

BASIC ASSESSMENT REPORT

PROPOSED REZONING, CONSOLIDATION AND SUBDIVISION FOR THE ESTABLISHMENT OF A
RESIDENTIAL DEVELOPMENT ON ERVEN 597, 598 AND 599, STANFORD, CALEDON RD.

02 October 2026

Consultant:

Michelle Naylor | Env. Consultant | M.Sc., Pr. Sci. Nat., EAPASA
cell: 083 245 6556 | michelle@lornay.co.za | www.lornay.co.za
Unit 5/1F Hemel &Aarde Wine Village, Hermanus, 7200
Lornay Environmental Consulting Pty Ltd | Reg 2015/445417/07



**Western Cape
Government**

Department of Environmental Affairs and
Development Planning

BASIC ASSESSMENT REPORT

THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS.

APRIL 2024



**Western Cape
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APRIL 2024

(For official use only)	
Pre-application Reference Number (if applicable):	
EIA Application Reference Number:	
NEAS Reference Number:	
Exemption Reference Number (if applicable):	
Date BAR received by Department:	
Date BAR received by Directorate:	
Date BAR received by Case Officer:	

GENERAL PROJECT DESCRIPTION

(This must Include an overview of the project including the Farm name/Portion/Erf number)

**PROPOSED REZONING, CONSOLIDATION AND SUBDIVISION FOR THE ESTABLISHMENT OF A RESIDENTIAL
DEVELOPMENT ON ERVEN 597, 598 AND 599, STANFORD, CALEDON RD**

EXECUTIVE SUMMARY

Introduction

This Basic Assessment Report (BAR) has been prepared by Lornay Environmental Consulting (Pty) Ltd on behalf of Bonnybrae Property Holdings (Pty) Ltd (hereafter “the Applicant”) in support of an application for Environmental Authorisation in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) and the associated Environmental Impact Assessment Regulations, 2014 (as amended). The owners of Erven 597, 598 and 599 Stanford, housing the vineyards located in front of the Walker Bay Winery and Birkenhead Brewery, intend to develop the subject properties into a residential estate that will form a natural eastern extension of the village of Stanford.

Locality and Property Description

The subject properties comprise Erven 597, 598 and 599 Stanford, situated along the R326 on the eastern edge of the Stanford settlement, within the Overstrand Municipality, Western Cape. The three erven have a combined extent of 141 034 m² (14.1034 ha) and are currently zoned Residential Zone 1: Single Residential in terms of the Overstrand Municipality Land Use Scheme (OMLUS), 2020. The properties have historically formed part of a broader agricultural enterprise associated with vineyards located to the north of the R326, and house vineyards situated in front of the Walker Bay Winery and Birkenhead Brewery. The site is bordered to the north by the Klein Rivier Estate, to the east by the Stanhaven residential development, and is bounded by land zoned for open space and local business purposes. The site is located approximately 500 m from the centre of Stanford and falls within the Overstrand (Stanford) Urban Edge. **No natural vegetation persists on the site. No Milkwood or Ficus trees are located on the site and the mature tree grove to which the HIA refers is offsite, within the broader heritage context. No Milkwood trees will be removed as part of the development application.**



Figure i. Subject property location.

Assessment of the Alternatives

Alternative 1 (non-preferred)

Alternative 1 proposed the subdivision of the consolidated Erven 597, 598 and 599 into 96 single residential erven of approximately 502 m² to 1 019 m², arranged on a conventional grid of internal loop roads and cul-de-sacs around a single central vineyard block of approximately 2.8 ha. This represents a gross density of approximately 6.81 dwelling units per hectare (du/ha). Alternative 1 was not preferred due to its higher density and smaller erven relative to Stanford's village scale, and because the retained vineyard formed a single central block rather than a structuring element throughout the estate. This responds less well to the hamlet settlement typology and landscape indicators identified in the Heritage Impact Assessment (HIA).

Alternative 2 (Preferred)

This represents the preferred planning and environmental alternative. It proposes the consolidation of Erven 597, 598, and 599 into a single 14.1034-hectare property subdivided into 76 residential erven, private open space and a private internal road erf. Approximately 39.4% (55 578 m²) of the site is preserved under Open Space Zone 3 (Private Open Space), which will retain active vineyards productively managed by the adjacent Walker Bay Winery to safeguard Stanford's farming legacy. Erf 1197, which does not form part of this application, currently remains undeveloped and functions as an open buffer of approximately 27 m to 77 m in width between the site and the R326 scenic corridor, and contains the alignment of the historic Wa-Pad. This layout utilises Sustainable Urban Drainage Systems (SUDS) to manage stormwater and restricts landscaping to locally indigenous, water-wise species. Of importance to note, no intact vegetation associated with the original extent of the underlying vegetation was observed during the site visit and the site is in a transformed state, with all the underlying original vegetation being lost to existing agricultural activities, including the vineyards and existing roads.

No-Go

Under this scenario, the properties would remain under their current Single Residential zoning and existing agricultural (vineyard) use. No construction impacts would occur, and the open, agricultural character of the site would be retained in its current form. The socio-economic benefits associated with the development would not be realised, including an estimated capital investment of approximately R750 million, approximately R3 million in annual property rates and service charges, and a once-off bulk infrastructure contribution of approximately R8 million.

Nature of the Proposed Development

The applicant proposes to consolidate the three erven (Erven 597, 598 and 599) into a residential estate, styled as an agri-residential development that retains and integrates portions of the existing vineyards as a structuring landscape and identity element. The proposed development comprises the following components:

- Consolidation of Erven 597, 598 and 599 Stanford into a single erf;
- Rezoning of the consolidated erf from Residential Zone 1: Single Residential to Subdivisional Area Zone (SA);
- Subdivision of the consolidated erf into seventy-six (76) Residential Zone 1: Single Residential erven, Open Space Zone 3: Private Open Space erven totalling approximately 55 578 m², and one (1) Transport Zone 2: Road and Parking erf;
- Consent use to permit urban agriculture within the private open space component;

- Exemption from the registration of a right of way servitude across Erf 1197 Stanford to the R326, and the cancellation (with the consent of the Klein Rivier Estate HOA) of existing servitudes serving the Walker Bay Winery, Birkenhead Brewery (Erf 596 Stanford) and Klein Rivier Estate, and the registration of new servitudes over redesigned internal private roads;
- Allocation of street names and numbering, themed on wine cultivars associated with the estate; and
- Establishment of a Homeowners' Association to manage the estate, including the vineyard component, which is to be leased to and cultivated by Walker Bay Winery.

Access to the development will be retained via the existing access point off the R326 across Erf 1197, with the Traffic Impact Assessment confirming sufficient spare capacity to accommodate projected peak-hour traffic volumes. The resultant gross residential density is approximately 5.2 dwelling units per hectare.

Regulatory Context Relevant to Environmental Authorisation

Of particular relevance to this Basic Assessment, the proposed development involves the consolidation of three erven exceeding 5 000 m² in extent, which triggered the submission of a Notification of Intent to Develop (NID) to Heritage Western Cape in terms of Section 38 of the National Heritage Resources Act (Act 25 of 1999). Heritage Western Cape has requested that a Heritage Impact Assessment (HIA) be conducted to address Section 38(3) of the Act. The HIA, incorporating Cultural Landscape and Visual Impact Assessments, was compiled by Cape Cultural Landscapes (L. Jansen and M. Franklin; amended September 2026) and is to be submitted to HWC for decision in terms of Section 38(4) of the NHRA (HWC Case No. HWC25042505EJV0505). Its findings, including the identification of the historic wagon route (Wa-Pad) along the R43/R326 corridor, have informed the layout of the proposed development, including the exclusion of Erf 1197 Stanford from the land use application, which preserves the historic movement corridor and the visual buffer between the development and the R326.

The subject properties fall within the Overstrand Municipality's Heritage Protection Overlay Zone (HPOZ), both as a scenic route buffer (relating to the R326) and as a significant landscape ("Landscapes HPOZ"). They do not fall within the Environmental Management Overlay Zone (EMOZ).

Need and Desirability

The Town Planning Motivation Report states that the proposed development responds to housing demand projections contained in the Overstrand Municipality Spatial Development Framework (OMSDF), which anticipates that Stanford will require in the order of 1 088 additional dwelling units by 2031. The proposed 76 dwelling units represent approximately 7% of this projected demand. The report further states that the proposal is consistent with the Western Cape Provincial Spatial Development Framework (PSDF) and the OMSDF, and that it aligns with the five developmental principles set out in Chapter 2 of the Spatial Planning and Land Use Management Act (SPLUMA).

Public Participation

The Public Participation Process (PPP) will be undertaken in accordance with the statutory requirements of the National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA) Environmental Impact Assessment (EIA) Regulations, 2014 (as amended). This process offers all Interested and Affected Parties (I&APs), surrounding landowners, and state organs a formal opportunity to review and comment on the proposed development.

The PPP will entail direct written notifications to adjacent property owners, the placement of a site noticeboard, and formal advertisements in the local newspaper, to reach the broader community. Furthermore, the application will be circulated to key commenting authorities and specialised local bodies, including the Overstrand Heritage and Aesthetics Committee and the Stanford Heritage Committee, to obtain input on potential heritage and visual impacts along the R326 scenic corridor. All feedback, issues, and objections raised during the public participation

period will be documented and addressed within a formal Comments and Responses Report, which will be submitted to the Department of Environmental Affairs and Development Planning (DEA&DP).

IMPORTANT INFORMATION TO BE READ PRIOR TO COMPLETING THIS BASIC ASSESSMENT REPORT

1. **The purpose** of this template is to provide a format for the Basic Assessment report as set out in Appendix 1 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended) in order to ultimately obtain Environmental Authorisation.
2. The Environmental Impact Assessment ("EIA") Regulations is defined in terms of Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") hereinafter referred to as the "NEMA EIA Regulations".

3. *Submission of documentation, reports and other correspondence:*

The Department has adopted a digital format for corresponding with proponents/applicants or the general public. If there is a conflict between this approach and any provision in the legislation, then the provisions in the legislation prevail. If there is any uncertainty about the requirements or arrangements, the relevant Competent Authority must be consulted.

The Directorate: Development Management has created generic e-mail addresses for the respective Regions, to centralise their administration. Please make use of the relevant general administration e-mail address below when submitting documents:

DEADPEIAAdmin@westerncape.gov.za

Directorate: Development Management (Region 1):
City of Cape Town; West Coast District Municipal area;
Cape Winelands District Municipal area and Overberg District Municipal area.

DEADPEIAAdmin.George@westerncape.gov.za

Directorate: Development Management (Region 3):
Garden Route District Municipal area and Central Karoo District Municipal area

General queries must be submitted via the general administration e-mail for EIA related queries. Where a case-officer of DEA&DP has been assigned, correspondence may be directed to such official and copied to the relevant general administration e-mail for record purposes.

All correspondence, comments, requests and decisions in terms of applications, will be issued to either the applicant/requester in a digital format via email, with digital signatures, and copied to the Environmental Assessment Practitioner ("EAP") (where applicable).

4. The required information must be typed within the spaces provided in this Basic Assessment Report ("BAR"). The sizes of the spaces provided are not necessarily indicative of the amount of information to be provided.
5. All applicable sections of this BAR must be completed.
6. Unless protected by law, all information contained in, and attached to this BAR, will become public information on receipt by the Competent Authority. If information is not submitted with this BAR due to such information being protected by law, the applicant and/or Environmental Assessment Practitioner ("EAP") must declare such non-disclosure and provide the reasons for believing that the information is protected.

7. This BAR is current as of **April 2024**. It is the responsibility of the Applicant/ EAP to ascertain whether subsequent versions of the BAR have been released by the Department. Visit this Department's website at <http://www.westerncape.gov.za> to check for the latest version of this BAR.
8. This BAR is the standard format, which must be used in all instances when preparing a BAR for Basic Assessment applications for an environmental authorisation in terms of the NEMA EIA Regulations when the Western Cape Government Department of Environmental Affairs and Development Planning ("DEA&DP") is the Competent Authority.
9. Unless otherwise indicated by the Department, one hard copy and one electronic copy of this BAR must be submitted to the Department at the postal address given below or by delivery thereof to the Registry Office of the Department. Reasonable access to copies of this Report must be provided to the relevant Organs of State for consultation purposes, which may, if so indicated by the Department, include providing a printed copy to a specific Organ of State.
10. This BAR must be duly dated and originally signed by the Applicant, EAP (if applicable) and Specialist(s) and must be submitted to the Department at the details provided below.
11. The Department's latest Circulars pertaining to the "One Environmental Management System" and the EIA Regulations, any subsequent Circulars, and guidelines must be taken into account when completing this BAR.
12. Should a water use licence application be required in terms of the National Water Act, 1998 (Act No. 36 of 1998) ("NWA"), the "One Environmental System" is applicable, specifically in terms of the synchronisation of the consideration of the application in terms of the NEMA and the NWA. Refer to this Department's Circular EADP 0028/2014: One Environmental Management System.
13. Where Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) ("NHRA") is triggered, a copy of Heritage Western Cape's final comment must be attached to the BAR.
14. The Screening Tool developed by the National Department of Environmental Affairs must be used to generate a screening report. Please use the Screening Tool link <https://screening.environment.gov.za/screeningtool> to generate the Screening Tool Report. The screening tool report must be attached to this BAR.
15. Where this Department is also identified as the Licencing Authority to decide on applications under the National Environmental Management: Air Quality Act (Act No. 29 of 2004) ('NEM:AQA'), the submission of the Report must also be made as follows, for-
Waste Management Licence Applications, this report must also (i.e., another hard copy and electronic copy) be submitted for the attention of the Department's Waste Management Directorate (Tel: 021-483-2728/2705 and Fax: 021-483-4425) at the same postal address as the Cape Town Office.

Atmospheric Emissions Licence Applications, this report must also be (i.e., another hard copy and electronic copy) submitted for the attention of the Licensing Authority or this Department's Air Quality Management Directorate (Tel: 021 483 2888 and Fax: 021 483 4368) at the same postal address as the Cape Town Office.

DEPARTMENTAL DETAILS	
CAPE TOWN OFFICE: DIRECTORATE: DEVELOPMENT MANAGEMENT (REGION 1) (City of Cape Town, West Coast District, Cape Winelands District & Overberg District)	GEORGE REGIONAL OFFICE: DIRECTORATE: DEVELOPMENT MANAGEMENT (REGION 3) (Central Karoo District & Garden Route District)
The completed Form must be sent via electronic mail to: DEADPEIAAdmin@westerncape.gov.za Queries should be directed to the Directorate: Development Management (Region 1) at: E-mail: DEADPEIAAdmin@westerncape.gov.za Tel: (021) 483-5829 Western Cape Government Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 1) Private Bag X 9086 Cape Town, 8000	The completed Form must be sent via electronic mail to: DEADPEIAAdmin.George@westerncape.gov.za Queries should be directed to the Directorate: Development Management (Region 3) at: E-mail: DEADPEIAAdmin.George@westerncape.gov.za Tel: (044) 814-2006 Western Cape Government Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 3) Private Bag X 6509 George, 6530

MAPS

Provide a location map (see below) as Appendix A1 to this BAR that shows the location of the proposed development and associated structures and infrastructure on the property.	
Locality Map:	The scale of the locality map must be at least 1:50 000. For linear activities or development proposals of more than 25 kilometres, a smaller scale e.g., 1:250 000 can be used. The scale must be indicated on the map. The map must indicate the following: • an accurate indication of the project site position as well as the positions of the alternative sites, if any; • road names or numbers of all the major roads as well as the roads that provide access to the site(s) • a north arrow; • a legend; and • a linear scale. For ocean based or aquatic activity, the coordinates must be provided within which the activity is to be undertaken and a map at an appropriate scale clearly indicating the area within which the activity is to be undertaken. Where comment from the Western Cape Government: Transport and Public Works is required, a map illustrating the properties (owned by the Western Cape Government: Transport and Public Works) that will be affected by the proposed development must be included in the Report.
Provide a detailed site development plan / site map (see below) as Appendix B1 to this BAR; and if applicable, all alternative properties and locations.	
Site Plan:	Detailed site development plan(s) must be prepared for each alternative site or alternative activity. The site plans must contain or conform to the following: • The detailed site plan must preferably be at a scale of 1:500 or at an appropriate scale. The scale must be clearly indicated on the plan, preferably together with a linear scale. • The property boundaries and numbers of all the properties within 50m of the site must be indicated on the site plan. • On land where the property has not been defined, the co-ordinates of the area in which the proposed activity or development is proposed must be provided. • The current land use (not zoning) as well as the land use zoning of each of the adjoining properties must be clearly indicated on the site plan. • The position of each component of the proposed activity or development as well as any other structures on the site must be indicated on the site plan. • Services, including electricity supply cables (indicate aboveground or underground), water supply pipelines, boreholes, sewage pipelines, storm water infrastructure and access roads that will form part of the proposed development must be clearly indicated on the site plan. • Servitudes and an indication of the purpose of each servitude must be indicated on the site plan. • Sensitive environmental elements within 100m of the site must be included on the site plan, including (but not limited to): - o Watercourses / Rivers / Wetlands - o Flood lines (i.e., 1:100 year, 1:50 year and 1:10 year where applicable);

	○ Coastal Risk Zones as delineated for the Western Cape by the Department of Environmental Affairs and Development Planning ("DEA&DP"): ○ Ridges; ○ Cultural and historical features/landscapes; ○ Areas with indigenous vegetation (even if degraded or infested with alien species). • Whenever the slope of the site exceeds 1:10, a contour map of the site must be submitted. • North arrow A map/site plan must also be provided at an appropriate scale, which superimposes the proposed development and its associated structures and infrastructure on the environmental sensitivities of the preferred and alternative sites indicating any areas that should be avoided, including buffer areas.
Site photographs	Colour photographs of the site that shows the overall condition of the site and its surroundings (taken on the site and taken from outside the site) with a description of each photograph. The vantage points from which the photographs were taken must be indicated on the site plan, or locality plan as applicable. If available, please also provide a recent aerial photograph. Photographs must be attached to this BAR as Appendix C . The aerial photograph(s) should be supplemented with additional photographs of relevant features on the site. Date of photographs must be included. Please note that the above requirements must be duplicated for all alternative sites.
Biodiversity Overlay Map:	A map of the relevant biodiversity information and conditions must be provided as an overlay map on the property/site plan. The Map must be attached to this BAR as Appendix D .
Linear activities or development and multiple properties	GPS co-ordinates must be provided in degrees, minutes and seconds using the Hartebeeshoek 94 WGS84 co-ordinate system. Where numerous properties/sites are involved (linear activities) you must attach a list of the Farm Name(s)/Portion(s)/Erf number(s) to this BAR as an Appendix. For linear activities that are longer than 500m, please provide a map with the co-ordinates taken every 100m along the route to this BAR as Appendix A3.

ACRONYMS

DAFF:	Department of Agriculture, Forestry and Fisheries
DEA:	Department of Environmental Affairs
DEA& DP:	Department of Environmental Affairs and Development Planning
DHS:	Department of Human Settlement
DoA:	Department of Agriculture
DoH:	Department of Health
DWS:	Department of Water and Sanitation
EMPr:	Environmental Management Programme
HWC:	Heritage Western Cape
NFEPA:	National Freshwater Ecosystem Protection Assessment
NSBA:	National Spatial Biodiversity Assessment
TOR:	Terms of Reference
WCBSP:	Western Cape Biodiversity Spatial Plan
WCG:	Western Cape Government

ATTACHMENTS

Note: The Appendices must be attached to the BAR as per the list below. Please use a ✓ (tick) or a x (cross) to indicate whether the Appendix is attached to the BAR.

The following checklist of attachments must be completed.

Appendix List	
Appendix A Locality	
Appendix A	Locality Map
Appendix B Alternatives	
Appendix B1	Alternative Layout 1
Appendix B2	Alternative Layout 2 (Preferred)
Appendix B3	Alternative 2 Zoning Plan
Appendix C Photo Report	
Appendix C	Photo Report
Appendix D GIS Mapping	
Appendix D1	CBA/ESA
Appendix D2	Vegetation Map
Appendix E NOTICE OF PUBLIC PARTICIPATION PROCESS	
Appendix E	Notice of PPP
Appendix F Heritage Western Cape	
Appendix F1	Heritage Western Cape
Appendix G Specialists	
Appendix G1	Heritage Impact Assessment
Appendix G2	Paleontological Impact Assessment
Appendix G3	Stanford East Urban Design Framework
Appendix G4	Landscape Plan
Appendix G5	Town Planning Report
Appendix G6	GLS Report
Appendix G7	Electrical Report
Appendix H EMPr	
Appendix H	Environmental Management Programme (EMPr)
Appendix I DFFE Site Screening	
Appendix I1	Screening Tool Report
Appendix I2	Site Sensitivity Verification Report (SSVR)

SECTION A: ADMINISTRATIVE DETAILS

Highlight the Departmental Region in which the intended application will fall	CAPE TOWN OFFICE: REGION 1		GEORGE OFFICE: REGION 3
	(City of Cape Town, West Coast District)	(Cape Winelands District & Overberg District) X	(Central Karoo District & Garden Route District)
Duplicate this section where there is more than one Proponent Name of Applicant/Proponent: Name of contact person for Applicant/Proponent (if other): Company/ Trading name/State Department/Organ of State: Company Registration Number: Postal address: Telephone: E-mail:	Bonnybrae Property Holdings (Pty) Ltd		
	Alasdair Stuart		
	As above		
	1997/012244/07		
	-		
			Postal code:
	()		Cell: 082 456 8631
	alsadair@maed.co.uk		Fax: ()
	Company of EAP: Lornay Environmental Consulting (Pty) Ltd		
	EAP name: Michelle Naylor		
Postal address: Unit 5/1F, Hemel en Aarde Wine Village			
Hermanus		Postal code: 7200	
()		Cell: 083 245 6556	
E-mail: michelle@lornay.co.za		Fax: ()	
Qualifications: Master of Science (Rhodes University)			
EAP registration no: EAPASA 2019/698; SACNASP 400327/13; IAIAA			
Duplicate this section where there is more than one landowner Name of landowner: Name of contact person for landowner (if other): Postal address: Telephone: E-mail:	Bonnybrae Property Holdings (Pty) Ltd		
	As above		
			Postal code:
	()		Cell:
			Fax: ()
Name of Person in control of the land: Name of contact person for person in control of the land: Postal address: Telephone: E-mail:	Bonnybrae Property Holdings (Pty) Ltd		
	As above		
			Postal code:
	()		Cell:
			Fax: ()
Duplicate this section where there is more than one Municipal Jurisdiction Municipality in whose area of jurisdiction the proposed activity will fall: Contact person: Postal address:	Overstrand Municipality		
	Chester Arendse		
	Hermanus Municipal Office		
			Postal code: 7200

Telephone	()	Cell:
E-mail:	carendse@overstrand.gov.za	Fax: ()

SECTION B: CONFIRMATION OF SPECIFIC PROJECT DETAILS AS INCLUDED IN THE APPLICATION FORM

1.	Is the proposed development (please tick):	New	☒	Expansion	☐
2.	Is the proposed site(s) a brownfield of greenfield site? Please explain.				
The three (3) properties proposed for the construction of a residential housing estate are currently farmed and characterised by vineyards, domestic lawn and internal roads. Therefore, the site proposed is a brownfield and transformed with no remaining natural areas.					
3.	For Linear activities or developments				
3.1.	Provide the Farm(s)/Farm Portion(s)/Erf number(s) for all routes:				
3.2.	Development footprint of the proposed development for all alternatives.	—m ²			
3.3.	Provide a description of the proposed development (e.g. for roads the length, width and width of the road reserve in the case of pipelines indicate the length and diameter) for all alternatives.				
3.4.	Indicate how access to the proposed routes will be obtained for all alternatives.				
3.6.	Starting point co-ordinates for all alternatives				
	Latitude (S)	°	'	"	
	Longitude (E)	°	'	"	
	Middle point co-ordinates for all alternatives				
	Latitude (S)	°	'	"	
	Longitude (E)	°	'	"	
	End point co-ordinates for all alternatives				
	Latitude (S)	°	'	"	
	Longitude (E)	°	'	"	
Note: For Linear activities or developments longer than 500m, a map indicating the co-ordinates for every 100m along the route must be attached to this BAR as Appendix A3.					
4.	Other developments				
4.1.	Property size(s) of all proposed site(s):	Erf 597: 48 844 m² Erf 598: 46 429 m² Erf 599: 45 761 m² Total Proposed Consolidation: 141 034 m² (14.1034 ha)			

4.2.	Developed footprint of the existing facility and associated infrastructure (if applicable):	The site is covered by active vineyards, internal roads, with no natural vegetation remaining: Vineyards: ± 115 600 m² (11.56 ha) Existing roads: ± 800 m² (0.08 ha)
4.3.	Development footprint of the proposed development and associated infrastructure size(s) for all alternatives:	The proposed development entails the establishment of 76 residential dwelling units, privately zoned open space and associated internal access roads on the subject properties. The total development footprint, including all residential erven and road infrastructure, is estimated at approximately: Residential development (76 erven): 61 031 m² Private Open Space (vineyards, landscaped open space, recreational facilities): 55 578 m² Internal private roads and parking (1 Erf): 25 161 m² Total: 141 034 m² (14.1034 ha) Alternative 1 (Non-Preferred): 96 residential erven totalling approximately 67 341 m², a central vineyard block of approximately 28 000 m², and internal roads and open space making up the balance of the 141 034 m² site (road and open space areas to be confirmed by the town planner).
4.4.	Provide a detailed description of the proposed development and its associated infrastructure (This must include details of e.g. buildings, structures, infrastructure, storage facilities, sewage/effluent treatment and holding facilities).	

Background and Context

Erven 597, 598 and 599 Stanford are proposed to be consolidated to create a combined property measuring 141 034 m² (14.1034 ha) in extent. All three erven are currently zoned Residential Zone 1: Single Residential and fall within the Overstrand Urban Edge, as delineated in the approved spatial planning frameworks. Historically, these properties formed part of the disestablished Stanford municipal area and have for nearly 30 years formed part of a broader agricultural enterprise, with portions of the site under viticulture (vineyards) associated with the adjacent Walker Bay Winery and small-scale agricultural activities.

At present, the site comprises a combination of cultivated vineyard blocks and disturbed/degraded areas. The disturbed portions of the property, previously farmed or mechanically cleared, are now characterised by secondary vegetation dominated by kikuyu grass and alien invasive species (mainly *Acacia* spp.), with no remaining natural vegetation, rendering them suitable for urban development within the urban edge.

Rather than replacing this agricultural land use outright, the applicant's stated intent is to establish a low-density, agri-residential estate that consciously retains and integrates the existing vineyard blocks as a core landscape and identity feature (refer to **Figure 2-3**), so that the rural, viticultural character of the Stanford "agricultural forecourt" is carried through into the developed environment rather than erased by it. This vision is informed both by the owners' brief for the site and by the findings of the Heritage Impact Assessment (HIA) Statement of Significance, which together establish a framework balancing residential development objectives against the retention and reinforcement of the site's rural and cultural landscape context. To this end, the site's retained vineyards are proposed to remain under professional cultivation, leased to and managed by Walker Bay Winery, ensuring the agricultural component remains functionally productive rather than merely decorative.

Applications Required

The following applications need to be considered for approval:

- Consolidation of Erven 597, 598 and 599 Stanford in terms of Section 16(2)(e) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- **Rezoning** of the Consolidated Erf from Residential Zone 1: Single Residential to Subdivisional Area Zone (SA) in terms of Section 16(2)(a) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- **Subdivision** of the Consolidated Erf into seventy-six (76) Residential Zone 1: Single Residential (SR1) erven, Open Space Zone 3: Private Open Space (OS3) erven (approximately 55 578 m²) and one (1) Transport Zone 2: Road and Parking (TR2-A) erf in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- **Consent Use** to allow urban agriculture in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- Exemption from the registration of a right of way servitude across Erf 1197 Stanford, and the cancellation of existing right of way servitudes over Erven 597 to 599 (with the consent of the Klein Rivier Estate HOA) with new servitudes registered over the internal private roads, in terms of Section 26(1)(h)(v) of the By-Law.
- Allocation of street names and numbering in terms of Section 96 of the By-Law.

Development Components

The proposed development layout comprises the following key land-use components:

Residential Zone 1: Single Residential (SR1)

- 76 Single Residential erven. These erven will accommodate single dwelling units designed to blend with the local architectural and environmental context.
- Approximate development footprint is **61 031 m²**.

Open Space Zone 3: Private Open Space (OS3)

- Private open space of approximately 55 578 m² will be established to form part of the ecological and landscape framework. These areas will include retained vineyard sections, and landscaped areas.
- Approximate development footprint is **55 578 m²**.

Transport Zone 2: Road and Parking (TR2-A)

- Internal private access roads, pedestrian walkways, and associated parking areas providing efficient circulation within the development.
- Approximate development footprint is **25 161 m²**.

Access and circulation

The existing right of way servitudes currently provide essential access to the Walker Bay Winery, Birkenhead Brewery (Erf 596 Stanford) and Klein Rivier Estate properties. The proposal includes the cancellation of these existing servitudes and the registration of new right of way servitudes over the newly designed internal streets within the proposed development.

This change will ensure that uninterrupted access is maintained for both the Winery, Brewery and the Estate, while simultaneously integrating these properties into the security estate. Inclusion within the secure estate will offer enhanced safety measures and greater peace of mind for the owners and visitors of these properties. Furthermore, positioning the servitudes

along the internal streets facilitates better traffic flow and improved management of access, aligning with the overall objectives of the development.

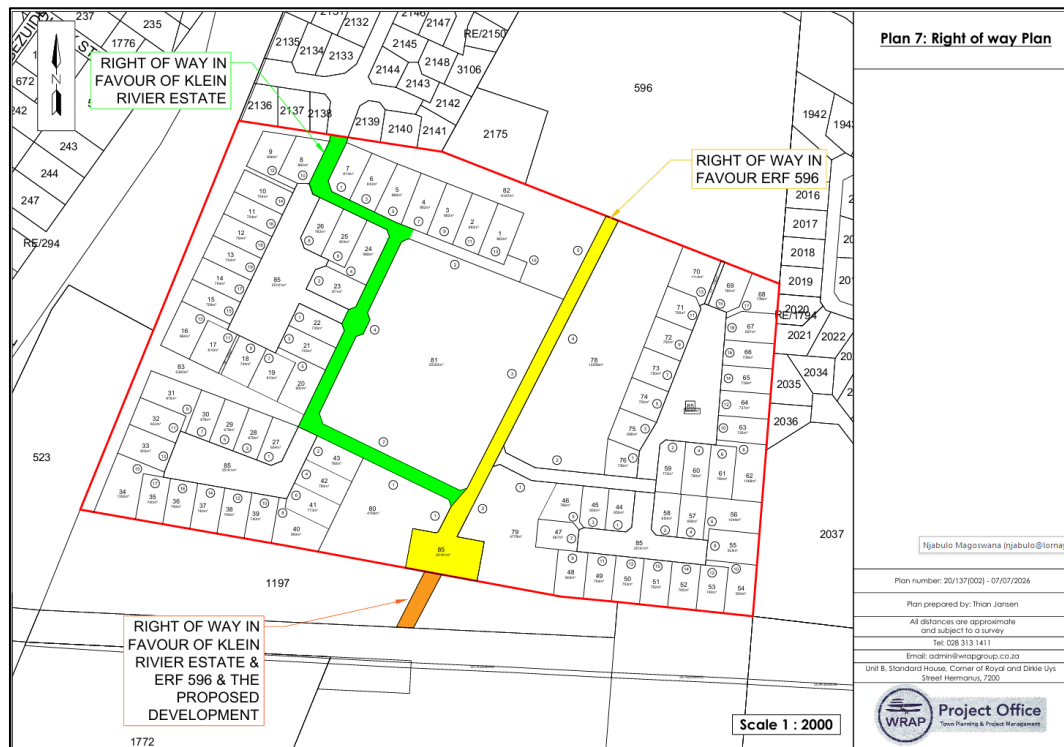


Figure 1: New right of way servitudes will be registered.

Associated infrastructure

Electricity Supply

An Electrical Services Report was prepared by Driger Consulting, addressing the electricity requirements of the proposed development. The Overstrand Municipality has confirmed that access to the municipal electricity grid will be made available to the development, ensuring adequate supply in instances where the proposed solar energy system (supplemented by gas where necessary) is unable to meet maximum demand. This hybrid approach supports energy reliability while reducing dependence on the national grid.

Water and Sewage

The GLS Consulting services capacity report confirmed that there is sufficient capacity within the existing bulk water and sewer infrastructure to accommodate the proposed development.

Stormwater

Stormwater will be directed to a designated point within the development where a purpose-designed detention pond will be constructed. This detention facility will allow stormwater to accumulate temporarily and discharge in a controlled manner, thereby managing runoff effectively and mitigating potential flooding or erosion impacts.

