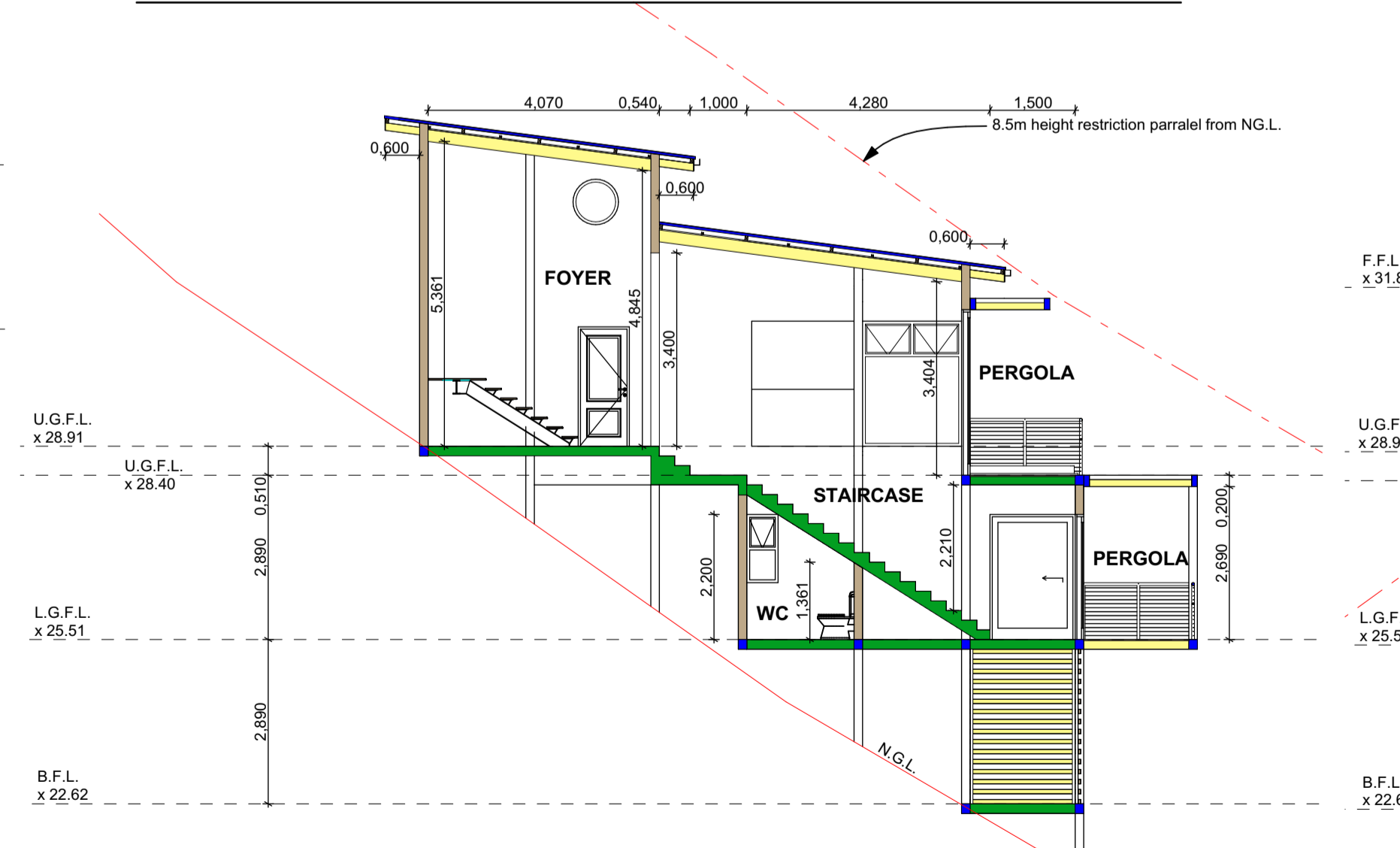
**SECTION A - A 1:100**



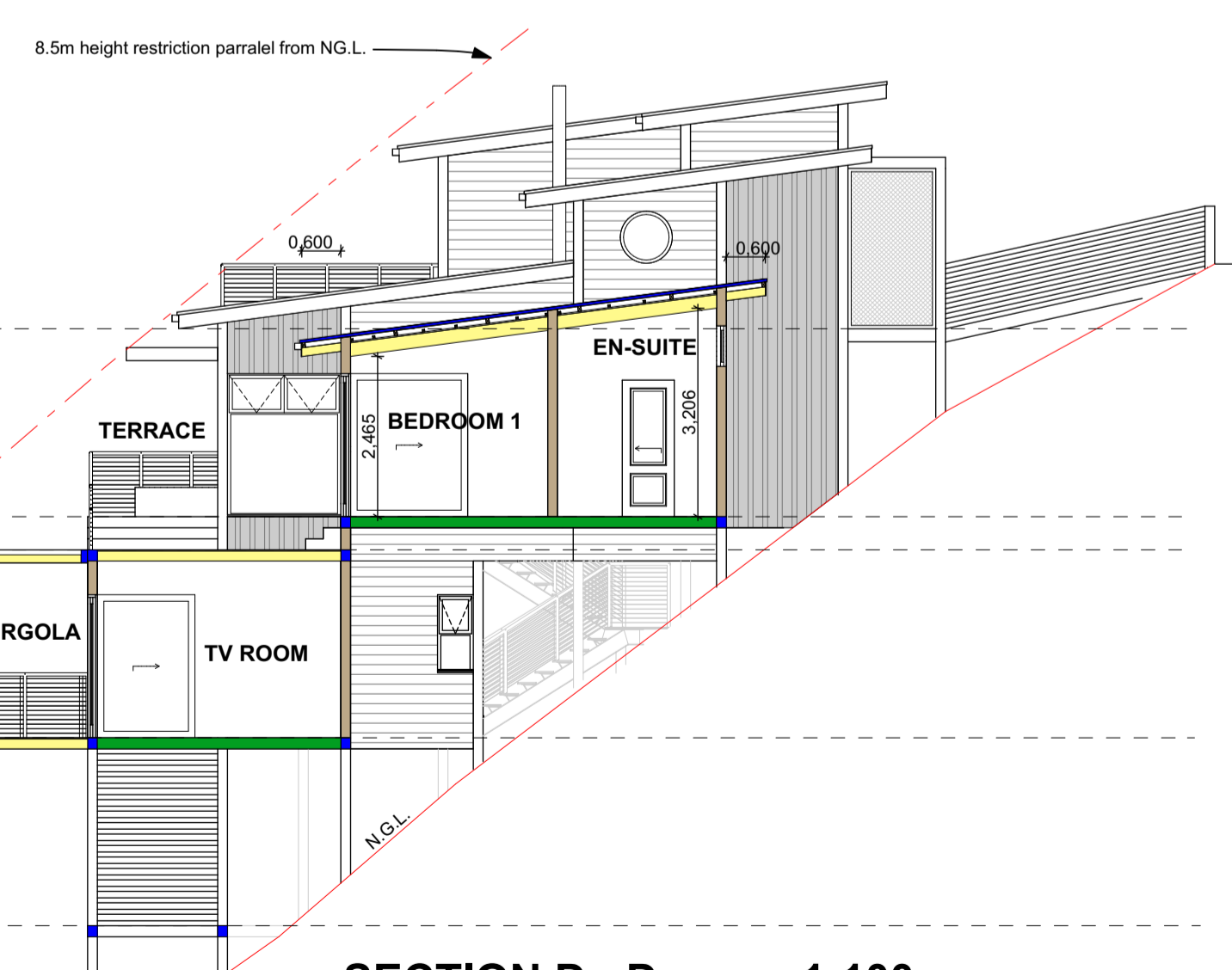
**SECTION B - B 1:100**



**STORMWATER HEADWALL DETAIL SECTION 1:25**



**SECTION C - C 1:100**



**SECTION D - D 1:100**

**SANS ROOF CALCULATION LEGEND:**

Roof Construction with Pitch Ceiling:	Component	R-value unventilated
Roofs R= 3.7	Outdoor air film	0.03
Roof Construction	Isolation FR405	1.25
	0.53mm TCT in Clean COLORBOND™ Ultra steel	0.03
	Air Space	0.18
	Think Pink Aerolite Flexable Fibreglass Blanket 50mm	1.25
	Isoboard 25mm	0.833
	Indoor air film	0.11
		<b>3.683</b>

**GENERAL SPECIFICATION:**

- 01 - ROOF CONSTRUCTION: Roof pitch 7.5° 0.53mm Klok profile roofsheeting in Clean COLORBOND™ Ultra steel, colour: Charcoal Grey. Metallic coating AZ150 minimum (150g/m²) coating mass. Grade G550 (minimum yield strength 550 MPa), super polyester paint system, 25um on top side and 10um on reverse side, on 50x76mm S.A. Pine purlins @ maximum 1500mm centres on 228x75mm S.A. Pine rafters as per Manufacturer's Design. Flashing should be Manufactured from the same material as used for the roofing. Plus: Double sided, reflective aluminium foil insulation with fire retardant properties eg. Sisolation Climasential double sided RV=1.57 fixed between purins & trusses.
- 03. STORMWATER TANK: Standard 5000-liter Storm water tank ,1840mm diameter x 2140mm height x 290mm with removable lid. Installed strictly to Manufacturer's specification. Colour: Brown. SCREEN PANELS AROUND TANK: Nutec panels fixed to 50x50x3mm galvanised steel angles with 85mm gap between panels. Varnish finish.
- 04. SLAB IN FIRE PIT: Fire bricks laid onto standard precast concrete lintels.
- 05. PITCH CEILING: Pre-coated aluminium seamless gutter, size 125x85x0.6mm thick including matching rivet-fixed mitres and end caps internally sealed using Silicon Mastic, hung by nail fixed internal aluminium hangers at 600mm c/s with rectangular fluted downpipes, size 75x50x0.6mm thick fixed to walls with pre-painted downpipe cleats using nail-in anchor fixings. Colour: Charcoal, to match roofsheeting.
- 06. CORNICE: 70x50mm polystyrene NMC style C cove cornice, fixed to wall and ceiling with water-based adhesive, Paint finish.
- 07. RAINWATER GOODS: Pre-coated aluminium seamless gutter, size 125x85x0.6mm thick including matching rivet-fixed mitres and end caps internally sealed using Silicon Mastic, hung by nail fixed internal aluminium hangers at 600mm c/s with rectangular fluted downpipes, size 75x50x0.6mm thick fixed to walls with pre-painted downpipe cleats using nail-in anchor fixings. Colour: Charcoal, to match roofsheeting.
