



**SITE VERIFICATION REPORT FOR THE ENVIRONMENTAL MANAGEMENT PLAN FOR  
THE PROPOSED RESIDENTIAL DEVELOPMENT ON A PORTION OF RE OF ERF 2224  
AND ERF 2958, HOUT BAY**

**Date: SEPTEMBER 2022**  
**SEC REFERENCE: 070845**  
**DEA&DP REFERENCE: N/A**

## 1. Introduction & Legislative Context

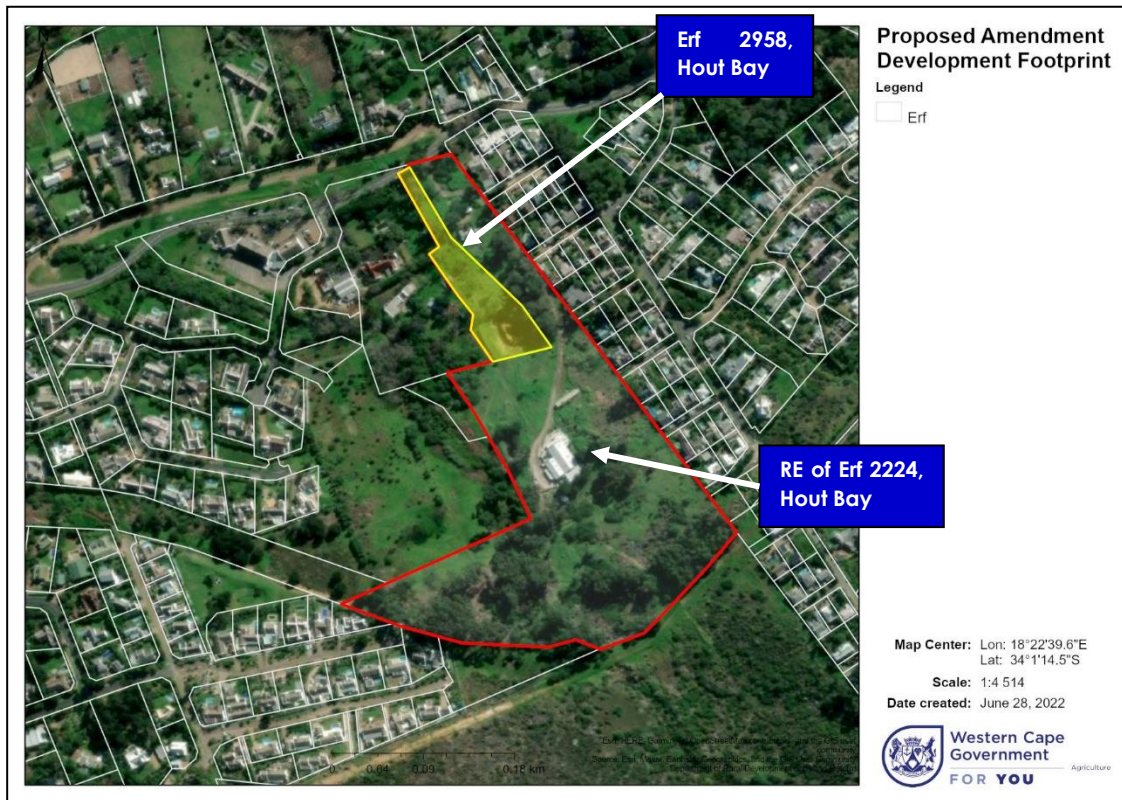
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Historically the site was used for agricultural purposes but has lain fallow for approximately 40 years. The site is situated within Ward 74 of the City of Cape Town Metropolitan at the following location: 34° 1'16.44"S; 18°22'45.33"E. The site is located between existing residential developments to the north, east, and west with upmarket residential developments designed mostly in keeping with the character of the area.

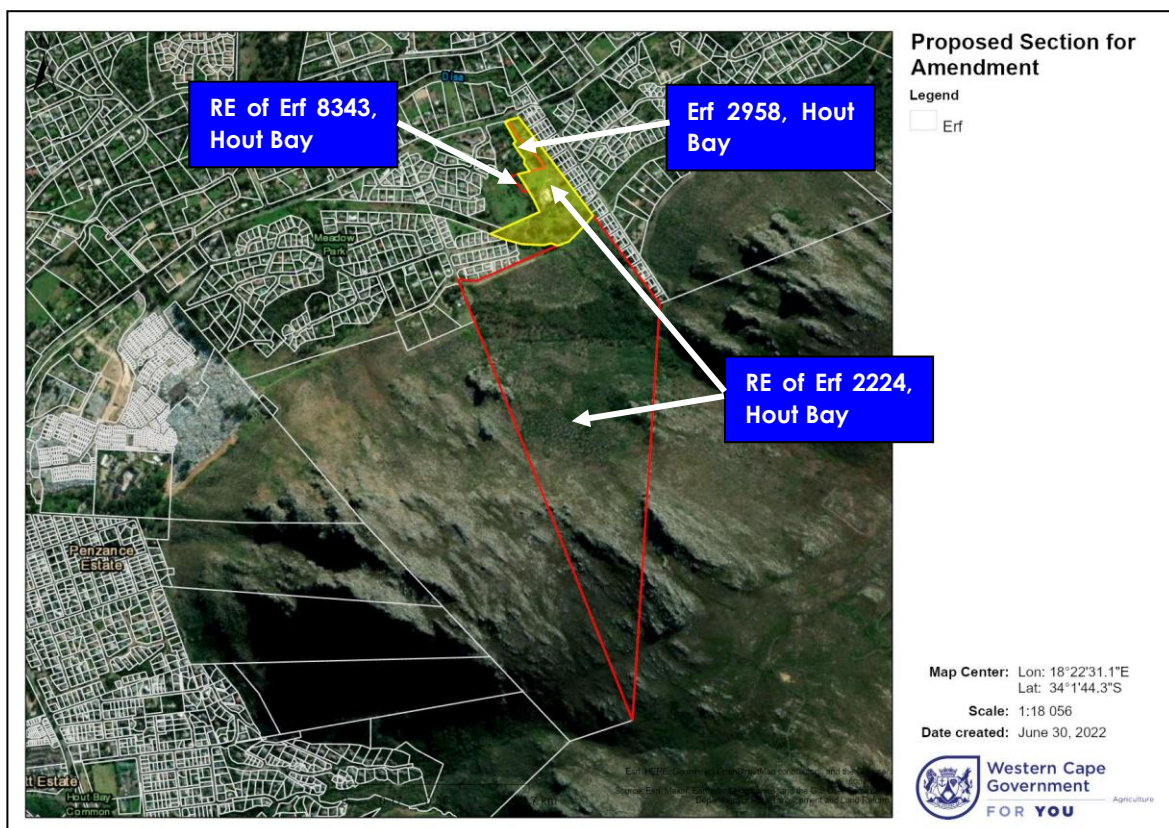
### **Description of currently authorized development:**