Solid Waste Management

Solid waste generated from the development will be collected by the Overstrand Municipality and disposed of at the nearest municipal waste disposal site. Designated refuse collection points will be provided along internal roads to facilitate easy and efficient collection.

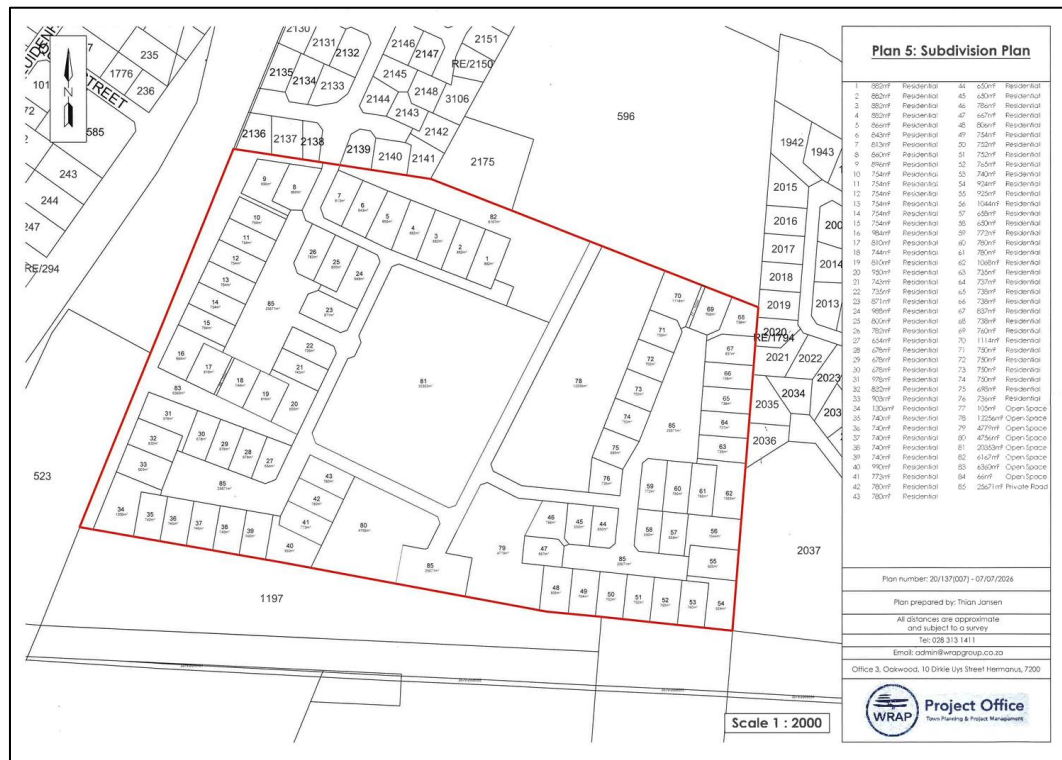


Figure 2-1: Preferred Site development plan (Alternative 2).

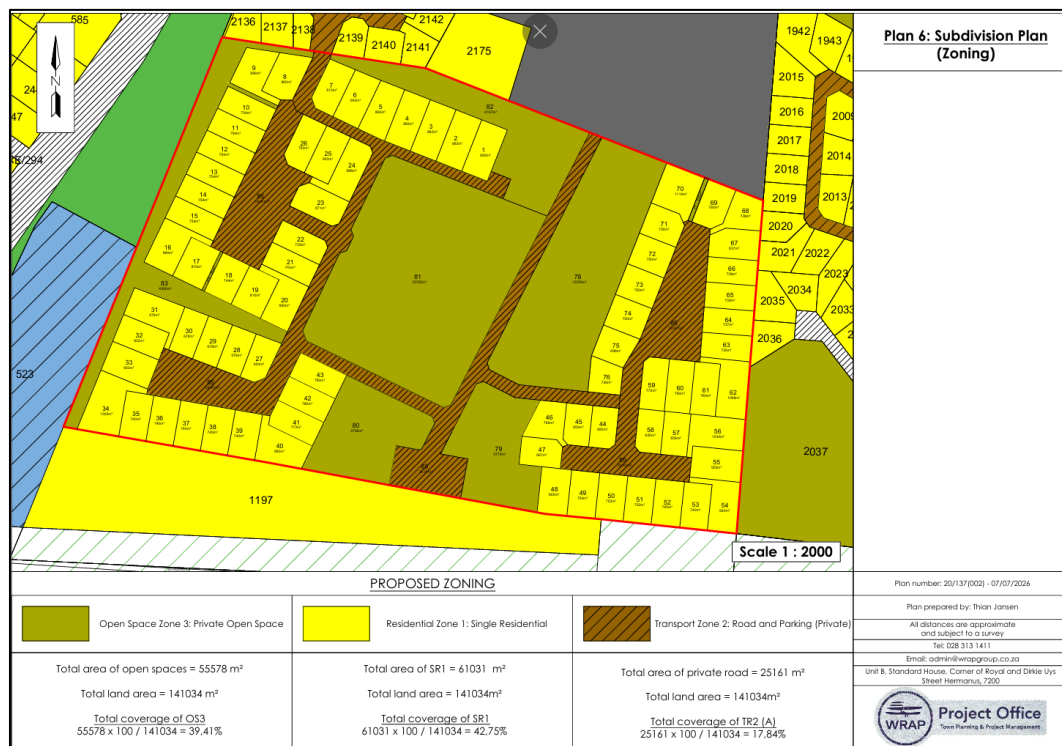


Figure 2-2: Proposed Zoning Plan (Alternative 2).



Figure 2-3: Landscape Plan (Alternative 2).

4.5. Indicate how access to the proposed site(s) will be obtained for all alternatives.

Vehicular access and egress to the subject property will be obtained from the **R326**, via the existing access point currently serving the site, which crosses Erf 1197 Stanford. Erf 1197 does not form part of this application; the land use application includes an exemption from the registration of a right of way servitude across it. This existing access will be retained and upgraded to serve the proposed development and, where necessary, to connect to surrounding developments.

Currently, access to the Walker Bay Winery, Birkenhead Brewery (Erf 596 Stanford) and Klein Rivier Estate is secured via registered rights of way servitudes across the subject properties. As part of this proposal:

- The existing right of way servitudes will be cancelled; and
- New right of way servitudes will be registered over the redesigned internal private roads within the proposed development (refer to **Figure 1**).

This arrangement is intended to ensure uninterrupted access is maintained for the Winery, Brewery and Klein Rivier Estate, while simultaneously incorporating these properties within the security estate. Positioning the servitudes along the internal streets is intended to facilitate improved traffic flow and access management.

4.6. SG Digit code(s) of the proposed site(s) for all alternatives:

Erf 597	C	0	1	3	0	0	2	1	0	0	0	0	0	5	9	7	0	0	0	0
Erf 598	C	0	1	3	0	0	2	1	0	0	0	0	0	5	9	8	0	0	0	0
Erf 599	C	0	1	3	0	0	2	1	0	0	0	0	0	5	9	9	0	0	0	0

4.7. Coordinates of the proposed site(s) for all alternatives:

Latitude (S)	34°	26'	24.91"
Longitude (E)	19°	27'	50.30"

SECTION C: LEGISLATION/POLICIES AND/OR GUIDELINES/PROTOCOLS

1. Exemption applied for in terms of the NEMA and the NEMA EIA Regulations

Has exemption been applied for in terms of the NEMA and the NEMA EIA Regulations. If yes, include a copy of the exemption notice in Appendix E18.	YES	NO x
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2. Is the following legislation applicable to the proposed activity or development.

The National Environmental Management: Integrated Coastal Management Act, 2008 (Act No. 24 of 2008) ("ICMA"). If yes, attach a copy of the comment from the relevant competent authority as Appendix E4 and the pre-approval for the reclamation of land as Appendix E19.	YES	NO X
The National Heritage Resources Act, 1999 (Act No. 25 of 1999) ("NHRA"). If yes, attach a copy of the comment from Heritage Western Cape as Appendix E1.	YES X	NO
The National Water Act, 1998 (Act No. 36 of 1998) ("NWA"). If yes, attach a copy of the comment from the DWS as Appendix E3.	YES	NO X
The National Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004) ("NEM:AQA"). If yes, attach a copy of the comment from the relevant authorities as Appendix E13.	YES	NO X
The National Environmental Management Waste Act (Act No. 59 of 2008) ("NEM:WA")	YES	NO X
The National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004 ("NEMBA").	YES	NO X
The National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003) ("NEMPAA").	YES	NO X
The Conservation of Agricultural Resources Act, 1983 (Act No. 43 of 1983). If yes, attach comment from the relevant competent authority as Appendix E5.	YES	NO X

3. Other legislation

List any other legislation that is applicable to the proposed activity or development.
Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) (SPLUMA).
Western Cape Land Use Planning Act, 2014 (Act No. 3 of 2014) (LUPA).
Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

4. Policies

Explain which policies were considered and how the proposed activity or development complies and responds to these policies.
<u>Overstrand Municipality Environmental Management Overlay Zone (EMOZ)</u> The subject properties are not located within the Overstrand Municipality's Environmental Management Overlay Zone and are therefore not subject to the additional restrictions or considerations associated with this overlay. <u>Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)</u> <u>Scenic Route</u>

The subject property is located adjacent to the R326, which has been identified as a 'Route of Regional Scenic Significance'. The property owners acknowledge the importance of preserving the scenic quality of this route and are committed to ensuring that the proposed development does not detract from its visual character.

To this end, the HPOZ includes specific guidelines aimed at managing development along scenic routes. As outlined in Section 8.2.6 of the HPOZ provisions, these guidelines are designed to mitigate visual intrusion and maintain the landscape character of the area. The proposed development will comply with these provisions to ensure that the visual integrity and significance of the R326 corridor are preserved.

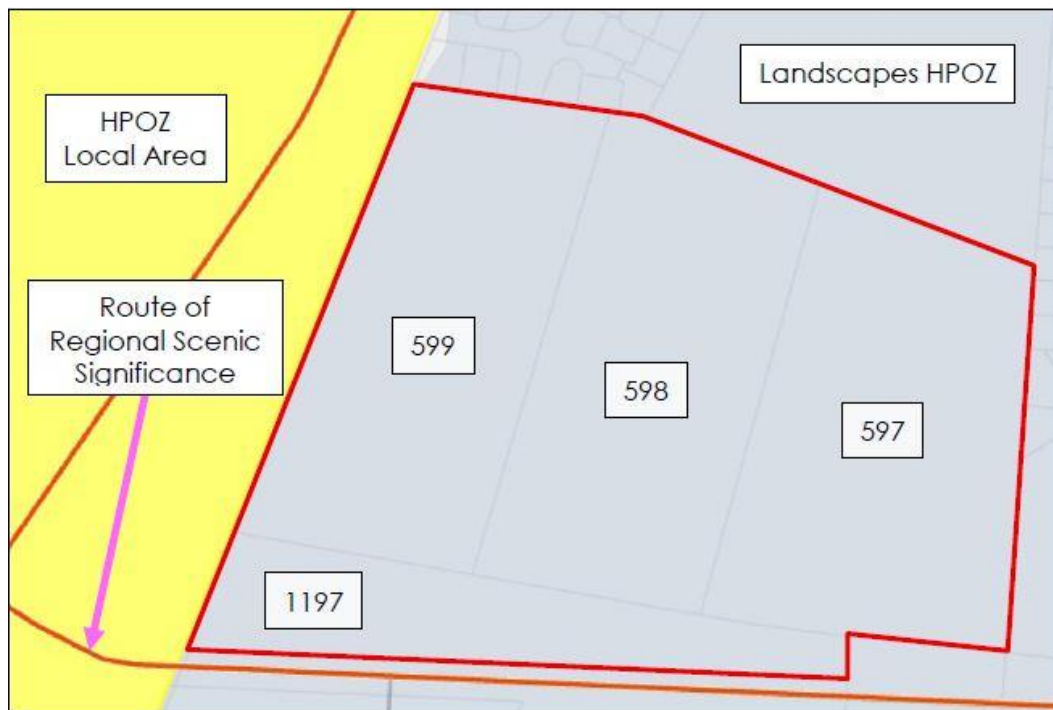
Protection of scenic corridors	Compliance
8.2.6.1 - New buildings must not block views from scenic routes, particularly views towards the mountains and the coastline and towards places/sites identified as having visual or heritage significance, where possible	The subject properties are situated on the northern side of the R326. In line with the intent to preserve key view corridors, the proposed development has been purposefully set back from the scenic route. This was a fundamental consideration during the initial planning phase. To ensure compliance with the HPOZ, the layout and placement of structures were carefully designed to align with the provisions of Section 8.2.6.1. The development will not obstruct any significant views towards the mountains or other visually or culturally significant features, thereby upholding the scenic and heritage value of the R326 corridor.
8.2.6.2 - Comment must be obtained from the Overstrand Heritage and Aesthetics Committee, Stanford Heritage Committee and/or a registered conservation body on potential visual impacts before the Municipality approves any applications within this HPOZ.	In compliance with this provision, the application will be circulated to the relevant heritage bodies and municipal departments for comment. Both the Overstrand Heritage and Aesthetics Committee and the Stanford Heritage Committee will be afforded an opportunity to provide input on the potential visual impacts of the proposed development. These comments will be obtained during the formal public participation and authority commenting period, in line with the requirements of the By-Law and the HPOZ provisions. The input received will be considered in the Municipality's assessment of the application to ensure that the scenic and heritage qualities of the area are preserved.
8.2.6.3 - Development on ridge lines and on steep slopes greater than 1:4 must be avoided in this zone.	This requirement is noted. It is not applicable to the proposed development, as the site is located on land with a gradual gradient and does not include any ridge lines or steep slopes exceeding a 1:4 ratio. The topography of the site has been carefully considered

	during the planning phase to ensure compliance with this provision of the HPOZ.
8.2.6.4 - New interventions must be modest and restrained in scale, limited in height, recessive in character and appropriate to the natural and cultural landscape.	As previously mentioned, the proposed development has been designed to align with the Overstrand Municipality's zoning scheme, policies, and applicable by-laws. Careful attention was given during the design phase to ensure that the scale, height, and character of the development remain modest and restrained. The architectural approach and site layout aim to integrate sensitively with the surrounding natural and cultural landscape, thereby ensuring that the development does not dominate or detract from the scenic or heritage significance of the area.
8.2.6.5 - New developments must be associated and linked with existing settlements, rather than being built on isolated sites on undeveloped land.	The proposed development is located approximately 500 metres from the centre of Stanford, ensuring close proximity and integration with the existing urban fabric. This strategic positioning supports the principle of contiguous settlement expansion rather than isolated development. Furthermore, the proposal includes designated linkages to surrounding environmental and ecological areas to maintain connectivity and landscape continuity. Importantly, the development incorporates planned connections to the adjacent properties, facilitating integration with potential future developments. These linkages promote a cohesive and sustainable pattern of growth, consistent with the objectives of the Heritage Protection Overlay Zone and broader municipal planning frameworks.
8.2.6.6 - Buildings must be aligned parallel to the contours. Hard and soft landscaping must be used to tie the buildings into the landscape.	With the topography of the subject property, this is not applicable as the subject property is almost flat.
8.2.6.7 - Building platforms on sloping sites must be kept to a minimum. Buildings on high stilts in excess of 2,4 m, as measured from the base level and as defined in the land use scheme, must be avoided. New levels must be designed to fit into the surrounding landform. Mitigation measures must be identified to limit visual impacts.	Given the relatively gentle topography of the subject property, this provision is not applicable. The land is sufficiently flat, with an adequate natural slope to allow for effective drainage without the need for elevated building platforms or significant earthworks.

8.2.6.8 - Outdoor spaces must be designed so that the landscape appears to flow throughout the site. Extensions on coverage will be discouraged.	The proposed development complies with the prescribed coverage limits within the development parameters. Open spaces have been thoughtfully designed to be both functional and integrated within the overall landscape, promoting a cohesive and natural site flow.
8.2.6.10 - Access roads and pathways must be designed to avoid excessive cutting and filling and to ensure harmonious adaptation to the existing topography.	This requirement is acknowledged. All access roads will be constructed in accordance with sound engineering standards and will comply with the Overstrand Municipality's specifications to ensure minimal disruption to the natural terrain and a harmonious fit within the existing topography.

Significant landscape ("LANDSCAPES HPOZ")

The subject properties are also located in the Heritage Protection Overlay Zone as a 'Significant landscape' as illustrated by the figure below:



The purpose of the Landscapes HPOZ is to ensure that any land use application which proposes additional development rights align with the prevailing character and contextual significance of the area. The HPOZ acts as a management tool to guide development in sensitive areas and to preserve the qualities that contribute to the identity and value of the Overstrand region.

Protection of Landscapes HPOZ	Compliance
19.2.1 To protect and enhance landscapes identified as having high natural, scenic and heritage significance and which contribute to the character and sense of place in the Overstrand and its economic base.	The proposed development has been consciously designed to respect and enhance the natural and scenic characteristics of the surrounding landscape. The development footprint has been positioned to retain natural view corridors by incorporating setback, particularly from the R326, a scenic route of regional significance. Buildings will be set back from this route to reduce visual intrusion and maintain openness in the landscape. No construction is proposed on ridgelines or steep slopes, and the architectural form and scale of the buildings have been kept modest and recessive to blend with the natural and built environment. Open space and landscaping have been prioritised to preserve the visual flow of the area and soften the interface between built and natural areas. Furthermore, the layout aligns with traditional settlement patterns and existing development in Stanford, ensuring the project contributes to the established character of the village. In doing so, the proposal safeguards the visual and cultural landscape assets that support the tourism and property economy in the Overstrand.
19.2.2 To promote the cultural, tourism, environmental and amenity potential of significant Overstrand landscapes.	The application provides for a development that complements the cultural and environmental setting of the area, offering new opportunities for integration with surrounding ecological corridors and future urban expansion. Pathways, green links and landscaping have been incorporated into the design, encouraging active engagement with the landscape while maintaining ecological connectivity. By preserving the scenic quality of the site and incorporating contextually appropriate design, the development supports the ongoing viability of Stanford as a heritage village and tourism destination. The inclusion of functional open space and a layout that promotes walkability and landscape continuity will enhance the visual and recreational amenity of the area. The proposed development will therefore not only minimise its impact but also add value by

	reinforcing the area's appeal for residents, tourists, and potential investors.
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Western Cape Spatial Development Framework

The PSDF is a product of a provincial inter-departmental and inter-governmental collaboration under the guidance of the inter-departmental steering committee in collaboration with the private sector, academia, and non-governmental organisations. This broad participatory process has created a shared spatial vision that is intended to inform spatial development patterns in urban and rural areas in the province.

Throughout the PSDF the importance of developing integrated and sustainable settlements as an objective of the framework is highlighted. The PSDF also provides a settlement agenda which addresses the full spectrum of Western Cape settlements irrespective of their size from metropolitan Cape Town to the smallest hamlets.

To ensure the proposed residential development is in line with the PSDF, the Provincial settlement policy objectives, the proposed development was evaluated in terms of the policy objectives.

- Protect and enhance sense of place and settlement patterns.
- Improve accessibility at all scales
- Promote an appropriate land use mix and density in settlements
- Ensure effective and equitable social services and facilities

Alignment with the Western Cape Provincial Spatial Development Framework objectives

Protect and enhance sense of place and settlement patterns.

The proposed development is situated on the northern side of the R326, forming a logical link between the existing Stanford village and the Stanhaven residential area.

A key objective is to ensure that the development integrates into the existing urban fabric of Stanford, in a manner that respects and reinforces the town's heritage and historical character. This is achieved through careful placement of the development within the landscape, as well as by enabling future residents to access surrounding amenities and open spaces with ease.

The development also aims to establish a new focal point that enhances the sense of place by prioritising well-being, walkability, and a strong connection to the surrounding natural and built environment. In doing so, it contributes meaningfully to the settlement pattern and cultural identity of Stanford.

Improve accessibility at all scales

The subject properties have adequate accessibility to the centre of Stanford and convenient regional connectivity via the R43 to Hermanus and further to Cape Town. The proposed development has been designed to integrate with the existing urban footprint, supporting the logical extension of the town while ensuring that residents have efficient access to larger urban centres for employment, services, and amenities.

Promote an appropriate land use mix and density in settlements

The proposed development promotes an appropriate mix of land uses and residential densities that align with sustainable settlement planning principles. It introduces a balanced range of residential opportunities within close proximity to existing urban infrastructure, while also incorporating public open spaces and internal movement networks. This land use mix fosters social integration and encourages walkability. The proposed density has been designed to respond sensitively to the surrounding context, ensuring that the character of

Stanford is preserved while still making efficient use of land within the urban edge. The density of the proposed development is approximately 5.2 dwelling units per hectare.

Ensure effective and equitable social services and facilities

Hermanus is identified as a regional service centre in terms of the Western Cape PSDF, which underscores the importance of ensuring efficient access to the town and its associated facilities. The proposed development benefits from its strategic location along established road networks, including direct access to the R326 and the nearby R43, which provide connectivity to Hermanus. These road networks have undergone recent upgrades, enhancing their capacity and safety, thereby ensuring that future residents of the development will have reliable access to regional services, employment opportunities, healthcare, education, and commercial facilities already available in Hermanus and beyond.

Overstrand Municipal Spatial Development Framework (2020)

The OMSDF is informed by a hierarchy of national, provincial, and municipal planning legislation, policies, and frameworks. These include, inter alia, the Spatial Planning and Land Use Management Act (SPLUMA), the Western Cape Land Use Planning Act (LUPA), the By-Law, the PSDF, and the IDP. The OMSDF offers strategic guidance on appropriate land uses within the municipal area, particularly within the designated urban edge, and represents a spatial vision that is the result of inputs from various state departments and the public. All land use proposals are therefore expected to align with this vision.

To ensure alignment with both national and provincial policy frameworks, the OMSDF synthesises the principles and objectives set out in the National Development Plan and the PSDF. These principles include spatial justice, spatial sustainability, and the creation of inclusive and resilient urban environments.

The OMSDF identifies the subject properties as falling within the extended urban edge of Stanford, designated for future residential infill, and sets out policy directives including the protection of environmentally sensitive areas and significant cultural landscapes, the encouragement of mixed-use densification to manage urban growth, the development of interlinked networks of open space that sustain ecosystem functioning and protect waterways, and the imposition of scenic-route building setbacks (a minimum 25 m setback from the road reserve in the case of the R326, and 30 m for agricultural zones absent departure). These provisions have directly informed the proposed development through the retention of a landscape buffer along the R326, the incorporation of an internal open-space and stormwater network linked to the site's vineyard structure, and the density of the proposal (approximately 5.2 dwelling units per hectare), which the applicant considers appropriate to Stanford's rural-village character and consistent with the OMSDF's population growth projections to 2031.

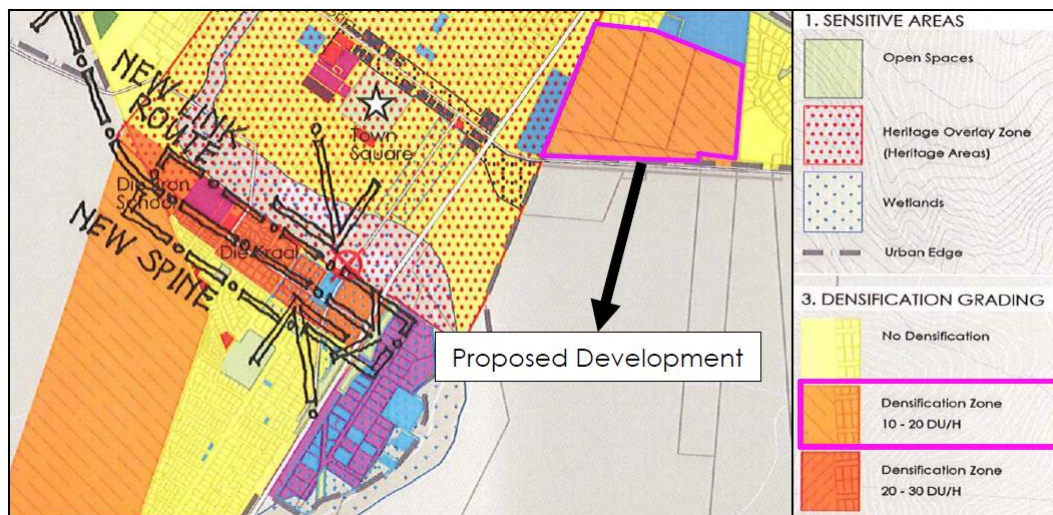
The proposed residential development has been carefully aligned with the objectives of the OMSDF, particularly its recognition of the increasing pressure to provide adequate housing opportunities throughout the Overstrand region, including the Stanford area. The OMSDF specifically highlights the need to accommodate population growth and associated housing demand. According to the OMSDF (p90), a 2019 survey identified 225 vacant residential erven in Stanford. However, an estimated 2,828 additional people will need to be accommodated by 2031. Using an average household size of 2.6 persons per household, this equates to a demand for approximately 1 088 new dwelling units, including lower income households.

The proposed development contributes 76 additional dwelling units toward this target, equating to approximately 7% of the projected housing demand. While this may represent a small percentage, the development optimises the site's potential within the existing physical constraints. The location of the site within the "extended urban edge of Stanford" defined in the OMSDF (2020), demonstrates clear alignment with future growth and expansion envisioned for Stanford.

Importantly, the layout has been designed to allow for integration with adjacent properties and the broader urban structure. While the proposed development will function as a private security estate to safeguard the well-being of its residents, care has been taken to ensure that the development does not become isolated or disconnected from its surroundings. The proposal carefully balances the need for security with the principles of integration and connectivity, thereby contributing to the broader objectives of the OMSDF.

Overstrand Municipal Growth Management Strategy, 2010

Although repealed, the Overstrand Municipal Growth Management Strategy (OMGMS) is still used by the municipality as a guideline document in assessing development proposals. The subject property is located within Planning Unit 4 of the OMGMS, which is earmarked for densification.



Despite this, the proposed development adopts a context-sensitive approach. As detailed in Section 5.2.2 of the motivation, the proposed residential layout reflects a density of approximately 5.2 dwelling units per hectare, which is consistent with the prevailing character and spatial grain of the greater Stanford village.

The properties are located within Planning Unit 4 of the OMGMS. This planning unit is earmarked for densification and, according to the strategy, could potentially accommodate 266 dwelling units at an average density of 12.8 dwelling units per hectare.



This density proposed by the OMGMS was not considered suitable within the specific context of the site and its surroundings. A lower density has therefore been proposed, more closely aligned with the established character of the Stanford village, thereby ensuring that the development blends with its surroundings and contributes to the continuity of the built form and settlement structure.

While lower than what is technically permissible under the OMGMS for Planning Unit 4, the proposed density remains aligned with the strategic intent of the OMGMS and the municipality's broader spatial planning objectives. The development carefully considers and respects the density of surrounding Planning Unit 1, ensuring a harmonious transition and avoiding abrupt changes to the built environment.

5. Guidelines

List the guidelines which have been considered relevant to the proposed activity or development and explain how they have influenced the development proposal.

Western Cape Biodiversity Spatial Plan Handbook and Guidelines (2023)

The Western Cape Biodiversity Spatial Plan (WCBSP) Handbook and Guidelines (2023) was consulted during the preparation of this BAR. The WCBSP mapping indicates that portions of the subject properties (Erf 598 and 599) fall within a Critical Biodiversity Area (CBA1) – Terrestrial designation. However, it is noted that the CBA designation reflects the underlying vegetation type (Elim Ferricrete Fynbos, an Endangered ecosystem) rather than the actual ecological condition of the site. Site assessment by the EAP confirmed that the site has been comprehensively transformed through decades of intensive viticulture, with no intact natural vegetation remaining.

The existing vegetation cover consists primarily of cultivated vineyards, kikuyu grass (an alien species), and scattered alien invasive plants (predominantly *Acacia spp.*). No remnants of the original Elim Ferricrete Fynbos were identified on site. Given the completely transformed condition of the site, no specialist botanical or ecological assessment was

recommended as warranted. The WCBSP guidelines have been applied to ensure that the development footprint is confined to the transformed portions of the site, that the open space network incorporates indigenous landscaping where feasible, that alien invasive species are managed during construction and thereafter in terms of the EMPr, and that no development encroaches into any naturally vegetated areas adjacent to the site.

The Public Participation Guideline in terms of National Environmental Management Act, 1998 Environmental Impact Assessment Regulations, 2014 as amended: Department of Environmental Affairs, 2017

This document was used to guide the Public Participation Process for the proposed application and ensure the stakeholder engagement process was inclusive. The aim was to communicate as early as possible, with as many people as possible, through as many different channels as possible.

The Guideline on Need and Desirability - Department of Environmental Affairs, 2017.

This guideline was utilised in the formulation of the need and desirability assessment for the proposed development application. It provided a structured framework for evaluating whether the proposed activity is consistent with the applicable spatial planning and land use management instruments, including the relevant zoning scheme, Spatial Development Framework (SDF), and Integrated Development Plan (IDP). The guideline assisted in demonstrating the socio-economic rationale for the proposed development, its alignment with identified community needs, and its contribution to sustainable development objectives. The assessment informed the Basic Assessment Report by providing a clear justification for why the proposed activity is necessary and desirable in its proposed location.

6. Protocols

Explain how the proposed activity or development complies with the requirements of the protocols referred to in the NOI and/or application form

Agricultural Theme – Very High Sensitivity – The property (Erven 597, 598 and 599, to be consolidated into a single erf of 14.1034 ha) is zoned Residential Zone 1: Single Residential and falls within the Stanford urban edge. It is currently characterised by vineyard blocks and fallow land. The proposal retains the existing working vineyards as an open space structuring element of the layout. Approximately 39.4% (55 578 m²) of the consolidated property is allocated to Open Space Zone 3 (Private Open Space), within which the vineyards are retained. The Heritage Impact Assessment (HIA) undertaken for the study area supports this approach, as the retention of the vineyards maintains the agricultural character and open views of the forecourt to Stanford. Given the current zoning, the location within the municipal urban edge and the retention of a large portion of the vineyards, no further agricultural assessment or input is required.

Animal Species Theme – High Sensitivity – The site is completely transformed by vineyards and an internal access road, which provides access to the Walker Bay Winery, the brewery and the Klein Rivier Estate. The natural habitat has been completely transformed. This is consistent with the HIA and the Palaeontological Desktop Assessment, which record that the site has been transformed by agriculture and that no natural vegetation or exposed bedrock remains. The following species are flagged:

Sensitivity	Feature(s)
High	Amphibia-Sclerophrys pantherina
Medium	Amphibia-Sclerophrys pantherina
Medium	Insecta-Aloeides egerides
Medium	Reptilia-Bitis armata
Medium	Invertebrate-Brinckiella aptera
Medium	Invertebrate-Aneuryphymus montanus

Amphibia-Sclerophrys pantherina – Western Leopard Toad – rated both medium and high – given the completely transformed nature of the site, with no natural habitat remaining, as well as the fact that the development area contains no wetlands or wetland indicators, the presence of these toads on site is not expected.

Insecta-Aloeides egerides – red hill copper butterfly – No natural vegetation on site and long-term agriculture precludes this species from using the site as valuable habitat.

Reptilia-Bitis armata – southern adder – no natural vegetation remains and no presence of rocky outcrops on site – therefore no natural habitat present on site for this species.

Invertebrate-Brinckiella aptera – Mute winter Katydid – bush crickets – this species is endemic to Fynbos and Succulent biomes and feeds on flowers and leaves of a very narrow range of species endemic plants. Given the completely transformed nature of the site, it is not likely that this species is present on the site.

Invertebrate-Aneuryphymus montanus – yellow winged grasshopper – endemic to the Cape, associated with fynbos vegetation and prefers partly burnt stands of evergreen Sclerophyll in rocky foothills – the site does not present this habitat and therefore this species is not likely on site.

The landscape plan for the development further provides for indigenous planting and north-south biodiversity corridors, which will provide habitat value that the site does not currently offer. No further animal species assessment is recommended.

Aquatic Biodiversity Theme – Low – The site is completely transformed and does not show any watercourse or wetland indicators. The Klein River lies to the north of the adjoining Klein Rivier Estate, and the Millstream Eye lies at a lower elevation to the south of the site. The development incorporates stormwater management by means of open swales and water-catching features, and the EMP contains measures to prevent sedimentation of, and discharge to, these systems during construction. No further assessment is required.

