

ENVIRONMENTAL IMPACT ASSESSMENT

NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT PROCESS FOR THE PROPOSED HAASENDAL DEVELOPMENT AND KUILS RIVER GOLF COURSE RE-DEVELOPMENT ON ERF 23580, ERF 23579, ERF 23582, ERF 23583, ERF 23584, FARM 1339, AND PORTIONS 60, 64, 67, 87 AND 106 OF FARM 222 IN KUILS RIVER, WESTERN CAPE.

BACKGROUND INFORMATION DOCUMENT (BID)

AND INVITATION TO PARTICIPATE

July 2017

DEA&DP REFERENCE No: 16/3/3/6/7/1/A5/11/2082/17

1. PURPOSE OF THIS DOCUMENT

The purpose of this document is to:

- Provide stakeholders with information about the proposed Haasendal Development and Kuils River Golf Course Re-Development on Erf 23580, Erf 23579, Erf 23582, Erf 23583, Erf 23584, Farm 1339, and Portions 60, 64, 67, 87 and 106 of Farm 222 in Kuils River, Western Cape.
- 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 **28th of July and the 29th of August 2017.**

2. PROJECT DESCRIPTION

The proponent, Amphoria (Pty) Ltd, proposes to develop the Haasendal site which is set to include numerous residential precincts, a commercial node along Saxdowns Road as well as the re-development of the existing Kuils River Golf Course.

Currently the farm portions where the development is proposed is lying vacant and is not in use although located within the City of Cape Town Urban Edge. The area was previously farmed, although the soil is not of high quality due to sandy substrate and farming potential was very limited. The existing Kuils River Golf Course is located on the property and a land swap has been entered into between the applicant and the

City of Cape Town in order to swap portions for the re-development of the Kuils River Golf Course and to avail other portions for development.

The Haasendal Estate development is located toward the immediate south of the Bottelary Road and toward the immediate west of the Kuilsriver Golf Course in Brackenfell. The development leads all along Saxdowns Road toward the immediate east of Saxdowns Road.

The site previously comprised of Portions 01, 11, 26, 30, 34, 58 and 87 of Farm Haasendal no. 222, Brackenfell, Western Cape. These portions have been since been consolidated and a range of new residential erven have been introduced since. This proposed development is now being applied for which includes Erf 23580, Erf 23579, Erf 23582, Erf 23583, Erf 23584, Farm 1339, and Portions 60, 64, 67, 87 and 106 of Farm 222 in Brackenfell, Western Cape.

The site as it currently stands comprises of the existing Turnberry Single Residential Development which comprises 10ha in extent and 250 single residential units. The site is currently disturbed in its entirety and the road network has also been constructed on site. One existing dwelling (not older than 60 years) is present on the site which is being utilized as a site office for sales. The site furthermore contains Eskom powerlines and no biophysical constraints to development, apart from the Bottelary River which is to be protected by riverine buffers and is to be rehabilitated. The site is located within the City of Cape Town urban edge.

It is further important to take cognisance of the fact that this entire site area has previously been approved as part of a full EIA process for the same development, although at that stage the proposal included only single residential units and the land swap was not confirmed at that stage. The City indicated that the previous approved proposal (DEA&DP Ref: E12/2/3/2-A4/62-0297/06) did not include enough density for development in this area. It should also be noted that the Haasendal Estate now includes a re-design of the Kuils River Golf Course to be included as part of the Haasendal Estate.

The total site area included as part of this application (including the golf course) totals 151.53ha. The Haasendal development stretches toward the north and the south of the Bottelary River and will be an access controlled development with a number of individual residential precincts to form part of the greater Haasendal development. As a result of the scale of the proposed development, this EIA process will look to address all environmental impacts associated with the development of the greater Haasendal Estate and the incorporation of the Golf Course and all developable pockets will subsequently be designed inside these perimeters.

Bulk services are currently under construction in this area by the applicant and connection points will be made available along the development. A package plant for the onsite (underground) treatment of sewerage will also be investigated.

