

BASIC ASSESSMENT PROCESS

NOTICE OF BASIC ASSESSMENT PROCESS FOR THE PROPOSED MIXED-USE DEVELOPMENT ON THE REMAINDER OF FARM NO. 845, SIR LOWRY'S, WESTERN CAPE.

BACKGROUND INFORMATION DOCUMENT (BID) AND INVITATION TO PARTICIPATE

28 November 2019

GNEC No: 20445

DEA&DP REFERENCE No: 16/3/3/6/7/1/A3/53/2227/17

***Please Note: A Copy of the document currently on review is available at the Sir Lowry's Pass Public Library and on GNEC's Website.**

1. PURPOSE OF THIS DOCUMENT

The purpose of this document is to:

- Provide stakeholders with information about the proposed construction of a mixed-use development on the Remainder of Farm No. 845, Sir Lowry's, Western Cape.
- Introduce and explain the Basic Assessment Process and Public Participation process to be followed for the proposed development, in terms of applicable environmental legislation (National Environmental Management Act (NEMA), (Act No.107 of 1998), as amended;
- Invite all stakeholders to register between the **28th of November 2019 and 24th of January 2020** as an Interested and Affected Party for the proposed development.
- Notify all stakeholders that the Interested and Affected Party registration period is from **Thursday 28 November 2019 - Friday 24 January 2020.**

2. PROJECT DESCRIPTION

The area of Somerset West has in the past few years undergone rapid expansion in terms of residential developments, commercial developments as well as education facilities; with Sir Lowry's Pass Village also being affected by these developments. The need for these types of expansion are driven by numerous factors such as the increase in population and influx of residents to the Western Cape Province.

Sir Lowry's Pass Village is located near the base of Sir Lowry's Pass, located approximately 60 km from Cape Town. The proposed property boasts a total of 38.28 Ha and falls within the jurisdiction of the City of Cape Town Municipality. The proposed development aims to address these factors along with fulfilling a gap in the market of providing housing stock for middle income earners to obtain property ownership. The development also aspires to make a difference in the community of Sir Lowry's Pass Village by providing social and economic opportunities. Therefore, the proposed development will consist of the following:

High density residential 846 units = 65 du / ha (apartments at 3 – 4 storeys) or 50 du / ha (apartments at 2 – 3 storeys; town houses at 2 storeys along low-built edge)

Medium density residential 164 units = 40 du / ha (town houses at 2 storeys)

Total – 1010 units

Other land uses envisioned include:

2.53 Ha (23 000 m²) - Public precinct with General Business 1 zoning – public precinct with business and retail focus, accessible to the residential estate and the surrounding community

1.02 Ha (10 200 m²) – Public precinct with Community 1 zoning – public precinct with community and social focus, accessible to the residential estate and the surrounding community

0.33 Ha - Shared facilities for residential estate – Entrance component, security component and HOA offices for residential development

0.74 Ha – Shared amenities for residential estate – Clubhouse, gym, crèche, open space

The largest part of the proposed development will comprise of residential. It should be noted that the proposed property is located immediately outside of the urban edge and hence application will be made for the inclusion of the property into the urban edge. The property has not been used for extensive agricultural purposes. Furthermore, the subject property will be rezoned and subdivided; allowing for the proposed development to transpire.

Taking the above mentioned proposed mixed-use development into account, the following listed activities will be triggered: Listing Notice 1 (GN No. R. 327): Activities: 9, 10, 12, 19, 27 and 28 and Listing Notice 3 (GN No. R 324.): Activity 4.

Additionally, a Notice of Intent to Develop (NID) was submitted to Heritage Western Cape in December 2017 where after a positive Record of Decision was issued to the client indicating that no additional Heritage related impact assessments are required. The ROD was received on the 19th of December 2017. Application in terms of the National Water Act, 1998 (Act 36 of 1998) is also being facilitated. The section 21 (c) and (i) water uses will be applied for. Furthermore, a Baseline Freshwater Assessment was conducted by Freshwater Consulting CC.

Please refer to Figure 1 for the site map of the proposed development site.



Aerial Image of Remainder of Farm 845, Sir Lowry's Village, Western Cape.			
Source: Cape Farm Mapper			Tel: (021) 870 1874

Figure 1: Site map of the proposed mixed-use development site.

NATIONAL ENVIRONMENTAL MANAGEMENT ACT (Act No. 107 of 1998), AS AMENDED 4 DECEMBER 2014.

Environmental Assessment

The National Environmental Management Act (NEMA) (Act No. 107 of 1998) identifies the proposed application for the Mixed-Use Development as an activity that may have detrimental effects on the environment with the following listed activities being triggered:

Listing Notice 1 (GN No. R. 327 Activity 9, 10, 12, 19, 27 & 28 and Listing Notice 3 (GN No. R. 325) Activity 4.

Definition of an Environmental Impact Assessment (EIA)

An environmental impact assessment is a good planning tool to assist in the identification, evaluation and assessment of potential positive and negative impacts of a proposed development on the environment. It also recommends ways to avoid or reduce negative impacts and ensure that developments are sustainable without affecting people's lives and the environment adversely.

As mentioned, an EIA is undertaken in terms of the NEMA (Act No 107 of 1998) as amended, and the EIA Regulations.

POTENTIAL ENVIRONMENTAL ISSUES

Potential environmental issues for the proposed development that will be addressed in the assessment include inter alia:

- Impact on fauna and flora:

No significant impacts are expected on any fauna or flora as the site has been largely modified from its natural state by grazing and cultivation of the land. Note should be made that according to a botanical study (conducted by Bergwind Botanical Surveys & Tours CC in May of 2018) some highly degraded patches of indigenous vegetation are present in the southern area of the property; these patches hold no conservation value since they are disjunct and species-poor.