Archaeological and Cultural Heritage Theme – Very high sensitivity – The site has been transformed through intensive agriculture. A Notification of Intent to Develop was submitted to Heritage Western Cape (HWC) in terms of Section 38(1) of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) (NHRA). Following assessment on 12 May 2025 (HWC Case No. HWC25042505EJV0505), HWC determined that the development may impact heritage resources and required a Heritage Impact Assessment in terms of Section 38(3) of the NHRA. HWC specified that the HIA must include a desktop palaeontological impact assessment, a townscape assessment and a visual impact assessment. In response, an integrated HIA with Cultural Landscape and Visual Impact Assessments was compiled by Cape Cultural Landscapes (L. Jansen and M. Franklin; amended September 2026) and is to be submitted to HWC for decision in terms of Section 38(4) of the NHRA.

The HIA found that the site contains no significant built heritage resources, but that it forms part of the eastern forecourt to the historic village of Stanford, adjoins the Stanford Heritage Protection Overlay Zone, and contributes to the rural approach along the scenic routes. It also identified traces of the historic wagon route in aerial photographs and the potential for archaeological material, given the proximity of the Millstream Eye. The HIA concluded that the proposal

demonstrates mixed compliance with the heritage indicators, and that it shows notable improvements over earlier layouts. It records the responses of the layout to the landscape, namely the retention of the vineyards, alignment with the existing roads and the historic wagon route, incorporation of the Ficus Avenue, and a landscape plan with biodiversity corridors and stormwater swales. The HIA rates the intensity of visual impact as moderate for the adjacent scenic routes and sensitive receptors, and low beyond 3 km. It makes recommendations concerning the scenic route buffer, public access and pedestrian connections, the location of security at cluster level, and the development of an urban design framework for Stanford East. The HIA's recommendations and any conditions imposed by HWC will be incorporated into the EMP, which also contains measures for the protection of archaeological material and graves in terms of Sections 35 and 36 of the NHRA. The findings of the HIA will be considered by HWC, and the proposal will be implemented in accordance with its decision.

Civil Aviation Theme – High sensitivity – the proposed activity is in line with the existing activities in the area. Therefore, no additional impacts are expected to this theme. No further assessment required.

Defence Theme – Low sensitivity – the proposed development is in line with the existing activities in the area. Therefore, no additional impacts are expected to this theme. No further assessment required.

Palaeontology – Very high – According to Heritage Impact Assessment undertaken, the site is underlain by the Ceres Subgroup of the Bokkeveld Group (Cape Supergroup), which the SAHRIS PalaeoSensitivity Map and the DFFE Screening Tool classify as having very high palaeontological sensitivity. The site has been transformed through intensive agriculture and no bedrock is exposed. A Palaeontological Desktop Assessment was accordingly compiled as part of the HIA required by HWC. A field-based assessment is normally required for very high sensitivity, but the specialist found it impractical because the complete transformation of the site leaves no accessible exposures and verified through satellite imagery that conditions were unchanged since the EAP's site visit of 17 April 2025. The specialist found that excavations deeper than about 1.5 to 2 m may reach fossil-bearing sediments. The construction phase impact was rated as very high negative before mitigation, reducing to medium with mitigation, and the operational phase is not expected to have a significant impact. The specialist concluded that the development is acceptable from a palaeontological perspective and may proceed, subject to the strict implementation of a Chance Find Protocol, the appointment of a qualified independent Environmental Control Officer, integration of the measures into the EMP, induction training of construction personnel, monitoring of excavations deeper than 1.5 m or that reach fresh bedrock, work stoppage within a 10 m radius if a fossil is found, notification to HWC within 24 hours, and compliance with Section 35 of the NHRA. These requirements are incorporated into the EMP.

Plant Species Theme – Medium – A site visit by the EAP confirmed that the site has been completely transformed by agriculture, with no natural areas remaining. The HIA likewise records that the entire study area has been transformed through agriculture (mainly vineyards) and urbanisation, and that little of the original vegetation remains. No further assessment of this theme is required. The landscape plan restricts landscaping to indigenous, water-efficient species, and the EMP requires an alien invasive plant management plan.

Terrestrial Biodiversity Theme – Very high Sensitivity – A site visit by the EAP confirmed that the site has been completely transformed by agriculture, with no natural areas remaining, and this is consistent with the HIA. No further assessment of this theme is required. The layout retains the vineyards and the Ficus nitida avenue, and the landscape plan provides indigenous planting and biodiversity corridors that support ecological connectivity.

SECTION D: APPLICABLE LISTED ACTIVITIES

List the applicable activities in terms of the NEMA EIA Regulations

Activity No(s):	Provide the relevant Basic Assessment Activity(ies) as set out in Listing Notice 1	Describe the portion of the proposed development to which the applicable listed activity relates.
28	Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development: (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare, excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.	Erven 597, 598 and 599, Stanford, are proposed to be consolidated into a single property measuring 14.1034 ha in extent, which will subsequently be subdivided to accommodate the proposed residential development. The subject properties fall within the extended urban edge of Stanford, as defined by the Overstrand Municipal Spatial Development Framework (2020), and therefore Activity 28(i) applies. Although the three erven are currently zoned Residential Zone 1: Single Residential in terms of the Overstrand Municipality Land Use Scheme, the actual land use of the property has, throughout and since before 1 April 1998, been agricultural, comprising established vineyard blocks, an avenue of mature Ficus nitida trees, and open fallow land historically under cultivation. The property has not previously been developed for residential, mixed, retail, commercial, industrial or institutional purposes, the existing built infrastructure is limited to a right-of-way access road and ancillary agricultural structures. Since the land to be developed (14.1034 ha) exceeds the 5 ha threshold prescribed for developments inside an urban area, and as the land was used for agricultural purposes, this activity is applicable.
Activity No(s):	Provide the relevant Basic Assessment Activity(ies) as set out in Listing Notice 3	Describe the portion of the proposed development to which the applicable listed activity relates.
None		No activities listed in Listing Notice 3 are triggered. The site lies inside an urban area, and no indigenous vegetation will be cleared within the mapped CBA, which comprises cultivated vineyards, kikuyu grass and alien invasive species.

Note:

- The listed activities specified above must reconcile with activities applied for in the application form. The onus is on the Applicant to ensure that all applicable listed activities are included in the application. If a specific listed activity is not included in an Environmental Authorisation, a new application for Environmental Authorisation will have to be submitted.
- Where additional listed activities have been identified, that have not been included in the application form, and amended application form must be submitted to the competent authority.

List the applicable waste management listed activities in terms of the NEM:WA

Activity No(s):	Provide the relevant Basic Assessment Activity(ies) as set out in Category A	Describe the portion of the proposed development to which the applicable listed activity relates.

List the applicable listed activities in terms of the NEM:AQA

Activity No(s):	Provide the relevant Listed Activity(ies)	Describe the portion of the proposed development to which the applicable listed activity relates.

SECTION E: PLANNING CONTEXT AND NEED AND DESIRABILITY

1. Provide a description of the preferred alternative.

Overview

The preferred alternative is the proposed residential estate development on the consolidated Erven 597, 598 and 599 Stanford. This alternative involves the consolidation, rezoning and subdivision of the three erven to establish a low-density, secure agri-residential estate that retains and integrates the site's existing vineyards as a core landscape and identity feature, in keeping with Stanford's rural and agricultural character.

Locality

The preferred alternative site is located on the eastern edge of the Stanford settlement, adjacent to the R326, approximately 500 m from the centre of Stanford. The site is bordered to the north by Klein Rivier Estate, to the east by the Stanhaven residential development, and is otherwise bounded by open space and local business zoned land. The site falls within the Overstrand (Stanford) Urban Edge.

Land Use Components

The consolidated erf, measuring 141 034 m² (14.1034 ha) in extent, is proposed to be subdivided into the following components:

Table 1: Land Use Component

Component	Zoning	Extent (m ²)
Residential (76 erven)	Residential Zone 1: Single Residential (SR1)	61 031
Private Open Space	Open Space Zone 3 (OS3)	55 578
Roads and Parking (1 erf)	Transport Zone 2 (TR2-A)	25 161
Total		141 034

Each of the 76 residential erven ranges in extent from approximately 650 m² to 1 306 m², at a resultant gross residential density of approximately 5.2 dwelling units per hectare.

Key Design Features

- ❖ Retained vineyards are integrated as a structuring landscape and identity feature, professionally cultivated and managed by the adjacent Walker Bay Winery under lease from the estate's Home Owners' Association;
- ❖ Compact, village-scale residential clusters are arranged around the retained vineyard rows, rather than a single undifferentiated development footprint, in line with historic Stanford settlement typologies;
- ❖ Erf 1197 Stanford does not form part of this application. It contains the alignment of the historic wagon route (Wa-Pad) identified through the heritage assessment process, and currently functions as an undeveloped heritage and visual buffer between the development and the R326;
- ❖ A single controlled vehicular access point off the R326 is retained (upgraded from the existing access), incorporating automated gates and surveillance, with sufficient stacking distance to avoid congestion on the R326; the HIA recommends security at cluster level rather than a continuous perimeter, and recessive entrance gateways no wider than 10 m, stepped back from the boundary.
- ❖ New right of way servitudes are proposed over the internal private roads to replace existing servitudes, thereby bringing the Walker Bay Winery, Birkenhead Brewery (Erf 596 Stanford) and Klein Rivier Estate access within the security estate; and
- ❖ A landscape network of walking and jogging routes, nature play areas, a dog park, an amphitheatre, pedestrian bridges and communal gathering areas is proposed within the private open space component, supported by planted swales, detention basins and meadow swales using indigenous Elim Ferricrete Fynbos and Agulhas Limestone Fynbos plant species for stormwater management and ecological reinforcement. The HIA recommends a pedestrian gate near the Agrimark edge, and public access through a riverfront gate and under-bridge path near the Klein River during regulated hours. Describe these in the layout if adopted.

Associated infrastructure

Electricity:

The proposed development will be serviced by means of a hybrid electricity supply, combining access to the existing municipal electricity grid with an on-site solar energy system, supplemented by gas where necessary.

The Overstrand Municipality has confirmed that access to the municipal electricity grid will be made available to the development, ensuring an adequate and reliable power supply is maintained in instances where the proposed solar energy system is unable to meet maximum demand. This hybrid approach is intended to support energy reliability across the estate while reducing the development's overall dependence on the national grid, in line with the sustainability objectives of the owners' brief.

Water and sewer:

The proposed development will connect to and be serviced by the existing municipal bulk water and sewer infrastructure.

The GLS report confirmed that sufficient capacity exists within the existing bulk water and sewer infrastructure to accommodate the proposed development, subject to certain upgrades to be determined and implemented in consultation with the Overstrand Municipality. No on-site sewage or effluent treatment or holding facility is proposed as part of the development; wastewater generated by the estate will be conveyed to and treated within the municipal sewer network.

Stormwater:

Stormwater generated by the proposed development will be managed through a combination of engineered and landscape-integrated attenuation measures. Stormwater will be directed to a designated point within the development where a purpose-designed detention pond will be constructed. This detention facility will allow stormwater to accumulate temporarily and discharge in a controlled manner, thereby managing runoff effectively and mitigating potential flooding or erosion impacts both within the development and on downstream properties.

This engineered attenuation is supplemented by a network of planted swales and meadow swales, incorporated into the Landscape Plan (**Figure 2-3**) as part of the estate's open space and vineyard-integrated landscape framework. These vegetated stormwater features are designed to work with the natural drainage patterns and gentle topography of the site, providing sustainable stormwater management while simultaneously contributing to the landscape character and biodiversity value of the development through the use of indigenous vegetation representative of the local Elim Ferricrete Fynbos and Agulhas Limestone Fynbos vegetation types.

Applications Comprising the Preferred Alternative

The preferred alternative is given effect through the following land use applications:

- ❖ Consolidation of Erven 597, 598 and 599 Stanford (Section 16(2)(e));
- ❖ Rezoning of the consolidated erf from Residential Zone 1: Single Residential to Subdivisional Area Zone (Section 16(2)(a));
- ❖ Subdivision into 76 SR1 erven, OS3 erven and 1 TR2-A erf (Section 16(2)(d));
- ❖ Consent Use to permit urban agriculture within the OS3 component (Section 16(2)(o));
- ❖ Exemption from the registration of a right of way servitude across Erf 1197 Stanford, and realignment of the existing servitudes over the internal private roads with the consent of the Klein Rivier Estate HOA (Section 26(1)(h)(v));
- ❖ Allocation of street names (Section 96), themed on wine cultivars associated with the estate; and
- ❖ Establishment of a Home Owners' Association (Section 31) to manage the estate, including the leased vineyard component.

- | | |
|----|---|
| 2. | Explain how the proposed development is in line with the existing land use rights of the property as you have indicated in the NOI and application form? Include the proof of the existing land use rights granted in Appendix E21. |
|----|---|

The site proposed for the residential development, comprising Erven 597, 598 and 599 Stanford, is located within the demarcated urban edge of the Overstrand Local Municipality. As such, the site is situated in an area identified for urban development and infill in terms of the municipal spatial planning policy, including the Overstrand Municipality Spatial Development Framework (OMSDF).

All three properties are currently zoned Residential Zone 1: Single Residential in terms of the Overstrand Municipality Land Use Scheme (OMLUS), 2020, which permits one dwelling house on each erf. The proposed development therefore requires additional land use rights, through consolidation, rezoning to Subdivisional Area and subdivision into 76 SR1 erven, private open space erven and a private road erf. The proposed land use remains residential in character, but the application represents an intensification of residential rights on the site, which is assessed in this BAR.

The consent use application for Urban Agriculture within the private open space component, and the various procedural applications (rezoning, subdivision, exemption of servitude registration, allocation of street names, and establishment of a Home Owners' Association), are mechanisms required to give legal and cadastral effect to this reconfiguration, and do not themselves alter the fundamental residential land use character already applicable to the site.

3.	Explain how potential conflict with respect to existing approvals for the proposed site (as indicated in the NOI/and or application form) and the proposed development have been resolved.
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There are no existing approvals for the site that conflict with the proposed development.

4.	Explain how the proposed development will be in line with the following?
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4.1	The Provincial Spatial Development Framework.
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WESTERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (2014)

To ensure the proposed residential development is in line with the PSDF, the Provincial settlement policy objectives, the proposed development was evaluated in terms of the policy objectives.

Provincial settlement policy objectives;

1. Protect and enhance sense of place and settlement patterns.
2. Improve accessibility at all scales
3. Promote an appropriate land use mix and density in settlements
4. Ensure effective and equitable social services and facilities

Alignment of the proposal with the policy objectives

Protect and enhance sense of place and settlement patterns.

The proposed development is situated on the northern side of the R326, forming a logical link between the existing Stanford village and the Stanhaven residential area.

A key objective is to ensure that the development integrates into the existing urban fabric of Stanford, in a manner that respects and reinforces the town's heritage and historical character. This is achieved through careful placement of the development within the landscape, as well as by enabling future residents to access surrounding amenities and open spaces with ease.

The development also aims to establish a new focal point that enhances the sense of place by prioritising well-being, walkability, and a strong connection to the surrounding natural and built environment. In doing so, it contributes meaningfully to the settlement pattern and cultural identity of Stanford.

Improve accessibility at all scales

The subject properties have adequate accessibility to the centre of Stanford and convenient regional connectivity via the R43 to Hermanus and further to Cape Town. The proposed development has been designed to integrate with the existing urban footprint, supporting the logical extension of the town while ensuring that residents have efficient access to larger urban centres for employment, services, and amenities.

Promote an appropriate land use mix and density in settlements

The proposed development promotes an appropriate mix of land uses and residential densities that align with sustainable settlement planning principles. It introduces a balanced range of residential opportunities within close proximity to existing urban infrastructure, while also incorporating public open spaces and internal movement networks. This land use mix fosters social integration and encourages walkability. The proposed density has been designed to respond sensitively to the surrounding context, ensuring that the character of Stanford is preserved while still making efficient use of land within the urban edge.

The density of the proposed development is approximately 5.2 dwelling units per hectare.

Ensure effective and equitable social services and facilities

Hermanus is identified as a regional service centre in terms of the Western Cape PSDF, which underscores the importance of ensuring efficient access to the town and its associated facilities. The proposed development benefits from its strategic location along established road networks, including direct access to the R326 and the nearby R43, which provide connectivity to Hermanus. These road networks have undergone recent upgrades, enhancing their capacity and safety, thereby ensuring that future residents of the development will have reliable access to regional services, employment opportunities, healthcare, education, and commercial facilities already available in Hermanus and beyond.

4.2 | The Integrated Development Plan of the local municipality.

Overstrand Municipality Integrated Development Plan (2025/26)

The proposed residential development on erven 597, 598, and 599 Stanford aligns directly with the Overstrand Municipality's Spatial Planning vision by promoting compact, contiguous urban growth within the established Stanford urban edge. Situated between the Stanhaven development and the existing town core, this project functions as a logical urban infill that bridges the physical gap in the built environment rather than encouraging outward suburban sprawl. Consolidating these three parcels into a single 14.1034-hectare property allows for a well-integrated extension of the village that respects its rural and agricultural frame. This approach directly implements the municipal spatial framework's primary objective of preserving the rural-urban boundary while accommodating necessary growth.

In terms of growth management and local density policies, the development adopts a context-sensitive design. Although the properties are located within planning unit 4 of the Overstrand Municipal Growth Management Strategy (OMGMS), which is earmarked for densification and could technically accommodate up to 12.8 dwelling units per hectare, the developers have proactively proposed a much lower density of approximately 5.2 dwelling units per hectare. This deliberate choice ensures a harmonious transition to the lower densities of the surrounding properties, such as those in planning unit 1, and maintains the established spatial scale and character of Stanford. By preparing the land use rights now, the project proactively responds to the significant future housing demand forecasted in the Overstrand Municipality Spatial Development Framework (OMSDF).

The project supports the socio-economic goals of the Overstrand Municipality Integrated Development Plan (IDP) through substantial local investment and ongoing fiscal contributions. Integrating active agriculture with residential living through the retention of working vineyards which will be productively managed by the adjacent winery promotes both local agricultural continuity and community economic resilience. Additionally, the increased population threshold

provided by the new residents will directly stimulate local commercial spending and support Stanford's businesses. The development also contributes to municipal financial sustainability by utilising existing services efficiently and providing a stable, long-term source of rates and service charges for the Overstrand Municipality.

Aligning with the IDP's emphasis on high-quality basic service delivery and infrastructure efficiency, the proposed development leverages Stanford's existing networks without imposing an undue burden on municipal resources. A formal capacity investigation conducted by GLS Consulting has confirmed that the existing bulk water and sewer systems possess sufficient capacity to accommodate the development, subject to standard infrastructure upgrades. Vehicular access from the R326 is carefully designed with a controlled entry point and a generous stacking distance, which prevents traffic congestion on this public scenic route while satisfying the safety expectations of the municipality. Furthermore, a dedicated stormwater detention pond will allow runoff to accumulate temporarily and discharge in a controlled manner, mitigating flooding, erosion, and potential environmental impacts.

4.3. The Spatial Development Framework of the local municipality.

The OMSDF (2020) is informed by a hierarchy of national, provincial, and municipal planning legislation, policies, and frameworks. These include, inter alia, the Spatial Planning and Land Use Management Act (SPLUMA), the Western Cape Land Use Planning Act (LUPA), the By Law, the PSDF, and the IDP. The OMSDF offers strategic guidance on appropriate land uses within the municipal area, particularly within the designated urban edge, and represents a spatial vision that is the result of inputs from various state departments and the public. All land use proposals are therefore expected to align with this vision.

To ensure alignment with both national and provincial policy frameworks, the OMSDF synthesises the principles and objectives set out in the National Development Plan and the PSDF. These principles include spatial justice, spatial sustainability, and the creation of inclusive and resilient urban environments.

The proposed residential development has been carefully aligned with the objectives of the OMSDF, particularly its recognition of the increasing pressure to provide adequate housing opportunities throughout the Overstrand region, including the Stanford area. The OMSDF specifically highlights the need to accommodate population growth and associated housing demand. According to the OMSDF (p90), a 2019 survey identified 225 vacant residential erven in Stanford. However, an estimated 2,828 additional people will need to be accommodated by 2031. Using an average household size of 2.6 persons per household, this equates to a demand for approximately 1 088 new dwelling units, including lower income households.

The proposed development contributes 76 additional dwelling units toward this target, equating to approximately 7% of the projected housing demand. While this may represent a small percentage, the development optimises the site's potential within the existing physical constraints. The location of the site within the "extended urban edge of Stanford" defined in the OMSDF (2020) demonstrates clear alignment with future growth and expansion envisioned for Stanford.

Importantly, the layout has been designed to allow for integration with adjacent properties and the broader urban structure. While the proposed development will function as a private security estate to safeguard the well-being of its residents, care has been taken to ensure that the development does not become isolated or disconnected from its surroundings. The proposal carefully balances the need for security with the principles of integration and connectivity, thereby contributing to the broader objectives of the OMSDF.

In conclusion, the application is aligned with the OMSDF and will support the Overstrand Municipality in meeting future housing needs. It represents an appropriate and contextually responsive residential intervention that contributes meaningfully to spatial transformation and inclusive urban growth in the Stanford area.

4.4. The Environmental Management Framework applicable to the area.

The proposed development site, comprising Erven 597, 598 and 599, Stanford, falls within the jurisdiction of the Overstrand Local Municipality. A review of the Overstrand Municipality's GIS-mapped environmental and heritage layers was undertaken to confirm the applicable overlay zones and management frameworks relevant to the subject properties.

The subject properties are not situated within any Environmental Management Overlay Zone (EMOZ), as mapped by the Overstrand Municipality.

However, the subject properties are situated within an area designated under the Heritage Protection Overlay Zone (HPOZ) as HPOZ Landscape Significance, as indicated on the GIS mapping extract above. This designation is distinct from the environmental overlay categories referred to above and arises from the site's function as an agricultural forecourt to the historic village of Stanford, rather than from any mapped ecological or biodiversity sensitivity. The HPOZ Landscape Significance designation is addressed in detail in the Heritage Impact Assessment, which identifies the relevant heritage indicators and associated development guidelines applicable to the site.

The site's proposed internal access will connect to the R326, which is mapped as a Route of Regional Scenic Significance in terms of the HPOZ Scenic Drives layer. This designation carries associated scenic-route guidelines administered by the Overstrand Municipality, including prescribed building-line setbacks, restrictions on visually intrusive boundary treatments and structures, and requirements relating to the design and scale of entrance gateways.

No mapped drainage line, river, or riverine feature is indicated as traversing the subject properties directly, however, the nearest mapped watercourse (associated with the Klein River) is located to the north-east of the site outside the properties.

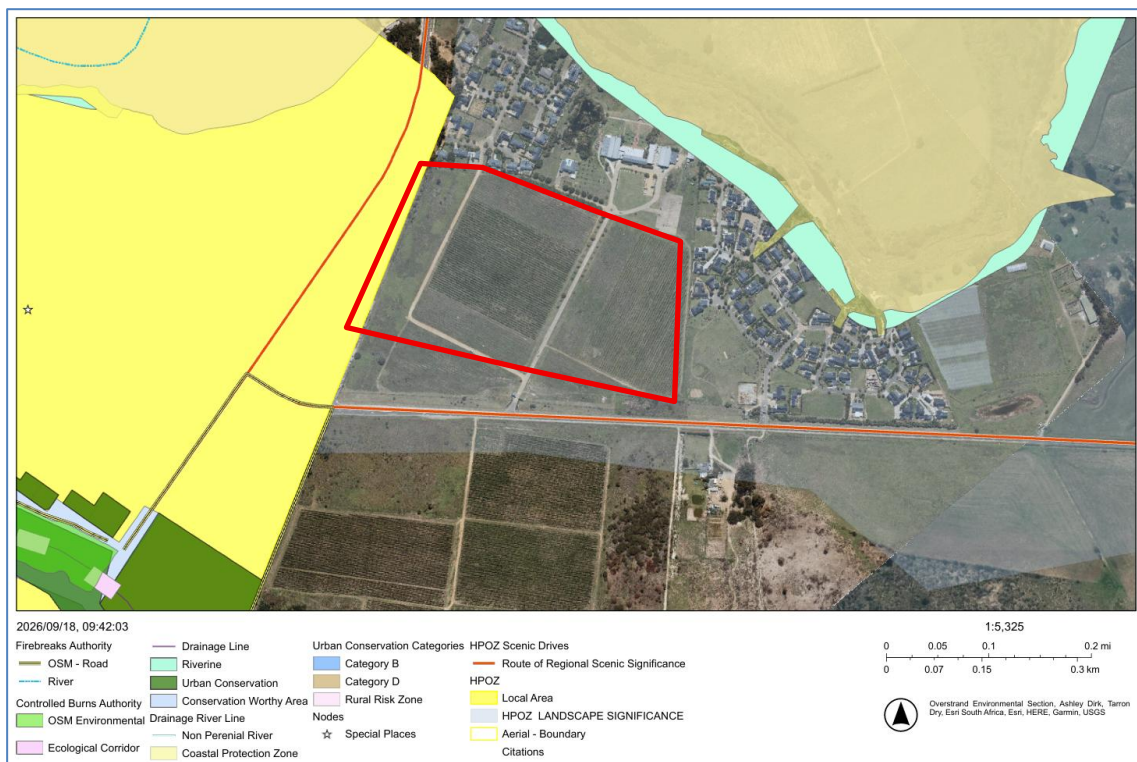


Figure 3: Extract from the Overstrand Municipality GIS mapping showing the subject property (red outline) in relation to the Heritage Protection Overlay Zone (HPOZ) Landscape Significance category, and the R326 as a mapped Route of Regional Scenic Significance.

5.	Explain how comments from the relevant authorities and/or specialist(s) with respect to biodiversity have influenced the proposed development.
No biodiversity specialist was appointed, as the site is transformed by vineyards, existing roads and grassed and lawned areas (refer to Section G 4). Comment from CapeNature and DEA&DP: Biodiversity is pending and will be addressed in the final BAR once received.	
6.	Explain how the Western Cape Biodiversity Spatial Plan (including the guidelines in the handbook) has influenced the proposed development.
The WCBSP (2023) maps a Critical Biodiversity Area 1 (CBA1: Terrestrial) over approximately half of Erf 599 and a small portion at the southern end of Erf 598. No CBA is mapped on Erf 597. The EAP site assessment recorded cultivated vineyard rows, kikuyu grass and scattered alien invasive species (predominantly <i>Acacia spp.</i>) within the mapped CBA extent, with no remnant natural vegetation observed. The WCBSP guidelines have informed the proposal as follows: the development footprint is confined to transformed and cultivated land; the open space network incorporates locally indigenous landscaping; alien invasive species will be removed during construction and controlled thereafter in terms of the EMP; and no development is proposed within any area retaining natural vegetation. Refer to Section G 4.4. CapeNature comment on the mapped CBA is pending.	
7.	Explain how the proposed development is in line with the intention/purpose of the relevant zones as defined in the ICMA.
The National Environmental Management: Integrated Coastal Management Act (Act 24 of 2008) (ICMA) establishes a coastal management framework comprising several defined zones, including the coastal zone, coastal protection zone, coastal access land, coastal public property, and coastal waters, the purpose of which is to secure sustainable management of the coastal environment, promote equitable access to and use of coastal resources, and protect the natural, economic and cultural attributes of South Africa's coastline from inappropriate development. The subject properties are located inland of the coastline and are situated more than 100m from the High-Water Mark of the Klein River Estuary, and more than 32m from the Klein River. Based on a review of the applicable coastal management line and coastal protection zone mapping for the Overstrand Municipal area, it is confirmed that the subject properties do not fall within the Coastal Protection Zone, nor within any other zone defined and regulated in terms of the ICMA. Accordingly, the intention and purpose of the ICMA zones, and the development principles and restrictions associated with them, are not applicable to the proposed development. The ICMA does not constitute a relevant or triggered piece of legislation in respect of this application.	
8.	Explain whether the screening report has changed from the one submitted together with the application form. The screening report must be attached as Appendix I.
The screening tool has not changed from the one submitted with the Notice of Intent.	
9.	Explain how the proposed development will optimise vacant land available within an urban area.
The subject properties lie within the Stanford urban edge and are currently used for viticulture, with fallow, grassed and lawned areas and internal roads. The proposal uses this land for residential development at a gross density of approximately 5.2 du/ha, while retaining 55 578 m ² (approximately 39.4%) of the site as private open space, including	

retained vineyards. This limits pressure for urban expansion onto undisturbed natural or agricultural land outside the urban edge.

10. Explain how the proposed development will optimise the use of existing resources and infrastructure.

The proposed development will optimise the use of existing resources and infrastructure as the site is situated within the established urban area. This means that the development can be directly supported within the existing municipal services such as water supply, electricity, sewage, stormwater, and solid waste management, subject to the bulk upgrades identified in the GLS Consulting services capacity report. The existing road network provides adequate access to the site that will connect the internal private roads to the residential erven.

11. Explain whether the necessary services are available and whether the local authority has confirmed sufficient, spare, unallocated service capacity. (Confirmation of all services must be included in Appendix E16).

The GLS Consulting services capacity report indicates that there is sufficient capacity to support the proposed development, subject to specific network upgrades.

12. In addition to the above, explain the need and desirability of the proposed activity or development in terms of this Department's guideline on Need and Desirability (March 2013) or the DEA's Integrated Environmental Management Guideline on Need and Desirability. This may be attached to this BAR as Appendix K.

NEED AND DESIRABILITY

NEED

The need for the proposed residential development stems from the developer's vision to proactively address future housing demands as identified in the Overstrand Municipality spatial development framework (OMSDF). While housing demand may not currently be critical, the OMSDF forecasts a significant increase in the coming years.

Waiting until housing demand becomes a pressing issue is neither practical nor sustainable. A forward-looking approach is essential. This development represents the subsequent step, ensuring the subject property acquires the necessary land use rights to facilitate residential development in response to anticipated growth.

DESIRABILITY

The need for this land use application arises from the requirement to address all necessary land use considerations and to ensure that the property can accommodate the development objectives set forth by the developer. To realise these objectives, the owners must obtain approval for the consolidation, rezoning, subdivision, and any other related applications affecting the property.

Socioeconomic Considerations

The proposed development offers several positive socioeconomic impacts for the Stanford area and the broader Overstrand region:

Job Creation

The proposed development will create a range of employment opportunities, particularly during the construction phase. This includes jobs for local contractors, skilled labourers, and suppliers of materials and services. By stimulating the local construction industry, the project will contribute to reducing unemployment and supporting livelihoods within the

community. In addition, ongoing maintenance and operational roles post-construction may provide longer-term employment opportunities.

Economic Growth

With the introduction of new residential units, the local economy is expected to benefit from increased spending in retail, hospitality, and service sectors. As more residents move into the area, demand for goods and services will rise, supporting existing businesses and attracting new commercial activities. This economic stimulus can lead to a multiplier effect, boosting overall economic vibrancy and resilience in Stanford and the surrounding region.

Housing Provision

The development directly addresses the identified need for additional housing within the Overstrand region, contributing 76 new dwelling units. By providing housing opportunities, it supports population growth and demographic stability.

Infrastructure Development

The project is likely to catalyse improvements to existing infrastructure, including upgrades to roads, water supply, electricity, and stormwater management systems. These enhancements benefit not only the development itself but also the wider community by improving service reliability, efficiency, and capacity. Better infrastructure supports overall quality of life and can encourage further sustainable development in the region.

Enhanced Security and Services

As a high-end, secure residential estate, the development will introduce advanced access control measures and surveillance systems, contributing to increased safety for residents and neighbouring areas. Improved security can enhance community wellbeing, and create a more attractive environment for families and individuals seeking peace of mind.

Increased Property Values

The introduction of a well-designed, modern residential development can positively influence property values in the surrounding area. The existing Stanford area may benefit from the uplift in their property's market value, enhancing their personal wealth and encouraging further investment in property maintenance and upgrades, which contributes to neighbourhood stability and appeal.

Support for Agricultural Economy

Incorporating vineyards and agricultural elements within the development supports the ongoing viability of local farming activities. By partnering with the adjacent established winery, the project maintains agricultural production and heritage, sustaining jobs and economic activity within the primary sector. This blend of agriculture and residential living offers a distinctive lifestyle while preserving the rural character that is important to the community.

Compatibility with surrounding uses

The proposed development demonstrates a strong alignment with the surrounding land uses. Its location adjacent to the established Stanhaven development ensures that it integrates with the existing urban fabric. The proposal builds on the prevailing character of the area, reinforcing the pattern of responsible and context sensitive development.

The layout and design have been carefully considered to reflect and respond to the existing uses and environmental context, promoting both harmony and long-term sustainability. By incorporating agricultural elements, such as vineyards managed by the adjacent winery, and by prioritising environmentally sensitive infrastructure, the development not only complements but enhances the rural and cultural landscape of Stanford. This integrated approach supports a coherent and connected community, reinforcing the area's identity while accommodating responsible growth.

