

**APPENDIX K: NEED AND
DESIRABILITY**

PROPOSED DEVELOPMENT OF
PORTIONS OF THE STIKLAND SOUTH
HOSPITAL, ON ERF 6300, BELLVILLE

APPLICANT

WESTERN CAPE DEPARTMENT OF INFRASTRUCTURE

SEPTEMBER 2025



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NEED AND DESIRABILITY

This appendix provides a description of the rationale and motivation for the proposed development. It outlines key aspects of the 'need and desirability' of the proposal, as required by the EIA Regulations.

The consideration of 'need and desirability' of a proposal is a key part of environmental impact assessment which relates to the context, broader societal needs, and the public interest. Need and desirability, although not defined in NEMA, are generally considered to relate to

- (a) the economic and/or societal benefit likely to be conferred by a proposed development, and
- (b) the policy and spatial planning context in which the proposed activity takes place.

Put another way, the concept of need and desirability relate to whether an activity is being proposed at the right *time* and in the right *place*.

The table below is based on the Guidelines for Need and Desirability (DEA, 2014 and DEA&DP, 2013) and sets out the key considerations motivating the need and desirability of the project proposal. This section should be read with Section E of the Basic Assessment Report, which sets out in more detail the legislative, policy, and planning contexts in which the project is proposed.

Table 1. Need and desirability guidelines as applied to the project proposal

Guideline question	Response
How will this development (and its separate elements/aspects) impact on the ecological integrity of the area?	<p>The proposed development framework will result in the loss of low sensitivity vegetation (the majority of the site) as well as 0.40ha of Medium-High sensitivity vegetation. The areas of Medium-High sensitivity support the five SCC identified on site: <i>Aspalathus ternate</i>, <i>Babiana nana ssp. nana</i>, <i>Lampranthus explanatus</i>, <i>Phyllopodium capillare</i> and <i>Trachyandra sp.</i></p> <p>Impacts are also anticipated on the aquatic ecosystems on the site. These impacts include alteration of the natural flow regime, increased erosion and sedimentation, water quality impairment, loss of biota, wetland habitat disturbance.</p>
How were the following ecological integrity considerations taken into account?:	<p>The original natural vegetation in the study area is mostly Cape Flats Sand Fynbos, with a section of Swartland Shale Renosterveld in the northern area of the site (Mucina & Rutherford 2018). Both of these vegetation types are gazetted as Critically Endangered on a national basis (Government of South Africa 2022).</p> <p>As discussed in detail in Section G.2.3 of the BAR, all five identified and delineated wetlands on the site will be retained within the development framework. Furthermore, all identified botanical spaces identified as medium sensitivity or higher will be conserved on the site, with the exception of two sections of Medium-High sensitivity vegetation in the northern area of the site. As mentioned previously, this portion will lose 0.40ha of Medium-High sensitivity vegetation. Most of the botanically sensitive spaces have been designed within the proposed new</p>
<ul style="list-style-type: none"> o Threatened Ecosystems, o Sensitive, vulnerable, highly dynamic, or stressed ecosystems, such as coastal shores, estuaries, wetlands, and similar systems require specific attention in management and planning procedures, especially where they are subject to significant human resource usage and development pressure, 	

Guideline question	Response
	<p>boundary for the Stikland Hospital. Conservation spaces within the development framework include a wetland along De La Haye Road, a wetland in the southernmost corner of the site, as well as a portion of Medium-High sensitivity terrestrial vegetation in the northern section of the site. The Landscape Framework for the site has been informed by the botanical specialist, ensuring that the open spaces will be managed appropriately.</p>
<ul style="list-style-type: none"> o Critical Biodiversity Areas ("CBAs") and Ecological Support Areas ("ESAs"), 	<p>The City of Cape Town Biodiversity Network was consulted. Prior to the specialist's site inspection, no CBAs had been mapped for the site. However, upon identification of areas of SCC with varying degrees of sensitivity, this information was submitted to CCT and their BioNet was subsequently updated.</p> <p>The botanical areas rated as medium-high and very high sensitivity are mapped on the CCT BioNet as CBA1a, and areas rated as medium sensitivity by the botanical specialist are rated as CBA1c.</p> <p>Various categories on the CCT BioNet Map have distinct management objectives based on their biodiversity priority (CCT Bioregional Plan, 2015). In general, areas of high biodiversity priority should be kept in a healthy and functioning state, while areas of lower priority may be used for other land purposes.</p>
<ul style="list-style-type: none"> o Conservation targets, 	<p>According to the botanical specialist, Cape Flats Sand Fynbos is gazetted as Critically Endangered on a national basis (Government of South Africa 2022), with only 19% of its total original extent remaining intact, less than 1% conserved, and a national conservation target of 30% (Rouget et al 2004). Swartland Shale Renosterveld is also gazetted as Critically Endangered on a national basis (Government of South Africa 2022), with less than 9% of its total original extent remaining intact, less than 1% conserved, and a national conservation target of 26% (Rouget et al 2004).</p>
<ul style="list-style-type: none"> o Ecological drivers of the ecosystem, 	<p>While the proposed development framework will result in the loss of medium-high sensitivity vegetation, the area of loss is less than 1 ha. Furthermore, the proposed conservation of the botanical spaces in open spaces in the development framework and within the new Stikland Hospital boundary will allow for better management of the vegetation on site than what is currently practised (i.e., regular mowing of lawns). The proposed development would emphasise the botanical biodiversity's presence on site by incorporating it into open spaces connected by walking trails.</p>
<ul style="list-style-type: none"> o Environmental Management Framework, 	<p>Please see Section E, number 4.4 of the BAR.</p>
<ul style="list-style-type: none"> o Spatial Development Framework, and 	<p>Please see Section E, numbers 4.1 and 4.3 of the BAR.</p>
<ul style="list-style-type: none"> o Global and international responsibilities relating to the environment (e.g. RAMSAR sites, Climate Change, etc.). 	<p>The proposed development is not anticipated to impact on any global or international commitments.</p>