#### ***The status of the Environmental Authorization and Applicable Amendments***

The initial environmental application (Final Basic Assessment Report – FBAR) was submitted to the competent authority (Department of Environmental Affairs and Development Planning - DEA&DP) on the 5<sup>th</sup> of October 2015. The Environmental Authorisation (EA) was granted but appealed during the legislated appeal period. The Appeal EA was granted on the 19<sup>th</sup> of September 2016 (**EA Ref: E12/2/4/1-A5/235-2058/10**). The Appeal EA was valid for five (5) years whereby the validity of the EA would have expired on the 19<sup>th</sup> of September 2021. In light of this, a non-substantive amendment application was applied for in 2021 to (i) change the name of the holder from B I Scher and M H Derman to Oakhurst Lifestyle Estate (Pty) Ltd, and (ii) extend the validity of the EA. The Amended EA was granted on the 21<sup>st</sup> of October 2021 (**Amended EA Ref: 14/3/1/1/A6/36/0535/21**). Please note that a Substantive (Part 2) Amendment Application (*this application*), is currently being applied for to (1) change the development layout, and (2) include an additional portion (i.e. Erf 2958). The scope of this Substantive (Part 2) Amendment Application pertains to portions of RE of Erf 2224 and Erf 2958 (Figure 1). The remaining section of RE of Erf 2224 will remain as per the current Amended EA (**Amended EA Ref: 14/3/1/1/A6/36/0535/21**).



**Figure 1.** Current development footprint (red polygon) and proposed amendment (yellow polygon, i.e. section of Erf 2958). Erf 2958 forms part of the additional section assessed as part of this Substantial Amendment application. Please see Figure 2 showing the study area relative to this Amendment Application.



**Figure 2.** The scope of this Substantive Amendment Application includes the change in the layout of households and associated infrastructure on RE of Erf 2224 and the addition of Erf 2958 (polygon in yellow). Therefore, it is proposed that the remaining extent of RE of Erf 2224 and RE of Erf 8354 remain as per the Amendment EA (**Amended EA Ref: 14/3/1/1/A6/36/0535/21**).

**As per the Amended EA (Amended EA Ref: 14/3/1/1/A6/36/0535/21), the currently authorized project description includes:**

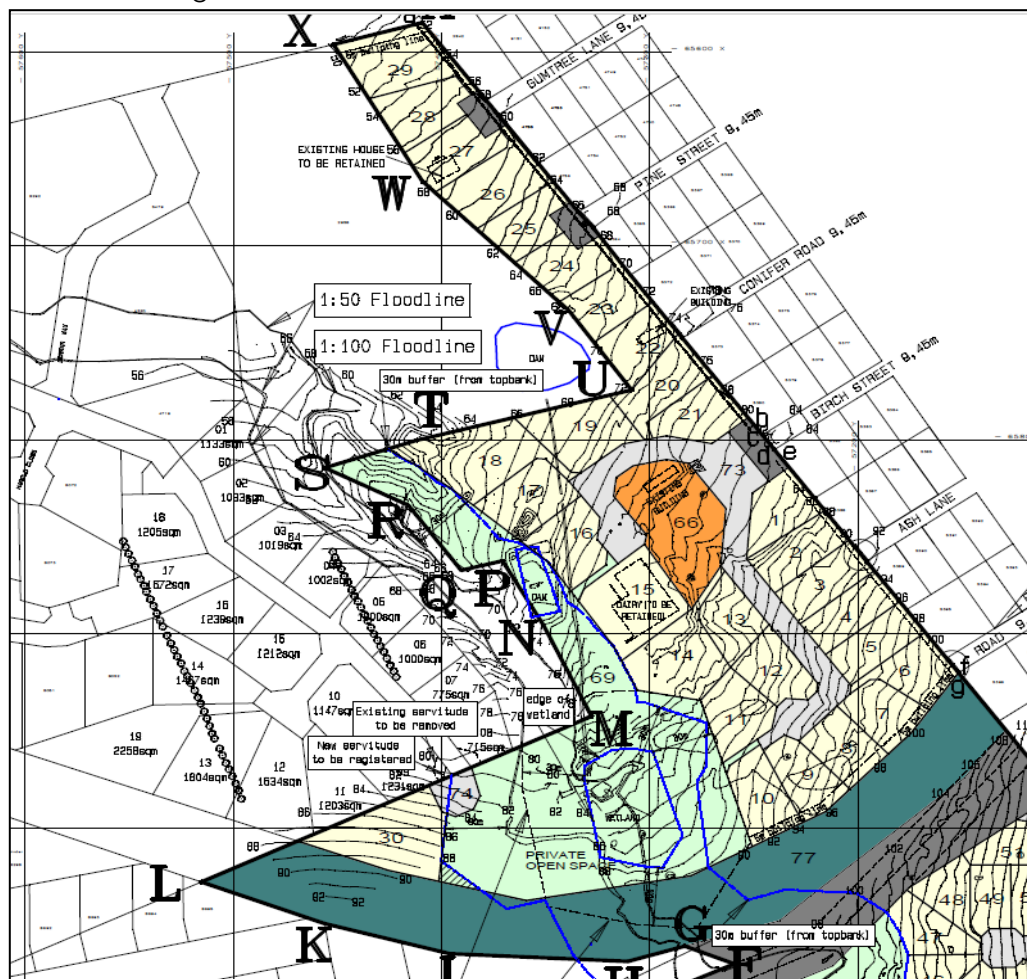
The total site area is approximately 78.15 hectares in extent. The development was to comprise full title residential properties, open space components, private roads, and bulk services infrastructure serving the development. The number of properties and extent of each land use envisaged for the authorized development were:

- 65 single residential erven ( $\pm$  7.64 hectares)
- 1 special residential erf comprising 8 units ( $\pm$  0.25 hectares)
- 2 rural erven ( $\pm$  3.20 hectares)
- Private open space / Ecological Buffers / Riparian Corridors ( $\pm$  5.10 hectares)
- Private roads ( $\pm$  1.16 hectares)
- Undetermined land portion (future high-level road reserve  $\pm$  1.84 hectares)

The residential erven were to range in size but will all exceed the minimum allowable extent of 650m<sup>2</sup>. The remaining area of the site comprises:

- An approximately 9ha open space area just south of the development footprint, which is too steep and too ecologically sensitive to develop; and
- An approximately 48.28ha area adjacent to the Table Mountain National Park, which is currently being managed by SANParks in terms of the National Environmental Management: Protected Areas Act. The area is being managed in accordance with a long-term management agreement between the landowner and SANParks.