- 08. FASCIA: Everite medium density plastic ungrooved Nutec fascia boards, size 250x10mm thick, fixed to timber rafters and 38x38mm timber battens. Twice screwed with 12x40mm countersunk brass screws with PVC H-profile fascia joiner between boards and at board ends. Paint finish. Colour: Charcoal, to match roof sheeting
- 09. BARGEBOARDS: Sheet Metal Bargeboard capping fixed to 50x50mm S.A. Pine battens. Paint finish. Colour: Charcoal Grey
- 10. SUPER STRUCTURE: Exterior face to be 15mm thick Horizontal weatherboarding Nutec cladding fixed to timber battens. Battens fixed to galvanised steel framework. Sisolation & Insulation between framework studs. Internal face to be skimmed 9.5mm thick Rhinoboard plasterboard with paint finish. All to Manufacturer's design and Specifications. Minimum R value of 1.9.
- 11. WINDOWS: Aluminium frame windows and sliding doors, supplied and installed by Accredited Dealer to AAAMSA performance criteria. Powder coated, colour : Colour: Charcoal Grey
- 12. WINDOW SILLS: External: Aluminium profile sill, supplied by Manufacturer. Internal: Hardwood sill. Paint finish as per Client choice.
- 13 DOORS: Semi solid flush panel interior doors in 90x44mm hardwood frame, Paint finish. Aluminium frame sliding folding doors, supplied and installed by Accredited Dealer to AAAMSA performance criteria. Powder coated. Colour: Charcoal Grey
- 14. SKIRTING: Carpet areas: 100x25mm S.A. Pine skirting, furniture grade, nailed to wall and painted. or Tiled Areas: 100mm high full body porcelain floor tiles, cut as skirting. Tile edge strip as KIRK MARKETING, code ASE120 Aluminium Straight Edge Trim (10-11mm thick tile)
- 15. FLOOR CONSTRUCTION: Floor finish on reinforced concrete slab, as per Engineer's design.
- 16. FOUNDATIONS & SUB STRUCTURES: Foundations as per Engineer's design. Foundations to be 10MPa on 50mm thick sandlayer. Top of all footings to be minimum 450mm below finished floor level unless otherwise shown.
- 17. PAVING: Mobicast Oubaal cobble paver, colour: Grey. Paving on r.c. slab as per Engineers details and specifications.
- 18. REINFORCED STRUCTURES: Reinforced concrete beams, slabs, columns and retaining wall as per Engineer's design.
- 19. PERGOLA: 144x44mm Hardwood rafters fixed to galvanised steel framework at 500mm maximum centres. Varnish to colour: Dark Teak

