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ENVIRONMENTAL CONSULTING

DRAFT SCOPING REPORT

PROPOSED MIXED-USE DEVELOPMENT ON PORTION 4 OF FARM 560, YZERFONTEIN, WESTERN CAPE

SEC REFERENCE: 026026
DEA&DP REFERENCE: 16/3/3/6/7/2/F5/31/2139/26

OCTOBER 2026

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Details of the Environmental Assessment Practitioner

Environmental Assessment Practitioner

Sillito Environmental Consulting (Pty) Ltd ("SEC") has been appointed as the independent environmental consultancy to undertake the Scoping and Environmental Impact Reporting ("S&EIR") process for the proposed mixed-use development on Portion 4 of Farm No. 560, Yzerfontein, Western Cape (SG Code: C04600000000056000004). Mrs Chantel Muller, Registered Environmental Assessment Practitioner ("EAP"), is the responsible EAP for the application and is assisted by Mr Jonathan Lassen, Candidate EAP, in the compilation and coordination of the environmental assessment documentation.

The responsible EAP oversees and coordinates the environmental assessment process in accordance with the applicable requirements of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment Regulations, 2014, as amended ("EIA Regulations").

The details of the appointed EAP are provided below:

Detail	Information
Environmental Consultancy	Sillito Environmental Consulting (Pty) Ltd
Environmental Assessment Practitioner	**Responsible Registered EAP:** Chantel Muller **Candidate EAP / Report Author:** Jonathan Lassen
Postal / Physical Address	Suite 401, Tokai on Main, 2 Burchell Street, Tokai, 7945
Telephone	(021) 712 5060
Email	chantel@environmentalconsultants.co.za jonathan@environmentalconsultants.co.za
EAPASA Registration Number	Chantel Muller (Reg. EAP 2019/1362) Jonathan Lassen (Cand. EAP 2024/8038)

Expertise and Experience of the EAP

The responsible Registered EAP and Candidate EAP have experience in the coordination and preparation of environmental assessment applications undertaken in terms of NEMA and the EIA Regulations, with the environmental assessment process being undertaken under the oversight of the responsible Registered EAP.

Relevant experience includes the preparation and management of environmental assessment documentation; identification and assessment of environmental sensitivities and potential impacts; coordination and integration of specialist environmental studies; consideration of reasonable and feasible alternatives; implementation of public participation processes; consultation with competent and commenting authorities; and preparation of environmental management and associated environmental documentation.

Copies of the EAPs' curricula vitae, detailing their relevant qualifications and environmental assessment experience, are included in **Appendix A** to this Scoping Report.

Independence of the EAP

Sillito Environmental Consulting and the appointed EAP act independently in undertaking the environmental assessment process.

Neither SEC nor the appointed EAPs have any business, financial, personal or other interest in the proposed development, other than fair remuneration for the professional services rendered in connection with the environmental assessment process.

The environmental assessment must be undertaken objectively, and the EAPs are required to disclose to the competent authority and Interested and Affected Parties ("I&APs") all material information that has or may have the potential to influence the competent authority's decision or the objectivity of the assessment process.

EAP Declaration

The appointed EAPs declare that the S&EIR process will be undertaken independently and objectively and that all material information that may reasonably have the potential to influence the competent authority's decision or the objectivity of the assessment will be disclosed. The signed EAP declaration is included in **Appendix A** to this Scoping Report.

EAPASA Registration / Professional Details

The professional details and Environmental Assessment Practitioners Association of South Africa ("EAPASA") registration status of the EAP are provided below:

Detail	Information
Environmental Assessment Team	Chantel Muller & Jonathan Lassen
Company	Sillito Environmental Consulting (Pty) Ltd
Professional Body	Environmental Assessment Practitioners Association of South Africa (EAPASA)
Registration Status	Registered EAP: Chantel Muller Candidate Registered EAP: Jonathan Lassen
Registration Number	Chantel Muller (2019/1362) Jonathan Lassen (2024/8038)
Qualifications	Chantel Muller: Masters in Environmental Management Jonathan Lassen: Advanced Diploma in Marine Sciences
Years of Relevant Experience	Chantel Muller (16+ Years) Jonathan Lassen (3+ Years)

Introduction

Background and Purpose of the Application

Jos de Villiers Beleggings Trust proposes a mixed-use development on a portion of Portion 4 of Farm No. 560, Yzerfontein, within the Swartland Municipal area of the Western Cape. The property is approximately 771 ha in extent, is currently zoned Agricultural Zone 1, and is situated immediately east and inland of the existing settlement footprint of Yzerfontein.

The proposed development, commonly referred to as the Yzerfontein Heights development, comprises a broader development/subdivisional area of approximately 157.97 ha. Of this area, approximately 72.33 ha comprises the physical development footprint, while approximately 85.64 ha is allocated to Open Space Zone 1. The proposal includes residential development, associated business opportunities, public open space, roads and supporting infrastructure. The current development proposal provides for a total of approximately 917 residential opportunities, comprising 749 single residential erven and 168 General Residential units, together with Business Zone 2 erven, Open Space Zone 1 areas and Transport Zone 2 roads. The development is proposed to be implemented progressively in phases.

The proposed development has previously been the subject of environmental assessment; however, the previous Environmental Authorisation application was withdrawn. The project is accordingly proceeding through a new environmental application process, with the current biodiversity offset strategy being developed independently of the previous application and informed by updated specialist evidence and the revised development proposal.

The purpose of the current application is to obtain Environmental Authorisation ("EA") for the proposed mixed-use development through a Scoping and Environmental Impact Reporting ("S&EIR") process. This Scoping Report identifies the principal environmental issues, sensitivities and alternatives relevant to the proposal and defines the scope of further assessment required during the EIA Phase.

Purpose and Objectives of the Scoping Report

The purpose of this Scoping Report is to document the outcomes of the Scoping Phase of the environmental assessment process for the proposed mixed-use development on Portion 4 of Farm No. 560, Yzerfontein, and to define the scope of the investigations to be undertaken during the subsequent Environmental Impact Assessment ("EIA") Phase.

The Scoping Phase provides an opportunity to identify the key environmental sensitivities, issues and potential impacts associated with the proposed development at an early stage of the assessment process. It further provides the framework within which reasonable and feasible alternatives can be considered and the specialist investigations required to inform the EIA Phase can be identified.

The objectives of this Scoping Report are to:

- provide a description of the proposed development and the receiving environment within which it is proposed;
- provide the relevant environmental, planning and legislative context applicable to the proposed development;
- identify and describe the environmental sensitivities and constraints associated with the site;
- identify the key environmental issues and potentially significant impacts requiring investigation during the EIA Phase;
- identify and consider reasonable and feasible development alternatives, including the preferred and no-go alternatives;
- document the environmental considerations that have informed the development and refinement of the proposed layout;
- identify the specialist investigations required to adequately assess the potential impacts of the proposed development;
- document the Public Participation Process ("PPP") and the issues and concerns raised by Interested and Affected Parties ("I&APs") and relevant organs of state;

- establish the methodology that will be applied to assess the significance of potential environmental impacts during the EIA Phase; and
- provide a Plan of Study for Environmental Impact Assessment, setting out the investigations, specialist studies, alternatives, consultation and assessment processes that will be undertaken during the EIA Phase.

Structure of the Scoping Report

This Scoping Report has been structured in accordance with the applicable requirements of the Environmental Impact Assessment Regulations, 2014 (as amended), and presents the proposed development, receiving environment, key environmental issues and sensitivities, alternatives, public participation process and scope of further assessment required during the EIA Phase.

The Scoping Report is broadly structured as follows:

Report Component	Contents
Details of the Environmental Assessment Practitioner	Provides the details, expertise, experience, independence and professional registration information of the responsible Registered EAP and Candidate EAP / Report Compiler.
Introduction	Provides the background and purpose of the application, objectives of the Scoping Report, overview of the S&EIR process, project location and property details, project background, proposed development components, associated infrastructure, access, construction and operational activities, and project phasing.
Legal and Regulatory Framework	Identifies the principal environmental legislative and regulatory requirements applicable to the proposed development, including the applicable NEMA listed activities and other approvals or authorisations that may be required.
Planning Context, Need and Desirability	Considers the proposed development within the relevant national, provincial and municipal planning context and assesses the need and desirability of the proposal.
Description of the Receiving Environment	Describes the existing biophysical, biodiversity, heritage, palaeontological, visual, socio-economic, traffic and infrastructure characteristics and sensitivities of the receiving environment.
Issues and Potentially Significant Impacts Identified	Identifies the environmental issues and potential impacts arising from the proposed development and determines the matters requiring further detailed assessment during the EIA Phase.
Methodology for Assessment During the EIA Phase	Sets out the methodology that will be applied during the EIA Phase to assess the significance of identified impacts, including cumulative impacts and the comparative assessment of alternatives.
Investigation of Alternatives	Identifies and considers the reasonable and feasible alternatives available for the proposed development, including site, layout, access, servicing, phasing, biodiversity avoidance and conservation, preferred and No-Go alternatives.
Public Participation Process	Describes the PPP applicable to the Scoping Phase, including identification and notification of I&APs and authorities, availability of the Draft Scoping Report, commenting arrangements and preparation of the Comments and Responses Report.

Plan of Study for Environmental Impact Assessment	Defines the scope of the subsequent EIA Phase, including issues requiring further investigation, specialist studies, alternatives, impact assessment methodology, mitigation, public participation, authority consultation and preparation of the EIAR and EMPr.
EAP Opinion and Scoping Conclusions	Summarises the principal findings of the Scoping Phase, identifies the matters requiring further assessment and provides the EAP's opinion and recommendations regarding progression to the EIA Phase.
Appendices	Contain the relevant supporting documentation, including EAP documentation, application documentation, plans and maps, Screening Tool Report and SSVR, specialist studies, PPP documentation, Comments and Responses Report, engineering information and other supporting information.

Scoping and Environmental Impact Reporting Process

The proposed mixed-use development is subject to a Scoping and Environmental Impact Reporting ("S&EIR") process in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment Regulations, 2014, as amended ("EIA Regulations").

The Scoping Phase identifies the key environmental issues, sensitivities, potential impacts and reasonable and feasible alternatives associated with the proposed development and defines the scope of further investigation required during the EIA Phase. The assessment is informed by the current development proposal, available environmental and technical information, specialist investigations and consultation with relevant authorities and Interested and Affected Parties ("I&APs").

This Draft Scoping Report will be made available for public and authority review and comment. Following consideration of comments received, the Final Scoping Report and Plan of Study for Environmental Impact Assessment will be submitted to the competent authority. Subject to acceptance of the Scoping Report, the application will proceed to the EIA Phase, during which the identified impacts and alternatives will be assessed in further detail and documented in the Environmental Impact Report ("EIR") and Environmental Management Programme ("EMPr").

The Public Participation Process and proposed scope of the EIA Phase are addressed in the respective sections of this Scoping Report.

Project Location

The proposed mixed-use development is located on a portion of Portion 4 of Farm No. 560, Yzerfontein, within the Swartland Local Municipality, West Coast District Municipality, Western Cape Province. The broader property is approximately 771 ha in extent, of which approximately 157.97 ha forms the broader development/subdivisional area. Within this area, approximately 72.33 ha comprises the physical development footprint, with approximately 85.64 ha allocated to Open Space Zone 1.

The site is situated immediately east and inland of the existing settlement of Yzerfontein, with the proposed development effectively forming an extension of the existing urban area. The development area is positioned generally to the southeast of the town and is bordered by Atlantic Drive to the west and south, with F. Duckitt Street and Main Road (R315) situated to the north/northwest of the development area.

The surrounding area comprises the existing settlement of Yzerfontein to the west and predominantly undeveloped land to the east and southeast. Existing infrastructure within the broader property includes a telecommunications mast and municipal water reservoir.



Figure 1: Locality of Portion 4 of Farm No. 560, Yzerfontein



Figure 2: Location of the broader development zones within Portion 4 of Farm No. 560

Property Details

The proposed mixed-use development is located on a portion of Portion 4 of Farm No. 560, Yzerfontein, within the jurisdiction of the Swartland Local Municipality and West Coast District Municipality, Western Cape Province. The broader property measures approximately 771 ha and is currently zoned Agricultural Zone 1.

The property is owned by the Jos de Villiers Beleggings Trust, under Title Deed No. T27422/2010.
The relevant property details are summarised below:

Property Detail	Description
Property	Portion 4 of Farm No. 560, Yzerfontein
Province	Western Cape
District Municipality	West Coast District Municipality
Local Municipality	Swartland Local Municipality
Nearest Town	Yzerfontein
Registered Property Owner	Jos de Villiers Beleggings Trust
Title Deed	T27422/2010
Approximate Property Extent	±771 ha

Current Zoning	Agricultural Zone 1
Proposed Areas	Broader Development / Subdivisional Area: ±157.97 ha Physical Development Footprint: ±72.33 ha Open Space Zone 1: ±85.64 ha
Existing Land Use	Predominantly undeveloped/natural land, with existing infrastructure occurring within portions of the broader property
Proposed Land Use	Mixed-use development comprising residential, general residential, business, open space, roads and associated infrastructure

Project Background

The proposed development has been the subject of environmental and technical investigation over a number of years. A previous application for Environmental Authorisation was initiated for development on the property and was supported by a range of environmental specialist investigations. That application was subsequently withdrawn, and the proposed development is now being progressed through a new environmental application process.

The specialist investigations undertaken previously, together with updated studies completed for the current application, have informed the refinement of the development proposal. Terrestrial biodiversity has been a key consideration in this process, resulting in the avoidance of mapped and confirmed limestone habitat and the incorporation of ecological corridors within the current layout. Residual terrestrial biodiversity impacts nevertheless remain and an appropriate biodiversity offset is being investigated as part of the current environmental assessment process.

The current proposal therefore represents a revised development concept informed by the environmental and technical investigations undertaken to date. The detailed environmental sensitivities, potential impacts, alternatives and offset considerations relevant to the proposal are addressed in the respective sections of this Scoping Report.

Description of the Proposed Development

The proposed development entails the establishment of a mixed-use development within a broader development/subdivisional area of approximately 157.97 ha on Portion 4 of Farm No. 560, Yzerfontein. The physical development footprint comprises approximately 72.33 ha, while approximately 85.64 ha within the broader development area is allocated to Open Space Zone 1. The broader property measures approximately 771 ha.

The development is proposed to comprise a combination of single residential, general residential, business, public open space, internal roads and associated infrastructure. Based on the current development proposal, a total of approximately 917 residential opportunities will be provided.

The proposed land-use components are summarised below:

Proposed Land Use	Development Component	Approximate Extent / Yield
Residential Zone 1	Single residential erven	749 erven / 50.4421 ha
General Residential Zone 1	Group housing development	168 units / 6.8237 ha

Business Zone 2	Business/commercial opportunities	2 erven / 1.0071 ha
Open Space Zone 1	Public/open-space areas	11 erven / 85.6363 ha
Transport Zone 2	Internal roads and associated transport areas	14.0582 ha
Total Residential Opportunities	Single and general residential units	917 units

The development is proposed to be implemented incrementally over an anticipated period of approximately 30 years. The proposed development phasing is described in detail under the Project Phasing subsection of this Scoping Report.

The proposed development will also require the provision of the necessary bulk and internal engineering services and supporting infrastructure to service the residential and associated land uses. The detailed design and servicing requirements will be addressed through the relevant engineering investigations and incorporated into the assessment where applicable.

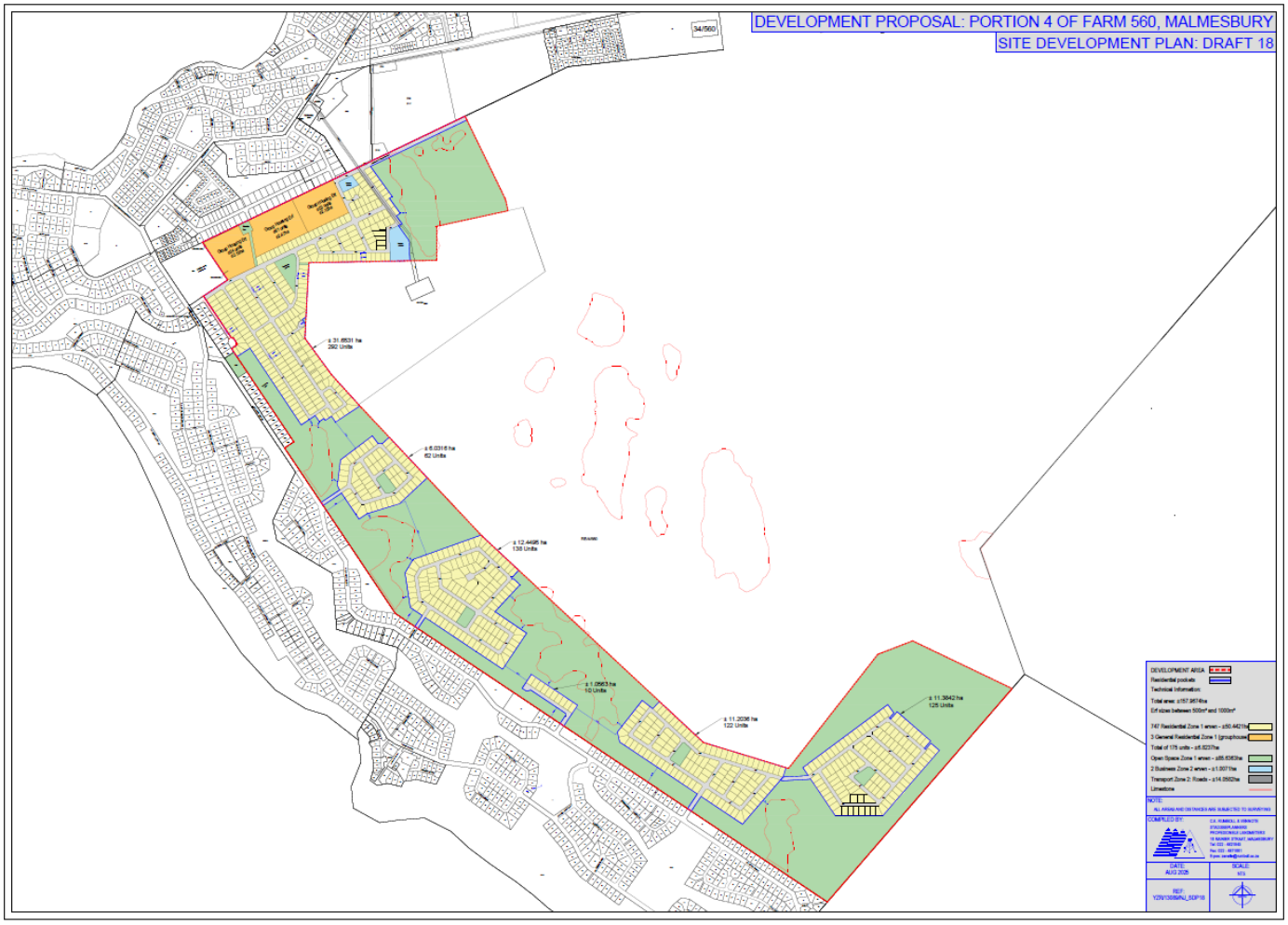

Figure 3: Proposed Site Development Plan / Development Layout **(Attached as Appendix C)**

Development Components

The proposed mixed-use development will comprise a combination of residential, general residential, business, open space, transport and associated infrastructure components. Based on the current development proposal, the principal components are described below.

Single Residential Development

- The predominant residential component will comprise approximately 749 Residential Zone 1 erven, occupying a combined area of approximately 50.4 ha. These erven will accommodate the single residential component of the proposed development and will be developed progressively in accordance with the proposed development phasing.

General Residential Development

- The proposal includes three General Residential Zone 1 erven, with a combined extent of approximately 6.8 ha. These erven are proposed to accommodate approximately 168 residential units, forming the higher-density/group housing component of the development.
- Together, the Residential Zone 1 and General Residential Zone 1 components will provide approximately 917 residential opportunities.

Business Component

- Two Business Zone 2 erven, with a combined extent of approximately 1 ha, are incorporated into the development proposal. These erven will provide supporting business/commercial opportunities within the development.

Open Space

- The development incorporates 11 Open Space Zone 1 erven, collectively comprising approximately 85.6 ha. The open-space component forms a substantial portion of the overall development area and is integrated with the environmental constraints and ecological connectivity considerations identified for the site.
- The open-space component incorporates environmentally sensitive areas and ecological corridors identified through the specialist investigations and forms an important component of the overall development layout.

Roads and Access

- Approximately 14 ha of the development area is allocated to Transport Zone 2, comprising the internal road network and associated transport areas required to provide access and circulation throughout the development.
- The development is situated in proximity to the existing Yzerfontein road network, including Atlantic Drive, F. Duckitt Street and Main Road (R315). The traffic and access requirements associated with the development have been investigated through the project-specific Traffic Impact Assessment and will inform the detailed planning and implementation of the development.

Engineering Services and Infrastructure

- The development will require the provision of the necessary bulk and internal engineering services to service the proposed residential and associated land uses. These will include the relevant water supply, sanitation, stormwater, electricity, road and associated infrastructure requirements.

Associated Infrastructure and Services

The proposed development will require new internal engineering services and connections to existing and future municipal bulk infrastructure. The provision and upgrading of water, sanitation, stormwater, electricity and associated infrastructure will occur progressively and will be an important consideration in determining the timing and implementation of the individual development phases.

Water Supply

- Potable water will be supplied through connection to the existing Swartland Local Municipality water supply network, with new internal water reticulation installed throughout the development. The available investigations indicate that portions of the existing water network will require upgrading as later development phases are implemented. Development situated above the approximately 55 m contour may also require internal booster pumping to maintain adequate water pressure during peak demand conditions.
- The ultimate bulk water supply capacity and detailed infrastructure requirements will be confirmed in consultation with the Swartland Local Municipality and through the detailed engineering design process.

Sewerage and Effluent Management

- Yzerfontein does not currently have sufficient municipal sewer infrastructure available to accommodate the proposed development. Sewerage servicing therefore represents an important infrastructure constraint that must be considered in conjunction with the phased implementation of the development.
- For the initial development phases, sewage is proposed to be accommodated through conservancy tanks, with wastewater removed and transported to the Darling Wastewater Treatment Works ("WWTW"). Preliminary acceptance of this approach has been obtained from the relevant authorities; however, the extent and duration for which the Darling WWTW can accommodate wastewater generated by the development remain subject to available treatment capacity and further engagement with the relevant authorities.
- The estimated total sewer demand associated with the full development of approximately 917 residential opportunities is approximately 520 kl/day. A new internal waterborne sanitation system is ultimately proposed, which will connect to the future municipal sewerage network for Yzerfontein. Once suitable municipal sewer infrastructure becomes available, the interim conservancy tank arrangement is intended to be discontinued.
- The final wastewater servicing solution, including the operational feasibility and environmental acceptability of the interim arrangement, will require further consideration during the EIA and detailed engineering processes.

Stormwater Management

- A formal stormwater management system will be incorporated into the development. The available project information indicates that the stormwater system will seek to maintain post-development discharge volumes at levels comparable to pre-development runoff, with a series of retention ponds proposed to attenuate runoff generated within the development.
- Stormwater infrastructure will be designed with consideration of the site's topography, downstream receiving environment and environmental sensitivities. The design will also seek to avoid impacts on sensitive environmental areas and, where feasible, take anticipated climate variability and extreme rainfall events into consideration.
- Certain existing municipal stormwater infrastructure may require upgrading as the development progresses. In particular, the available assessment identifies potential upgrades to the stormwater network within 5th Street and 10th Street, while a number of development pockets are anticipated to drain towards Short Street via retention ponds.

Electricity Supply

- Electricity will be supplied through connection to the existing municipal electrical network. Associated infrastructure is anticipated to include internal electrical reticulation, possible mini-substations and street lighting infrastructure.
- Bulk electricity capacity has previously been identified as a significant servicing constraint for the proposed development. However, Swartland Municipality has reportedly accepted the quotation and paid the required deposit for the planned bulk electricity infrastructure upgrades. The upgrades are therefore progressing, with implementation previously anticipated during the 2028/2029 period. Confirmation of the anticipated completion date, available supply capacity and any additional infrastructure requirements will be obtained from the relevant service providers as the project progresses.
- Development phasing will need to be aligned with the availability of electricity capacity and the completion of the necessary bulk infrastructure upgrades.

Solid Waste Management

- Solid waste generated during the operational phase will be managed through the municipal waste management system. No permanent on-site waste disposal facility is proposed as part of the development.

Further Engineering Confirmation

- The detailed design, capacity, location and configuration of the associated infrastructure will be progressively refined through the engineering design and EIA processes. Of particular importance will be confirmation of bulk water capacity, the interim and long-term sewerage solution, bulk electricity availability, stormwater management requirements and any associated municipal infrastructure upgrades.

Access and Internal Roads

Vehicular access to the proposed development will be obtained via the existing municipal road network surrounding the site, with new access intersections and an internal road network constructed as part of the development. The principal surrounding roads relevant to the development include Atlantic Drive, Dassen Island Drive, Short Street and Gey van Pittius Street, which provide connections between the development area and the existing Yzerfontein road network.

A project-specific Traffic Impact Assessment ("TIA") was undertaken by Sturgeon Consulting and updated in September 2025. The TIA assessed existing traffic conditions, anticipated development-generated traffic, future traffic conditions, proposed site accesses and the potential need for upgrades to the surrounding road network. Existing traffic volumes on the surrounding network were generally found to be low to medium, with particularly low traffic volumes recorded along Gey van Pittius Street and relatively low volumes along Dassen Island Drive and Atlantic Drive.

Development Access

The TIA provides for seven access points to the proposed development. These accesses are distributed around the development footprint to connect the various development pockets with the existing Yzerfontein road network. The proposed access arrangements comprise:

- Access 1: situated to the north of the site at the extension of Gey van Pittius Street, via the Buitekant Street/Gey van Pittius Street intersection;
- Access 2: providing access to the relevant development pocket via the extension of Short Street;
- Access 3: situated to the west of the site at the extension of Versveld Street, east of Dassen Island Drive; and
- Accesses 4–7: four access points from Atlantic Drive, providing access to the development pockets situated within the southern portion of the site.

All proposed development accesses are planned as two-lane accesses, comprising one inbound and one outbound lane. The detailed design of the access intersections will be subject to the applicable municipal engineering standards and approval by the relevant Roads Authority prior to construction.

