

BASIC ASSESSMENT PROCESS

NOTICE OF A BASIC ASSESSMENT PROCESS FOR THE PROPOSED MIXED USE DEVELOPMENT ON
ERVEN 13480 AND 21128, PAARL.

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

20 February 2019

GNEC Reference Number: **20474**

***Please Note: A copy of the document currently on review is available at Paarl 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 use development on erven 13480 and 21128, Paarl.
- 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 **22nd of February 2019 to 29th of March 2019.**

2. PROJECT DESCRIPTION

Erven 13480 and 21128 is situated within the urban area of Paarl. Located south of the R101 (Langenhoven Avenue), north of the N1, east of the Boland Agricultural Show Grounds and west of Sonstraal Road in the Amstelhof area. The site has been historically used for agriculture purposes; however is currently vacant. Furthermore, due to the previous agricultural practices and human intervention, the site has been severely degraded. The area in which the property is located is known for medium to high density residential area as well as agricultural activities.

GNEC has been appointed by Drakenstein Municipality to apply for the development of a mixed use development on erven 13480 and 21128, Paarl. The development will consist out of approximately 165 single residential units, 374 housing/duplexes, 5 mixed use buildings (commercial and residential) and 3 community facilities, with the entire property being approximately 13 Hectares in size. Access to the mixed use development will be gained via Langenhoven Avenue. The proposed development creates opportunity for economic growth and will be advantageous to the local community in terms of possible work creation, housing opportunities and exposure.

Bulk services for the proposed development will be provided by the Drakenstein Municipality. Bulk water and sewage services within close proximity will be extended to service the proposed development site.

A Notice of Intent to Develop (NID) was submitted to Heritage Western Cape and a Positive Record of Decision was issued on the 8th of January 2018 indicating that no additional Heritage related impact assessments are required.

Please refer to Figure 1 for the location of the proposed development site.



Erf 13480 & Erf 21128, Paarl		
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

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

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

Listing Notice 1 (GN No. R. 983) Activity 27.

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.

1. 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. It is therefore not expected that the impacts will be substantial as they will only be short term.

- Economic:

The proposed development will address the current housing backlog experienced in Paarl. It will furthermore also address the unemployment rate by the development of businesses and retail facilities. The development of the residential and retail/businesses in such close proximity will reduce the pressure on surrounding transport infrastructure.

- Freshwater

The proposed development does not fall within 32 meter of any freshwater systems, it is therefore not expected that any watercourses will be affected by the development.

- Impact on fauna and flora:

The proposed development site has been subject to severe degradation due to years of trampling by residents in the area and being used as informal parking area for the neighbouring Boland Agricultural Show Grounds. The Botanical Impact Assessment however found that none of the original vegetation type (Boland Granite Fynbos) was found on site during the site assessment, however some individual bulbs could be present and should be relocated to a suitable receptor site before construction commences. The botanist (Bergwind Botanical Surveys and Tours) found that the site has low rehabilitation potential and is of low conservation value and development of the site is therefore supported.

2. 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.

3. 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)

4. TIMEFRAMES

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

Activity	Estimated Timeframe
Compilation of Formal EIA Application	April 2019
Submission of Formal EIA Application to DEA&DP	April 2019
Compilation of Notification Intent to Develop (NID)	Completed
DEA&DP to issue AOR (Acknowledgement of Receipt) and Acceptance of the Formal EIA Application	April 2019
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	February 2018
Submission of Notification of Intent to submit and EIA Application (NOI) to DEA&DP	April 2018
Compilation of first draft Basic Assessment Report, including Environmental Management Plan (EMP)	February 2019
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	22 February 2019 – 29 March 2019
Amend first draft Basic Assessment Report and Environmental Management Plan (EMP)	March – April 2019
Second Round Public Participation Process and submission of draft final Basic Assessment Report – Notification of registered Interested and Affected Parties (I&APs) 30 day commenting period.	April – May 2019
Amend draft final Basic Assessment Report and Environmental Management Plan (EMP)	May – June 2019
Submission of Final Basic Assessment Report and Environmental Management Plan (EMP) to DEA&DP	June 2019
DEA&DP to decide whether to grant or refuse Environmental Authorisation and inform the applicant and EAP of its decision	October 2019
Commencement of Activity	November 2019

5. INVITATION TO PARTICIPATE

Guillaume Nel Environmental Consultants (GNEC) was appointed 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: 16/3/3/6/7/1/B3/28/1037/18

Additionally, please note, that a hardcopy of the 1st draft Basic Assessment Report will be made available at the Paarl Public Library until the **29TH of March 2019**. 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 Erven 13480 and 21128, Paarl. 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: **Friday 29 March 2019**

NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT (EIA) PROCESS FOR THE PROPOSED MIXED USE DEVELOPMENT ON ERVEN 13480 AND 21128, PAARL.

REGISTRATION SHEET

February 2019

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 **Friday 29th March 2019**

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!