

Appendix K: Draft EA Amendment Report. Need and Desirability. Additional Flats. Erf 38791 Stonewood Estate, Kraaifontein.

The following table describes the need and desirability for the proposed additional flats above the 1:100yr flood line in terms of this Department's guideline on Need and Desirability (March 2013)/DEA Integrated Environmental Management Guideline 2017

Securing ecological sustainable development and use of natural resources	
1. How will this development (and its separate elements/aspects) impact on the ecological integrity of the area?	The site is fully transformed. No sensitive ecological features remain on the site.
1.1. How were the following ecological integrity considerations taken into account? 1.1.1. Threatened Ecosystems,	The 2024 Vegetation Map of South Africa mapped Cape Flats Sand Fynbos vegetation type, classified as Critically Endangered, in this area. This is of academic interest as the site is transformed and regularly mowed so as to keep the vegetation in a lawn like state. No natural indigenous vegetation is present on the site.
1.1.2. 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;	None of these ecosystems such as wetlands occur on the site.
1.1.3. Critical Biodiversity Areas ("CBAs") and Ecological Support Areas ("ESAs"); 1.1.4. Conservation targets, 1.1.5. Ecological drivers of the ecosystem,	There are no mapped CBA's or ESA's on the site. The site is fully transformed. Development on the site will thus have no negative impact on reaching conservation targets The critically endangered Cape Flats Sand Fynbos ecosystem previously occurred on the site. The site is transformed and the proposed development will not affect any ecological drivers of the ecosystem.

1.1.6. Environmental Management Framework, 1.1.7. Spatial Development Framework, and 1.1.8. Global and international responsibilities relating to the environment (e.g. RAMSAR sites, Climate Change, etc.)	The City of Cape Town has, on district level, integrated the Environmental Management Framework with the relevant District Spatial Development Frameworks. In the land use approval, the site was rezoned to GR 2. This allows for the proposed development of 96 additional flats with no biodiversity constraints on, or in the vicinity of the site. The site is not part of any international obligation or treaty.
1.2. 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?	The site is fully transformed. No natural vegetation remains on the site. Developing the site in line with the GR2 zoning will not cause additional loss of biodiversity
1.3. 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?	The proposed development is a residential development of 96 additional flats along with the 90 existing flats on the Erf. This is not a polluting and degrading land-use.
1.4. 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?	The proposed development will generate waste during both the construction and operational phases. Construction waste is regulated in the EMP (Appendix H) with an integrated waste management system which includes waste minimisation, waste recycling and the proper storage and disposal of waste. During the operational phase the waste generated will be of a domestic nature and will be channelled into the City of Cape Town refuse removal system.
1.5. 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?	HWC (Appendix F) indicated that there is no reason to believe that the proposed development will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

1.6. 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?	Water is a renewable resource when considered in the water cycle process, but non-renewable when water storage and delivery to growing populations are concerned. The proposed flats (residential) development) will use municipal potable water. The use of water from non-potable sources such as boreholes must be explored, for construction activities during the development period and with treated wastewater from the Kraaifontein WWTW for irrigation of landscaped areas, during the operational phase. The following water saving measures were considered. • Groundwater (boreholes) be used for all non-potable uses. • Water saving toilets and shower heads are recommended. • Rainwater harvesting where possible. The City of Cape Town is the electricity supplier for the area. Eskom in turn supplies the City. Any electricity saving measures will impact on the non-renewable coal resources used by Eskom. The use of alternative energy sources will be considered to minimise the load on the electricity supply. • solar heating, for domestic water heating; • gas hobs instead of electrical hobs; and • all lights to be low energy LED, throughout the development, both indoors and outdoors.
1.7. 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?	A renewable resource is one that can be used repeatedly and does not run out because it is naturally replaced. Examples of renewable energy sources include solar, wind, hydro, geothermal, and biomass energy. This question is interpreted to refer to the latter, but not limited to energy production, also the use of natural biomass for other purposes such as building materials. This development will not use renewable natural resources in this context. The proposal is residential flats development within the urban edge on a fully serviced site zoned for the purpose. It increases the density of living units and optimises the use of existing municipal infrastructure.

