

BASIC ASSESSMENT APPLICATION FOR ENVIRONMENTAL AUTHORISATION

NOTICE OF A BASIC ASSESSMENT PROCESS FOR THE PROPOSED MIXED USE DEVELOPMENT (NEWINBOSCH)
ON THE REMAINDER OF PORTION 33 OF FARM NO. 81, CLOETESDAL, STELLENBOSCH

BACKGROUND INFORMATION DOCUMENT (BID)

AND INVITATION TO PARTICIPATE

27 JANUARY 2020

GNEC REFERENCE NO. : 20538

DEA&DP Reference: 16/3/3/6/7/1/B4/45/1124/19

***Please Note: A copy of the document currently on review is available at the Stellenbosch Public Library
and on the GNEC website.**

1. PURPOSE OF THIS DOCUMENT

The purpose of this document is to:

- Provide stakeholders with information about the proposed development of the Remainder of Portion 33 of Farm 81, Cloetesdal, Stellenbosch
- 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; 4 December 2014.
- Invite all stakeholders to comment on any aspect related to the proposed development; and
- Notify all stakeholders that the Interested and Affected Party registration period is from **Monday 27 January – Friday 28 February 2020.**

2. PROJECT DESCRIPTION

Stretched on the foothills of the Papagaaiberg, RE 33 of Farm 81, Cloetesdal boasts an area of approximately 48ha to the West of the R304. The misshapen triangular site is located approximately 1.5km north of Stellenbosch and is almost bordered to the south by Kayamandi, only separated by one farm. The entire extent of the property has been subject to cultivation and the Eastern border of the site is partially occupied by the Steyn's Nursery. The existing access is located just South of the access to the nursery off the R304 which connects Stellenbosch to the N1. The manor house sits to the South West on the site at a higher altitude than the R304 as the site slopes from West to East from approximately 181m above sea level at its highest point to about 121m above sea level at its lowest point in the South Eastern corner. In addition to the manor house, a few storage sheds are found in close proximity to the access of the site with some labourers housing in the South Eastern corner. Please refer to Figure 1 for a Locality Map.

GNEC was appointed by Cloetesdal Developments (Pty) Ltd to facilitate the EIA process for the development of the proposed site. Due to the current land use being agricultural in nature and the size of the property being larger than 1ha, as well as the proposed filling station, the proposed development will be subject to a Basic Assessment Process.

The developers intend to develop the property mainly for residential use of various typologies including single residential, group housing and town houses, approximately 1 100 units in total. Other intended land uses include a school on approximately 6ha, institutional use (church) on approximately 2ha and a filling station/convenience retail of approximately 5 000m². The filling station will be located just south of the existing access road which will form the access to the proposed development. The Manor House will be converted into a clubhouse which will include recreational uses, HOA management offices and a pre-school or crèche space all while making use of the views from this point on the farm. Large green open spaces running like fingers through the development will create a sense of space along the circular internal roads. Future access roads to the neighbouring properties are planned as they are also subject to a separate development investigation by other parties.

In terms of services, a collector sewer will be constructed along the eastern border of the development in the road reserve which will connect to the existing municipal reticulation network. Potable water infrastructure will furthermore also be constructed within the road reserves and will connect to the existing municipal reticulation network. Two stormwater detention ponds will be created on site to service the proposed development.

Please refer to the proposed Layout Plan below.

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 construction of housing development on this site as an activity that may have significant detrimental effects on the environment and therefore an EIA process is required in the form of a Basic Assessment Process. The following listed activities will be triggered by the proposed development:

EIA activities: Listing Notice 1 (GN No. R. 983) Activities 14 & 28

Definition of Environmental Impact Assessment

An environmental impact assessment (EIA) is not only a good planning tool to assist in the identification, evaluation and assessment of potential positive and negative impact of a proposed development on the

environment, but also recommends ways to either avoid- or reduce negative impacts, thus ensuring that developments are sustainable without affecting people's lives and the environment adversely.

As mentioned, a Basic Assessment Process is undertaken in terms of the National Environmental Management Act (NEMA) (Act No. 107 of 1998) as amended, and the EIA Regulations.

3. POTENTIAL ENVIRONMENTAL ISSUES

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

- Noise Pollution

Construction activities could be hindrance in terms of noise to the immediate surroundings. During the operational phase the noise pollution but is not expected to be significant.

