



ENVIRONMENTAL IMPACT ASSESSMENT

NOTIFICATION OF AN ENVIRONMENTAL IMPACT ASSESSMENT PROCESS FOR THE PROPOSED CONSOLIDATION, REZONING, SUBDIVISION AND DEVELOPMENT OF LANGVERWACHT INDUSTRIAL PARK ON PORTION 65, 66 AND 67 OF FARM 832, IN PAARL, WESTERN CAPE PROVINCE.

BACKGROUND INFORMATION DOCUMENT (BID)

AND INVITATION TO PARTICIPATE

June 2019

DEA&DP REFERENCE No: 16/3/3/6/7/1/B3/28/1133/19

1. PURPOSE OF THIS DOCUMENT

The purpose of this document is to:

- Provide stakeholders with information about the proposed Langverwacht Industrial Development on Portion 65, 66 and 67 of Farm 832 in Paarl, Western Cape Province.
- Introduce and explain the Basic Assessment 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 and comment on any aspect related to the proposed development between the 25^h of June and the 26th of July 2019.

2. PROJECT DESCRIPTION

Guillaume Nel Environmental Consultants (GNEC) has been appointed by Die Van Zyl Familie Trust to facilitate the Environmental Impact Assessment (EIA) process for the proposed consolidation, rezoning, subdivision and development of the Langverwacht Industrial Complex on Portion 65, 66 and 67 of Farm 832 in Paarl, Western Cape Province.

The site is located on the western outskirts of Paarl along a newly formed industrial, retail and commercial corridor. The proposed development is located within the Drakenstein Urban Edge and is earmarked for industrial and commercial development. Towards the west of the site is the existing Zandwijk Industrial Park which is essentially similar to the proposed development. Towards the east of the site are more

smallholdings and further east is the R45 leading from Paarl to Franschhoek. The site has an irregular shape and extends to both sides of the Van Wyksrivier with the railway line forming the southern boundary and the Old Paarl Road / Sandringham Road (DR00189) forming the northern boundary. A portion of the site extends as far as the R45 and old Paarl Road intersection.

Portion 65, 66 and 67 of Farm 832 in Paarl will be developed into a security controlled industrial park with a total of 30 light industrial erven (Industrial Zone 1) and one erf to be zoned Open Space Zone II and utilized for private open space, detention pond, sewer plant and private internal road. These erven range from 988m² to one erf of 4271m². The extent of the proposed site to be developed is 9.41ha of which 545ha will comprise industrial erven. The remaining 2.487ha will comprise private open space, detention pond, sewer plant and private road.

Provision is also made within the development for an Open Space Zoned area. This area comprises not only the private road network and Van Wyks River corridor with extended private open space, but also the proposed detention pond and new proposed sewerage plant. Both the detention pond and sewer plant is located south of the Van Wyks River in an area identified by the relevant specials. The Open Space Zoned area measures 2,540ha in extent and represents 31% of the site. The private road network comprises a 13m wide internal ring road network which provides direct access to each of the Industrial Portions, while access to the proposed development will be taken directly from Main Road 189 via a new proposed entrance. This entrance road will be 17m wide in order to facilitate the proposed access security entrance and proper traffic control.

The most significant aquatic feature within the site is the Van Wyks River. The river is a seasonal tributary of the Berg River that originates near the R44 road and flows in an easterly directly between the Simonsberg and the Paarlberg to the west of the town Paarl. Downstream of the R101 (Old Paarl Road), the river has been significantly modified by the peri-urban activities around Paarl, which consist of industrial sites in the vicinity of the proposed development site and then farming in the downstream Berg River Channel. The tributary joins the Berg River at Suider-Paarl.

At the site, the channel of the Van Wyks River is dominated by *Typha capensis*, *Cyperus textillis* and *Phragmites australis*. The riparian vegetation of the river has been removed by surrounding land use and the channel has been confined and modified. A small tributary of the Van Wyks River that arises on the southern facing slopes of the Paarlberg Mountain crosses the site and confluences with the Van Wyks River at the site. Within the site, the tributary has been highly confined and entrenched in a straightened channel. In the eastern portions of the site, where the railway and the river are located close together, an indigenous *Pennisetum macrourum* wetland has formed which is fed by run-off from the railway as well as seasonal overtopping from the river. There are no wetlands mapped on the site in terms of the national Freshwater Ecosystem Priority Areas (FEPA) mapping initiative. The Van Wyks River is considered to be of moderate to low ecological importance and sensitivity. The high level of modifications to the river has resulted in the loss of the sensitive species and habitats.