Impact on safety, health and wellbeing of the surrounding community

The proposed development is not expected to negatively impact on the safety, health, or wellbeing of the surrounding community. On the contrary, the introduction of a carefully planned residential area, with appropriate infrastructure and controlled access, may contribute to a safer and more secure environment. The inclusion of design elements such as adequate lighting, clear demarcation of public and private spaces, and surveillance measures at access points promotes a sense of security for both existing and future residents.

Moreover, the development has the potential to contribute positively to the overall wellbeing of the community by supporting population growth in a managed and sustainable manner. This anticipated increase in residents may stimulate local economic activity and create opportunities for new services, amenities, and facilities. Over time, this can enhance the vibrancy of the area, support job creation, and improve access to resources, thereby strengthening the social fabric and quality of life in Stanford.

Impact on views, sunlight and character of the area

While it is acknowledged that the proposed development represents a shift from agricultural use to residential use, it is not anticipated that this transition will significantly detract from the existing qualities of the surrounding area. Most of the neighbouring properties are already developed, and the subject site is situated in a location where urban expansion has been anticipated through spatial planning policies. Nonetheless, the following specific aspects have been addressed to ensure minimal impact on surrounding properties:

Views

The layout of the development has been sensitively designed to retain the visual character of the area, incorporating vineyards as a unifying agricultural element that complements the broader Stanford aesthetic. Building heights will remain within permissible limits to avoid obstructing key view corridors from adjacent properties. Open space and landscaping elements have been included to soften the visual impact of the built environment and maintain a sense of openness.

Architectural Design and Materials

The architectural design of the residential units and associated structures will incorporate materials and styles that are in keeping with the existing built environment and landscape of Stanford. The use of locally sourced, sustainable materials will assist in blending the buildings into their surroundings. A carefully selected palette of colours and textures will reflect the natural setting, reduce visual intrusion, and ensure a cohesive and understated aesthetic.

Visual Screening and Buffers

Strategic planting of indigenous trees and shrubs will create natural visual buffers around the development. These green edges will soften the transition between the built environment and the surrounding landscape, providing effective screening where necessary. In addition, the development is set back from the R326 by Erf 1197 (approximately 27 m to 77 m wide), which lies between the site and the R326. Erf 1197 does not form part of this application, and the buffer planting recommended by the HIA on it is outside the applicant's control. This separation will reduce both the visual and

noise impact from the main road, helping to enhance the tranquillity and privacy of the development while ensuring the scenic route's landscape is retained.

Building Heights and Density

The development employs a balanced approach to height and density, ensuring that structures remain compatible with the surrounding built environment. A low-rise building profile (maximum 8 m and two storeys) has been adopted to avoid visual dominance and maintain harmony with the natural topography and nearby development. This approach helps to safeguard the scenic quality of the area.

View Corridors and Open Spaces

The layout incorporates designated open spaces and preserved view corridors, allowing residents and visitors unobstructed views of key natural features, including the landscaped areas. These areas serve both visual and recreational purposes, fostering a strong connection with the natural environment and enhancing the quality of life within the development.

Night-time Lighting

Special attention will be given to night-time lighting design to prevent unnecessary light pollution. Downward-facing, shielded lighting fixtures will be used to ensure light is contained within the site, preserving the natural night-time ambience of the area. This approach not only protects the visual integrity of the night sky but also supports nocturnal wildlife and contributes to a more sustainable development model.

The visual impact of the proposed development has been thoroughly considered through a combination of sensitive design, architectural restraint, and landscape integration. By maintaining visual harmony with the surrounding area, preserving important natural features, and implementing appropriate mitigation measures, the development is expected to enhance the aesthetic value of the area while reinforcing the character and identity of Stanford. The proposal offers a contextually appropriate and visually responsible approach to development.

Sunlight

With the proposed development fully aligned with the parameters of the OMLUS, it is not anticipated that there will be any negative impacts on access to sunlight for surrounding properties. All buildings will be restricted to a maximum height of 8m and no more than two storeys, which complies with the permissible height restrictions. Given that no departures from the allowable development parameters are proposed, the potential for overshadowing or loss of sunlight to neighbouring landowners is minimal.

The development adopts a balanced approach to building heights, ensuring structures do not dominate the skyline or create extensive shadow zones. By incorporating a variety of building forms and heights that are sympathetic to the surrounding landscape, the layout effectively avoids the formation of large, shadowed areas. This careful design approach helps ensure that sunlight will continue to reach both the internal courtyards and open spaces of the development as well as adjacent undeveloped land.

Furthermore, the layout has been designed to optimise the orientation of buildings, taking into account both solar access and the relationship between units. Adequate separation distances are maintained between structures to facilitate natural light penetration, thereby promoting high levels of daylight in habitable rooms and common areas. This not only enhances the internal living environment but also contributes to energy efficiency by reducing the need for artificial lighting during the day.

Open spaces and green areas are intentionally kept free of tall structures and have been positioned to receive maximum exposure to sunlight throughout the day. These sunlit spaces will offer high amenity value to residents, encouraging outdoor activity while reinforcing the visual openness and ecological sensitivity of the development. In summary, the design ensures that solar access is preserved and enhanced, both within the development and in relation to its broader surroundings.

Character

The proposed development is aligned with the character of the surrounding area, a point that has been consistently emphasised throughout the application. This alignment is achieved through several carefully considered factors, ensuring that the new development complements and enhances the existing community rather than disrupting it.

The development respects the established architectural styles and building scales prevalent in Stanford. The design incorporates traditional elements that are characteristic of the area, blending with the historical and aesthetic context of the town. By maintaining this architectural continuity, the development not only respects the visual heritage of Stanford but also reinforces its identity.

The development plan prioritises environmental harmony, which is a defining aspect of Stanford's character. The layout has been designed to ensure it integrates with the natural surroundings.

Additionally, the development promotes a sense of community through its design of open spaces and pedestrian-friendly pathways. These elements encourage social interaction and active lifestyles, reflecting the communal ethos of Stanford. The inclusion of pedestrian and cycling routes, safe crossings, and shared spaces within the development mirrors the village's commitment to creating a connected, inclusive community.

Lastly, the development adheres to sustainable practices in both construction and operation. This focus on sustainability is in line with Stanford's reputation as a forward-thinking community that values environmental responsibility and quality of life. By incorporating sustainable building materials, energy-efficient designs, and environmentally friendly infrastructure, the development sets a benchmark for future projects in the area.

Economic Impact

As discussed above, the proposed development is anticipated to have a meaningful economic impact on both the surrounding area and the broader Overstrand Municipality, with benefits materialising in both the short- and long-term. The project presents a range of opportunities that will promote job creation, stimulate local enterprise, and enhance the municipality's fiscal position over time.

Short-Term Economic Impact

Job Creation During Construction

The construction phase will generate significant employment across a range of sectors and skills. Numerous positions will be created within the building and construction industry, encompassing general labourers, skilled trades people (including carpenters, masons, electricians, plumbers, and roofers), and finishers such as painters. These roles will be critical to the realisation of the development's residential components and associated infrastructure.

Heavy equipment operators will be required throughout the civil and electrical infrastructure roll-out, as well as during the construction of top structures. In parallel, a team of civil and electrical engineers will oversee the implementation of internal services, supported by architects and land surveyors tasked with plan preparation, compliance, and cadastral work.

Project managers, administrative personnel, and health and safety officers will be engaged to coordinate on-site activities, manage compliance, and ensure timelines and budgets are met. Specialist contractors will also be involved, including landscapers, horticulturists, and solar system installers, all of whom will contribute to the environmental sustainability of the development. Security services will protect the construction site throughout.

Additionally, the construction phase will support a variety of local businesses. Suppliers of concrete, timber, plumbing and electrical components, as well as transport and logistics companies, will all benefit from the procurement of materials and support services required to facilitate construction activities. The project is expected to stimulate demand across the entire local supply chain.

Job Creation During Operation

Upon completion, the development will continue to provide diverse employment opportunities across multiple sectors. A professional estate management team will be employed, including an estate manager, maintenance staff, groundkeepers, and a full-time security team. These individuals will be responsible for the day-to-day upkeep, safety, and functioning of the estate.

The development will incorporate sustainable agricultural features such as vineyards and green corridors, creating ongoing employment in land rehabilitation, landscaping, and environmental management. Labourers engaged in the upkeep of these areas will contribute to the ecological integrity of the estate, aligning with its broader sustainability objectives.

Boost to the Local Economy

The combined effect of employment and increased business activity will deliver a notable boost to the local and regional economy. As workers are employed and businesses engaged, local expenditure on goods and services will increase, with positive spill-over effects for the surrounding community. This includes increased patronage of nearby retailers, service providers, restaurants, and suppliers, particularly in and around Stanford.

The tourism component being the Winery, restaurant and Brewery which is indirectly upgraded is expected to strengthen the local tourism sector. By attracting both domestic and international visitors, the wine created from the vines will contribute additional revenue to the local economy, creating opportunities for nearby tour operators, guesthouses, artisan producers, and recreational service providers. This multiplier effect will enhance Stanford's profile as a destination for sustainable tourism and leisure.

Increased Property Values

The introduction of a well-designed, high-quality residential estate is likely to enhance the desirability of the immediate area, resulting in increased demand and a general uplift in property values. This increase in land value not only benefits surrounding property owners but also leads to an increase in municipal revenue through property rates and taxes. These additional funds can be reinvested into community infrastructure and public services, delivering long-term benefit to the broader Overstrand region.

Long-Term Economic Impact

The proposed development is anticipated to have a significant long-term economic impact on the local economy and municipal revenue base. With a conservative estimate of three persons per dwelling unit, the development will introduce approximately 228 permanent residents to Stanford. These individuals will contribute to the local economy through day-to-day spending on goods and services such as groceries, fuel, dining, and maintenance, thereby supporting existing businesses and potentially stimulating the establishment of new enterprises.

The direct capital investment required for the development is estimated at approximately R750 million. This large-scale investment will result in substantial ongoing municipal revenue streams. It is projected that the development will contribute approximately R1 million annually in basic municipal service charges. Furthermore, the annual property rates payable to the Overstrand Municipality, based on the average market value of units within the development, are expected to be around R2 million per annum.

In addition, the development will generate a once-off bulk infrastructure contribution of approximately R8 million. This payment can be utilised by the Overstrand Municipality to fund infrastructure upgrades and community services, further enhancing the sustainability and resilience of local infrastructure in support of the growing population.

Opportunity cost

An opportunity cost in the context of land use planning refers to the potential loss or devaluation of existing or anticipated land use rights held by interested and affected parties when a new development proposal is approved. In this case, the proposed development is not expected to negatively affect any surrounding landowners, as it aligns with the long-term vision and objectives for the area as outlined in relevant spatial and planning frameworks.

The properties identified for the proposal forms part of the broader area earmarked for future urban expansion and residential development. As such, this proposal represents an important step toward the realisation of that vision and plays a crucial role in enabling the Overstrand Municipality to proactively respond to the projected housing demand in Stanford and its surrounds, ensuring a well-managed and sustainable growth trajectory.

SECTION F: PUBLIC PARTICIPATION

The Public Participation Process ("PPP") must fulfil the requirements as outlined in the NEMA EIA Regulations and must be attached as Appendix F. Please note that If the NEM: WA and/or the NEM: AQA is applicable to the proposed development, an advertisement must be placed in at least two newspapers.

1. Exclusively for linear activities: Indicate what PPP was agreed to by the competent authority. Include proof of this agreement in Appendix E22.

N/A

2. Confirm that the PPP as indicated in the application form has been complied with. All the PPP must be included in Appendix F.

Public participation has been undertaken as outlined in the Notice of Intent and Application form in line with NEMA EIA Regulations.

3. Confirm which of the State Departments and Organs of State indicated in the Notice of Intent/application form were consulted with.

DEA&DP: Land Use
Cape Nature
Overberg District Municipality
Overstrand Municipality
Western Cape Department of Infrastructure: Roads

National Department of Agriculture

4. If any of the State Departments and Organs of State were not consulted, indicate which and why.

N/A

5. if any of the State Departments and Organs of State did not respond, indicate which.

N/A

6. Provide a summary of the issues raised by I&APs and an indication of the manner in which the issues were incorporated into the development proposal.

To be added after PPP.

Note:

A register of all the I&AP's notified, including the Organs of State, and all the registered I&APs must be included in Appendix F. The register must be maintained and made available to any person requesting access to the register in writing.

The EAP must notify I&AP's that all information submitted by I&AP's becomes public information.

Your attention is drawn to Regulation 40 (3) of the NEMA EIA Regulations which states that "*Potential or registered interested and affected parties, including the competent authority, may be provided with an opportunity to comment on reports and plans contemplated in subregulation (1) prior to submission of an application but **must** be provided with an opportunity to comment on such reports once an application has been submitted to the competent authority.*"

All the comments received from I&APs on the pre-application BAR (if applicable and the draft BAR must be recorded, responded to and included in the Comments and Responses Report and must be included in Appendix F.

All information obtained during the PPP (the minutes of any meetings held by the EAP with I&APs and other role players wherein the views of the participants are recorded) and must be included in Appendix F.

Please note that proof of the PPP conducted must be included in Appendix F. In terms of the required "proof" the following is required:

- a site map showing where the site notice was displayed, dated photographs showing the notice displayed on site and a copy of the text displayed on the notice;
- in terms of the written notices given, a copy of the written notice sent, as well as:
 - if registered mail was sent, a list of the registered mail sent (showing the registered mail number, the name of the person the mail was sent to, the address of the person and the date the registered mail was sent);
 - if normal mail was sent, a list of the mail sent (showing the name of the person the mail was sent to, the address of the person, the date the mail was sent, and the signature of the post office worker or the post office stamp indicating that the letter was sent);
 - if a facsimile was sent, a copy of the facsimile Report;
 - if an electronic mail was sent, a copy of the electronic mail sent; and
 - if a "mail drop" was done, a signed register of "mail drops" received (showing the name of the person the notice was handed to, the address of the person, the date, and the signature of the person); and
- a copy of the newspaper advertisement ("newspaper clipping") that was placed, indicating the name of the newspaper and date of publication (of such quality that the wording in the advertisement is legible).

SECTION G: DESCRIPTION OF THE RECEIVING ENVIRONMENT

All specialist studies must be attached as Appendix G.

1. Groundwater

1.1.	Was a specialist study conducted?	YES	NO x
1.2.	Provide the name and or company who conducted the specialist study.		
N/A			
1.3.	Indicate above which aquifer your proposed development will be located and explain how this has influenced your proposed development.		
N/A			
1.4.	Indicate the depth of groundwater and explain how the depth of groundwater and type of aquifer (if present) has influenced your proposed development.		
N/A			

2. Surface water

2.1.	Was a specialist study conducted?	YES	NO X
2.2.	Provide the name and/or company who conducted the specialist study.		
N/A			
2.3.	Explain how the presence of watercourse(s) and/or wetlands on the property(ies) has influenced your proposed development.		
No wetlands or watercourses are present on the proposed development area.			

3. Coastal Environment

3.1.	Was a specialist study conducted?	YES	NO X
3.2.	Provide the name and/or company who conducted the specialist study.		
N/A			
3.3.	Explain how the relevant considerations of Section 63 of the ICMA were taken into account and explain how this influenced your proposed development.		
N/A			
3.4.	Explain how estuary management plans (if applicable) has influenced the proposed development.		
N/A			
3.5.	Explain how the modelled coastal risk zones, the coastal protection zone, littoral active zone and estuarine functional zones, have influenced the proposed development.		

The site is not a coastal site and is not located within or even close to, the EFZ.

4. Biodiversity

4.1.	Were specialist studies conducted?	YES	NO X
4.2.	Provide the name and/or company who conducted the specialist studies.		
N/A			
4.3.	Explain which systematic conservation planning and other biodiversity informants such as vegetation maps, NFEPA, NSBA etc. have been used and how has this influenced your proposed development.		
The site was evaluated through site visits by the Environmental Assessment Practitioner (EAP), whereby the extent and the current state of the vegetation at the time appeared to be in a highly transformed state due to the previous long-term land use associated with the vineyards. This transformed state is documented in Photos below, illustrating that historical agricultural activities have replaced natural fynbos community structures with managed viticulture, rendering the site largely devoid of undisturbed indigenous vegetation. Despite the transformed baseline on-site, a range of provincial and national systematic conservation planning tools were utilised to evaluate the ecological context and regional significance of the property, this includes, amongst others; • National Web-Based Environmental Screening Tool Report: A screening report generated for the site identified the Terrestrial Biodiversity Theme as being of Very High sensitivity. This classification is driven by two specific sensitivity features, mapped for the subject property, namely, the presence of a CBA and an ESA 2 and the historical distribution of an Endangered ecosystem (Elim Ferricrete Fynbos). The report also identified the Plant Species Theme as Medium sensitivity due to potential localised occurrences of fynbos species, while the Aquatic Biodiversity Theme is classified as Low sensitivity. Site visits confirm that there are no natural areas on site and no representation of indigenous vegetation. • South African Vegetation Map (2024): This informant maps the original, historical vegetation of the study area as Elim Ferricrete Fynbos (which typically occurs on Bokkeveld shale), with Agulhas Limestone Fynbos mapped to the south on Bredasdorp Group limestone. While the physical site has been transformed by agricultural viticulture, these historical biomes remain the baseline ecological targets for regional conservation planning. • SANBI Overberg Transformation Map & Overstrand Critical Biodiversity Areas (CBA) Map: These systematic planning maps, integrated into the Overstrand Spatial Development Framework (SDF) and Environmental Management Services databases, classify the site's regional context. While the site lies within the urban edge and does not fall within the municipality's strict Environmental Management Overlay Zone (EMOZ). Influence of the Biodiversity Informants on the proposed development: The identification of these systematic planning informants directly influenced the design, layout, and landscaping parameters of the proposed residential estate to limit biodiversity impacts and support regional biodiversity objectives: • Rather than encroaching on natural habitat outside the urban edge, development is confined to the pre-existing consolidated footprint of Erven 597, 598, and 599. This layout represents a logical urban infill on heavily transformed agricultural land, preventing the further fragmentation of intact ecosystems elsewhere in the Stanford area. • In direct response to the ESA 2 mandate to "Restore from other land use," the development layout incorporates an interconnected system of Open Space Zone 3 (Private Open Space) networks, ecological corridors, and buffer zones. This includes establishing dedicated green pathways that connect internal estate open spaces with broader regional ecological networks and the Klein River's wandelpad.			

- To actively restore local fynbos ecosystems, the Landscape Plan has been structured around the site's two historical vegetation types. All estate landscaping is restricted to locally indigenous species representative of Elim Ferricrete Fynbos and Agulhas Limestone Fynbos. This includes the planting of indigenous trees and shrubs such as *Olea europaea subsp. africana*, *Kiggelaria africana*, *Ilex mitis*, *Diospyros whyteana*, restios (*Elegia tectorum*, *Thamnochortus bachmannii*), and a diverse selection of *Protea*, *Leucadendron*, *Leucospermum*, and *Erica* species. This deliberate species selection restores localised ecological micro-habitats and promotes the return of indigenous animal and pollinator species.



Photo 1. View of the vegetation state onsite.



Photo 2. The view of the vegetation onsite.



Photo 3. View of the existing vegetation onsite.



Photo 4. The image showing the transformed state of the site which was previously used for vineyards.



Photo 5. The current state of the site.



Photo 6. View of the entrance of the site.

4.4.	Explain how the objectives and management guidelines of the Biodiversity Spatial Plan have been used and how has this influenced your proposed development.
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The Western Cape Biodiversity Spatial Plan (WCBSP) Handbook and Guidelines (2023) was consulted during the preparation of this BAR, in order to establish the biodiversity objectives and management guidelines applicable to the subject property and to assess how these have informed the proposed development layout.

The WCBSP mapping, reproduced in **Figure 4** below, indicates that a Critical Biodiversity Area (CBA1) – Terrestrial designation extends across half of Erf 599 and a small portion at the southern end of Erf 598. No CBA designation is mapped over Erf 597. A Critical Biodiversity Area (CBA) is defined in the WCBSP as an area required to meet biodiversity pattern and ecological process targets, and the associated management objective for CBA: Terrestrial is to maintain such areas in a natural or near-natural state, with land uses and activities restricted to those compatible with maintaining biodiversity functionality.

It is noted that the CBA1; Terrestrial designation reflects the underlying vegetation type mapped for the area (Elim Ferricrete Fynbos), rather than the actual ground ecological condition of the site. Site assessment undertaken by the EAP confirmed that the site has been comprehensively transformed through decades of intensive viticulture, with no intact natural vegetation remaining. The existing vegetation cover consists primarily of cultivated vineyard rows, kikuyu grass (*Pennisetum clandestinum*, an alien species), and scattered alien invasive vegetation, predominantly *Acacia* species. No remnants of the original Elim Ferricrete Fynbos vegetation type were identified anywhere on the site during the site assessment, including within the mapped CBA extent on Erf 598 and Erf 599.

Given the completely transformed condition of the site, and the corresponding absence of any remaining natural or near-natural vegetation capable of supporting the biodiversity pattern and process targets underlying the CBA designation, it was determined that a specialist botanical or ecological assessment was not warranted for this application.

Notwithstanding the transformed condition of the site, the objectives and management guidelines of the WCBSP have nonetheless directly informed the proposed development in the following respects:

- The development footprint has been confined to the already-transformed, cultivated portions of the site, and has been assessed against the mapped CBA extent on Erf 598 and Erf 599 to confirm that no natural or near-natural vegetation remains within these areas that would otherwise warrant avoidance;
- The proposed open space network incorporates indigenous landscaping, using species representative of the Elim Ferricrete Fynbos and Agulhas Limestone Fynbos vegetation types, where feasible, so as to contribute toward the restoration of local biodiversity value within the development;
- Alien invasive vegetation present on site will be actively managed and progressively removed during the construction phase, and subject to ongoing control thereafter in terms of the project's Environmental Management Programme (EMPr), in line with the WCBSP's objective of reducing threats to adjacent intact biodiversity areas; and
- No development is proposed within, or immediately adjacent to, any area retaining natural vegetation cover, consistent with the WCBSP's guideline that development within CBAs be avoided where the underlying biodiversity feature is still present and redirected to already-transformed land where it is not.



Figure 4: Extract from the Biodiversity Spatial Plan (BSP, 2023) showing half of Erf 599 and a small portion on the south end of Erf 598 mapped as Critical Biodiversity Areas (CBA; Terrestrial).

4.5.	Explain what impact the proposed development will have on the site-specific features and/or function of the Biodiversity Spatial Plan category and how has this influenced the proposed development.
	Portions of Erven 598 and 599 are mapped as CBA1 (Terrestrial) (refer to Section G 4.4). The EAP site assessment recorded no remnant natural vegetation within the mapped CBA extent, which comprises cultivated vineyard rows, kikuyu grass and alien invasive species. The proposed development is therefore not expected to affect the site-specific biodiversity features underlying the CBA designation. Alien invasive species within the mapped CBA will be removed and controlled in terms of the EMPr, and landscaping will use locally indigenous species.
4.6.	If your proposed development is located in a protected area, explain how the proposed development is in line with the protected area management plan.
	N/A. The subject properties are not located within a protected area.
4.7.	Explain how the presence of fauna on and adjacent to the proposed development has influenced your proposed development.
	The site is transformed by viticulture, grassed and lawned areas and internal roads, and provides limited natural habitat for fauna.

5. Geographical Aspects

Explain whether any geographical aspects will be affected and how has this influenced the proposed activity or development.
The site is located between 10 and 50 m above MSL.

6. Heritage Resources

6.1.	Was a specialist study conducted?	YES X	NO
6.2.	Provide the name and/or company who conducted the specialist study.		
Liana Jansen and Marike Franklin – Heritage Impact Assessment with Integrated Landscape & Visual Impact Assessment			
6.3.	Explain how areas that contain sensitive heritage resources have influenced the proposed development.		
In accordance with the National Web-based Environmental Screening Tool, the subject property (Erven 597, 598, and 599, Stanford) is mapped as having Very High sensitivity for the Palaeontological, Archaeological, and Cultural Heritage themes. Consequently, a comprehensive Cultural Landscape Study incorporating a Heritage Impact Assessment (HIA) and Visual Impact Assessment (VIA) was conducted by Liana Jansen and Marike Franklin to fulfil Section 38(3) requirements of the National Heritage Resources Act (Act 25 of 1999). The assessment identified a range of heritage-sensitive historic, aesthetic, ecological, and spatial resources across the site and its broader regional setting. The spatial layout, access management, density parameters, and architectural controls of the proposed Walker Bay Estate were directly shaped by the findings and indicators established in this assessment. <i>Historic Wagon Route (Wa-Pad) and Land Parcel Boundaries</i> Historical aerial photography from 1948 confirms that a historic wagon route (<i>Wa-Pad</i>) traversed the landscape in a northeast-to-southwest direction, providing an important transport link between inland farming areas, the Klein River Valley, and coastal trading corridors. This historical route accounts for the distinctive "skew" diagonal boundary alignment of Erven 597, 598, and 599 relative to the surrounding orthogonal cadastral grid. In response to this heritage indicator, the alignment of the estate's main internal distributor road and the orientation of residential erven along the southern boundary were specifically configured to echo this historical movement corridor. The wagon route alignment itself falls within adjacent Erf 1197, which does not form part of this application. Erf 1197 currently remains undeveloped and functions as a visual and heritage buffer of approximately 27 m to 77 m in width, safeguarding the legible landscape memory of the historic transit route and providing an essential offset along the R326. <i>Retention of Vineyard Structure and Agri-Residential Model</i> The established agricultural geometry of the property, characterised by structured vineyard rows, served as a core compositional element for the internal site design. The primary internal distributor road was engineered directly along the original alignment of the vineyard rows, preserving the site's underlying spatial logic. Furthermore, rather than eliminating agricultural activity, the preferred layout (Alternative 2) adopts an agri-residential model where approximately 39.4% (55 578 m²) of the consolidated site is retained as active vineyards under Open Space Zone 3 (Private Open Space). These vineyards will be owned by the estate's Home Owners' Association and professionally cultivated and harvested by the adjacent Walker Bay Winery under a formal lease agreement, permanently retaining Stanford's traditional farming forecourt. <i>Settlement Typology, Density Controls, and Hamlet Clustering</i> The subject property forms part of the rural forecourt and eastern gateway to historic Stanford, where conventional urban expansion risks degrading the village's rural character. Initial high-density development proposals (such as Alternative 1, which proposed 96 units at approximately 6.81 dwelling units per hectare) were not carried forward due to their higher density and weaker fit with the village scale. Informed by heritage indicators, visual assessment findings, and engagement with local heritage stakeholders during the HIA process, the proposal transitioned to Alternative 2, comprising 76 single residential erven at a low gross density of approximately 5.2 dwelling units per hectare. The			

residential plots are arranged in compact "hamlet" clusters embedded within the working vineyards and open space corridors, mirroring traditional Cape winelands settlement typologies and avoiding continuous suburban sprawl.

Scenic Route Protection along the R326 Corridor

The R326 corridor bordering the southern boundary of the site is designated as a Route of Regional Scenic Significance under the Overstrand Heritage Protection Overlay Zone (HPOZ). To protect view corridors towards the Klein River Mountains and the surrounding agricultural plains, the development is separated from the scenic route by Erf 1197 (approximately 27 m to 77 m wide), which lies outside the application; the HIA rates its 25 m scenic buffer recommendation as partially complied with for this reason. Visual permeability is further safeguarded by restricting perimeter treatments to traditional low *werf* walls, employing open swales, and limiting estate entry points to modest, recessed gateways not exceeding 10 metres in width.

Preservation of Ecological Features and Significant Flora

The area beyond the site contains mature floral features that contribute to the regional cultural landscape character. A continuous north-south green open space corridor is provided through the development. (No Milkwood or other mature trees occur on the development area). This corridor ensures that ecological and visual continuity with the surrounding vegetation pattern is maintained. Additionally, an established avenue of mature Fig trees (*Ficus nitida*) was preserved and incorporated directly into the spatial layout of individual residential erven rather than being removed, ensuring compliance with local landscape conservation guidelines.

Hydrological Integration and Pedestrian Connectivity

The spatial morphology and historical origin of Stanford are intimately linked to the natural freshwater spring (*Die Oog*) and the Millstream. The estate layout acknowledges this historic hydrological relationship by orienting its main access point and secondary pedestrian entry to connect directly with the public Wandelpad trail along the Klein River. The secondary pedestrian gate will be opened to the public during regulated hours, extending the existing riverine walking loop into Walker Bay Estate and facilitating continuous pedestrian and cycling links between the development, the adjacent winery and brewery, and Stanford's historic commercial core.

Architectural Controls and Palaeontological Mitigation Protocols

To maintain a cohesive rural character, all building work within Walker Bay Estate is subject to strict Architectural Design Guidelines aligned with the Stanford Style Building Guidelines. These guidelines mandate a Western Cape regional winelands aesthetic, restricting building heights to a maximum of 8 metres (two storeys) and specifying white parapet gables, unbroken plastered walls, vertical window proportions, low *werf* boundary walls, and locally indigenous landscaping. From a palaeontological perspective, while surficial soils are transformed by agriculture, ground excavations penetrating beyond 1.5 to 2 metres depth will impact the underlying sedimentary bedrock of the Devonian Ceres Subgroup (Bokkeveld Group), which possesses Very High Palaeontological Sensitivity for fossiliferous Malvinokaffric marine fauna. The development is deemed acceptable subject to non-negotiable mitigation measures, including the mandatory implementation of a Chance Find Protocol, induction training for site personnel, independent Environmental Control Officer (ECO) monitoring, and immediate work stoppage and Heritage Western Cape notification in the event of fossil discoveries.

7. Historical and Cultural Aspects

Explain whether there are any culturally or historically significant elements as defined in Section 2 of the NHRA that will be affected and how has this influenced the proposed development.

The subject property (Erven 597, 598, and 599, Stanford) forms part of the rural agricultural forecourt and eastern gateway to historic Stanford, a proclaimed Heritage Area situated within a sensitive cultural landscape bordering the R326 scenic corridor. In terms of Section 2 and Section 3 of the National Heritage Resources Act (NHRA, Act 25 of 1999), several culturally, historically, and naturally significant heritage elements were identified through a Heritage Impact Assessment (HIA) and Visual Impact Assessment (VIA). These elements include a 1948-mapped historic wagon route (Wa-Pad) in a northeast-to-southwest alignment, which traverses adjacent Erf 1197, structured agricultural vineyard rows, an established avenue of Fig (*Ficus nitida*) trees, mature Milkwood (*Sideroxylon inerme*) trees associated with the Millstream and historic graveyard (all offsite), and spatial connections to the natural spring (*Die Oog*), Klein River, and public Wandelpad trail. Additionally, under Section 35 of the NHRA, the underlying sedimentary bedrock of the Devonian Ceres Subgroup represents a non-renewable palaeontological heritage resource of Very High sensitivity.

Spatial Layout, Settlement Typology, and Agricultural Integration

The identification of these heritage resources directly dictated the spatial layout, density, and design structure of the proposed Walker Bay Estate development. Historical aerial imagery confirmed that the diagonal, "skew" boundary alignment of the property was originally defined by the historic wagon route. In response, the estate's diagonal internal distributor road and southern erf boundaries were specifically angled to follow this historic movement axis, while Erf 1197 which contains the wagon route alignment itself does not form part of the application and currently functions as an undeveloped visual and heritage buffer of approximately 27 m to 77 m in width. Furthermore, the primary internal road was engineered directly along the alignment of existing vineyard rows, and approximately 39.4% (55 578 m²) of the site is retained as private open space, including active vineyards, which will be professionally cultivated by the adjacent Walker Bay Winery under a Home Owners' Association (HOA) lease to maintain Stanford's working agricultural landscape. To prevent suburban sprawl and respect the traditional village scale, high-density development option (Alternative 1) was abandoned in favour of Alternative 2, which establishes a low gross density of approximately 5.2 dwelling units per hectare (76 single residential erven) arranged in compact "hamlet" clusters embedded within working farmland.

Scenic Corridors, Environmental Features, and Palaeontological Mitigation

To preserve view corridors towards the Klein River Mountains along the R326 (designated a Route of Regional Scenic Significance under the Overstrand Heritage Protection Overlay Zone), the development is separated from the R326 by Erf 1197 (approximately 27 m to 77 m wide), which lies outside the application, and the layout incorporates low wall boundary walls, and modest, recessed entrance gateways restricted to a 10-metre width. Local botanical features were integrated directly into the estate geometry, including a continuous north-south green corridor and the retention of the Fig tree avenue. Public pedestrian access is enhanced by configuring the main access and a secondary pedestrian entry gate to connect directly with the public Wandelpad trail along the Klein River, maintaining public riverine walkability. Finally, to protect subsurface fossil heritage, ground excavations penetrating beyond 1.5 to 2 metres into underlying Ceres Subgroup bedrock are subject to mandatory Environmental Control Officer (ECO) monitoring, site personnel induction training, and a non-negotiable Chance Find Protocol requiring immediate work stoppage and Heritage Western Cape (HWC) notification upon any fossil discovery.