Internal Road Network

A new internal road network, designated predominantly as Transport Zone 2, will be established throughout the development. The road network will provide access to the individual residential erven, general residential areas, business components and other development pockets, while connecting these areas to the external municipal road network.

The internal road network will comprise roads of varying widths and functions within the proposed road hierarchy. The available engineering information indicates typical carriageway widths of approximately 5.5 m to 7.0 m, while the final carriageway and road-reserve widths will be confirmed through detailed engineering design. The main internal roads will incorporate barrier kerbs and channels as part of the associated stormwater management infrastructure. Pedestrian infrastructure will also be incorporated where required.

The road layout has been developed in conjunction with the broader Site Development Plan and has been informed by both engineering requirements and environmental constraints. Portions of the internal road network may remain subject to further refinement during the EIA process as the layout responds to updated environmental information and detailed engineering requirements.

Traffic-Related Road Upgrades

The TIA anticipates that the full development will generate approximately 523 vehicle trips during the AM peak hour and 750 vehicle trips during the PM peak hour. The assessment found that most of the surrounding study intersections are expected to continue operating at acceptable levels of service as the development progresses.

The principal intersection requiring intervention is the Main Road (R315)/Buitekant Street intersection. Under the assessed future development scenarios, the existing all-way stop-controlled intersection is anticipated to experience capacity constraints. The TIA therefore identifies either a single-lane roundabout or traffic signalisation as potential upgrade options. A roundabout is generally favoured where geometric conditions permit due to its traffic-calming, operational and maintenance advantages; however, the final solution will be subject to detailed design and approval by the relevant Roads Authority.

Construction Activities

The proposed mixed-use development is anticipated to be constructed progressively over a period of approximately 30 years, in accordance with the proposed development phasing. Construction activities will therefore occur incrementally as individual development phases are implemented, rather than through the simultaneous development of the entire site.

Construction will generally involve the establishment of the approved development footprint, installation of engineering services and infrastructure, construction of the internal road network and access points, and subsequent development of the individual residential, general residential, business and associated components.

The principal construction activities are anticipated to include:

- establishment of construction camps, laydown areas and temporary access arrangements, where required;
- survey and demarcation of approved development areas, environmental no-go areas and retained ecological corridors;
- site preparation and clearance of vegetation strictly within authorised development footprints;
- stripping and temporary stockpiling of topsoil for subsequent rehabilitation and landscaping, where applicable;
- earthworks, including excavation, cut-and-fill activities, grading and preparation of development platforms;
- construction of the internal road network and associated access intersections;
- excavation of trenches and installation of water, sewer, stormwater, electricity and other service infrastructure;
- construction of stormwater infrastructure, including the proposed retention facilities and associated drainage infrastructure;
- installation of internal electrical reticulation, street lighting and associated infrastructure;
- construction of residential, general residential and business buildings within the relevant development phases;
- establishment of pedestrian infrastructure and other associated development infrastructure;
- temporary storage and management of construction materials, fuels and construction waste;
- removal of construction waste and excess material to appropriately authorised facilities; and

- rehabilitation and stabilisation of areas disturbed during construction but not required for permanent development.

Operational Activities

The operational phase will commence progressively as the individual development phases are completed and occupied. Given the anticipated approximately 30-year development programme, operational activities will increase incrementally as the residential, general residential and associated components are developed.

Once established, the development will function predominantly as a residential mixed-use area, comprising approximately 749 single residential erven and 168 General Residential units, providing approximately 917 residential opportunities in total. The development will also include two Business Zone 2 erven, including an erf intended to accommodate a restaurant, together with the associated open-space areas, roads and engineering infrastructure.

The principal operational activities associated with the development are anticipated to include:

- occupation and day-to-day use of the residential and general residential components;
- operation of the Business Zone 2 components and associated commercial activities;
- regular vehicular and pedestrian movement throughout the development and between the development and the existing Yzerfontein road network;
- operation and maintenance of the internal road network and access infrastructure;
- consumption and distribution of potable water;
- generation, collection and management of domestic wastewater;
- generation and municipal collection of domestic and commercial solid waste;
- consumption and distribution of electricity;
- operation and maintenance of the internal stormwater management system and associated retention facilities;
- maintenance of municipal and internal engineering services;
- maintenance of public and landscaped open-space areas; and
- management and protection of retained natural areas and ecological corridors associated with the development.

Project Phasing

The proposed mixed-use development is anticipated to be implemented incrementally over an approximately 30-year period. The phased approach will allow residential development and associated infrastructure to be progressively established in response to demand, infrastructure availability and the relevant statutory approvals.

The current development programme comprises a series of individual development phases, identified as Phases A to P. Based on the current proposal, the anticipated residential phasing is as follows:

Indicative Implementation Period	Development Phases	Single Residential Units	General Residential Units	Total Residential Opportunities
Immediate / Initial development	A and D	14	61	75
1–5 years	B, C, E and F	95	107	202
5–10 years	G, H, J, K, L and M	383	–	383

10–15 years	N and O	132	–	132
15–30 years	P	125	–	125
Total	A–P	749	168	917

The proposed phasing is particularly relevant to the provision of bulk and internal engineering services. The implementation of individual phases will need to be coordinated with the availability and capacity of water, wastewater, electricity, road and other supporting infrastructure. Accordingly, the timing of later phases may be influenced by the implementation of the necessary municipal and bulk infrastructure upgrades.

The phasing programme should therefore be regarded as indicative rather than a fixed construction schedule. The actual timing and sequence of individual phases may be refined in response to market demand, detailed engineering design, infrastructure availability and the conditions of the relevant environmental, planning and municipal approvals.

Notwithstanding the phased implementation of the development, environmental requirements applicable to each phase, including the protection of retained natural areas, ecological corridors and environmental no-go areas, will need to be implemented throughout the construction and operational life of the development.

Legal and Regulatory Framework

The proposed mixed-use development is subject to the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), the Environmental Impact Assessment Regulations, 2014, as amended ("EIA Regulations"), and the associated Listing Notices. The proposed development requires Environmental Authorisation ("EA") and is accordingly subject to a Scoping and Environmental Impact Reporting ("S&EIR") process.

Other legislation, policies and regulatory requirements relevant to the environmental assessment include those relating to biodiversity conservation, water resources, heritage resources, land-use planning, waste management and municipal services, as summarised below.

Legislation / Policy / Guideline	Relevance to the Proposed Development
Constitution of the Republic of South Africa, 1996	Section 24 establishes the environmental right and provides the overarching constitutional basis for environmental protection and sustainable development.
National Environmental Management Act, 1998 (Act No. 107 of 1998) – NEMA	Provides the overarching framework for environmental management and sustainable development and establishes the environmental management principles applicable to the assessment and decision-making process.
Environmental Impact Assessment Regulations, 2014 (as amended)	Regulate the application for Environmental Authorisation and prescribe the procedural and reporting requirements applicable to the S&EIR process, including Scoping, EIA and public participation requirements.
NEMA EIA Listing Notices 1, 2 and 3, (as amended)	Identify activities that may not commence without Environmental Authorisation. The specific listed activities applicable to the proposed development are addressed separately in this Scoping Report.
National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004) – NEMBA	Provides for the conservation and management of South Africa's biodiversity, including threatened ecosystems, protected species and invasive alien species. This is particularly relevant given the threatened vegetation types, SCC and other terrestrial biodiversity sensitivities identified within the property.
National Biodiversity Offset Policy, 2023	Provides the national policy framework for biodiversity offsets where significant residual biodiversity impacts remain following application of the mitigation hierarchy. This is directly relevant to the proposed development due to the residual impacts on threatened terrestrial habitat and CBA 1 areas.
Western Cape Guideline on Biodiversity Offsets, 2015	Provides provincial guidance for determining and implementing biodiversity offsets in the Western Cape and forms part of the framework being considered in developing the project's terrestrial biodiversity offset strategy.
Saldanha Strategic Offset Strategy, 2020	Provides regionally relevant guidance for biodiversity offset considerations and has been considered in developing the preliminary offset approach for the project.
National Water Act, 1998 (Act No. 36 of 1998) – NWA	Regulates the protection, use and management of water resources. The applicability of water-use authorisation requirements will need to be determined with reference to the final development layout and associated infrastructure.

National Heritage Resources Act, 1999 (Act No. 25 of 1999) – NHRA	Provides for the protection and management of heritage resources. The proposed development must take cognisance of applicable archaeological, palaeontological and other heritage-resource requirements.
National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) – NEM:WA	Establishes requirements for waste management and the prevention of pollution. Construction and operational waste associated with the proposed development must be appropriately managed.
Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) – SPLUMA	Establishes the national framework for spatial planning and land-use management and is relevant to the proposed rezoning and development of the property.
Western Cape Land Use Planning Act, 2014 (Act No. 3 of 2014) – LUPA	Provides the provincial framework for land-use planning and development management within the Western Cape.
Swartland Municipal Spatial Development Framework 2023–2027, as amended	Provides the municipal spatial planning context applicable to the development. The current project information records the proposed development footprint as falling within the recognised Yzerfontein Urban Edge following the 2025 amendment to the SDF.
Western Cape Biodiversity Spatial Plan, 2023	Provides the spatial biodiversity planning framework used to identify CBAs, Ecological Support Areas and other biodiversity priorities. CBA 1 areas occur within the proposed development footprint and are an important consideration in the assessment.

Application of the Regulatory Framework

The environmental assessment will be undertaken in accordance with the applicable requirements and environmental management principles of NEMA, including the consideration of reasonable and feasible alternatives, application of the mitigation hierarchy and integration of environmental considerations into development planning and decision-making. The project-specific application of these requirements is addressed in the relevant sections of this Scoping Report.

Applicable NEMA Listed Activities

The proposed mixed-use development requires Environmental Authorisation (“EA”) in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (“NEMA”) and the Environmental Impact Assessment Regulations, 2014, as amended.

In correspondence dated 6 July 2026, DEA&DP confirmed that it concurs with the applicability of Listing Notice 1 Activities 9, 24 and 28; Listing Notice 2 Activity 15; and Listing Notice 3 Activities 4 and 12.

The listed activities currently identified for the application are summarised below.

Listing Notice	Activity	Listed Activity Description	Applicability to the Proposed Development
Listing Notice 1	**Activity 9**	The development of infrastructure exceeding 1 000 m in length for the bulk transportation of water or stormwater: (i) with an internal diameter of 0.36 m or more; or (ii) with a peak throughput of 120 litres	The proposed development includes bulk stormwater infrastructure exceeding 1 000 m in length and of sufficient capacity to meet the applicable diameter and/or throughput thresholds. The activity is

		per second or more, excluding infrastructure within a road reserve and development occurring within an urban area.	therefore triggered by the proposed bulk stormwater infrastructure.
Listing Notice 1	**Activity 24**	The development of: (i) a road for which Environmental Authorisation was obtained for the route determination under the specified previous EIA activities; or (ii) a road with a reserve wider than 13.5 m, or, where no reserve exists, a road wider than 8 m; excluding roads identified under Activity 27 of Listing Notice 2 and roads falling entirely within an urban area.	The proposed development includes an extensive internal road network. Typical carriageway widths are currently anticipated to range between approximately 5.5 m and 7.0 m; however, final carriageway and road-reserve dimensions remain subject to detailed engineering design. Although the proposed development area falls within the recognised Yzerfontein urban edge, the applicability of the relevant urban-area exclusion requires further consideration. DEA&DP has concurred with the inclusion of Activity 24, which will therefore be retained pending confirmation of the final road dimensions and applicability of the exclusion.
Listing Notice 1	**Activity 28**	Residential, mixed, retail, commercial, industrial or institutional developments on land used for agriculture, game farming, equestrian purposes or afforestation on or after 1 April 1998, where the development will occur: (i) inside an urban area and the total land to be developed exceeds 5 ha; or (ii) outside an urban area and the total land to be developed exceeds 1 ha; excluding land already developed for the specified development purposes.	DEA&DP has concurred with the applicability of Activity 28 to the proposed mixed-use development. The proposed development exceeds the applicable development-area threshold, and the applicability of the activity will be addressed with reference to the relevant land-use history, final development footprint and applicable urban-area provisions.
Listing Notice 2	**Activity 15**	The clearance of an area of 20 ha or more of indigenous vegetation, excluding where such clearance is required for: (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a Maintenance Management Plan.	The proposed development will require the clearance of indigenous vegetation over an area exceeding 20 ha. The current development footprint is approximately 72.3311 ha, thereby exceeding the applicable threshold. Activity 15 is therefore triggered and necessitates the undertaking of a Scoping and Environmental Impact Reporting process.
Listing Notice 3	**Activity 4**	The development of a road wider than 4 m with a reserve less than 13.5 m. In the Western Cape, the activity applies within specified sensitive geographical areas, including areas zoned as public open space or equivalent, qualifying areas outside urban areas containing indigenous vegetation, and qualifying conservation areas within urban areas.	The proposed development includes roads wider than 4 m within environmentally sensitive areas associated with indigenous vegetation and biodiversity features. DEA&DP has concurred with the applicability of Activity 4. The specific geographic trigger applicable to the proposed roads will be confirmed against the final road layout and the relevant urban-area provisions.
Listing Notice 3	**Activity 12**	The clearance of an area of 300 m² or more of indigenous vegetation, except where required for maintenance undertaken in accordance with a Maintenance Management Plan. In the Western	The proposed development will require the clearance of substantially more than 300 m² of indigenous vegetation within environmentally sensitive areas, including threatened ecosystems and mapped CBA

		Cape this includes, inter alia, clearance within critically endangered or endangered ecosystems, Critical Biodiversity Areas, specified coastal areas, and land zoned for open space or conservation purposes.	areas. The approximately 72.3311 ha development footprint exceeds the applicable clearance threshold. Activity 12 is therefore triggered.

Other Environmental Approvals / Authorisations Required

In addition to the Environmental Authorisation required in terms of NEMA, the proposed development may require further statutory approvals, permits or authorisations prior to implementation. These requirements will be confirmed as the S&EIR process progresses and as the final development layout and associated engineering infrastructure are refined.

Based on the project information currently available, the following additional approvals and regulatory processes are relevant:

Approval / Process	Relevant Authority	Project Relevance / Status
Land-use planning approvals	Swartland Local Municipality	The property is currently zoned Agricultural Zone 1 and the proposed development includes residential, general residential, business, open-space and transport land uses. The necessary rezoning, subdivision and associated land-use approvals will therefore be required prior to implementation.
Heritage approval / comment	Heritage Western Cape ("HWC")	Heritage resources have been identified as a relevant environmental theme for the project. The applicable heritage process and any further requirements of HWC must be addressed in accordance with the National Heritage Resources Act.
Water-use authorisation, if applicable	Department of Water and Sanitation ("DWS") / relevant Catchment Management Agency	The need for a Water Use Licence ("WUL") or General Authorisation must be confirmed against the final development and infrastructure footprint. The current project information does not establish that a WUL is definitely required, and this should therefore not be presented as a confirmed authorisation at this stage.
Municipal engineering/services approvals	Swartland Local Municipality and relevant service authorities	Approval will be required for the detailed design and provision of water, sewerage, stormwater, roads and associated municipal engineering services. The SSVR confirms that the development will require internal roads, stormwater management, water and sewer reticulation and electricity services.
Road/access approvals	Swartland Local Municipality and/or relevant Roads Authority	The proposed development includes new development accesses and an internal road network. Detailed access and road designs will require approval by the relevant Roads Authority.
Electricity supply approval	Relevant electricity service provider / authority	Confirmation of available bulk electricity capacity and approval of the required electrical connections and associated infrastructure will be required prior to implementation of the applicable development phases.

Any additional environmental permits or statutory approvals identified during the specialist investigations, detailed engineering design or consultation with relevant organs of state will be incorporated into the environmental assessment and addressed prior to commencement of the relevant activities.

Planning Context, Need and Desirability

Introduction

The proposed mixed-use development must be considered within the applicable national, provincial and municipal spatial planning framework, together with the socioeconomic and environmental considerations relevant to its need and desirability. Particular consideration is given to the property's relationship with the existing Yzerfontein settlement, its location within the recognised urban edge, existing land-use rights, municipal infrastructure capacity and the environmental constraints identified through the specialist investigations.

National Planning Context

The national spatial planning framework provides the overarching policy and legislative context within which provincial and municipal spatial planning and land-use management are undertaken. Of particular relevance to the proposed development are the National Development Plan 2030 (“NDP”), the Integrated Urban Development Framework (“IUDF”) and the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) (“SPLUMA”). These instruments are expressly recognised within the Swartland Spatial Development Framework (“SDF”) as part of the hierarchy of national, provincial and local strategies informing municipal spatial planning.

National Development Plan 2030

The National Development Plan 2030 provides the long-term national development vision and is identified within the Swartland SDF as an important higher-order policy informing the Municipality's spatial and development objectives. The NDP priorities reflected in the SDF include economic development and employment, infrastructure provision, the development of an inclusive rural economy, environmental resilience, transformation of settlements and the creation of safer and more sustainable communities.

Integrated Urban Development Framework

The Integrated Urban Development Framework provides a national policy framework for achieving more inclusive, resilient and efficient urban settlements. The Swartland SDF identifies the IUDF as one of the national frameworks informing its spatial planning approach and records relevant priorities including integrated urban planning and management, integrated transport and mobility, integrated sustainable human settlements, integrated urban infrastructure, inclusive economic development, effective urban governance and sustainable finance.

The proposed development is relevant to these objectives as a planned, phased extension of the existing Yzerfontein settlement incorporating residential, supporting business, transport and open-space components, with implementation linked to the progressive provision of engineering services and infrastructure.

Spatial Planning and Land Use Management Act, 2013

SPLUMA establishes the national legislative framework for spatial planning and land-use management in South Africa and provides the basis for the preparation and alignment of spatial development frameworks across the different spheres of government. The Swartland SDF specifically records that municipal spatial development frameworks are required to align with applicable national, provincial and local legislation, policies and strategies in accordance with Section 21 of SPLUMA and the corresponding provisions of the Western Cape Land Use Planning Act, 2014.

The spatial development principles established through SPLUMA include spatial justice, spatial sustainability, efficiency, spatial resilience and good administration. These principles inform the approach adopted in the Swartland SDF, including the promotion of compact, mixed-use and integrated settlements; the provision of appropriate infrastructure and services; the protection of biodiversity, ecosystem services and agricultural resources; and the creation of settlements that balance social and economic development with the carrying capacity of the natural environment.

Provincial Planning Context

At the provincial level, the proposed development is considered primarily within the context of the Western Cape Provincial Spatial Development Framework ("PSDF"), together with the broader provincial development and infrastructure frameworks identified in the project-specific Socio-Economic Impact Assessment. These include OneCape 2040 and the Western Cape Infrastructure Framework. The Socio-Economic Impact Assessment concludes that the proposed development is compatible with these provincial planning and development instruments.

Western Cape Provincial Spatial Development Framework

The Western Cape PSDF provides the overarching spatial planning framework for the Province and informs the preparation and implementation of municipal spatial development frameworks. The project-specific Socio-Economic Impact Assessment identifies the Western Cape PSDF, March 2014, revised 2019, as a key provincial planning instrument relevant to the proposed development.

Within this context, the proposal must be considered in terms of its contribution towards an efficient and sustainable settlement pattern, the appropriate use of existing and planned infrastructure, economic and employment opportunities, and the relationship between future settlement growth and the environmental resources upon which settlements depend. These considerations are particularly relevant to Portion 4 of Farm No. 560 given its relationship to the existing settlement of Yzerfontein and the environmental sensitivities associated with the property.

The project-specific Socio-Economic Impact Assessment considers the proposal to be compatible with the PSDF and the provincial planning framework more broadly. In particular, the assessment identifies the proposed development's contribution towards infrastructure and service provision, employment and income-generating opportunities, and the integration of complementary land uses as relevant considerations supporting its alignment with higher-order spatial planning objectives.

OneCape 2040

OneCape 2040 is also identified in the Socio-Economic Impact Assessment as a provincial framework relevant to the proposed development. The assessment highlights objectives relating to an enabling spatial framework, integrated neighbourhoods, healthy and caring living environments, integrated service planning and provision, resource-efficient settlement development and the creation of accessible, liveable and multi-opportunity communities.

The Socio-Economic Impact Assessment considers the proposal supportive of these objectives through the integration of complementary land uses, the intensification of development in an identified settlement context, coordinated infrastructure planning and the potential creation of employment and income-generating opportunities.

Western Cape Infrastructure Framework

The Western Cape Infrastructure Framework (2013) is similarly identified in the project-specific Socio-Economic Impact Assessment as one of the provincial frameworks relevant to the proposal.

Infrastructure provision is an important consideration for the proposed development given its scale and anticipated phased implementation. As described previously in this Scoping Report, the development will require the progressive provision and upgrading of water, sanitation, stormwater, electricity and transport infrastructure. The relationship between the scale and timing of development

and the availability of sufficient infrastructure capacity will therefore remain an important consideration as the environmental and municipal planning processes progress.

Municipal Planning Context

The proposed development is located within the jurisdiction of the Swartland Municipality, with Yzerfontein forming an established coastal settlement within the municipal area. Portion 4 of Farm No. 560 is situated along the eastern edge of the existing Yzerfontein urban area and is largely undeveloped. The proposed development would therefore constitute an expansion of the existing settlement through the establishment of residential, business, open-space and transport-related land uses together with the associated municipal infrastructure.

Municipal planning for the proposed development is principally informed by the Swartland Municipal Spatial Development Framework ("MSDF"), the Municipality's Integrated Development Plan ("IDP"), the applicable municipal land-use planning framework and any relevant local or area-specific planning instruments. These instruments collectively provide the municipal context within which the location, scale, land-use composition, servicing requirements and phased implementation of the proposed development must be considered.

Of particular relevance to the municipal planning context is the relationship between the property and the planned spatial growth of Yzerfontein. The project documentation records that the site falls within the defined Yzerfontein urban edge reflected in the Swartland spatial planning framework and forms part of the planned urban expansion area of the settlement. The Heritage Impact Assessment similarly describes the development as being located on land included within the urban edge and directly adjacent to the existing residential area of Yzerfontein.

The municipal planning context is therefore central to determining whether the proposed development represents an appropriate extension of Yzerfontein and whether its scale, land-use composition and phased implementation can be accommodated within the Municipality's broader spatial and infrastructure planning objectives. These matters are considered in greater detail in the sections below, with specific consideration given to the existing zoning and land-use rights, the Swartland MSDF, the Yzerfontein urban edge and settlement context, and the applicable municipal development priorities.

Existing Zoning and Land-Use Rights

Portion 4 of Farm No. 560 is currently zoned Agricultural Zone I in terms of the Swartland Municipality's applicable zoning scheme. The property remains largely undeveloped and the existing land-use rights do not permit the proposed mixed-use development as of right.

The proposed development will therefore require the necessary municipal land-use planning approvals to enable the proposed change in land use. Based on the current development proposal, these approvals are anticipated to include the rezoning of the applicable portions of the property from Agricultural Zone I to the appropriate land-use zones, together with the subdivision of the parent property to create the individual erven, development precincts, roads and public/open-space areas required to implement the development. The applicable municipal development approvals, including approval of the Site Development Plan ("SDP"), will also be required.

The current proposal requires the establishment of Residential Zone 1, General Residential Zone 1, Business Zone 2, Open Space Zone 1 and Transport Zone 2 land uses, as detailed in the *Description of the Proposed Development* subsection.

Given the anticipated approximately 30-year implementation period, the development is proposed to proceed in phases. The precise sequencing of the subdivision, rezoning and associated municipal land-use approvals will be determined through the applicable municipal planning process, taking account of the proposed development phasing and the timing of implementation of the respective development areas. The proposed Open Space Zone 1 areas are intended to retain environmentally sensitive areas and ecological

corridors within the broader development area. The appropriate ownership, management and, where applicable, formal conservation mechanisms applicable to these areas will be refined through the municipal planning and environmental assessment processes.

Development of the property will furthermore remain subject to the applicable provisions of the Swartland Municipality Zoning Scheme By-law, including development parameters relating to building lines and setbacks, coverage and floor area ratios, height restrictions and the land-use controls applicable to the respective proposed zonings. Compliance with these requirements will be addressed through the municipal land-use planning and subsequent detailed design and building-plan approval processes.

The current Agricultural Zone I zoning should, however, be distinguished from the site's broader spatial-planning designation. The existing zoning establishes the land-use rights presently applicable to the property, whereas the site's relationship to the planned spatial growth of Yzerfontein and the recognised urban edge is addressed through the Swartland Municipal Spatial Development Framework. The implications of the MSDF and the site's location within the Yzerfontein urban edge are therefore considered separately in the sections that follow.

Swartland Municipal Spatial Development Framework

The Swartland Municipal Spatial Development Framework ("MSDF") provides the principal municipal spatial planning framework applicable to the proposed development and guides the future spatial form, land-use pattern and growth of settlements within the Swartland municipal area. The MSDF is informed by the applicable national and provincial spatial planning framework and establishes the Municipality's spatial vision and development principles for managing future settlement growth.

The MSDF promotes a spatial development approach centred on the creation of compact, integrated and sustainable settlements, supported by appropriate infrastructure and services, while recognising the need to protect important agricultural resources, biodiversity, ecological systems and other environmental assets. The framework further seeks to direct development towards appropriate locations, promote efficient use of land and infrastructure, facilitate access to economic and residential opportunities, and avoid fragmented or inappropriate settlement expansion.

Within the MSDF, Yzerfontein is identified as a coastal settlement with a strong residential and tourism function. The project-specific planning and socioeconomic information identifies continued settlement growth and anticipated demand for additional residential opportunities and associated services within Yzerfontein. The proposed development on Portion 4 of Farm No. 560 must therefore be considered within the Municipality's planned approach to accommodating and managing the future spatial growth of Yzerfontein rather than solely in terms of the property's existing Agricultural Zone I zoning.

Of particular relevance to the proposal is the 2025 amendment to the Swartland MSDF, through which the spatial planning framework applicable to Yzerfontein was amended. The project documentation records that the proposed development area on Portion 4 of Farm No. 560 falls within the recognised urban edge of Yzerfontein following this amendment. The inclusion of the development area within the urban edge provides important spatial-planning support for considering the property as part of the settlement's future urban growth area.

The proposed development comprises a mixture of residential, general residential, business, open-space and transport-related land uses and is intended to be implemented incrementally over an approximately 30-year period. In broad spatial-planning terms, the proposal therefore represents a planned extension of the existing Yzerfontein settlement rather than an isolated development removed from the established urban area. The phased approach also provides for development to occur progressively as demand, infrastructure capacity and the necessary approvals allow.

