

ENVIRONMENTAL IMPACT ASSESSMENT

NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT PROCESS FOR THE PROPOSED REZONING, SUBDIVISION AND DEVELOPMENT OF HAASENDAL ESTATE ON ERVEN 23582, 23583, 23584, 23579 & 23580 (REGISTERED AS ERF 23324), IN KUILS RIVER, WESTERN CAPE.

BACKGROUND INFORMATION DOCUMENT (BID)

AND INVITATION TO PARTICIPATE

August 2019

DEA&DP REFERENCE No: 16/3/3/6/7/1/A8/74/3216/19

1. PURPOSE OF THIS DOCUMENT

The purpose of this document is to:

- Provide stakeholders with information about the proposed Haasendal Estate Development on Erven 23582, 23583, 23584, 23579 & 23580 (Registered as Erf 23324) 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 7th of August 2019 and the 10th of September 2019.

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 development of a school. The Kuils River Golf Course – which belongs to the City of Cape Town– was previously included as part of the Haasendal Estate, however the applicant has subsequently decided to no longer pursue this component due to feasibility constraints.

Due to this change in scope, it was decided that a similar, previous EIA application would be closed and this new EIA process would be undertaken.

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

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.

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 swop 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 and due to a change in market dynamics the proposal now includes a number of different land uses required in the area.

The land uses that have already been approved within the existing phases of the Haasendal Estate will not form part of this application. The approved land uses include 252 Single Residential 1 (SR1) erven (Turnberry Estate), 12 500m² GLA for Haasendal Shopping Mall, a Service Station with two fast food outlets, 187 flat units (The Links), 126 Single Residential 1 (SR1) erven (Greystone Village) as well as 500m² GLA for Estate Offices.

The application proposes the consolidation of Erven 23582, 23583, 23584, 23579 and 23580 to form a single entity of 71, 0595ha, as well as the rezoning to sub divisional area. Furthermore the consolidated erf will then be subdivided to permit the Haasendal Estate to be developed in phases. The Haasendal Estate will include access control at each individual residential precinct. This proposed Haasendal development includes numerous residential precincts and a commercial node along Saxdowns Road.

As a result of the scale of the proposed development, this EIA process will attempt to assess the bulk developable footprint areas on site in line with the land use proposed. The EIA will thus look to address all environmental impacts associated with the development of the Haasendal Estate and all developable pockets will subsequently be designed inside these perimeters.

Bulk services have recently been constructed in this area by the applicant and bulk connection points are available to the development.

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 as an activity that may have detrimental effects on the environment with the following listed activities:

GN No. R. 983 of 04 December 2014 (as amended):

Activities 12; 19; 27; and 28.

GN No. R. 985 of 04 December 2014 (as amended):

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 a 32 meter ecological buffer towards 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 and 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)	June 2019
Compilation of Notice of Intent to Develop (NID) (HWC)	June 2019
Submit NISA & NID	June 2019
Compilation of Specialist Studies	June 2019
Compilation of Basic Assessment Report	July 2019
Project announcement to key stakeholders and registered I&Aps	August 2019
Amend BAR and EMP Compile EIA Application & submit to the DEA&DP	September 2019

2 nd PPP Draft Final Bar & EMP	October 2019
Amend Final Bar & EMP and submit final Basic Assessment Report to decision-making Authority for a decision	December 2019
DEA&DP Review	December 2019 – March 2020
Authorisation	March 2020
Commencement of activity	June 2020

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 7th of August 2019 and the 10th of September 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: 20401

DEA&DP Ref No: 16/3/3/6/7/1/A8/74/3216/19

Please submit the registration sheet to GNEC by no later than Tuesday 10 September 2019.

PROPOSED REZONING, SUBDIVISION AND DEVELOPMENT OF HAASENDAL ESTATE ON ERVEN 23582, 23583, 23584, 23579 & 23580 (REGISTERED AS ERF 23324), IN KUILS RIVER, WESTERN CAPE.

REGISTRATION AND COMMENT SHEET

August 2019

DEA&DP REFERENCE No: 16/3/3/6/7/1/A8/74/3216/19

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 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 **Tuesday 10 September 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