

BASIC ASSESSMENT PROCESS

NOTICE OF A BASIC ASSESSMENT PROCESS FOR THE PROPOSED MIXED PRECINCT
DEVELOPMENT ON ERF 15712, WELLINGTON

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

5 SEPTEMBER 2018

DEA&DP Reference: 16/3/3/6/7/2/B3/38/1253/18

***Please Note: A copy of the document currently on review is available at the Wellington
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 mixed precinct development on Erf 15712, Wellington
- 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 **31 August 2018 to 8 October 2018**

2. PROJECT DESCRIPTION

Erf 15712 is located north of the Winelands town of Wellington, east of the Old Leather Tannery. The site is bordered to the west by the R44 and to the east by a Transnet railway line. The southern border is demarcated by Oakdene Road and to the north, agricultural landscapes start to decorate the environment. The proposed site has been disturbed by the historical use as evaporation ponds for the leather tannery. This portion in particular was used to accommodate various evaporation ponds and dams which formed part of the industrial process conducted by the tannery. A historic

homestead which has heritage significance is located on site and will be retained within the development. A second dwelling is located to the north of the first and will not be included in the new development as it is in such a dilapidated state that it cannot be rebuilt. A Notice of Intent to Develop has been submitted to Heritage Western Cape to notify them of the intended development. A positive Record of Decision was received on the 20th of August approving the proposed application.

The applicant, ARUN Holdings (Pty) Ltd, proposes to develop a mixed use precinct on the consolidated Erf 15712 as it is a well situated gateway into Wellington. This will include the redevelopment of the old tannery evaporation ponds for business, offices, shops, a hospital and light industrial and commercial uses. The proposed development will consist of 29 plots on either side of one internal spine road which will gain access from Oakdene Road and Hermon Road (R44) and will be positioned from south to north. The southern portion of the development will be mainly business premises and the proposed hospital in the south eastern corner of the development, which will be bordered to the north by a green open space. From there to the northern border the property will be developed for light industrial / commercial uses. The development can be broken up into the following parts:

1. Business erven 1 – 3

These erven will accommodate an office park (Erf 1) as well as a retail centre envisaged on erven two and three. It is proposed that the floor area ratio be restricted to 0.35. Erf 1 accommodated an historic farm house which will be restored and integrated into the development.

2. Business erven 24- 25

These properties will be marketed as general business opportunities and could develop for either retail or offices or a mixture of business uses. It is proposed that the floor area ratio be restricted to 1. This may be increased by the municipality upon approval of a specific site development plan.

3. Institutional Erf 26

This property will be developed with a hospital. The current proposal is for a 150 bed hospital including specialist wards for maternity, Medical paediatrics, surgical and mental health. Operating theatres, a pharmacy and radiology department will also form part of the hospital. A floor area ratio of 0.5 will be applied.

4. Light Industrial and or commercial Erven 4 – 23

These properties will be marketed as opportunities for light manufacturing and commercial uses. Typically warehousing and or small scale low impact industries such as electronics etc. Since there is not a specific development proposal on the table for these properties at this time, it is proposed that the floor area ratio be restricted to 0.75.

5. Open Space Erven 27 – 29

Erven 27, 28 and 29 will be used primarily for storm water attenuation and accommodate the 1:100 year flood line, it will be landscaped and also used for the conveyance of engineering services.

All internal civil services and required road network upgrades are also applied for.

The preferred layout was subject to the following specialist investigations:

1. Botanical Impact Assessment;
2. Freshwater Impact Assessment
3. Geotechnical Investigation;
4. Traffic Impact Assessment; and
5. Civil Services Investigation

The outcomes and recommendations of these assessments are discussed in detail in the First Draft Basic Assessment Report and the studies are appended.



Erf 15712, Wellington		
Locality Map	Tel: (021) 870 1874 Fax: 086 6933 802 Cell: 072 1571 321	Figure 1

Fabriek Street 45
Paarl

Tel: 021 870 1874



P.O. Box 2632 Paarl 7620

ENVIRONMENTAL IMPACT ASSESSMENT

Notice is given in terms of the NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998), In terms of GOVERNMENT GAZETTE NO. 38282 and read with Government Notice No. R 983 of 04 December 2014 Activity 12, 19 and 27 and Government Notice No. R 985 of 04 December 2014 Activity 12, that a Basic Assessment Process is required as set out in the Environmental Impact Assessment Regulations made under section 24(5) of the NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (Act No. 107 of 1998)

DEFINITION OF AN ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

An Environmental Impact Assessment (EIA) is a good planning tool to assist in the identification, evaluation and assessment of potential positive and negative impacts of a proposed development/project 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 in the form of a Basic Assessment is undertaken in terms of the NEMA, 1998 (Act No. 107 of 1998) and the NEMA EIA Regulations.

2. POTENTIAL ENVIRONMENTAL ISSUES

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

- Noise pollution:

Minor noise impacts will occur during the construction phase of the proposed development, as a direct result of construction activities. However these impacts are not expected to be significant, as the impact will only be temporary in nature, and can be adequately mitigated by the implementation of the legally binding Environmental Management Plan (EMP).

Noise generated during the operational phase of the development will be similar in nature to a business park with normal operating hours, except for the hospital facility which will be open 24/7. It is therefore not expected that the impact would be substantial.