Overall, the available project-specific planning information indicates that the proposed development is broadly aligned with the spatial direction established for the future growth of Yzerfontein under the Swartland MSDF, particularly following the 2025 amendment and the inclusion of the proposed development area within the recognised urban edge. This spatial policy support does not in itself establish the environmental acceptability of the proposal or confer development rights. The proposal remains subject to the applicable

municipal land-use planning approvals, confirmation of infrastructure and service capacity, and the outcome of the environmental authorisation process.

Urban Edge / Settlement Context

The relationship between the proposed development and the Yzerfontein urban edge is an important spatial planning consideration. The current project documentation records that the portion of Portion 4 of Farm No. 560 proposed for development has been identified for urban expansion within the Yzerfontein urban edge for a considerable period and has been included within the Swartland spatial planning framework since at least 2012.

The Swartland MSDF records that the delineation of the urban edge east of Pearl Bay was informed by the botanical baseline sensitivity assessment undertaken by Nick Helme over Portion 4 of Farm No. 560 during 2008, with subsequent amendments to the assessment in 2009. The proposed residential development of this area was subsequently identified as part of the delineation of the Yzerfontein urban edge in 2012. Importantly, the delineation was informed by the environmental sensitivity of the property, with areas of high conservation value excluded from the urban edge and areas of medium conservation value included within the area identified for potential urban development.

The current proposal is located within this established spatial context and comprises a series of development pockets interspersed with open-space areas and ecological corridors.

This approach is consistent with the manner in which the environmental sensitivity of Portion 4 has historically informed the settlement edge. The project-specific botanical input confirms that the development area falls within the urban edge and supports the incorporation of conservation areas and ecological corridors into the layout. The specialist further considers the proposed development to be generally consistent with the mitigation intent originally established through the earlier botanical investigations, including the retention of on-site conservation areas and the proposed conservation of higher-priority areas to the east of the development area, subject to the appropriate conservation mechanism being determined through the environmental assessment and biodiversity offset processes.

From a settlement perspective, the proposed development would represent an extension of the existing built-up area of Yzerfontein rather than an isolated urban development separated from the settlement. The site is situated immediately adjacent to the existing residential area and is accessible from the surrounding municipal road network, including Atlantic Drive, Dassen Island Drive, Short Street and Gey van Pittius Street. Existing municipal water and electricity infrastructure is also present within the surrounding urban area, although the availability and capacity of bulk services to accommodate the proposed development remain matters requiring confirmation and progressive upgrading.

The existing form of Yzerfontein has itself been strongly influenced by the coastline, topography and surrounding natural environment. The MSDF describes the settlement as having a predominantly linear urban form and identifies residential development as the dominant component of its built environment, together with supporting commercial and social uses. The Heritage Impact Assessment similarly describes the proposed development area as extending around and behind portions of the existing town and notes that, if approved, the proposal would effectively expand Yzerfontein's existing built footprint within the urban-edge perimeter.

The inclusion of the development area within the Yzerfontein urban edge indicates that urban expansion at this location has been contemplated through the municipal spatial planning process. It does not, however, imply that all land within the urban edge is environmentally suitable for development. The appropriate scale, form and footprint of development remain subject to the environmental assessment and municipal land-use planning processes.

Swartland Municipal Integrated Development Plan

The Swartland Municipal Integrated Development Plan (“IDP”) provides the Municipality's principal strategic framework for coordinating development priorities, service delivery, infrastructure investment and municipal expenditure. The Swartland Municipal Spatial Development Framework (“MSDF”) is adopted as a core component of the IDP and provides the spatial framework within which these development priorities are implemented.

The municipal priorities identified through the IDP and reflected in the MSDF include community safety and wellbeing, economic transformation, quality and reliable services, a healthy and sustainable environment, and connected and innovative local government. The proposed mixed-use development is relevant to these priorities through its potential contribution to residential growth, employment, local economic activity and the provision of a quality living environment.

Housing and settlement development also form part of the broader municipal planning context. The MSDF's assessment of municipal housing needs identifies a requirement for GAP housing in Yzerfontein, although the recorded subsidised-housing waiting list for Yzerfontein itself was zero in 2023. The available planning information therefore does not support characterising the proposed development as a direct response to a substantial subsidised-housing backlog in Yzerfontein. Rather, its potential contribution should be understood within the broader context of providing additional residential opportunities and accommodating the anticipated residential and settlement growth of Yzerfontein.

Infrastructure capacity is an important consideration in this regard. The municipal planning information identifies constraints relating to sewerage, electricity and bulk water supply and the need for upgrading and renewal of existing infrastructure. The phased implementation of the proposed development will therefore need to remain aligned with the availability and progressive upgrading of municipal services.

Within the wider settlement hierarchy, the municipal spatial planning information groups Darling and Yzerfontein as a cluster connecting the Saldanha area and Cape Town and anticipates continued growth in their roles as coastal holiday and residential towns, together with the enhancement of tourism-related activities. The proposed development, comprising additional residential opportunities together with limited supporting business uses, open space and associated infrastructure, is broadly consistent with this anticipated residential role for Yzerfontein.

Applicable Local / Area Plans

The project supporting information identifies the West Area Plan, applicable to Darling and Yzerfontein, as a relevant local planning instrument. The Area Plan provides a localised planning perspective within the Municipality's broader integrated planning process by identifying locally specific needs, priorities and development considerations for incorporation into municipal planning and the Integrated Development Plan (“IDP”).

The local planning context recognises settlement development, municipal service provision and local economic development as relevant considerations within the western planning area. Residential development, including permanent residential growth as well as retirement- and holiday-related development, forms part of the economic and settlement context of the area and is relevant to Yzerfontein's established role as both a residential settlement and coastal recreation and tourism destination.

More detailed spatial proposals applicable to Yzerfontein are contained within the Swartland MSDF. These recognise Yzerfontein as a coastal settlement within an environmentally sensitive landscape and address settlement development, transport connectivity, infrastructure and services, tourism and recreation, biodiversity and ecological connectivity. The Yzerfontein-specific proposals also recognise existing infrastructure constraints and provide that future development should occur in accordance with available infrastructure and service capacity.

The local planning framework therefore supports appropriately planned settlement growth within Yzerfontein while requiring such growth to remain responsive to infrastructure capacity and the environmental characteristics of the settlement and surrounding landscape.

Other Relevant Policies, Plans and Frameworks

In addition to the national, provincial and municipal spatial planning instruments discussed above, the proposed development must be considered in the context of other relevant environmental and spatial planning tools that influence the appropriate location and form of development on Portion 4 of Farm No. 560. The current Notice of Intent specifically identifies the Western Cape Biodiversity Spatial Plan ("WCBSP"), applicable spatial development frameworks and municipal planning policies as relevant instruments against which the proposal has been considered. No Environmental Management Framework ("EMF") specific to the site has been identified.

Western Cape Biodiversity Spatial Plan

The Western Cape Biodiversity Spatial Plan, 2023 provides an important spatial biodiversity planning framework for the proposed development. The WCBSP identifies biodiversity priority areas, including Critical Biodiversity Areas ("CBAs") and Ecological Support Areas ("ESAs"), which are relevant to land-use and environmental decision-making. As established through the project-specific environmental investigations, portions of the property and proposed development footprint overlap with mapped biodiversity priority areas.

The presence of these biodiversity priorities does not mean that the entire property is subject to the same level of environmental sensitivity. The current development layout has been progressively refined in response to specialist investigations and seeks to avoid areas of higher ecological sensitivity while maintaining open-space areas and ecological corridors through the development. The detailed implications of the WCBSP mapping, the verified on-site biodiversity condition and the residual impacts associated with the proposed development are addressed in the biodiversity and specialist-assessment sections of this Scoping Report rather than repeated here. The proposal has been assessed against the WCBSP and that the layout has been refined in response to identified biodiversity sensitivities.

West Coast Conservation Corridor

The West Coast Conservation Corridor represents a further relevant regional spatial consideration. The Swartland MSDF seeks to promote and strengthen the corridor to facilitate the conservation of fauna, flora and marine biodiversity along the West Coast and supports the identification and protection of core and buffer areas and ecological links between natural areas and protected areas.

Within the Yzerfontein context, the MSDF specifically promotes continuity between natural areas and requires greenfield development to contribute towards the connectivity of natural vegetation corridors. It further promotes the identification and formal protection of conservation-worthy areas, appropriate management of conservation areas and the exclusion of high conservation-value areas from development.

These principles are relevant to the proposed development given the ecological sensitivity of Portion 4 and the importance of maintaining connectivity through the property. The current proposal incorporates substantial open-space areas and ecological corridors within the broader development area. The suitability and adequacy of these measures, together with the proposed approach to addressing potentially significant residual biodiversity impacts, will be considered in detail through the terrestrial biodiversity assessment and dedicated biodiversity offset considerations presented later in this Scoping Report.

Biodiversity Offset Policy and Guidance

The project is also being considered within the applicable biodiversity offset policy and guidance framework. Relevant instruments identified in the project documentation include the National Biodiversity Offset Policy, 2023, the Western Cape Guideline on Biodiversity Offsets, 2015, and the Saldanha Strategic Offset Strategy, 2020. These instruments provide national, provincial and regionally relevant guidance for considering biodiversity offsets where significant residual impacts remain following application of the mitigation hierarchy.

These instruments are particularly relevant given the residual terrestrial biodiversity impacts associated with the proposed development. A project-specific biodiversity offset strategy is currently being developed through specialist input and engagement with the relevant authorities. At this stage, the offset approach remains subject to further assessment and authority consideration and should therefore not be regarded as final or approved. The proposed biodiversity offset requirements, including the offset methodology, receiving area, legal security and long-term management arrangements, will be investigated further during the EIA Phase through specialist assessment and consultation with the relevant authorities.

Overall, the additional policies, plans and spatial tools relevant to the proposed development reinforce the need to balance the planned urban expansion of Yzerfontein with the protection of biodiversity, ecological connectivity and conservation-worthy areas. These considerations have informed the evolution of the proposed development layout and will continue to inform the assessment of alternatives, mitigation measures and the overall environmental acceptability of the proposal during the EIA phase.

Need and Desirability Assessment

Need for the Proposed Development

The need for the proposed development is informed by the anticipated continued growth and evolving residential function of Yzerfontein, together with the broader socioeconomic circumstances of the Swartland municipal area. The proposed development would provide 917 residential opportunities, comprising 749 single residential erven and 168 general residential units, together with limited business opportunities and the associated open-space, road and engineering infrastructure required to support the development.

The project-specific Socio-Economic Impact Assessment (“SEIA”) identifies Yzerfontein as having evolved from a settlement historically associated predominantly with holiday and recreational use towards one increasingly accommodating permanent residents, lifestyle residents and tourism-related activity. The specialist anticipates continued residential demand associated with this changing settlement function and identifies the proposed development as an opportunity to accommodate additional residential growth within Yzerfontein.

The need for the development must also be considered within the broader socioeconomic context of the Swartland municipal area. The SEIA identifies slow economic growth, unemployment, income inequality and relatively low workforce skill levels as existing socioeconomic challenges. Against this background, development and construction activity capable of generating employment, household income, skills development and expenditure within the local economy is identified as having particular socioeconomic value.

The proposed development is anticipated to generate employment progressively during its construction period, with opportunities associated with construction activities and the provision of supporting infrastructure. The SEIA identifies increased employment opportunities, increased household income, skills development and increased local expenditure as positive construction-phase impacts. The specialist further identifies potential longer-term benefits arising from increased expenditure by future residents, opportunities for local businesses and services, and the strengthening of Yzerfontein's residential and tourism-related economy.

Importantly, the proposal is not intended to introduce the full development simultaneously. The development is anticipated to be implemented incrementally over a period of approximately 30 years, allowing residential opportunities and associated infrastructure to be introduced progressively in response to market demand, infrastructure availability and the required statutory approvals. This

phased approach provides an opportunity for the scale and rate of development to respond to the actual growth and servicing requirements of Yzerfontein over time.

The need for the proposal should not, however, be characterised as a response to a substantial subsidised-housing backlog within Yzerfontein. The municipal planning information identifies a requirement for GAP housing within Yzerfontein but records no subsidised-housing waiting list for the settlement in 2023. The need for the proposed development is therefore more appropriately understood in the context of planned residential expansion, changing residential demand and broader socioeconomic and economic-development opportunities, rather than as a direct response to a municipal subsidised-housing backlog.

On this basis, the available project-specific socioeconomic and planning information provides a reasonable basis for the need for additional appropriately planned residential opportunities within Yzerfontein, together with the associated opportunities for employment, skills development, local expenditure and economic activity. The project-specific SEIA consequently concludes that the anticipated socioeconomic benefits support the need for the proposed development within the broader Swartland context. The separate question of whether Portion 4 of Farm No. 560 is an appropriate and environmentally acceptable location at which to accommodate this development is addressed under the assessment of desirability below.

Desirability of the Proposed Development

The desirability of the proposed development is influenced principally by its location, relationship to the existing Yzerfontein settlement, infrastructure requirements and environmental constraints.

From a spatial-planning perspective, the development area is situated immediately adjacent to the existing settlement and within the recognised Yzerfontein urban edge. Development at this location would therefore represent a planned extension of the existing urban area rather than isolated development outside the established settlement-growth framework. The proposal is also broadly consistent with Yzerfontein's anticipated residential and tourism-related role and incorporates residential, limited business, open-space and transport uses.

Infrastructure capacity remains an important constraint. Implementation of the development will need to be aligned with the availability and progressive upgrading of water, sanitation, electricity, transport and other municipal services. The proposed phased implementation provides a mechanism through which development can be coordinated with available infrastructure capacity.

Environmental sensitivity is a further fundamental consideration. The site's inclusion within the urban edge does not imply that all land within the property is suitable for transformation. Terrestrial biodiversity investigations have identified significant ecological constraints, and although the current layout incorporates avoidance measures, open-space areas and ecological corridors, significant residual terrestrial biodiversity impacts remain. The environmental desirability of the proposal therefore depends on continued application of the mitigation hierarchy and satisfactory resolution of these residual impacts.

Accordingly, the available planning and socioeconomic information supports consideration of appropriately planned urban growth at this location, subject to confirmation of an environmentally appropriate development footprint, adequate infrastructure and service capacity, and implementation of the mitigation and management measures identified through the environmental assessment process.

Socio-Economic Considerations

The socioeconomic implications of the proposed development have been assessed through the project-specific Socio-Economic Impact Assessment (“SEIA”). The assessment identifies slow economic growth, unemployment, income inequality and relatively low workforce skill levels as existing socioeconomic challenges within the broader municipal area. Against this background, employment creation, income generation and skills development represent important potential socioeconomic benefits of the proposed development.

During construction, the development is anticipated to create direct and indirect employment opportunities, increase household income and generate opportunities for skills development, local procurement and expenditure within the local economy. Given the proposed approximately 30-year phased implementation period, these benefits would arise progressively as the individual development phases and associated infrastructure are implemented. The extent to which these benefits accrue locally will depend on the availability of appropriately skilled workers, contractors and suppliers and the implementation of measures aimed at maximising local employment, procurement and skills-development opportunities.

The SEIA also identifies potential operational-phase benefits associated with the introduction of additional permanent and lifestyle residents to Yzerfontein. Increased household expenditure may support existing businesses and services and create opportunities for new businesses and employment. The specialist further identifies the potential for the development to contribute towards Yzerfontein's evolving role as both a place of permanent residence and a coastal tourism destination.

These potential benefits must be considered together with the increased demand that the development would place on municipal infrastructure, services and community facilities. This is particularly relevant given the existing infrastructure constraints identified for Yzerfontein and reinforces the need for development to proceed in accordance with available infrastructure capacity and the implementation of the necessary upgrades and service arrangements.

Overall, the SEIA concludes that the anticipated socioeconomic benefits of the proposed development are significant relative to the identified socioeconomic costs and recommends the development from a socioeconomic perspective, subject to implementation of the recommended mitigation and enhancement measures. These findings provide socioeconomic support for the proposed development but must be considered together with the environmental and infrastructure implications of the proposal in determining its overall need and desirability.

Environmental Considerations

The planning and socioeconomic basis for the proposed development must be considered together with the environmental sensitivity of Portion 4 of Farm No. 560. In particular, the terrestrial biodiversity investigations identify threatened vegetation and habitat, Species of Conservation Concern, Critical Biodiversity Areas and ecological connectivity features that constrain the extent and configuration of development that can appropriately be accommodated.

The development layout has been refined in response to these constraints, retains substantial open-space areas and ecological corridors, and avoids all mapped and field-confirmed limestone habitat. Potentially significant residual terrestrial biodiversity impacts may nevertheless remain and a project-specific biodiversity offset strategy is being investigated. The proposed offset remains subject to specialist assessment and authority consideration and cannot presently be regarded as final or approved.

Other relevant environmental considerations include visual and landscape effects, heritage and palaeontological resources, traffic and transportation, and the environmental implications of infrastructure and service provision. These matters are addressed in the respective specialist and impact-assessment sections of this Scoping Report.

The site's inclusion within the recognised urban edge therefore provides spatial-planning support for the principle of urban expansion at this location but does not establish that all land within the urban edge is environmentally suitable for development. The environmental acceptability of the proposal remains dependent on an appropriately constrained development footprint, application of the mitigation hierarchy and satisfactory management of the residual environmental impacts identified through the assessment process.

Overall Need and Desirability

The available planning and socioeconomic information provides a reasonable basis for the need and potential desirability of the proposed mixed-use development. The development area is situated immediately adjacent to the existing Yzerfontein settlement and

within the recognised urban edge and would provide additional residential opportunities, limited supporting business uses and associated infrastructure through the planned expansion of the settlement. The project-specific SEIA further identifies potential employment, income, skills-development and local economic benefits associated with the proposal.

These considerations must be balanced against the environmental sensitivity of the site and the identified infrastructure constraints. In particular, potentially significant residual terrestrial biodiversity impacts may remain notwithstanding the avoidance and layout-refinement measures incorporated into the current proposal. The availability and capacity of municipal services will also influence the appropriate timing and extent of development.

At the current Scoping stage, the available information therefore provides sufficient basis for the proposal to proceed to detailed assessment during the EIA Phase. This does not constitute a finding that the current development footprint is environmentally acceptable. The overall desirability and environmental acceptability of the proposal will depend on the assessment of alternatives, confirmation of an appropriate development footprint, assessment and appropriate management of potentially significant residual biodiversity impacts, infrastructure capacity and consideration of public and authority input during the EIA Phase.

NEMA Section 2 Principles / Sustainable Development Considerations

The environmental management principles contained in Section 2 of NEMA are applicable throughout the S&EIR process and require the integration of environmental, social and economic considerations in determining whether development is sustainable. Relevant principles include the avoidance and minimisation of environmental degradation, application of a risk-averse and cautious approach, consideration of reasonable and feasible alternatives, protection of biodiversity and ecological integrity, and provision for meaningful public participation.

These principles have informed the Scoping process through the identification and verification of environmental sensitivities, consideration of the planning and socioeconomic context of the proposal, refinement of the development layout, application of the mitigation hierarchy, investigation of alternatives and provision for specialist and public input. Where uncertainty remains, including in relation to potentially significant residual biodiversity impacts, the biodiversity offset approach and infrastructure capacity, these matters are being carried forward for further investigation rather than assumed to be resolved.

The Scoping assessment therefore seeks to balance the potential social and economic benefits of the proposed development with the environmental constraints of the site. Whether this balance can ultimately be achieved in a manner consistent with the sustainable-development principles of NEMA will be determined through the detailed EIA Phase assessment.

Description of the Receiving Environment

Introduction

This section describes the existing environmental and socioeconomic characteristics of Portion 4 of Farm No. 560 and its surroundings, based primarily on the project-specific specialist investigations undertaken to date. The specialist findings are supplemented, where relevant, by project-specific technical and planning information.

Terrestrial biodiversity represents the principal environmental sensitivity identified within the receiving environment, with other relevant considerations including freshwater resources, heritage and palaeontological resources, visual and landscape character, socioeconomic conditions, traffic and transportation, and municipal infrastructure and services.

Site Context and Existing Land Use

Portion 4 of Farm No. 560 is situated immediately east and inland of the existing settlement of Yzerfontein. The broader property is approximately 771 ha in extent and is predominantly undeveloped, with the proposed development occupying only a portion of the property. The site therefore occurs at the interface between the existing urban settlement of Yzerfontein to the west and the more extensive natural and semi-natural landscape extending across the remainder of the property and surrounding areas.

The undeveloped portions of the property comprise substantial areas of natural and semi-natural vegetation of varying ecological condition and sensitivity. The detailed terrestrial biodiversity characteristics of the property, including threatened vegetation types, habitat supporting Species of Conservation Concern (“SCC”), biodiversity priority areas and ecological connectivity, are described in the relevant biodiversity subsections below.

Existing built infrastructure within the broader property is limited and includes telecommunications and municipal water-reservoir infrastructure situated on the prominent elevated portion of the property overlooking Yzerfontein. Apart from this infrastructure and existing access or disturbance associated with the site, the property remains largely undeveloped.

Surrounding Land Uses

The proposed development area is situated immediately east and southeast of the established urban settlement of Yzerfontein. The surrounding land-use context therefore reflects a transition between the developed residential and supporting urban uses associated with Yzerfontein and the predominantly undeveloped natural landscape extending inland across Portion 4 of Farm No. 560 and adjoining areas.

To the west and northwest, the site adjoins the existing built-up area of Yzerfontein, which is characterised predominantly by residential development together with supporting commercial, tourism, recreational and municipal uses. The project-specific Socio-Economic Impact Assessment (“SEIA”) describes Yzerfontein as an established coastal settlement with both permanent residential and holiday/lifestyle functions, together with an important tourism and recreation component. The existing settlement and associated municipal infrastructure therefore form the principal developed land-use context immediately adjoining the proposed development area.

The surrounding road network also forms an established component of the receiving environment. Atlantic Drive extends along portions of the western and southern interface of the proposed development area, while Dassen Island Drive, Short Street, Gey van Pittius Street and the broader Main Road (R315) network provide connections to the existing settlement. The project-specific Traffic Impact Assessment (“TIA”) identifies these roads as the principal existing transport routes relevant to the proposed development and its integration with the existing Yzerfontein road network.

To the east and southeast, the surrounding landscape becomes substantially less developed and is characterised predominantly by natural and semi-natural vegetation forming part of the wider ecological landscape surrounding Yzerfontein.

The broader environmental context also includes the Yzerfontein Nature Reserve and associated conservation landscape, with the specialist biodiversity investigations identifying ecological connectivity between natural areas on Portion 4 and surrounding conservation areas as an important consideration. The relationship between the property, surrounding natural habitat and the wider ecological network is addressed in greater detail under the terrestrial biodiversity and ecological-connectivity subsections below.

Overall, the surrounding land-use context is therefore characterised by a relatively distinct interface between the established urban and residential environment of Yzerfontein to the west and northwest and the predominantly undeveloped natural environment extending to the east and southeast. This interface is an important characteristic of the receiving environment and is relevant to the subsequent consideration of biodiversity, landscape and visual character, socioeconomic conditions, traffic and infrastructure associated with the proposed development.

Topography and Landscape

The project-specific Terrestrial Biodiversity Assessment describes the site as occurring at an elevation of approximately 25 m to 74 m above mean sea level and as being characterised by a moderately sloping landscape. The general elevation profile rises from west to east along Atlantic Drive and the western boundary of the site, while the northern portion of the proposed development area exhibits a general south-to-north elevation profile.

The specialist assessment further records that the site does not contain unstable rocky slopes or steep slopes characterised by loose soils. The terrain is therefore generally moderate rather than steep or highly dissected, although variations in elevation across the property contribute to the broader landscape character of the site.

The topographical setting occurs within the broader coastal landscape associated with Yzerfontein, with the undeveloped and predominantly vegetated character of Portion 4 contrasting with the established urban environment situated immediately to the west and northwest. The combination of the site's elevation, moderately sloping terrain and predominantly natural vegetation contributes to its existing landscape character and influences the relationship between the site and the surrounding Yzerfontein settlement.

Geology and Soils

The geology and soil conditions associated with the site have been described in the project-specific Terrestrial Biodiversity Assessment. The underlying geology comprises mainly Quaternary limestone and calcrete of the Langebaan Formation, Quaternary quartz sands of the Springfontyn Formation, as well as diorite and gabbro of the Yzerfontein Suite.

The Terrestrial Biodiversity Assessment identifies Glenrosa and/or Mispah soil forms as characteristic of the site and notes that lime is generally present across the landscape. These geological and soil characteristics influence the distribution of vegetation communities and associated terrestrial biodiversity features occurring across the property.

The Screening Tool identifies the Agriculture Theme as having High sensitivity. However, the Site Sensitivity Verification Report proposes a Low sensitivity classification based on the existing site conditions and surrounding land-use context. No site-specific Agricultural Impact Assessment has been undertaken for the proposed development.

The proposed development area is situated within the recognised Yzerfontein urban edge and is currently zoned Agricultural Zone I. The agricultural implications of the proposed development, including the need for any further specialist investigation, will be considered in accordance with the findings of the Site Sensitivity Verification Report and any requirements identified by DEA&DP.

The geological and soil characteristics of the site are also relevant to the distribution of the vegetation communities and associated terrestrial biodiversity features occurring across the property. In particular, the occurrence of limestone and calcareous substrates is

associated with ecologically important limestone vegetation and flora identified through the terrestrial biodiversity investigations. The ecological significance and distribution of these habitats are addressed separately under the Terrestrial Biodiversity and Vegetation and Plant Biodiversity subsections below.

Freshwater Environment

The freshwater environment associated with Portion 4 of Farm No. 560 has been considered through the specialist assessment and site sensitivity verification process. Based on the available specialist input, no significant freshwater features have been identified within the proposed development footprint and freshwater resources are therefore not considered a primary spatial constraint to the proposed development.

The available aquatic specialist input included the identification and delineation of aquatic features relevant to the proposed development. On the basis of these findings, a standalone Hydrology Assessment was not considered necessary at the Scoping stage, with the relevant aquatic features addressed through the aquatic biodiversity assessment process.

Notwithstanding the absence of significant freshwater features within the development footprint, water-related considerations remain relevant to the management of stormwater runoff and sedimentation associated with development of the site.

