

ENVIRONMENTAL IMPACT ASSESSMENT

**NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT PROCESS FOR THE
PROPOSED RESIDENTIAL DEVELOPMENT ON PORTION 15 OF FARM
HAASENDAL NO. 222, BRACKENFELL, WESTERN CAPE.**

**BACKGROUND INFORMATION DOCUMENT (BID)
AND INVITATION TO PARTICIPATE**

29 November 2017

DEA&DP REFERENCE No: 16/3/3/6/7/1/A5/11/2140/17

1. PURPOSE OF THIS DOCUMENT

The purpose of this document is to:

- Provide stakeholders with information about the proposed residential development on Portion 15 of Farm 222, Brackenfell, Western Cape.
- Introduce and explain the Environmental Impact 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 between the **29th of November 2017 and 26th of January 2018** as an Interested and Affected Party for the proposed development.

2. PROJECT DESCRIPTION

Cape Town is currently experiencing tremendous growth with an influx of more residents being the result. This has automatically resulted in an increased housing demand. Hence, efforts have been made towards increasing the supply of housing in order to meet this increasing need. This can easily be seen when looking at the surrounding land uses with the vast majority of property surrounding the site characterised by fairly recent residential developments. The development of the surrounding properties confirm that the increasing housing need is also experienced in the Brackenfell and Kuils River district.

The site where the residential development is proposed, is located on a privately owned portion of land, situated to the immediate North of the M23 (Bottelary Road) and Kuils River Golf Course. The property is located inside the urban edge (zoned Agricultural) and falls under the jurisdiction of the City of Cape Town Municipality. The nearly 4 hectare property has predominantly been used for agricultural purposes, as opposed to the surrounding land uses which are largely characterised by residential developments. The topography of the site is relatively flat with the average slope calculated at 1.6% and slopes in a south westerly

direction. The current agricultural practices include equestrian practices including horse stables and arena's. However, increasing pressure is experienced in order to increase the housing supply in the area. Furthermore, the property is located within the urban edge and is surrounded by vast residential developments. The client, Say Rosy Properties (Pty) Ltd, therefore proposes a residential development on portion 15 of Farm 222, Haasendal. The total development footprint of the proposed construction will amount to roughly 2.9 ha.

No freshwater ecosystems were identified on the site. However, a seepage wetland was identified south of the site and a shallow well point provides evidence for the presence of a relatively shallow water table. A regional stormwater channel terminates at the northern boundary of the site, from where the water is piped until it released in a regional retention pond on the adjacent property. Therefore, an application for a General Authorisation Water Use License will be submitted to the Department of Water and Sanitation.

The following Specialist Studies and Technical Report was compiled for the proposed residential development: Freshwater Impact Assessment by BioConsulting; Traffic Impact Assessment by ICE Group; Civil Engineering Services Report by Ekcon Engineers and Project Managers; and a Stormwater Management Plan by Graeme McGill Consulting. According to BioConsulting, the risk rating of the proposed development is Low and can easily be mitigated. Furthermore, according to ICE Group, the proposed development can be accommodated and it is recommended that a 4Q/6Q analysis be conducted with the implementation of the project in order to determine whether the Kruis Road/Ronelle Street intersection should be signalised. Eckon Consulting Engineers and Project Managers also concluded that the civil engineering services can be provided for the proposed development of the property; while Graeme McGill proposes the implementation of swales and attenuation ponds in order to accommodate the 1:100 year flood events. Therefore, the specialist studies support the proposed residential development on portion 15 of Farm 222, Brackenfell.

Guillaume Nel Environmental Consultants were appointed by Say Rosy Properties (Pty) Ltd to facilitate the requirements of a Basic Assessment process for the proposed residential developments on portion 15 of Farm Haasendal No. 222, Brackenfell. Taking the above mentioned proposal of the proposed residential development into account, the following legislation was considered:

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 development of infrastructure in close proximity to freshwater features on site as an activity that may have detrimental effects on the environment with the following listed activities:

Government Notice No. R.327 of 2014 (as amended 07 April 2017):

Activity 12

The development of –

- (i) Dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres; or
 - (ii) Infrastructure or structures with a physical footprint of 100 square metres or more;
- where such development occurs –
- (a) within a watercourse;
 - (b) in front of a development setback; or
 - (c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse; -

excluding

- (aa) the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour;
- (bb) where such development activities are related to the development of a port or harbour, in which case activity 26 of Listing Notice 2 of 2014 applies;
- (cc) activities listed in activity 14 in Listing Notice 2 of 2014 or activity 14 in Listing Notice 3 of 2014, in which case that activity applies;
- (dd) where such development occurs within an urban area;
- (ee) where such development occurs within existing roads, road reserves or railway line reserves; or
- (ff) the development of temporary infrastructure or structures where such infrastructure or structures will be removed within 6 weeks of the commencement of development and where indigenous vegetation will not be cleared.