NOTE: ALLE MATES EN VLAKKE MOET EERS OP TERREIN GEKONTROLEER WORD VOORDAT DAAR MET ENIGE BOUWERK BEGON WORD. ALLE FONDAMENTE EN BETONWERK MOET DEUR 'N INGENIEUR ONTWERP WORD. PLANE MOET EERS DEUR MUNISIPALITEIT GOEDGEKEUR WORD VOOR DAAR MET BOUWERK BEGON WORD. ANY DISCREPANCIES OR CONTRADICTIONS MUST IMMEDIATELY BE POINTED OUT TO Tertius Conradie FOR CORRECTIONS OR EXPLANATIONS BEFORE ANY CONSTRUCTION PROCEED.

Client Signature:

ANDRIES DE MEYER  
cell: 071 556 6214  
SACAP Reg. no: 570727  
email: andries.demtech@gmail.com  
https://andriestechnics.co.za/office

in association with

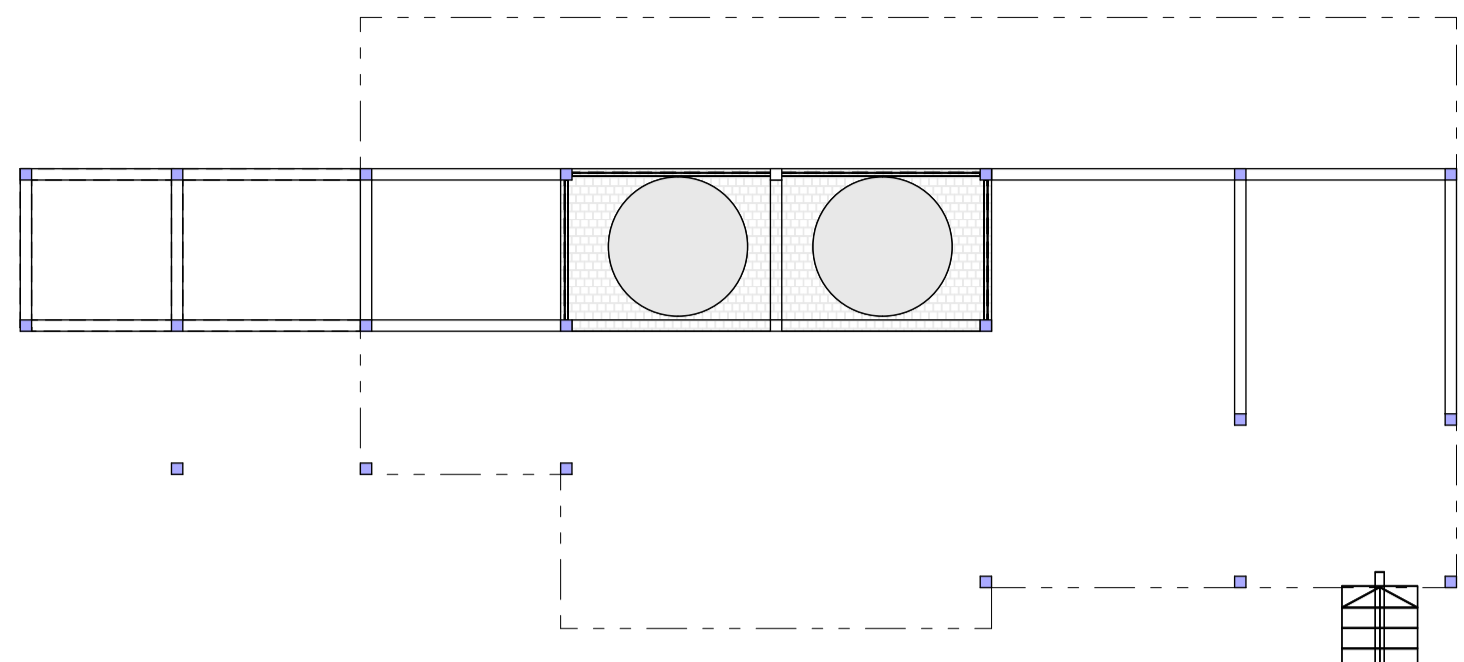
PROGRESS STRAAT 15  
DORNBELLS DRIFT  
GEORGE  
6526  
SELL: 081 7217 283  
E-POS: tertiusconradie@telkomsa.net