It is proposed to incorporate the runoff in the tributary into a pipe that forms part of the stormwater management measures for the site. This tributary leads from the north of the R101 through the adjacent

development of Paarl Junction which is currently in construction phase. Given the condition of the tributary and the piping of the tributary directly upstream, it was decided that piping the tributary would be retained as the preferred proposal. This would also ensure that there would be no pollution considerations to be monitored throughout the operational phase.

For the Van Wyks River, the proposal is to contain the watercourse within a 20.4m or 25.45m channel. The river channel currently varies from about 14m to 27m in width and is dominated with reed growth that blocks the channel. Very little of the riparian zone of the river remains. The Freshwater Assessment has proposed that the Van Wyks River not be entirely formalized but should allow for some sections that comprise of a gabion channel and some that can be vegetated with just the low flow channel formalized with rip rap.

In order to accommodate the 1:100 floodline as per the Floodline Investigation report the site will require infilling toward the north of the Van Wyks River in line with the report. This river investigation of the van Wyk's River examined the river conditions between the culverts at Zandwyk Park and 30m downstream of the culverts at the R45.

A single vegetation type, Swartland Shale Renosterveld, occurs at the site according to The Vegetation of South Africa, Lesotho and Swaziland (VEGMAP)(Rebelo et al. 2006 in Mucina & Rutherford, 2006). The vegetation type, or ecosystem, is listed as Critically Endangered in The List of Threatened Terrestrial Ecosystems (Government Gazette, 2011). According to the VEGMAP two vegetation types occur nearby to the east of the study area. These are Swartland Granite Fynbos and Swartland Alluvium Fynbos.

Most of the site is completely devoid of natural vegetation since it comprises highly modified agricultural land. Dumping and substantial quantities of rubble were found at the western boundary. Most of the site is dominated by alien grasses and agricultural weeds such as Kikuyu grass (*Pennisetum clandestinum*), rippgut brome (*Bromus diandrus*), turknael (*Erodium moschatum*) and Paterson's curse (*Echium plantagineum*). Only a few remnant indigenous species were found. They include scattered plants of *Moraea cf. collina*, *Romulea sp.*, *Oxalis glabra*, *Oxalis purpurea* and *Amaryllis belladonna*.

A Notification of Intent was submitted to the Heritage Western Cape. The comment from Heritage Western Cape indicated that since there is no reason to believe that the development will negative impact on any Heritage related Resources the development may continue as per the Preferred Site Development Plan.

Drakenstein Municipality confirmed that there is no exiting bulk sewer network with capacity in the Southern Paarl region. They are currently unsure when a new bulk pipeline will be constructed, but this could be between 10 – 20 years. Hence the Municipality supports a temporary private treatment facility (treatment plant) until their planned bulk infrastructure is in place. GLS Consulting will conduct a study of the sewer network and future Bulk Infrastructure prior to construction as discussed with Drakenstein Municipality. A portable sewage treatment plant is proposed toward the south eastern corner of the site adjacent to the railway line similar to the existing Zandwijk Park development toward the west. All internal installations will be constructed to connect to municipal sewers once it is made available.

A proposed connection to the existing 250mmØ pipeline along the R101 is proposed. A 110mmØ connection point will be constructed on the northern boundary of the development on the R101. A 25mm water meter connection will however be constructed as a temporary bulk water meter for the proposed development. This temporary water meter will be upgraded to an 80mm water meter once Drakenstein Municipality upgrades the Bulk Water Infrastructure in the Southern Paarl region.

The three separate properties currently have full direct access off Sandringham road (MR189). The main access to the industrial development is proposed off Sandringham Road (MR189) approximately 470m to the east of the Suid-Agter Paarl Road intersection and approximately 215m to the west of the Simondium Road intersection. Based on plans proposed by the WCPG access will be provided from a service road parallel to Sandringham road. This service road will be given access at a median break on MR189. The median break is spaced approximately 440m to the east of the future MR191 intersection with MR189, which is in line with the long-term planning for the Realignment of MR191.

3. NATIONAL ENVIRONMENTAL MANAGEMENT ACT (ACT NO. 107 OF 1998), AS AMENDED

Environmental Assessment

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

Government Notice No. R. 983 of 04 December 2014, as amended –

- Listing Notice 1 – Activity No: 9, 12, 13, 19 and 28;
- Listing Notice 3 – Activity No: 4 and 12;

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.