Terrestrial Biodiversity

The terrestrial biodiversity characteristics of the site have been investigated through the project-specific Terrestrial Biodiversity Impact Assessment, supported by detailed botanical investigations undertaken for the property and surrounding study area. These investigations confirm that Portion 4 of Farm No. 560 occurs within a terrestrially sensitive landscape containing threatened ecosystems, habitat associated with Species of Conservation Concern (“SCC”), biodiversity priority areas and areas important for maintaining ecological processes and landscape-scale connectivity.

The specialist assessment identifies several threatened vegetation types within the broader study area, including Saldanha Limestone Strandveld, Saldanha Granite Strandveld, Saldanha Flats Strandveld and Langebaan Dune Strandveld. Of particular ecological importance is Saldanha Limestone Strandveld, with intact examples of this vegetation considered to have Very High conservation value due to the threatened status of the ecosystem, its restricted distribution and its association with a diversity of SCC. The specialist assessment also recognises that the ecological sensitivity of the landscape is not uniform, with habitat condition, vegetation type, ecological functioning and the occurrence of SCC influencing the relative sensitivity of individual areas.

The detailed botanical survey undertaken by EcoFloristix provides further refinement of the terrestrial biodiversity baseline. The survey identified five primary vegetation types across the wider study area, namely Hopefield Sand Fynbos, Langebaan Dune Strandveld, Saldanha Flats Strandveld, Saldanha Limestone Strandveld and Saldanha Granite Strandveld. Field investigations also identified distinct vegetation and habitat units, including valley-bottom strandveld, sand fynbos, strandveld thicket and several variations of limestone-associated vegetation.

The specialist investigations demonstrate that the site contains a combination of intact natural habitat and areas exhibiting varying degrees of historical disturbance or degradation. Consequently, terrestrial biodiversity sensitivity varies spatially across the site. Intact limestone-associated habitat and other important ecological features represent the areas of greatest terrestrial biodiversity sensitivity, while historically disturbed or degraded areas generally exhibit comparatively lower ecological integrity.

The specialist assessment further identifies the broader landscape-scale ecological role of the property as an important component of its terrestrial biodiversity value. The property occurs within a wider network of Critical Biodiversity Areas (“CBAs”), Ecological Support Areas (“ESAs”), ecological corridors and areas identified for protected-area expansion, and forms part of the proposed north–south ecological corridor. Maintaining ecological connectivity through the landscape is therefore an important component of the terrestrial biodiversity baseline.

More recent specialist review undertaken in support of the current environmental assessment process has reinforced the importance of the terrestrial biodiversity features identified through the earlier investigations. In particular, the current specialist evidence confirms the importance of threatened vegetation communities, limestone-associated habitats, SCC habitat and ecological connectivity in determining the environmental sensitivity of the property.

Overall, terrestrial biodiversity represents a key environmental sensitivity and constraint associated with Portion 4 of Farm No. 560. The distribution and condition of the individual vegetation communities and plant SCC are described in greater detail under Vegetation and Plant Biodiversity, while faunal biodiversity is addressed under Faunal / Animal Biodiversity. The spatial relationship between the site and mapped CBAs, ESAs and ecological corridors is addressed separately under Critical Biodiversity Areas, Ecological Support Areas and Ecological Connectivity, thereby avoiding duplication of these specialist findings within the present subsection.

Vegetation and Plant Biodiversity

The vegetation and plant biodiversity of Portion 4 of Farm No. 560 and the surrounding study area have been investigated through a substantial body of project-specific botanical work, including the earlier Botanical Sensitivity Study undertaken by Helme and the more recent detailed botanical survey undertaken by EcoFloristix Specialist Botanical Surveys. The latter incorporated ground-truthing, drone reconnaissance, detailed botanical surveys, cluster analysis and GIS predictive modelling to refine the distribution, condition and conservation importance of vegetation across the study area.

The specialist investigations identify a number of vegetation types or habitat systems within the broader site context, including Saldanha Limestone Strandveld, Saldanha Flats Strandveld, Hopefield Sand Fynbos, Saldanha Granite Strandveld and Langebaan Dune Strandveld or associated dune/thicket vegetation. These vegetation communities occur in a spatially heterogeneous pattern across the landscape and differ considerably in ecological condition and conservation importance.

Of particular importance is Saldanha Limestone Strandveld. The specialist investigations consistently identify limestone-associated habitat as the primary terrestrial biodiversity constraint associated with the property. The detailed 2025 botanical survey identified 48 distinct Saldanha Limestone Strandveld fragments, collectively comprising approximately 55.88 ha, of which approximately 54.11 ha was assessed as remaining in pristine condition. The inland limestone “islands” are particularly noteworthy because of their distinctive species composition and occurrence as ecological enclaves within the surrounding vegetation matrix, while smaller coastal limestone fragments also provide important habitat for limestone-associated flora.

The botanical survey assigned Very High conservation value to pristine Saldanha Limestone Strandveld units, reflecting their threatened status, restricted occurrence and high diversity of Species of Conservation Concern (“SCC”). Degraded limestone units were nevertheless assigned High or Medium conservation value because of their potential ecological and rehabilitation value. Hopefield Sand Fynbos was assigned High conservation value due to the occurrence of important SCC populations, while Saldanha Granite Strandveld was similarly identified as having High conservation value. Transition zones between vegetation communities were also assigned High conservation value due to their function as ecological interfaces and their contribution to plant diversity, including the occurrence of SCC.

The botanical investigations recorded a notable assemblage of plant SCC. The 2025 survey identified 19 plant Species of Conservation Concern, including two species assessed as Critically Endangered, namely *Amphithalea ericifolia subsp. erecta* and *Erica bolusiae var. bolusiae*. The specialist findings indicate that plant SCC are particularly associated with Saldanha Limestone Strandveld and Hopefield Sand Fynbos, reinforcing the botanical importance of these habitat systems.

The earlier botanical work similarly identified a number of conservation-important plant species associated particularly with the limestone habitats, including *Muraltia harveyana, Nenax hirta subsp. calciphila, Agathosma thymifolia* and *Gladiolus caeruleus*, as

well as an undescribed Diosma species recorded from the inland limestone ridges. These findings demonstrate the longstanding recognition of the limestone-associated vegetation as an important concentration of botanical diversity within the property.

Vegetation condition is not uniform across the broader site. The specialist investigations identify both intact natural vegetation and areas affected by historical disturbance, including previously ploughed areas and the presence of invasive alien plant species, particularly on Farm 560. Consequently, plant biodiversity sensitivity varies across the landscape, with intact threatened vegetation, limestone and granite-associated habitats, transition zones and areas supporting SCC generally representing the more sensitive botanical components.

The more recent specialist review undertaken for the current environmental assessment process confirms the continued relevance of these botanical findings. The available evidence indicates that the botanical significance of the property arises from the combination of threatened vegetation types, the occurrence of plant SCC, the condition and restricted distribution of particular habitat units, and the role of these habitats within the broader ecological landscape.

The distribution of these vegetation communities and associated plant SCC has been an important consideration in the refinement of the proposed development layout. The implications of the proposed development for these botanical resources, including the avoidance of sensitive limestone habitat and the assessment of residual impacts on other threatened vegetation communities, are addressed separately in the impact assessment and biodiversity offset sections of this Scoping Report.

Faunal / Animal Biodiversity

The faunal characteristics of the site have been specifically investigated through the project-specific Animal Species Impact Assessment, prepared by Nicolaas Hanekom and reviewed by Anchor Environmental Consultants. The assessment considered mammals, birds, reptiles, amphibians, fish and invertebrates associated with the terrestrial ecosystems occurring on the property. The investigation incorporated desktop information together with field surveys undertaken on 8 December 2021, 11 January 2023 and 10 September 2025, supplemented by regular observations of the area over the preceding three-year period.

The National Web-Based Environmental Screening Tool classified the site as having High Animal Species sensitivity. Following site verification and specialist assessment, the specialist retained the High sensitivity classification, rather than disputing or reducing the Screening Tool rating. The assessment therefore confirms that faunal biodiversity represents an environmental sensitivity requiring consideration in the assessment and design of the proposed development.

The specialist assessment considered the potential occurrence of faunal Species of Conservation Concern (“SCC”) identified through the Screening Tool and other relevant biodiversity information. Particular attention was given to habitats capable of supporting these species, including areas that may provide shelter, foraging habitat and opportunities for movement through the broader landscape. The specialist notes that the reliability of desktop faunal records can be constrained by the extent to which an area has previously been sampled and therefore supplemented available database information with field observations and knowledge of the wider area.

Among the SCC specifically considered by the specialist is *Bitis armata*, which may occur within the study area. The assessment identifies limestone geology and associated habitat, including shelters beneath limestone rock slabs amongst dense vegetation on coastal plains, as potentially suitable habitat for this species. The specialist also recorded *Circus maurus* within the broader study area. The specialist assessment nevertheless states that the study area was not identified as a regionally important specific site for animal species on the basis of known priority animal-species corridors, habitat or home ranges.

Notwithstanding this finding, the specialist identifies habitat availability and ecological connectivity as important considerations for faunal biodiversity. The north–south ecological linkage across the broader property facilitates movement through the landscape, while fragmentation of habitat and the introduction of roads and other urban infrastructure have the potential to create barriers to movement, particularly for less mobile fauna such as tortoises, reptiles and other small terrestrial species.

The faunal value of the site is therefore closely associated with the availability, condition and connectivity of the natural habitats occurring across the property, rather than solely with confirmed observations of individual SCC. The retention of connected natural areas is consequently relevant to maintaining opportunities for faunal movement and the continued ecological functioning of the broader landscape.

Overall, the specialist findings confirm that animal biodiversity is a material environmental consideration for the site, with the High sensitivity identified by the Screening Tool retained following specialist verification. The potential effects of habitat loss and fragmentation, disturbance, faunal mortality, human–wildlife interactions and interruption of ecological movement are addressed separately in the impact assessment sections of this Scoping Report. The spatial role of the site in maintaining broader ecological connectivity is discussed further under Critical Biodiversity Areas, Ecological Support Areas and Ecological Connectivity.

Critical Biodiversity Areas, Ecological Support Areas and Ecological Connectivity

The project-specific Terrestrial Biodiversity Impact Assessment confirms that Portion 4 of Farm No. 560 occurs within a landscape recognised as important for biodiversity conservation and ecological functioning. The specialist assessment identifies portions of the property as falling within Critical Biodiversity Area ("CBA") and Ecological Support Area ("ESA") categories, with the biodiversity planning features associated principally with threatened vegetation and the maintenance of the broader coastal ecological corridor.

The specialist describes terrestrial CBAs as areas required to meet biodiversity targets for species, ecosystems, ecological processes and associated ecological infrastructure. The management objective for these areas is to maintain them in a natural or near-natural state, with degraded areas rehabilitated where appropriate. ESAs, while not necessarily essential for meeting biodiversity targets themselves, perform an important supporting role by maintaining ecological processes, supporting CBAs and protected areas and contributing to the delivery of ecosystem services. Their management objective is therefore to maintain ecological functionality and a near-natural condition.

The Terrestrial Biodiversity Impact Assessment further identifies the property as being situated within the proposed north–south ecological corridor and within an area identified for protected-area expansion. These landscape-scale features are important because ecological value is not limited to individual vegetation communities or occurrences of Species of Conservation Concern ("SCC"), but also relates to the ability of natural habitat to remain functionally connected across the wider landscape.

Ecological connectivity is consequently identified by the specialist investigations as an important characteristic of the receiving environment. Connected natural habitat facilitates the movement and migration of fauna and flora, dispersal and other ecological processes, while fragmentation can isolate habitat and restrict movement between remaining natural areas. This is particularly relevant within the Yzerfontein landscape, where the property occurs at the interface between the established urban area and the more extensive natural areas occurring inland and along the surrounding coastal landscape.

The specialist investigations have also identified the importance of maintaining a functional ecological linkage through Portion 4. The current environmental planning approach recognises a north–south ecological corridor, and the specialist work informing the development has recommended that ecological corridors should have a minimum width of approximately 100 m. These corridors are intended to maintain connectivity between retained natural habitats and contribute towards continued ecological functioning across the broader property.

The broader conservation context is further strengthened by the relationship between natural habitat on Portion 4 and the Yzerfontein Nature Reserve and surrounding conservation landscape. The biodiversity investigations undertaken for the current application recognise the importance of maintaining functional connections between retained habitat on the property and adjacent or nearby conservation areas. The ecological significance of these connections extends beyond the boundaries of the proposed development area and forms part of the wider landscape-level biodiversity context within which the proposal must be considered.

More recent biodiversity investigations undertaken for the current environmental assessment have refined the understanding of the relationship between the proposed development footprint and biodiversity priority areas. The current biodiversity investigations indicate that approximately 71.65 ha of the proposed development footprint is mapped as CBA 1. The occurrence of CBA 1 within the proposed development footprint reinforces the biodiversity sensitivity and ecological importance of this portion of the site. The implications of this spatial overlap for the proposed development are assessed separately in the terrestrial biodiversity impact assessment and biodiversity offset sections of this Scoping Report.

Overall, the specialist evidence demonstrates that the biodiversity importance of Portion 4 is derived not only from the threatened vegetation communities and SCC occurring on the property, but also from its landscape-scale role in supporting CBAs, ESAs and ecological connectivity. The retention of functional ecological linkages through and around the development area therefore represents an important environmental consideration for the further assessment and refinement of the proposed development.

Heritage and Archaeology

The heritage and archaeological characteristics of the proposed development area have been assessed through a project-specific Heritage Impact Assessment ("HIA"), prepared by CTS Heritage in terms of Section 38(8) of the National Heritage Resources Act, 1999 (Act No. 25 of 1999). Following submission of a Notification of Intent to Develop ("NID"), Heritage Western Cape ("HWC") required that the HIA include specific consideration of both archaeological and palaeontological resources. The archaeological component included a field survey undertaken on 22 and 23 November 2023, while palaeontological resources were assessed through a specialist desktop assessment.

The broader Yzerfontein area has a well-established archaeological context. The HIA notes evidence of human occupation within the wider Swartland region extending from the Early Stone Age, followed by Middle and Later Stone Age occupation and the historical presence of San hunter-gatherers and Khoe pastoralists. The coastal setting of Yzerfontein is particularly relevant archaeologically, as previous investigations in the surrounding area have recorded Stone Age archaeological material and shell middens associated with prehistoric occupation and exploitation of coastal resources.

The HIA identifies the Yzerfontein coastline as an archaeologically sensitive landscape, with significant archaeological sites previously recorded closer to the coast, including Middle and Later Stone Age occurrences and shell middens. However, the proposed development area occurs outside the recommended 500 m coastline buffer, within which the probability and density of archaeological resources associated with the coastline are considered greater. Previous archaeological investigations in the Yzerfontein area have similarly indicated that archaeological potential generally decreases on the inland platforms situated away from the immediate coastal zone.

Importantly, the project-specific archaeological survey comprehensively investigated the proposed development area and identified Middle and Later Stone Age archaeological material of limited scientific significance. The HIA concludes that none of the archaeological heritage resources identified during the survey possess sufficient scientific value to warrant conservation or further archaeological mitigation. Accordingly, the specialist does not identify any known archaeological resource within the surveyed development area that represents a significant constraint to the proposed development.

The specialist does, however, identify an important limitation associated with the dense coastal vegetation occurring across the site. Ground visibility was restricted during portions of the archaeological survey, although sufficient exposed areas were available for the specialist to obtain a reliable indication of the density of surface archaeological material. Given the known occurrence of buried and in situ shell middens closer to the rocky shoreline, the HIA acknowledges that shell midden material or human remains could potentially occur beneath the vegetation or dune deposits and may therefore not be visible at the surface.

From a broader cultural heritage perspective, the HIA also considered known heritage resources within the surrounding landscape. The closest provincially graded heritage resources identified comprise two historic lime kilns situated approximately 4 km northeast

of the proposed development area. Due to their distance from the proposed development, the HIA concludes that no impact on these resources is anticipated.

Overall, the HIA concludes that there is no objection to the proposed development from a heritage perspective, subject to the implementation of the specialist recommendations. In relation specifically to archaeological resources, should buried archaeological material, human remains or burials be encountered during development activities, work must cease in the vicinity of the find and HWC must be contacted to determine the appropriate way forward.

The palaeontological characteristics of the site, including the sensitivity of the underlying geological formations and the applicable Chance Fossil Finds Procedure, are addressed separately under Palaeontology below.

Palaeontology

The palaeontological characteristics of the proposed development area have been assessed through a project-specific Palaeontological Impact Assessment ("PIA"), undertaken by John Pether as a specialist component of the Heritage Impact Assessment. The assessment considered the geological formations underlying the development area, their known palaeontological sensitivity and the potential occurrence of fossil resources within the subsurface.

The PIA identifies the proposed development area as being situated almost entirely on calcreted calcareous aeolianite of the Langebaan Formation, which is generally overlain by a relatively thin, typically less than 1 m thick, mantle of quartzose coversands associated with the Springfontyn Formation. Towards the northern portion of the site, where the Langebaan Formation extends onto the slopes of the Yzerfontein conical hill, eroded remnants of older marine deposits may also occur.

The Springfontyn Formation coversands are assessed as having an overall Low palaeontological sensitivity. Fossil bones occurring within these coversands are expected to be of late Quaternary age and predominantly representative of modern fauna, although extinct species may potentially occur. Fossil material is generally expected to be sparse, with the possibility of occasional localised concentrations or "hotspots".

In contrast, the underlying calcreted Langebaan Formation is identified as having Very High palaeontological sensitivity, reflecting previous discoveries of fossil material of significant scientific value from this formation. The specialist notes that the Langebaan Formation can preserve rare and well-preserved fossil bones of considerable palaeoclimatic, palaeobiological and evolutionary importance. Notwithstanding this sensitivity classification, fossil bones within the calcrete are generally sporadic and unevenly distributed, although they may be locally more common.

The PIA also identifies the possibility that residual marine deposits of Pliocene age may occur on the lower slopes of the Yzerfontein conical hill. Where present, these deposits may contain robust fossil shells, such as oysters, or moulds of shells that have subsequently dissolved. These potential deposits are considered to have Low palaeontological sensitivity, although the specialist recommends that any such exposures encountered during earthworks should be appropriately recorded and sampled.

Overall, the palaeontological sensitivity of the site is therefore strongly influenced by the underlying geological formation and depth of disturbance. While the superficial Springfontyn Formation coversands have Low sensitivity, the underlying Langebaan Formation has substantially greater palaeontological importance. The PIA notes that fossil occurrences are inherently difficult to predict and are commonly only revealed once subsurface excavations expose previously concealed material.

The specialist does not identify the possible presence of subsurface fossils as an a priori constraint preventing development. However, given the palaeontological sensitivity of the underlying Langebaan Formation and the possibility of fossil material being exposed during earthworks, appropriate management of chance fossil discoveries is required. The PIA therefore recommends implementation of a Fossil Finds Procedure ("FFP"), including awareness among personnel undertaking excavations and specialist involvement where potential fossil material is encountered.

The potential impacts of excavation and other construction activities on palaeontological resources, together with the specialist-recommended mitigation and Fossil Finds Procedure, are addressed separately in the relevant impact assessment and environmental management sections of this Scoping Report.

Visual and Landscape Character

The visual and landscape characteristics of the proposed development area have been assessed through the project-specific Visual Impact Assessment ("VIA"), prepared by New World Associates and revised in August 2025. The assessment considered the existing landscape character, topography, visual exposure of the site, surrounding land uses, sensitive visual receptors and the manner in which the site is experienced within the broader Yzerfontein landscape.

The site forms part of the broader West Coast coastal landscape associated with Yzerfontein and is characterised predominantly by undeveloped land supporting natural vegetation. Its existing visual character is therefore strongly influenced by the combination of natural vegetation, the site's gently to moderately undulating topography and its relationship with the established Yzerfontein urban area. The site occupies a transitional position between the existing built environment and the more extensive undeveloped landscape occurring inland.

Topography plays an important role in determining the visual character and exposure of the property. The site generally rises inland from the existing Yzerfontein settlement, resulting in portions of the property occupying relatively elevated positions within the surrounding landscape. The VIA identifies the prominent Yzerfontein hill and associated higher-lying terrain as particularly important landscape features, with elevation influencing the extent to which portions of the site can be viewed from surrounding areas.

The existing settlement of Yzerfontein represents the principal built component of the surrounding visual environment. Residential development, roads and associated urban infrastructure are established to the west and northwest of the proposed development area, while the landscape becomes progressively more natural and less developed towards the inland portions of the property. The visual environment is consequently characterised by an identifiable urban-to-natural transition, with the undeveloped portions of Portion 4 contributing to the open and natural landscape setting surrounding the existing settlement.

The VIA identifies a range of potential visual receptors within the surrounding landscape, including residents, road users and visitors to Yzerfontein, with the degree of visual exposure varying according to distance, elevation, orientation, intervening vegetation and built development. Views from surrounding roads and residential areas consequently form an important component of the existing visual environment.

The natural vegetation occurring across the site also contributes materially to its existing landscape character. Although vegetation composition and condition vary spatially, the predominantly vegetated and undeveloped nature of the property provides a visual contrast with the adjoining built-up portions of Yzerfontein. Existing vegetation can also provide varying degrees of visual screening depending on vegetation height, density, topography and the location of the viewer.

Overall, the specialist assessment indicates that the site's visual sensitivity arises principally from its predominantly undeveloped character, natural vegetation, topographical variation, elevated portions and its position at the interface between the existing Yzerfontein settlement and the surrounding natural landscape. These characteristics establish the baseline visual environment against which the potential visual effects of the proposed mixed-use development must be assessed.

The magnitude and significance of potential visual impacts associated with the introduction of residential, commercial, road and supporting infrastructure into this landscape, together with the applicable specialist-recommended mitigation measures, are addressed separately in the impact assessment section of this Scoping Report.

Socio-Economic Environment

The socioeconomic characteristics of the receiving environment have been assessed through the project-specific Socio-Economic Impact Assessment ("SEIA"), revised in September 2025. The assessment considers the socioeconomic context of Yzerfontein together with the broader Swartland municipal area, recognising that the potential socioeconomic influence of the proposed development extends beyond the immediate site. The specialist compiled baseline socioeconomic information relating to demographics, employment, income, skills, housing, access to services and the structure of the local and regional economy.

The SEIA identifies the Swartland Municipality as having a relatively young and predominantly urban population. Based on the information used by the specialist, the Swartland population was approximately 147,225 people in 2020, comprising approximately 39,929 households, with an average household size of approximately 3.5 persons. Approximately three-quarters of the municipal population resides within urban areas. The specialist further records an average annual population growth rate of approximately 3.3% since the 2016 Community Survey.

The broader socioeconomic environment is characterised by a combination of economic opportunity and socioeconomic challenges. The SEIA identifies income inequality, unemployment and relatively low workforce skill levels as important characteristics of the Swartland community. The specialist records a Gini coefficient of 0.61 in 2020, indicating substantial income inequality, and notes that low economic growth and unemployment contribute to the persistence of inequality within the municipal area. The workforce profile referenced in the assessment comprises approximately 50.1% low-skilled, 34.6% semi-skilled and 15.2% skilled workers.

The Swartland economy is described by the specialist as the second-largest economy within the West Coast District, with Malmesbury functioning as the principal economic hub. The economic structure is relatively diversified, with important contributions from manufacturing; wholesale and retail trade, catering and accommodation; agriculture, forestry and fishing; government services; and finance, insurance, real estate and business services. Tourism also forms an important component of the broader regional economy.

Within this broader municipal context, Yzerfontein has a distinctive coastal residential and tourism function. The SEIA describes the settlement as having evolved from a predominantly holiday and recreational destination towards one increasingly accommodating permanent residents, lifestyle residents and tourism-related activity. This changing residential function is identified as an important characteristic of the existing socioeconomic environment, with permanent and lifestyle residency occurring alongside Yzerfontein's established role as a coastal holiday and tourism destination.

The SEIA also recognises the importance of existing social amenities, municipal services, transport infrastructure and recreational resources to the receiving community. The capacity of existing infrastructure and services is particularly relevant in the context of continued settlement growth, while Yzerfontein's coastal setting, harbour and access to the marine environment contribute to its recreational and tourism character. These characteristics form part of the existing socioeconomic setting within which future development must be considered.

Overall, the specialist information indicates that the receiving socioeconomic environment comprises an established but evolving coastal settlement situated within a broader municipal area experiencing population growth alongside economic and social challenges, including unemployment, income inequality and relatively low workforce skill levels. Yzerfontein's existing residential, lifestyle and tourism functions, together with the capacity of municipal infrastructure and services to accommodate future growth, are therefore important components of the socioeconomic baseline.

Traffic and Transportation

The existing traffic and transportation environment has been assessed through the project-specific Traffic Impact Assessment ("TIA"), prepared by Sturgeon Consulting and updated in September 2025. The TIA incorporated updated traffic counts, as the traffic counts used in previous versions of the assessment were more than two years old, and considered existing road and traffic conditions, access arrangements and the surrounding road network.

The proposed development area is situated southeast of the existing Yzerfontein settlement and is served by the established local and regional road network. The principal roads relevant to the site include Atlantic Drive, Dassen Island Drive, Short Street and Gey van Pittius Street, with the broader network connecting to Main Road (R315), which provides the principal regional road connection serving Yzerfontein.

Within the local road network, Dassen Island Drive is classified by the traffic specialist as a Class 4 residential collector road. It comprises a two-lane, undivided surfaced road with one traffic lane in each direction, gravel/grass verges and no paved sidewalks. The posted speed limit is 60 km/h, and the road serves the Pearl Bay and broader Yzerfontein areas. Atlantic Drive is similarly classified as a Class 4 residential collector road and comprises a two-lane undivided surfaced roadway with gravel/grass verges and no paved sidewalks. Street lighting is present along the western side of Atlantic Drive and the posted speed limit is 60 km/h.

The TIA assessed existing traffic operations using updated 2025 baseline traffic counts. Existing traffic volumes within the study area were generally found to be low to medium, with particularly low traffic volumes recorded along Gey van Pittius Street and relatively low volumes along Dassen Island Drive and Atlantic Drive. The assessment concludes that the study intersections currently operate at acceptable levels of service under the assessed baseline traffic conditions.

The TIA also considered the existing and planned future road network within the wider area. In terms of longer-term road planning, the specialist identifies the proposed implementation of a grade-separated interchange at the R27/R315 intersection. Apart from this intervention, the TIA does not identify major future road-network changes in the immediate vicinity of the proposed development.

From a non-motorised and public transport perspective, the existing road environment is primarily vehicle-orientated, with the TIA recording the absence of paved sidewalks along both Dassen Island Drive and Atlantic Drive. The specialist assessment considers non-motorised transport (“NMT”) and public transport requirements as part of the transportation assessment, with the detailed requirements associated with the proposed development to be incorporated into the subsequent planning and design process.