Guideline question	Response
<p>How will this development disturb or enhance ecosystems and/or result in the loss or protection of biological diversity? What measures were explored to firstly avoid these negative impacts, and where these negative impacts could not be avoided altogether, what measures were explored to minimise and remedy (including offsetting) the impacts? What measures were explored to enhance positive impacts?</p>	<p>As discussed in detail in Section G.2.3 of the BAR, all five identified and delineated wetlands on the site will be retained within the development and the proposed new Stikland Hospital boundary. Furthermore, most of the sensitive botanical spaces (with the exception of the loss of 0.40ha of medium-high sensitivity vegetation), as well as a portion of the Eucalyptus Forest, have been designated as No-Go areas. These no-go areas will minimise the negative impact of the development on biological diversity.</p> <p>Conservation-compatible land uses have been considered, such as open spaces and an eco-trail. This will ensure these open spaces are accessible and able to benefit the public. An ecological management plan will be compiled to ensure the open spaces within the development framework and the botanically sensitive areas within the new Stikland Hospital boundary are maintained. Design informants regarding the edge treatment of the open spaces and specifications of footpaths have all been compiled in the Landscape Framework to inform the detailed design stage of the proposed development.</p>
<p>How will this development pollute and/or degrade the biophysical environment? What measures were explored to firstly avoid these impacts, and where impacts could not be avoided altogether, what measures were explored to minimise and remedy (including offsetting) the impacts? What measures were explored to enhance positive impacts?</p>	<p>Measures have been explored to minimise identified construction-related impacts during the construction, and operation-related impacts during the operational phase and are incorporated in the Environmental Management Programme (EMPr). There is no expectation that the proposed development will result in pollution and/or degrade the biophysical environment if the measures proposed in the EMPr are implemented.</p>
<p>What waste will be generated by this development? What measures were explored to firstly avoid waste, and where waste could not be avoided altogether; what measures were explored to minimise, reuse and/or recycle the waste? What measures have been explored to safely treat and/or dispose of unavoidable waste?</p>	<p>The proposed development will produce waste both in the construction and operational phases of the development. If not managed correctly, the resultant waste may pollute and/or degrade the biophysical environment. The waste produced cannot be avoided as it is inherent to the land uses proposed.</p> <p>Measures have been explored to minimise identified construction-related impacts during the construction, and operation-related impacts during the operational phase and are incorporated in the Environmental Management Programme (EMPr). There is no expectation that the proposed development will result in pollution and/or degrade the biophysical environment if the measures proposed in the EMPr are implemented.</p>
<p>How will this development disturb or enhance landscapes and/or sites that constitute the nation's cultural heritage? What measures were explored to firstly avoid these impacts, and where impacts could not be avoided altogether, what measures were explored to minimise and remedy (including offsetting) the impacts? What measures were explored to enhance positive impacts?</p>	<p>The following is an excerpt from the HIA conducted regarding the visual impact of the proposed development:</p> <p><i>"Although the development may disrupt the visual landscape and alter the current low-density feel of the site, key natural elements will be preserved... This combination of intensified development with preserved open spaces supports long-term provincial goals of creating vibrant, economically active, and connected urban areas while balancing environmental considerations."</i> – Postlethwayt, 2024: Page 88</p>