1.7.1. 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 less material and energy demands and reduce the amount of waste they generate, without compromising their quest to improve their quality of life) 1.7.2. Does the proposed use of natural resources constitute the best use thereof? Is the use justifiable and are there more important priorities for which the resources should be used (i.e. what are the opportunity costs of using these resources for the proposed development alternative?) 1.7.3. Do the proposed location, type and scale of development promote a reduced dependency on resources?	Water is a renewable resource when considered in the water cycle process. The development's impact on renewable natural resources, such as potable water, can be reduced by implementing water saving measures. Using treated wastewater for irrigation and borehole water for non-potable uses will reduce dependency on municipal water. During the construction phase the EMPr (Appendix H) contains measures to reduce water consumption, waste generation, using energy efficiently, and preventing water pollution. The additional 96 flats will increase the density and offer housing opportunities for a broader niche of residents. The use of the site for this type of housing within the urban edge and close to municipal services is in the opinion of the EAP the best use of the site and the natural resources to be used. The increased density of the development enhances the viability of public transport routes in the vicinity of the site.
1.8. How were a risk-averse and cautious approach applied in terms of ecological impacts? 1.8.1. What are the limits of current knowledge (note: the gaps, uncertainties and assumptions must be clearly stated)?	The precautionary approach that was adopted for this development was to only propose development when the site was above the 1:100yr flood line, on land that has no natural indigenous vegetation left. Thus, no risk to ecological processes. Par 9.1 of the Draft Amendment Report describes Assumptions as follows: All mitigation, management, and monitoring measures prescribed in this Draft Report and the accompanying EMPr will be implemented by the developer. This has a major bearing on the reliability of the predictions of significance of impact. The assumption is also made that the information on which this report is based (project information, engineering reports and specialist input) is correct and factual. Uncertainties There are no identified uncertainties at this stage.

1.8.2. What is the level of risk associated with the limits of current knowledge? 1.8.3. 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?	Uncertainties result when mitigation measures are proposed and must be implemented. The management and implementation of these mitigation measures must be monitored and managed correctly to ensure that all mitigation measures identified are brought to fruition. Gaps in knowledge At this stage there are no identified gaps in knowledge. This residential development (flats) on fully serviced land, zoned for the purpose and within the urban edge with no natural vegetation carries a low level of risk. A detailed assessment of all potential impacts and risk is included in the Draft Report Par 8.2
1.9. How will the ecological impacts, resulting from this development, impact on people's environmental right in terms of the following: 1.9.1. 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? 1.9.2. Positive impacts: e.g. improved access to resources, improved amenity, improved air or water quality, etc. What measures were taken to enhance positive impacts?	The Engineering Services Report and Storm Water Management Plan deal with aspects such as proper storm water management including polishing. An EMPr has been compiled and includes the proposed mitigation measures for any potential negative environmental impacts, such as noise, dust and visual impacts of construction activities. The proposed flat development provides additional residential opportunities in the area.
1.10. 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 socioeconomic impacts (e.g. on livelihoods, loss of heritage site, opportunity costs, etc.)?	The site is totally transformed, and development of the site will not impact ecosystem services as the latter is not supplied by the site to communities. There will not be ecological impacts and the associated socioeconomic impacts with development are positive. Job creation both during construction and operation.

1.11. Based on all of the above, how will this development positively or negatively impact on ecological integrity objectives/targets/considerations of the area?	The site is transformed. No natural vegetation is present on the site. There will therefore be no negative impact on ecological integrity.
1.12. 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?	In the light of the transformed state of the site and the absence of any natural vegetation, securing and preserving ecological integrity is not a priority nor possible. From an ecological point of view developing the site is the best practical environmental option.
1.13 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?	This development is the last in a series of completed developments on Stonewood Estate. It is small in scale and impact and no cumulative ecological or biophysical impacts are expected, both negative and positive.
Promoting justifiable economic and social development	
2.1. What is the socio-economic context of the area, based on, amongst other considerations, the following considerations? 2.1.1. The IDP (and its sector plans’ vision, objectives, strategies, indicators and targets) and any other strategic plans, frameworks of policies applicable to the area, 2.1.2. Spatial priorities and desired spatial patterns (e.g. need for integrated of segregated communities, need to upgrade informal settlements, need for densification, etc.), 2.1.3. Spatial characteristics (e.g. existing land uses, planned land uses, cultural landscapes, etc.), and 2.1.4. Municipal Economic Development Strategy (“LED Strategy)	The City of Cape Town IDP is based on District Plans. The proposed development is situated in the catchment of the Northern District Plan. The proposed small scale development allows for appropriate densification within the urban area. It will tap into existing engineering infrastructure in the Stonewood Estate. It is within the urban edge. The proposal does not constitute urban sprawl and will not have an impact on ecologically and culturally important land, and as such promotes spatial sustainability.

