

Appendix K: Need and Desirability

The following table describes the need and desirability for the proposed development in terms of this Department's guideline on Need and Desirability (March 2013)/DEA Integrated Environmental Management Guideline.

Guideline	EAP Response
<p>1. How will this development (and its separate elements/aspects) impact on the ecological integrity of the area?</p> <ul style="list-style-type: none"> How were the following ecological integrity considerations considered? <ul style="list-style-type: none"> Threatened Ecosystems, 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, Critical Biodiversity Areas ("CBAs") and Ecological Support Areas ("ESAs"), Conservation targets, Ecological drivers of the ecosystem, 	<p>All ecological constraints and opportunities identified by specialists have informed the layout of the proposed development, to avoid ecologically sensitive areas where necessary.</p> <p>The proposed development is not expected to impact the ecological integrity of the area, as the site is completely transformed as a result of farming activities, invasion by alien vegetation and the use of the area as a dumping ground and informal taxi rank.</p> <p>The site has no botanical constraints. The clearing of alien vegetation will be beneficial to the environment.</p> <p>Refer to the Terrestrial Biodiversity Assessment (Appendix G3).</p> <p>The proposed development will not impact on any CBAs or ESAs, or conservation targets.</p> <p>The site will not impact on any coastal shores, estuaries, wetlands, and similar systems.</p> <p>Refer to the Aquatic Biodiversity Compliance Statement included in Appendix G6.</p>
<ul style="list-style-type: none"> Environmental Management Framework (EMF) and Spatial Development Framework 	<p>According to the Screening Report (Appendix I) the site does not intersect any EMF areas.</p> <p>However, according to the City of Cape Town's Municipal Spatial Development Framework, the proposed site falls within a Discouraged Growth Area (DGA) and is an Area of Agricultural Significance. An Agricultural Assessment was conducted to assess the potential impacts of</p>

	<p>the development on the agricultural potential of the site.</p> <p>Based on the Agricultural Assessment conducted, the site's agricultural value is low, and it is not considered a priority for preservation as agricultural land. Urban expansion onto the site is seen as inevitable and would not result in a significant loss of agricultural potential.</p> <p>It should be noted that in terms of the Klein Dassenberg Smallholding Area: Development Framework (2002), under Section 6.2.1 Land Use – (v) Subdivision of existing smallholding units- it proposes the establishment of a functional buffer adjacent to Witsand. There is an existing retail node (service station, liquor store, butcher and retail store) which services the community. This proposed development is similar in nature and will enhance and provide much needed economic opportunities for locals (i.e. job opportunities) in an area that has been spatially segregated</p> <p>The proposed development will provide the community with resources and opportunities to thrive and improve their overall quality of life, fosters community and social integration through providing recreational facilities and gathering places and access to facilities that may be lacking in the area.</p>
<ul style="list-style-type: none"> Global and international responsibilities relating to the environment (e.g. RAMSAR sites, Climate Change, etc.) 	<p>The proposed development is not expected to have an impact on Climate Change.</p> <p>The potential impacts associated with proposed development is not expected to extend beyond the site.</p> <p>There are no RAMSAR sites present on site.</p>
<ul style="list-style-type: none"> 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>The proposed development site has been transformed from its natural state as a result of the previous agricultural activities on the site as well as the current activities of illegal dumping, overgrown alien vegetation etc. The potential for the site to have any sensitive natural biophysical aspects is very unlikely.</p> <p>The mitigation hierarchical approach was followed to address and manage all potential impacts and risks. However, where impacts could not be</p>