Project: PROPOSED NEW HOUSE FOR MR. GRAFTON HOUSTON ERF 634, FIRST ROAD WILDERNESS

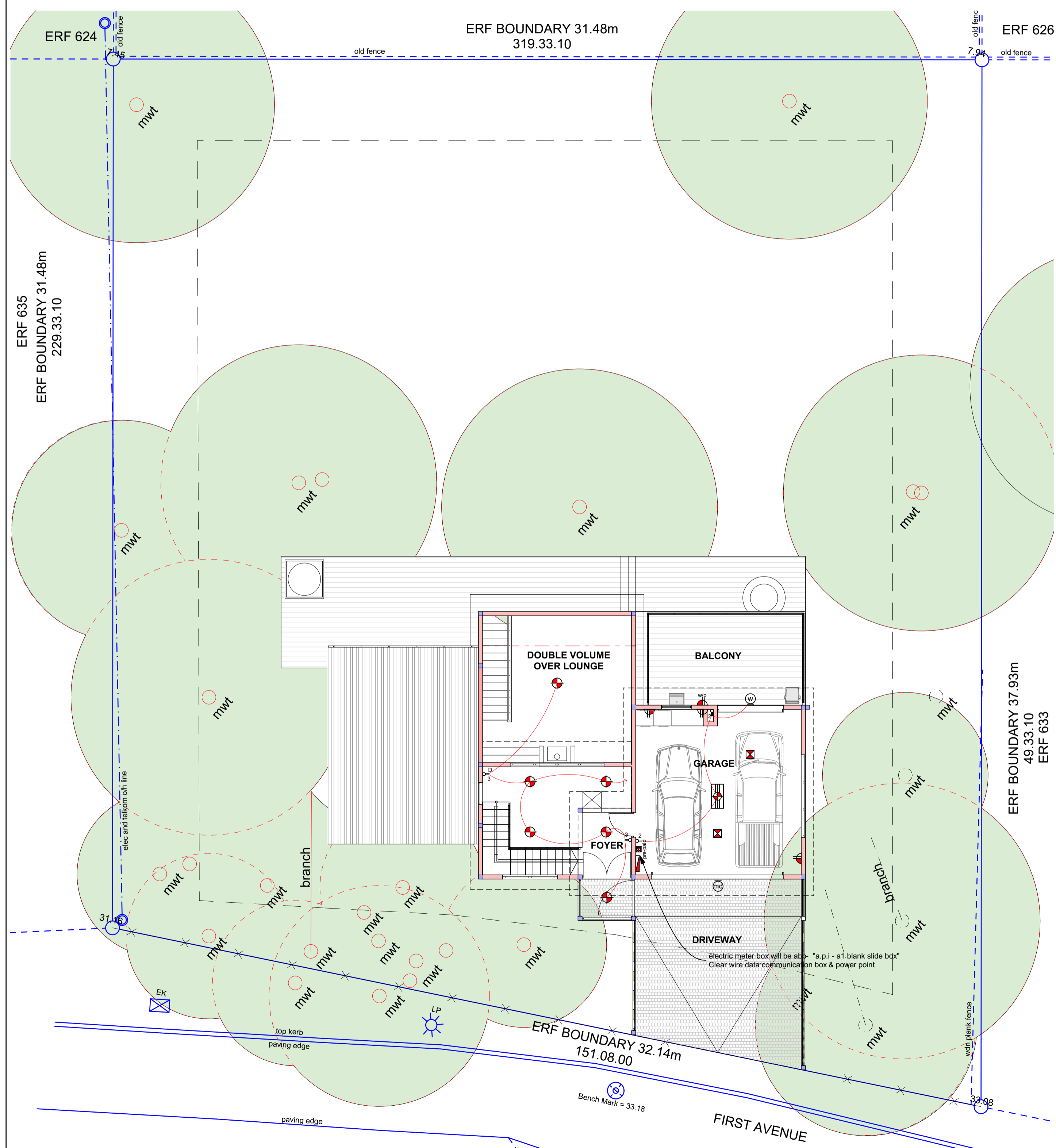
Drawings: MUNICIPAL DRAWINGS

Date: August 2020 Scale: As Shown  
Project Number: 2022 Drawing Number: 2022WD03