Guideline question	Response
<p>How will this development use and/or impact on non-renewable natural resources? What measures were explored to ensure responsible and equitable use of the resources? How have the consequences of the depletion of the non-renewable natural resources been considered? What measures were explored to firstly avoid these impacts, and where impacts could not be avoided altogether, what measures were explored to minimise and remedy (including offsetting) the impacts? What measures were explored to enhance positive impacts?</p> <ul style="list-style-type: none"> • How will this development use and/or impact on renewable natural resources and the ecosystem of which they are part? Will the use of the resources and/or impact on the ecosystem jeopardise the integrity of the resource and/or system taking into account carrying capacity restrictions, limits of acceptable change, and thresholds? What measures were explored to firstly avoid the use of resources, or if avoidance is not possible, to minimise the use of resources? What measures were taken to ensure responsible and equitable use of the resources? What measures were explored to enhance positive impacts? • Does the proposed development exacerbate the increased dependency on increased use of resources to maintain economic growth or does it reduce resource dependency (i.e. dematerialised growth)? (note: sustainability requires that settlements reduce their ecological footprint by using less material and energy demands and reduce the amount of waste they generate, without compromising their quest to improve their quality of life) • Does the proposed use of natural resources constitute the best use thereof? Is the use justifiable when considering intra- and intergenerational equity, and are there more important priorities for which the resources should be used (i.e. what are the opportunity costs of using these resources of the proposed development alternative?) • Do the proposed location, type and scale of development promote a reduced dependency on resources? 	<p>The development framework has been designed to mostly avoid ecologically sensitive features, as these are proposed to be included in the new Stikland Hospital boundary. The integrity of the resources and/or the system will remain unchanged. The proposed sections of the site that are to be developed consist of low-sensitivity and a portion of medium-high sensitivity ecosystems. It is anticipated that, with the implementation of the mitigation measures proposed in the EMP, negative impacts on natural resources will be minimised.</p> <p>The proposed activity will optimise the use of existing vacant state-owned land within an urban area by redeveloping it for various community, commercial, and residential uses. In addition to avoiding ecologically sensitive areas where possible, the development is required to include measures to improve energy efficiency and reduce water consumption, demonstrating an effort toward responsible resource use. This will be investigated, where feasible, during the detailed design stage.</p>
<ul style="list-style-type: none"> • How were a risk-averse and cautious approach applied in terms of ecological impacts? <ul style="list-style-type: none"> ○ What are the limits of current knowledge (note: the gaps, uncertainties and assumptions must be clearly stated)? ○ What is the level of risk associated with the limits of current knowledge? ○ Based on the limits of knowledge and the level of risk, how and to what extent was a risk-averse and cautious approach applied to the development? 	<p>Gaps in knowledge relate primarily to the detailed design of the proposed development, since the focus of this application is to obtain development rights and a change in land use to mixed-use development. Future requirements for building plan approvals, together with the proposals process to select a developer to develop the project, will consider the details of the design. The development framework will, however, provide guidance regarding environmental informants and ensure all environmentally sensitive areas are considered during the detailed design phase.</p>