8. Socio/Economic Aspects

8.1.	Describe the existing social and economic characteristics of the community in the vicinity of the proposed site.
	The proposed development site is located on the eastern edge of Stanford, a historic rural village established in 1857 within the Overstrand Local Municipality, Western Cape Province. The original village was proclaimed a conservation area in 1995, later updated to a Heritage Area under the National Heritage Resources Act in 1999. The village retains a strong rural, agricultural character and functions as a recognised heritage, retirement and tourism destination within the Overberg region. Demographic Profile Stanford's population has historically comprised a mixed community shaped by its agricultural origins. By 1952, the village had grown to approximately 180 families, and the town's social composition has evolved considerably since, including the forced removal of Coloured residents to Stanford South ("Die Skema") following the introduction of apartheid legislation after 1948, a historical event that continues to shape the settlement pattern and social geography of the town today, with Die Skema forming a distinct precinct to the original village grid. Current population growth projections contained in the Overstrand Municipal Spatial Development Framework (OMSDF), based on the 2011 Census and 2016 Community Survey, forecast an increase in housing demand of approximately 1 088 additional dwellings in Stanford by 2031, inclusive of lower-income households, reflecting sustained in-migration to the town. Economic Base The local economy in the vicinity of the site is underpinned by three principal sectors: <i>Agriculture</i> The Klein River Valley surrounding Stanford supports an established agricultural economy, historically centred on wheat, vineyards, orchards, flower production (including the historic export of everlasting flowers to Germany), vegetable farming, and livestock. Viticulture has become a prominent feature of the local economy since the early 2000s, with notable producers including Boschrivier and Raka Wines in the wider valley, and the Walker Bay Winery and Birkenhead Brewery immediately adjacent to the subject site. <i>Tourism</i> Stanford's heritage character, scenic setting and proximity to the Whale Coast (Hermanus, Gansbaai) support a significant tourism sector, including accommodation, hospitality, and wine and craft-beverage tourism centred on the Walker Bay Winery, Birkenhead Brewery, and other local producers and restaurants. <i>Commercial and Retail</i> Business and commercial activity is concentrated along Queen Victoria Street, the town's historic commercial axis, which accommodates the majority of Stanford's shops, restaurants and small businesses. A secondary commercial node exists at the eastern entrance to town along Daneel Road, anchored by the Overstrand Agri retail and agricultural supply outlet (immediately adjacent to the subject site), together with a petrol station and OK Mini Market. Housing and Property Market

Stanford is characterised by a demand for both retirement and family housing, reflecting its desirability as a small-town coastal-hinterland settlement. The town includes several existing gated or semi-enclosed residential estates in its immediate vicinity, including Stanhaven and Klein River Estate (both adjoining the subject site) and Stanford Bridge Estate, indicating an established local market for secure estate-style residential development in addition to the traditional village housing stock.

Community Facilities and Social Infrastructure

The town's social and recreational life is strongly oriented around its public open space network, most notably the Wandelpad, a riverside walking path along the Klein River that is widely regarded by residents as a defining feature of the town and, for some, the primary reason for choosing to live in Stanford. Community and civic life is further supported by the Dutch Reformed Church (completed 1926) and other religious institutions, the Stanford Commons, and a network of streets and public spaces that facilitate spontaneous social interaction, a quality that local heritage and planning stakeholders have consistently identified as central to the town's social character.

Registered community and civil society bodies active in the area include Stanford Conservation, the Stanford Heritage Committee, the Stanford Conservation Trust, and the Stanford Ratepayers Association, all of which participate actively in local planning and heritage matters and were consulted during the public participation process for this and related development applications.

Social Character and Community Sentiment

Community engagement undertaken as part of the associated Heritage Impact Assessment indicates that local stakeholders place a high value on maintaining Stanford's small-town, walkable and socially integrated character, and have expressed concern that large-scale gated development at the town's eastern entrance could create a "tale of two cities" effect, severing the connection between the historic village and new eastern expansion areas. Stakeholders have advocated for public servitudes, pedestrian connectivity, and community-oriented (rather than purely commercial) facilities as conditions for new development to be considered compatible with the town's existing social fabric.

8.2.	Explain the socio-economic value/contribution of the proposed development.
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The proposed development offers several positive socioeconomic impacts for the Stanford area and the broader Overstrand region:

Job Creation

The proposed development will create a range of employment opportunities, particularly during the construction phase. This includes jobs for local contractors, skilled labourers, and suppliers of materials and services. By stimulating the local construction industry, the project will contribute to reducing unemployment and supporting livelihoods within the community. In addition, ongoing maintenance and operational roles post-construction may provide longer-term employment opportunities.

Economic growth

With the introduction of new residential units, the local economy is expected to benefit from increased spending in retail, hospitality, and service sectors. As more residents move into the area, demand for goods and services will rise, supporting existing businesses and attracting new commercial activities. This economic stimulus can lead to a multiplier effect, boosting overall economic vibrancy and resilience in Stanford and the surrounding region.

Housing Provision

The development directly addresses the identified need for additional housing within the Overstrand region, contributing 76 new dwelling units. By providing housing opportunities, it supports population growth and demographic stability.

Infrastructure Development

The project is likely to catalyse improvements to existing infrastructure, including upgrades to roads, water supply, electricity, and stormwater management systems. These enhancements benefit not only the development itself but also the wider community by improving service reliability, efficiency, and capacity. Better infrastructure supports overall quality of life and can encourage further sustainable development in the region.

Enhanced Security and Services

As a high-end, secure residential estate, the development will introduce advanced access control measures and surveillance systems, contributing to increased safety for residents and neighbouring areas. Improved security can enhance community wellbeing and create a more attractive environment for families and individuals seeking peace of mind.

Increased Property Values

The introduction of a well-designed, modern residential development can positively influence property values in the surrounding area. The existing Stanford area may benefit from the uplift in their property's market value, enhancing their personal wealth and encouraging further investment in property maintenance and upgrades, which contributes to neighbourhood stability and appeal.

Support for Agricultural Economy

Incorporating vineyards and agricultural elements within the development supports the ongoing viability of local farming activities. By partnering with the adjacent established winery, the project maintains agricultural production and heritage, sustaining jobs and economic activity within the primary sector. This blend of agriculture and residential living offers a distinctive lifestyle while preserving the rural character that is important to the community.

8.3.	Explain what social initiatives will be implemented by applicant to address the needs of the community and to uplift the area.
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The applicant proposed the provision of a pedestrian gate connecting the development's internal open space network to the existing Wandelpad, to be opened to the public during regulated hours, extending this well-used public amenity toward the eastern edge of Stanford.

8.4.	Explain whether the proposed development will impact on people's health and well-being (e.g. in terms of noise, odours, visual character and sense of place etc) and how has this influenced the proposed development.
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The proposed development has the potential to result in impacts upon the health and wellbeing of surrounding communities and sensitive receptors through several pathways, principally noise, dust and odour during construction, visual and sense-of-place effects associated with the transformation of an agricultural forecourt to residential use, and night-time lighting. Each of these aspects is addressed below, together with the design and mitigation responses that have been incorporated into the proposed development in response.

Construction Phase

Noise

The construction phase is expected to generate temporary and localised noise impacts associated with earthworks, the operation of heavy construction equipment, delivery vehicles, and general building activity. Sensitive receptors potentially affected include occupiers of the adjacent Stanhaven and Klein Rivier Estate residential developments, the Walker Bay Winery, Brewery and associated tourism facilities, and farmsteads and tourism operators situated within the wider study area. This impact is considered temporary, being limited to the construction period, and is capable of mitigation through standard construction management measures, including restriction of construction activity to reasonable daytime hours, maintenance of construction machinery to reduce noise emissions, and management of these requirements through the project's Environmental Management Programme (EMPr).

Dust

The construction phase has the potential to generate dust, primarily during earthworks, topsoil stripping, vehicle movement on unsurfaced internal roads, and stockpiling of construction materials. Sensitive receptors potentially affected include the adjacent Stanhaven and Klein Rivier Estate residential developments, and the Walker Bay Winery and Brewery. This impact is considered **insignificant**, having regard to the temporary nature of the construction phase, the relatively flat and low-wind-exposure character of the site, and the ease with which dust generation can be effectively managed through standard construction dust suppression measures (including damping down of exposed surfaces and stockpiles during dry and windy conditions, covering of stockpiled material, and restriction of vehicle speeds on unsurfaced internal roads), to be recorded and monitored as standard mitigation measures in the project's EMPr. No significant residual dust impact is anticipated during the operational phase of the development, which will comprise established residential land use with landscaped and vegetated surfaces.

Post-Construction Phase

Noise

Operational noise impacts are expected to be limited, given that the development comprises low-density residential land use rather than any industrial, commercial or high-traffic-generating activity. Traffic-related noise associated with the development's access point onto the R326 is not expected to result in a significant increase relative to existing background traffic noise along this route, given the relatively low number of residential units (76) and corresponding low trip generation anticipated for the estate.

Odours

Given that the proposed development comprises residential land use, no significant sources of odour generation are associated with the development itself. It is noted, however, that the site adjoins the Walker Bay Winery and Birkenhead Brewery, and forms part of an agricultural landscape in which periodic odours associated with normal farming operations (for example, vineyard spraying or harvest activities) may occasionally be experienced. As the development retains and integrates the existing vineyards under continued professional management by the Walker Bay Winery, future residents of the estate will be residing in proximity to an active agricultural and viticultural operation, and this relationship has been disclosed as an inherent characteristic of the agri-residential model proposed, rather than treated as an impact to be mitigated against. No other sources of odour impact on surrounding sensitive receptors are anticipated to arise from the proposed development.

Visual Character and Sense of Place

The transition of the site from open agricultural land to residential development represents the most material of the identified impacts on health and wellbeing, given the role the site currently plays as the rural, open forecourt to the historic village of Stanford. This impact has been assessed in detail in the Visual Impact Assessment component of the accompanying Heritage Impact Assessment, the findings of which are summarised below.

The intensity of visual impact of the proposed development has been assessed as moderate for sensitive viewing areas along the adjacent R43 and R326 scenic routes, and for the farmstead immediately south of the site, as well as for scenic routes further from the site and tourist facilities and farmsteads to the north and east, during both construction and operational phases. The intensity of visual impact is assessed as low for sensitive viewing areas beyond 3.0 km of the site. No areas were assessed as experiencing a high intensity of visual impact, on the assumption that Erf 1197 (excluded from the development application) remains undeveloped and continues to function as an open buffer between the development and the R326.

Beyond the strictly visual dimension, the HIA identifies that the site's significance lies substantially in its contribution to Stanford's sense of place, which is the open, rural character of the approach to the historic village, and the experiential quality of transitioning from countryside to town along the R326 and R43.

SECTION H: ALTERNATIVES, METHODOLOGY AND ASSESSMENT OF ALTERNATIVES

1. Details of the alternatives identified and considered

1.1.	Property and site alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
Provide a description of the preferred property and site alternative.	
The proposed development involves the consolidation of Erven 597, 598 and 599 in Stanford to create a single property measuring approximately 141 034 m² (14.1034 ha) in extent. These erven represent the only viable site alternative for the proposed development, as no other properties have been considered. All three properties are currently zoned Residential Zone 1: Single Residential and have been situated within the Overstrand Urban Edge. The Overstrand Municipality Spatial Development Framework (OMSDF, 2020) identifies the site as an area earmarked for future residential development. This spatial designation, together with the existing zoning and urban edge location, supports the suitability of the site for the proposed development and aligns with long-term municipal planning objectives. Although no alternative property was considered, given that the applicant's development rights are specific to the subject erven, the absence of a property alternative does not equate to an absence of alternatives assessment. Rather, the identification, avoidance and mitigation of potential negative impacts, and the maximisation of positive impacts have been pursued at the site layout and design level within the boundary of the preferred property. Additionally, the proposed development within the subject property has been informed directly by the findings of the Heritage Impact Assessment, including its Cultural Landscape and Visual Impact Assessment components.	



Figure 5: Locality of Erf 597, 598 and 599, Stanford.

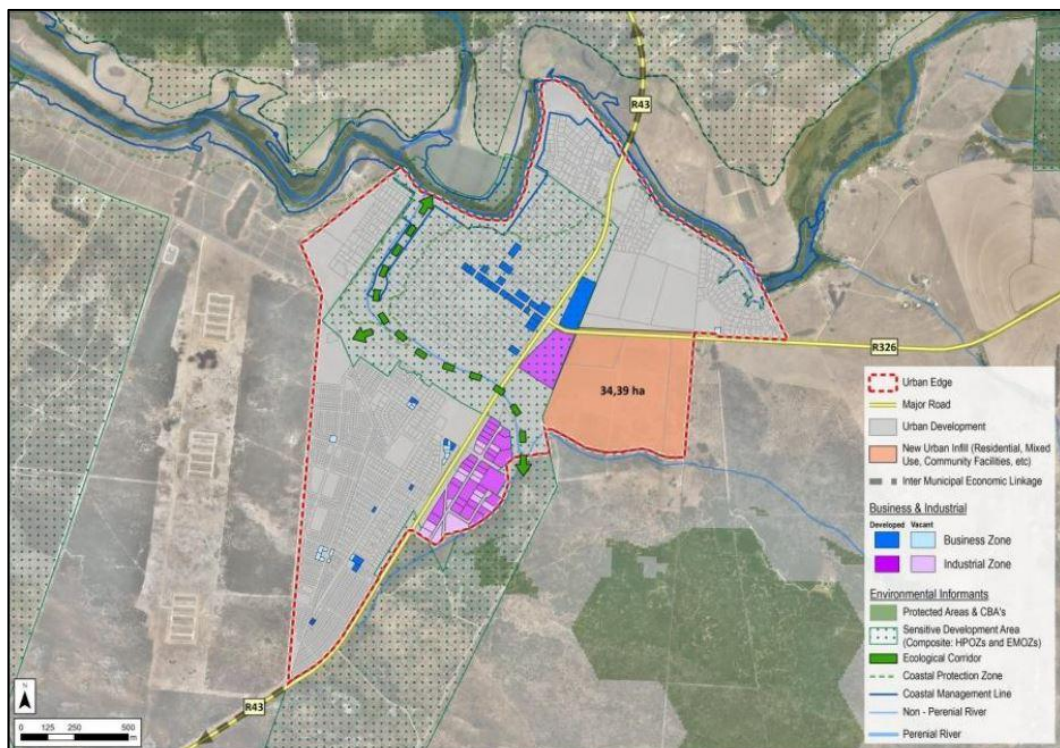


Figure 6: Stanford Spatial proposal 2020 (OMSDF, 2020).

Provide a description of any other property and site alternatives investigated.

No alternative properties or sites have been investigated apart from the subject erven (Erf 597, 598 and 599, Stanford). The proposed development is specific to these erven due to their existing zoning, location within the Overstrand Urban Edge, and designation in the Overstrand Municipality Spatial Development Framework (OMSDF, 2020) for future residential development.

Provide a motivation for the preferred property and site alternative including the outcome of the site selection matrix.

The preferred property and site alternative comprises the consolidation of Erven 597, 598 and 599, Stanford, to form a single development property measuring approximately 14.1034 ha in extent. This alternative was selected on the basis of the site's alignment with existing municipal planning frameworks, its favourable zoning, and its strategic location within the Overstrand (Stanford) Urban Edge.

The Overstrand Municipal Spatial Development Framework (OMSDF, 2020) identifies this area as forming part of the extended urban edge earmarked for future residential development, supporting the long-term spatial vision for Stanford as set out in the municipality's 2050 Vision. The existing Residential Zone 1: Single Residential zoning applicable to all three erven further supports the principle of residential development on the site, subject to the necessary consolidation, rezoning and subdivision applications.

The site is not mapped as falling within any Environmental Management Overlay Zone (EMOZ), and no Ecological Corridor, Urban Conservation Area, or Conservation Worthy Area designation is indicated over the property in terms of the Overstrand Municipality's environmental GIS mapping. The property has been substantially transformed from its natural vegetation state through decades of viticultural cultivation, with no remnant natural vegetation identified on site, which reduces the potential for significant terrestrial ecological impact associated with the proposed development relative to an undeveloped or natural site.

Portions of the site's vineyard blocks remain under active, professionally managed cultivation, and will be retained and integrated into the estate's open space network as a central landscape and identity feature under continued lease to the adjacent Walker Bay Winery. This approach retains the agricultural character and visual amenity of the site, provides development erven that overlook the retained vineyard rows, and reinforces the sense of place associated with Stanford's rural and agricultural heritage, consistent with the recommendations of the accompanying Heritage Impact Assessment.

Provide a full description of the process followed to reach the preferred alternative within the site.

The preferred alternative within the site was refined through an iterative design process between the applicant, the town planner (WRAP Project Office) and the heritage specialists (Cape Cultural Landscapes). An earlier layout of 96 erven arranged around a single central vineyard block (Alternative 1) was revised in response to the heritage indicators and visual assessment findings of the HIA. This resulted in the preferred 76-erven hamlet layout (Alternative 2), which retains the vineyards as distributed open space corridors, aligns the road network with the vineyard rows and the historic wagon route, and incorporates the Ficus avenue into the erf layout. Refer to Section H 1.3.

Provide a detailed motivation if no property and site alternatives were considered.

No property or site alternatives were considered in respect of the proposed development, for the following reasons:

Fixed Land Ownership

The applicant is the registered owner of Erven 597, 598 and 599, Stanford, and the proposed residential development is directly informed by, and responsive to, the specific characteristics, locational context and existing land use rights attaching to this property. The applicant does not hold ownership of, or any option, agreement or other legal interest in, any alternative property capable of accommodating the proposed development. As the proposed activity is inherently

tied to land already in the applicant's ownership, the identification of a hypothetical alternative site in different ownership would not constitute a genuine or implementable alternative, as the applicant would have no legal ability to develop such a site.

Absence of a Comparable Alternative Property

Even had alternative properties been considered on a purely hypothetical basis, no other site within the Stanford area, or within the wider Overstrand Municipal area, was identified as offering a comparable combination of attributes to the subject property, namely:

- Location within the Overstrand (Stanford) Urban Edge, as designated in the OMSDF (2020);
- Existing Residential Zone 1: Single Residential base zoning, providing an appropriate underlying land use right from which to pursue consolidation, rezoning and subdivision;
- A site of sufficient extent (14.1034 ha) to accommodate a development of the scale proposed;
- Direct access to an existing public road (the R326) with confirmed capacity within the adjacent municipal bulk services network (electricity, water and sewer);
- An existing agricultural land use (viticulture) capable of being retained and integrated into the development as a landscape and identity feature, consistent with the site's function as an agricultural forecourt to Stanford; and
- Direct adjacency to existing complementary land uses, including the Walker Bay Winery, Birkenhead Brewery, and the established Stanhaven and Klein Rivier Estate residential developments.

Nature of the Proposed Development

The proposed development is not a generic or footloose land use (such as, for example, a renewable energy facility or a linear infrastructure corridor) for which site alternatives are typically assessed on the basis of resource availability, grid connection, or comparable technical siting criteria across multiple candidate properties. Rather, the proposal is a site-specific residential estate development conceived in direct response to the particular locational, spatial planning, heritage and landscape characteristics of the subject property, as informed by the Heritage Impact Assessment, which recommends the development of an urban design framework for Stanford East. The proposed layout, vineyard retention strategy, hamlet-based settlement typology and heritage response measures are accordingly specific to this property and are not readily transferable to, or replicable on, an alternative site.

List the positive and negative impacts that the property and site alternatives will have on the environment.

Positive impacts

- The site is situated within a designated urban edge within the Overstrand Municipality, reducing pressure on undeveloped rural or natural areas.
- The proposed development will contribute to the provision of housing needs, aligning with the Overstrand Municipality's spatial development objectives for the area of Stanford.
- The proposed site is located within Residential Zone 1: Single Residential Zone, consistent with the character and scale of surrounding developments.
- The site is already transformed by agriculture, avoiding the need to clear natural vegetation.
- The development can promote efficient land use and urban densification, helping to prevent urban sprawl.
- Infrastructure and services (water, electricity, sewerage) are readily accessible, reducing environmental costs associated with extending services over long distances.

- Development may include landscaping with indigenous vegetation, supporting local biodiversity if carefully managed.
- The project may provide economic benefits and social upliftment through construction employment and future residents' contribution to the local economy.

Negative impacts

- Loss of secondary vegetation, which has already been transformed and mainly consists of kikuyu grass.
- Potential visual and aesthetic impacts due to changes in the character of the site, as the site changes from an open agricultural forecourt to residential use.
- Construction noise, dust, and traffic may temporarily impact local residents; however, these impacts will be managed through standard mitigation measures.
- Risk of introduction or spread of invasive alien plant species during and after construction.
- Potential disturbance to local fauna, especially small or slow-moving species during construction activities.
- Increased stormwater runoff from impervious surfaces, which may affect local drainage and water quality if not properly managed.
- Temporary soil erosion or sedimentation during site clearing and construction activities.
- Increased demand on municipal services and infrastructure, which could have indirect environmental effects if not adequately planned.

1.2. Activity alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.

Provide a description of the preferred activity alternative.

No activity alternatives exist.

Provide a description of any other activity alternatives investigated.

N/A

Provide a motivation for the preferred activity alternative.

N/A

Provide a detailed motivation if no activity alternatives exist.

N/A

List the positive and negative impacts that the activity alternatives will have on the environment.

N/A

1.3. Design or layout alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts

Provide a description of the preferred design or layout alternative.

Alternative 2 (Preferred)

Alternative 2 represents the preferred subdivision layout as depicted in **Figure 7** below. The preferred layout represents an "agri-residential" estate design that consolidates the subject parcels into a single 14.1034-hectare property to be subdivided into 76 residential erven, privately zoned open spaces, and private internal streets. This layout has a gross residential density of approximately 5.2 dwelling units per hectare, with a central distributor road forming the backbone of the development by running directly along the original alignment of the vineyard rows. Rather than employing a

continuous suburban grid, the preferred layout arranges the residential properties into distinct, village-scale hamlets embedded within the agricultural frame, promoting a strong sense of community, walkability, and a coherent street hierarchy.

Active, productive vineyards are retained as wide visual corridors running through the centre of the estate, to be managed by the adjacent winery and owned by the Homeowners' Association. Erf 1197, Stanford, although excluded from the current consolidation and subdivision application, is intended to remain undeveloped and to continue functioning as a scenic, open buffer along the southern boundary of the property, consistent with the recommendations of the accompanying Heritage Impact Assessment. All internal streets, designed with a minimum reserve width of 8.0 metres, have names inspired by wine cultivars to reinforce the vineyard theme. Architectural guidelines enforce a Western Cape regional winelands aesthetic, utilising white plaster walls, low verf-wall boundary treatments, and water-efficient landscaping restricted exclusively to locally indigenous species representative of Elim Ferricrete and Agulhas Limestone Fynbos.

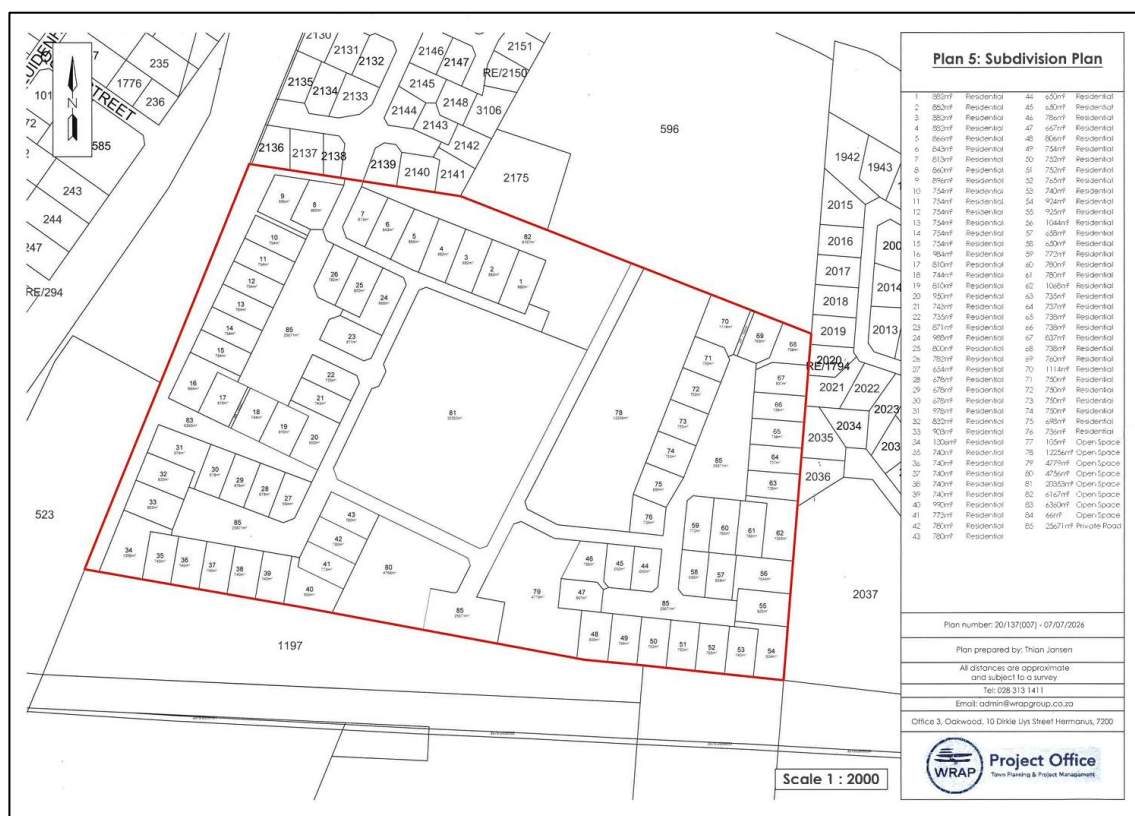


Figure 7: Preferred Site development Plan - Alternative 2.

Provide a description of any other design or layout alternatives investigated.

Alternative 1

Alternative 1 represents an earlier design and layout alternative investigated by the applicant and the professional design team for the consolidated Erven 597, 598 and 599, Stanford, as depicted in Figure 8 below. This layout proposed substantially more conventional suburban subdivision layout than the preferred Alternative 2, comprising approximately 96 residential erven which are arranged in discrete blocks of single residential erven accessed via internal loop of roads and cul-de-sac courts on either side of a single, centrally located open space of approximately 2.8 ha in extent. This

represents a materially higher erf count, and correspondingly higher gross residential density, than the 76 residential erven proposed under the preferred Alternative 2, at an equivalent overall site extent of 14.1034 ha.

The 2.8 ha central open space proposed under Alternative 1 was to comprise retained vineyards, consistent with the applicant's broader intention, carried through into the preferred alternative, of integrating the site's existing viticultural land use into the development rather than removing it. However, under Alternative 1 this retained vineyard area was consolidated into a single, undivided central block, with the residential erven arranged around its perimeter in a conventional grid-and-cul-de-sac pattern, rather than being distributed as a series of vineyard-integrated corridors running through the development, as proposed under the preferred Alternative 2.

Vehicular access under Alternative 1 was proposed via a single access point off the R326, in a comparable location to that proposed under the preferred alternative (Alternative 2), with internal circulation provided by a looped road network serving the residential blocks on the eastern and western portions of the site. Erf 1197 remains undeveloped under Alternative 1 development footprint and indicated as remaining outside the consolidated property boundary.

Reasons for Alternative 1 not being Preferred

Alternative 1 was not carried forward as the preferred Alternative for the following reasons:

- The higher residential erf count (approximately 96 erven under Alternative 1, against 76 under Alternative 2) resulted in a correspondingly higher gross residential density across the consolidated property, which was considered less consistent with Stanford's low-density, rural-village character and the density parameters supported by the OMSDF's population growth projections.
- Although Alternative 1 retained vineyards within its central open space component, the consolidation of this retained vineyard area into a single, undivided block, with residential erven arranged around its perimeter, resulted in the majority of residential erven having only peripheral visual and physical relationships to the retained agricultural land, rather than the direct, integrated relationship achieved through the distributed vineyard corridors proposed under Alternative 2. This was considered less responsive to the heritage indicators identified through the Heritage Impact Assessment process, which emphasise the vineyards functioning as a pervasive structuring element of the estate's landscape and identity, rather than a single amenity space; and
- The conventional loop-road and cul-de-sac layout employed under Alternative 1 was considered less consistent with the "hamlet"-based settlement typology recommended in the Heritage Impact Assessment, which favours a more village-scale, permeable settlement pattern over a standard suburban subdivision form.



Figure 8: Alternative 1 layout.

Provide a motivation for the preferred design or layout alternative.

The preferred design layout (Alternative 2) represents a context-sensitive spatial response that balances the primary development rights of the land with the distinctive heritage and rural character of Stanford. By consolidating Erven 597, 598, and 599 into a single 14.1034-hectare property, the development achieves an optimal, consolidated land use pattern while maintaining a scale and neighbourhood pattern appropriate to the surrounding neighbourhood context. Rather than adopting the higher residential densities technically permitted under Planning Unit 4 of the Overstrand Municipal Growth Management Strategy (OMGMS) which could accommodate up to 266 units at an average density of 12.8 dwelling units per hectare, the preferred layout (Alternative 2) purposefully establishes a low gross density of approximately 5.2 dwelling units per hectare comprising 76 residential units. This context-sensitive density ensures a harmonious spatial transition that respects the density of surrounding Planning Unit 1, thereby avoiding abrupt changes in the built environment while still contributing approximately 7% toward Stanford's projected housing demand of 1 088 new dwellings by 2031.

The preferred layout (Alternative 2) is designed around the existing agricultural structure of the site, with the main distributor road (Walker Bay Street) running along the middle of the original alignment of the vineyard rows to ensure a logical street hierarchy and clear movement corridors. Approximately 39.4% of the consolidated property is dedicated to Open Space Zone 3 (Private Open Space), which will be owned by the Homeowners' Association (HOA) and leased to the adjacent Walker Bay Winery for professional, productive cultivation and management. These active vineyard corridors serve as central landscape and identity features, ensuring that the visual and functional presence of agriculture is preserved, creating a distinctive rural-residential character that celebrates Stanford's farming legacy while delivering a modern, secure living environment.

The layout was heavily influenced by historic investigations, which led to the deliberate exclusion of Erf 1197 from the residential subdivision footprint to protect the alignment and legible landscape memory of the historic wagon route (Wa-Pad). Furthermore, building heights are strictly restricted to a maximum of 8.0 metres (two storeys) to protect panoramic

view corridors toward the mountains from the public road, and low "werf wall" boundary treatments are mandated to maintain visual permeability and landscape flow throughout the site.

The comprehensive Landscape Plan restricts all estate landscaping exclusively to water-efficient local indigenous vegetation representative of the local Elim Ferricrete Fynbos and Agulhas Limestone Fynbos, which enhances biodiversity and reduces long-term maintenance. To manage hydrological impacts, the layout utilises a Sustainable Urban Drainage System (SUDS), which channels stormwater runoff naturally through planted swales, detention basins, and meadow swales before temporarily accumulating in a purpose-designed detention pond. This green-blue system manages runoff effectively, mitigates erosion, and avoids putting an unnecessary burden on municipal piped stormwater systems. Energy resilience is also integrated into the architectural guidelines, mandating solar energy hybrid systems supplemented by gas to minimise estate reliance on the national grid.

Access off the R326 is engineered to upgrade traffic safety, incorporating a controlled entry gate with automated surveillance and sufficient stacking distance to prevent vehicular congestion along the scenic public route. By cancelling outdated right-of-way servitudes and establishing new ones along redesigned internal private streets, the estate integrates neighbouring commercial operations (Walker Bay Winery and Birkenhead Brewery) into the secure perimeter without disrupting regional connectivity. The layout is highly efficient because it utilises existing bulk services, which GLS Consulting has confirmed have sufficient capacity to support the development, subject to specific network upgrades. On a socio-economic level, the introduction of new residents will stimulate local commercial spending, while the project generates significant employment during construction and contributes substantial long-term municipal property rates and service charges to the Overstrand Municipality.

Provide a detailed motivation if no design or layout alternatives exist.

N/A

List the positive and negative impacts that the design alternatives will have on the environment.

Alternative 1

Positive Impacts

- The layout (96 units) provides a higher residential yield, contributing a greater share toward Stanford's projected housing demand.
- Excludes Erf 1197 and therefore does not affect the historic wagon route (Wa-Pad) alignment.
- Retains a single central vineyard block of approximately 2.8 ha as a landscape and identity feature.
- Ensures key mountain view corridors remain unobstructed from the R326 public scenic route.