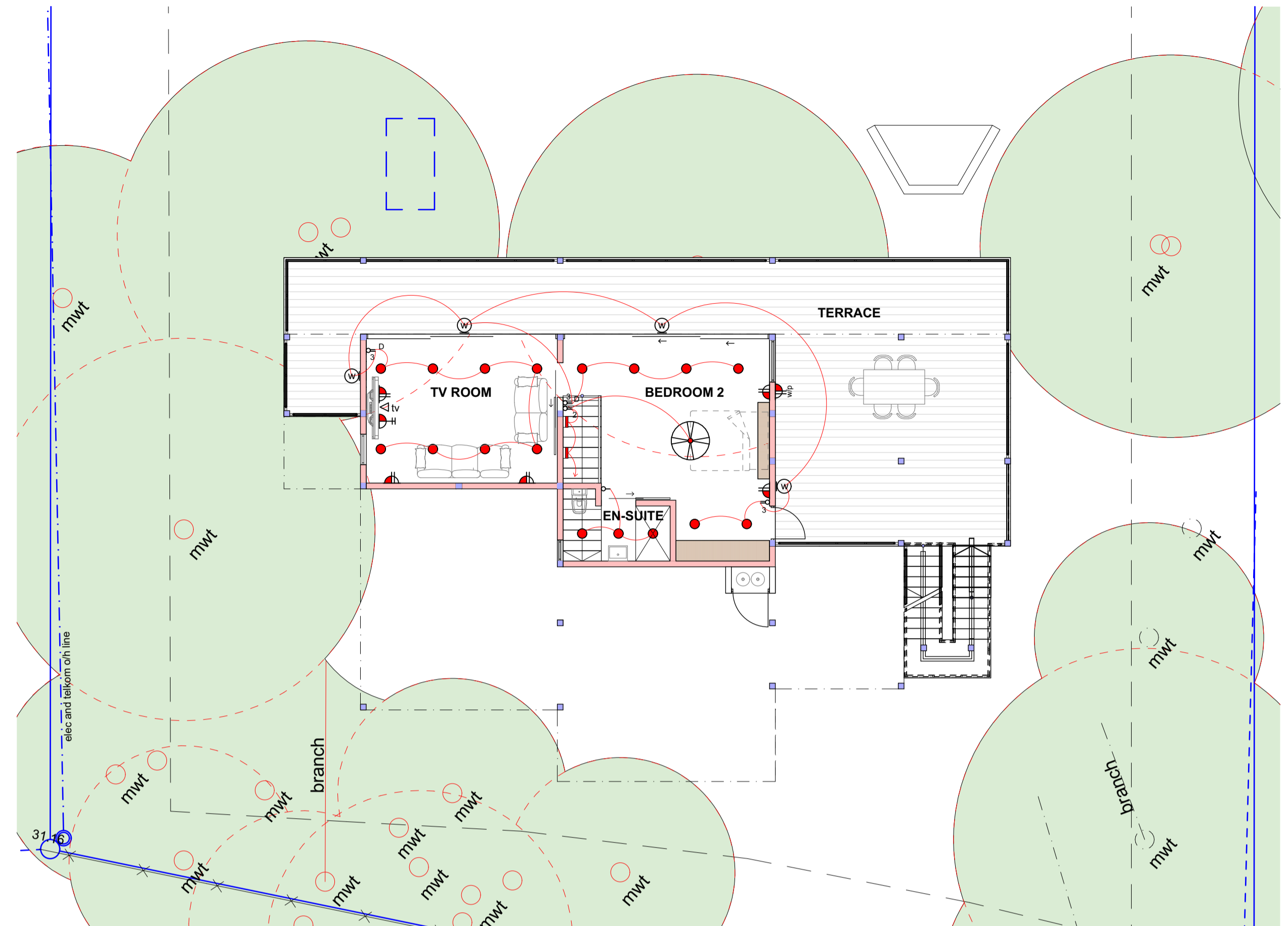
NOTA  
 ALLE MATES EN VLAKKE MOET EERS OP  
 TERREIN GEKONTROLEER WORD VOORDAT  
 DAAR MET ENIGE BOUWERK BEGIN WORD.  
 ALLE FONDAMENTE EN BETONWERK MOET  
 DEUR 'N INGENIEUR ONTWERP WORD.  
 PLANNIE MOET EERS DEUR MUNISIPALITEIT  
 GOEDGEKEUR WORD VOOR DAAR MET BOUWERK  
 BEGIN WORD.  
 ANY DISCREPANCIES OR CONTRADICTIONS MUST IMMEDIATELY BE  
 POINTED OUT TO Tertius Conradie FOR CORRECTIONS OR  
 EXPLANATIONS BEFORE ANY CONSTRUCTION PROCEED.



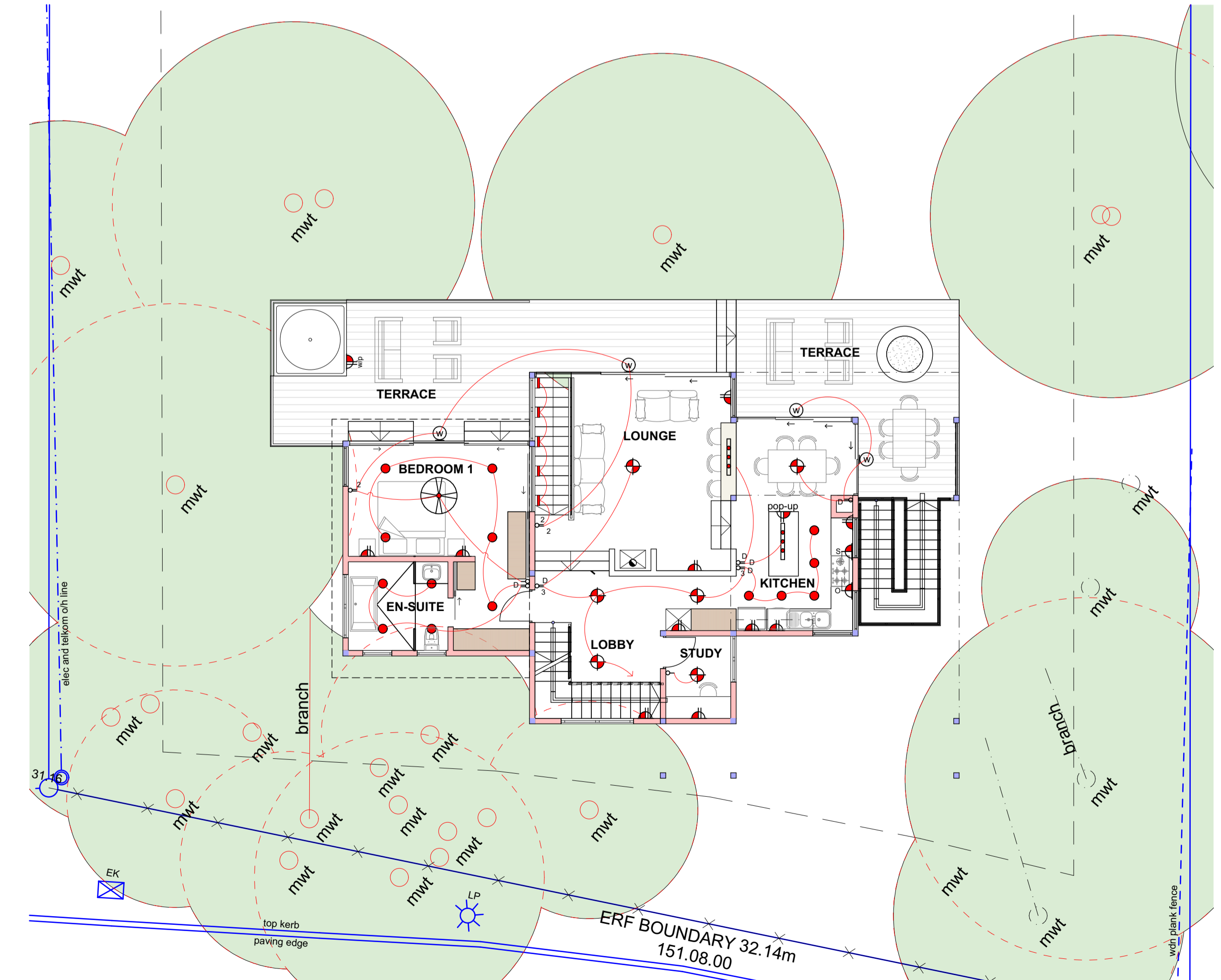
**ELECTRICAL LAYOUT: BASEMENT LEVEL 1:100**