<ul style="list-style-type: none"> 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>avoided measures to reduce negative impacts to an acceptable level have been recommended. Management measures have been discussed where impacts will require continued management.</p> <p>To ensure that the proposed development results in the least impact during construction phase and operation phase, an Environmental Management Programme (EMPr) (Appendix H) has been compiled. It is recommended that adherence to the EMPr is included as a condition in the Environmental Authorisation.</p>
<ul style="list-style-type: none"> 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>The proposed development will generate waste during the construction phase and operation phase. However, for both phases, an integrated waste management system is required as outlined in the EMPr (Appendix H), which includes waste minimisation, waste recycling and the proper storage and disposal of waste, which does not impact of the health of the environment and human health.</p> <p>The EMPr and the BAR outlines and requires the implementation of the waste management hierarchy. In applying the mitigation hierarchy, waste avoidance, minimisation, and recycling are required to reduce waste as well as waste to landfill.</p>
<ul style="list-style-type: none"> 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>The proposed development will not impact any cultural heritage or landscapes. Remnants of the historic Eucalyptus tree avenue along the R304 exists however the proposed development will not impact on the tree avenue.</p> <p>In addition, a Notice of Intent to Develop was submitted to Heritage Western Cape who in their response, dated 15 November 2023, noted that no further action was required. See Appendix E1 of the BAR.</p>

<ul style="list-style-type: none"> 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>The proposed development will not impact renewable or non-renewable resources.</p> <p>For the proposed development, it is recommended that during the detail phase, consideration is given to:</p> <ul style="list-style-type: none"> water saving/reducing devices such as dual or low flush toilets. In addition, the recycling of water is also recommended. alternative energy - to minimise the load on the electricity supply. Alternative energy saving measures to be considered include: <ul style="list-style-type: none"> use of low energy LEDs or CFLs.
<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 jeopardize 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? 	<p>Link services will be required to connect the proposed development to the existing networks as is discussed under Section B 4.4.</p> <p>Measures to avoid, mitigate and manage impacts are included in the EMP (Appendix H).</p>
<ul style="list-style-type: none"> 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. de-materialised growth)? (note sustainability requires that settlements reduce their ecological footprint by using 	<p>The proposed development is not expected to increase dependency on resources to maintain economic growth/ the proposed development is a commercial opportunity and is considered as an activity which will contribute towards economic growth.</p>

<p>less material and energy demand and reduce the amount of waste they generate, without compromising their quest to improve their quality of life)</p> <ul style="list-style-type: none"> ○ 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 this the proposed development alternative?) ○ Do the proposed location, type and scale of development promote a reduced dependency on resources? 	<p>The development is not intended to rely on natural resources.</p> <p>The EMPr (Appendix H) deals with the following principles, amongst others:</p> <ul style="list-style-type: none"> • that pollution and degradation of the environment are avoided, or, where they cannot be altogether avoided, are minimised and remedied; • that waste is avoided, or where it cannot be altogether avoided, minimised and re-used or recycled where possible and otherwise disposed of in a responsible manner; • that negative impacts on the environment and on people's environmental rights be anticipated and prevented, and where they cannot be altogether prevented, are minimised and remedied.
<ul style="list-style-type: none"> • How was 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>The precautionary approach has been adopted for this assessment. A detailed assessment of all potential impacts and risks are included in Section H 11 of the BAR. The assumption is made that the information on which this report is based (project information, engineering reports and specialist input) is correct, factual, and truthful.</p>

<ul style="list-style-type: none"> • How will the ecological impacts resulting from this development impact on people's environmental right in terms 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? ◦ 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.)? • Based on all of the above, how will this development positively or negatively impact on the ecological integrity objectives/targets/considerations of the area? Considering the need to secure ecological integrity and a healthy biophysical 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 ecological considerations? 	<p>No natural sensitivities are identified on the proposed development site since it has been transformed through agricultural activities.</p> <p>The proposed development is not expected to have a negative impact on people's environmental right. The environmental process undertaken is to ensure the least risk of impact, and where the impact cannot be avoided it is mitigated to as low as possible.</p> <p>Impacts identified have been assessed in Section H of the BAR and where impacts could not be avoided, mitigation measures have been identified to minimise, manage, remedy negative impacts.</p> <p>Measures to avoid, mitigate and manage negative impacts and promote positive impacts is included in the EMPr (Appendix H). One of the principles of the EMPr (Appendix H) is that negative impacts on the environment and on people's environmental rights be anticipated and prevented, and where they cannot be altogether prevented, are minimised and remedied.</p> <p>The EMPr (Appendix H) encourages and promotes community wellbeing and empowerment through environmental education of workers during construction.</p>
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<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>No natural sensitivities are identified on the proposed development site since it has been transformed through agricultural activities.</p> <p>No impact of high negative significance is expected as a result of the proposed development. Thus, no significant cumulative impacts are anticipated. See Section H of the BAR.</p>
<p>2. "Promoting justifiable economic and social development"</p> <ul style="list-style-type: none"> What is the socio-economic context of the area, based on, amongst other considerations, the following considerations? <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 Spatial priorities and desired spatial patterns (e.g. need for integrated of segregated communities, need to upgrade informal settlements, need for densification, etc.) Spatial characteristics (e.g. existing land uses, planned land uses, cultural landscapes, etc.), and Municipal Economic Development Strategy ("LED Strategy") 	<p>The site is located in Atlantis which is made of varying income households and varying types of residential areas. The proposed site is not within an urban area, but development is adjacent to a low-income residential area. A service station, butcher and a liquor store are to the South.</p> <p>In terms of the municipal and provincial SDFs, and municipal IDP and EMF, the proposed development is in keeping with the objectives or principles of these policies. The following is noted:</p> <ul style="list-style-type: none"> There is a need for economic opportunities to improve livelihoods of the surrounding communities. The policies call for the conservation of natural environments, and development on land that is least sensitive which this proposed development responds to. The proposed development will also not impact on any cultural or heritage resources.