Guideline question	Response
<ul style="list-style-type: none"> • How will the ecological impacts resulting from this development impact on people's environmental right in terms of the following: <ul style="list-style-type: none"> ○ Negative impacts: e.g. access to resources, opportunity costs, loss of amenity (e.g. open space), air and water quality impacts, nuisance (noise, odour, etc.), health impacts, visual impacts, etc. What measures were taken to firstly avoid negative impacts, but if avoidance is not possible, to minimise, manage and remedy negative impacts? ○ Positive impacts: e.g. improved access to resources, improved amenity, improved air or water quality, etc. What measures were taken to enhance positive impacts? 	<p>The proposed development is not anticipated to have significant negative impacts on people's environmental rights. It will not impact on amenity value, air quality, or health.</p> <p>The proposed impacts from the development project include impacts related to wetlands, vegetation, socio-economic factors, heritage, traffic and stormwater. These are addressed in their respective specialist reports (Appendix G), and mitigation measures have been proposed to mitigate these impacts, which have been included in the EMPr. The project also includes general construction-related impacts related to noise, vibration, visual, and traffic. However, these are temporary in nature, and mitigation measures will be undertaken during the construction phase of the redevelopment to minimise these impacts.</p>
<ul style="list-style-type: none"> • Describe the linkages and dependencies between human wellbeing, livelihoods and ecosystem services applicable to the area in question and how the development's ecological impacts will result in socio-economic impacts (e.g. on livelihoods, loss of heritage site, opportunity costs, etc.)? 	<p>Stikland Hospital was designed to allow patients outdoor space, but with more of a functional purpose, less security and more community facilities, which ultimately led to large portions of the site being unused as is currently seen today. Most of the vegetation in the centre of the site (predominantly invasive Port Jackson trees) was removed for development and the creation of gardens, which transformed the farmlands. Thus, the design of the Stikland Hospital recognized the connection between human well-being and nature, as is evident in its design and placement of buildings. The development framework recognizes the importance of the Stikland Hospital at the centre of the proposed development framework. Visual screening in the form of trees is provided between the centre portion of the site and the surrounding proposed urban development. No development is proposed on the centre portion of the site containing the hospital.</p> <p>The urban development framework will ensure the maintenance of SCC on site that are not currently properly maintained, by implementing an ecological management plan that covers both the proposed development areas and the Stikland Hospital area. Furthermore, the public will be able to enjoy access to these natural space amenities, which are currently not utilised or promoted to their full potential.</p>
<ul style="list-style-type: none"> • Based on all of the above, how will this development positively or negatively impact on ecological integrity objectives / targets / considerations of the area? 	<p>While the proposed development framework will result in the loss of medium-high sensitivity vegetation, the area of loss is less than 1 ha. Furthermore, the proposed conservation of the botanical areas in open spaces will allow for better management of the vegetation on site than what is currently practised (i.e., regular mowing of lawns). The proposed development would emphasise the botanical biodiversity's presence within the development framework by incorporating it into open spaces connected by walking trails, allowing these ecosystems to be accessed and enjoyed by the public. Sensitive ecological areas that fall outside of the proposed development framework are proposed to be conserved as part of the new Stikland Hospital boundary.</p>
<ul style="list-style-type: none"> • Considering the need to secure ecological integrity and a healthy biophysical environment, describe how the alternatives identified (in terms 	<p>In this case, the best practicable option in terms of ecological considerations is one that makes optimal use of underutilised state-owned land, while implementing the</p>

Guideline question	Response
<p>of all the different elements of the development and all the different impacts being proposed), resulted in the selection of the "best practicable environmental option" in terms of ecological considerations?</p>	<p>mitigation measures identified by the various specialist studies.</p> <p>Section G 2.3 and 4.3 in the BAR discusses this in more detail.</p>
<ul style="list-style-type: none"> Describe the positive and negative cumulative ecological/biophysical impacts bearing in mind the size, scale, scope and nature of the project in relation to its location and existing and other planned developments in the area? 	<p>The impacts identified include;</p> <p>Negative construction phase impacts:</p> <ul style="list-style-type: none"> Alteration of natural flow regime Increased erosion and sedimentation Water quality impairment Biota loss Disturbance to trees <p>Negative operational phase impacts:</p> <ul style="list-style-type: none"> Wetland habitat disturbance Alteration of natural flow regime Water quality impairment Visual alteration to the sense of place <p>Positive operational phase:</p> <ul style="list-style-type: none"> Gains in biota <p>Section I.1 of the BAR discusses biophysical impacts of the proposed urban framework in more detail.</p>
<p>What is the socio-economic context of the area, based on, amongst other considerations, the following considerations?</p>	
<ul style="list-style-type: none"> The IDP (and its sector plans' vision, objectives, strategies, indicators, and targets) and any other strategic plans, frameworks of policies applicable to the area, 	<p>Please see Section E, number 4.1 – 4.4 of the BAR.</p>
<ul style="list-style-type: none"> Spatial priorities and desired spatial patterns (e.g. need for integration of segregated communities, need to upgrade informal settlements, need for densification, etc.), 	
<ul style="list-style-type: none"> Spatial characteristics (e.g. existing land uses, planned land uses, cultural landscapes, etc.) 	
<ul style="list-style-type: none"> Municipal Economic Development Strategy ("LED Strategy"). 	<p>As discussed in detail in Section G 8.2 of the BAR, overall, this proposed development has the potential to stimulate local economic growth and improve the socio-economic conditions of the community.</p> <p>The proposed project would complement socio-economic initiatives through the provision of employment opportunities for both skilled and unskilled labour.</p>
<ul style="list-style-type: none"> Considering the socio-economic context, what will the socio-economic impacts be of the development (and its separate elements/aspects), and specifically also on the socio-economic objectives of the area? <ul style="list-style-type: none"> Will the development complement the local socio-economic initiatives (such as local economic development (LED) initiatives), or skills development programs? 	
<ul style="list-style-type: none"> How will this development address the specific physical, psychological, developmental, cultural, and social needs and interests of the relevant communities? 	<p>The needs of the relevant communities have been identified in the respective municipal policy documents discussed in Section E of the BAR. The proposed project aligns with the goals of these policy documents.</p>
<ul style="list-style-type: none"> Will the development result in equitable (intra- and inter-generational) impact distribution, in the short- and long term? Will the impact be socially and economically sustainable in the short- and long-term? 	<p>Temporary negative social impacts are anticipated during the construction phase of the project. These are not anticipated to be distributed inequitably. During operation, long-term positive socio-economic impacts are anticipated through increased economic activity, increased employment opportunities, and increased social integration post-apartheid.</p>
<p>In terms of location, describe how the placement of the proposed development will:</p>	