**ELECTRICAL LAYOUT: FIRST FLOOR LEVEL 1:100**



**ELECTRICAL LAYOUT: LOWER GROUND FLOOR LEVEL 1:100**



**ELECTRICAL LAYOUT: UPPER GROUND FLOOR LEVEL 1:100**

**ELECTRICAL KEY**

	electric meter box will be above 'a.p.i - a1' blank slide box
	15 amp plug 300mm above finished floor level (1200mm above floor in kitchen & scullery)
	30 amp single phase above connection with isolator against wall 1200 above f.f.l.
	ceiling mounted light armature point
	6w - led lights
	waterlight light armature point 2100mm high
	single light switch wall mounted 1200mm above f.f.l.
	double light switch wall mounted 1200mm above f.f.l.
	two way light switch wall mounted 1200mm above f.f.l.
	led tube 1200mm : led lights with prismatic diffuser to fit suspended ceiling
	position for 200 litre hot water cylinder mounted onto r.c. roof slab
	telephone point mounted 300mm above f.f.l.
	dstv socket outlet point
	30 amp single phase oven connection with isolator against wall 1100mm above f.f.l.
	single light switch wall mounted 1200mm above f.f.l. with dimmer switch
	double light switch wall mounted 1200mm above f.f.l. with dimmer switch
	point for remote controlled electrically operated garage door
	dimmable low voltage down lighter, 6w - led lights, ceiling mounted
	double 15 amp water proof wall plug 300mm above finished floor level
	waterlight single light switch wall mounted 1200mm above f.f.l.
	municipal pre-paid electrical meter box
	light armature point with downlight tube above workshop, 6w - led lights
	ceiling mounted light armature point with 4x blade fan, 6w - led lights
	gas geyser control box wall mounted 1200mm above f.f.l.
	low level recessed wall light 450mm above f.f.l.
	6w - led lights
	waterlight motion detector light armature point vertically mounted against wall, 6w - led lights

Client Signature:

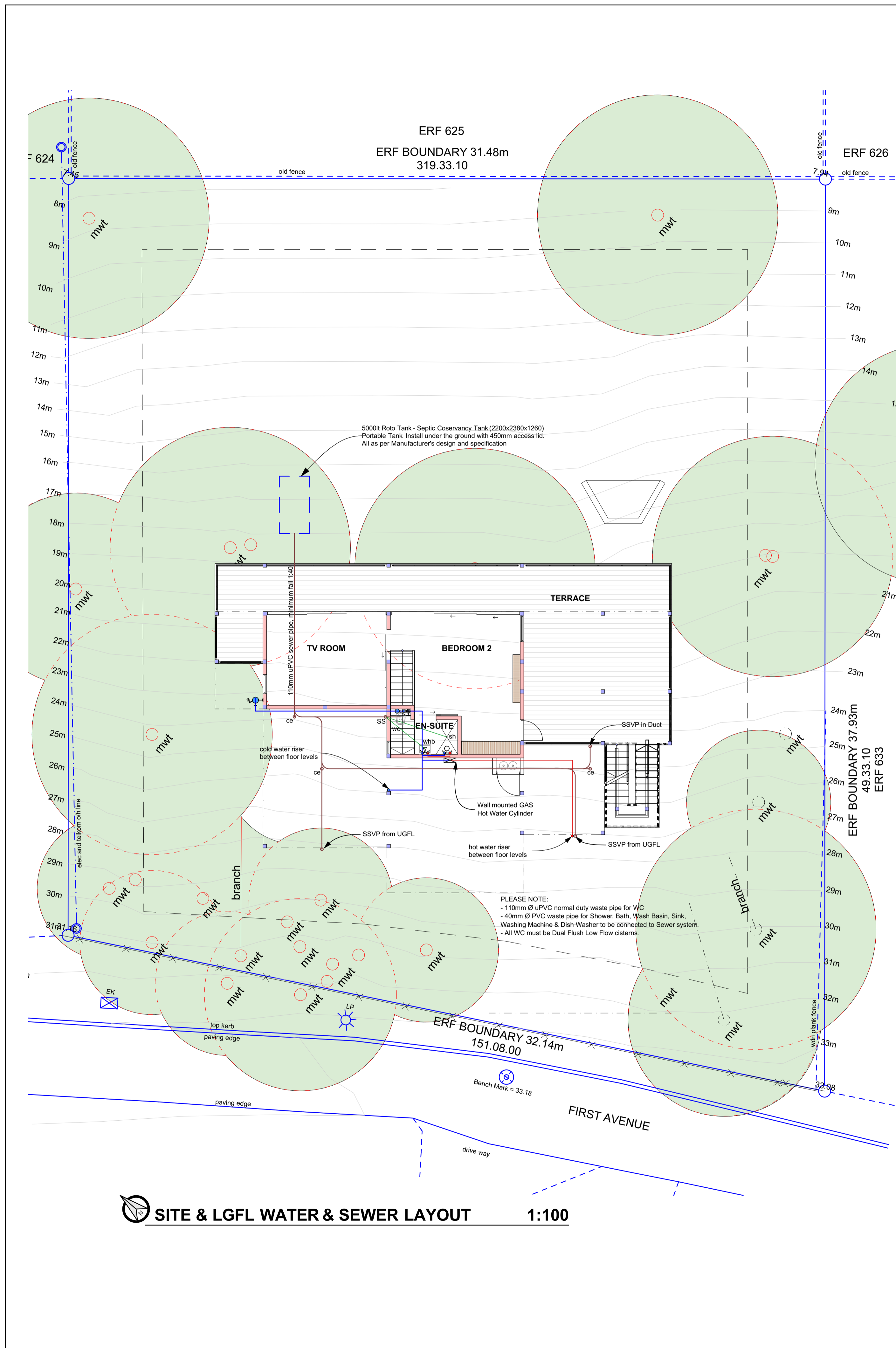
**DEMTECH**  
 architectural service  
 ANDRIES DE MEYER  
 cell: 075 556 4214  
 SACAP Reg. no: ST0727  
 email: andries.demtech@gmail.com  
<https://andriusdemtech.wixsite.com/office>