Please refer to Figure 3 below for the authorized SDP:



**Figure 3.** Authorized Site Development Plan as per the amended Environmental Authorisation (EA Ref: 14/3/1/1/A6/36/0535/21).

**Proposed amendment:**

The applicant (Oakhurst Lifestyle Estate) proposes to establish and operate a retirement residential accommodation facility for individuals/families in the age group of 50 years and older. Housing opportunities will range from dwelling-houses and apartments for independent functioning residents, to care units for assisted living and residents in need of full-time frail care.

The proposed amendment will comprise:

- 29 Dwelling houses: ranging from two-to-three bedrooms (~0.64ha)
- 76 two-bedroom apartments (conventional housing component) (~1.21ha)
- One centralized care centre comprised of 34 suites/rooms (~0.12m<sup>2</sup>).
  - The care centre will also accommodate a reception/waiting area, lobby and lift, consulting/examining room, matron's office, administrative office, assisted shower and bath bathrooms, dining hall, kitchen, staff room and ablutions, storerooms (various), laundry, and basement parking.
- The existing "Old Dairy" building will be renovated and converted into a clubhouse facility comprised of recreation activities (including billiards, card games, gymnasium, yoga studio, sauna, Amendment Application/lounge, function dining areas, outside dining terrace, and dressing rooms & ablutions) and offices for management functions. A swimming pool is proposed north of the clubhouse building whereas a bowling green and associated terraced seating are also proposed.
- Private roads (~1.16ha)
- Formal walkways along internal roads
- Six stormwater attenuation ponds and two existing dams will serve as stormwater attenuation and retention functions. This will also be landscaped with indigenous vegetation endemic to the area to promote biodiversity.
- Bokkemanskloof River and associated delineated wetland (~1.81ha)
- An approximately 9ha open space area just south of the development footprint, which is too steep and too ecologically sensitive to develop; and
- An approximately 48.28ha area adjacent to the Table Mountain National Park, which is currently being managed by SANParks in terms of the National Environmental Management: Protected Areas Act. The area is being managed in accordance with a long-term management agreement between the landowner and SANParks.



**Figure 4.** Amended Site Development Plan.

It is envisaged that no new listed activities, as per the National Environmental Management Act (NEMA), Act No. 107 of 1998 will be triggered. Please note that the "Future Upgraded Bridge Connection" forms part of a different basic assessment application currently being processed. This was attributed to additional triggers not pertinent to this Substantive Amendment Application.

Sillito Environmental Consulting (Pty) Ltd (SEC) has been appointed to undertake the Substantive Amendment (Part 2) Application with the aim of amending the previous EA and EMPr, in terms of the 2014 EIA Regulations, as amended, published under the National Environmental Management Act (NEMA).

Regulation 16(1)(v) of the Environmental Impact Assessment Regulations 2014, as amended, states that a Screening Report is required to accompany any application for Environmental Authorisation. In this regard, the National web-based Screening Tool must be generated and submitted with every application.

The Procedures for the Assessment and Minimum Criteria for Reporting on Identified Environmental Themes in Terms of Sections 24(5)(a) and (h) and 44 of the NEMA, dated 20<sup>th</sup> March 2020 and 30 October 2020, prescribe the general requirements for undertaking **site sensitivity verification and provides protocols for the assessment and minimum report content for environmental themes**. This report, therefore, meets the requirements of the site sensitivity verification report outlined in the Procedures.

## 2. Themes & Environmental Sensitivity Identified by Screening Tool

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The table below indicates the level of sensitivity of each of the themes identified in the National Web-based Screening Tool Report:

| Theme                                      | Very High Sensitivity | High Sensitivity | Medium Sensitivity | Low Sensitivity |
|--|-----------------------|------------------|--------------------|-----------------|
| Agriculture Theme                          |                       | X                |                    |                 |
| Animal Species Theme                       |                       | X                |                    |                 |
| Aquatic Biodiversity Theme                 | X                     |                  |                    |                 |
| Archaeological and Cultural Heritage Theme | X                     |                  |                    |                 |
| Civil Aviation Theme                       |                       |                  | X                  |                 |
| Defence Theme                              |                       |                  | X                  |                 |
| Paleontology Theme                         |                       |                  | X                  |                 |
| Plant Species Theme                        |                       |                  |                    | X               |
| Terrestrial Biodiversity Theme             | X                     |                  |                    |                 |

## 3. Specialist Studies Identified by Screening Tool

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The following Specialist Assessments have been identified by the Screening Tool:

1. Landscape/Visual Impact Assessment
2. Archaeological and Cultural Heritage Impact Assessment
3. Paleontological Impact Assessment
4. Terrestrial Biodiversity Impact Assessment
5. Aquatic Biodiversity Assessment
6. Socio-economic Assessment
7. Plant Species Assessment
8. Animal Species Assessment

## 4. Determination of Site Sensitivity by EAP

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As per the Western Cape Biodiversity Spatial Plan (WCBSPP) the management guideline determines the ecological state or condition in which a parcel of land or freshwater feature should be maintained. The management objectives are determined for a range of variety of land uses i.e., Protected Areas, Critical Biodiversity Areas as well as Ecological Support Areas. The site is located within the Peninsula Granite Fynbos, a critically endangered vegetation type. The site is not located within a CBA or ESA. Specialist studies were undertaken for the previously authorized Oakhurst Residential Development (Original EA: E12/2/4/1-A5/235-2058/10; Amendment EA Ref: 14/3/1/1/A6/36/0535/21).