Negative impacts

- A density of 96 residential properties (6.81 du/ha) remains relatively high for this sensitive transition zone, resulting in smaller erf sizes and a more rigid urban edge interface compared to the preferred layout.
- Stormwater runoff from roofs, paving and internal roads must be attenuated on site to prevent downstream erosion, as for Alternative 2.
- The grid of erven around a single vineyard block creates a more uniform suburban built edge, with less visual relief within the residential areas.
- The conventional loop-road and cul-de-sac layout responds less well to the hamlet typology and pedestrian permeability indicators identified in the HIA.

Alternative 2 (Preferred)

Positive Impacts

- This layout dedicates approximately 39.4% (55 578 m²) of the consolidated 14.1034-hectare property to Open Space Zone 3 (Private Open Space), this alternative allows for the retention and integration of active vineyards. Managed productively by the adjacent Walker Bay Winery, these agricultural corridors act as a central visual feature that protects Stanford's historic farming legacy and creates a distinct rural-residential aesthetic.
- The proposed gross density of approximately 5.2 dwelling units per hectare (yielding 76 residential properties) matches the prevailing spatial grain of the surrounding neighbourhood. Restricting building heights to 8.0 metres, set back from the scenic R326 corridor, and utilising low "werf wall" boundaries preserves critical view corridors toward the mountains and prevents an abrupt, insensitive transition in the built environment.
- This layout integrates a continuous network of green ecological corridors, walkways, and private open spaces throughout the estate. By restricting all landscaping exclusively to local indigenous species representative of the historical local vegetation types (Elim Ferricrete Fynbos and Agulhas Limestone Fynbos), the Landscape Plan actively rehabilitates the transformed site, enhances local pollinator pathways, and establishes stable micro-habitats.
- Compared to the high-density alternative, 76 residential units place significantly less cumulative demand on Stanford's bulk services. This load is further reduced by integrating on-site solar hybrid energy systems, utilising Sustainable Urban Drainage Systems (SUDS) with an on-site stormwater detention pond to prevent erosion, and engineering the main R326 entry with sufficient stacking distance to prevent traffic congestion

Negative impacts

- The physical footprint required for the 76 single-residential erven, services, and private internal streets (which together comprise approximately 61% of the consolidated site) will result in localised ground clearance and vegetation disturbance during construction. While the baseline vegetation is already in a highly transformed state due to historical agriculture, construction will temporarily disrupt the local soil profile.
- Delivering 76 residential units represents a significantly lower spatial yield than the 96 units proposed under Alternative 1. While this preferred layout still contributes approximately 7% toward Stanford's projected housing demand of 1 088 dwellings by 2031, the lower yield represents a planning trade-off, limiting the overall volume of residential stock introduced to the local market.
- Localised earthworks, soil stockpiling, and biophysical disturbances during the construction phase create ideal conditions for the colonisation and rapid spread of invasive alien plant species. This risk requires the implementation of an active, post-construction alien eradication programme to protect the newly established indigenous landscape edges and private open spaces.

1.4. Technology alternatives (e.g., to reduce resource demand and increase resource use efficiency) to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.

Provide a description of the preferred technology alternative:

The preferred technology alternative comprises a hybrid electricity supply combining connection to the existing municipal electricity grid with a roof mounted solar energy system, supplemented by gas where necessary. This arrangement retains the municipal grid as a reliable backstop supply for periods when the solar system is unable to meet maximum demand, while reducing the estate's overall reliance on grid-supplied electricity, consistent with the sustainability objectives of the owners' brief and with the broader environmental management principles applied throughout the design of the development.

Provide a description of any other technology alternatives investigated.

Refer to Alternative B (municipal supply only) under the positive and negative impacts below.

Provide a motivation for the preferred technology alternative.

The preferred technology alternative has been selected on the basis of confirmed engineering assessment, rather than assumed or untested capacity. The Overstrand Municipality has confirmed that access to the municipal electricity grid will be made available to service the development. The hybrid electricity supply directly gives effect to the sustainability objectives recorded in the owners' brief, which specifically requires environmental sustainability to be prioritised through the reduction of reliance on Eskom by incorporating solar energy systems, supplemented by gas where necessary. The retention of a municipal grid connection as a backstop supply ensures continuity and reliability of service to residents, while the solar component reduces the estate's overall demand on the national grid, consistent with national and provincial policy objectives around energy resilience and reduced reliance on centralised grid infrastructure.

Provide a detailed motivation if no alternatives exist.

N/A

List the positive and negative impacts that the technology alternatives will have on the environment.

Electricity Supply

Alternative A: Hybrid (Solar and Gas, where necessary)

Positive Impacts:

- Reduced dependence on Eskom generated, predominantly coal-fired electricity, resulting in a reduction in the development's operational carbon footprint relative to a grid-only supply;
- Reduced demand placed on the existing municipal electricity grid, contributing marginally to grid resilience and reducing the need for future municipal grid capacity upgrades attributable to the development;
- Supports the sustainability objectives of the owners' brief and broader provincial and national policy direction toward distributed and renewable energy generation.

Negative Impacts:

- The manufacture, transport and eventual decommissioning/disposal of photovoltaic panels and associated battery storage infrastructure carry an embedded environmental footprint (including resource extraction and electronic waste generation) that is not location-specific to the site but forms part of the lifecycle impact of the technology;
- Roof-mounted solar installations introduce a minor potential for glint and glare impacts, although this has been assessed as a low risk given the small window openings and low-rise (maximum 8 m and two storeys) nature of the proposed house typologies, and the location of the R326 and R43 to the south and east of the development, outside the primary reflection path;
- The gas supplementation component introduces a minor, localised source of greenhouse gas emissions and a fire and safety risk associated with gas storage and supply infrastructure, requiring appropriate management in terms of the EMPr.

Alternative B: Municipal Supply*Positive Impacts:*

- Simpler infrastructure with no additional embedded lifecycle impact associated with solar or gas infrastructure manufacture and eventual decommissioning.

Negative Impacts:

- Full reliance on Eskom's predominantly coal-fired generation mix, resulting in a higher indirect operational carbon footprint than the preferred hybrid alternative;
- Full transfer of the development's electricity demand onto the existing municipal grid, with no on-site generation offset, increasing the cumulative load on regional grid infrastructure; and
- Does not give effect to the sustainability objectives recorded in the owners' brief.

1.5. Operational alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.

Provide a description of the preferred operational alternative.

There are no operational alternatives being investigated for the site.

Provide a description of any other operational alternatives investigated.

N/A

Provide a motivation for the preferred operational alternative.

N/A

Provide a detailed motivation if no alternatives exist.

The proposed development relates specifically to the establishment of a residential estate on Erf 597, 598 and 599. The intent of the applicant is to provide residential dwellings in response to the growing demand for housing opportunities within the existing urban area. As such, the nature of the proposed activity is limited to the provision of residential units and associated internal infrastructure, and no operational alternatives exist.

Given the site's location within the urban edge and its historical use for agricultural purposes (vineyard cultivation), the most appropriate and sustainable use of the property is residential development. The development proposal is therefore aligned with municipal spatial planning policies, which encourage infill development, densification, and the efficient use of existing infrastructure within the urban edge of Stanford.

Alternative land uses such as commercial, agricultural, or industrial development are not considered feasible due to the surrounding context of predominantly residential land use in the area, as well as the applicant's objective to establish a residential estate. Similarly, no alternative locations are considered viable, as the subject properties are already under the ownership of the applicant and are suitably zoned and located within the serviced urban footprint.

List the positive and negative impacts that the operational alternatives will have on the environment.

N/A

1.6.	The option of not implementing the activity (the 'No-Go' Option).
Provide an explanation as to why the 'No-Go' Option is not preferred.	
The No-Go option is not considered a preferred option in this case. The main intent of the proposal is to establish single residential erven on the subject properties that will be rezoned to a Subdivisional Area to allow for consolidation and subsequent subdivision of the site. If the No-Go option were to be pursued, the properties would remain under their current zoning and agricultural (vineyard) use. No construction impacts would occur, and the open agricultural character of the site would be retained. The residential opportunity identified for the site in the OMSDF would, however, not be realised. The site is situated within the urban edge and has been earmarked for future residential development in line with municipal spatial planning policies. Retaining the status quo would therefore prevent the use of this land within the serviced urban edge and would not contribute to meeting the demand for housing opportunities. It would also fail to capitalise on existing infrastructure and services available in the area. For these reasons, the No-Go option is not preferred, as it would disregard the land's strategic location and intended planning purpose.	
1.7.	Provide an explanation as to whether any other alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts, or detailed motivation if no reasonable or feasible alternatives exist.
The site under application is regarded as the only viable and appropriate option for the proposed residential development. The subject properties are strategically located adjacent to existing residential estates to the east and north, ensuring that the proposal will integrate with the existing urban fabric and minimise any change in character to the surrounding area. The development will therefore be compatible with the established land-use context of the area. No other alternative locations have been considered by the applicant, as the subject properties are suited for this type of residential development. The site has already been transformed through previous agricultural activities, which reduces the sensitivity of the area compared to greenfield or undisturbed natural sites. Furthermore, the site is located within the existing urban edge of the Overstrand Municipality, thereby supporting compact urban growth and reducing the risk of ecological impacts in more sensitive areas, particularly within the Environmental Management Overlay Zone (EMOZ). For these reasons, no reasonable or feasible alternatives exist outside of the subject properties. Importantly, the Overstrand Municipal Spatial Development Framework (2020) identifies this site as one of the few remaining urban development opportunities earmarked for residential expansion in the area. The proposed development therefore represents the most appropriate land-use option, ensuring alignment with spatial planning objectives while avoiding unnecessary impacts elsewhere.	
1.8.	Provide a concluding statement indicating the preferred alternatives, including the preferred location of the activity.
The subject properties to be consolidated comprising Erven 597, 598, and 599 Stanford are strategically located within the demarcated Overstrand (Stanford) Urban Edge. The proposed consolidation represents a vital first step in unlocking the full development potential of these properties. By merging these three agricultural parcels into a single consolidated landholding of 14.1034 hectares, the owners can efficiently plan and subdivide the land into the various residential, recreational, and infrastructural components of the proposed development. This spatial approach promotes the optimal use of land, supporting the primary development rights of the erven under the Overstrand Municipality Land Use Scheme (OMLUS) while maintaining a scale and built pattern appropriate to the surrounding neighbourhood context. The subsequent rezoning and subdivision of this consolidated property will introduce high-quality residential opportunities to the Stanford housing market, consistent with broader human settlement trends observed across the Overstrand Municipality. By blending a contemporary secure lifestyle offering with Stanford's historic agricultural character, the development responds directly to an underserved market segment. According to the Overstrand	

Municipality Spatial Development Framework (OMSDF, 2020), housing demand in Stanford is projected to increase by approximately 1 088 additional dwellings by 2031, inclusive of lower-income households. Situated on a 14.1034-hectare consolidated site, the delivery of 76 residential units results in an appropriate gross residential density of approximately 5.2 dwelling units per hectare (du/ha). This density is in keeping with the low-density village character of Stanford and aligns with responsible, sustainable, and compact land use planning principles.

Alternative 1 (Non-Preferred)

Alternative 1 comprised 96 single residential erven of approximately 502 m² to 1 019 m², arranged on a conventional grid of internal loop roads and cul-de-sacs around a single central vineyard block of approximately 2.8 ha. A residential yield of 96 units resulted in a gross density of approximately 6.81 du/ha, which was considered too intensive for this sensitive urban-rural transition zone.

This layout was not carried forward following planning and urban design input from the heritage specialists responsible for the HIA. The smaller erven, the conventional loop-road and cul-de-sac layout, and the confinement of the retained vineyard to a single central block responded less well to the hamlet settlement typology and landscape indicators identified in the HIA. Alternative 1 was accordingly set aside in favour of Alternative 2.

Alternative 2 (Preferred)

Alternative 2 represents the preferred design and layout alternative for the development. As illustrated in the proposed Site development plan and Zoning Plan, this layout has been designed to respond to the existing agricultural structure of the site, utilising the established vineyard layout as its primary ordering element. A central distributor road (Walker Bay Street) forms the structural backbone of the development, running directly along the middle of the original vineyard rows to provide logical, efficient vehicular circulation. This main street branches into quiet internal closes such as Semillon, Sauvignon, Chardonnay, Cabernet, Syrah, Pinot Noir, and Rosé Close serving the individual residential properties.

This layout dedicates approximately 39.4% (55 578 m²) of the consolidated property to Open Space Zone 3 (Private Open Space). These spaces will retain active, working vineyards to be leased to and productively managed by the adjacent Walker Bay Winery, establishing a distinctive "agri-residential" model that supports local agricultural continuity. Under this preferred layout, Erf 1197, which does not form part of this application, remains undeveloped and functions as an open buffer of approximately 27 m to 77 m in width along the R326 to maintain scenic view corridors toward the mountains and respect the heritage of the historic Wa-Pad. Additionally, EFG Consulting Engineers and GLS Consulting have confirmed that this 76-unit layout complies with all traffic safety parameters and can be accommodated, subject to specific network upgrades, within the capacity of Stanford's bulk water, sanitation, and electrical networks.

No-Go

The "No-Go" alternative represents the scenario where the proposed consolidation, rezoning, and subdivision are denied, maintaining the status quo of the three individual Erven 597, 598, and 599 Stanford under their current Single Residential zoning. This alternative would avoid construction impacts and retain the site's agricultural use.

Furthermore, the No-Go alternative results in a socio-economic opportunity cost for the Stanford community. It would forfeit a direct capital investment of approximately R750 million, eliminate the creation of extensive construction and operational employment opportunities for local contractors and skilled tradespeople, and prevent an estimated R8 million bulk infrastructure contribution to the Overstrand Municipality. The municipality would also lose approximately R3 million in annual property rates and service charges that are essential for funding broader community upgrades.

2. "No-Go" areas

Explain what "no-go" area(s) have been identified during identification of the alternatives and provide the co-ordinates of the "no-go" area(s).

No formal "no-go" areas were identified during the assessment and comparison of alternatives for the proposed development. It is nonetheless considered important to highlight that Erf 1197, which does not form part of this application, currently remains undeveloped, functioning as a buffer along the R326. This buffer serves to preserve the rural, open character of the R326 approach to Stanford, protect scenic view corridors toward the Klein River Mountains, and respect the alignment of the historic wagon route (Wa-Pad), which traverses Erf 1197.

3. Methodology to determine the significance ratings of the potential environmental impacts and risks associated with the alternatives.

Describe the methodology to be used in determining and ranking the nature, significance, consequences, extent, duration of the potential environmental impacts and risks associated with the proposed activity or development and alternatives, the degree to which the impact or risk can be reversed and the degree to which the impact and risk may cause irreplaceable loss of resources.

An impact is any change to a resource or receptor brought about by a project component or through the execution of a project related activity. The evaluation of baseline data provides information for the process of evaluating and describing how the project could affect the biophysical and socio-economic environment.

The preferred and alternative site development plans differ mainly in the number of units, the erf sizes and the arrangement of the retained vineyards.

Impact is described according to their nature or type, as follows:

Nature / Type

Nature/ Type of impact	Definition
Positive	An impact that is considered to represent an improvement on the baseline or introduces a positive change.
Negative	An impact that is considered to represent an adverse change from the baseline, or introduces a new undesirable factor.
Direct	Impacts that result from a direct interaction between a planned project activity and the receiving environment/receptors (e.g. between occupation of a site and the pre-existing habitats or between an effluent discharge and receiving water quality).
Indirect	Impacts that result from other activities that are encouraged to happen as a consequence of the Project (e.g. in-migration for employment placing a demand on resources).
Cumulative	Impacts that act together with other impacts (including those from concurrent or planned future third-party activities) to affect the same resources and/or receptors as the Project.

Significance

Impacts are described in terms of significance. Significance is a function of the magnitude of the impact and the likelihood of the impact occurring:

Impact Magnitude	
Extent	On site – impacts that are limited to the boundaries of the development site.
	Local – impacts that affect an area in a radius of 20 km around the Development site.
	Regional – impacts that affect regionally important environmental resources or are experienced at a regional scale as determined by administrative boundaries, habitat type/ecosystem.
	National – impacts that affect nationally important environmental resources or affect an area that is nationally important/ or have macro-economic consequences
Duration	Temporary – impacts are predicted to be of short duration and intermittent/occasional.
	Short-term – impacts that are predicted to last only for the duration of the construction period.
	Long-term – impacts that will continue for the life of the Project but ceases when the project stops operating
	Permanent – impacts that cause a permanent change in the affected receptor or resource (e.g. removal or destruction of ecological habitat) that endures substantially beyond the project lifetime
	BIOPHYSICAL ENVIRONMENT
	Negligible – the impact on the environment is not detectable.
	Low – the impact affects the environment in such a way that natural functions and processes are not affected.
Intensity	Medium – where the affected environment is altered but natural functions and processes continue, albeit in a modified way.
	High – where natural functions or processes are altered to the extent that they will temporarily or permanently cease
	SOCIO-ECONOMIC
	Negligible – there is no perceptible change to people's livelihood
	Low - people/communities are able to adapt with relative ease and maintain pre-impact livelihoods
	Medium – people/communities are able to adapt with some difficulty and maintain pre-impact livelihoods but only with a degree of support
	High - affected people/communities will not be able to adapt to changes or continue to maintain pre-impact livelihoods.

Likelihood – the likelihood that an impact will occur

Likelihood	
Unlikely	The impact is unlikely to occur
Likely	The impact is likely to occur under the most conditions.
Definite	The impact will occur

Once an assessment is made of the magnitude and the likelihood, the impact significance is rated through a matrix process:

Significance				
Magnitude		Unlikely	Likely	Definite
	Negligible	Negligible	Negligible	Minor
	Low	Negligible	Minor	Minor
	Medium	Minor	Moderate	Moderate
	High	Moderate	Major	Major

Definition of significance:

Negligible	An impact of negligible significance (or an insignificant impact) is where a resource or receptor (including people) will not be affected in any way by a particular activity, or the predicted effect is deemed to be 'negligible'.
Minor	An impact of minor significance is one where an effect will be experienced, but the impact magnitude is small (with and without mitigation) and within accepted standards, and/or the receptor is of low sensitivity/value.
Moderate	An impact of moderate significance is one within accepted limits and standards. The emphasis for moderate impacts is on demonstrating that the impact has been reduced to a level that is as low as reasonably practicable. This does not necessarily mean that 'moderate' impacts have to be reduced to 'minor' impacts, but that moderate impacts are managed effectively and efficiently.
Major	An impact of major significance is one where an accepted limit or standard may be exceeded, or large magnitude impacts occur to highly valued / sensitive resource / receptors. A goal of the EIA process is to get to a position where the Project does not have any major residual impacts.

Significance of an impact is then qualified through a statement of the degree of confidence. Degree of confidence is expressed as low, medium or high.

Significance colour scale (if applicable):

Negative	Positive
Negligible	Negligible
Minor	Minor
Moderate	Moderate
Major	Major

Impact rating colour scale:

Negative	Positive
Negligible	Negligible
Low	Low
Medium	Medium
High	High

4. Assessment of each impact and risk identified for each alternative

Note: The following table serves as a guide for summarising each alternative. The table should be repeated for each alternative to ensure a comparative assessment. The EAP may decide to include this section as Appendix J to this BAR.

CONSTRUCTION PHASE

Potential impact and risk:	IMPACT 1: VEGETATION CLEARANCE		
	NO-GO	ALTERNATIVE 1	ALTERNATIVE 2 (PREFERRED)
Alternative	The site has already been transformed by vineyards and shows evidence of past disturbances. Alien invasive species are present, although in low numbers, and much of the area is covered by Kikuyu grass. Furthermore, existing gravel roads contribute to the already disturbed nature of the site.	This layout alternative will result in the clearance of transformed vegetation (historically Elim Ferricrete Fynbos) for the establishment of 96 residential erven, representing a higher-density development compared to the preferred layout (Alternative 2).	This alternative option is designed to reduce the overall development footprint by limiting the number of residential erven to 76, compared to 96 erven in Alternative 1. Vegetation clearance will therefore be reduced, with impacts largely confined to already transformed Elim Ferricrete Fynbos areas and previously disturbed portions of the site (including vineyards, Kikuyu grass cover, and gravel roads).
Nature of impact:	N/A	Direct Negative	Direct Negative
Extent and duration of impact:	On site & Permanent	On site & Permanent	On site & Permanent
Consequence of impact or risk:	N/A	The development will result in only a marginal loss of already transformed vegetation	The development will result in only a marginal loss of already transformed vegetation
Probability of occurrence:	N/A	Definite	Definite
Degree to which the impact may cause irreplaceable loss of resources:	N/A	Marginal Loss	Marginal Loss
Degree to which the impact can be reversed:	N/A	Irreversible	Irreversible
Indirect impacts:	The development will result in only a marginal loss of already transformed vegetation		
Cumulative impact prior to mitigation:	N/A	LOW	LOW
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	N/A	Low	Low
Degree to which the impact can be avoided:	Low	Low	Low
Degree to which the impact can be managed:	Low	Low	Low
Degree to which the impact can be mitigated:	Low	Low	Low
Proposed mitigation:	N/A		

Residual impacts:	N/A	Low	Low
Cumulative impact post mitigation:	N/A	Low	Low
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	N/A	Low	Low
Potential impact and risk:	IMPACT 2: SOCIOECONOMIC IMPACTS		
Alternative	NO-GO	ALTERNATIVE 1	ALTERNATIVE 2 (PREFERRED)
	No construction activity occurs; no employment, skills development, material procurement, or economic injection into the local economy.	Significant temporary employment opportunities, skills development, and stimulation of the local Stanford and Overstrand economy through the engagement of local contractors and suppliers, at a construction scale commensurate with 96 residential units.	Significant temporary employment opportunities, skills development, and stimulation of the local Stanford and Overstrand economy through the engagement of local contractors and suppliers, at a construction scale commensurate with 76 residential units.
Nature of impact:	Negative	Positive	Positive
Extent and duration of impact:	N/A	Local; Short-term	Local; Short-term
Consequence of impact or risk:	N/A	Improved livelihoods for the local community	Improved livelihoods for the local community
Probability of occurrence:	N/A	Definite	Definite
Degree to which the impact may cause irreplaceable loss of resources:	N/A	N/A	N/A
Degree to which the impact can be reversed:	N/A	N/A	N/A
Indirect impacts:	N/A	N/A	N/A
Cumulative impact prior to mitigation:	N/A	House provisions and job creation during construction phase	House provisions and job creation during construction phase
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	N/A	High Positive	High Positive
Degree to which the impact can be avoided:	N/A	N/A	N/A

Degree to which the impact can be managed:	N/A	High	High
Degree to which the impact can be mitigated:	N/A	High	High
Proposed mitigation:	N/A	1. Ensure labour force is sourced locally as far as possible. 2. Consider gender balance when sourcing labour.	1. Ensure labour force is sourced locally as far as possible. 2. Consider gender balance when sourcing labour.
Residual impacts:	N/A	Improved livelihoods and skill transfer	Improved livelihoods and skill transfer
Cumulative impact post mitigation:	N/A	Job creation and skill transfer to local community	Job creation and skill transfer to local community
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	N/A	High Positive	High Positive
Potential impact and risk:	IMPACT 3: VISUAL IMPACTS		
Alternative	NO-GO	ALTERNATIVE 1	ALTERNATIVE 2 (PREFERRED)
	N/A; no construction activity occurs; existing agricultural landscape and vineyard character retained.	Visual impacts of construction site and construction activities.	Visual impacts of construction site and construction activities.
Nature of impact:	N/A	Negative	Negative
Extent and duration of impact:	N/A	Local; short-term	Local; short-term
Consequence of impact or risk:	N/A	Partial loss of vegetation being replaced by concrete; as well as visibility of the construction activities.	Partial loss of vegetation being replaced by concrete; as well as visibility of the construction activities.
Probability of occurrence:	N/A	Definite	Definite
Degree to which the impact may cause irreplaceable loss of resources:	N/A	N/A	N/A
Degree to which the impact can be reversed:	N/A	Irreversible	Irreversible
Indirect impacts:	N/A	None	None
Cumulative impact prior to mitigation:	N/A	Visual impacts associated with construction.	Visual impacts associated with construction.

Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	N/A	Low	Low
Degree to which the impact can be avoided:	N/A	Medium	Medium
Degree to which the impact can be managed:	N/A	Medium	Medium
Degree to which the impact can be mitigated:	N/A	High	High
Proposed mitigation:	N/A	→ Good design approved by local authority. → Good housekeeping of construction site and working areas. → Screen the visual elements of site construction camp with netting. → Locate the site camp in a transformed area. Not on proposed Open Space. → Site officer to walk the site on a daily basis to check for general site aesthetics and visual impacts, particularly prior to weekends and holidays. → Officer to ensure that waste and batching areas are correctly screened and secured to prevent spread by wind, rain or animals.	→ Good design approved by local authority. → Good housekeeping of construction site and working areas. → Screen the visual elements of site construction camp with netting. → Locate the site camp in a transformed area. Not on proposed Open Space. → Site officer to walk the site on a daily basis to check for general site aesthetics and visual impacts, particularly prior to weekends and holidays. → Officer to ensure that waste and batching areas are correctly screened and secured to prevent spread by wind, rain or animals.
Residual impacts:	N/A	Change of sense of place due to construction activities and construction workers.	Change of sense of place due to construction activities and construction workers.
Cumulative impact post mitigation:	N/A	Typical visual impacts associated with a construction site	Typical visual impacts associated with a construction site
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	N/A	Low Negative	Low Negative
Potential impact and risk:	IMPACTS 4: DUST IMPACTS		
Alternative	NO-GO	ALTERNATIVE 1	ALTERNATIVE 2 (PREFERRED)
	Status quo maintained; no construction or earthworks	Dust generated from site clearing and site preparation.	Dust generated from site clearing and site preparation.
Nature of impact:	Neutral / Not Applicable	Negative	Negative

Extent and duration of impact:	On-site & Permanent (status quo)	Local, short term	Local, short term
Consequence of impact or risk:	None	Visual and health impacts Nuisance for residents adjacent to the site.	Visual and health impacts Nuisance for residents adjacent to the site.
Probability of occurrence:	Unlikely	Likely	Likely
Degree to which the impact may cause irreplaceable loss of resources:	None	Low	Low
Degree to which the impact can be reversed:	None	High	High
Indirect impacts:	None	Potential for reduced visibility in general area. Potential for allergic reactions in people allergic to dust.	Potential for reduced visibility in general area. Potential for allergic reactions in people allergic to dust.
Cumulative impact prior to mitigation:	N/A	Dust may be generated as a result of earthmoving activities required for construction and development.	Dust may be generated as a result of earthmoving activities required for construction and development.
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	N/A	High negative	High negative
Degree to which the impact can be avoided:	N/A	High	High
Degree to which the impact can be managed:	N/A	High	High
Degree to which the impact can be mitigated:	N/A	High	High
Proposed mitigation:	N/A	→ Maintain ground cover for as long as possible to reduce the total surface area exposed to wind. Do not clear entire plots and rather clear building sites only . → Ensure vehicle speed limits on site are kept to a minimum. → Delivery vehicles to keep loads covered. → Cover fine material stockpiles. → Wet dry and dusty surfaces using non-potable water.	→ Maintain ground cover for as long as possible to reduce the total surface area exposed to wind. Do not clear entire plots and rather clear building sites only . → Ensure vehicle speed limits on site are kept to a minimum. → Delivery vehicles to keep loads covered. → Cover fine material stockpiles. → Wet dry and dusty surfaces using non-potable water. Staff to wear correct PPE if dust is generated for long periods. Road surfaces to be swept and kept clean of sand and fine materials.

		Staff to wear correct PPE if dust is generated for long periods. Road surfaces to be swept and kept clean of sand and fine materials.	
Residual impacts:	N/A	None	None
Cumulative impact post mitigation:	N/A	Dust generated during construction, mitigation successful.	Dust generated during construction, mitigation successful.
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	N/A	Very-Low Negative	Very-Low Negative
Potential impact and risk:	IMPACT 5: NOISE IMPACT		
Alternative	NO-GO	ALTERNATIVE 1	ALTERNATIVE 2
	N/A	Noise generated by vehicles and machinery during construction phase.	Noise generated by vehicles and machinery during construction phase.
Nature of impact:	N/A	Negative	Negative
Extent and duration of impact:	N/A	Local, short term	Local, short term
Consequence of impact or risk:	N/A	Noise disturbance to transient receptors, i.e. motorists, pedestrians, residents.	Noise disturbance to transient receptors, i.e. motorists, pedestrians, residents.
Probability of occurrence:	N/A	Likely	Likely
Degree to which the impact may cause irreplaceable loss of resources:	N/A	Will not impact on resources	Will not impact on resources
Degree to which the impact can be reversed:	N/A	High	High
Indirect impacts:	N/A	None	None
Cumulative impact prior to mitigation:	N/A	Noise from construction works	Noise from construction works
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	N/A	High negative	High negative
Degree to which the impact can be avoided:	N/A	Medium - High	Medium - High
Degree to which the impact can be managed:	N/A	Medium - High	Medium - High

Degree to which the impact can be mitigated:	N/A	High	High
Proposed mitigation:	N/A	→ Limit noise levels (e.g. install and maintain silencers on machinery) → Provide protective wear for workers i.e. ear plugs. → Ensure that construction vehicles and machinery are maintained regularly to reduce noise generation. Restrict construction to normal work hours.	→ Limit noise levels (e.g. install and maintain silencers on machinery) → Provide protective wear for workers i.e. ear plugs. → Ensure that construction vehicles and machinery are maintained regularly to reduce noise generation. Restrict construction to normal work hours.
Residual impacts:	N/A	None	None
Cumulative impact post mitigation:	N/A	Typical noise impacts associated with a construction site.	Typical noise impacts associated with a construction site.
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	N/A	Very Low Negative	Very Low Negative
POTENTIAL IMPACT AND RISK:	IMPACT 6: HERITAGE, PALAEOONTOLOGICAL RESOURCE, ARCHAEOLOGICAL AND CULTURAL LANDSCAPE		
Alternative	NO-GO	ALTERNATIVE 1	ALTERNATIVE 2 (PREFERRED)
	Status quo maintained; no civil earthworks, site clearing, or ground excavation occurs	Bulk earthworks, road construction, and utility excavations exceeding 1.5 m to 2.0 m depth penetrating unweathered Ceres Subgroup bedrock may result in loss of fossil heritage by destruction, movement or sealing in of fossil heritage in or below the earth's surface.	
Nature of impact:	Neutral / Not Applicable	Direct Negative	Direct Negative
Extent and duration of impact:	On-site & Permanent (status quo)	Local; Short-term	Local; Short-term
Consequence of impact or risk:	None	Potential destruction, disturbance, or permanent sealing in of fossiliferous marine invertebrate fauna in Ceres Subgroup bedrock	Potential destruction, disturbance, or permanent sealing in of fossiliferous marine invertebrate fauna in Ceres Subgroup bedrock
Probability of occurrence:	Unlikely	Definite	Definite
Degree to which the impact may cause irreplaceable loss of resources:	None	Complete Loss of subsurface fossils if unmitigated; Low / Marginal Loss for surface cultural elements	Complete Loss of subsurface fossils if unmitigated; Low / Marginal Loss for surface cultural elements
Degree to which the impact can be reversed:	None	Irreversible for damaged fossils;	Irreversible for damaged fossils;

		Reversible / High for visual construction elements	Reversible / High for visual construction elements
Indirect impacts:	None	Potential discovery and scientific curation of previously unexposed Devonian marine invertebrate fossils	Potential discovery and scientific curation of previously unexposed Devonian marine invertebrate fossils
Cumulative impact prior to mitigation:	None	High Negative (Palaeontology) due to deep excavations in fossiliferous bedrock	High Negative (Palaeontology) due to deep excavations in fossiliferous bedrock
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Neutral	Very High Negative (Palaeontology) High Negative (Cultural Landscape)	Very High Negative (Palaeontology) / High Negative (Cultural Landscape)
Degree to which the impact can be avoided:	High	High (achieved by excluding Erf 1197 from the development footprint and avoiding intact surface heritage)	High (achieved by excluding Erf 1197 from the development footprint and avoiding intact surface heritage)
Degree to which the impact can be managed:	High	High	High
Degree to which the impact can be mitigated:	High	High	High
Proposed mitigation:	N/A	Heritage Resources: - Implement the Palaeontological Chance Find Protocol (EMPr, Appendix H) during all ground-breaking and excavation works. - Appoint an independent ECO to monitor earthworks, including all excavations deeper than 1.5 m or exposing fresh bedrock. - On discovery of any fossil material, stop all work within a 10 m radius, secure the find in situ, and notify HWC within 24 hours. - Do not resume work within 10 m of the find until HWC has given written permission. - Include fossil identification and chance find procedures in the site induction training for all personnel and in the civil contracts. Archaeological and Cultural Landscape - Fence off the Ficus trees with a protection zone around the drip line of each tree. No excavation, compaction, materials storage, stockpiling or trenching may take place in this zone. Trenching near the trees must be done by hand under the supervision of the ECO. - Demarcate the retained vineyard blocks as no-go areas for vehicles, stockpiling, storage and the handling of hazardous substances. - Do not disturb the milkwood trees. No construction activity may take place within their canopy zones. - No tree may be removed or pruned without the approval of the ECO. - Report any damage to the ECO immediately. Damage must be remedied in consultation with a horticulturist or landscape architect.	