in association with  
**Tertius Conradie**  
 Argitek  
 PrSArchT  
 PROJECT STRAAT 15  
 DORMELS DRIFT  
 GEORGE  
 6526  
 CELL: 083 727 283  
 E: POS@tertiusconradie.co.za

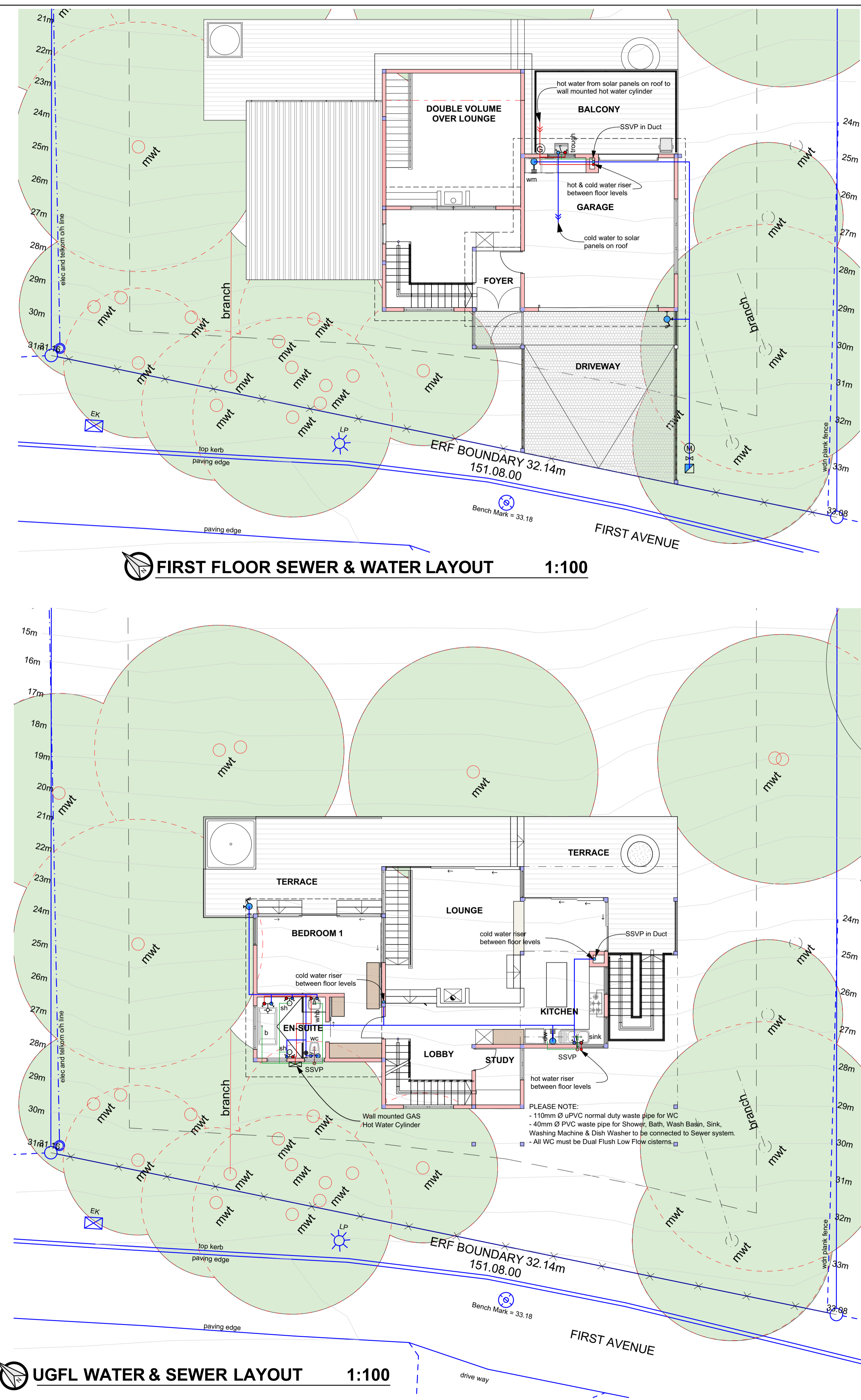
Project: **PROPOSED NEW HOUSE FOR MR. GRAFTON HOUSTON ERF 634, FIRST ROAD WILDERNESS**

Drawings: **MUNICIPAL DRAWINGS**

Date:	August 2020	Scale:	As Shown
Project Number:	2022	Drawing Number:	2022WD04



**SITE & LGFL WATER & SEWER LAYOUT 1:100**



**UGFL WATER & SEWER LAYOUT 1:100**

NOTE: ALLE MATES EN VLAKKE MOET EERS OP TERREIN GEKONTROLEER WORD VOORDAT DAAR MET ENIGE BOUWERK BEGIN WORD. ALLE FONDAMENTE EN BETONWERK MOET DEUR 'N INGENIEUR ONTWERP WORD. PLANNIE MOET EERS DEUR MUNISIPALITEIT GOEDGEKUR WORD VOOR DAAR MET BOUWERK BEGIN WORD.