The following themes, for which protocols were legislated on the 20<sup>th</sup> of March 2020, have been identified in the **Screening Tool Report** (attached as **Appendix I2**):

**Motivation by the EAP Agreeing or Disputing the Specialist Assessments Identified in Screening Tool Report, as well as the Sensitivity Ratings for the Various Themes Identified**

| No | Theme                      | DEA Sensitivity       | Agree / Disagree | Proposed Sensitivity      | Motivation   |
|----|----------------------------|-----------------------|------------------|---------------------------|--|
| 1  | Agriculture Theme          | High Sensitivity      | Disagree         | Insignificant Sensitivity | This proposal is for the amendment of the development layout and the addition of a portion of Erf 2958. As per the CoCT Municipal Planning Amendment By-Law, 2016, the site is zoned as Single Residential Zoning 1: Conventional Housing (SR1) and therefore, is not zoned/designated for agricultural use (i.e. zoned as Agriculture). Moreover, agricultural activities within close proximity to watercourses have been reported to negatively impact the hydrogeochemical and biological features of such watercourses. For example, the release of nutrients into watercourses may result in eutrophication – negatively impacting the hydrogeochemical aspects of watercourses, as well as the growth and survival of fauna and flora <sup>1,2</sup> . Given the above, it is envisaged that agricultural activities on this site is not deemed to be ideal in terms of the zoning and environmental impacts.   |
| 2  | Animal Species Theme       | High Sensitivity      | Agree            | Medium Sensitivity        | The DEA Screening Tool classified the amended development footprint as "High" Sensitivity based on the presence of certain species. Based on previous studies, a Herpetofauna Assessment was conducted. As per the report, the site is extensively transformed from its natural state being directly modified by surrounding developments as well as alien invasive plant species encroachment (namely Port Jackson - <i>Acacia saligna</i> , <i>Lantana camara</i> , and <i>Eucalyptus</i> spp.). Direct impacts are typically associated with changes in land cover (resulting in the loss of natural areas) and edge effects, whereas indirect impacts are associated with the generation of waste and its management by surrounding developments (McDonald <i>et al.</i> , 2020) <sup>3</sup> . Edge effects have diverse impacts on biodiversity and ecological functioning (Razafindratsima <i>et al.</i> , 2018) <sup>4</sup> , which may have contributed to the level of disturbance identified by NCC during their study and the Herpetofauna Assessment. Such effects contribute to a disturbance factor, which is likely to have previously impacted wild animals within the study area. Therefore, based on the presence of Western Leopard Toads in 2014, it is envisaged that the site will have a 'Medium' Animal Species theme sensitivity. A herpetology assessment, addressing the presence of Western Leopard Toads, was conducted and has been appended as <b>Appendix G3.1</b> . |
| 3  | Aquatic Biodiversity Theme | Very High Sensitivity | Disagree         | Low Sensitivity           | A wetland delineation and confirmation of wetland buffer was undertaken in 2021. A Western Leopard Toad ( <i>Amietophrynus pantherinus</i> ) habitat assessment was previously conducted by NCC in 2014. According to the findings of that study, Western Leopard Toads were present in certain areas of the site. As per the report, the site is extensively transformed from its natural state being directly modified by surrounding developments as well as alien invasive plant species encroachment (namely  |

<sup>1</sup>Withers, P.J., Neal, C., Jarvie, H.P. and Doody, D.G., 2014. Agriculture and eutrophication: where do we go from here?. *Sustainability*, 6(9), pp.5853-5875.

<sup>2</sup> Mader, A.E., Eslamian, S., Turton, A. R. 2020. Biological Remediation Using Wetland Systems: A Hydro-Geochemical Perspective. Nova Publishers.

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

<sup>4</sup> Razafindratsima, O.H., Brown, K.A., Carvalho, F., Johnson, S.E., Wright, P.C. and Dunham, A.E., 2018. Edge effects on components of diversity and above-ground biomass in a tropical rainforest. *Journal of Applied Ecology*, 55(2), pp.977-985.



|   |  |                       |          |                 |  |
|---|--|-----------------------|----------|-----------------|--|
|   |  |                       |          |                 | <p>Port Jackson - <i>Acacia saligna</i>, <i>Lantana camara</i>, and <i>Eucalyptus</i> spp.). Direct impacts are typically associated with changes in land cover (resulting in the loss of natural areas) and edge effects, whereas indirect impacts are associated with the generation of waste and its management by surrounding developments (McDonald <i>et al.</i>, 2020)<sup>5</sup>. Edge effects have diverse impacts on biodiversity and ecological functioning (Razafindratsima <i>et al.</i>, 2018)<sup>6</sup>, which may have contributed to the level of disturbance identified by NCC during their study. The presence of the previously constructed bridge and other structures (e.g. buildings and dam) also contributes to a disturbance factor. Such effects contribute to a disturbance factor, which is likely to have previously impacted wild animals within the study area. Therefore, based on the presence of Western Leopard Toads in 2014, it is envisaged that the site will have a 'Medium' Animal Species Theme sensitivity. A herpetology assessment, addressing the presence of Western Leopard Toads, was conducted and has been appended as <b>Appendix G3.1</b>.</p> <p>A Freshwater Assessment was previously undertaken by Dr. Barbara Gale of Aqua Catch cc in April 2008, updated by Ms. Toni Belcher in 2010 with addendums in 2014, a wetland delineation was carried out by The Biodiversity Company in 2021, and a Letter of Confirmation of the delineated wetland buffer was compiled by Ms. Toni Belcher in 2021. As per the Freshwater Assessment, the upper to middle reaches of the Bokkemannskloof River were considered to have a good instream condition whereas the riparian zones were considered to be moderately impacted. The ecological importance and sensitivity of the river were considered to be moderate to high. The Freshwater Impact Assessment was updated and has been appended as <b>Appendix G2.1</b>. Based on the findings of the Freshwater Assessment, the proposed additions to the original, previously authorised development of ERF 2224, it can be said that the proposed new development would not result in a significant increased level or change in the nature of impacts relative to the original assessment although the cumulative impacts could be expected to increase slightly.</p> |
| 4 | Archaeological and Cultural Heritage Theme | Very High Sensitivity | Disagree | Low Sensitivity | <p>The proposed amendment to the development layout and addition of a portion of Erf 2958 was the study area assessed in the NID. A Heritage Impact Assessment was conducted in June 2005. Based on the heritage report, the concrete bridge was not of any heritage significance. In accordance with the relevant legislation, HWC assessed the report and made recommendations in their "Record of Decision" dated 22 January 2008 which supported the findings of the specialist heritage assessment. As per the SAHRIS Paleosensitivity Map, the site is located within a low paleontological sensitive area (<a href="https://sahris.sahra.org.za/map/palaeo">https://sahris.sahra.org.za/map/palaeo</a>). According to Section 38(1) of the National Heritage Resources Act, NHRA (Act No. 25 of 1999), a Heritage Impact Assessment is required when:</p> <ul style="list-style-type: none"> <li>- the construction of a road that exceeds 300m in length</li> <li>- construction of a bridge exceeds 50m in length</li> <li>- any development exceeding 5 000m<sup>2</sup> in extent.</li> </ul>   |

<sup>5</sup> McDonald, R.I., Mansur, A.V., Ascensão, F., Crossman, K., Elmqvist, T., Gonzalez, A., Güneralp, B., Haase, D., Hamann, M., Hillel, O. and Huang, K., 2020. Research gaps in knowledge of the impact of urban growth on biodiversity. *Nature Sustainability*, 3(1), pp.16-24.