<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? How will this development address the specific physical, psychological, developmental, cultural and social needs and interests of the relevant communities? 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>The proposed development is anticipated to significantly impact the socio-economic objectives of the area. The development will address some of the needs and interest of the relevant community in terms of providing job opportunities.</p> <p>A large percentage of people within the Blaauwberg District that are employed, must travel outside of the district to access employment, which is not affordable or sustainable, especially for the lower-income sector. This development can provide a focus on job creation and affords an opportunity for unemployed residents of the Witsand community to find employment closer to home.</p> <p>In the short (construction phase) and long (operational phase) term the proposed development will provide employment opportunities. It is recommended through this process that local Contractors, Sub-contractors and labourers be used. This will improve the standard of living for those who are employed and allow for skills development.</p>
<ul style="list-style-type: none"> In terms of location, describe how the placement of the proposed development will: <ul style="list-style-type: none"> result in the creation of residential and employment opportunities in close proximity to or integrated with each other, reduce the need for transport of people and goods, 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 proposed development is in proximity to the Witsand low-cost residential and informal settlement, which itself is situated south of the Robinvale and Protea Park residential areas and due east of Atlantis Industria.</p> <p>Through the construction and operation phases, the residents of Witsand will benefit directly from this development and from which workers can be employed from. Thus, the travel time and cost of travel is reduced which will result in more cash in pocket.</p> <p>The proposed development proposed is located along an existing transport route with buses and taxi's passing the site for those who will require transport to the site. There is an existing informal taxi rank which will be</p>