Guideline question	Response
<ul style="list-style-type: none"> result in the creation of residential and employment opportunities in close proximity to or integrated with each other, 	<p>Temporary to permanent employment will be created for residents residing in close proximity during the construction and operational phase.</p>
<ul style="list-style-type: none"> reduce the need for transport of people and goods, 	<p>The proposed redevelopment of the Stikland South precinct will optimise the use of existing vacant state-owned land within an urban area by developing it for various residential, commercial, and educational uses.</p>
<ul style="list-style-type: none"> result in access to public transport or enable non-motorised and pedestrian transport (e.g. will the development result in densification and the achievement of thresholds in terms public transport), 	<p>The development is bordered by the R101 to the north, providing easy access to major highways (less than 1km to the east is the R300, which provides access to the N1). Less than 3km to the west of the proposed development is the Bellville Metrorail Station, and less than 3km to the east is the Brackenfell Railway Station.</p>
<ul style="list-style-type: none"> compliment other uses in the area, 	<p>The proposed development of the Stikland South precinct complements other uses in the area.</p>
<ul style="list-style-type: none"> be in line with the planning for the area, 	<p>Please see Section E, number 4.1 – 4.4 of the BAR.</p>
<ul style="list-style-type: none"> for urban related development, make use of underutilised land available with the urban edge, 	<p>The proposed redevelopment of the Stikland South precinct will make use of underutilised, vacant state-owned land within the urban edge.</p>
<ul style="list-style-type: none"> optimise the use of existing resources and infrastructure, 	<p>Redeveloping the Stikland South precinct will optimise the use of resources and infrastructure, as the property is within an urban area, and will connect to existing bulk services infrastructure in the area. Some buildings on site will also be redeveloped.</p>
<ul style="list-style-type: none"> opportunity costs in terms of bulk infrastructure expansions in non-priority areas (e.g. not aligned with the bulk infrastructure planning for the settlement that reflects the spatial reconstruction priorities of the settlement), 	<p>The proposed redevelopment is not part of a bulk infrastructure expansion; therefore, there will be no opportunity costs.</p>
<ul style="list-style-type: none"> discourage "urban sprawl" and contribute to compaction/densification, 	<p>The proposed development does not encourage urban sprawl as the Stikland South precinct is located within an existing urban area. The proposed development utilises vacant, underutilised spaces and includes mixed land use as well as densification.</p>
<ul style="list-style-type: none"> contribute to the correction of the historically distorted spatial patterns of settlements and to the optimum use of existing infrastructure in excess of current needs, 	<p>Location is a key factor that needs to be considered in the implementation of affordable and social housing, as locating these projects near the urban periphery will perpetuate exclusion from the economic and social opportunities located at the urban core.</p> <p>The proposed Stikland South development includes 2682 housing units. The site is also located close to major access routes (R300), public transport, and the broader Stikland suburb has many schools, places of worship and shops. The development itself also proposes two schools and a District hospital, ensuring access to crucial social services. Thus, the proposed development contributes to the correction of the historically distorted patterns of settlements and supports the optimum use of existing infrastructure.</p>
<ul style="list-style-type: none"> encourage environmentally sustainable land development practices and processes, 	<p>Within the proposed development areas, three ecological areas are proposed to be maintained as open spaces: the wetland in the southernmost corner of the site, the wetland along De La Haye Avenue, and a portion of Medium-High sensitivity vegetation in the northern area of the site. All other sensitive botanical and aquatic sensitive areas are proposed to be included in the new Stikland Hospital boundary. Thus, the proposed development takes into account areas of aquatic and terrestrial ecological sensitivity in the design of the development framework, and</p>