2.2. 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? 2.2.1. Will the development complement the local socio-economic initiatives (such as local economic development (LED) initiatives), or skills development programs?	The proposed additional 96 flats will augment the existing node of 90 flats, increasing the stock of this type of housing, making the units more accessible to a broader spectrum of the market. This, together with the creation of a significant number of jobs both during the construction and the operational phases of the development, would result in a positive socio-economic impact. The proposed flats residential development is fully compatible with surrounding uses which include group housing and single dwelling residential, commercial and industrial uses in the larger Stonewood Estate and the Le coste Estate. During both the construction phase and the operational phase skills transfer will happen in the various work places
2.3. How will this development address the specific physical, psychological, developmental, cultural and social needs and interests of the relevant communities?	The proposed small scale flats development will not have an adverse impact on surrounding communities. Civil services are available from the Stonewood Estate and the additional traffic will not impact the surrounding road infrastructure.
2.4. 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?	The proposed additional 96 flats will augment the existing node of 90 flats, increasing the stock of this type of housing the units. The established retail and industrial areas in the vicinity present both employment and entrepreneurial opportunities and it is expected that the Flats will be in demand. It is expected that the opportunity to own a dwelling from entry level upwards will generate long term and inter-generational advantages. It is expected that the resultant flat community will be socially and economically sustainable.
2.5. In terms of location, describe how the placement of the proposed development will: 2.5.1. result in the creation of residential and employment opportunities in close proximity to or integrated with each other,	The site is zoned for this type of development. The site is within the urban edge of Cape Town and development proposal constitutes densification within the urban edge and optimal use of municipal services. These services are available. .

2.5.2. reduce the need for transport of people and goods, 2.5.3. 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), 2.5.4. compliment other uses in the area, 2.5.5. be in line with the planning for the area, 2.5.6. for urban related development, make use of underutilised land available with the urban edge, 2.5.7. optimise the use of existing resources and infrastructure, 2.5.8. 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), 2.5.9. discourage "urban sprawl" and contribute to compaction/densification, 2.5.10. 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 2.5.11. encourage environmentally sustainable land development practices and processes,	The small scale addition of 96 flats will result in densification and better utilisation of municipal services in the urban edge. The development forms part of the Stonewood Estate and will complement uses in the area. The site has been rezoned for the purpose of Apartment development by definition not part of urban sprawl. All the services are available in the vicinity and the development contributes to optimum use of available services and land within the urban development edge. The development will not impact on the sense of history and cultural aspects of the area. Heritage Western Cape in an ROD dated 24 Sept 2014 indicated that “since there is no reason to believe that the proposed development will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.” Appendix F
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2.5.12. 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.), 2.5.13. the investment in the settlement or area in question will generate the highest socio-economic returns (i.e. an area with high economic potential), 2.5.14. 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 2.5.15. in terms of the nature, scale and location of the development promote or act as a catalyst to create a more integrated settlement?	
2.6. How were a risk-averse and cautious approach applied in terms of socio-economic impacts? 2.6.1. What are the limits of current knowledge (note: the gaps, uncertainties and assumptions must be clearly stated)? 2.6.2. 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? 2.6.3. 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?	An assessment of all potential impacts is included under Par 8 of the Draft Amendment Report The proposed development is entirely in alignment with all relevant spatial planning and urban design policies that apply. The site is zoned for the purpose and all services are available. The site is within the urban edge and in line with the densification police of the City. There are thus no gaps in current knowledge. The development therefore carries low risk.

2.7. How will the socio-economic impacts resulting from this development, impact on people's environmental right in terms following: 2.7.1. 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? 2.7.2. Positive impacts. What measures were taken to enhance positive impacts?	The proposed development of an additional 96 flats within the Established Stonewood Estate is not expected to impact negatively on peoples safety, heath or contribute to social ills. The proposal will have a positive impact in the sense that 96 additional housing opportunities will be created in an area that is earmarked for such develioment.
2.8. 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.)?	This is a small scale development of 96 flats on a serviced site within the urban edge. Ecosystem services derived directly from the site is not applicable. The proposed development will not result in overutilization of natural resources.
2.9. What measures were taken to pursue the selection of the "best practicable environmental option" in terms of socio-economic considerations?	This is a small scale development of 96 flats on a serviced site within the urban edge. The proposed development is not expected to have any environmental impacts that will result in fatal flaws providing all the mitigation and management measures EMPr are implemented. .
2.10. 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?	It is not anticipated that the proposed project will unfairly discriminate against any person. The proposed development optimises the use of serviced land in the urban edge.