<ul style="list-style-type: none"> ○ compliment other uses in the area ○ be in line with the planning for the area, ○ for urban related development, make use of underutilised land available with the urban edge ○ optimise the use of existing resources and infrastructure ○ 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) ○ discourage "urban sprawl" and contribute to compaction/densification, ○ 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 ○ encourage environmentally sustainable land development practices and processes ○ consider 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 investment in the settlement or area in question will generate the highest socio-economic returns (i.e. an area with high economic potential), ○ 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 ○ in terms of the nature, scale and location of the 	<p>accommodated on the site of the proposed development.</p> <p>The proposed development is not in line with the City Of Cape Town's MSDF as the site falls outside of an urban area and within a Discouraged Growth Area, however an application will be submitted for the proposed rezoning and subdivision of the site.</p> <p>There is an existing retail node (service station, liquor store, butcher and retail store) which services the community. This proposed development is similar in nature and will enhance and provide much needed economic opportunities for locals (i.e. job opportunities) in an area that has been spatially segregated.</p> <p>As intended by the applicable policies for the area, there is the need to conserve and preserve natural assets. This development is not proposed on land considered sensitive as any natural areas are unlikely as a result of the previous agricultural activities that have been undertaken on the site for years and the existing anthropogenic activities currently occurring on site.</p> <p>The MSDF also identified the site as an "Area of Agricultural Significance" however based on the Agricultural Assessment conducted, the site's agricultural value is low, and it is not considered a priority for preservation as agricultural land. Urban expansion onto the site is seen as inevitable and would not result in a significant loss of agricultural potential.</p>
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development promote or act as a catalyst to create a more integrated settlement?	
<ul style="list-style-type: none"> 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)? 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? 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>Considering the risk assessment undertaken in the BAR, the risk of the proposed development is low in terms of socio-economic aspects, and environmental aspects. The precautionary approach has been adopted for this assessment. An assessment of all potential impacts is included under Section H of the BAR.</p> <p>There are no known gaps and uncertainties, and it is taken that the information provided is factual.</p>
<ul style="list-style-type: none"> 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. HIV-Aids), 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? Positive impacts. What measures were taken to enhance positive impacts? 	<p>The proposed development is not expected to impact on people's environmental right. Measures have been provided in the EMPr (Appendix H) to avoid any impacts on people's environmental right during the construction phase. Where impacts on human health and wellbeing are unavoidable, measures have been included to ensure low significant impact, but also noting that these would be temporary.</p> <p>I&APs will be provided with opportunities to comment on the proposed development during this environmental process, thereby ensuring that all people's needs, rights and concerns will be addressed through this process.</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 socio-economic impacts will result in ecological impacts (e.g. over utilisation of natural resources, etc.)? 	<p>All potential environmental impact and risks associated with the proposed development were assessed as part of this environmental assessment process. Refer to the impact assessment tables included under Section H of the BAR.</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>The proposal entails the development of transformed land previously used for agricultural purposes to construct a shopping centre.</p> <p>The proposed development is not expected to have any environmental impacts that will result in fatal flaws providing all the mitigation and management measures to be provided in the EMPr are implemented.</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)? <p>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> <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>It is not anticipated that the proposed development will result in impacts that will unfairly discriminate against any persons who are vulnerable and/or disadvantaged.</p> <p>The developer will be encouraged to –</p> <ul style="list-style-type: none"> inform the local authorities, local community leaders, organizations and councillors of the proposed development and the potential job opportunities for local builders and contractors. The use of local building contractors and workers is recommended, yet it is recognised that a competitive tender process may not guarantee the employment of local companies and labour during the construction phase. <p>The developer in consultation with the appointed contractor/s should consider employing a percentage of the labour required for the construction phase from the local area to maximize opportunities for members from the local communities.</p>
<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>Under South African environmental legislation, the Applicant is accountable for the potential impacts of the activities that are undertaken and is responsible for managing these impacts throughout the development's life cycle. The Applicant therefore has overall and total environmental responsibility to ensure that the EMPr is implemented and that both the EMPr and the conditions of the Environmental Authorisation are always complied with. The Applicant is also responsible for ensuring that all other applicable</p>