Overall, the existing transportation environment is characterised by an established local road network presently carrying generally low to medium traffic volumes and operating at acceptable levels of service.

Existing Infrastructure and Municipal Services

Portion 4 of Farm No. 560 is presently largely undeveloped and formal municipal engineering services within the proposed development area are limited. Existing infrastructure on the broader property includes municipal water-reservoir and telecommunications infrastructure situated on the elevated portion of the property overlooking Yzerfontein.

The surrounding Yzerfontein settlement is served by established municipal water, sanitation, electricity, road and solid-waste infrastructure. However, the project-specific engineering and planning information identifies constraints in the capacity and availability of certain bulk services to accommodate development of the scale proposed.

Sanitation and electricity represent particularly relevant infrastructure constraints. Existing municipal sewer infrastructure is not presently sufficient to service the proposed development in its entirety, while available project information also identifies limitations in bulk electricity capacity and the need for broader network upgrades. Water-supply infrastructure will similarly require augmentation as development progresses.

The existing services context therefore reflects both the largely undeveloped condition of the site and the need for substantial new internal infrastructure and connections to existing municipal networks. Bulk service capacity will be an important consideration in the feasibility, timing and phased implementation of the proposed development.

Environmental Sensitivities and Constraints

The specialist investigations demonstrate that terrestrial biodiversity represents the principal environmental sensitivity and spatial constraint associated with Portion 4 of Farm No. 560. Key terrestrial biodiversity considerations include Saldanha Limestone Strandveld and associated limestone habitat, threatened vegetation communities, habitat supporting plant and animal Species of Conservation Concern ("SCC"), Critical Biodiversity Areas ("CBAs") and the maintenance of functional ecological connectivity across the property and surrounding landscape.

Other environmental sensitivities include the Very High palaeontological sensitivity associated with the Langebaan Formation, the potential for previously unidentified archaeological resources to occur beneath areas of limited surface visibility, and the visual sensitivity arising from the site's predominantly undeveloped character, topography and relationship with the existing Yzerfontein settlement.

Freshwater resources have not been identified as a principal environmental constraint within the proposed development footprint, with the available aquatic specialist findings not identifying significant freshwater features within the proposed development footprint. Agricultural sensitivity has been considered through the Site Sensitivity Verification process, which proposes a Low sensitivity classification for the Agriculture Theme. The need for further agricultural assessment remains subject to confirmation through the environmental assessment process.

Infrastructure capacity also represents an important constraint to the feasibility and phased implementation of the proposed development, particularly in relation to sanitation and electricity.

Overall, the specialist investigations demonstrate that the principal environmental constraint requiring consideration in the further assessment and refinement of the proposed development is terrestrial biodiversity, particularly the protection of Saldanha Limestone Strandveld and associated limestone habitat, threatened vegetation communities, habitat supporting SCC and functional ecological connectivity.

Issues and Potentially Significant Impacts Identified

Introduction

This section identifies the key environmental and socio-economic issues and potential impacts associated with the proposed mixed-use development, based on the characteristics of the receiving environment, the proposed development and the findings of the specialist investigations undertaken to date.

Terrestrial biodiversity represents the principal environmental issue identified during the Scoping Phase. Other relevant matters include agricultural resources, freshwater and stormwater management, heritage and palaeontology, visual and sense-of-place effects, traffic and access, socio-economic effects, municipal services and infrastructure, construction-related disturbance and cumulative impacts. The relative importance of these issues varies and their inclusion in this section should not be interpreted as indicating an equivalent level of environmental significance.

Approach to the Identification of Issues and Potential Impacts

Environmental issues and potential impacts were identified with reference to the characteristics and sensitivities of the receiving environment, the nature and extent of the proposed development, the project-specific specialist investigations, and the findings of the Screening Tool and Site Sensitivity Verification process.

The assessment focuses on project-specific impacts that are reasonably expected to arise from the proposed development and which may materially influence its environmental acceptability, design or implementation. Matters for which the specialist investigations identify limited sensitivity or a low likelihood of significant impact are addressed proportionately.

Terrestrial Biodiversity and Ecological Impacts

Terrestrial biodiversity represents the principal environmental issue associated with the proposed development, with the principal potential impacts relating to direct habitat loss, impacts on biodiversity priority areas and Species of Conservation Concern (“SCC”), habitat fragmentation, edge effects and the maintenance of functional ecological connectivity.

The proposed development layout has been progressively refined in response to these sensitivities, with particular emphasis placed on avoiding the most sensitive habitat. Importantly, the current development footprint avoids all mapped and field-confirmed Saldanha Limestone Strandveld and associated limestone habitat, which has been identified through the botanical investigations as the primary biodiversity constraint on the site. Substantial areas of the property are also proposed to remain undeveloped as Open Space Zone 1, with ecological corridors incorporated into the layout to assist in maintaining connectivity through the site.

Notwithstanding these avoidance measures, the proposed development would result in the direct and permanent loss of remaining indigenous vegetation and terrestrial habitat within the development footprint. The current biodiversity investigations identify approximately 71.64 ha of residual impact on habitat associated with threatened vegetation ecosystems, comprising approximately 9.86 ha of Ecotone / Transition Zone and 47.80 ha of Strandveld Thicket treated as Langebaan Dune Strandveld-related habitat, and approximately 13.98 ha of Valley Bottom Strandveld treated as Saldanha Flats Strandveld-related habitat. These vegetation ecosystems are classified as Endangered. The development footprint also overlaps approximately 71.65 ha of CBA 1. These areas are substantially spatially coincident and should therefore not be interpreted or quantified as separate additional areas of biodiversity loss.

In addition to direct habitat loss, the development has the potential to result in habitat fragmentation and changes to ecological connectivity, particularly through the introduction of residential development, roads and associated infrastructure into currently undeveloped portions of the site. Indirect effects may also arise along the interface between developed and retained natural areas

through increased human activity, disturbance, altered ecological conditions, invasive alien plant establishment and other edge effects.

The botanical and faunal investigations further identify the potential for impacts on plant SCC, faunal habitat and the movement of fauna through the landscape. Although the current layout avoids the principal limestone-associated biodiversity constraint and SCC populations are represented within retained portions of the property, the loss and fragmentation of remaining habitat require further consideration in determining the residual biodiversity implications of the proposed development.

Maintaining functional ecological connectivity is consequently an important component of the development planning process. The terrestrial biodiversity investigations recommend the retention of ecological corridors, with a minimum corridor width of approximately 100 m incorporated into the current planning approach. The functionality, configuration and long-term management of retained natural areas and ecological corridors will require consideration during the EIA Phase.

Notwithstanding the avoidance and layout-refinement measures incorporated into the current proposal, significant residual terrestrial biodiversity impacts may remain. Following application of the mitigation hierarchy, any significant residual impacts that cannot reasonably be avoided, minimised or rehabilitated will inform consideration of the potential requirement for a biodiversity offset. The appropriate offset methodology, quantum, receiving area, legal security, management requirements and long-term implementation arrangements remain subject to further assessment and authority consultation and should not be regarded as finalised at the Scoping stage.

Agricultural Impacts

The proposed development would result in the permanent transformation of land currently zoned Agricultural Zone I. However, the proposed development area falls within the recognised Yzerfontein urban edge, where future urban development is contemplated in terms of the applicable municipal spatial planning framework.

The Screening Tool identifies the Agriculture Theme as having High sensitivity. The Site Sensitivity Verification Report, however, proposes a Low sensitivity classification based on the existing site conditions and land-use context. No site-specific Agricultural Impact Assessment has been undertaken.

Agricultural impacts are not presently identified as a principal environmental constraint. The need for further specialist assessment will be considered in accordance with the Site Sensitivity Verification findings and any requirements identified by DEA&DP during the environmental assessment process.

Freshwater and Stormwater Related Impacts

No significant freshwater features have been identified within the proposed development footprint and direct impacts on freshwater habitat are therefore expected to be limited. The principal water-related issue associated with the proposed development relates instead to changes in stormwater runoff, erosion and sediment transport resulting from the progressive transformation of currently vegetated areas.

Notwithstanding the limited direct freshwater sensitivity identified, the development has the potential to result in indirect impacts on the receiving environment through changes in stormwater runoff, erosion and sediment transport, particularly as currently vegetated areas are progressively transformed to residential development, roads and other impermeable surfaces. These changes may increase the volume and rate of surface runoff and create opportunities for localised erosion, sedimentation and the transport of pollutants from developed areas if stormwater is not appropriately managed.

Stormwater management will therefore be required to address the changes in runoff associated with the proposed development. The current engineering approach provides for a formal stormwater management system incorporating attenuation measures, including retention ponds. The stormwater management system will be refined through detailed engineering design, taking account of the site's topography, downstream receiving environment and relevant environmental sensitivities.

Construction activities may similarly result in temporary soil disturbance, erosion and sediment-laden runoff, particularly during vegetation clearance, earthworks, excavation and road and service installation. Appropriate erosion and sediment controls, management of exposed soils and stockpiles, and controls preventing contaminated runoff from entering the surrounding environment will therefore be required during construction.

Heritage and Archaeological Impacts

The Heritage Impact Assessment ("HIA") did not identify archaeological or heritage resources within the proposed development footprint that would preclude the development or require further archaeological mitigation. Middle and Later Stone Age material recorded during the field survey was assessed as being of limited scientific significance.

Dense vegetation restricted surface visibility in portions of the survey area and the possibility of previously unidentified subsurface archaeological resources cannot therefore be excluded. The principal potential archaeological impact relates to the disturbance or destruction of buried archaeological material, shell middens or human remains during vegetation clearance, earthworks and excavation.

The heritage specialist raises no objection to the proposed development subject to implementation of the recommended heritage management measures. Appropriate chance-find procedures will therefore be required during construction should previously unidentified archaeological material or human remains be encountered.

Palaeontological Impacts

The principal potential palaeontological impact relates to the disturbance, damage or destruction of previously unidentified fossil material during earthworks and subsurface excavation. This is particularly relevant where excavation extends into the Langebaan Formation, which is assigned Very High palaeontological sensitivity.

Fossil occurrences are, however, sporadic and spatially unpredictable, and the palaeontological specialist does not identify fossil resources as an *a priori* constraint to the proposed development. The potential impact is therefore principally associated with the possibility of fossil material being exposed during construction.

The specialist recommends implementation of a Fossil Finds Procedure to provide for the recognition, reporting and appropriate management of fossil material encountered during excavation or earthworks.

Visual and Sense of Place Impacts

The potential visual and sense-of-place impacts associated with the proposed development have been assessed through the project-specific Visual Impact Assessment ("VIA"), prepared by New World Associates and revised in August 2025. The assessment considers the existing landscape character, topography, visual exposure of the site, surrounding land uses and sensitive visual receptors, as well as the degree to which the proposed development can be accommodated within the receiving landscape.

The proposed development would result in a permanent change to the existing visual character of the development area, through the transformation of predominantly undeveloped and naturally vegetated land into a mixed-use urban environment comprising residential development, roads, business uses and associated infrastructure. This would extend the existing built form of Yzerfontein into land that presently contributes to the open and natural landscape setting of the settlement.

The VIA identifies the overall visual impact of the proposed development on the landscape as moderate-high, resulting in a noticeable change to the visual environment. The development is assessed as being marginally visible from the R315 and highly visible from Atlantic Drive, with its visual absorption capacity varying according to the direction from which the site is viewed. Overall, the specialist considers the proposed development to have medium compatibility with the receiving landscape.

The most notable direct visual effects are anticipated from Dassen Island Drive, Atlantic Drive and adjoining residential areas. Existing residences along these routes may experience altered landward views across the valley towards the development area. The VIA indicates that the visual impact on individual residences varies according to their orientation and existing views, ranging from Low for most houses to High for the limited number of residences with deliberate views towards the proposed development area. By comparison, the visual impact experienced by users of the R27 coastal road is assessed as Low and not significant, largely due to viewing distance and the development being perceived within the context of the existing Yzerfontein settlement.

The visual implications of the development are closely associated with potential changes to the sense of place of Yzerfontein. The Socio-Economic Impact Assessment identifies the permanent extension of the settlement and reduction in the extent of natural veld as contributing to a change in the existing sense of place. Prior to mitigation, this operational-phase impact is assessed as High Negative, reducing to Medium Negative following mitigation.

The current development layout has, however, been refined since the original VIA assessment. The specialist review of the revised August 2025 layout concludes that the increased provision of open space and reduction in residential development associated with the protection of limestone habitat have qualitatively reduced the overall visual and aesthetic impact of the scheme. The retention of substantial undeveloped areas within and surrounding the development footprint therefore contributes to maintaining portions of the existing landscape character and provides separation between development components.

Traffic, Access and Transportation Impacts

The potential traffic and transportation impacts associated with the proposed development have been assessed through the project-specific Traffic Impact Assessment ("TIA") undertaken by Sturgeon Consulting and updated in September 2025. Existing traffic demand on the surrounding road network is generally low to medium, with the assessed intersections operating at acceptable levels under the 2025 baseline conditions.

The proposed development will result in a permanent increase in traffic volumes on the surrounding road network as the development is progressively implemented. At full development, the TIA estimates that approximately 523 vehicle trips will be generated during the AM peak hour and 750 vehicle trips during the PM peak hour. The surrounding road network, including Atlantic Drive and Dassen Island Drive, is considered capable of accommodating the anticipated development traffic, subject to implementation of the recommendations of the TIA.

Seven access points are proposed to distribute development traffic across the surrounding road network, comprising extensions of Gey van Pittius Street, Short Street and Versveld Street, together with four accesses from Atlantic Drive. The final configuration and detailed design of these accesses will be subject to the applicable engineering requirements and approval by the relevant Roads Authority.

The principal traffic-related impact identified by the TIA relates to the future operational capacity of the Main Road (R315)/Buitekant Street intersection. Under the assessed development scenario, retention of the existing all-way stop control would result in the intersection operating at Level of Service D during the AM peak hour and Level of Service E during the PM peak hour. The TIA identifies either a single-lane roundabout or traffic signalisation as appropriate mitigation options, with a roundabout generally preferred where geometrically feasible. The final intersection treatment will therefore require confirmation through detailed engineering design and consultation with the relevant Roads Authority.

The TIA does not identify a requirement for major public transport or non-motorised transport upgrades as a consequence of the proposed development but recommends provision for bicycle storage and associated end-user facilities at the business erven and appropriate pedestrian-friendly design. Road and pedestrian safety will remain relevant given the increased traffic associated with the development and the use of surrounding roads by pedestrians, cyclists and other vulnerable road users.

Temporary traffic impacts will also arise during construction through the movement of construction vehicles, delivery vehicles and machinery. Given the phased implementation of the development, these impacts will occur progressively and will require appropriate construction traffic and access management.

Socio-Economic Impacts

The potential socio-economic impacts associated with the proposed development have been assessed through the project-specific Socio-Economic Impact Assessment ("SEIA"), revised in September 2025. The assessment considers both the positive and negative effects that may arise during the construction and operational phases and concludes that the anticipated socio-economic benefits of the development outweigh the identified socio-economic costs, subject to the implementation of the recommended mitigation and enhancement measures.

A principal positive impact identified by the SEIA is the creation of employment and associated income-generating opportunities during construction. The phased development will create direct and indirect employment opportunities, with associated opportunities for skills development, household income generation and expenditure within the local economy. The SEIA assesses the construction-phase employment impact as Medium Positive prior to enhancement and High Positive following implementation of the recommended enhancement measures. Opportunities for local contractors, suppliers and businesses may similarly arise through expenditure on construction materials, goods and services.

The operational development is also expected to generate positive socio-economic effects through the introduction of additional residents and associated household expenditure within Yzerfontein. The SEIA identifies the potential for this expenditure to support existing businesses, encourage small-business development and generate additional economic activity and employment. The specialist further considers the development capable of contributing to the evolving role of Yzerfontein as both a place of permanent residence and a coastal tourism destination.

The proposed development would, however, also result in negative socio-economic effects requiring appropriate management. During construction, these include increased traffic, noise and dust, temporary changes to the sense of place, potential pressure on social amenities and services, the possible influx of workers and jobseekers, and associated safety and security concerns. Following implementation of the recommended mitigation measures, the construction-related negative socio-economic impacts are generally assessed by the specialist as Low Negative. The temporary construction-related change in sense of place is assessed as Medium Negative prior to mitigation and Low Negative following mitigation.

The progressive increase in the residential population associated with the development may also increase demand for municipal infrastructure, services and community facilities. This is particularly relevant given the existing infrastructure constraints identified for Yzerfontein. The socio-economic benefits associated with the development are therefore linked to the availability of adequate infrastructure and the progressive implementation of the necessary service arrangements and upgrades as the development proceeds.

A further issue is the potential for the development to contribute to changes in the existing social character and functioning of Yzerfontein. The development would expand the existing settlement footprint and introduce a substantial number of additional residential opportunities over the approximately 30-year development period. The SEIA recognises the potential for population growth, migration and the introduction of new residents to contribute to changes in the social fabric and existing character of the settlement. These changes would, however, occur progressively as the individual phases of the development are implemented.

Overall, the SEIA recommends the proposed development from a socio-economic perspective, identifying employment creation, skills development, increased household income, local expenditure and opportunities for business development among the principal benefits. The identified adverse socio-economic impacts are generally considered capable of being reduced through appropriate mitigation and management.

Municipal Services and Infrastructure Impacts

The proposed development will progressively increase demand for potable water, sanitation, electricity, solid-waste management and associated municipal infrastructure. Given the scale and approximately 30-year implementation period of the development, the availability and capacity of bulk services represent important considerations in determining the timing and feasibility of individual development phases.

Sanitation represents a material infrastructure constraint, as sufficient municipal sewer infrastructure is not presently available to service the development in its entirety. The proposed interim use of conservancy tanks and disposal to the Darling Wastewater Treatment Works remains dependent on confirmation of treatment capacity, operational arrangements and the period for which this solution can be accommodated. Longer-term development is similarly dependent on the availability of the planned municipal sewer infrastructure for Yzerfontein.

Bulk electricity capacity also represents an identified constraint, with broader network upgrades anticipated before the full development can be accommodated. Potable water infrastructure will require augmentation as development progresses, while the development will also increase demand on municipal solid-waste services.

The development will alter existing runoff characteristics through the introduction of roads, buildings and other impermeable surfaces, requiring formal stormwater infrastructure and attenuation measures to manage post-development runoff.

Municipal service capacity therefore has the potential to influence the timing, phasing and servicing arrangements of the proposed development. Implementation of individual development phases will need to remain aligned with confirmed infrastructure capacity and the required service upgrades.

Construction Related Environmental Impacts

Construction will occur progressively as individual development phases are implemented and will involve vegetation clearance within authorised development areas, earthworks, excavation, installation of services and stormwater infrastructure, road construction, building activities and construction vehicle movements.

Potential construction-related impacts include dust and noise, soil disturbance and erosion, sediment-laden runoff, increased construction traffic, waste generation, accidental spills and pollution, and temporary disturbance to neighbouring residents and road users. Construction activities may also result in secondary disturbance to retained natural habitat where vehicles, personnel, stockpiles, construction camps or other activities extend beyond the approved construction footprint.

Particular attention will therefore be required at interfaces with retained natural areas, including limestone habitat and ecological corridors. The approved construction footprint and environmentally sensitive no-go areas will require clear demarcation and protection throughout construction.

Earthworks and excavation may also expose previously unidentified archaeological, human or palaeontological material, in which case the applicable heritage and Fossil Finds procedures will apply.

These construction-related impacts are not presently identified as significant environmental constraints to the proposed development and are generally considered capable of being managed through appropriate construction-phase mitigation and the EMPr.

Cumulative Impacts

Cumulative impacts are those impacts that may arise from the proposed development when considered together with existing development, reasonably foreseeable future development and other activities affecting the same environmental resources or

receiving environment. Given the scale and long-term phased implementation of the proposed mixed-use development, cumulative effects are particularly relevant where incremental changes may contribute to broader environmental pressures within Yzerfontein and the surrounding landscape.

The most important potential cumulative impact relates to terrestrial biodiversity. The residual habitat loss associated with the proposed development must be considered in the context of the broader historical and ongoing loss, degradation and fragmentation of threatened vegetation within the West Coast landscape. Incremental transformation of remaining natural habitat may contribute to further fragmentation and edge effects and reduce the ability of the broader landscape to maintain ecological processes and functional connectivity.

The avoidance of Saldanha Limestone Strandveld and associated limestone habitat, together with the retention of substantial natural open-space areas and ecological corridors, is important in limiting the development's contribution to these cumulative effects. Notwithstanding these measures, the residual contribution of the proposed development to cumulative biodiversity loss and fragmentation remains an important issue requiring further assessment.

Cumulative impacts may similarly arise in relation to traffic and transportation. Development-generated traffic will be added to existing traffic volumes and anticipated future background growth on the surrounding road network. While the Traffic Impact Assessment indicates that much of the surrounding network can accommodate the anticipated traffic, the future operational capacity of the Main Road (R315)/Buitekant Street intersection has been identified as requiring intervention. The cumulative effects of background traffic growth and development-generated traffic will therefore need to be accommodated through the recommended intersection and access improvements.

The progressive development of the site will additionally increase cumulative demand for municipal services and bulk infrastructure, particularly potable water, sanitation and electricity. This is relevant given the existing constraints associated with wastewater infrastructure and electricity supply within Yzerfontein. The cumulative demand arising from the proposed development, together with existing and future development within the settlement, will therefore need to be considered by the relevant service authorities when confirming infrastructure capacity, required upgrades and development phasing.
From a socio-economic perspective, cumulative effects may be both positive and negative. The proposed development may contribute to employment creation, local expenditure, business opportunities and the longer-term economic activity of Yzerfontein. Conversely, population growth and settlement expansion, when considered together with other development, may progressively increase demand for municipal services and community facilities and contribute to changes in the social character and functioning of the settlement.

Construction-related cumulative impacts may also occur where individual phases are implemented over an extended period or overlap with other construction activities in the surrounding area. These may include repeated or prolonged periods of construction traffic, dust, noise and general disturbance. The approximately 30-year phased implementation programme means that the duration and geographic extent of these effects will depend on the sequencing and timing of individual development phases.

Overall, terrestrial biodiversity represents the principal cumulative environmental issue associated with the proposed development, particularly in relation to the incremental loss and fragmentation of threatened habitat and the maintenance of ecological connectivity within the broader landscape. Cumulative changes to visual character, traffic demand, municipal infrastructure requirements, socioeconomic conditions and construction-related disturbance will also require consideration during the EIA Phase.

Positive Impacts and Benefits

The principal positive impacts identified by the SEIA relate to employment and income generation, skills development, local procurement and expenditure, and opportunities for local business development. Construction employment is assessed by the

specialist as Medium Positive prior to enhancement and High Positive following implementation of the recommended enhancement measures.

During operation, additional household expenditure associated with new residents may support existing businesses and services and create opportunities for new or expanded economic activity within Yzerfontein. The proposed development would also provide 917 additional residential opportunities, comprising 749 single residential erven and 168 General Residential units, together with supporting business uses and infrastructure.

The SEIA identifies opportunity costs associated with the No-Go Alternative, including the loss of potential employment, income generation, local expenditure and business opportunities that would otherwise arise from implementation of the development.

The retention of open space and avoidance of sensitive biodiversity features form part of the environmental planning of the proposal but should not automatically be characterised as positive biodiversity impacts or offset benefits. Any formal biodiversity offset remains subject to the applicable requirements for ecological equivalence, additionality, permanence, legal security and long-term management.

Key Issues Requiring Further Assessment During the EIA Phase

The principal issue requiring detailed further assessment during the EIA Phase is terrestrial biodiversity, including residual loss and fragmentation of threatened habitat, impacts on CBA 1, SCC and ecological connectivity, and the effectiveness of the avoidance and mitigation measures incorporated into the current development layout. Where significant residual impacts remain following application of the mitigation hierarchy, the potential biodiversity offset requirements will require further assessment and authority engagement.

Other matters requiring further consideration include visual and sense-of-place impacts; development-generated traffic and the required road and intersection interventions; municipal service and bulk-infrastructure capacity; socioeconomic impacts and benefits; and cumulative impacts associated with biodiversity loss, settlement expansion, visual change, traffic, infrastructure demand and socioeconomic change.

Heritage, palaeontological, freshwater, agricultural and general construction-related impacts have not been identified as principal environmental constraints but will be addressed through the applicable specialist recommendations, design requirements and environmental management measures.

The detailed scope of assessment for these matters is set out in the Plan of Study for Environmental Impact Assessment.

Methodology for Assessment During the EIA Phase

Introduction

The Environmental Impact Assessment ("EIA") Phase will involve the detailed assessment of the environmental and socio-economic impacts identified during the Scoping Phase as requiring further consideration. A consistent impact assessment methodology will be applied to the proposed development and reasonable and feasible alternatives to determine impact significance before and after mitigation, residual impacts and, where relevant, cumulative impacts.

The assessment will be informed by the characteristics and sensitivity of the receiving environment, specialist findings, comments received from the competent authority and Interested and Affected Parties ("I&APs"), and any further information generated during the EIA Phase.

Impact Assessment Methodology

Each identified impact will be assessed with reference to its nature, extent, duration, intensity or magnitude, probability, reversibility and potential for irreplaceable loss of resources. These criteria will inform the determination of impact significance before and after mitigation, together with the level of confidence associated with the assessment.

The assessment will consider positive and negative impacts, as applicable, together with direct, indirect and cumulative effects. The methodology will be applied proportionately to the issues identified during the Scoping Phase, with greater assessment emphasis afforded to impacts requiring detailed assessment and matters of limited impact potential addressed at a level commensurate with their anticipated significance.

Nature of Impact

The nature of an impact describes the type of effect that the proposed development may have on the receiving environment. Each impact will be characterised according to whether the anticipated effect is positive or negative and whether it occurs directly or indirectly as a consequence of the proposed activity.

Classification	Description
Positive	An impact that results in a beneficial change or effect on the receiving environmental or socio-economic environment.
Negative	An impact that results in an adverse change or effect on the receiving environmental or socio-economic environment.
Direct	An impact that arises as an immediate consequence of a project activity and directly affects an environmental or socio-economic receptor.
Indirect	An impact that occurs as a secondary consequence of the proposed development and is not the immediate result of the project activity.