- Noise pollution:

There will be a temporary noise impact due to the construction of the development. During the operational phase of the activity, the proposed development will result in the slight increase in noise levels. However, these impacts will be in line with the surrounding properties and are therefore not deemed to be significant.

- Heritage impact:

No impact on heritage resources are expected since the vast majority of the proposed site has been completely altered from its natural state due to previous land uses. A positive Record of Decision (ROD) was also provided by Heritage Western Cape on the 19th of December 2017, indicating that no Heritage

related impact are expected by the proposed mixed-use development.

- Visual impact:

The proposed development will not have a significant visual impact due to the vast majority of the surrounding properties already being transformed from its natural state. Additionally, the proposed development will incorporate open space as well as green corridors throughout the proposed development. This will soften the overall appearance of the development and integrate the development into the surrounding context.

- Traffic Impact:

During the construction phase of the proposed development, an increase in construction vehicles are expected. Additionally, during the operational phase an increase in traffic is also expected. The impacts of the increase will not be significant seeing that the site is easily accessible and located adjacent to major roadways. Infrastructure upgrades to Knorhoek Road will be made to ensure that the roadway can accommodate an increase in traffic volumes.

3. PUBLIC PARTICIPATION

In terms of the NEMA, Public Participation forms an integral part of the environmental assessment process. The Public Participation Process provides people who may be affected by the proposed development with an opportunity to provide comment and to raise issues of concern about the project or to make suggestions that may result in enhanced benefits for the project.

Comments and issues raised during the Public Participation Process will be captured, evaluated and included in a Comments and Response Report (CRR). These issues will be addressed and included in the Final Basic Assessment Report which will be submitted to the Department of Environmental Affairs and Development Planning (DEA&DP), to make a decision on whether to approve the application (provide Environmental Authorisation) or not.

4. DELIVERABLES

The environmental assessment will culminate in the compilation of a Basic Assessment Report (BAR) and Environmental Management Plan (EMP). The Basic Assessment Report will be submitted to the Department of Environmental Affairs and Development Planning (DEA&DP), the regulatory authority responsible for the review of the report. The DEA&DP has to reach a decision as to whether, and under what conditions, the project may proceed, based on environmental considerations. An Environmental Authorization (EA) may be issued based on the information provided in the Basic Assessment Report. Interested and Affected Parties (I&APs) who have registered will be notified of the Environmental Authorisation (EA).

5. TIMEFRAMES

The table below provides an indication of the proposed timeframes for the project.

Activity	Estimated Timeframe
Compilation of Nol	December 2017
Submission of Nol	8 December 2017
Compilation of Notice of Intent to Develop (NID) (HWC)	December 2017
Submission of NID	8 December 2017
Heritage Western Cape review of NID	December 2017
Specialist and technical studies	January 2018- November 2019
Compilation of 1 st Draft Basic Assessment Report	November 2019
Submission of 1 st Draft BAR to Department of Environmental Affairs & Development Planning (DEA&DP)	28 November 2019
1 st Public Participation Process (30 days)	28 November 2019 – 24 January 2020
Compilation of Application	March 2020
Submission of Application	March 2020
Compilation of 2 nd Draft BAR & Environmental Management Plan (EMP)	April 2020
2 nd Public Participation Process (30 days)	April 2020 – May 2020
Amend Final BAR & EMP	July 2020
Submit Final BAR to DEA&DP	July 2020
DEA&DP Review of Final BAR & EMP	July 2019 – November 2020
Authorisation	November 2020
Notify all Interested and Affected Parties	November 2020

6. INVITATION TO PARTICIPATE

Guillaume Nel Environmental Consultants were appointed as an independent environmental consultancy by Dax Con Construction CC to facilitate the Environmental Impact Assessment (EIA) and public participation process for the requirements of NEMA for the proposed mixed-used development. A hard copy of the First Draft Basic Assessment Report will be available at the local Sir Lowry's Public Library (Phindile Memani Tel: 021 858 1139) and an electronic copy will also be available on GNEC's website (www.gnec.co.za).

We would like to invite and encourage all stakeholders to complete and return the enclosed registration sheet and submit any written comments to:

GNEC

Att: Heloise Groenewald

P.O. Box 2632, Paarl, 7620

Tel: 021 870 1874

Fax: 021 870 1873

E-mail: hdp@gnec.co.za

GNEC Ref No: 20445

DEA&DP Ref No: 16/3/3/6/7/1/A3/53/2227/17

Please submit the registration sheet to GNEC by no later than Friday, 24 January 2020.

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REGISTRATION AND COMMENT SHEET

28 November 2019

DEA&DP REFERENCE No: 16/3/3/6/7/1/A3/53/2227/17

GNEC REF: 20488

Title _____ Name and Surname _____
 Company Name/Interest _____
 Postal-or-Residential Address _____
 Area _____ Postal Code _____
 Tel: _____ Cell Phone _____
 Fax: _____
 E-Mail Address _____

Please indicate you preferred method of communication (Please indicate with an X)				
Fax		E-Mail		Post

Comments (You are welcome to attach more sheets if necessary (Your comments will be considered in the Basic Assessment process))

Please provide details of any other person/company whom you would like us to add to our mailing list

Title _____ Name and Surname _____
 Company Name _____
 Tel: _____ Fax No: _____
 E-Mail _____

Please complete and return to GNEC by no later than **Friday 24 January 2020.**

Attention Heloise Groenewald
 P.O. Box 2632, Paarl, 7620
 Tel: 021 870 1874, Fax: 021 870 1873
 E-mail: hdp@gnec.co.za
Thank you for your participation