Please refer to the Preferred Site Development Plan provided below. Please also note that the grey nodes have already been approved in terms of the NEMA and does not form part of this application.

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 Haasendal Estate Development and Kuils River Golf Course Re-Development as an activity that may have detrimental effects on the environment with the following listed activities:

Government Notice No. R. 327 of 7 April 2017:

Activity No: 9; 10; 12; 19; 27; 28, and

Government Notice No. R. 324 of 7 April 2017:

Activities 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 urban areas.

Traffic

There will be construction vehicles moving to and from the site during the construction phase of the development. Furthermore during the operational phase there will be significantly more traffic on the Saxdowns Road and the surrounding roads infrastructure. A Traffic Impact Assessment has been conducted in order to mitigate this impact and propose phased upgrades to roads infrastructure.

Freshwater

The proposed activity will impact on Freshwater sources as confirmed by the freshwater assessment. The impacts on the Bottelary River will be mitigated by means of riverine buffer areas which are to be rehabilitated. No construction other than that required as part of earthworks for the golf course will be allowed within these buffer areas. Furthermore seasonal streams from the north of the Bottelary River has been protected by means of 15meter ecological buffers toward the Bottelary River.

Botanical

According to The Vegetation of South Africa, Lesotho and Swaziland (Mucina, Rutherford & Powrie, 2005) the study site would have historically contained two vegetation types, Cape Flats Sand Fynbos and Swartland Granite Renosterveld (Figure 8). Cape Flats Sand Fynbos covered the major part of the site, with a small fraction of Swartland Granite Renosterveld on the eastern and northeastern boundary. The site supports minimal natural vegetation, and most areas have a Low botanical conservation value, presenting no significant constraints to development.

Economic

The proposed development will have a positive economic impact on the greater Brackenfell and Kuils River area as it will create a number of single residential and higher density residential units for residents in the greater area. Furthermore the development will include a number of commercial activities creating jobs, as well as a private school. This will see great economic investment into the greater area.

Social

The social impacts associated with the development is deemed to be a positive one. The nature of the development will see a landmark development being constructed and will include a school, shopping facilities etc. The development will enable economic injection into the area and provide services such as the previously approved shopping centre, filling station as well as the private school included as part of this application.

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 Notice of Intent to Submit an Application(NISA) (DEA&DP)	May 2017
Compilation of Notice of Intent to Develop (NID) (HWC)	May 2017
Submit NISA & NID	May 2017
Compilation of Specialist Studies	May 2017
Compilation of Basic Assessment Report	July 2017
Project announcement to key stakeholders and registered I&Aps	July 2017
Amend BAR and EMP Compile EIA Application & submit to the DEA&DP	August 2017
2 nd PPP Draft Final Bar & EMP	September 2017
Amend Final Bar & EMP and submit final Basic Assessment Report to decision-making Authority for a decision	November 2017
DEA&DP Review	November 2017 – February 2018
Authorisation	February 2018
Commencement of activity	June 2018

8. INVITATION TO PARTICIPATE

GNEC was appointed as an independent environmental consultancy by Amphoria (Pty) Ltd 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 Brackenfell Public Library in Paradys Street from the 28th of July 2017 until the 29th of August 2017. 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: 20401

DEA&DP Ref No: 16/3/3/6/7/1/A5/11/2082/17

Please submit the registration sheet to GNEC by no later than Tuesday 29 August 2017.

Fabriek Street 45

Paarl

Tel: 021 870 1874



P.O. Box 2632 Paarl 7620

Cell: 082 675 5233

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 ON ERF 23580, ERF 23579, ERF 23582, ERF 23583, ERF 23584, FARM 1339, AND PORTIONS
 60, 64, 67, 87 AND 106 OF FARM 222 IN KUILS RIVER, WESTERN CAPE.**

REGISTRATION AND COMMENT SHEET

July 2017

DEA&DP REFERENCE No: 16/3/3/6/7/1/A5/11/2082/17

GNEC REF: 20401

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	
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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 **Tuesday 29 August 2017**

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