		- If any archaeological material, historical remains or human remains are exposed, all work in the vicinity must stop immediately and the area must be secured. - The find must be reported to the ECO, who must inform HWC without delay. - No such material or grave may be disturbed, moved or removed without a permit in terms of Sections 35 and 36 of the NHRA. - Work in the affected area may not resume until HWC has authorised it in writing. - The induction training and site protection procedures of the Chance Find Protocol apply equally to these finds.	
Residual impacts:	None	Medium	Medium
Cumulative impact post mitigation:	None	Medium	Medium
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Neutral	Medium negative	Medium negative (-)
POST CONSTRUCTION PHASE (OPERATIONAL)			
Potential impact and risk:	IMPACT 1: SOCIOECONOMIC IMPACTS		
Alternative	NO-GO	ALTERNATIVE 1	ALTERNATIVE 2
	N/A	Access to permanent employment for the community individuals through housekeeping and gardening.	Access to permanent employment for the community individuals through housekeeping and gardening.
Nature of impact:	N/A	Positive	Positive
Extent and duration of impact:	N/A	Local; short-term	Local; short-term
Consequence of impact or risk:	N/A	Improved livelihoods	Improved livelihoods
Probability of occurrence:	N/A	Definite	Definite
Degree to which the impact may cause irreplaceable loss of resources:	N/A	N/A	N/A
Degree to which the impact can be reversed:	N/A	N/A	N/A
Indirect impacts:	N/A	N/A	N/A
Cumulative impact prior to mitigation:	N/A	Access to employment for the community during the operational phase; Job creation;	Access to employment for the community during the operational phase; Job creation;

Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	N/A	High	High
Degree to which the impact can be avoided:	N/A	N/A	N/A
Degree to which the impact can be managed:	N/A	High	High
Degree to which the impact can be mitigated:	N/A	N/A	N/A
Proposed mitigation:	N/A	1. Ensure labour force is sourced locally as far as possible. 2. Consider gender balance when sourcing labour	1. Ensure labour force is sourced locally as far as possible. 2. Consider gender balance when sourcing labour
Residual impacts:	N/A	Improved livelihoods	Improved livelihoods
Cumulative impact post mitigation:	N/A	Improved livelihoods	Improved livelihoods
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	N/A	High Positive	High Positive
Potential impact and risk:	IMPACT 2: VISUAL IMPACTS		
Alternative	NO-GO	ALTERNATIVE 1	ALTERNATIVE 2 PREFERRED
	Status quo maintained; property remains underutilised under Single Residential zoning	Long-term visual presence of 96 low-density units arranged on a grid around a single central vineyard block of approximately 2.8 ha.	Long-term visual presence of 76 low-density units arranged in compact "hamlet" clusters, integrated with 39.4% (55 578 m ²) retained active vineyards and green open space corridors
Nature of impact:	N/A	Direct Negative	Direct Negative (softened by landscape-led winelands design)
Extent and duration of impact:	N/A	Local; Permanent	Local; Permanent
Consequence of impact or risk:	N/A	Controlled transformation from an agricultural forecourt to a village-scale agri-residential layout; mountain view corridors preserved across central vineyard blocks	
Probability of occurrence:	N/A	Definite	Definite

Degree to which the impact may cause irreplaceable loss of resources:	N/A	Low / Marginal loss (surface transformed by agriculture; open view corridors maintained)	Low / Marginal loss (surface transformed by agriculture; open view corridors maintained)
Degree to which the impact can be reversed:	N/A	Irreversible	Irreversible
Indirect impacts:	N/A	Minor potential light spill or altered night-time rural ambience if unmanaged; enhanced public walkability via <i>Wandelpad</i> linkages	Minor potential light spill or altered night-time rural ambience if unmanaged; enhanced public walkability via <i>Wandelpad</i> linkages
Cumulative impact prior to mitigation:	N/A	Moderate Negative cumulative visual impact along the R326 entrance corridor.	Moderate Negative cumulative visual impact along the R326 entrance corridor.
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	N/A	High	Medium
Degree to which the impact can be avoided:	N/A	High	High
Degree to which the impact can be managed:	N/A	High	High
Degree to which the impact can be mitigated:	N/A	High	High
Proposed mitigation:	N/A	→ Ensure good design, approved by the local authority. → Maintain good housekeeping of the construction site and working areas. → Locate the site camp, laydown areas, stockpiles and parking within the development footprint in a transformed area, not on the proposed Open Space or the retained vineyards, and sited so as to be as inconspicuous as possible from the scenic routes. → Screen the visual elements of the site camp with netting. → Keep the extent of cleared ground at any time to the minimum required by the construction programme, and clear building sites and services corridors only. → Keep stockpiles low and away from the site boundaries. → Site fencing and hoarding along the external edges must be visually recessive in colour and material. Precast concrete or "vibracrete" walls,	→ Ensure good design, approved by the local authority. → Maintain good housekeeping of the construction site and working areas. → Locate the site camp, laydown areas, stockpiles and parking within the development footprint in a transformed area, not on the proposed Open Space or the retained vineyards, and sited so as to be as inconspicuous as possible from the scenic routes. → Screen the visual elements of the site camp with netting. → Keep the extent of cleared ground at any time to the minimum required by the construction programme, and clear building sites and services corridors only. → Keep stockpiles low and away from the site boundaries. → Site fencing and hoarding along the external edges must be visually recessive in colour and material. Precast concrete or "vibracrete" walls, unpainted cement block walls, razor wire and billboards are prohibited along scenic routes. Only statutory and safety signage may be displayed.

		unpainted cement block walls, razor wire and billboards are prohibited along scenic routes. Only statutory and safety signage may be displayed. → Limit night-time construction lighting to that necessary for safety and security. Fixtures must be shielded and directed downwards so that light remains within the site, and must be switched off when not required. → The site officer must walk the site daily to check general site aesthetics and visual impacts, particularly prior to weekends and holidays. → The site officer must ensure that waste and batching areas are correctly screened and secured to prevent spread by wind, rain or animals. → Rehabilitate disturbed areas outside the building footprints as soon as practicable, in accordance with the approved landscape plan, using locally indigenous species.	→ Limit night-time construction lighting to that necessary for safety and security. Fixtures must be shielded and directed downwards so that light remains within the site, and must be switched off when not required. → The site officer must walk the site daily to check general site aesthetics and visual impacts, particularly prior to weekends and holidays. → The site officer must ensure that waste and batching areas are correctly screened and secured to prevent spread by wind, rain or animals. → Rehabilitate disturbed areas outside the building footprints as soon as practicable, in accordance with the approved landscape plan, using locally indigenous species.
Residual impacts:	N/A	Low	Low
Cumulative impact post mitigation:	N/A	Low	Low
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Neutral	Low Negative	Low Negative

SECTION I: FINDINGS, IMPACT MANAGEMENT AND MITIGATION MEASURES

1.	Provide a summary of the findings and impact management measures identified by all Specialist and an indication of how these findings and recommendations have influenced the proposed development.
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Summary of the Findings

Vegetation/Botanical

Findings

The site is currently in a transformed state, characterised by the occurrence of secondary vegetation, including alien vegetation, kikuyu grass, and areas of bare soil resulting from historic and ongoing agricultural activity. According to the South African Vegetation Map (2024), the vegetation type originally occurring on the subject property is classified as Elim Ferricrete Fynbos, an Endangered ecosystem type. However, the site-based screening undertaken by the Environmental Assessment Practitioner (EAP) confirmed that no remnants of this original vegetation type remain on the property, and no evidence of species representative of the Endangered vegetation type was observed, confirming that it has been effectively lost as a result of past farming practices.

Impact Management Measures

As no intact natural vegetation or other sensitive botanical features are present, no dedicated botanical specialist study or associated mitigation measures were triggered. Standard construction-phase vegetation management measures are nonetheless recommended, including limiting clearance to the approved development footprint and appropriate disposal (rather than stockpiling or spreading) of alien vegetation removed during construction.

Influence on the Proposed Development

Because the site's Endangered vegetation type has already been completely transformed, the proposed development's layout was not constrained by remnant botanical sensitivity. This finding informed the EAP's decision that a dedicated botanical specialist study was not required and allowed the development's design response to be directed primarily toward the site's heritage, visual and hydrological sensitivities, discussed below, rather than toward biodiversity avoidance or offset requirements.

Heritage Impact and Cultural Landscape

Findings

A Cultural Landscape Study, incorporating a Heritage Impact Assessment (HIA) and Visual Impact Assessment (VIA), was undertaken by Cape Cultural Landscapes (L. Jansen and M. Franklin; amended September 2026). The study found that, notwithstanding the transformed condition of the site's vegetation, the property retains significant associative heritage value as part of the agricultural forecourt/gateway to historic Stanford. Key heritage-sensitive resources identified include the historic wagon route (dictating the "skew" alignment of the erven), the Millstream and the natural spring "Die Oog," the established vineyard row structure, and the 25 m scenic route buffer along the R326. The study further found that the site should be understood within a broader, currently unformalised, urban-edge planning context for Stanford East.

Impact Management Measures

- Implement the Palaeontological Chance Find Protocol (EMPr, Appendix H) during all ground-breaking and excavation works.
- Appoint an independent ECO to monitor earthworks, including all excavations deeper than 1.5 m or exposing fresh bedrock.
- On discovery of any fossil material, stop all work within a 10 m radius, secure the find in situ, and notify HWC within 24 hours.
- Do not resume work within 10 m of the find until HWC has given written permission.
- Include fossil identification and chance find procedures in the site induction training for all personnel and in the civil contracts.

Influence on the proposed development

Historical aerial photography confirmed the presence of a historic wagon route (*Wa-Pad*) traversing the landscape in a northeast-to-southwest direction, which originally dictated the diagonal boundary alignment of Erven 597, 598, and 599 relative to the surrounding cadastral grid. To respect this historical movement axis, the alignment of the internal entrance road and southern erf boundaries was directly angled to follow the route, while Erf 1197 containing the wagon route alignment itself does not form part of the application and currently functions as an undeveloped visual buffer of approximately 27 m to 77 m in width along the R326.

In addition to the wagon route, the established agricultural geometry of the property informed the primary infrastructure, prompting designers to engineer the main internal distributor road (Walker Bay Street) directly along the central alignment of the existing vineyard rows. Rather than eliminating the agricultural character of the site, the layout incorporates an agri-residential model where approximately 39.4% (55 578 m²) of the consolidated property is retained as active, working vineyards. These vineyards will be owned by the Home Owners' Association and leased to the adjacent Walker Bay Winery for ongoing commercial cultivation, ensuring the permanent preservation of Stanford's working agricultural forecourt.

Addressing the regional settlement context, initial high-density development proposals (Alternative 1) were not carried forward due to their higher density and weaker fit with the village scale. Informed by public engagement and heritage indicators, the site layout transitioned to Alternative 2, comprising 76 single residential erven arranged in compact "hamlet" clusters at a low gross density of approximately 5.2 dwelling units per hectare to reflect traditional Cape winelands settlement patterns. To protect mountain view corridors along the adjacent R326 designated a Route of Regional Scenic Significance under the Overstrand Heritage Protection Overlay Zone (HPOZ) the development is separated from the R326 by Erf 1197, which lies outside the application; the layout restricts perimeter boundary treatments to traditional low *werf* walls (<1.2 m), and limits estate entry points to modest, recessed gateways not exceeding 10 metres in width.

Specific botanical and hydrological features were also integrated directly into the spatial framework, including a continuous north-south green open-space corridor and the preservation of an established Fig tree avenue within individual erf boundaries. Furthermore, recognising the historical relationship between Stanford's urban morphology and the Millstream, natural spring (*Die Oog*), and Klein River, the main entrance and a secondary pedestrian gate are configured to connect directly with the public Wandelpad trail during regulated hours to extend public walking loops.

Finally, all top structures are governed by strict Architectural Design Guidelines adhering to the Stanford Style, mandating white parapet gables, unbroken white plaster walls, vertical window proportions, a maximum building height of 8.0 metres (two storeys), and water-efficient locally indigenous landscaping. From a subsurface heritage perspective, because deep civil excavations exceeding 1.5 to 2.0 metres penetrate the fossiliferous sedimentary bedrock of the Devonian Ceres Subgroup

(possessing Very High Palaeontological Sensitivity), a mandatory Palaeontological Chance Find Protocol is enforced, requiring Environmental Control Officer monitoring, staff induction training, an immediate 10-metre work stoppage upon any fossil discovery, and notification to Heritage Western Cape within 24 hours.

2. List the impact management measures that were identified by all Specialist that will be included in the EMPr

Heritage Impact Assessment and Cultural Landscape

Mitigation measures recommended by the specialist:

- Implement the Palaeontological Chance Find Protocol (EMPr, Appendix H) during all ground-breaking and excavation works.
- Appoint an independent ECO to monitor earthworks, including all excavations deeper than 1.5 m or exposing fresh bedrock.
- On discovery of any fossil material, stop all work within a 10 m radius, secure the find in situ, and notify HWC within 24 hours.
- Do not resume work within 10 m of the find until HWC has given written permission.
- Include fossil identification and chance find procedures in the site induction training for all personnel and in the civil contracts.

Cultural Landscape Assessment

Mitigation Measures proposed

- Historic alignment should be respected and enhanced. In this instance (HPOZ guidelines): to protect and enhance the relationship of the village to the Klein River and the natural spring, “Die Oog”, to the south east, which underpins the role of water in the origins and evolution of the place. and development guidelines by Bauman et al: Enhance the role of “die Oog” and the river in providing the green historical frame to the village.
- Historic layering of the old wagon route can be celebrated by utilising it as a pedestrian network in an east-west alignment, connecting the new development with the historic town.
- Within the 25 m scenic route setback (guidelines), provision could be made for pedestrian movement along the R326 to connect back to Stanford as per the SDF 2050 vision: Maintain or improve the comfort and safety of pedestrians and cyclists on main pedestrian and cycling routes, routes connecting schools and centres, by means of adequate road space allocation, the management of traffic speed and volumes.
- To maintain a village pattern, garages should be set back 4m from the street front (HPOZ guidelines). Houses should be directly on the street, and the use of stoeps encouraged.
- Provide a range of erf sizes and compositions to introduce variation in the visual reading of the estate along the scenic route.
- Vineyards should remain as an open space structuring system.
- Outdoor spaces must be designed so that the landscape appears to flow throughout the site. Extensions on coverage will be discouraged.
- Any development proposal would be a visual intrusion on the flat, open character of the site, which acts as a forecourt/gateway to the historic town of Stanford, and should be carefully considered. Scenic route guidelines (by Overstrand Municipality, 2020). Visually impermeable walls or fencing, substations, electrical infrastructure, kiosks, trees and hedges which block significant mountain and coastal views and sites of heritage significance will not be permitted. The development could utilise the pattern of lush, dense, and biodiverse vegetation, functioning as both an ecological and social corridor found elsewhere in Stanford, However, it is important to ensure that views from the road that is across low shrubs or cultivated fields are maintained towards the town of Stanford. Along this corridor, low-growing wetland plants need to be incorporated.
- Ensure that environmentally sensitive areas, significant cultural landscapes and heritage sites are protected and enhanced Ensure that new development reflects and enhances the distinct built environment, natural vegetation and

heritage context in which it is located. (SDF 2050 vision) Overstrand Municipality: The layout and design of new buildings must respect local traditions and settlement patterns in terms of the placement and alignment of buildings on sites.

- Edge treatment should reflect this agricultural character in how it addresses stormwater. Open swales should be incorporated. Kerbs could be excluded, allowing stormwater to drain freely into swales and significantly reducing road construction costs and the need for expensive kerbs. Grass blocks as edges could be an effective transition material to prevent erosion.
- Entrance gateways should be recessive and modest in appearance, and align to existing policies for development within a scenic route (Scenic route guidelines)
 - Gateways must be recessive in character and limited in scale.
 - Entrance gateways must step back from the boundary line and must not exceed 10 m in width.
- Movement corridor that function as part of the open space network needs to form linkages to connect to the existing Wandelpad to create a cohesive whole and be done in such a way as to fulfil the SDF 2050 vision: Ensure that facilities/amenities cater for the needs of all of the Overstrand's inhabitants, including those reliant on public transport, the elderly, and the physically impaired.
- Community nodes need to be incorporated as part of this open space network as per the vision of the 2050: Create a network of well-designed public spaces that support participation in social, recreational and cultural events.
- Offer a range of housing opportunities and choices that facilitate intergenerational living and accommodate a diversity of income groups, aligning with the vision of the SDF: Ensure that mixed-use densification of land uses is achieved when managing urban growth.
- Respect specific place-based compositional features where they are found within the landscape, aligning to the 2050 SDF vision: Encourage and support the development of networks of open space that sustain and enhance ecosystem functioning, connect fragments of vegetation, protect waterways and regenerate the natural environment.
- Water capture and sustainable management strategies should be incorporated.
 - Water-wise landscaping incorporating local indigenous planting should be considered to minimise excessive need for irrigation.
 - Options such as greywater reuse should be considered from the outset.
- Encourage continuous corridors of planting that facilitate movement across a site. Allow tree canopies to touch.

3.	List the specialist investigations and the impact management measures that will not be implemented and provide an explanation as to why these measures will not be implemented.
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The following HIA recommendations are only partially implemented or fall outside the control of the applicant (refer to the compliance matrix in the amended HIA, September 2026):

Formal agreement to secure Erf 1197 as public visual, ecological and social infrastructure: Erf 1197 does not form part of this application. The recommendation is directed at the Overstrand Municipality and the developer and cannot be secured through this application.

Wa-Pad east-west pedestrian and cycle route to Queen Victoria Street: partially complies, as the route alignment lies on Erf 1197.

25 m scenic route buffer with low-growing indigenous wetland planting along the R326: does not apply or partially complies, as the buffer falls on Erf 1197.

Recessive entrance gateways (maximum 10 m wide): partially complies; gateway details are pending and will be confirmed through the Architectural Design Guidelines.

Erf size variation: erf sizes range from approximately 650 m² to 1 306 m².

The amended HIA recommendation for cluster-level security (rather than a perimeter-secured estate – the feasibility of this is to be confirmed by the developer and may not present as a practical option.

Rainwater harvesting and greywater reuse.

4. Explain how the proposed development will impact the surrounding communities.

The proposed development is anticipated to have a range of impacts, predominantly positive, on the surrounding Stanford community. These impacts, and the manner in which the development seeks to embed itself within the existing social fabric of the town, are addressed below.

Contribution to Housing Supply

The consolidation and subdivision of Erven 597, 598 and 599, Stanford, to accommodate 76 single residential erven will make a measurable contribution towards addressing the housing demand identified for Stanford. The Overstrand Municipality Spatial Development Framework (OMSDF, 2020) projects an increase in housing demand of approximately 1 088 additional dwellings by 2031, inclusive of lower-income households. The proposed development, providing 76 dwelling units at a gross residential density of approximately 5.2 dwelling units per hectare, represents a planned and controlled response to a portion of this identified need, undertaken in a manner consistent with the scale and character of the surrounding neighbourhood.

Employment Generation

The development is expected to generate both direct and indirect employment opportunities for the local community. During the construction phase, employment will arise from earthworks, infrastructure installation, and the construction of residential units. During the operational phase, ongoing employment opportunities will be generated through estate maintenance, landscaping, security services, and the management of the vineyard areas retained within the development, which will continue to be cultivated by the adjoining winery. These opportunities are anticipated to benefit residents of Stanford and the broader Overstrand area.

Local Economic Stimulation

The presence of the development is anticipated to stimulate economic activity within the surrounding community. An increase in the resident population is likely to generate additional demand for local retail, hospitality and service-related businesses, creating potential for the expansion of existing enterprises and the establishment of new ones. The development will also contribute to an increase in the Municipal rates base, which may in turn support the provision and maintenance of municipal infrastructure and services within Stanford.

Social Integration and Community Concerns

The proposed development has been designed with reference to a broader community-informed planning process, including engagement with the Stanford Planning Group and the Stanford Heritage Committee. Through this process, the development has adopted a clustered settlement approach that retains agricultural land and vineyard areas, incorporates community nodes (including an amphitheatre area functioning as a public facility), and provides for a pedestrian gate connecting to the existing Wandelpad, to be opened to the public during regulated hours. These measures are intended to support integration between the development and the surrounding town, rather than the creation of an isolated, gated enclave.

It should, however, be recorded that stakeholders raised concerns during the public participation process regarding the potential for the development, in the form of a gated community, to create a physical and social separation between the historic village and new development to the east of Stanford. Stakeholders advocated for public servitudes, pedestrian circuits, and a neighbourhood centre in place of conventional retail provision, in order to preserve Stanford's social character and ensure the development "gives back" to the town through shared amenities and ecological corridors. The development's

provision of public pedestrian access, community nodes, and retained open space represents a partial response to these concerns, although permeability into the estate remains limited to two entrances and restricted opening hours.

5.	Explain how the risk of climate change may influence the proposed activity or development and how has the potential impacts of climate change been considered and addressed.
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The proposed development is aligned with the adjacent existing land uses and surrounding developments and will not, in itself, be a significant contributor to greenhouse gas emissions or other direct drivers of climate change. Notwithstanding this, the potential impacts of climate change on the site and surrounding area have been assessed and have informed specific aspects of the proposed layout, infrastructure and design, as set out below.

Climate-related risks relevant to the site

The site is predominantly flat and drains toward the Klein River, along whose northern boundary a floodplain and associated wetlands occur. Oral accounts indicate that stormwater issues have already arisen in the area following the construction of the R326, which the proposed development's design will need to address to avoid exacerbating localised flooding or erosion.

The Overstrand region is subject to periodic drought conditions, and the town of Stanford has a documented historic reliance on the Millstream, fed by the "Die Oog" spring, as its primary water source. Increased frequency or severity of drought conditions may place additional pressure on municipal and private water supply to the development.

Increases in ambient and surface temperatures may affect building energy demand (particularly cooling load) and the water requirements of landscaped and vineyard areas retained on the site.

The site is located inland, at an elevation of between approximately 10 m and 50 m above sea level and drains toward the Klein River rather than being directly exposed to the coastline. Sea-level rise is accordingly not considered a direct risk to the proposed development, although downstream effects on the Klein River estuarine system fall outside the scope of this assessment.

Mitigation and adaptation measures incorporated into the proposed development

- Stormwater generated within the development will be conveyed via kerbless road edges and vegetated swales, integrated with the development's retained open-space network, to a designated point where a purpose-designed detention pond will be constructed. This facility will allow stormwater to accumulate temporarily and discharge in a controlled manner, regulating the rate and volume of runoff leaving the site and mitigating potential flooding and erosion, both on-site and downstream toward the Klein River floodplain and associated wetlands.
- The development's design responds to the historic reliance on the Millstream eye as Stanford's primary water source by incorporating water harvesting strategies, and by prioritising indigenous landscaping to reduce irrigation demand across the retained open space and vineyard areas.
- Environmental sustainability has been prioritised in the design through a reduced reliance on Eskom-supplied electricity, incorporating solar energy systems on north-facing roofs, supplemented by gas where necessary. This reduces the development's operational carbon footprint and improves resilience to grid disruptions.
- The retention of vineyard corridors, and vegetated open-space corridors across the site contributes to ecological resilience, assists in moderating localised microclimate.

6.	Explain whether there are any conflicting recommendations between the specialists. If so, explain how these have been addressed and resolved.
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None that the EAP is aware of.

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| 7. | Explain how the findings and recommendations of the different specialist studies have been integrated to inform the most appropriate mitigation measures that should be implemented to manage the potential impacts of the proposed activity or development. |
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Site transformation context

From an environmental planning perspective, the proposed site has already undergone significant transformation as a result of historic and ongoing agricultural activities. At present, the land is largely occupied by cultivated vineyards, with other sections showing clear signs of degradation. The site is also located within the urban edge of Stanford, adjacent to a fuel station and other existing developments, which further underscores its transformed and altered condition.

Botanical/Ecological Screening

No dedicated botanical or vegetation specialist study was considered necessary following the Environmental Assessment Practitioner's (EAP) site visit. This determination was based on the finding that no remnants of natural vegetation associated with the Elim Ferricrete Fynbos vegetation type are present on the site. The site is instead dominated by kikuyu grass and scattered alien plant species. Areas that were previously farmed but have since been abandoned are characterised by bare soil patches and secondary grass growth. Importantly, no evidence of plants species representative of the Endangered vegetation type was observed, confirming that it has been effectively lost as a result of past farming practices. Given the absence of intact natural vegetation or other sensitive botanical features, the potential ecological impacts associated with the proposed development are considered limited, and further botanical specialist input was accordingly not triggered.

Heritage and visual specialist input

A Cultural Landscape Study, incorporating a Heritage Impact Assessment (HIA) and Visual Impact Assessment (VIA), was commissioned in light of the site's location within the agricultural forecourt to historic Stanford and its associated sense of place, notwithstanding the transformed condition of the vegetation itself. The findings of this study including the identification of the historic wagon route, the Millstream and Die Oog spring, the retained vineyard structure, and the R326 scenic route buffer, were tested directly against the proposed layout through a structured mitigation and compliance table, and were integrated into the design through the alignment of the internal road network, the retention of the vineyard as a structuring landscape element, the location of pedestrian connections to the Wandelpad, and the adoption of a clustered hamlet settlement typology, as detailed in this report.

Palaeontological screening

A desktop-level Palaeontological Impact Assessment was undertaken in place of a field-based investigation, on the basis that the complete transformation of the site surface evidenced by established vineyards, irrigated lawns, and internal infrastructure rendered a field investigation impractical and precluded meaningful geological or fossil observation. A Palaeontological Chance Find Protocol has accordingly been adopted to manage the residual risk (rated Medium after mitigation) of encountering fossil material during construction-phase earthworks.

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| 8. | Explain how the mitigation hierarchy has been applied to arrive at the best practicable environmental option. |
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The mitigation hierarchy is a foundational principle of integrated environmental management, as embedded in section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA), and given practical effect through the EIA Regulations, 2014 (as amended), which require that the environmental assessment process consider feasible and reasonable alternatives to the proposed activity (including the layout, design, technology and site alternatives, and the "no-go" alternative) in order to identify the option that best avoids, minimises, and where necessary remedies or offsets, negative

impacts on the environment. This structured, sequential approach comprises the following tiers, applied in descending order of preference:

Avoidance: eliminating an impact altogether, typically through the selection of an appropriate site, layout, design or alternative that removes the source of the impact entirely.

Minimisation: where an impact cannot be avoided, reducing its duration, intensity, extent or probability to the lowest practicable level through design, technology or management interventions.

Rehabilitation/ Restoration: repairing or restoring the affected environment or resource following an unavoidable impact, so as to return it, as far as practicable, to a stable or functional state.

Offsetting/Compensation: as a last resort, compensating for residual impacts that cannot be avoided, minimised or rehabilitated, through equivalent environmental, social or financial measures.

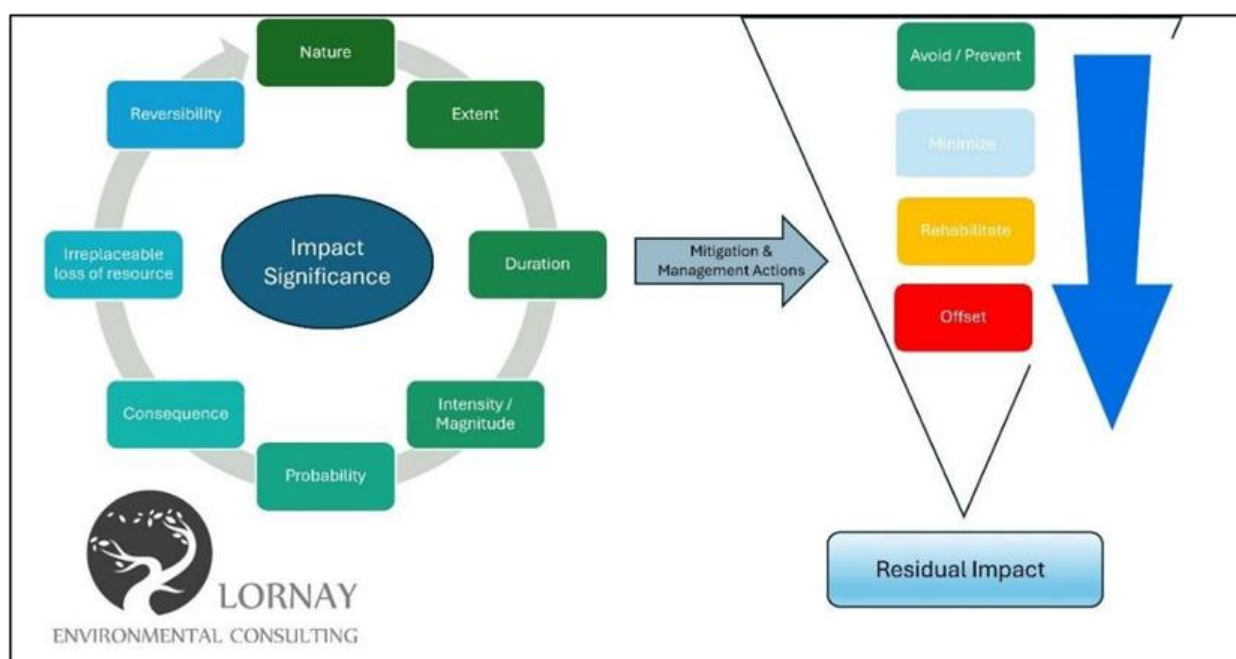


Figure 9: Mitigation Hierarchy

Two layout alternatives, together with the No-Go alternative, were considered for the proposed consolidation, rezoning and subdivision of Erven 597, 598 and 599, Stanford. Alternative 1 is the layout originally proposed by the applicant. Alternative 2 is the preferred layout, developed in response to specialist and stakeholder input. Each was assessed against the mitigation hierarchy to identify the Best Practicable Environmental Option (BPEO), being the option that provides the most benefit or causes the least damage to the environment as a whole, at a cost acceptable to society in the long term as well as the short term. The assessment draws on the Heritage Impact Assessment with integrated Cultural Landscape and Visual Impact Assessment and the Palaeontological Desktop Assessment. It is confined to Erven 597, 598 and 599, as Erf 1197 does not form part of the application.

Alternative 1 (Non-preferred): 96 residential erven around a single central vineyard block

Alternative 1 reflects a partial application of the hierarchy. It excluded Erf 1197 and retained a central vineyard block of approximately 2.8 ha. However, the hierarchy was not fully applied at the minimisation tier. A gross density of 6.81 du/ha (96 units on 14.1034 ha) remained too intensive for this sensitive urban-rural transition zone, which forms the eastern forecourt to the Stanford Heritage Protection Overlay Zone. The conventional loop-road and cul-de-sac layout, with the retained

vineyard confined to a single block, also responded less well to the hamlet typology and landscape indicators identified in the HIA. Alternative 1 was therefore revised following heritage and urban design input, resulting in Alternative 2.

Alternative 2 (Preferred): 76 residential erven, retained working vineyards

Alternative 2 was developed to address the shortcomings of Alternative 1 and represents the most complete application of the mitigation hierarchy across the relevant tiers.

At the avoidance tier, Alternative 2 avoids conversion of the site's agricultural landscape to a conventional suburban form by retaining the existing vineyard blocks as an open space structuring system. This preserves open views across the site, which functions as the forecourt to Stanford, towards the Klein River Mountains. The layout also avoids the removal of the existing *Ficus nitida* avenue, which is incorporated into the layout of individual erven. It avoids the imposition of a new, unrelated road pattern by following the original alignment of the vineyard rows and the existing road structure, and it aligns the erven with the historic wagon route (Wapad) along the southern "skew" edge of the site.