- Heritage Impact:

The property has a rich history in terms of previous and current land occupants. Heritage Western Cape requested that a Heritage Impact Assessment and a Visual Impact Assessment be included in the EIA process. This was done and the findings are included in the 1st Draft Basic Assessment Report.

- Visual Impact:

There will be some visual impacts during the construction phases but this will only be temporary. The visual impact during the operational phase is not expected to be significant as it will be mitigated according to the Visual Impact Assessment

- Vegetation

The entire farm has been completely transformed due to previous and current agricultural activities; therefore no botanical impacts are expected.

- Water Impact:

No freshwater features are located on site and therefore no freshwater impacts are expected to occur due to the proposed development.

As mentioned, the Basic Assessment Report will identify measures to reduce identified negative impacts, and optimise positive impacts.

4. PUBLIC PARTICIPATION

In terms of the NEMA, public participation forms an integral part of the Basic 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 Comment and Response Report, which will be incorporated into the Final Basic Assessment Report for authorization.

Deliverables

The environmental assessment will culminate in the compilation of the Basic Assessment Report and an Environmental Management Plan (EMP).

The Basic Assessment Report and Environmental Management Plan will be submitted to the Department of Environment Affairs and Development Planning (DEADP) 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 will be issued based on the information provided in the Amendment Report. Interested and Affected Parties who have registered will be notified of the environmental authorisation.

5. TIMEFRAMES

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

EA AMENDMENT PROCESS – PONTAC PARC LIGHT INDUSTRIAL DEVELOPMENT		
Activity	Start Date	Finish Date
Specialist Studies (ongoing)	2019	2020
Compile draft Basic Assessment Report(BAR) and EMP	January 2020	January 2020
Public Participation Process (30 days)	27 January 2020	28 February 2020
Amend 1 st Draft BAR	March 2020	April 2020
Possible Additional Specialist studies	January 2020	April 2020
2 nd Public Participation Period (30 days)	April 2020	May 2020
Compile and submit Formal Application Form	April 2020	
Amend Basic Assessment Report and EMP	June 2020	
Final Public Participation Period	July 2020	August 2020
Amend Final Report and EMP	August 2020	
Submit Final Amendment Report and EMP	September 2020	
DEA&DP to Acknowledge Receipt of Final Report	September 2020	
DEA&DP Review of Amendment Report &EMP	September 2020	December 2020
Authorisation – EA	December 2020	
Authorisation – Notify all I&IPs	December 2020	

6. INVITATION TO PARTICIPATE

GNEC was appointed as an independent environmental consultancy by Cloetesdal Developments (Pty) Ltd to facilitate the Part Basic Assessment Application and Public Participation Process for the proposed Newinbosch Development. **A copy of the document currently under review is available at the Stellenbosch Public Library (Tel: 021 808 8390 – Plein Street, Stellenbosch), and on the GNEC website (www.gnec.co.za).**