- Heritage impact:

It is not foreseen that National and Cultural Heritage will be disturbed by the development proposal, as confirmed in the formal response (ROD) from Heritage Western Cape (HWC) following submission of a Notification of Intent to Develop (NID):

- Soil Quality

As mentioned above, the property was historically used as a dumping area for the waste water produced by the leather tannery in the form of evaporation ponds. The Geotechnical Investigation found that these ponds still contain a layer of organic material that could be regarded as contaminated. GNEC proposes that this layer be stripped from the soil before construction commences and should be disposed of at a suitably licensed landfill site in order to safeguard the

health of the construction workers. No further health impact is expected as the entire development will consist of hardened surfaces with no access to the soil below.

- Impact on fauna and flora:

A Freshwater Impact Assessment and a Botanical Impact Assessment was conducted to inform the preferred layout alternative as applied for in the First Draft Basic Assessment Report. The Freshwater Impact Assessment found that the evaporation ponds should be regarded as artificial wetlands and is therefore not required to be conserved as they hold no ecological value to a larger system. Secondly, the drainage line that is mapped crossing the middle of the site from east to west is in fact a stormwater drainage line that originates from the culvert under the railway line along the eastern border of the property and flows into the culvert under the R44 along the western border. This is regarded as a relic and also does not have conservation value. This area will however be utilised within the open space system and incorporated into the stormwater attenuation facilities. These facilities will be designed in such a manner so that the flamboyance of flamingo's (least threatened) that currently live within the evaporation ponds, be accommodated in the new development.

Secondly, the Botanical Impact Assessment found that the largest portion of the site has been disturbed due to the previous activities on site, however a small patch, approximately 0.4ha in extent can be regarded as a degraded area containing some bulbs of concern. These bulbs resemble Swartland Shale Renosterveld and it is recommended that they be retained and rehabilitated. GNEC is however of the opinion that the area where these bulbs are found is not worthy for conservation as there is no larger ecological connectivity that would increase the sustainability of this conservation area. GNEC proposes that these bulbs should rather be searched for and rescued at an appropriate time of the year and relocated to a suitable area which will be identified by GNEC in conjunction with the botanist who conducted the impact assessment. This was verbally agreed to by the botanist and will be included in the 2nd Draft Basic Assessment Report.

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

3. 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 (CRR). 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), to make a decision on whether to approve the application (provide Environmental Authorisation) or not.

4. DELIVERABLES

The environmental assessment will culminate in the compilation of a Basic Assessment Report (BAR) and Environmental Management Plan (EMP). 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 (EA) may be issued based on the information provided in the Basic Assessment Report. Interested and Affected Parties (I&APs) who have registered will be notified of the Environmental Authorisation (EA)

5. TIMEFRAMES

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

Activity	Estimated Timeframe
Compilation of Formal EIA Application	Pending
Submission of Formal EIA Application to DEA&DP	Pending
Compilation of Notification Intent to Develop (NID)	Completed
DEA&DP to issue AOR (Acknowledgement of Receipt) and Acceptance of the Formal EIA Application	Pending
Submission of Notification of Intent to Develop (NID) to Heritage Western Cape (HWC)	Completed
HWC to Respond to the NID and issue Record of Decision (ROD) 38(1)(c) of the NHRA	August 2018
Submission of Notification of Intent to submit and EIA Application (NOI) to DEA&DP	July 2017
Compilation of first draft Basic Assessment Report, including Environmental Management Plan (EMP)	August 2018
First Round Public Participation Process and submission of first draft Basic Assessment Report – Notification of Interested and Affected Parties (I&APs) 30 day commenting period	31 August 2018 - 8 October 2018
Amend first draft Basic Assessment Report and Environmental Management Plan (EMP)	October 2018
Second Round Public Participation Process and submission of draft final Basic Assessment Report – Notification of registered Interested and	October 2018 – November 2018

Affected Parties (I&APs) 30 day commenting period.	
Amend draft final Basic Assessment Report and Environmental Management Plan (EMP)	November 2018
Submission of Final Basic Assessment Report and Environmental Management Plan (EMP) to DEA&DP	December 2018
DEA&DP to issue AOR for Final Basic Assessment Report and Environmental Management Plan	January 2019
DEA&DP to decide whether to grant or refuse Environmental Authorisation and inform the applicant and EAP of its decision	April 2019
Commencement of Activity	May 2019

6. INVITATION TO PARTICIPATE

Guillaume Nel Environmental Consultants (GNEC) was appointed as an independent Environmental Consultancy by ARUN Holdings (Pty) Ltd to facilitate the Environmental Impact Assessment (EIA) and Public Participation Processes for the development proposal. We would like to invite and encourage all stakeholders to complete and return the enclosed registration sheet and submit it together with any comments to:

GNEC

Attention: Euonell Visagie

P.O. Box 2632

Paarl

7620

Tel: (021) 870 1874

Fax: (021) 870 1873

E-mail: eg@gnec.co.za

DEA&DP REF NO: 16/3/3/6/7/2/B3/38/1253/18

Additionally, please note, that a hardcopy of the 1st draft Basic Assessment Report will be made available at the Wellington Public Library. Additionally also note that ALL relevant documentation will also be made available to download from our Website at: <https://www.gnec.co.za>

Please refer to the "Documents of Review" tab on the left-hand side of the screen and select the folder Erf 15712, Wellington. All project specific documentation will be available within this folder for download and viewing purposes.

Please complete and submit the registration sheet together with any comments to GNEC by no later than: Monday 8 October 2018

NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT (EIA) PROCESS FOR THE PROPOSED MIXED
 PRECINCT DEVELOPMENT ON ERF 15712, WELLINGTON

REGISTRATION SHEET

August 2018

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 **Monday 8 October 2018**
 Attention: **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!