4. POTENTIAL ENVIRONMENTAL ISSUES

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

Noise

There will be a temporary noise impact due to construction vehicles operating on and around the site. During the operational phase of the activity, additional noise associated with the additional traffic in the area. This impact is deemed negligible and is consistent with the existing industrial developments.

Traffic

There will be construction vehicles moving to and from the site during the construction phase of the development. A Traffic Impact Assessment has been conducted in order to mitigate this impact throughout the construction and operational phase of the development. Intersection upgrades have been proposed as part of the development and upgrades to roads infrastructure where required.

Freshwater

The most significant aquatic feature within the site is the Van Wyks River. It is proposed to contain the watercourse within a 20.4m or 25.45m channel. The river channel currently varies from about 14m to 27m in width and is dominated with reed growth that blocks the channel. Very little of the riparian zone of the river remains. The Freshwater Assessment has proposed that the Van Wyks River not be entirely formalized but should allow for some sections that comprise of a gabion channel and some that can be vegetated with just the low flow channel formalized with rip rap.

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Botanical

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The Botanical Impact Assessment concluded:

The proposed development of the Portions 66, 67 and 68 of Farm 832, Paarl would (apart from a patch of remnant natural vegetation) result in the loss of highly modified habitats that have been historically cleared and that have been subject to high-intensity farming.

Economic

From a business point of view the application will optimise the existing vacant Site and at the same time provide new industrial opportunities. The new development will contribute to the local economy of Paarl/Drakenstein. Direct (employment, purchasing of goods for the industries, labour force etc) and indirect (municipal taxes, building plan fees etc.) economic benefits will arise from this new development. The proposed development in its current scale and form will be financially viable.

Social

The proposed development will have a positive social impact since it will provide in the demand for industrial properties within reach of existing industrial areas and access routes. New employment opportunities will be created, not only during the construction phase, but on a permanent basis.

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

5. 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 Comment and Response Report. 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).

6. DELIVERABLES

The environmental assessment will culminate in the compilation of a Basic Assessment Report and Environmental Management Plan.

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 will be issued based on the information provided in the Basic Assessment Report. Interested and Affected Parties who have registered will be notified of the environmental authorisation.

7. TIMEFRAMES

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

Activity	Estimated Timeframe
Compilation of Specialist Studies	2018 – April 2019
Compilation of Basic Assessment Report	May 2019
Project announcement to key stakeholders and registered I&As	June 2019
Amend BAR and EMP Compile EIA Application & submit to the DEA&DP	August 2019
2 nd PPP Draft Final Bar & EMP	August 2019
Amend Final Bar & EMP and submit final Basic Assessment Report to decision-making Authority for a decision	September 2019
DEA&DP Review	October – December 2019
Authorisation	January 2020
Commencement of activity	March 2020

8. INVITATION TO PARTICIPATE

GNEC was appointed as an independent environmental consultancy by **Van Zyl Familie Trust** to facilitate the environmental impact assessment and public participation process for the proposed project. A copy of the Pre-App Draft BAR is made available at the Drakenstein Public Library in Paarl up until **Friday the 26th of July 2019**. Alternatively a copy of the report is also available on the GNEC website at www.gnec.co.za. To register as an Interested and Affected Party, please complete and return the enclosed registration sheet and submit any written comments to:

GNEC

Att: Mr Renier Kapp
P.O. Box 2632, Paarl, 7620
Tel: 021 870 1874
Fax: 021 870 1873
Cell: 082 675 5233
E-mail: renier@gnec.co.za

GNEC Ref No: 20467

DEA&DP Ref No: 16/3/3/6/7/1/B3/28/1133/19

Please submit the registration sheet to GNEC by no later than Friday the 26th of July 2019.

Fabriek Street 45
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 LANGVERWACHT INDUSTRIAL PARK ON PORTION 65, 66 AND 67 OF FARM 832, IN PAARL,
 WESTERN CAPE PROVINCE.**

REGISTRATION AND COMMENT SHEET

June 2019

DEA&DP REFERENCE No: 16/3/3/6/7/1/B3/28/1133/19

GNEC REF: 20467

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 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 the 26th of June 2019**

Attention: Mr Renier Kapp

P.O. Box 2632, Paarl, 7620

Tel: 021 870 1874, Fax: 021 870 1873, Cell: 082 675 5233, E-mail: renier@gnec.co.za

Thank You for your participation