The nature of each impact will be identified as part of the EIA Phase assessment and will provide the context for the subsequent evaluation of its extent, duration, intensity or magnitude, probability and overall significance.

Extent

The extent of an impact refers to the geographical area over which the impact is expected to occur or be experienced. The extent will be assessed in relation to the development footprint and the broader spatial area that may be affected by the impact.

Extent	Description
Site-specific	The impact is confined to the development footprint or immediate area within the project site.
Local	The impact extends beyond the immediate development footprint but remains within the surrounding local area or municipal context.
Regional	The impact extends beyond the local area and may affect resources, receptors or environmental processes at a broader regional scale.
National	The impact has implications extending beyond the regional scale and is relevant at a national level.

The appropriate extent will be determined for each impact based on the spatial distribution of the affected environmental or socio-economic receptor and the geographical influence of the proposed activity.

Duration

The duration of an impact refers to the period over which the impact is expected to occur or persist. The duration will be considered in relation to the anticipated construction and operational phases of the proposed development and, where relevant, the period required for an affected environmental or socio-economic receptor to recover.

Duration	Description
Temporary	The impact is limited to a short period and will cease during or shortly after completion of the activity giving rise to the impact.
Short-term	The impact is expected to persist for a limited period, generally associated with the construction phase or an equivalent short-term project activity.
Medium-term	The impact is expected to persist beyond the immediate construction period but for less than the anticipated operational lifespan of the development.
Long-term	The impact is expected to persist for most or all of the operational lifespan of the proposed development.
Permanent	The impact will result in a lasting change that is expected to remain beyond the operational lifespan of the development or for which recovery is not reasonably anticipated.

The duration assigned to each impact will reflect the anticipated persistence of the effect rather than simply the duration of the activity responsible for causing it.

Intensity / Magnitude

The intensity or magnitude of an impact refers to the degree of change or disturbance that the impact is expected to cause to the affected environmental or socio-economic receptor. The assessment will consider the severity of the anticipated change relative to the existing condition, sensitivity and functioning of the affected receptor.

Intensity / Magnitude	Description
Negligible	The anticipated change is very small or barely perceptible and is unlikely to materially affect the condition, functioning or integrity of the affected receptor.
Low	A minor change or disturbance is anticipated. The affected receptor is expected to retain its overall condition and functioning.
Medium	A noticeable or material change is anticipated that may affect the condition or functioning of the receptor, although its overall integrity is expected to be retained.
High	A substantial change or disturbance is anticipated that may significantly alter the condition, functioning or integrity of the affected receptor.
Very High	A severe or fundamental change is anticipated that may result in the loss, major degradation or substantial impairment of the affected receptor or its functioning.

The intensity or magnitude assigned to each impact will be determined with reference to the characteristics and sensitivity of the affected receptor and the degree of change anticipated as a consequence of the proposed development.

Probability

The probability of an impact refers to the likelihood that the identified impact will occur as a consequence of the proposed development. The probability will be assessed based on the nature of the proposed activity, the characteristics of the receiving environment, specialist findings and experience with comparable activities.

Probability	Description
Improbable	The possibility of the impact occurring is very low due to the circumstances, project design or previous experience.
Probable	There is a reasonable possibility that the impact will occur and provision should therefore be made for its management or mitigation.
Highly Probable	The impact is considered likely to occur at some stage of the development and appropriate management or mitigation measures will be required.
Definite	The impact is expected to occur as a consequence of the proposed activity, regardless of the implementation of preventative measures.

The probability assigned to each impact will reflect the anticipated likelihood of occurrence and will be considered together with the other assessment criteria when determining the overall significance of the impact.

Reversibility

The reversibility of an impact refers to the degree to which the affected environmental or socio-economic receptor can return to its pre-impact condition following the cessation of the activity or implementation of appropriate mitigation or rehabilitation measures.

Reversibility	Description
Completely Reversible	The impact can be reversed through the implementation of minor mitigation, management or rehabilitation measures.
Partly Reversible	The impact can be partially reversed, although more substantial mitigation or rehabilitation measures may be required and some residual effects may remain.
Barely Reversible	The impact is unlikely to be substantially reversed, even with intensive mitigation or rehabilitation measures.
Irreversible	The impact cannot reasonably be reversed and no practicable mitigation or rehabilitation measures are available to restore the affected receptor to its pre-impact condition.

The reversibility assigned to each impact will take into account the nature and sensitivity of the affected receptor, the anticipated degree of change and the practicability of restoring the affected environment.

Irreplaceable Loss of Resources

The irreplaceable loss of resources refers to the degree to which an impact may result in the permanent loss of an environmental or socio-economic resource that cannot reasonably be replaced, restored or recreated.

Irreplaceable Loss	Description
No Irreplaceable Loss	The impact will not result in the loss of an irreplaceable resource.
Low	The impact may result in limited loss of a resource, but the affected resource is generally replaceable, recoverable or sufficiently represented elsewhere.
Medium	The impact may result in the loss of a resource that is not readily replaceable or recoverable and for which the loss may have broader implications.
High	The impact is expected to result in substantial loss of a resource that is difficult or impossible to replace, restore or recreate.
Very High	The impact is expected to result in the permanent loss of a unique, highly sensitive or otherwise irreplaceable resource for which meaningful replacement or restoration is not reasonably possible.

The potential for irreplaceable loss will be considered with particular reference to the conservation importance, scarcity, sensitivity and ecological or socio-economic function of the affected resource. This criterion will be considered separately from reversibility, as an impact may be irreversible without necessarily resulting in the loss of an irreplaceable resource.

Significance

The significance of an impact refers to the overall importance of the anticipated effect on the receiving environmental or socio-economic environment. Impact significance will be determined using SEC's impact assessment methodology, taking into account the applicable assessment criteria and the characteristics and sensitivity of the affected receptor.

Significance will be determined before and after the implementation of mitigation measures, thereby allowing the residual significance of each impact to be identified. The significance assessment will be informed by the applicable numerical methodology, together with the findings and professional judgement of the EAP and relevant specialist, where applicable.

Significance prior to mitigation

Significance	Description
No Significance	The impact is not substantial and does not require mitigation.
Low	The impact is of limited importance but may require limited mitigation.
Medium	The impact is of sufficient importance to require mitigation to reduce adverse effects to acceptable levels.
Medium-High	The impact is of high importance and requires mitigation to manage adverse effects to acceptable levels.
High	The impact is of great importance and mitigation is essential. Failure to reduce the impact to acceptable levels could affect the environmental acceptability of the development or alternative.
Very High	The impact is of critical importance prior to mitigation and requires substantial avoidance, mitigation or management measures. The extent to which the impact can be reduced to an acceptable residual level will be determined through the post-mitigation assessment.

Significance after mitigation

Significance	Description
No Significance	The impact is reduced to the point where it is considered insubstantial.
Low	The residual impact is of limited importance.
Low-Medium	The residual impact remains but is of limited effect within the overall context of the proposed development.
Medium	The impact remains significant notwithstanding the successful implementation of mitigation measures and must be considered in environmental decision-making.
High	The impact remains of great importance following mitigation and may represent a material constraint to the proposed development.

Confidence

The confidence rating reflects the level of certainty associated with the assessment of an impact. Confidence will be informed by the availability and quality of information, the reliability of the data and specialist findings, the level of understanding of the receiving environment, and any assumptions or limitations associated with the assessment.

Confidence	Description
Low	Limited information or data are available, or significant uncertainties or limitations exist, resulting in a low level of confidence in the assessment.
Medium	Sufficient information is available to support the assessment, although some uncertainties, assumptions or limitations remain.
High	Adequate and reliable information is available, supported where relevant by specialist investigation, and there are few material uncertainties affecting the assessment.

Assessment Before and After Mitigation

Each identified impact will be assessed before and after the implementation of mitigation measures. This approach enables the assessment to distinguish between the significance of an impact in the absence of mitigation and the residual significance anticipated once feasible mitigation measures have been implemented.

Assessment	Description
Before Mitigation	The significance of the impact assuming that no project-specific mitigation, management or enhancement measures are implemented, other than measures inherent to the project design.
After Mitigation	The residual significance of the impact following the effective implementation of the recommended mitigation, management or enhancement measures.

For negative impacts, mitigation measures will seek to avoid or reduce the extent, duration, intensity, probability or other characteristics contributing to the significance of the impact. For positive impacts, enhancement measures may be identified to strengthen or maximise the anticipated benefit.
The comparison between the before- and after-mitigation ratings will provide an indication of the effectiveness of the proposed mitigation measures and will assist in identifying impacts for which significant residual effects may remain.

Where an impact remains significant following the implementation of feasible mitigation measures, the residual impact will be clearly identified and considered further in determining the environmental implications of the proposed development and relevant alternatives. For terrestrial biodiversity impacts in particular, any consideration of biodiversity offsetting will occur only after opportunities for avoidance, minimisation and rehabilitation or restoration have been appropriately considered.

Mitigation Hierarchy

The mitigation hierarchy will be applied to the assessment and management of potential negative environmental impacts associated with the proposed development. The hierarchy establishes a sequential approach whereby priority is first afforded to preventing impacts before measures to reduce, restore or compensate for residual impacts are considered.

Hierarchy	Description
Avoid	Prevent the impact from occurring by avoiding sensitive environmental features or changing the location, design, layout, scale or timing of the proposed activity.
Minimise	Where impacts cannot reasonably be avoided, reduce their extent, duration, intensity, probability or other adverse effects through appropriate design, management and mitigation measures.
Rehabilitate / Restore	Where disturbance cannot be completely avoided or minimised, rehabilitate or restore affected areas, where feasible, to recover environmental condition, function or ecological integrity.
Offset	Where significant residual impacts remain after appropriate avoidance, minimisation and rehabilitation or restoration measures have been applied, consider measures to compensate for those residual impacts, where appropriate and in accordance with the applicable biodiversity offset framework and authority requirements.

The mitigation hierarchy will be applied iteratively during the assessment and refinement of the proposed development and its alternatives, with particular emphasis on avoidance where impacts may affect highly sensitive or irreplaceable environmental resources. Where significant residual terrestrial biodiversity impacts remain following feasible avoidance, minimisation and rehabilitation or restoration, biodiversity offsetting will be considered only as the final step in the mitigation hierarchy and in accordance with the applicable biodiversity offset framework and authority requirements.

Cumulative Impact Assessment

Cumulative impacts are impacts that may result from the incremental effects of the proposed development when considered together with the effects of existing and reasonably foreseeable developments or activities affecting the same environmental resources, receptors or receiving environment.

The cumulative impact assessment will consider whether individual project-related impacts may combine with other pressures to result in a greater overall effect than would arise from the proposed development in isolation.

Consideration	Description
Existing Pressures	Existing development, land uses and environmental pressures affecting the same environmental resource or receptor.
Proposed Development	The incremental contribution of the proposed development to the identified environmental or socio-economic impact.
Reasonably Foreseeable Development	Other developments or activities that are sufficiently defined or reasonably foreseeable and may contribute to effects on the same resource or receptor.
Spatial Interaction	The extent to which impacts from different developments or activities occur within the same or functionally connected area.
Temporal Interaction	The extent to which impacts occur simultaneously, successively or over an extended period and may therefore interact or accumulate.

Overall Cumulative Effect	The combined effect on the affected resource or receptor, taking into account existing conditions, other relevant pressures and the incremental contribution of the proposed development.

The cumulative assessment will be undertaken at a spatial and temporal scale appropriate to the environmental or socio-economic receptor under consideration, rather than applying a single geographical boundary to all impacts.

The cumulative assessment will inform the evaluation of impact significance, the consideration of alternatives and the identification of appropriate mitigation and management measures during the EIA Phase.

Comparative Assessment of Alternatives

The EIA Phase will include a comparative assessment of the reasonable and feasible alternatives identified through the Scoping process. The purpose of the comparative assessment will be to determine how the environmental and socio-economic implications of the alternatives differ and to inform the identification of the alternative that best responds to the environmental opportunities and constraints identified through the assessment process.

The same impact assessment methodology will, as far as reasonably practicable, be applied consistently to each alternative to enable a transparent comparison of their relative environmental implications.

Consideration	Description
Environmental Sensitivities and Constraints	The extent to which each alternative avoids or affects identified environmental sensitivities, including sensitive terrestrial biodiversity features, SCC habitat, CBAs and ecological corridors.
Impact Significance	The significance of the potential positive and negative impacts associated with each alternative, both before and after mitigation.
Residual Impacts	The nature and significance of impacts remaining following the implementation of feasible avoidance, mitigation and rehabilitation or restoration measures.
Mitigation Requirements	The extent and practicability of the measures required to avoid, minimise, rehabilitate or otherwise manage the impacts associated with each alternative.
Technical and Infrastructure Considerations	Relevant access, traffic, engineering and municipal service requirements or constraints associated with each alternative.
Socio-Economic Considerations	The potential positive and negative socio-economic implications associated with each alternative.
Cumulative Implications	The contribution of each alternative to identified cumulative environmental and socio-economic effects.

The comparative assessment will include the No-Go Alternative, representing the scenario in which the proposed development does not proceed. The No-Go Alternative will consider the likely future condition and use of the site in the absence of the proposed development and will provide a baseline against which the potential positive and negative consequences of implementing the development alternatives can be compared. The assessment of alternatives will be informed by the mitigation hierarchy, with

preference afforded to alternatives that avoid environmental impacts at source before reliance is placed on measures to minimise, rehabilitate or offset residual impacts. This will be particularly relevant to the terrestrial biodiversity constraints identified on the site.

The comparative assessment will provide a transparent basis for identifying the environmentally preferred development alternative, taking into account the comparative significance of impacts, residual environmental effects, technical and socio-economic considerations, and the application of the mitigation hierarchy. The assessment will also identify any further layout refinement, mitigation, management or other measures required to improve the environmental performance of the preferred alternative during the EIA Phase.

Investigation of Alternatives

Introduction

The investigation of alternatives has been informed by the environmental sensitivities of Portion 4 of Farm No. 560, the findings of the specialist investigations, and the planning, engineering and infrastructure requirements of the proposed development.

The alternatives considered during the Scoping Phase relate to the site; layout, design and development footprint; access arrangements; municipal services and infrastructure; development phasing; biodiversity avoidance and conservation measures; and the No-Go Alternative. This section identifies the alternatives considered, those eliminated from further assessment and the reasonable and feasible alternatives to be taken forward during the EIA Phase.

Regulatory Requirements for Alternatives

The EIA Regulations, 2014, as amended, require consideration of reasonable and feasible alternatives capable of meeting the general purpose and requirements of the proposed activity. These may include alternatives relating to the property or location, activity, design or layout, technology and operational aspects, together with the No-Go Alternative.

In accordance with Appendix 2 of the EIA Regulations, the Scoping Report must describe the process followed to reach the proposed preferred activity, site and location within the site, including the alternatives considered and their advantages and disadvantages. Alternatives that are not reasonable or feasible are not required to be taken forward for detailed assessment, provided that the reasons for their exclusion are documented.

Approach to Identification of Reasonable and Feasible Alternatives

Alternatives have been identified with reference to the environmental characteristics and sensitivities of the site, specialist findings, planning objectives and relevant engineering and infrastructure requirements. Particular emphasis has been placed on identifying opportunities to avoid or reduce potentially significant environmental impacts while maintaining a technically and practically feasible development proposal.

In determining whether an alternative is reasonable and feasible for further consideration, regard has been given to:

- its ability to meet the general purpose and requirements of the proposed development;
- environmental sensitivities and opportunities for impact avoidance or reduction;
- planning and land-use considerations;
- engineering, access and municipal infrastructure requirements;
- technical and practical feasibility;
- socio-economic considerations; and
- whether the alternative represents a materially different option capable of meaningful comparative assessment.

Alternatives that do not meet these requirements have not been taken forward solely for the purpose of comparison, with the reasons for their exclusion documented below.

Site Alternatives

No alternative properties are proposed for further assessment. The proposed mixed-use development is specifically associated with Portion 4 of Farm No. 560 and its planned development within the recognised Yzerfontein urban edge. Development on an unrelated property would represent a materially different proposal requiring separate planning, environmental and technical consideration.

The absence of an alternative property does not mean that the location of development within Portion 4 has been treated as fixed. The property contains substantial variation in environmental sensitivity and the specialist investigations have informed the positioning and configuration of the development footprint within the property. The meaningful locational alternatives for the current application are therefore addressed through the consideration of layout, design, development footprint and biodiversity avoidance alternatives below.

No alternative site outside Portion 4 is consequently proposed for further assessment during the EIA Phase.

Layout, Design and Development Footprint Alternatives

The current Site Development Plan ("SDP") reflects the progressive refinement of the development footprint in response to environmental, planning and technical considerations. Although previous layout iterations are available, the current SDP has been adopted as the starting point for the present environmental assessment process, allowing reasonable and feasible layout and design alternatives to be considered in response to the latest specialist findings and environmental sensitivities.

Terrestrial biodiversity has been the principal environmental constraint influencing the current layout. In particular, the development footprint avoids all mapped and field-confirmed limestone habitat, retains substantial areas as open space and incorporates ecological corridors, including a minimum 100 m corridor width where applicable. These measures are described further in the relevant terrestrial biodiversity sections and supporting specialist reports.

Notwithstanding these refinements, potentially significant residual terrestrial biodiversity impacts may remain, including impacts on Endangered habitat and areas mapped as CBA 1. The current SDP therefore represents the preferred layout at the Scoping stage rather than a final optimised development footprint.

Further reasonable and feasible spatial refinements identified through the EIA Phase will be considered where they provide meaningful environmental benefits while maintaining the planning, access, engineering and infrastructure requirements of the proposed development. Any such refinements will be comparatively assessed against the current SDP before the preferred development alternative is finalised.

Access Alternatives

The current development proposal provides for seven access points connecting the development to the surrounding road network, comprising extensions of Gey van Pittius Street, Short Street and Versveld Street, together with four accesses from Atlantic Drive. This access strategy distributes development-generated traffic across the surrounding road network and will be implemented progressively in accordance with development phasing.

Alternative intersection treatments have been identified for the Main Road (R315)/Buitekant Street intersection, where increased traffic associated with the development is expected to result in future capacity constraints. The TIA identifies a single-lane roundabout or traffic signalisation as potential solutions, with a roundabout generally preferred where geometrically feasible. Should the future configuration of Buitekant Street prevent implementation of a roundabout, signalisation would provide the alternative intersection treatment.

The final access and intersection arrangements will be subject to detailed engineering design and approval by the relevant Roads Authority.

Municipal Services and Infrastructure Alternatives

The municipal servicing strategy has been informed by the existing availability and capacity of bulk infrastructure and the phased implementation of the proposed development. The principal alternatives relate to the timing and method of providing sanitation, water, electricity and stormwater infrastructure as development proceeds.

Sanitation represents the principal servicing constraint. As sufficient municipal sewer infrastructure is not presently available to service the development in its entirety, the current strategy provides for the initial development phases to use conservancy tanks, with wastewater transported to the Darling Wastewater Treatment Works, subject to confirmation of the necessary capacity and operational arrangements. The longer-term alternative is connection to the future municipal waterborne sewer infrastructure planned for Yzerfontein once available.

Potable water is proposed to be supplied through the municipal network, with the required network augmentation and internal booster pumping incorporated where necessary. No reasonable and feasible independent potable-water supply alternative has been identified. Electricity will similarly require connection to the relevant supply network and alignment of development phasing with available bulk capacity and planned upgrades.

Stormwater alternatives will be addressed through detailed engineering design, with the preferred approach required to provide appropriate attenuation and manage post-development runoff in response to the site's topography and environmental sensitivities. The preferred servicing arrangements will therefore be refined in consultation with the relevant service authorities and aligned with the phased implementation of the development.

Phasing Alternatives

The proposed development is intended to be implemented progressively over an anticipated period of approximately 30 years. The phased approach responds to the scale of the development and allows implementation to occur incrementally in accordance with market demand, the availability of municipal services and infrastructure, and the necessary planning, engineering and environmental requirements.

The current indicative phasing programme provides for the development of approximately 75 residential opportunities during the initial phase, comprising 14 single residential erven and 61 General Residential units. During the following 1–5 year period, approximately 202 additional residential opportunities are anticipated, comprising 95 single residential erven and 107 General Residential units. Subsequent phases provide for approximately 383 single residential erven during years 5–10, 132 single residential erven during years 10–15, and the remaining 125 single residential erven during years 15–30. Collectively, the indicative phasing provides for the proposed 749 single residential erven and 168 General Residential units, totalling 917 residential opportunities.

The phasing programme is indicative rather than fixed and may require refinement in response to the availability and capacity of bulk municipal infrastructure. This is particularly relevant to sanitation and electricity supply, where the timing of future infrastructure provision and upgrades may influence the extent and rate at which successive portions of the development can be implemented. The interim use of conservancy tanks during the initial development phases, pending the availability of municipal sewer infrastructure in Yzerfontein, further demonstrates the relationship between development phasing and infrastructure availability.

Phased implementation also provides an opportunity to coordinate the progressive provision of internal roads, access connections, potable water infrastructure, stormwater management measures and other supporting services with the portions of the development being implemented. This can reduce the need to establish infrastructure across the entire development area at the outset and allows subsequent phases to respond to confirmed infrastructure capacity and detailed engineering requirements.

The EIA Phase will therefore consider the proposed phasing in conjunction with the findings of the environmental and engineering assessments and the confirmed availability of municipal services. Where reasonable and feasible adjustments to the sequence or

timing of development would assist in addressing infrastructure constraints or reducing environmental impacts, these can be incorporated into the final implementation strategy. The final phasing programme will remain subject to detailed planning and engineering requirements, infrastructure availability, market demand and the relevant approvals.

Biodiversity Avoidance and Conservation Alternatives

Terrestrial biodiversity has been the principal environmental consideration influencing the refinement of the development proposal. Consistent with the mitigation hierarchy, priority has been afforded to avoiding the most sensitive biodiversity features, including all mapped and field-confirmed limestone habitat, and retaining open-space areas and ecological corridors within the current layout.

Notwithstanding these measures, potentially significant residual impacts on Endangered habitat, CBA 1 and ecological connectivity may remain. Further reasonable and feasible avoidance or footprint refinement will therefore continue to be considered before reliance is placed on compensatory measures.

A potential biodiversity offset is being investigated as the final step in the mitigation hierarchy. The applicant has proposed approximately 324 ha for conservation/set-aside, while the specialist investigations have considered different approaches to determining the appropriate offset requirement, including a provisional project-specific 5:1 ratio. Neither the proposed conservation area nor the applicable offset ratio should presently be regarded as confirmed or approved.

The biodiversity alternatives taken forward will therefore consider the relationship between further impact avoidance and footprint refinement, retention and long-term management of sensitive habitat and ecological corridors, and the potential formalisation of an appropriate biodiversity offset, should significant residual impacts be confirmed.

Preferred Alternative

The current preferred alternative comprises the proposed mixed-use development on Portion 4 of Farm No. 560 in accordance with the current Site Development Plan (“SDP”). The layout has been progressively refined in response to environmental sensitivities, particularly terrestrial biodiversity, together with relevant planning, access, engineering and municipal infrastructure considerations.

The current SDP avoids all mapped and field-confirmed limestone habitat and incorporates substantial retained open-space areas and ecological corridors. Potentially significant residual terrestrial biodiversity impacts may nevertheless remain, and the identification of the current SDP as the preferred alternative at the Scoping stage should not be interpreted as confirmation that the layout represents the final alternative to be recommended for Environmental Authorisation.

The current preferred alternative will therefore provide the basis for further assessment and, where appropriate, refinement during the EIA Phase before the final preferred development alternative is identified.

No-Go Alternative

The No-Go Alternative represents the scenario in which the proposed mixed-use development does not proceed and the existing condition and use of Portion 4 of Farm No. 560 are retained. Consideration of the No-Go Alternative provides the baseline against which the potential positive and negative consequences of implementing the proposed development can be compared.

Under the No-Go Alternative, the approximately 72.33 ha physical development footprint would not be cleared or transformed for the proposed residential, general residential, business and transport land uses. The terrestrial habitats occurring within this footprint, including approximately 71.64 ha of Endangered habitat and approximately 71.65 ha mapped as CBA 1, would therefore not experience the direct habitat loss, fragmentation and associated edge effects arising from the proposed development. The mapped and field-confirmed limestone habitat currently avoided by the development footprint would similarly remain undeveloped.

The No-Go Alternative would consequently avoid the principal direct terrestrial biodiversity impacts associated with the proposed development, as well as the development-related visual, traffic, construction and municipal infrastructure impacts identified during the Scoping Phase. The requirement to provide new internal roads and municipal services for the development, together with the associated demand placed on existing and future bulk infrastructure, would also not arise.

Conversely, the No-Go Alternative would mean that the anticipated socio-economic benefits associated with the proposed development would not be realised. These include construction-related employment and economic activity, local expenditure and the longer-term economic activity associated with the proposed residential and business components. The proposed contribution to the planned urban development of land within the recognised Yzerfontein urban edge would similarly not occur through this development proposal.

The No-Go Alternative should not, however, automatically be interpreted as guaranteeing the formal long-term conservation and active management of the property. In the absence of the proposed development, the future condition of the site would remain dependent on its continued land use and management and any future lawful proposals that may arise. Similarly, the proposed conservation/set-aside and potential biodiversity offset arrangements associated with the current development proposal would not necessarily be formalised through this environmental application.

The No-Go Alternative will therefore be retained for detailed comparative assessment during the EIA Phase. Its environmental and socio-economic implications will be assessed against the reasonable and feasible development alternatives to provide a transparent basis for evaluating the consequences of proceeding with, refining or not implementing the proposed development.

Comparative Advantages and Disadvantages of Alternatives

The principal advantages and disadvantages of the reasonable and feasible alternatives identified during the Scoping Phase are summarised below. Detailed comparative assessment of the alternatives retained for further consideration will be undertaken during the EIA Phase.

The principal advantages and disadvantages identified at the Scoping stage are summarised below.