	legislation is complied with.
<ul style="list-style-type: none"> • What measures were taken to: <ul style="list-style-type: none"> ◦ ensure the participation of all interested and affected parties, ◦ provide all people with an opportunity to develop the understanding, skills and capacity necessary for achieving equitable and effective participation, ensure participation by vulnerable and disadvantaged persons ◦ promote community wellbeing and empowerment through environmental education, the raising of environmental awareness, the sharing of knowledge and experience and other appropriate means, ◦ ensure openness and transparency, and access to information in terms of the process, ◦ ensure that the interests, needs and values of all interested and affected parties were considered, and that adequate recognition were given to all forms of knowledge, including traditional and ordinary knowledge, and ◦ ensure that the vital role of women and youth in environmental management and development were recognised and their full participation therein were be promoted? 	<p>One round of public participation will be undertaken as part of this environmental assessment process. The public participation will be undertaken in terms of the 2014 NEMA EIA Regulations, as amended, and DEA&DP's Circular EADP 0028/2014 (dated 9 December 2014) on the "One Environmental Management System".</p> <p>Section F of the BAR outlines the public participation process (PPP) to be undertaken for this proposed development. Refer to Section F of the BAR for a detailed description of the PPP to be undertaken.</p> <p>Various methods will be used to notify potential I&APs of the proposed development and the opportunity to partake in the PPP as part of the environmental assessment process. These methods include advertisements in newspapers, site notices, giving written notification to the occupiers of the site, the owner and/or person in control of the site, giving written notice to the landowners and/or occupiers of the properties adjacent to the site and the Ward Councilor.</p> <p>Comments submitted will be recorded and addressed by the EAP in a Comments and Response Table. The Comments and Response Table will be made available so that I&APs can see how their comment has been addressed.</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 municipal councilor of the ward in which the site is situated and any organization or ratepayers that represent the community in the area will be invited to take part in the public process during the environmental assessment process. The local community will be provided with the opportunity to raise any concerns they may have with the proposed development. All issues and concerns raised during the PPP will be addressed through the environmental assessment process.</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 have been taken to ensure that the right of workers to refuse such work will be respected and protected? 	<p>Like any development, health and safety will be required on site. A designated health and safety officer will be responsible for health and safety awareness and toolbox talks, The Contractor shall at all times observe the Occupational Health and Safety Act, 1993 (Act No. 85 of 1993) and ensure adequate safety precautions on the site throughout the development phase.</p> <p>An Environmental Control Officer (ECO) must be appointed to monitor compliance with the EMPr during the development phase. This will be a condition of the environmental authorisation. It will be the responsibility of the ECO to ensure all who work on site undergo environmental awareness and induction.</p>
<ul style="list-style-type: none"> 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, 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), the distance from where labourers will have to travel, the location of jobs opportunities versus the location of impacts (i.e. equitable distribution of costs and benefits), and the opportunity costs in terms of job creation (e.g. a mine 	<p>The proposed development is expected to create new employment opportunities during the development and operational phase. The EMPr is also clear that preference should be given to those from nearby surrounding areas.</p> <p>During the operation phase, it is anticipated that employment opportunities are expected. The proposed development is easily accessible to residents of Witsand.</p> <p>The proposed development is expected to create new employment opportunities during the development phase. The majority, if not all, of the</p>

<p>might create 100 jobs, but impact on 1000 agricultural jobs, etc.).</p>	<p>employment opportunities, are likely to benefit previously disadvantaged individuals from the local community. Given the high unemployment levels in the surrounding areas, coupled with the low income and education levels, this would represent a positive social impact.</p> <p>The operational phase of the proposed development will also create opportunities for local businesses, such as local maintenance and building companies, garden services and security companies, and create opportunities for new businesses to develop.</p>
<ul style="list-style-type: none"> • 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, and ◦ that actual or potential conflicts of interest between organs of state were resolved through conflict resolution procedures? 	<p>State departments and organs of state that administers a law relating to a matter affecting the environment relevant to the application for Environmental Authorisation, as well as those identified by the competent authority, will be consulted during the PPP to be undertaken as part of the environmental assessment process. Consultation with the state departments and organs of state will assist in coordination of policies and legislation relating to the environment. The consultation process will be undertaken during the PPP.</p>

<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 overarching purpose of the environmental assessment process is to determine, assess and evaluate the consequences (positive and negative) of a proposed development. An iterative approach will be followed as part of this environmental assessment process to achieve the objectives of EIAs - to identify solutions, approaches or options for development that best meets sustainability goals.</p> <p>Throughout the environmental assessment process there will be opportunities to refine and adapt the development proposal to respond to these issues or concerns, in relation to the environmental factors, if necessary.</p> <p>The PPP to be undertaken as part of this BA process will provide members of the public (or I&APs) with the opportunity to raise any environmental concerns related to the proposed development. All issues and concerns raised will be addressed during the environmental assessment process.</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? 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 damage or adverse health effects will be paid for by those responsible for harming the environment? 	<p>The mitigation measures are best practices and can be easily implemented. Through the environmental assessment process, it is not anticipated that there would be any negative long-term impacts. The mitigation measures described under Section I of the BAR were incorporated in the EMPr (Appendix H) and it will also become conditions of the environmental authorisation, should it be granted. The Applicant is aware that they are responsible for the implementation of and for compliance with the conditions of all environmental related approvals, and any negative impacts on the environment must be remediate as required.</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 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>A description of alternatives is provided in Section F of the BAR. These alternatives were assessed in Section H4 of the BAR.</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?	Impacts and risks were assessed in Section I of the BAR.
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