Guideline question	Response
	thus displays environmentally sustainable land development practices and processes.
<ul style="list-style-type: none"> take into account special locational factors that might favour the specific location (e.g. the location of a strategic mineral resource, access to the port, access to rail, etc.), 	The proposed site has significant vacant space available for development. The site has access to existing bulk services and infrastructure within an urban area.
<ul style="list-style-type: none"> the investment in the settlement or area in question will generate the highest socio-economic returns (i.e. an area with high economic potential), 	The proposed Stikland South site development framework includes the proposal of mixed-use buildings, which will promote economic trading opportunities. The proposed development encourages economic activity in the Stikland area through the creation of job opportunities in the construction and operational phases.
<ul style="list-style-type: none"> impact on the sense of history, sense of place and heritage of the area and the socio-cultural and cultural-historic characteristics and sensitivities of the area, and 	<p>There are no identified heritage resources of significance and therefore no heritage constraints to the development of the site. The proposed development during the operational phase is likely to cause visual impact and a changed sense of place by the contrast of four storey buildings in an area surrounded by single-storey homes. This will result in permanent alteration of the visual landscape and character of the site.</p> <p>However, the development is in keeping with spatial planning imperatives to maximise the use of land in strategic areas within the urban inner core, particularly where it is in public ownership, and with a need to improve access to affordable housing stock close to employment.</p>
<ul style="list-style-type: none"> in terms of the nature, scale and location of the development promote or act as a catalyst to create a more integrated settlement? 	The proposed development intends to provide a more integrated settlement by utilising underutilised, vacant state-owned land by transforming it into a multi-purpose development. The development promotes economic activity while also addressing key social needs such as affordable and social housing.
How were a risk-averse and cautious approach applied in terms of socio-economic impacts?	
<ul style="list-style-type: none"> What are the limits of current knowledge (note: the gaps, uncertainties and assumptions must be clearly stated)? 	There are no significant uncertainties or gaps in knowledge relating to the assessment and mitigation measures, other than those specifically listed in the relevant specialist studies.
<ul style="list-style-type: none"> What is the level of risk (note: related to inequality, social fabric, livelihoods, vulnerable communities, critical resources, economic vulnerability and sustainability) associated with the limits of current knowledge? 	
<ul style="list-style-type: none"> Based on the limits of knowledge and the level of risk, how and to what extent was a risk-averse and cautious approach applied to the development? 	The precautionary principle has been applied as outlined in Section I, point 8 of the BAR. The precautionary principle of environmental management has been applied in the identification of potential impacts and mitigation measures where necessary.
How will the socio-economic impacts resulting from this development impact on people's environmental right in terms following:	
<ul style="list-style-type: none"> Negative impacts: e.g. health (e.g. HIVAids), safety, social ills, etc. What measures were taken to firstly avoid negative impacts, but if avoidance is not possible, to minimise, manage and remedy negative impacts? 	<p>Construction Phase Negative Effects</p> <ul style="list-style-type: none"> Temporary increase in dust, noise and visual disturbance. Temporary increase in social conflict due to an influx of external job seekers. <p>Operational Phase Negative Effects</p> <ul style="list-style-type: none"> Long-term increase in traffic congestion. Permanent visual disruption and change in sense of place. <p>No unacceptable socio-economic impacts are anticipated for the proposed development framework. The negative</p>

Guideline question	Response
	<p>impacts associated with the project are unavoidable. Mitigation measures proposed by the social specialist will be included in the EMPr.</p>
<ul style="list-style-type: none"> Positive impacts. What measures were taken to enhance positive impacts? 	<p>Construction Phase Positive Effects</p> <ul style="list-style-type: none"> Temporary increase in job opportunities. <p>Operational Phase Positive Effects</p> <ul style="list-style-type: none"> Long-term increase in the availability of social and affordable housing. Long-term increase in employment opportunities. <p>Enhancement measures proposed by the social specialist will be included in the EMPr.</p>
<ul style="list-style-type: none"> Considering the linkages and dependencies between human wellbeing, livelihoods and ecosystem services, describe the linkages and dependencies applicable to the area in question and how the development's socioeconomic impacts will result in ecological impacts (e.g. over utilisation of natural resources, etc.)? 	<p>The proposed development is associated with positive and negative socio-economic impacts as described above. The ecological impacts associated with the project include:</p> <p>Negative construction phase impacts:</p> <ul style="list-style-type: none"> Alteration of natural flow regime Increased erosion and sedimentation Water quality impairment Biota loss Disturbance to trees <p>Negative operational phase impacts:</p> <ul style="list-style-type: none"> Wetland habitat disturbance Alteration of natural flow regime Water quality impairment Visual alteration to the sense of place <p>Positive operational phase:</p> <ul style="list-style-type: none"> Gains in biota <p>Mitigation measures for ecological impacts are included in the EMPr.</p>
<ul style="list-style-type: none"> What measures were taken to pursue the selection of the "best practicable environmental option" in terms of socio-economic considerations? 	<p>A Socio-Economic Impact Assessment was conducted to assess the potential impacts of the proposed urban design framework on the surrounding socio-economic environment. The proposed development is considered acceptable with no major issues. Although avoiding the development would prevent negative impacts, it would lose the opportunity for the positive benefits. The positive impacts outweigh the negatives, making the development preferable, subject to recommended mitigation measures.</p>
<ul style="list-style-type: none"> What measures were taken to pursue environmental justice so that adverse environmental impacts shall not be distributed in such a manner as to unfairly discriminate against any person, particularly vulnerable and disadvantaged persons (who are the beneficiaries and is the development located appropriately)? Considering the need for social equity and justice, do the alternatives identified, allow the "best practicable environmental option" to be selected, or is there a need for other alternatives to be considered? 	<p>No significant adverse environmental impacts are expected for the proposed project. No other alternatives are relevant that would have an influence on environmental justice.</p>
<ul style="list-style-type: none"> What measures were taken to pursue equitable access to environmental resources, benefits and services to meet basic human needs and ensure human wellbeing, and what special measures were taken to ensure access thereto by categories of persons disadvantaged by unfair discrimination? 	<p>The proposed project would contribute to the increase in accessibility of environmental resources, as currently the biodiversity on site is not maintained. Accommodating the biodiversity within the development framework in open spaces will ensure their benefits and services are available to the public.</p>