Alternative	Principal Advantages	Principal Disadvantages
Current Preferred Layout, Design and Development Footprint	Avoids all mapped and field-confirmed limestone habitat; retains approximately 85.64 ha as Open Space Zone 1; incorporates ecological corridors; accommodates the proposed mixed-use development within the recognised Yzerfontein urban edge; and provides for phased implementation.	Approximately 71.64 ha of Endangered habitat remains affected and approximately 71.65 ha of the footprint overlaps mapped CBA 1; potentially significant residual terrestrial biodiversity impacts may therefore remain and may require further avoidance, mitigation and potentially an offset.
Further Layout / Footprint Refinement	May provide additional opportunities to avoid or reduce impacts on threatened habitat, CBA 1, SCC habitat and ecological connectivity and thereby reduce residual biodiversity impacts.	Further footprint reduction or reconfiguration may affect development yield, land-use configuration, access, engineering feasibility and the functionality of the proposed development. The extent to which further refinement is reasonable and feasible requires assessment during the EIA Phase.
Current Access Strategy	Distributes development-generated traffic across seven access points; integrates the	Increased traffic will place additional demand on the surrounding road network, with future capacity

	development with the surrounding road network; and provides scope for intersection improvements as traffic demand increases.	constraints anticipated at the Main Road (R315)/Buitekant Street intersection. Road and intersection upgrades may consequently be required.
Alternative R315/Buitekant Intersection Treatments	Roundabout or signalised intersection treatments provide alternative means of addressing anticipated future capacity constraints, allowing the final solution to respond to road geometry and future network configuration.	Both options require further detailed engineering and authority consideration. The suitability of the preferred treatment is dependent on the ultimate configuration of Buitekant Street and the surrounding road network.
Phased Municipal Servicing	Allows development to proceed progressively as infrastructure becomes available; aligns servicing requirements with development phasing; and avoids the need to provide all internal infrastructure at the outset.	Implementation remains dependent on adequate bulk water, sanitation and electricity capacity. Interim servicing arrangements, particularly the proposed use of conservancy tanks and transport of wastewater to the Darling Wastewater Treatment Works, require confirmation of feasibility and capacity.
Phased Development	Allows implementation over approximately 30 years in response to demand, infrastructure availability and engineering requirements; enables infrastructure to be progressively provided alongside development.	The timing of individual phases remains dependent on infrastructure availability and capacity, and the overall construction and development period would extend over a prolonged timeframe.
Biodiversity Avoidance and Conservation Alternative	Prioritises avoidance of the most sensitive habitat; protects all mapped and field-confirmed limestone habitat from the current development footprint; retains open-space areas and ecological corridors; and provides an opportunity for long-term conservation measures to address residual biodiversity impacts.	Potentially significant residual impacts on Endangered habitat and CBA 1 may remain. The proposed ±324 ha conservation/set-aside area has not yet been confirmed as an acceptable biodiversity offset, and its adequacy, additionality, legal security, management requirements and applicable offset ratio remain subject to further investigation and authority engagement.
No-Go Alternative	Avoids the direct habitat transformation and other development-related environmental impacts associated with the proposal and avoids additional development-related demand on municipal infrastructure and the surrounding road network.	The anticipated employment, local expenditure and other socio-economic benefits associated with the development would not be realised. The proposed development would not contribute to the planned urban development of the property, and the conservation/set-aside and potential biodiversity offset arrangements associated with the proposal would not necessarily be formalised through this application.

Alternatives Eliminated from Further Assessment and Reasons

The alternatives investigation has focused on options that are reasonable, feasible and capable of meeting the general purpose and requirements of the proposed development. Alternatives that do not represent a meaningful project-specific option, are not technically or practically feasible, or would constitute a materially different development proposal have not been retained for detailed assessment during the EIA Phase. These alternatives and the reasons for their exclusion are summarised below.

Alternative Eliminated	Reason for Elimination from Further Assessment
Alternative properties or sites outside Portion 4 of Farm No. 560	The proposed development is specifically associated with Portion 4 and its planned development within the recognised Yzerfontein urban edge. Development on an unrelated property would constitute a separate development proposal requiring separate planning, environmental, engineering and specialist investigations. The meaningful locational alternatives for the current application therefore relate to the positioning and configuration of development within Portion 4.
Development within mapped and field-confirmed limestone habitat	The botanical and terrestrial biodiversity investigations identify Saldanha Limestone Strandveld and associated limestone habitat as a principal biodiversity constraint. The development footprint has consequently been refined to avoid all mapped and field-confirmed limestone habitat. Alternatives involving direct development within these areas have therefore been eliminated from further consideration.
Independent or materially different potable water supply alternatives	The proposed development is intended to connect to the Swartland Municipality water supply network, supported by the required internal reticulation and, where necessary, booster pumping. No reasonable and feasible independent potable water supply alternative has been identified on the basis of the engineering information currently available.
Permanent on-site solid-waste disposal	Solid waste generated by the proposed development is intended to be incorporated into the municipal waste management system. No permanent on-site waste disposal facility is proposed, and such an alternative has therefore not been retained for further assessment.
Standalone technology alternatives	The proposed development does not presently contain a specific technology-dependent component for which materially different technologies represent reasonable and feasible alternatives to the proposed activity. Relevant engineering options associated with water, sanitation, stormwater, electricity and road infrastructure are instead addressed through the municipal services and infrastructure alternatives and subsequent detailed engineering design.

The elimination of the alternatives identified above does not preclude further refinement of the development proposal during the EIA Phase. Reasonable and feasible opportunities to further refine the development footprint, access arrangements, infrastructure configuration, phasing and biodiversity avoidance and conservation measures will continue to be considered where these could materially reduce environmental impacts or respond to the findings of the detailed assessment.

Alternatives to be Taken Forward into the EIA Phase

Based on the alternatives investigation undertaken during the Scoping Phase, the alternatives identified as reasonable and feasible for further consideration during the EIA Phase are summarised below. The EIA Phase will focus on the comparative assessment and, where appropriate, further refinement of these alternatives rather than introducing alternatives that are not supported by the environmental, planning or engineering characteristics of the project.

Alternative / Aspect	Alternative to be Taken Forward into the EIA Phase
Layout, Design and Development Footprint	The current preferred SDP and development footprint will be taken forward as the principal development alternative. Reasonable and feasible opportunities for further footprint and layout refinement will be investigated, particularly where these could further avoid or reduce impacts on threatened habitat, CBA 1, SCC habitat and ecological connectivity.

Access	The proposed seven-access strategy will be taken forward for assessment in accordance with the TIA. Appropriate intersection treatment at Main Road (R315)/Buitekant Street, including the identified roundabout and signalisation options, will be considered further through the relevant traffic and engineering processes.
Municipal Services and Infrastructure	The proposed municipal servicing strategy will be taken forward, including connection to the municipal potable water network, phased sanitation arrangements, formal stormwater management and connection to the relevant electricity network. Particular consideration will be afforded to the feasibility and duration of the interim conservancy-tank arrangement pending the availability of municipal sewer infrastructure, as well as bulk electricity and water capacity.
Phasing	The indicative approximately 30-year phased development programme will be taken forward. The sequence and timing of individual phases may be refined in response to infrastructure availability, environmental considerations, engineering requirements and demand.
Biodiversity Avoidance and Conservation	The current avoidance and conservation approach will be taken forward, including continued avoidance of all mapped and field-confirmed limestone habitat, retention of open-space areas and ecological corridors, and consideration of opportunities for further avoidance or minimisation of potentially significant biodiversity impacts. The proposed conservation/set-aside area and potential biodiversity offset will be further investigated, but are not regarded as confirmed or approved at this stage.
Current Preferred Alternative	The current preferred mixed-use development layout will be subjected to detailed assessment during the EIA Phase and may be further refined in response to specialist findings, authority input, public participation and the comparative assessment of alternatives.
No-Go Alternative	The No-Go Alternative will be retained as the baseline against which the environmental and socio-economic consequences of implementing the proposed development will be compared.

The EIA Phase will assess these alternatives in accordance with the impact assessment methodology set out in the Methodology for Assessment During the EIA Phase subsection (page 66) of this Scoping Report. Particular emphasis will be placed on the extent to which further refinement of the development footprint can reduce potentially significant terrestrial biodiversity impacts while maintaining a reasonable and feasible development proposal.

The comparative assessment will ultimately inform the identification of the final preferred alternative to be presented for consideration by the competent authority as part of the Environmental Impact Assessment Report.

Public Participation Process

Introduction

The Public Participation Process ("PPP") is being undertaken in accordance with the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment Regulations, 2014, as amended ("EIA Regulations"). The process provides Interested and Affected Parties ("I&APs"), relevant organs of state, the competent authority and other identified stakeholders with an opportunity to review and comment on the proposed development and environmental assessment.

Public participation will be undertaken during both the Scoping and EIA phases. Comments received will be recorded, considered and responded to through the Comments and Responses Report ("CRR") and will inform the environmental assessment where relevant.

Objectives of the Public Participation Process

The objectives of the PPP are to:

- inform I&APs and relevant authorities of the proposed development and environmental assessment process;
- provide stakeholders with access to the relevant environmental assessment documentation;
- provide reasonable opportunities for stakeholders to raise issues, concerns and recommendations and to contribute relevant local knowledge;
- ensure that comments received are recorded, considered and appropriately responded to;
- identify issues that may require further investigation or consideration during the environmental assessment process; and
- provide a transparent record of stakeholder participation through the CRR and supporting PPP documentation.

Identification of Interested and Affected Parties

Interested and Affected Parties ("I&APs") and relevant commenting authorities will be identified and registered as part of the Public Participation Process ("PPP") in accordance with the requirements of the EIA Regulations, 2014, as amended. The identification process is intended to ensure that persons, organisations and authorities that may be interested in, or affected by, the proposed development are provided with an opportunity to participate in the environmental assessment process.

Potential I&APs will be identified through a review of the location and nature of the proposed development, surrounding land uses and properties, relevant municipal and governmental jurisdictions, and environmental and planning considerations associated with the site. The stakeholder database will be updated throughout the environmental assessment process as additional I&APs register or are identified.

The stakeholder database will include, where applicable:

- owners and occupiers of the subject property and surrounding or potentially affected properties;
- persons or organisations that have previously expressed an interest in the proposed development or environmental assessment process;
- relevant community and ratepayers' associations and other local organisations;
- the Swartland Local Municipality and relevant municipal departments;
- the West Coast District Municipality;
- relevant provincial and national organs of state and commenting authorities;
- authorities responsible for biodiversity, heritage, water resources, roads, infrastructure and other environmental or planning matters relevant to the proposed development; and
- any other person, organisation or authority requesting registration as an I&AP.

The I&AP register will be maintained and updated throughout the environmental assessment process as additional stakeholders register or are identified. Registered I&APs will receive relevant notifications regarding opportunities to participate in the process.

The stakeholder database and associated records will form part of the supporting PPP documentation, with personal information managed in accordance with applicable requirements relating to the protection of personal information.

Public Participation on the Draft Scoping Report

The Draft Scoping Report ("DSR"), together with the relevant supporting documentation and specialist studies, will be made available for a minimum 30-day public review and commenting period. I&APs, the DEA&DP, relevant organs of state and other identified stakeholders will be afforded an opportunity to comment on the proposed development, environmental issues and potential impacts, alternatives, specialist findings and proposed scope of further assessment.

Comments received will be recorded and considered by the EAP and referred to the applicant, specialists or other members of the project team where relevant. The comments and corresponding responses will be incorporated into the CRR and will inform preparation of the Final Scoping Report ("FSR").

Availability of the Draft Scoping Report

An electronic copy of the DSR and relevant supporting documentation will be made available on the Sillito Environmental Consulting ("SEC") website for the duration of the public review and commenting period. In addition to electronic availability, a hard copy of the Draft Scoping Report will be made available for public review at the Swartland Municipal Offices in Yzerfontein, subject to confirmation of the arrangements with the Municipality. Public participation notifications will specify the commencement and closing dates of the commenting period, where the documentation can be accessed and SEC's contact details for the submission of comments or requests for further information.

The final dates of the public review period and proof of availability of the documentation will be recorded in the FSR and supporting PPP documentation.

Notification of I&APs and Relevant Authorities

I&APs, the DEA&DP, relevant organs of state and other identified stakeholders will be notified of the availability of the DSR through the project stakeholder database and the notification measures outlined below:

The notification measures will comprise:

- **Electronic email notifications** distributed to I&APs, relevant authorities and other stakeholders for whom valid email contact details are available;
- **Postal letters** issued to identified stakeholders where postal notification is appropriate or where electronic contact details are unavailable;
- **Newspaper advertisement** placed in an appropriate newspaper circulating within the affected area to provide broader public notification of the availability of the DSR and the opportunity to participate; and
- **Site notices** placed at appropriate and publicly visible locations on and/or in the vicinity of the proposed development site to notify surrounding landowners, occupiers and members of the public of the environmental assessment and commenting process.

The notifications will provide a brief description of the proposed development and its location, identify where the DSR and supporting documentation can be accessed, specify the commenting period and provide SEC's contact details for the submission of comments. Proof of notification, including relevant correspondence, newspaper advertising and site-notice records, will be included in the supporting PPP documentation.

Commenting Period and Submission of Comments

I&APs and relevant authorities will be afforded a minimum 30-day period within which to review the DSR and supporting documentation and submit written comments to SEC. The commencement and closing dates and available methods for submitting comments will be specified in the public participation notifications.

All comments received will be recorded and considered by the EAP and, where necessary, referred to the applicant, relevant specialists or other members of the project team for input. Copies of comments received will form part of the supporting PPP documentation.

Comments and Responses Report

All comments received from Interested and Affected Parties ("I&APs"), the DEA&DP, relevant organs of state and other stakeholders during the public review of the Draft Scoping Report ("DSR") will be recorded in a Comments and Responses Report ("CRR").

The CRR will provide a transparent record of the issues raised during the Public Participation Process and the responses provided by the Environmental Assessment Practitioner ("EAP"). Where comments relate to specialist, technical, planning or engineering matters, input will be obtained from the applicant, relevant specialist or appropriate member of the project team, as necessary, to ensure that the matter is adequately addressed.

The CRR will, as applicable, record:

- the name or organisation of the commenting party;
- the date on which the comment was received;
- the comment, issue or concern raised;
- the response provided by the EAP and/or relevant member of the project team; and
- where applicable, how the comment has informed or resulted in amendments to the Scoping Report, proposed development or scope of further assessment during the EIA Phase.

Comments raising similar issues may be grouped thematically within the CRR where appropriate, provided that the substance of the comments received is accurately represented and addressed.

Following completion of the DSR commenting period, the CRR will be finalised and included in the supporting PPP documentation accompanying the FSR submitted to the DEA&DP.

Incorporation of Comments into the Final Scoping Report

Following completion of the public review period, the DSR will be amended, where appropriate, in response to relevant comments received from I&APs, the DEA&DP, organs of state and other stakeholders. Comments may inform clarification or supplementation of information, the scope of further assessment, consideration of alternatives or refinement of the proposed development where warranted.

The CRR will document the comments received, responses provided and, where applicable, how stakeholder input has informed the Scoping process. The resulting FSR, together with the supporting PPP documentation, will thereafter be submitted to the DEA&DP for consideration and acceptance.

Public Participation during the EIA Phase

Following acceptance of the FSR by the DEA&DP, public participation will continue during the EIA Phase in accordance with the accepted Plan of Study for EIA.

The Draft Environmental Impact Assessment Report (“DEIAR”), together with the relevant supporting documentation, specialist studies and draft Environmental Management Programme (“EMPr”), will be made available for a minimum 30-day public review and commenting period. Registered I&APs, the DEA&DP, relevant organs of state and other identified stakeholders will be notified of the availability of the documentation and afforded an opportunity to submit comments.

Comments received will be recorded and responded to through the updated CRR and will inform amendments to the environmental assessment documentation where appropriate. Following completion of the public review process, the Final Environmental Impact Assessment Report (“FEIAR”), final EMPr, updated CRR and relevant supporting documentation will be submitted to the DEA&DP for decision-making.

Registered I&APs will be notified of the DEA&DP's decision and the applicable appeal provisions following conclusion of the application process.

Plan of Study for Environmental Impact Assessment

Purpose of the Plan of Study

This Plan of Study defines the scope and approach to be followed during the EIA Phase for the proposed mixed-use development on Portion 4 of Farm No. 560, Yzerfontein. It has been informed by the environmental issues and sensitivities identified during the Scoping Phase, the specialist investigations undertaken to date, the consideration of reasonable and feasible alternatives, and relevant authority and stakeholder input.

The EIA Phase will focus on the detailed assessment of the issues identified through Scoping, comparative assessment and refinement of reasonable and feasible alternatives, application of the mitigation hierarchy, and identification of appropriate mitigation, management and monitoring measures. The findings will inform preparation of the Environmental Impact Assessment Report ("EIAR") and Environmental Management Programme ("EMPr").

Issues Requiring Further Investigation

Terrestrial biodiversity represents the principal environmental issue requiring detailed further assessment during the EIA Phase. The assessment will consider residual impacts on threatened habitat, CBA 1, plant and animal Species of Conservation Concern ("SCC") and their habitat, ecological connectivity, fragmentation and edge effects, together with the cumulative implications of the proposed development.

Further application of the mitigation hierarchy will be required to determine whether reasonable and feasible refinement of the development footprint can further avoid or minimise significant terrestrial biodiversity impacts. Where significant residual impacts remain, the potential biodiversity offset requirements will require further investigation, including the appropriate offset approach, receiving area, additionality, legal security and long-term management requirements.

Other matters requiring consideration during the EIA Phase include:

- visual and sense-of-place impacts and associated design and landscaping mitigation;
- traffic, access and transportation, including the proposed access arrangements and treatment of the R315/Buitekant Street intersection;
- socio-economic impacts and benefits;
- municipal services and infrastructure capacity, particularly water, sanitation, electricity and stormwater management;
- implementation of the relevant heritage and palaeontological management requirements;
- freshwater and stormwater-related impacts;
- agricultural considerations;
- construction-related environmental impacts; and
- cumulative impacts.

The level of further assessment will be proportionate to the environmental relevance and potential significance of each issue and will be informed by specialist findings, comments received during the Scoping PPP and relevant authority requirements.

Specialist Studies Completed

The specialist studies listed below have been completed for the proposed development and provide the principal technical basis for the environmental assessment:

- **Terrestrial Biodiversity Impact Assessment** – assessing terrestrial ecological sensitivities, threatened ecosystems and habitat, Critical Biodiversity Areas ("CBAs"), ecological processes and connectivity, and the potential impacts associated with the proposed development.
- **Botanical Assessment** – including detailed field verification and mapping of the vegetation communities occurring across the study area, the identification of threatened vegetation types and plant Species of Conservation Concern ("SCC"), and the identification of areas of elevated botanical sensitivity.
- **Animal Species Impact Assessment** – assessing faunal habitat and potential impacts on animal species, including SCC, and considering habitat availability, fragmentation and ecological connectivity.
- **Terrestrial Biodiversity Offset Assessment** – considering the potentially significant residual terrestrial biodiversity impacts associated with the proposed development and the potential biodiversity offset requirements, including the habitat affected, potential offset ratios and the suitability of the proposed conservation/set-aside area. The offset approach remains subject to further assessment and engagement with the relevant authorities.
- **Heritage Impact Assessment** – assessing archaeological and other heritage resources potentially affected by the proposed development and identifying appropriate heritage management requirements.
- **Palaeontological Impact Assessment** – assessing the palaeontological sensitivity of the geological formations underlying the site and the potential for fossil heritage resources to be encountered during development.
- **Visual Impact Assessment** – assessing the existing landscape and visual character of the receiving environment, potentially sensitive receptors, the visibility of the proposed development and the potential effects on landscape character and sense of place.
- **Socio-Economic Impact Assessment** – assessing the socio-economic context of the proposed development and its potential positive and negative social and economic implications.
- **Traffic Impact Assessment** – assessing existing and future traffic conditions, development-generated traffic, proposed access arrangements, intersection capacity and potential road-network requirements.

The existing specialist studies will be reviewed during the EIA Phase against the development proposal, comments received during the Scoping Phase and any requirements identified by the DEA&DP or relevant commenting authorities. Where necessary, individual studies will be updated or supplemented to ensure that their findings remain applicable to the proposal assessed in the EIAR.

Terms of Reference for Specialist Studies

Existing specialist studies will be reviewed and, where necessary, updated or supplemented during the EIA Phase. The following general Terms of Reference ("ToR") will apply, where relevant to the respective specialist discipline:

- review the current Site Development Plan and confirm whether the existing specialist findings remain applicable to the development proposal assessed during the EIA Phase;
- consider relevant comments received from the DEA&DP, other commenting authorities and Interested and Affected Parties ("I&APs");
- identify and describe the environmental features and sensitivities relevant to the specialist discipline;
- assess the potential direct, indirect and cumulative impacts associated with the proposed development and the reasonable and feasible alternatives relevant to the specialist discipline;
- assess impacts during the relevant phases of the proposed development, where applicable;
- assess the significance of identified impacts before and after the implementation of mitigation measures using the impact assessment methodology adopted for the EIA;

- recommend appropriate measures to avoid, minimise, rehabilitate or otherwise manage identified impacts in accordance with the mitigation hierarchy;
- identify any significant residual impacts remaining following the implementation of mitigation;
- identify appropriate management, monitoring and, where relevant, rehabilitation requirements for incorporation into the Environmental Management Programme ("EMPr");
- identify any assumptions, uncertainties or limitations relevant to the assessment; and
- provide a reasoned specialist opinion regarding the environmental acceptability of the proposed development from the perspective of the respective specialist discipline.

In addition to the general requirements above, the following project-specific matters will require consideration by the relevant specialists during the EIA Phase:

Specialist discipline	Principal matters to be addressed during the EIA Phase
Terrestrial Biodiversity	Confirm the implications of the current development footprint for threatened terrestrial habitat, CBA 1, ecological connectivity and retained habitat; assess fragmentation, edge effects and cumulative impacts; consider opportunities for further avoidance and minimisation; and determine the significance of residual terrestrial biodiversity impacts.
Botanical	Confirm the implications of the current layout for threatened vegetation communities and plant SCC and their habitat; verify that mapped and field-confirmed limestone habitat remains avoided; consider any further feasible footprint refinement; and provide appropriate avoidance, mitigation and management measures.
Animal Species	Assess impacts on faunal habitat and animal SCC, including habitat loss, fragmentation, movement and ecological connectivity; consider the implications of roads and development edges; and identify appropriate mitigation and management measures.
Biodiversity Offset	Further investigate the potential need for and appropriate approach to offsetting potentially significant residual terrestrial biodiversity impacts, should these be confirmed, including the applicable offset methodology and ratio, receiving-area suitability, like-for-like or better outcomes, additionality, permanence, legal security and long-term management requirements. The proposed conservation/set-aside area must not be regarded as a confirmed biodiversity offset unless supported through the further assessment and relevant authority engagement.
Agriculture	Consider the findings of the Site Sensitivity Verification Report regarding the Agriculture Theme and confirm whether any additional agricultural specialist assessment is required in accordance with the applicable assessment protocols and requirements of DEA&DP.
Heritage and Archaeology	Confirm the applicability of the Heritage Impact Assessment findings to the current layout, address any requirements arising from Heritage Western Cape where applicable, and specify appropriate heritage and chance-find management measures.
Palaeontology	Confirm the applicability of the palaeontological findings to the current development proposal and specify the appropriate Fossil Finds Procedure and associated management requirements.

Visual	Assess the visual implications of the current development layout, including effects on landscape character, sense of place and identified sensitive receptors, and identify appropriate design, landscaping and other visual mitigation measures.
Socio-Economic	Assess the positive and negative socio-economic implications of the current proposal, including employment and local economic effects, population and social change, pressure on community facilities and municipal services, and changes to the character and function of Yzerfontein.
Traffic and Transportation	Confirm development-generated traffic and the implications of the current layout and phasing for the surrounding road network; assess the proposed access arrangements and future intersection capacity; and confirm appropriate access and intersection improvements, including the treatment of the R315/Buitekant Street intersection.

The scope of further specialist work will remain responsive to the outcomes of the Scoping Phase. Where an existing specialist assessment remains applicable and adequately addresses the current proposal, unnecessary duplication of specialist work will be avoided. Conversely, where changes to the development proposal, comments received during public participation or requirements of the relevant authorities necessitate additional investigation, the relevant specialist assessment will be updated or supplemented accordingly.

The final specialist findings and recommendations will be incorporated into the comparative assessment of alternatives and the assessment of impacts in the Environmental Impact Assessment Report ("EIAR"). Relevant avoidance, mitigation, management and monitoring measures will also be incorporated into the EMPr.

Impact Assessment Methodology

The potential environmental and socio-economic impacts identified for assessment during the EIA Phase will be assessed in accordance with the methodology set out in the *Methodology for Assessment During the EIA Phase* subsection of this Scoping Report.

Impacts will be assessed before and after implementation of mitigation measures, with consideration of residual and cumulative impacts and the level of confidence associated with the assessment. The methodology will be applied consistently by the EAP and relevant specialists, where applicable.

Alternatives to be Assessed

The reasonable and feasible alternatives identified during the Scoping Phase are described in the *Investigation of Alternatives* section of this Scoping Report. These alternatives will be taken forward, where applicable, for comparative assessment during the EIA Phase.

The current SDP will provide the principal development alternative, while reasonable and feasible opportunities for further layout and footprint refinement will remain under consideration, particularly where these could further avoid or reduce potentially significant terrestrial biodiversity impacts. Relevant access, municipal servicing, phasing and biodiversity avoidance and conservation alternatives will similarly be considered where meaningful alternatives remain available.

The No-Go Alternative will be retained as the baseline against which the environmental and socio-economic consequences of implementing the proposed development can be compared.

Mitigation, Management and Residual Impacts

The mitigation hierarchy will be applied throughout the EIA Phase, with priority afforded to avoiding environmental impacts wherever reasonably feasible, followed by minimisation and rehabilitation or restoration. The effectiveness and practicability of the proposed mitigation measures will be considered in assessing each identified impact.

Impact significance will be assessed before and after implementation of the recommended mitigation measures in accordance with the impact assessment methodology described in this Scoping Report. The post-mitigation assessment will identify the residual impacts remaining after reasonable and feasible mitigation and management measures have been applied.

Particular attention will be afforded to terrestrial biodiversity. Further reasonable and feasible opportunities to avoid or minimise potentially significant biodiversity impacts will be considered before reliance is placed on compensatory measures. Where significant residual terrestrial biodiversity impacts remain following application of the mitigation hierarchy, the potential requirement for and appropriate form of a biodiversity offset will be further investigated. The proposed conservation/set-aside area is not regarded as a confirmed biodiversity offset at this stage.

The mitigation, management, rehabilitation and monitoring measures identified through the EIA process will be incorporated, where applicable, into the Environmental Management Programme ("EMPr"). The significance of the residual impacts remaining after mitigation will inform the comparative assessment of alternatives and the conclusions and recommendations of the Environmental Impact Assessment Report ("EIAR").