2.11. 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?	The proposed 96 additional flats will be placed on the open market and/or used for rental stock.
2.12. 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?	The Applicant is accountable for the potential impacts of the activities that are undertaken and is responsible for managing these impacts during the construction phase of the project. The EMPr Construction regulates all health and safety aspects along with the on- site safety officer. Once construction is completed communal responsible structures such as HOA's, will take responsibility for the wellbeing of the communal areas.
2.13. What measures were taken to: 2.13.1. ensure the participation of all interested and affected parties, 2.13.2. provide all people with an opportunity to develop the understanding, skills and capacity necessary for achieving equitable and effective participation, 2.13.3. ensure participation by vulnerable and disadvantaged persons, 2.13.4. promote community wellbeing and empowerment through environmental education, the raising of environmental awareness, the sharing of knowledge and experience and other appropriate means, 2.13.5. ensure openness and transparency, and access to information in terms of the process,	Par 7 in the Draft Amendment Report gives a breakdown of the Public Participation Process to be followed to ensure that the public are provided with an opportunity to play an active role in the decision-making process. During the construction phase environmental awareness training for all on site personnel is mandated in the EMPr. The site notices make the project known in the area. Managing the registered database is an ongoing exercise and I&AP's are added and afforded the means to participate on a continuous basis during the process. .

2.13.6. 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, and 2.13.7. ensure that the vital role of women and youth in environmental management and development were recognised and their full participation therein were be promoted?	
2.14. 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)?	It is not anticipated that the proposed project will unfairly discriminate against any person. The small scale development of 96 flats will be placed on the open market or used as rental stock by the developer.
2.15. 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?	Health and safety concerns are addressed in the EMPr (Appendix H). 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. 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. The ECO shall arrange environmental educational meetings with all workers on the site. This is all part of the EMPr.
2.16. Describe how the development will impact on job creation in terms of, amongst other aspects: 2.16.1. the number of temporary versus permanent jobs that will be created,	The proposed development would contribute to the local community by providing employment and business opportunities. During the construction period construction jobs will become available for both skilled and unskilled persons. The contractor and subcontractors will come on site with their permanent staff of skilled workers such as carpenters, builders, bricklayers, plasterers etc.

2.16.2. 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), 2.16.3. the distance from where labourers will have to travel, 2.16.4. the location of jobs opportunities versus the location of impacts (i.e. equitable distribution of costs and benefits), and 2.16.5. the opportunity costs in terms of job creation (e.g. a mine might create 100 jobs, but impact on 1000 agricultural jobs, etc.).	Some skilled and unskilled staff will be recruited from the surrounding communities. The job opportunities during construction will be temporary, but skills transfer and training will benefit the individuals and enhance their job prospects in future. There will be opportunities for small service provider such as plumbers and electricians both during construction and operation. The impacts of the development are confined to the site and the immediate surrounding area. This is also where the temporary and more permanent job opportunities will occur.
2.17. What measures were taken to ensure: 2.17.1. that there were intergovernmental coordination and harmonisation of policies, legislation and actions relating to the environment, and 2.17.2. that actual or potential conflicts of interest between organs of state were resolved through conflict resolution procedures?	State departments and other authorities relevant to the project are identified as Authority I&AP's and consulted during the amendment phase. The process provides for coordination between different commenting authorities and authority stakeholders involved in the proposed project. This ensures that all matters are dealt with in a transparent way and ensures that any potential conflicts be resolved between different parties. No such conflicts have arisen to date.
2.18. 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?	The purpose of the Draft Amendment Report is in essence to determine, assess and evaluate the consequences (positive and negative) of a proposed development. One of the key purposes of Environmental Impact Assessments, is to strive for sustainable development through appropriate options and approaches.

	The PPP undertaken as part of this process provides any member of the public (not just registered I&AP's) the opportunity to raise any environmental concerns related to the proposed development. All issues and concerns raised will be responded to..
2.19. Are the mitigation measures proposed realistic and what long-term environmental legacy and managed burden will be left?	Mitigation measures were incorporated into the EMPr (Appendix H). These measures are considered realistic and comprehensive and no environmental legacy and burden will be left.
2.20. 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?	The Applicant/Developer is responsible for all adverse effects during construction of the development. Thereafter it becomes the responsibility of the individual homeowners and the Property Owners Associations. Various mitigation measures are incorporated in the EMPr. (Appendix H). The nature of the project, 96 flats in 13 blocks is such that adverse long term health effects are not expected.
2.21. 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?	The site is totally transformed and the ecological integrity and healthy bio-physical environment is already heavily compromised. The best practicable environmental option is development of the 96 additional flats on the serviced site in the urban edge.
2.22. 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?	Construction and operation of the additional 96 flats will create a number of positive social benefits. These include the creation of employment and business opportunities and broadening of the rates base. The proposed development will also provide a safe, secure, and quality living environment for residents. This is a small development and will be complementary to the existing 90 flats in 15 blocks on the site.

	The cumulative social impacts are of a positive nature. The site is zoned for GR2 is fully serviced and form part of the completed Stonewood Estate. It is in keeping with the surrounding developments. There are no cumulative negative impacts. The development's location, scale and typology fit the purpose. There should be limited to no negative socioeconomic, health or well-being impacts.
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