Guideline question	Response
<ul style="list-style-type: none"> What measures were taken to ensure that the responsibility for the environmental health and safety consequences of the development has been addressed throughout the development's life cycle? 	<p>For the design, construction, and post-construction phase of the project, an Environmental Management Programme will be implemented to ensure that environmental health and safety consequences are addressed throughout the project's life cycle.</p>
<p>What measures were taken to:</p>	
<ul style="list-style-type: none"> ensure the participation of all interested and affected parties, 	<p>An inclusive stakeholder engagement process has formed part of the concept development, intended to provide for meaningful participation by local and affected participants and contribute to a more robust and accepted design for the site.</p>
<ul style="list-style-type: none"> provide all people with an opportunity to develop the understanding, skills and capacity necessary for achieving equitable and effective participation, 	
<ul style="list-style-type: none"> ensure participation by vulnerable and disadvantaged persons, 	<p>The Public Participation Process to be undertaken as part of the Basic Assessment is detailed in Section F of the BAR. Various methods will be employed to notify potential interested and affected parties of the proposed project, including media notices, written notifications, and site notices.</p>
<ul style="list-style-type: none"> promote community wellbeing and empowerment through environmental education, the raising of environmental awareness, the sharing of knowledge and experience and other appropriate means, 	<p>Opportunities for participation will be provided to all interested and affected parties throughout the environmental assessment process in terms of the EIA Regulations.</p>
<ul style="list-style-type: none"> ensure openness and transparency, and access to information in terms of the process, 	
<ul style="list-style-type: none"> ensure that the interests, needs and values of all interested and affected parties were taken into account, and that adequate recognition were given to all forms of knowledge, including traditional and ordinary knowledge, 	<p>An inclusive stakeholder engagement process has formed part of the concept development, intended to provide for meaningful participation by local and affected participants and contribute to a more robust and accepted design for the site.</p> <p>Please see Section F and Appendix F of the BAR for details on the Stakeholder and Public engagement process undertaken to date, and to be completed as part of this EIA process.</p>
<ul style="list-style-type: none"> ensure that the vital role of women and youth in environmental management and development were recognised and their full participation therein was promoted. 	<p>Participation by all interested and affected parties, including women and youth, will be promoted. Opportunities for engagement will be provided during the environmental assessment process.</p>
<ul style="list-style-type: none"> Considering the interests, needs and values of all the interested and affected parties, describe how the development will allow for opportunities for all the segments of the community (e.g. a mixture of low-, middle-, and high-income housing opportunities) that is consistent with the priority needs of the local area (or that is proportional to the needs of an area)? 	<p>The proposal is for the development of the Stikland South precinct, which will include commercial uses, affordable and social housing, a school and a clinic. The proposed development has allowed and will continue to allow local community members to express their concerns, interests, needs, and values during the public participation process.</p> <p>The proposed development framework entails the creation of job opportunities within the construction and operational phase, which will serve to be beneficial to the local surrounding community and enable an environment of better socio-economic conditions.</p> <p>The benefits of the proposed development framework to the community are also discussed in detail in Section E.4 and Section G.8.2 of the BAR.</p>
<ul style="list-style-type: none"> What measures have been taken to ensure that current and/or future workers will be informed of work that potentially might be harmful to human health or the environment or of dangers associated with the work, and what measures 	<p>The EMPr will include an environmental awareness programme. Health and safety concerns will be addressed by the implementation of occupational health and safety legislation. An Environmental Control Officer will be appointed to monitor compliance.</p>