<sup>6</sup> Razafindratsima, O.H., Brown, K.A., Carvalho, F., Johnson, S.E., Wright, P.C. and Dunham, A.E., 2018. Edge effects on components of diversity and above-ground biomass in a tropical rainforest. *Journal of Applied Ecology*, 55(2), pp.977-985.

|   |                      |                    |          |                           |  |
|---|----------------------|--------------------|----------|---------------------------|--|
|   |                      |                    |          |                           | <p>Therefore, based on the factors highlighted above, it is envisaged that the proposed site for the amended layout and addition of a portion of Erf 2958 will have a very low sensitivity.</p> <p>A Notice of Intent to Develop (NID) was however submitted to Heritage Western Cape (HWC). As per the response from HWC (<b>Appendix G5.2</b>), "since there is no reason to believe that the proposed residential development on Erf 2224 and 2958, Off Hout Bay Main Road, Hout Bay, will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required. However, should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately, and Heritage Western Cape must be notified without delay. Fossil finds procedure to be included in environmental authorization".</p>   |
| 5 | Civil Aviation Theme | Medium Sensitivity | Disagree | Insignificant Sensitivity | <p>The Civil Aviation Theme was rated as having a "Medium" sensitivity due to the site being located within 5km of an air traffic control or navigation site and between 15 and 35km from a civil aviation radar and major civil aviation aerodrome. However, the proposed site for development is earmarked for development (as per the <b>Amendment EA: 14/3/1/1/A6/36/0535/21</b>). The proposed amendment development footprint would have similar impacts and thus, it is envisaged that the site will have an 'insignificant' Civil Aviation Theme sensitivity rating.</p>   |
| 6 | Defence Theme        | Medium Sensitivity | Disagree | Insignificant Sensitivity | <p>The Defence theme was rated as having a "Medium" sensitivity due to the proximity of the site to a military and defence site. However, the proposed site for development is earmarked for development (as per the <b>Amendment EA: 14/3/1/1/A6/36/0535/21</b>). The proposed amendment would have similar impacts and thus, it is envisaged that the site will have an 'insignificant' Defence Theme sensitivity rating and is unlikely to impact any defence-related aspects.</p>  |
| 7 | Palaeontology Theme  | Medium Sensitivity | Disagree | Low Sensitivity           | <p>The proposed amendment to the development layout and addition of a portion of Erf 2958 was the study area assessed in the NID. A Heritage Impact Assessment was conducted in June 2005. Based on the heritage report, the concrete bridge was not of any heritage significance. In accordance with the relevant legislation, HWC assessed the report and made recommendations in their "Record of Decision" dated 22 January 2008 which supported the findings of the specialist heritage assessment. As per the SAHRIS Paleosensitivity Map, the site is located within a low paleontological sensitive area (<a href="https://sahris.sahra.org.za/map/palaeo">https://sahris.sahra.org.za/map/palaeo</a>). According to Section 38(1) of the National Heritage Resources Act, NHRA (Act No. 25 of 1999), a Heritage Impact Assessment is required when:</p> <ul style="list-style-type: none"> <li>- the construction of a road that exceeds 300m in length</li> <li>- construction of a bridge that exceeds 50m in length</li> <li>- any development exceeding 5 000m<sup>2</sup> in extent.</li> </ul> <p>Therefore, based on the factors highlighted above, it is envisaged that the proposed site for the amended layout and addition of a portion of Erf 2958 will have a very low sensitivity.</p> <p>A Notice of Intent to Develop (NID) was submitted to Heritage Western Cape (HWC). As per the response from HWC (<b>Appendix G5.2</b>), "since there is no reason to</p> |

|   |                                |                       |          |                 |   |
|---|--------------------------------|-----------------------|----------|-----------------|---|
|   |                                |                       |          |                 | believe that the proposed residential development on Erf 2224 and 2958, Off Hout Bay Main Road, Hout Bay, will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required. However, should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately, and Heritage Western Cape must be notified without delay. Fossil finds procedure to be included in environmental authorization".   |
| 8 | Plant Species Theme            | Low Sensitivity       | Disagree | Low Sensitivity | The proposed development amended footprint was classified as highly disturbed and transformed with a low ecological value. The site did not contain any important plant species (i.e. species of conservation concern – SCC) or habitats whereby no vegetation representative of Cape Peninsula Granite Fynbos (Critically Endangered vegetation type associated with the site) was present. Alien vegetation was present within the development footprint. Based on previous disturbances and the presence of alien plant species, the restoration potential of the area is very low. As per the Botanical Specialist, little natural vegetation is present on Erf RE/2224 whereby the habitat has been degraded by mechanical disturbances, soil and rubble stockpiling, long-term grazing by livestock, alien invasive plant species encroachment, and eutrophication in some areas. Based on the findings of the Botanical Compliance Statement, no plant SCC was present within the development footprint.   |
| 9 | Terrestrial Biodiversity Theme | Very High Sensitivity | Disagree | Low             | The proposed development amended footprint was classified as highly disturbed and transformed with a low ecological value. The site did not contain any important plant species (i.e. species of conservation concern – SCC) or habitats whereby no vegetation representative of Cape Peninsula Granite Fynbos (Critically Endangered vegetation type associated with the site) was present. Alien vegetation were present within the development footprint. Based on previous disturbances and presence of alien plant species, the restoration potential of the area is very low. The DEA Screening Tool classified the proposed amendment footprint as "High" Animal Species Sensitivity based on the likely occurrence of SCC in the area. A Western Leopard Toad ( <i>Amietophrynus pantherinus</i> ) habitat assessment was previously conducted by NCC in 2014. According to the findings of this study, Western Leopard Toads were present in certain areas. As per the report, the site is extensively transformed from its natural state being directly modified by surrounding developments and the alien invasive plant species encroachment (namely Port Jackson - <i>Acacia saligna</i> , <i>Lantana camara</i> , and <i>Eucalyptus</i> spp.). Direct impacts are typically associated with developments resulting in land cover changes (and consequent loss of natural areas) and edge effects, whereas indirect impacts include impacts associated with the generation of waste and its management by surrounding developments (McDonald <i>et al.</i> , 2020) <sup>7</sup> . Edge effects have diverse impacts on biodiversity and ecological functioning (Razafindratsima <i>et al.</i> , 2018) <sup>8</sup> , which may have contributed to the level of disturbance identified by NCC during their study. The presence of the previously constructed bridge and other structures (e.g. |