ANY DISCREPANCIES OR CONTRADICTIONS MUST IMMEDIATELY BE POINTED OUT TO Tertius Conradie FOR CORRECTIONS OR EXPLANATIONS BEFORE ANY CONSTRUCTION PROCEED.

### WATER LEGEND

	position for wall mounted hot water cylinder with switch over between electrical & solar energy supply
	Gas hot water cylinder
	cold water tap with hose connection.
	coldwater stop cock
	shower mixer and rose
	kitchen mixer tap
	toilet cistern complete with lid and fittings with stop cock 300mm above finished floor level
	bath mixer tap with telephone shower.
	wash hand basin mixer tap.
	washing machine cold water coupling with stop cock 1100mm above finished floor level.
	cold water pipe
	warm water pipe
	position for water meter.
	non return valve & fit to pressure control valve from KWIKOIT
	Master box & balanced water pressure

DESCRIPTION OF SYSTEM AND MATERIALS TO BE USED. DOMESTIC USE AND FIRE PROTECTION. The branches for domestic use are taken from the main supply. Each branch must be provided with its own isolating valve.

UNDERGROUND WATER PIPING: All piping in the ground is to be of class 16 high density polyethylene or thin wall hard drawn copper.

ABOVE GROUND WATER PIPING: All piping above ground level but concealed in roots and ducts must be thin wall hard drawn copper pipe.

HOT WATER PIPING: Hot water piping is to be of thin wall hard drawn copper for all dimensions. All hot water pipes must be isolated with approved patent pipe isolation.

PROTECTION OF PIPES: Water pipes in buildings should be exposed to facilitate maintenance where it is necessary to run a pipe beneath the building it must be sleeved so that it can be withdrawn.

ISOLATING VALVES: Isolating valves must be provided at all important points & junctions. No stop cocks are to be used on hot water reticulation.

Client Signature: \_\_\_\_\_

**DEM TECH architectural service**  
 ANDRIES DE MEYER cell: 075 556 6214  
 SACAP Reg. no: 570727 email: andries.demtech@gmail.com  
 https://andriestechnicalservice.com/office

in association with

**Tertius Conradie**  
 ARGITEK & UR PrSArchT  
 PROGRESS STRAAT 18 DORMERS DRIFT GEORGE 6526  
 CELL: 083 727 285 E-POS: tconradie@telkomsa.net

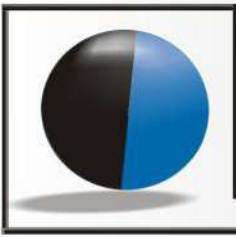
Project: **PROPOSED NEW HOUSE FOR MR. GRAFTON HOUSTON ERF 634, FIRST ROAD WILDERNESS**

Drawings: **MUNICIPAL DRAWINGS**

Date: August 2020	Scale: As Shown
Project Number: 2022	Drawing Number: 2022WD05

**APPENDIX 3**

Notification of OSCAE Application



# Hiland Environmental

## Environmental Assessment Practitioners

166 Mount View, Victoria Heights  
P.O. Box 590, GEORGE, 6530  
Western Cape, South Africa

Tel: +27(0)44 889 0229  
Fax: +27 (0) 86 542 5248  
Mobile: + 27 (0) 82 5586 589  
E-mail: [info@hilland.co.za](mailto:info@hilland.co.za)  
[www.hiland.co.za](http://www.hiland.co.za)

WIL20/1079/02  
15 December 2020

Dear Stakeholder / Interested and Affected Party,

BY Email

**RE: THE DISTURBANCE OF VEGETATION AND EARTHWORKS FOR THE PURPOSE OF THE CONSTRUCTION OF A PRIMARY DWELLING AND ASSOCIATED INFRASTRUCTURE ON ERF 634, FIRST AVENUE, WILDERNESS**

**Hiland Environmental**, independent Environmental Assessment Practitioners (EAPs), have been appointed by the applicant, **Mr Grafton and Mrs Charisse Houston** (owners), to ensure compliance in terms of Section 21 of the Environmental Conservation Act for the disturbance, removal or pruning of vegetation and earthworks required for the building of a primary dwelling and associated infrastructure on Erf 634, First Avenue, Wilderness.

Enclosed herewith please find an electronic copy of the OSCAE application and associated Appendices. The application will be available for comment from the **15th of December 2020** and closes within 30-days from its availability (**15th of December 2020 - 4th of February 2021 - excluding the festive season**). Please provide your comments / concerns relating to the proposal during the time frame, in written format via email or fax to the George Municipality (Nonelela Gqaleni [ngqaleni@george.gov.za](mailto:ngqaleni@george.gov.za)) and **copied** to HilLand Environmental. Please note you need to declare your interest in the above matter.

*Please note - Should you require a site visit before the commenting period ends, HilLand Environmental can be contacted directly in order to arrange accordingly.*

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](mailto:environmental2@hilland.co.za) / [admin@hilland.co.za](mailto:admin@hilland.co.za).

Kind Regards,

Inge Delpert  
for HilLand Environmental