Guideline question	Response
<p>have been taken to ensure that the right of workers to refuse such work will be respected and protected?</p>	
Describe how the development will impact on job creation in terms of, amongst other aspects:	
<ul style="list-style-type: none"> the number of temporary versus permanent jobs that will be created, 	<p>The job creation numbers are unknown at this point in the project. It is, however, anticipated that temporary jobs will be created during the construction phase and permanent job creation will be during the operational phase.</p>
<ul style="list-style-type: none"> whether the labour available in the area will be able to take up the job opportunities (i.e. do the required skills match the skills available in the area), 	
<ul style="list-style-type: none"> the distance from where labourers will have to travel, 	<p>The development site is close to existing movement routes, including public transport. The development is bordered by the R101 to the north, providing easy access to major highways (less than 1km to the east is the R300, which provides access to the N1). Less than 3km to the west of the proposed development is the Bellville Metrorail Station, and less than 3km to the east is the Brackenfell Railway Station.</p>
<ul style="list-style-type: none"> the location of jobs opportunities versus the location of impacts (i.e. equitable distribution of costs and benefits), 	<p>Opportunities and impacts associated with job opportunities are in the same location.</p>
<ul style="list-style-type: none"> the opportunity costs in terms of job creation 	<p>See above response.</p>
What measures were taken to ensure:	
<ul style="list-style-type: none"> that there were intergovernmental coordination and harmonisation of policies, legislation and actions relating to the environment, 	<p>Municipal, provincial, and national environmental policies and legislation were consulted in the undertaking of this project. Through the consultation of the relevant policies, frameworks, and legislation, the EAP assessed how the urban development framework aligns with existing policy and environmental governance instruments.</p> <p>Moreover, the Basic Assessment process consists of consulting with organs of state and receiving their comments on the proposed urban development framework project. Through the statutory public participation process, the comments received from the organs of state will be addressed to ensure that a resolution is achieved</p>
<ul style="list-style-type: none"> that actual or potential conflicts of interest between organs of state were resolved through conflict resolution procedures? 	
<ul style="list-style-type: none"> What measures were taken to ensure that the environment will be held in public trust for the people, that the beneficial use of environmental resources will serve the public interest, and that the environment will be protected as the people's common heritage? 	<p>The EIA process, including the public participation that is an integral part of an EIA, is a means of managing potential impacts on environmental resources and determining whether the proposed use of resources is in the public interest.</p> <p>The development of the Stikland South precinct prioritises the provision of affordable and social housing and economic opportunity, which will benefit the broader surrounding local community. Environmental aspects are also taken into account, and the proposed development will enhance the accessibility of natural spaces within the development framework by ensuring they are maintained and publicly accessible.</p>
<ul style="list-style-type: none"> Are the mitigation measures proposed realistic and what long-term environmental legacy and managed burden will be left? 	<p>Mitigation measures are reasonable and realistic. No long-term negative legacy is anticipated. The open spaces within the development area and conservation areas within the proposed new Hospital boundary will be required to be managed according to the EMPr and Landscaping Framework.</p>
<ul style="list-style-type: none"> What measures were taken to ensure that the costs of remedying pollution, environmental degradation and consequent adverse health effects and of preventing, controlling or minimising further pollution, environmental 	<p>Forming part of the Basic Assessment process, an Environmental Management Programme is compiled. Should the proposed urban development framework receive an Environmental Authorisation, this document will serve as a legal instrument that assists the applicant with</p>

Guideline question	Response
<p>damage or adverse health effects will be paid for by those responsible for harming the environment?</p>	<p>implementing mitigation measures and ensuring compliance is undertaken.</p>
<ul style="list-style-type: none"> Considering the need to secure ecological integrity and a healthy bio-physical environment, describe how the alternatives identified (in terms of all the different elements of the development and all the different impacts being proposed), resulted in the selection of the best practicable environmental option in terms of socio-economic considerations. 	<p>Please see Section H of the BAR for a full description of alternatives and selection of the best practicable environmental option.</p>
<ul style="list-style-type: none"> Describe the positive and negative cumulative socio-economic impacts bearing in mind the size, scale, scope and nature of the project in relation to its location and other planned developments in the area? 	<p>Positive impacts associated with the project generally include an increase in production and GDP in economies of scale, diverse employment opportunities and the provision of affordable and social housing.</p> <p>Negative impacts include a temporary increase in social conflict due to an influx of external job seekers and a permanent change in the sense of place of the site.</p>