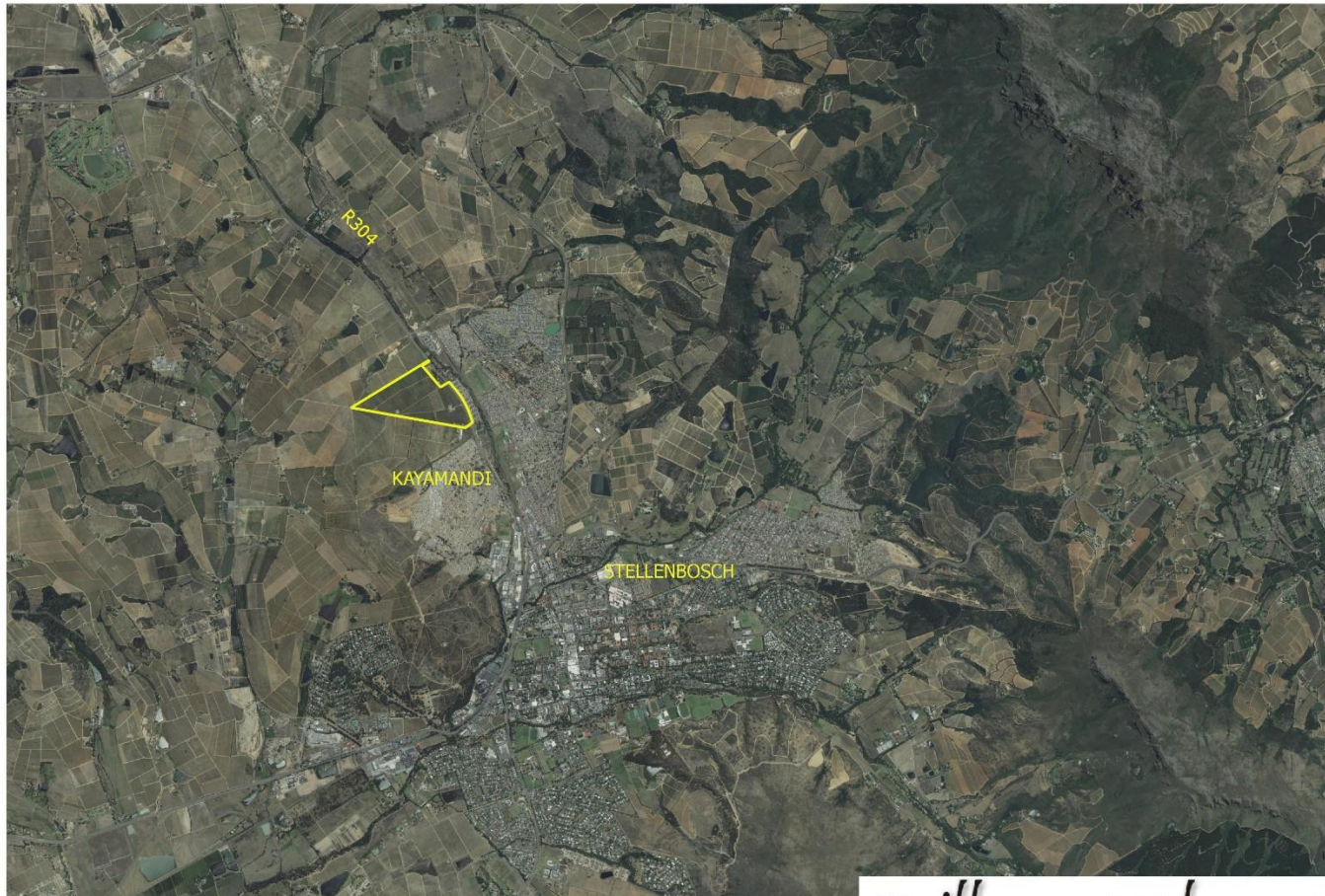
We would like to invite and encourage all stakeholders to complete and return the enclosed registration sheet register as an Interested and Affected Party between Monday 27 January 2020 and Friday 28 February 2020 to which effect all developments in this proposed development will be

communicated to all registered parties for comment. Please forward all written registration and comment forms to:

GNEC Attention: Mrs. Euonell Visagie; P.O. Box 2632; Paarl; 7620; Tel: (021) 870 1874; Fax: (021) 870 1873; Email: eg@gnec.co.za

GNEC Ref No: 20538

Please submit the registration sheet and comment to GNEC by no later than Friday 28 February 2020



PROPOSED MIXED USE DEVELOPMENT ON THE REMAINDER OF PORTION 33 OF FARM 81,
CLOETESDAL, STELLENBOSCH

LOCALITY MAP

NOTICE OF A BASIC ASSESSMENT PROCESS FOR THE PROPOSED MIXED USE DEVELOPMENT (NEWINBOSCH)
ON THE REMAINDER OF PORTION 33 OF FARM 81, CLOETESDAL, STELLENBOSCH

REGISTRATION AND COMMENT SHEET

27 JANUARY 2020

GNEC REF: 20538

Title _____ **Name and Surname** _____

Company Name/Interest _____

Postal-or-Residential Address _____

Area _____ **Postal Code** _____

Tel: _____ **Cell Phone** _____

Fax: _____

E-Mail Address _____

Please indicate your 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 EIA (BA) 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 28 FEBRUARY 2020**

Attention: Mrs. Euonell Visagie

P.O. Box 2632, Paarl, 7620

Tel: 021 870 1874, Fax: 021 870 1873

E-mail: eg@gnec.co.za

Thank You for your participation