<sup>7</sup> McDonald, R.I., Mansur, A.V., Ascensão, F., Crossman, K., Elmqvist, T., Gonzalez, A., Güneralp, B., Haase, D., Hamann, M., Hillel, O. and Huang, K., 2020. Research gaps in knowledge of the impact of urban growth on biodiversity. *Nature Sustainability*, 3(1), pp.16-24.

<sup>8</sup> Razafindratsima, O.H., Brown, K.A., Carvalho, F., Johnson, S.E., Wright, P.C. and Dunham, A.E., 2018. Edge effects on components of diversity and above-ground biomass in a tropical rainforest. *Journal of Applied Ecology*, 55(2), pp.977-985.

|  |  |  |  |  |
|--|--|--|--|--|
|  |  |  |  | <p>buildings) also contributes to a disturbance factor. Such effects contribute to a disturbance factor, which is likely to have previously impacted wild animals within the study area. A Freshwater Assessment was previously undertaken by Dr. Barbara Gale of Aqua Catch cc in April 2008, updated by Ms. Toni Belcher in 2010 with addendums in 2014, a wetland delineation was carried out by The Biodiversity Company in 2021, and a Letter of Confirmation of the delineated wetland buffer was compiled by Ms. Toni Belcher in 2021. As per the Freshwater Assessment, the upper to middle reaches of the Bokkemannskloof River is deemed to be in a good condition instream whereas the riparian zones were considered to be moderately impacted. The ecological importance and sensitivity of the river were considered to be moderate to high. A Freshwater Impact Assessment (<b>Appendix G2.1</b>) and Herpetology Assessment (<b>Appendix G3.1</b>) were conducted.</p> |
|--|--|--|--|--|

## a) Applicable Specialist Studies

### 1. Landscape / Visual Impact Assessment

This proposal is for the amendment to an existing environmental authorisation. Initial Visual Impact Assessment was conducted (**Appendix G4.2**) and has been revised accordingly amid the proposed amendment application (**Appendix G4.1**). As per the Updated Visual Impact Assessment (**Appendix G4.1**): the following visual impacts were identified by the specialist, namely (1) change in the character of the site, (2) visibility from a scenic, tourist route, and (3) light pollution. The specialist rated the visual impacts as follows:

| Potential Visual Impacts             |                                       | Impact associated with 2011 Previously Authorised SDP | Impact associated with 2022 Proposed Oakhurst Amendment SDP |
|--------------------------------------|---------------------------------------|---|---|
| Change in site character             |                                       | Medium (-) post mitigation                            | Low (-) post mitigation                                     |
| Visibility from scenic tourist route | Partial loss of scenic resource       | Low (-) post mitigation                               | Low (-) post mitigation                                     |
|                                      | Visibility from sensitive receptors   | Low (-) post mitigation                               | Low (-) post mitigation                                     |
|                                      | Visual intrusion on historic precinct | Low (-) post mitigation                               | Low - Medium (-) post mitigation                            |

The proposed development is in line with the City of Cape Town's policies regarding densification. As per the change in layout, the proposed development will be situated on the lower lying slopes – reducing its visual impact, compared with the 2011 SDP, in areas in the valley. Based on the design of the units, the layout is visually acceptable due to the units in front screening the lower storey of the double story units situated behind these units in the front. The specialist has stated that there is sufficient space between the proposed development and the Oakhurst homestead to mitigate the visual intrusion whereby a green visual screen can be provided along the northern western boundary. In this case, a historic hedge would be appropriate. It is the opinion of the VIA Specialist that should the proposed mitigation measures be implemented, the proposed amendment should be supported. A Landscape Plan has been conducted (**Appendix G10**). As per the assessment, no indigenous trees will be removed whereas numerous alien plant species will be removed.

### 2. Archaeological and Cultural Heritage Impact Assessment

The proposed amendment to the development layout and addition of a portion of Erf 2958 was the study area assessed in the NID. A Heritage Impact Assessment was conducted in June 2005. Based on the heritage report, the concrete bridge was not of any heritage significance. In accordance with the relevant legislation, HWC assessed the report and made recommendations in their "Record of Decision" dated 22 January 2008 which supported the findings of the specialist heritage assessment. As per the SAHRIS Paleosensitivity Map, the site is located within a low paleontological sensitive area (<https://sahris.sahra.org.za/map/palaeo>). According to Section 38(1) of the National Heritage Resources Act, NHRA (Act No. 25 of 1999), a Heritage Impact Assessment is required when:

- the construction of a road that exceeds 300m in length
- construction of a bridge exceeds 50m in length
- any development exceeding 5 000m<sup>2</sup> in extent.

Therefore, based on the factors highlighted above, it is envisaged that the proposed site for the amended layout and addition of a portion of Erf 2958 will have a very low sensitivity.

A Notice of Intent to Develop (NID) was however submitted to Heritage Western Cape (HWC). As per the response from HWC (**Appendix G5.2**), "since there is no reason to believe that the proposed residential development on Erf 2224 and 2958, Off Hout Bay Main Road, Hout Bay, will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required. However, should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately, and Heritage Western Cape must be notified without delay. Fossil finds procedure to be included in environmental authorization". Based on the response from the HWC, an Archaeological and Cultural Heritage Impact Assessment will **not** be required.