Public Participation During the EIA Phase

Public participation during the EIA Phase will be undertaken in accordance with the process described in the *Public Participation Process* section of this Scoping Report. The Draft EIAR, Draft EMPr and relevant supporting documentation will be made available for a minimum 30-day public review and commenting period.

Comments received will be recorded and responded to through the updated Comments and Responses Report ("CRR") and will inform the finalisation of the environmental assessment documentation where relevant.

Authority Consultation

Consultation with the competent authority and relevant commenting authorities will continue throughout the EIA Phase to ensure that the environmental assessment adequately addresses the issues and information requirements relevant to the proposed development. The DEA&DP, as the competent authority for the application, will remain the principal authority engaged during the environmental assessment process.

Following acceptance of the Final Scoping Report ("FSR") and Plan of Study for Environmental Impact Assessment ("EIA"), any requirements or recommendations identified by the DEA&DP will be incorporated into the scope of the EIA Phase, where applicable. This may include requirements relating to specialist investigations, assessment of alternatives, mitigation and management measures, biodiversity offset considerations or other matters considered necessary to inform environmental decision-making.

Relevant organs of state and commenting authorities will be provided with an opportunity to review and comment on the Draft Environmental Impact Assessment Report ("DEIAR"), Draft Environmental Management Programme ("EMPr") and associated supporting documentation during the EIA Phase Public Participation Process. Based on the environmental and infrastructural issues identified during the Scoping Phase, consultation may include, where relevant, the Swartland Local Municipality, West Coast District Municipality, Heritage Western Cape, relevant biodiversity conservation authorities, water-resource authorities, roads authorities, infrastructure and service providers, and other organs of state with jurisdiction or an interest in the proposed development.

Authority consultation during the EIA Phase will seek to confirm that the relevant environmental, planning and infrastructure considerations have been adequately addressed and to identify any outstanding information or requirements that should be incorporated into the assessment. Particular attention will be afforded to matters requiring further authority input, including municipal servicing and bulk infrastructure capacity, traffic and access requirements, heritage requirements and the further assessment of potentially significant residual terrestrial biodiversity impacts and potential biodiversity offset requirements.

Comments received from the DEA&DP and other relevant authorities will be recorded and considered by the EAP and, where necessary, referred to the applicant, relevant specialists and members of the project team for response. Authority comments and the corresponding responses will be incorporated into the updated Comments and Responses Report ("CRR"), and the environmental assessment documentation will be amended or supplemented where appropriate.

Where further direct consultation with a particular authority is required to resolve a technical or regulatory matter, such engagement will be undertaken during the EIA Phase and the relevant outcomes will be documented in the environmental assessment record.

The outcomes of authority consultation will inform the finalisation of the specialist assessments, comparative assessment of alternatives, mitigation and management measures, Environmental Management Programme and Final Environmental Impact Assessment Report ("FEIAR") submitted to the DEA&DP for consideration and decision.

Integration of Specialist Findings

Specialist findings will be integrated into the assessment of the proposed development and reasonable and feasible alternatives rather than considered in isolation. The EAP will consider the relationships between the specialist findings, including areas of agreement, interaction or potential conflict between environmental, social, planning and infrastructure considerations.

The integrated assessment will inform the comparative assessment of alternatives, application of the mitigation hierarchy, identification of residual and cumulative impacts, refinement of the proposed development and preparation of the EIAR and EMPr.

Where specialist recommendations have implications for the development layout, engineering design or other disciplines, these will be considered collectively by the relevant members of the project team.

Preparation of the Environmental Impact Assessment Report

The EIAR will integrate the findings of the Scoping Phase, specialist investigations, comparative assessment of alternatives, detailed impact assessment, mitigation hierarchy, public participation and authority consultation.

The report will identify and assess the potential direct, indirect and cumulative impacts of the proposed development and reasonable and feasible alternatives; assess impacts before and after mitigation; identify significant residual impacts; document the comparative advantages and disadvantages of the alternatives; and provide the EAP's reasoned opinion regarding the preferred alternative.

A Draft EIAR will be made available for public and authority review. Following consideration of comments received, the report will be amended as appropriate and the FEIAR submitted to the DEA&DP together with the Final EMPr, updated CRR and supporting documentation.

Preparation of the Environmental Management Programme

An Environmental Management Programme ("EMPr") will be prepared during the EIA Phase to translate the mitigation, management and monitoring measures identified through the environmental assessment and specialist investigations into clear and implementable environmental management requirements. The EMPr will be aligned with the development alternative assessed in the Environmental Impact Assessment Report ("EIAR") and will, where applicable, address:

- the roles and responsibilities of the applicant, contractors, Environmental Control Officer ("ECO") and other relevant parties responsible for implementing and monitoring environmental requirements;
- measures for the protection of retained terrestrial biodiversity areas, threatened vegetation, habitat supporting Species of Conservation Concern ("SCC") and ecological corridors;
- the demarcation and management of environmental no-go areas and other sensitive features identified through the specialist investigations;
- construction-site establishment, access control and management of construction activities;
- erosion, sedimentation and stormwater management;
- dust, noise and general construction disturbance;
- waste management, pollution prevention and the management of hazardous substances and accidental spills;
- heritage, archaeological and palaeontological chance-find procedures;
- rehabilitation and landscaping requirements;
- traffic and access management measures, where relevant;
- measures associated with municipal services and infrastructure where environmental management requirements arise;
- environmental monitoring, auditing and reporting requirements; and
- procedures for corrective action and management of environmental non-compliances.

Particular attention will be afforded to the protection and management of retained biodiversity areas, ecological corridors and other identified environmental no-go areas. Where the EIA Phase confirms that significant residual terrestrial biodiversity impacts require a biodiversity offset, the applicable commitments and implementation requirements arising from the accepted offset approach will be incorporated into the relevant environmental management documentation.

The Draft EMPr will accompany the Draft Environmental Impact Assessment Report ("DEIAR") for public and authority review and will be updated, where necessary, in response to the final development proposal, specialist recommendations and comments received. The resulting Final EMPr will accompany the Final Environmental Impact Assessment Report ("FEIAR") submitted to the DEA&DP for consideration and decision.

Proposed EIA Process and Programme

Subject to acceptance of the FSR and Plan of Study by the DEA&DP, the application will proceed to the EIA Phase. The anticipated process is summarised below:

Stage	Proposed EIA Activity
1. Acceptance of Final Scoping Report	DEA&DP considers the FSR and Plan of Study for EIA. The EIA Phase will commence following acceptance of the Scoping Report and Plan of Study.
2. Specialist Review and Further Investigations	Existing specialist studies will be reviewed and, where necessary, updated or supplemented. Particular attention will be afforded to terrestrial biodiversity, residual biodiversity impacts and the potential biodiversity offset requirements, together with the other issues identified during Scoping as requiring further assessment.
3. Further Project and Layout Refinement	The current Site Development Plan ("SDP") and associated infrastructure will be considered against the outcomes of the specialist assessments. Further reasonable and feasible refinement will be undertaken where warranted, particularly where opportunities exist to further avoid or minimise environmental impacts.

4. Detailed Impact and Alternatives Assessment	The potential direct, indirect and cumulative impacts associated with the proposed development and reasonable and feasible alternatives will be assessed in accordance with the methodology described in the Methodology for Assessment During the EIA Phase subsection (page 66). Impacts will be assessed before and after mitigation and the residual impacts identified.
5. Preparation of Draft EIAR and Draft EMPr	The specialist findings and detailed impact assessment will be integrated into the Draft Environmental Impact Assessment Report ("DEIAR"). A Draft Environmental Management Programme ("EMPr") will be prepared setting out the mitigation, management, rehabilitation and monitoring requirements identified through the assessment.
6. Public Participation on the DEIAR	The DEIAR, Draft EMPr and relevant supporting documentation will be made available to the DEA&DP, relevant commenting authorities, registered Interested and Affected Parties ("I&APs") and other identified stakeholders for a minimum 30-day public review and commenting period.
7. Consideration of Comments and Finalisation	Comments received during the EIA Phase PPP will be recorded and responded to in the Comments and Responses Report ("CRR"). The assessment, specialist documentation and EMPr will be amended or supplemented where necessary in response to relevant comments and further information.
8. Preparation and Submission of Final EIAR	The Final Environmental Impact Assessment Report ("FEIAR"), Final EMPr, updated CRR and relevant supporting documentation will be submitted to the DEA&DP for consideration and decision on the application for Environmental Authorisation.
9. Environmental Decision	The DEA&DP will consider the application and supporting environmental assessment documentation and issue its decision in accordance with the applicable regulatory process. Registered I&APs will thereafter be notified of the decision and the applicable appeal provisions.

The EIA Phase will be undertaken in accordance with the applicable statutory timeframes. The programme may be refined in response to specialist requirements, authority consultation, public comments or further refinement of the proposed development. Any additional requirements identified by the DEA&DP through its consideration of the FSR and Plan of Study will be incorporated into the EIA Phase.

EAP Opinion and Scoping Conclusions

Summary of Key Environmental Issues

The key environmental, social and infrastructural issues identified during the Scoping Phase are summarised below. The findings remain subject to consideration of comments received during the Public Participation Process on this Draft Scoping Report.

The key issues identified during the Scoping Phase are summarised in the table below.

Environmental Issue	Summary of Key Scoping Findings	EIA Phase Requirement
Terrestrial Biodiversity	Represents the principal environmental constraint. The current layout avoids all mapped and field-confirmed Saldanha Limestone Strandveld and associated limestone habitat. Notwithstanding this avoidance, approximately 71.64 ha of Endangered vegetation habitat remains within the development footprint and approximately 71.65 ha overlaps CBA 1. Potential impacts include habitat loss, impacts on SCC and their habitat, fragmentation, ecological connectivity and edge effects.	Detailed assessment of residual impacts, further application of the mitigation hierarchy and consideration of feasible additional avoidance/minimisation measures.
Biodiversity Offset Requirements	Significant residual terrestrial biodiversity impacts may necessitate a biodiversity offset. The proposed approximately 324 ha conservation/set-aside area is not regarded as a confirmed biodiversity offset at this stage.	Further specialist assessment and authority consultation regarding the offset approach, ratio, receiving area, additionality, permanence, legal security and long-term management requirements.
Visual and Sense of Place	The development would introduce a substantial built component into a predominantly undeveloped coastal landscape adjoining Yzerfontein. Visual effects are particularly relevant from Atlantic Drive and adjoining residential areas. Layout refinement and increased open space have reduced anticipated effects relative to earlier layouts.	Further assessment of visual integration, landscaping, development form and residual effects on landscape character and sense of place.
Traffic, Access and Transportation	Seven access points are proposed. Existing traffic volumes are generally low to moderate, although future development conditions require particular consideration of the R315/Main Road–Buitekant Street intersection.	Finalisation of access arrangements, intersection treatment and associated road infrastructure requirements in consultation with the relevant roads authorities.
Municipal Services and Infrastructure	Key constraints relate to potable water, sanitation, electricity, stormwater and solid waste. Of particular relevance are bulk electricity capacity and the current absence of sufficient municipal sewer infrastructure. Interim conservancy-tank arrangements are proposed pending future municipal sewer infrastructure.	Confirmation and refinement of servicing capacity, timing, phasing and infrastructure requirements with the relevant authorities and service providers.
Socio-Economic Environment	Potential positive effects include employment creation, local expenditure and economic activity. Potential adverse effects	Consideration alongside environmental and infrastructure constraints in the detailed

	include population influx and social change, pressure on community facilities and municipal services, and changes to the character and function of Yzerfontein.	assessment and comparison of alternatives.
Agriculture	The proposed development would result in the transformation of land currently zoned Agricultural Zone I. The Site Sensitivity Verification Report proposes a Low sensitivity classification for the Agriculture Theme.	Confirm the need for any additional agricultural specialist assessment, taking account of the Site Sensitivity Verification findings and applicable assessment protocols.
Freshwater and Stormwater	No overriding freshwater constraint has been identified; however, development and stormwater management have the potential to result in erosion, sedimentation and effects on the receiving environment if inadequately managed.	Appropriate stormwater design, mitigation and management measures to be incorporated into the detailed assessment and EMPr.
Heritage and Archaeology	Archaeological material identified is of limited scientific significance and no archaeological resources requiring conservation within the development footprint were identified. The possibility of unexpected archaeological resources remains.	Implementation of appropriate heritage recommendations and chance-find procedures.
Palaeontology	Palaeontological sensitivity varies across the site. The Langebaan Formation is identified as having Very High palaeontological sensitivity, although fossil occurrence is unpredictable.	Implementation of the recommended Fossil Finds Procedure and relevant management requirements.
Construction-Related Impacts	Potential impacts include dust, noise, soil disturbance and erosion, construction traffic, waste, pollution and accidental spills. These are not presently identified as significant environmental constraints and are generally manageable through established measures.	Incorporation of appropriate construction-phase mitigation and management measures into the EMPr.
Cumulative Impacts	Potential cumulative effects are particularly relevant to terrestrial biodiversity and ecological connectivity, landscape character, traffic and infrastructure capacity, and socio-economic change within the broader Yzerfontein area.	Detailed consideration of cumulative impacts in conjunction with existing and reasonably foreseeable development and environmental pressures during the EIA Phase.

Terrestrial biodiversity and the management of potentially significant residual biodiversity impacts represent the principal environmental issues requiring further investigation during the EIA Phase. The remaining identified issues require appropriate assessment and management but have not, at the Scoping stage, been identified as fundamental constraints to continuation of the environmental assessment process.

Summary of Key Environmental Opportunities and Benefits

The principal environmental, social and economic opportunities and potential benefits identified during the Scoping Phase are summarised below.

Opportunity / Benefit	Summary of Scoping Findings
Avoidance and Protection of High-Sensitivity Biodiversity Features	Progressive refinement of the development layout has resulted in the avoidance of all mapped and field-confirmed Saldanha Limestone Strandveld and associated limestone habitat. The current proposal also incorporates substantial areas of Open Space Zone 1 and ecological corridors, including a minimum 100 m corridor width where applicable, providing an opportunity to retain important habitat and ecological connectivity within the broader property.
Potential Long-Term Biodiversity Conservation	Approximately 324 ha has been identified as a potential conservation/set-aside area associated with the proposed biodiversity offset strategy. Subject to further specialist assessment, authority agreement and appropriate mechanisms securing additionality, permanence and long-term management, this presents an opportunity to contribute to the formal protection and management of biodiversity habitat associated with the site. The area is not regarded as a confirmed biodiversity offset at this stage.
Employment Creation	The proposed development is expected to generate employment opportunities, particularly during the construction phase. The Socio-Economic Impact Assessment identifies construction employment as a positive socio-economic impact, with opportunities for local employment and associated skills development.
Local Economic Activity and Expenditure	Construction and subsequent occupation of the development have the potential to generate expenditure within Yzerfontein and the broader Swartland area through demand for goods, services, contractors and other economic activities. This may provide opportunities for local businesses and service providers.
Expansion of Residential and Mixed-Use Opportunities	The proposal provides for 917 residential opportunities, comprising 749 single residential erven and 168 General Residential units, together with Business Zone 2 components and associated open space and infrastructure. This would contribute to the continued evolution of Yzerfontein's residential and mixed-use urban function within the recognised urban edge.
Coordinated Provision of Infrastructure	The phased development provides an opportunity for the progressive planning and implementation of internal roads, water, sanitation, stormwater, electricity and other supporting infrastructure in coordination with development demand and available bulk capacity.
Managed Development within the Urban Edge	The proposed development is located within the recognised Yzerfontein urban edge. This provides an opportunity for future urban development to occur within an area identified through the municipal spatial planning framework for urban development, while allowing environmental constraints within the property to inform the configuration of the development footprint.
Phased Implementation and Adaptive Refinement	The proposed approximately 30-year development programme provides an opportunity for development and associated infrastructure to be implemented progressively. This allows subsequent phases to respond to infrastructure availability, environmental requirements, market conditions and the outcomes of detailed planning and environmental assessment.

These potential benefits will be considered together with the adverse impacts, residual risks and comparative advantages and disadvantages of the reasonable and feasible alternatives during the EIA Phase.

Reasonable and Feasible Alternatives

The reasonable and feasible alternatives identified during the Scoping Phase are described in the *Investigation of Alternatives* section of this Scoping Report. No alternative properties outside Portion 4 of Farm No. 560 are proposed for further assessment, and the principal alternatives therefore relate to the configuration and implementation of the proposed development within the subject property.

The current SDP will be taken forward as the preferred development alternative at the Scoping stage, together with reasonable and feasible opportunities for further layout and footprint refinement, relevant access and intersection treatments, municipal servicing arrangements, development phasing, biodiversity avoidance and conservation measures, and the No-Go Alternative.

Identification of the current SDP as the preferred alternative at the Scoping stage does not constitute a final determination of environmental acceptability. The alternatives retained through Scoping will be comparatively assessed during the EIA Phase before the final preferred alternative is identified.

Issues Requiring Assessment During the EIA Phase

The issues requiring further assessment are defined in the *Plan of Study for Environmental Impact Assessment*. Terrestrial biodiversity represents the principal environmental focus of the EIA Phase, particularly in relation to residual impacts on threatened habitat, CBA 1, SCC and their habitat, ecological connectivity and the potential requirement for a biodiversity offset.

Other matters requiring further consideration include visual and sense-of-place impacts, traffic and access, socio-economic effects, municipal services and infrastructure capacity, freshwater and stormwater considerations, construction-related impacts, cumulative impacts and the comparative assessment of reasonable and feasible alternatives.

The assessment will be proportionate to the environmental relevance and potential significance of each issue and will incorporate the applicable specialist findings, mitigation and management requirements.

Issues Not Requiring Further Assessment and Motivation

Based on the specialist investigations and Scoping findings, the matters summarised below do not require additional specialist investigation or detailed standalone assessment during the EIA Phase. Where relevant, the existing findings and applicable management requirements will nevertheless be carried forward into the EIAR and EMPr.

The issues not requiring further detailed assessment are summarised below.

Issue	Motivation for No Further Detailed Assessment
Archaeological Resources	The archaeological field survey identified Middle and Later Stone Age material of limited scientific significance, with no archaeological resources identified within the proposed development footprint that warrant conservation or further archaeological mitigation. The proposed development also falls outside the recommended 500 m coastal buffer within which archaeological resources are more likely to occur. No further archaeological investigation is therefore considered necessary at this stage. Appropriate chance-find procedures will nevertheless be incorporated

	into the EMPr to address unexpected archaeological material or human remains encountered during construction.
Palaeontological Resources	Although portions of the site underlain by the Langebaan Formation are identified as having Very High palaeontological sensitivity, potentially significant fossil material is sporadic and difficult to predict prior to excavation. The palaeontological assessment does not identify palaeontology as an a priori constraint to development and recommends management through a Fossil Finds Procedure. No additional palaeontological investigation is therefore considered necessary prior to the EIA Phase assessment, provided that the specialist recommendations and Fossil Finds Procedure are incorporated into the project management requirements.
Routine Construction-Related Impacts	Potential impacts associated with dust, noise, construction waste, accidental spills and general construction disturbance are well understood and are not presently identified as potentially significant environmental constraints requiring separate specialist investigation. These impacts can generally be addressed through established construction-phase mitigation and environmental management measures incorporated into the EMPr. Where construction activities occur adjacent to retained biodiversity areas and ecological corridors, the relevant biodiversity-specific requirements will take precedence.
Permanent On-Site Solid Waste Disposal	Permanent disposal of solid waste on the property does not form part of the proposed development. Operational solid waste is intended to be accommodated through the municipal waste-management system. No assessment of a permanent on-site waste-disposal alternative is therefore required, although construction and operational waste-management measures will be addressed through the EMPr and relevant municipal servicing requirements.
Alternative Development Sites Outside Portion 4 of Farm No. 560	The proposed development is specifically associated with Portion 4 of Farm No. 560, which falls within the recognised Yzerfontein urban edge. No reasonable and feasible alternative properties have been identified for the proposal. The meaningful locational alternatives therefore relate to the configuration and refinement of the development within Portion 4 rather than alternative properties elsewhere. Alternative sites outside the subject property will consequently not be assessed further during the EIA Phase.
Development within Mapped and Field-Confirmed Limestone Habitat	Development within mapped and field-confirmed Saldanha Limestone Strandveld and associated limestone habitat has been excluded through refinement of the development layout. As the current proposal avoids these areas, an alternative involving development within the identified limestone habitat is not considered reasonable or appropriate for further assessment. The protection of these areas and potential indirect effects on retained habitat will nevertheless remain relevant to the terrestrial biodiversity assessment and EMPr.

EAP Opinion on Whether the Proposed Activity Should Proceed to the EIA Phase

Based on the information available at the conclusion of the Scoping Phase, it is the opinion of the EAP that sufficient information is available to define the scope of further investigation required and that, subject to consideration of comments received during the Public Participation Process and acceptance of the Final Scoping Report and Plan of Study for EIA by the DEA&DP, the proposed activity should proceed to the EIA Phase.

The Scoping Phase has not identified an environmental issue that, at this stage, warrants termination of the environmental assessment process without proceeding to detailed assessment. This opinion does not constitute a conclusion that the proposed development is environmentally acceptable or should be authorised. The purpose of proceeding to the EIA Phase is to assess the identified impacts and reasonable and feasible alternatives in sufficient detail to determine whether the residual environmental impacts can be appropriately avoided, mitigated, managed or otherwise addressed.

Terrestrial biodiversity represents the principal environmental constraint requiring further investigation. Although the current layout incorporates substantial avoidance measures, potentially significant residual biodiversity impacts may remain, requiring further assessment and application of the mitigation hierarchy. Where significant residual impacts remain following reasonable and feasible avoidance, minimisation and rehabilitation measures, the potential requirement for a biodiversity offset will require further investigation. The currently proposed conservation/set-aside area is not regarded as a confirmed biodiversity offset.

The EAP is satisfied that the Plan of Study for EIA provides an appropriate framework for addressing the outstanding environmental, social and infrastructural issues and for the comparative assessment of the reasonable and feasible alternatives.

Accordingly, it is recommended that, following completion of the Scoping Public Participation Process and acceptance of the Final Scoping Report and Plan of Study for EIA by the DEA&DP, the application proceed to the EIA Phase in accordance with the accepted Plan of Study.

Recommendations for the EIA Phase

Based on the outcomes of the Scoping Phase, it is recommended the EIA Phase proceed in accordance with the Plan of Study for EIA presented in the Plan of Study for Environmental Impact Assessment subsection (page 91), with particular emphasis on resolving the terrestrial biodiversity and associated residual-impact considerations identified during Scoping. The assessment should remain focused on the project-specific issues identified through the specialist investigations and should avoid unnecessary further investigation of matters that have already been adequately addressed.

The following recommendations should guide the EIA Phase:

Recommendation	EIA Phase Requirement
Prioritise Terrestrial Biodiversity	Further assess potentially significant impacts on threatened habitat, CBA 1, SCC and their habitat, ecological connectivity and fragmentation, while maintaining the avoidance of all mapped and field-confirmed limestone habitat.
Apply the Mitigation Hierarchy and Investigate Further Refinement	Assess whether additional reasonable and feasible layout or footprint refinements can further avoid or minimise significant biodiversity impacts before reliance is placed on compensatory measures.
Resolve Potential Biodiversity Offset Requirements	Where significant residual biodiversity impacts remain, further investigate the appropriate biodiversity offset approach in consultation with the relevant specialists and authorities. The currently proposed conservation/set-aside area should not be regarded as a confirmed biodiversity offset unless its suitability and contribution have been appropriately established.
Assess Reasonable and Feasible Alternatives	Comparatively assess the current preferred SDP and reasonable refinements thereto, together with the relevant access, servicing, phasing and biodiversity alternatives and the No-Go Alternative.

Confirm Infrastructure and Access Requirements	Confirm municipal servicing capacity and phasing and refine the proposed access and road-network requirements in consultation with the relevant authorities and service providers.
Assess Remaining Environmental and Socio-Economic Issues	Assess the visual, socio-economic, freshwater/stormwater, cumulative and other relevant impacts identified through Scoping and carry forward the applicable heritage and palaeontological management requirements.
Integrate Specialist, Authority and Public Input	Review and update specialist findings where necessary and integrate these with authority requirements and comments received during the EIA Phase PPP in preparing the EIAR and EMPr.

The EIA Phase should remain focused and proportionate to the environmental risks identified during Scoping. Existing specialist investigations should not be repeated unnecessarily but should be reviewed, integrated and updated or supplemented where required by changes to the proposal, outstanding information, authority requirements or matters arising through public participation.

Conclusion and Way Forward

The Scoping Phase has identified the principal environmental, social and infrastructural issues associated with the proposed mixed-use development, considered the reasonable and feasible alternatives and established the scope of further assessment required during the EIA Phase. Terrestrial biodiversity represents the principal environmental constraint, and potentially significant residual biodiversity impacts may remain notwithstanding the avoidance measures incorporated into the current development layout.

No environmental issue has been identified at the Scoping stage that warrants termination of the environmental assessment process. This conclusion does not constitute a determination that the proposed development is environmentally acceptable or should be authorised; this will require detailed assessment of the identified impacts, alternatives, mitigation measures and residual effects during the EIA Phase.

The immediate next step is to subject this Draft Scoping Report and supporting documentation to the prescribed Public Participation Process. Comments received will be considered in finalising the Scoping Report and Plan of Study for EIA before submission to the DEA&DP.

Subject to acceptance of the Final Scoping Report and Plan of Study for EIA by the DEA&DP, the application will proceed to the EIA Phase in accordance with the accepted Plan of Study.

Appendices

Appendix	Supporting Document
Appendix A	EAP Curriculum Vitae, Professional Registration and Declaration of Independence
Appendix B	Locality Map
Appendix C	Site Development Plan (SDP) and Development Layout
Appendix D	Zoning and Relevant Spatial Planning Maps
Appendix E	National Web-Based Environmental Screening Tool Report
Appendix F	Site Sensitivity Verification Report (SSVR)
Appendix G	Animal Species Impact Assessment
Appendix H	Botanical Assessment / Specialist Botanical Studies
Appendix I	Terrestrial Biodiversity Impact Assessment
Appendix J	Visual Impact Assessment
Appendix K	Traffic Impact Assessment
Appendix L	Socio-Economic Impact Assessment
Appendix M	Heritage Impact Assessment, including Archaeological Impact Assessment
Appendix N	Palaeontological Impact Assessment
Appendix O	Terrestrial Biodiversity Offset Assessment / Revised Biodiversity Offset Report
Appendix P	Project Programme