Activity 19

The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse;

but excluding where such infilling, depositing, dredging, excavation, removal or moving –

- (a) will occur behind a development setback;
- (b) is for maintenance purposes undertaken in accordance with a maintenance management plan;
- (c) falls within the ambit of activity 21 in this Notice, in which case that activity applies;
- (d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or

(e) where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies.

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.

Water Use Authorisation

GNEC is currently busy with the process as prescribed by the Water Use Application and Appeals Regulations of 2017. GNEC will submit a WUL application to DWS once the process allows for submission. The 21 (c) & (i) water uses will be registered at DWS. The application for a Water Use Authorisation is necessitated with regards to the extension of the stormwater channel.

3. POTENTIAL ENVIRONMENTAL ISSUES

Potential environmental issues for the proposed residential 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 in the area as the site has been degraded by previous agricultural activities.

- Noise pollution:

There will be a temporary noise impact due to the construction of the development, however this will be short lived during the construction phase during working hours (07:00 to 18:00). During the operational phase of the activity, the noise impacts will be similar to the neighbouring land uses and will therefore not be a significant noise impact.

- Heritage impact:

A notice of intent to develop has been submitted to Heritage Western Cape (HWC), and they have issued a positive Record of Decision on the 27th of July 2017, stating that *"since there is no reason to believe that the proposed residential development will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required."*

- Visual impact:

The proposed development will not have a visual impact due to the fact that the proposed development will be in line with the surrounding land uses.

4. 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).

5. DELIVERABLES

The environmental assessment will culminate in the compilation of a Basic Assessment Report, and an Environmental Management Plan. These documents will be submitted to the Department of Environmental Affairs and Development Planning (DEA&DP), who are the regulatory authority responsible for the review of these reports within the Western Cape.

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

6. TIMEFRAMES

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

Activity	Estimated Timeframe
Compilation of Notice of Intent to Develop (NID) (HWC)	3 July 2017 – 7 July 2016
Submission of NID	10 July 2017
Heritage Western Cape review of NID	10 – 26 July 2017
Heritage Western Cape Record of Decision	27 July 2017
Submission of Notice of Intent	18 August 2017
Specialist assessments	July 2017 – November 2017
Compilation of 1 st Draft Basic Assessment Report	13 November – 24 November 2017
Submission of 1 st Draft BAR to Department of Environmental Affairs & Development Planning (DEA&DP)	29 November 2017
1 st Public Participation Process (30 days)	29 November 2017 – 26 January 2018
Submit Application	9 February 2018
Compilation of 2 nd Draft BAR & Environmental Management Plan (EMP)	12 – 15 February 2018
2 nd Public Participation Process (30 days)	16 February – 23 March 2018
Amend Final BAR & EMP Include Possible Specialist Assessments	March – April 2018
Submit Final BAR to DEA&DP	6 April 2018
DEA&DP Review of Final BAR & EMP	April – July 2018
Authorisation	July 2018
Notify all Interested and Affected Parties	July 2018

7. INVITATION TO PARTICIPATE

Guillaume Nel Environmental Consultants were appointed as an independent environmental consultancy by Say Rosy Properties (Pty) Ltd. to facilitate the environmental impact assessment and public participation process for the requirements of NEMA for a Basic Assessment Report for the proposed residential development of portion 15 of Farm 222. A hardcopy of the first Draft Basic Assessment Report will be available at the Brackenfell public library (Ms. Sunell Lötter (Tel: 021 980 1261) 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: Carina Nel

P.O. Box 2632, Paarl, 7620

Tel: 021 870 1874

Fax: 021 870 1873

E-mail: carina@gnec.co.za

GNEC Ref No: 20412

DEA&DP Ref No: 16/3/3/6/7/1/A5/11/2140/17

Please submit the registration sheet to GNEC by no later than Friday, 26 January 2018.

Fabriek Street 45

Paarl

Tel: 021 870 1874



P.O. Box 2632 Paarl 7620

Fax: 021 870 1873



NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT PROCESS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON PORTION 15 OF FARM HAASENDAL, NO. 222, BRACKENFELL, WESTERN CAPE.

REGISTRATION AND COMMENT SHEET

29 November 2017

DEA&DP REFERENCE No: 16/3/3/6/7/1/A5/11/2140/17

GNEC REF: 20412

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 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 26 January 2018.**

Attention Carina Nel

P.O. Box 2632, Paarl, 7620

Tel: 021 870 1874, Fax: 021 870 1873

E-mail: carina@gnec.co.za

Thank you for your participation