### **3. Palaeontology Impact Assessment**

The proposed amendment to the development layout and addition of a portion of Erf 2958 was the study area assessed in the NID. A Heritage Impact Assessment was conducted in June 2005. Based on the heritage report, the concrete bridge was not of any heritage significance. In accordance with the relevant legislation, HWC assessed the report and made recommendations in their "Record of Decision" dated 22 January 2008 which supported the findings of the specialist heritage assessment. As per the SAHRIS Paleosensitivity Map, the site is located within a low paleontological sensitive area (<https://sahris.sahra.org.za/map/palaeo>). Based on the factors outlined above, it is envisaged that a Palaeontology Impact Assessment will **not** be required.

### **4. Socio-Economic Assessment**

The proposed development is situated in proximity to the informal settlement of Imizamo Yethu. The proposed development is also adjacent to medium to high-income residential areas. The site is situated in a medium-density populated residential area which is interspersed with open grassy areas. According to the City of Cape Town's website ([www.capetown.gov.za](http://www.capetown.gov.za)) the population of the area has the following characteristics, based on the Statistics South Africa Census 2011 data:

- a. The population is predominantly Black African (43%) and White (35%).
- b. 55% of those aged 20 years and older have completed Grade 12 or higher.
- c. 79% of the labour force (aged 15 to 64) is employed.
- d. 47% of households have a monthly income of R3 200 or less.
- e. 63% of households live in formal dwellings.
- f. 71% of households have access to piped water in their dwellings or inside their yard.
- g. 80% of households have access to a flush toilet connected to the public sewer system.
- h. 82% of households have their refuse removed at least once a week.
- i. 91% of households use electricity for lighting in their dwellings.
- j. Approximately 51.1% of the population comprises males.

It must be noted that a national census was recently conducted (February – May 2022). These results however are not available at the time that this report was compiled.

The following socio-economic impacts will be realized should the proposed amendment application be authorized:

- As per the current amendment EA, the ownership of the EA was changed to Oakhurst Lifestyle Estate (Pty) Ltd. Oakhurst Lifestyle Estate has a different vision for the study site (i.e. a portion of RE of Erf 2224 and a portion of Erf 2958).
- Oakhurst Lifestyle Estate proposes the establishment of a safe and secure residential housing development catering to the needs of individuals and/or families older than 50 years. This includes the provision of different household types, namely dwelling houses and apartments for independent functioning residents, care units for assisted living, and residents in need of full-time frail care.
- The proposed change in the layout will provide residents with active and passive recreation, improving their overall mental and physical health and well-being. This will also enable residents to socialize with other residents of a similar age.

- Older citizens form part of the vulnerable proportion of the community relative to being targets of crime. The proposed change in the layout will enhance the provision of adequate security to residents and their property. This change in layout adopts the Crime Prevention Through Environmental Design ("CPTED") principles in the planning of the development project. The Oakhurst Lifestyle Estate will therefore be operated as a private security estate with the implementation of the City of Cape Town's Gated Development Policy.
- Increased conservation of biodiversity and habitat associated with the Bokkemanskloof watercourse: The proposed change in the layout and addition of a section of Erf 2958 will increase the conservation of biodiversity and habitats through the maintenance of buffers and the implementation of mitigation measures proposed by the specialists. Due to the location of the site relative to the backdrop of Table Mountain, the proposed nature-based development will promote symbiosis between nature and residents residing on the property.
- Niche in the market: The proposed development of a residential estate for residents older than 50 years will provide a range of housing options relative to the resident's stage of life whereby care facilities or independent living will be available. This presents a niche in the market as such housing opportunities are not currently available in the retirement market segment in Hout Bay.

Based on the factors outlined above, it is envisaged that a socioeconomic impact assessment was **not** required.

## 5. Plant Species Assessment

The site is located within the Peninsula Granite Fynbos, a critically endangered vegetation type. The site is not located within a CBA or ESA. Specialist studies were conducted for the previously authorised Oakhurst Residential Development (Original EA: E12/2/4/1-A5/235-2058/10; Amendment EA Ref: 14/3/1/1/A6/36/0535/21). As per the updated Botanical Assessment (**Appendix G1.1**), the proposed development amended footprint was classified as highly disturbed and transformed with a low ecological value. The site did not contain any important plant species (i.e. species of conservation concern – SCC) or habitats whereby no vegetation representative of Cape Peninsula Granite Fynbos (Critically Endangered vegetation type associated with the site) was present. Alien vegetation was present within the development footprint. Based on previous disturbances and the presence of alien plant species, the restoration potential of the area is very low. Based on the findings of the Botanical Compliance Statement, the botanical specialists concluded that:

- The proposed amendment will not result in an increased level or change in the nature of impacts compared with the original assessment.
- The proposed amendment is therefore supported from a botanical perspective.

Therefore, a Plant Species Compliance statement was conducted.

## 6. Animal Species Assessment

The DEA Screening Tool classified the site as "High" Sensitivity. A Western Leopard Toad (*Amietophrynus pantherinus*) habitat assessment was previously conducted by NCC in 2014. According to the findings of this study, Western Leopard Toads were present in certain areas of the site. As per the report, the site is extensively transformed from its natural state being directly modified by surrounding developments as well as alien invasive plant species encroachment (namely Port Jackson - *Acacia saligna*, *Lantana camara*, and *Eucalyptus* spp.). Direct impacts are typically associated with changes in land cover (resulting in the loss of natural areas) and edge effects, whereas indirect impacts are associated with the generation of waste and its management by surrounding developments (McDonald *et al.*, 2020)<sup>9</sup>. Edge effects have diverse impacts

<sup>9</sup> McDonald, R.I., Mansur, A.V., Ascensão, F., Crossman, K., Elmqvist, T., Gonzalez, A., Güneralp, B., Haase, D., Hamann, M., Hillel, O. and Huang, K., 2020. Research gaps in knowledge of the impact of urban growth on biodiversity. *Nature Sustainability*, 3(1), pp.16-24.

on biodiversity and ecological functioning (Razafindratsima *et al.*, 2018)<sup>10</sup>, which may have contributed to the level of disturbance identified by NCC during their study. The presence of the previously constructed bridge also contributes to a disturbance factor. Such effects contribute to a disturbance factor, which is likely to have previously impacted wild animals within the study area. Therefore, based on the presence of Western Leopard Toads in 2014, it is envisaged that the site will have a 'Medium Animal Species theme sensitivity.

Due to the findings of the previous assessment, a Herpetofauna Assessment was undertaken (**Appendix G3.1**).