At the minimisation tier, the residential yield has been reduced from 96 to 76 units, achieving a gross residential density of approximately 5.2 du/ha. This is consistent with Stanford's low-density village character and substantially lower than the 6.81 du/ha of Alternative 1. Disturbance to the existing landscape structure is further minimised by using the established vineyard row layout as the primary ordering element of the site. The central distributor road, Walker Bay Street, runs along the original alignment of the vineyard rows, and internal closes (Semillon, Sauvignon, Chardonnay, Cabernet, Syrah, Pinot Noir and Rosé Close) branch from it to serve individual erven. A gap in the built form at the entrance divides the development into two clusters when viewed from the road and retains views to the mountain backdrop. Visual intrusion, glint and glare, and light pollution are reduced through low-rise dwellings (maximum 8 m and two storeys) with modest window openings, low werf-style boundary walls, indigenous landscaping, and shielded, downward-facing lighting. A landscape plan provides north-south biodiversity corridors, open-space nodes with integrated play, and stormwater management by means of open swales and water-catching strategies in keeping with the rural context. Architectural design guidelines, drawing on the Stanford Style Building Guidelines, will control all building work, including a 4 m garage setback from the street.

At the rehabilitation and restoration tier, which in this instance takes the form of continuity of existing land use, approximately 39.4% (55 578 m²) of the consolidated property is allocated to Open Space Zone 3 (Private Open Space). The existing vineyards within it are retained and will continue to be leased to, and productively managed by, the adjacent Walker Bay Winery, while being owned by the proposed Home Owners' Association. A consent use for urban agriculture on the private open space is being applied for. This sustains the agricultural function of the site rather than converting it to inert or ornamental open space and establishes an agri-residential model that responds to the heritage indicator that vineyards remain an open space structuring system.

SECTION J: GENERAL

1. Environmental Impact Statement

1.1. Provide a summary of the key findings of the EIA.

This Basic Assessment addressed the proposed consolidation, rezoning and subdivision of Erven 597, 598 and 599, Stanford (14.1034 ha), to establish a 76-unit residential development (Walker Bay Estate) within the Overstrand (Stanford) Urban Edge. The key findings of the assessment are summarised below.

Heritage and Cultural Landscape

The site forms part of the agricultural forecourt/gateway to historic Stanford and was found to hold significant associative heritage value, notwithstanding its transformed vegetation condition. A Cultural Landscape Study, incorporating a Heritage Impact Assessment and Visual Impact Assessment, identified the historic wagon route, the Millstream and Die Oog spring, the retained vineyard structure, and the R326 scenic route buffers as the principal heritage-sensitive resources on and adjoining the site. These findings directly informed the layout of the preferred alternative (Alternative 2), including the alignment of the internal road network with the historic vineyard rows and wagon route, retention of the vineyard as a central landscape feature, pedestrian connections to the Wandelpad, and the location of the development behind Erf 1197, which lies outside the application and currently functions as a scenic and heritage buffer.

Community and socio-economic impacts

The development is expected to generate predominantly positive socio-economic impacts, including a meaningful contribution toward Stanford's projected housing shortfall (approximately 7% of the 1 088-dwelling demand projected by 2031), direct and indirect employment during construction and operation, increased demand for local businesses, and enhanced municipal rates base. Community concerns raised during public participation, principally regarding the potential for a gated estate to socially divide the historic village from new eastern expansion, were partially addressed through the inclusion of public pedestrian access, community nodes, and retained open space, though permeability into the estate remains limited to regulated hours and two entrances.

Climate change risk

The development is not expected to be a significant contributor to climate change drivers. Relevant climate risks identified include increased rainfall intensity and stormwater loading, periodic drought affecting water security, and rising temperatures affecting energy and irrigation demand, sea-level rise was found not to be a direct risk given the site's inland location and elevation. These risks have been addressed through a sustainable drainage system incorporating vegetated swales and a dedicated stormwater detention pond, water harvesting and indigenous landscaping, reduced reliance on grid electricity through solar (supplemented by gas).

Specialist input and site transformation

The site has been substantially transformed through decades of agricultural activity, with no remnant Elim Ferricrete Fynbos vegetation (the site comprises vineyards, kikuyu grass, alien species and internal roads), and no evidence of Endangered vegetation type species. On this basis, no dedicated botanical specialist study was triggered. A desktop-level Palaeontological Impact Assessment, supported by a Chance Find Protocol, was considered sufficient given the same transformed surface condition. The Cultural Landscape Study (heritage/visual) was commissioned and substantively

integrated into the design, given the site's identified associative and visual sensitivity notwithstanding its transformed vegetation.

Alternatives and mitigation hierarchy

Two layout alternatives and the No-Go alternative were assessed against the mitigation hierarchy. Alternative 1 (96 erven around a single central vineyard block, at approximately 6.81 du/ha) was not preferred due to its higher density, smaller erven and weaker fit with the hamlet typology identified in the HIA. The No-Go alternative would retain the site's current agricultural use but would not realise the residential opportunity identified for the site in the OMSDF or the associated socio-economic benefits. Alternative 2 (76 erven, the preferred layout) was identified as the Best Practicable Environmental Option, as it minimises density, retains the site's working vineyards as distributed open space corridors, responds to the heritage indicators identified in the HIA, and manages residual impacts through the stormwater, landscaping and architectural controls described in this report.

Overall conclusion

The findings indicate that the preferred development, subject to the mitigation measures identified throughout this report, can be accommodated within the site with limited, manageable residual environmental impact, while making a meaningful contribution to Stanford's housing needs and local economy. The principal outstanding matter identified is the long-term status of Erf 1197, which although excluded from the current application and currently undeveloped, remains an important spatial component for securing full pedestrian connectivity and scenic buffering between the development and Stanford's historic core.

1.2.	Provide a map that superimposes the preferred activity and its associated structures and infrastructure on the environmental sensitivities of the preferred site indicating any areas that should be avoided, including buffers. (Attach map to this BAR as Appendix B2)
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Refer to **Appendix B**.

1.3.	Provide a summary of the positive and negative impacts and risks that the proposed activity or development and alternatives will have on the environment and community.
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Positive impacts

- The preferred development (Alternative 2) will deliver 76 residential units, contributing approximately 7% of Stanford's projected housing demand of 1 088 dwellings by 2031, at a gross density of approximately 5.2 du/ha. It represents an estimated R750 million capital investment, an R8 million bulk infrastructure contribution to the Overstrand Municipality, and approximately R3 million in annual municipal rates and service charges, alongside direct and indirect employment during both construction and operation.
- The development retains approximately 39.4% (55 578 m²) of the site as private open space, including working vineyards, sustaining an active "agri-residential" model rather than displacing the site's existing agricultural function. The layout responds positively to identified heritage indicators, including alignment of the internal road network with the historic wagon route and vineyard rows, and the location of the development behind Erf 1197, which lies outside the application and currently functions as a scenic and heritage buffer of approximately 27 m to 77 m along the R326.
- Pedestrian connections to the Wandelpad, community nodes (including an amphitheatre facility), and a diversity of erf sizes support social integration and intergenerational living, partially addressing community concerns about the isolating effect of a gated development.
- The stormwater detention pond, vegetated swales, water harvesting, indigenous landscaping, and reduced reliance on grid electricity (solar supplemented by gas) reduce the development's operational climate footprint and improve resilience to drought and rainfall-intensity risk.

- EFG Consulting Engineers and GLS Consulting have confirmed the preferred layout complies with traffic safety parameters and can be accommodated, subject to specific network upgrades, within the capacity of Stanford's bulk water, sanitation and electrical networks, avoiding overburdening existing municipal services.

Negative impacts

- Notwithstanding the mitigation achieved under Alternative 2, the development remains a visual intrusion on the open, rural forecourt character of Stanford's gateway. Pedestrian connectivity to the historic core along the wagon route remains only partially achieved, as the route itself lies on Erf 1197, which falls outside the current application and the full realisation of this heritage objective is not secured by the current application alone.
- The site has known historic stormwater sensitivity (oral accounts of issues following R326 construction) and lies near the Klein River floodplain and associated wetlands. While a detention pond and swale system are proposed, no sizing, attenuation rate or confirmed discharge point has yet been specified, leaving a residual risk of inadequate stormwater management if these are not appropriately engineered.
- Stakeholders raised concerns during public participation that a gated estate could create a "tale of two cities," socially dividing the historic village from new development to the east. Permeability into the estate remains limited to two entrances and regulated hours, meaning this risk is only partially mitigated rather than resolved.

2. Recommendation of the Environmental Assessment Practitioner ("EAP")

- 2.1. Provide Impact management outcomes (based on the assessment and where applicable, specialist assessments) for the proposed activity or development for inclusion in the EMPr

Based on the findings of this Basic Assessment, including the Cultural Landscape Study (Heritage Impact Assessment and Visual Impact Assessment), the desktop Palaeontological Impact Assessment, the EAP's own site-based botanical screening, and the specialist engineering input received from EFG Consulting Engineers and GLS Consulting, the following impact management outcomes are recommended for inclusion in the Environmental Management Programme (EMPr) applicable to the proposed development.

Planning Phase and Design Phase

Impact/Risk	Management Objective	Required Outcome
Loss of heritage and visual character of Stanford's rural forecourt/gateway	Avoid development impact on the most heritage- and visually-sensitive component of the landscape	No development to encroach onto Erf 1197, which lies outside the application. The HIA recommendation for a formal agreement between the Overstrand Municipality and the developer to secure Erf 1197 as a scenic and heritage buffer is recorded as a recommendation outside the control of the applicant, and is subject to further discussions and decision making process by the applicant and landowner.
Disruption of historic settlement and movement patterns	Align built form and infrastructure with identified historic spatial patterns	Internal road network and erf orientation to follow the historic wagon route alignment and original

(wagon route, vineyard alignment)		vineyard row structure, as reflected in the approved Site Development Plan
Loss of agricultural land use and rural character	Retain a functioning agricultural land use within the development	A minimum of 39.4% (55 578 m ²) of the consolidated property to remain allocated to Open Space Zone 3 (Private Open Space), with active vineyards retained and leased for ongoing management by Walker Bay Winery
Social isolation of the development from historic Stanford	Secure permeability and public pedestrian connectivity	Pedestrian gate connecting to the existing Wandelpad to be secured through the development and HOA management arrangements, with defined public opening hours confirmed prior to occupation.
Uncontrolled stormwater runoff and flood/erosion risk	Design a sustainable drainage system appropriate to the site's floodplain proximity	Detailed stormwater engineering design (sizing, attenuation rate, discharge point) for the detention pond and associated swale network to be finalised and approved prior to construction commencing

Construction Phase

Impact/Risk	Management Objective	Required Outcome
Damage to or removal of identified heritage/cultural landscape features (retained vineyard rows)	Protect identified heritage vegetation and landscape features during construction	Demarcation and protection of retained Milkwood and fig tree specimens and vineyard blocks (off site) prior to any earthworks; no clearing outside the approved development footprint
Chance finds of palaeontological, archaeological or heritage material	Manage the residual risk of fossil or heritage material exposure during earthworks.	Palaeontological Chance Find Protocol to be implemented for the duration of earthworks; all site personnel to be inducted on the protocol; any finds to be reported to Heritage Western Cape/SAHRA as required under the NHRA (1999)
Construction-phase stormwater and erosion impacts	Prevent uncontrolled runoff, sedimentation and erosion during construction	Temporary erosion and sediment control measures to be in place prior to and throughout earthworks, ahead of the permanent detention pond and swale system becoming operational

Disturbance of remaining secondary/transformed vegetation and alien vegetation spread	Manage vegetation clearance and prevent alien plant proliferation	Clearance to be limited to the approved development footprint; alien vegetation removed during construction to be disposed of appropriately, not stockpiled or spread
Construction traffic and access disruption	Manage construction traffic in line with confirmed traffic parameters	Construction traffic to operate within the parameters confirmed by EFG Consulting Engineers; temporary access arrangements for the Walker Bay Winery, Birkenhead Brewery and Klein Rivier Estate to be maintained throughout construction
Local employment opportunity	Maximise local economic benefit during construction	Preference to be given to local Stanford/Overstrand labour and contractors where skills and capacity allow

Post Construction Phase

Impact/Risk	Management Objective	Required Outcome
Long-term degradation of the stormwater system	Ensure ongoing functionality of the sustainable drainage system	Detention pond and swale network to be maintained by the Home Owners' Association (HOA) in accordance with an approved maintenance schedule
Loss of agricultural management continuity	Sustain the working-vineyard land use over the long term	Vineyard lease and management arrangement with Walker Bay Winery to be maintained and renewed as part of HOA obligations

2.2. Provide a description of any aspects that were conditional to the findings of the assessment either by the EAP or specialist that must be included as conditions of the authorisation.

Refer to the recommended conditions of authorisation listed under Section J 2.3.

2.3. Provide a reasoned opinion as to whether the proposed activity or development should or should not be authorised, and if the opinion is that it should be authorised, any conditions that should be included in the authorisation.

Having regard to the findings of this Basic Assessment, including the Heritage Impact Assessment and Visual Impact Assessment, the desktop Palaeontological Impact Assessment, and the transformed state of the site, it is the reasoned opinion of the EAP that the proposed development, Alternative 2, should be authorised. The conditions as set out below should be incorporated into the Environmental Authorisation and the Environmental Management Programme (EMPr).

The site is substantially transformed, and residual ecological impact is limited

The site has been extensively transformed through decades of agricultural activity, with no remnant Elim Ferricrete Fynbos vegetation (the site comprises vineyards, kikuyu grass, alien species and internal roads), and no evidence of Endangered

vegetation type species. On this basis, the potential ecological impacts associated with the proposed development are considered limited, and no separate botanical specialist study was triggered.

The preferred alternative represents the Best Practicable Environmental Option

Of the alternatives assessed, Alternative 2 most fully applies the mitigation hierarchy since it avoids development impact on the most heritage- and visually-sensitive component of the site (Erf 1197 and the R326 scenic corridor, which lie outside the application). This layout also minimises residential density and disturbance to a level consistent with Stanford's low-density village character (approximately 5.2 du/ha). Moreover, the layout sustains rather than displaces the site's working-vineyard agricultural function and manages residual impacts through confirmed engineering capacity and a dedicated stormwater detention facility. By comparison, Alternative 1 had a higher density and a weaker fit with the heritage indicators, and the No-Go alternative was found not to represent the Best Practicable Environmental Option given the site's already-transformed condition and the significant socio-economic cost of foregoing development.

Heritage and cultural landscape sensitivities have materially informed the design

The layout responds directly to the site's identified heritage indicators, including alignment of the internal road network with the historic wagon route and vineyard rows, retention of the vineyard as a central landscape and management feature, and pedestrian connections to the Wandelpad.

The development offers a meaningful, positive socio-economic contribution

The development will contribute approximately 7% of Stanford's projected 2031 housing demand, generate direct and indirect employment, and expand the Overstrand Municipality's rates base, while the No-Go alternative would forfeit an estimated R750 million in capital investment and R8 million in bulk infrastructure contribution without a corresponding environmental benefit, given the site's transformed condition.

Identified risks are capable of being appropriately managed

Risks relating to stormwater and flood/erosion potential, water demand in a water-scarce region, waste generation, and energy demand are addressed, or recommended to be addressed, through the design, construction and operational measures identified in this report, provided these are secured as binding conditions rather than left to the discretion of the developer or future homeowners.

Recommended Conditions of Authorisation

1. *Heritage and Cultural Landscape*

- The internal road network and erf layout shall be implemented substantially in accordance with the Site Development Plan reviewed as part of this assessment, retaining the alignment with the historic wagon route and vineyard row structure.
- The retained vineyard areas (Open Space Zone 3, approximately 39.4% of the consolidated property) shall be secured in perpetuity through the Home Owners' Association (HOA) constitution, with vineyard management continuing under lease to Walker Bay Winery or an equivalent qualified agricultural operator.
- The pedestrian gate connecting to the existing Wandelpad shall be secured through the HOA's management rules, with defined public opening hours confirmed prior to occupation and not thereafter reduced without prior engagement with the Stanford Planning Group and Stanford Heritage Committee.
- Identified heritage-associated vegetation and the retained vineyard blocks shall be demarcated and protected prior to any earthworks, with no clearing permitted outside the approved development footprint.

2. *Palaeontological Heritage*

- The Palaeontological Chance Find Protocol shall be implemented for the duration of all earthworks, with all site personnel inducted prior to commencement of construction, and any finds reported to Heritage Western Cape/SAHRA in accordance with the National Heritage Resources Act, 1999.

3. Environmental Control Officer

- An Environmental Control Officer (ECO) shall be appointed for the duration of construction, with monitoring reports submitted at a frequency to be confirmed with the competent authority, addressing compliance with the above conditions.
- All conditions of the Heritage Western Cape final comment or decision on the amended HIA shall be complied with and incorporated into the EMPr.

On the basis above as well as the subject conditions recommended above, it is the opinion of the EAP that the potential negative impact of the proposed development can be appropriately avoided, minimised or managed. The proposed development, as presented by Alternative 2, represents an appropriate and sustainable use of the site consistent with the objectives of integrated environmental management under the National Environmental Management Act, 1998.

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| 2.4. | Provide a description of any assumptions, uncertainties and gaps in knowledge that relate to the assessment and mitigation measures proposed. |
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The following assumptions, uncertainties and gaps in knowledge apply to this assessment:

No terrestrial biodiversity, botanical or faunal specialist assessment was undertaken. The transformed condition of the site was confirmed through site visits by the EAP.

The palaeontological assessment was desktop-based. The residual risk of fossil finds is managed through the Chance Find Protocol.

The moderate visual impact rating in the VIA assumes that Erf 1197, which lies outside the application, remains undeveloped. The long-term use and management of Erf 1197 is uncertain.

The detailed stormwater design (sizing, attenuation rate and discharge point of the detention pond) has not yet been finalised.

The Heritage Western Cape final comment on the amended HIA is pending.

Land use figures are taken from the Town Planning Motivation Report (Version 4, September 2026) and will be confirmed against the final Site Development Plan.

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| 2.5. | The period for which the EA is required, the date the activity will be concluded and when the post construction monitoring requirements should be finalised. |
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The holder must commence the listed activities on site within a period of five (5) years from the date of issue of this Environmental Authorisation.

The development must be concluded within ten (10) years from the date of commencement of the first listed activity.

Conduct Environmental Audits yearly during the duration of construction with one final construction audit at conclusion of construction.

3. Water

Since the Western Cape is a water scarce area explain what measures will be implemented to avoid the use of potable water during the development and operational phase and what measures will be implemented to reduce your water demand, save water and measures to reuse or recycle water.

Given the recognised water scarcity of the Western Cape, and Stanford's own historic reliance on the Millstream and its spring ("Die Oog"), the proposed development has incorporated a range of measures to avoid unnecessary potable water use, reduce overall water demand, and enable water saving, reuse and recycling across both the construction and operational phases.

Construction Phase

- Water required for dust suppression, compaction, and general construction purposes should be sourced from non-potable sources (harvested rainwater, stormwater captured on site, or an approved borehole/agricultural water source already serving the property) in preference to the municipal potable supply.
- Water consumption during construction should be monitored and recorded, with excessive or unaccounted-for use investigated and addressed, forming part of the ECO's routine site inspections.
- Standard water-wise construction practices (leak detection on temporary site infrastructure, controlled batching of concrete and other water-dependent materials) should be implemented to minimise unnecessary consumption during the construction phase.

Post-Construction Phase

- The development's landscape plan incorporates indigenous, water-wise planting throughout the retained open space, vineyard corridors and street verges, in place of exotic or high-water-demand species. This directly reduces the ongoing irrigation requirement of the estate's public and communal open space, consistent with the SDF 2050 vision to protect natural water sources and minimise excessive irrigation need.
- Water-catching strategies are provided for within the development's public open space, responding to the site's historic association with the Millstream eye and reducing reliance on municipal potable supply for non-potable uses such as irrigation of vineyards and communal landscaping. It is recommended that this be formalised through rainwater harvesting infrastructure (roof-water collection to storage tanks) at both the individual erf and communal/estate level, sized to offset a defined proportion of irrigation and outdoor water demand.
- The stormwater detention pond and associated swale network, provided primarily for flood and erosion control, present an opportunity to be designed as a dual-purpose facility capable of retaining water for reuse in irrigation of the retained vineyards and communal open space, reducing the estate's net draw on the municipal potable supply during the operational phase. It is recommended that the final engineering design of the detention facility include provision for this secondary function.
- Options for greywater reuse (from showers, baths, basins and laundry, routed to irrigation or non-potable reuse) should be considered from the outset of the architectural and civil design process, at both the individual dwelling and estate-communal level. This measure has been identified as one that would materially strengthen the development's water demand management response, and it is recommended that greywater reuse infrastructure be incorporated into the Architectural Design Guidelines and the HOA's operational requirements, rather than treated as optional at the individual homeowner's discretion.
- It is recommended that water-efficient fittings and fixtures (low-flow taps, dual-flush toilets, water-efficient appliances) be mandated through the Architectural Design Guidelines applicable to all dwellings within the estate, to reduce indoor potable water demand across the development as a whole.

4. Waste

Explain what measures have been taken to reduce, reuse or recycle waste.

Standard waste minimisation, reuse and recycling measures are recommended for the construction and post-construction phases of the proposed development.

Construction Phase

Reduction

- Accurate quantification and ordering of building materials, to minimise off-cuts, over-ordering, and surplus material requiring disposal.
- Use of prefabricated or modular building components where practicable, reducing on-site waste generation associated with cutting, shaping and finishing materials.

Reuse

- Retention and reuse of topsoil stripped during earthworks for use in landscaped and vegetated areas across the site, reducing the need for imported material and off-site disposal of excavated soil.
- Reuse of demolition or clearing material (where applicable) as fill, hardcore, or landscaping material on site, subject to suitability.

Recycling

- Segregation of construction waste at source into defined waste streams (rubble/concrete, timber, metal, packaging, general waste), with dedicated, clearly labelled skips or collection points provided on site.
- Recyclable material (metal, cardboard, plastic packaging) to be collected separately and directed to an appropriate registered recycling facility or service provider, rather than co-disposed with general waste.
- Rubble and concrete waste to be crushed and reused as fill or sub-base material on site where feasible, reducing the volume requiring transport to landfill.

Disposal

- Residual general waste that cannot be avoided, reused or recycled to be stored in a designated, demarcated waste area on site and removed by a licensed waste contractor to a permitted landfill facility, in accordance with a Waste Management Plan to be implemented by the appointed contractor.
- No burning or on-site burial of construction or demolition waste to be permitted.
- Hazardous construction waste (if any), such as paints, solvents, or treated timber off-cuts, to be stored, handled and disposed of separately in accordance with the relevant provisions of NEM:WA and its Waste Classification and Management Regulations.

Post-Construction Phase

Reduction

- Encouragement, through the HOA's estate rules, of waste-conscious behaviour among residents, including minimising single-use packaging and food waste.

Reuse and Recycling

- Provision of separate, clearly marked bins or bin areas for general and recyclable waste (paper, glass, plastic, metal) at each dwelling and/or at centralised collection points within the estate, to facilitate source separation by residents.
- Formal arrangement with the municipal waste service, or an appointed private recycling service provider, for the regular collection and appropriate onward management of separated recyclable waste streams.
- Provision for garden and vineyard organic waste (prunings, green waste) to be composted on site or mulched for reuse within the estate's landscaped and vineyard areas, reducing the volume of green waste sent to landfill and supporting the water-wise, indigenous landscaping approach adopted for the site.

Disposal

- General waste to be collected in accordance with the Overstrand Municipality's standard municipal waste collection service, with communal or kerbside collection points designed to accommodate this service without causing nuisance to residents or the surrounding public roads.
- The HOA to be responsible for the ongoing management, cleanliness and maintenance of waste storage and collection areas within the estate.

5. Energy Efficiency

8.1. Explain what design measures have been taken to ensure that the development proposal will be energy efficient.

The proposed development incorporates a number of design measures at improving energy efficiency and reducing reliance on on-grid electricity, both as an explicit requirement of the owner's brief and through the architectural and site-planning response to the site's heritage and climatic conditions.

Renewable energy generation and reduced grid reliance

Environmental sustainability has been prioritised in the design through a reduction of reliance on Eskom-supplied electricity, achieved by incorporating solar energy systems, supplemented by gas where necessary. The architectural typologies proposed for the development are low-rise (maximum 8 m and two storeys), and there is a strong likelihood of solar panel installation on north-facing roofs, taking advantage of the site's orientation to maximise solar gain and generation potential while minimising the building height-related glare and glint risk associated with taller developments.

Passive design response through building form and materials

The Architectural Design Guidelines applicable to the development set out a Western Cape regional winelands aesthetic with specific compositional elements that have secondary energy-efficiency benefits:

- Unbroken expanses of white plaster: light-coloured, high-albedo wall finishes reduce solar heat absorption into the building fabric, assisting in passive cooling and reducing reliance on mechanical air-conditioning.
- Verticality of windows: controlled, vertically proportioned window openings limit unnecessary heat gain and glare while maintaining adequate natural light and passive ventilation.
- Small window openings and low-rise massing: as noted in the Visual Impact Assessment, the proposed house typologies feature comparatively small window openings, which reduce both solar heat gain in summer and heat loss in winter, contributing to the thermal efficiency of individual dwellings.
- Low (werf-wall) boundary walls: in addition to their heritage function, low perimeter walls avoid unnecessary overshadowing of erven and preserve solar access to individual dwellings and gardens.

Site layout and orientation

The retention of the vineyard structure and open-space corridors as the primary ordering element of the layout, rather than a conventional close-packed suburban grid, allows for a development form in which erven and dwellings are not unnecessarily overshadowed by adjacent structures, supporting passive solar access across the estate. The relatively low gross density of the development (approximately 5.2 du/ha) further supports this outcome by avoiding the overshadowing and reduced solar access typically associated with higher-density layouts.

Recommended additional measures

To further strengthen the development's energy efficiency performance, the following measures are recommended for incorporation into the Architectural Design Guidelines and EMPr:

- Mandatory solar water heating or heat pump installation for individual dwellings, in place of conventional electric resistance geysers.
- LED or other energy-efficient lighting to be specified for all internal and external/street lighting within the estate, including any night lighting associated with the development (relevant also to the mitigation of night-sky and visual impacts identified elsewhere in this report).
- Building insulation standards (roof and wall) to meet or exceed the requirements of SANS 10400-XA (Energy Usage in Buildings), to be confirmed as a condition of architectural approval within the estate.
- Consideration of communal or estate-scale solar generation (e.g. carport-mounted photovoltaic arrays) in addition to individual rooftop systems, to further reduce the estate's collective grid demand.

SECTION K: DECLARATIONS**DECLARATION OF THE APPLICANT**

Note: Duplicate this section where there is more than one Applicant.

I, ALASDAIR STUART, ID number 6606156122084 in my personal capacity or duly authorised thereto hereby declare/affirm that all the information submitted or to be submitted as part of this application form is true and correct, and that:

- I am fully aware of my responsibilities in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), the Environmental Impact Assessment ("EIA") Regulations, and any relevant Specific Environmental Management Act and that failure to comply with these requirements may constitute an offence in terms of relevant environmental legislation;
- I am aware of my general duty of care in terms of Section 28 of the NEMA;
- I am aware that it is an offence in terms of Section 24F of the NEMA should I commence with a listed activity prior to obtaining an Environmental Authorisation;
- I appointed the Environmental Assessment Practitioner ("EAP") (if not exempted from this requirement) which:
 - o meets all the requirements in terms of Regulation 13 of the NEMA EIA Regulations; or
 - o meets all the requirements other than the requirement to be independent in terms of Regulation 13 of the NEMA EIA Regulations, but a review EAP has been appointed who does meet all the requirements of Regulation 13 of the NEMA EIA Regulations;
- I will provide the EAP and any specialist, where applicable, and the Competent Authority with access to all information at my disposal that is relevant to the application;
- I will be responsible for the costs incurred in complying with the NEMA EIA Regulations and other environmental legislation including but not limited to –
 - o costs incurred for the appointment of the EAP or any legitimately person contracted by the EAP;
 - o costs in respect of any fee prescribed by the Minister or MEC in respect of the NEMA EIA Regulations;
 - o Legitimate costs in respect of specialist(s) reviews; and
 - o the provision of security to ensure compliance with applicable management and mitigation measures;
- I am responsible for complying with conditions that may be attached to any decision(s) issued by the Competent Authority, hereby indemnify, the government of the Republic, the Competent Authority and all its officers, agents and employees, from any liability arising out of the content of any report, any procedure or any action for which I or the EAP is responsible in terms of the NEMA EIA Regulations and any Specific Environmental Management Act.

Note: If acting in a representative capacity, a certified copy of the resolution or power of attorney must be attached.

Signature of the Applicant:

29 SEPT 2026

Date:

BONNYBRAE PROPERTY HOLDINGS (PTY) LTD
Name of company (if applicable):

DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER ("EAP")

IMichelle Naylor....., EAP Registration number 2019/698 as the appointed EAP hereby declare/affirm the correctness of the:

- Information provided in this BAR and any other documents/reports submitted in support of this BAR;
- The inclusion of comments and inputs from stakeholders and I&APs;
- The inclusion of inputs and recommendations from the specialist reports where relevant; and
- Any information provided by the EAP to interested and affected parties and any responses by the EAP to comments or inputs made by interested and affected parties, and that:
- In terms of the general requirement to be independent:
 - other than fair remuneration for work performed in terms of this application, have no business, financial, personal or other interest in the activity or application and that there are no circumstances that may compromise my objectivity; or
 - am not independent, but another EAP that meets the general requirements set out in Regulation 13 of NEMA EIA Regulations has been appointed to review my work (Note: a declaration by the review EAP must be submitted);
- In terms of the remainder of the general requirements for an EAP, am fully aware of and meet all of the requirements and that failure to comply with any the requirements may result in disqualification;
- I have disclosed, to the Applicant, the specialist (if any), the Competent Authority and registered interested and affected parties, all material information that have or may have the potential to influence the decision of the Competent Authority or the objectivity of any report, plan or document prepared or to be prepared as part of this application;
- I have ensured that information containing all relevant facts in respect of the application was distributed or was made available to registered interested and affected parties and that participation will be facilitated in such a manner that all interested and affected parties were provided with a reasonable opportunity to participate and to provide comments;
- I have ensured that the comments of all interested and affected parties were considered, recorded, responded to and submitted to the Competent Authority in respect of this application;
- I have ensured the inclusion of inputs and recommendations from the specialist reports in respect of the application, where relevant;
- I have kept a register of all interested and affected parties that participated in the public participation process; and
- I am aware that a false declaration is an offence in terms of Regulation 48 of the NEMA EIA Regulations;


30-09-2026

Signature of the EAP:
Lornay Environmental Consulting

Date:

Name of company (if applicable):

DECLARATION OF THE REVIEW EAP

I, EAP Registration number as the appointed Review EAP hereby declare/affirm that:

- I have reviewed all the work produced by the EAP;
- I have reviewed the correctness of the information provided as part of this Report;
- I meet all of the general requirements of EAPs as set out in Regulation 13 of the NEMA EIA Regulations;
- I have disclosed to the applicant, the EAP, the specialist (if any), the review specialist (if any), the Department and I&APs, all material information that has or may have the potential to influence the decision of the Department or the objectivity of any Report, plan or document prepared as part of the application; and
- I am aware that a false declaration is an offence in terms of Regulation 48 of the NEMA EIA Regulations.

Signature of the EAP:

Date:

Name of company (if applicable):

DECLARATION OF THE SPECIALIST

Note: Duplicate this section where there is more than one specialist.

I, as the appointed Specialist hereby declare/affirm the correctness of the information provided or to be provided as part of the application, and that:

- In terms of the general requirement to be independent:
 - other than fair remuneration for work performed in terms of this application, have no business, financial, personal or other interest in the development proposal or application and that there are no circumstances that may compromise my objectivity; or
 - am not independent, but another specialist (the "Review Specialist") that meets the general requirements set out in Regulation 13 of the NEMA EIA Regulations has been appointed to review my work (Note: a declaration by the review specialist must be submitted);
- In terms of the remainder of the general requirements for a specialist, have throughout this EIA process met all of the requirements;
- I have disclosed to the applicant, the EAP, the Review EAP (if applicable), the Department and I&APs all material information that has or may have the potential to influence the decision of the Department or the objectivity of any Report, plan or document prepared or to be prepared as part of the application; and
- I am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations.

Signature of the EAP:

Date:

Name of company (if applicable):

DECLARATION OF THE REVIEW SPECIALIST

I, as the appointed Review Specialist hereby declare/affirm that:

- I have reviewed all the work produced by the Specialist(s):
- I have reviewed the correctness of the specialist information provided as part of this Report;
- I meet all of the general requirements of specialists as set out in Regulation 13 of the NEMA EIA Regulations;
- I have disclosed to the applicant, the EAP, the review EAP (if applicable), the Specialist(s), the Department and I&APs, all material information that has or may have the potential to influence the decision of the Department or the objectivity of any Report, plan or document prepared as part of the application; and
- I am aware that a false declaration is an offence in terms of Regulation 48 of the NEMA EIA Regulations.

Signature of the EAP:

Date:

Name of company (if applicable):