## 7. Terrestrial Biodiversity Impact Assessment

The proposed development amended footprint was classified as highly disturbed and transformed with a low ecological value. The site did not contain any important plant species (i.e. species of conservation concern – SCC) or habitats whereby no vegetation representative of Cape Peninsula Granite Fynbos (Critically Endangered vegetation type associated with the site) was present. Alien vegetation were present within the development footprint. Based on previous disturbances and presence of alien plant species, the restoration potential of the area is very low. The DEA Screening Tool classified the proposed amendment footprint as "High" Animal Species Sensitivity based on the likely occurrence of SCC in the area. A Western Leopard Toad (*Amietophrynus pantherinus*) habitat assessment was previously conducted by NCC in 2014. According to the findings of this study, Western Leopard Toads were present in certain areas. As per the report, the site is extensively transformed from its natural state being directly modified by surrounding developments and the alien invasive plant species encroachment (namely Port Jackson - *Acacia saligna*, *Lantana camara*, and *Eucalyptus* spp.). Direct impacts are typically associated with developments resulting in land cover changes (and consequent loss of natural areas) and edge effects, whereas indirect impacts include impacts associated with the generation of waste and its management by surrounding developments (McDonald *et al.*, 2020)<sup>11</sup>. Edge effects have diverse impacts on biodiversity and ecological functioning (Razafindratsima *et al.*, 2018)<sup>12</sup>, which may have contributed to the level of disturbance identified by NCC during their study. The presence of the previously constructed bridge and other structures (e.g. buildings) also contributes to a disturbance factor. Such effects contribute to a disturbance factor, which is likely to have previously impacted wild animals within the study area. A Freshwater Assessment was previously undertaken by Dr. Barbara Gale of Aqua Catch cc in April 2008, updated by Ms. Toni Belcher in 2010 with addendums in 2014, a wetland delineation was carried out by The Biodiversity Company in 2021, and a Letter of Confirmation of the delineated wetland buffer was compiled by Ms. Toni Belcher in 2021. As per the Freshwater Assessment, the upper to middle reaches of the Bokkenskloof River is deemed to be in a good condition instream whereas the riparian zones were considered to be moderately impacted. The ecological importance and sensitivity of the river were considered to be moderate to high. A Freshwater Impact Assessment (**Appendix G2.1**) and Herpetology Assessment (**Appendix G3.1**) were conducted.

## 8. Aquatic Biodiversity Impact Assessment

A wetland delineation and confirmation of wetland buffer was undertaken in 2021. A Western Leopard Toad (*Amietophrynus pantherinus*) habitat assessment was previously conducted by NCC in 2014. According to the findings of that study, Western Leopard Toads were present in certain areas of the site. As per the report, the site is extensively transformed from its natural state being directly modified by surrounding developments as well as alien invasive plant species encroachment (namely Port Jackson - *Acacia saligna*, *Lantana camara*, and *Eucalyptus* spp.). Direct impacts are typically associated with changes in land cover (resulting in the loss of natural areas) and edge effects, whereas indirect impacts are associated with the generation of waste and its management by surrounding developments (McDonald *et al.*, 2020)<sup>13</sup>. Edge effects have diverse impacts on biodiversity and ecological functioning (Razafindratsima *et al.*, 2018)<sup>14</sup>, which may have contributed to the level of disturbance identified by NCC during their study. The presence of the previously

<sup>10</sup> Razafindratsima, O.H., Brown, K.A., Carvalho, F., Johnson, S.E., Wright, P.C. and Dunham, A.E., 2018. Edge effects on components of diversity and above-ground biomass in a tropical rainforest. *Journal of Applied Ecology*, 55(2), pp.977-985.

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

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

<sup>13</sup> McDonald, R.I., Mansur, A.V., Ascensão, F., Crossman, K., Elmqvist, T., Gonzalez, A., Güneralp, B., Haase, D., Hamann, M., Hillel, O. and Huang, K., 2020. Research gaps in knowledge of the impact of urban growth on biodiversity. *Nature Sustainability*, 3(1), pp.16-24.

<sup>14</sup> Razafindratsima, O.H., Brown, K.A., Carvalho, F., Johnson, S.E., Wright, P.C. and Dunham, A.E., 2018. Edge effects on components of diversity and above-ground biomass in a tropical rainforest. *Journal of Applied Ecology*, 55(2), pp.977-985.



constructed bridge and other structures (e.g. buildings and dam) also contributes to a disturbance factor. Such effects contribute to a disturbance factor, which is likely to have previously impacted wild animals within the study area. Therefore, based on the presence of Western Leopard Toads in 2014, it is envisaged that the site will have a 'Medium' Animal Species Theme sensitivity. A herpetology assessment, addressing the presence of Western Leopard Toads, was conducted and has been appended as **Appendix G3.1**.

A Freshwater Assessment was previously undertaken by Dr. Barbara Gale of Aqua Catch cc in April 2008, updated by Ms. Toni Belcher in 2010 with addendums in 2014, a wetland delineation was carried out by The Biodiversity Company in 2021, and a Letter of Confirmation of the delineated wetland buffer was compiled by Ms. Toni Belcher in 2021. As per the Freshwater Assessment, the upper to middle reaches of the Bokkenskloof River were considered to have a good instream condition whereas the riparian zones were considered to be moderately impacted. The ecological importance and sensitivity of the river were considered to be moderate to high. The Freshwater Impact Assessment was updated and has been appended as **Appendix G2.1**. Based on the findings of the Freshwater Assessment, the proposed additions to the original, previously authorised development of ERF 2224, it can be said that the proposed new development would not result in a significant increased level or change in the nature of impacts relative to the original assessment although the cumulative impacts could be expected to increase slightly.

## 6. Conclusion

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In conclusion, based on the nature of this application (i.e. Substantive Amendment Application), the following specialist studies were conducted to revise/supplement previously conducted assessments (*please refer to Pre-Application Amendment Application for a list of all studies conducted*):

1. Botanical Compliance Statement (**Appendix G1.1**)
2. Freshwater Assessment (**Appendix G2.1**)
3. Herpetofauna Impact Assessment (**Appendix G3.1**)
4. Updated Visual Impact Assessment (**Appendix G4.1**)
5. Notice of Intent to Develop (**Appendix G5.1**)
6. Updated Traffic Impact Assessment (**Appendix G6.1**)
7. Updated Engineering Services Report (**Appendix G7.1**)
8. Updated Stormwater Management Plan (**Appendix G8.1**)
9. Updated Electrical Services Report (**Appendix G9.1**)
10. Landscape Plan (**Appendix G10**)

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