

## BASIC ASSESSMENT PROCESS

NOTICE OF A BASIC ASSESSMENT PROCESS FOR THE PROPOSED MIXED USE DEVELOPMENT ON THE REMAINDER OF PORTION 2, REMAINDER OF PORTION 7, PORTION 7, REMAINDER OF PORTION 9, REMAINDER OF PORTION 10 AND THE REMAINDER OF PORTION 32 OF FARM 311, LANGEBERG, DURBANVILLE (INFORMALLY KNOWN AS GLENGARRY DEVELOPMENT)

## BACKGROUND INFORMATION DOCUMENT (BID)

## AND INVITATION TO PARTICIPATE

20 JULY 2018

GNEC REFERENCE NO. : 20437

DEA&DP Reference: 16/3/3/6/7/1/A5/20/2163/17

**\*Please Note: A copy of the document currently on review is available at the Durbanville 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 at Glengarry, Durbanville
- 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 **Friday 20 July 2018 to Wednesday 22 August 2018**



## 2. PROJECT DESCRIPTION

The proposed Glengarry Mixed Use development consists of the Remainder of Portion 2, Remainder of Portion 7, Portion 7, Remainder of Portion 9, Remainder of Portion 10 and the Remainder of Portion 32 of Farm 311, Langeberg in Durbanville totalling approximately 93ha in extent. The site is nestled between Fairtrees Road and the Kuils River to the west, Brackenfell Boulevard to the east, the Glengarry shopping centre and De Bron to the south and Sonstraal Heights residential area to the north. The properties are some of the last remaining open land within the built up Durbanville area and can therefore be used to service the surrounding residential areas in terms of social and institutional amenities.

Please refer to Figure 1 for the Locality Map.

Guillaume Nel Environmental Consultants were appointed by Promptvest (Pty) Ltd (the applicant) to facilitate the Environmental Impact Assessment process for the development of the abovementioned properties. The applicants propose to develop the site for residential, educational and mixed use purposes with large open spaces between the different precincts and villages. The aim of the application is to apply for development rights for the different development blocks / pockets as the applicants will not be the ultimate developer but will be able to sell the basket of rights to prospecting developers. Approximately 1 800 residential units in various typologies are planned however this could change with the detail designs to be done by each future developer.

The development will integrate with the existing road networks and residential areas to the north by the construction of public roads through the site to ease the flow of traffic and to lessen the pressure on Brackenfell Boulevard and Fairtrees Road. The future R300 servitude runs from north to south through the property and thereby dividing the site in two portions of which the R300 cannot be developed. The applicants therefore intend to rehabilitate the extent of the Kuils River crossing the site and to landscape the remaining open space between the Kuils River and the R300 for use as public open space.

Application is furthermore made for the construction of associated infrastructure to service the proposed development. This includes the construction various access points and public roads from the surrounding roads network (De Bron, Brackenfell Boulevard, Verdi Boulevard and Charles Way), potable water and sewage connection points to the existing bulk pipelines around the property, internal potable and sewage infrastructure, various storm water detention facilities and electrical infrastructure. Confirmation of

supply capacity for the abovementioned services will be obtained from the various civil services departments at City of Cape Town during the Public Participation Periods to follow.

Please refer to Figure 2 below for the proposed Spatial Development Layout.

The purpose of the Background Information Document is to serve as introduction to the proposed development. Please refer to the 1<sup>st</sup> Draft Pre-Application Basic Assessment Report for a detailed discussion of the proposed development layout and associated infrastructure planned for the proposed property as well as its potential impacts on the surrounding environment and infrastructure. This report will be available on our website at [www.gnec.co.za](http://www.gnec.co.za) from the 20<sup>th</sup> of July 2018.

## 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, 27 and 28 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.

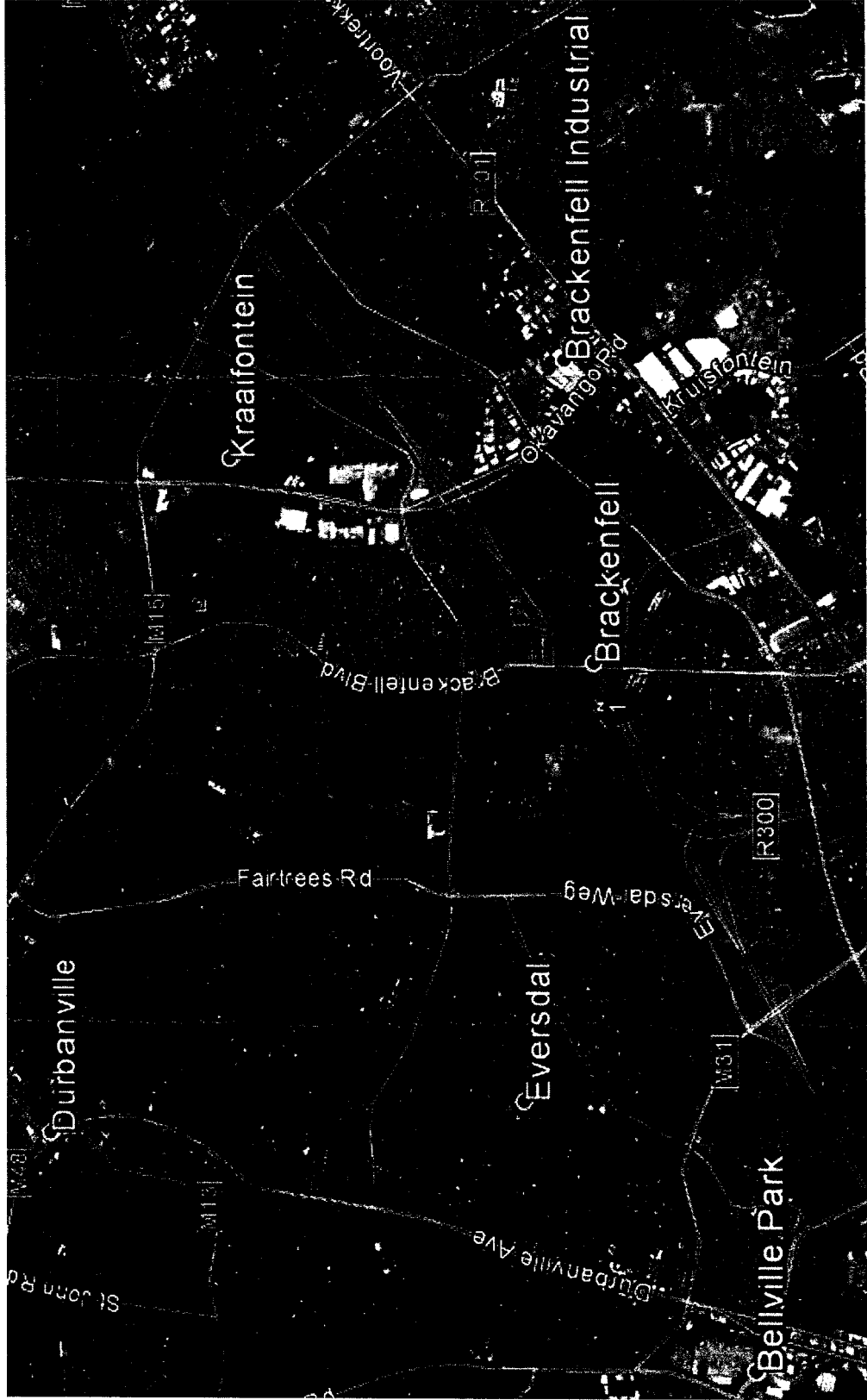
## 2. POTENTIAL ENVIRONMENTAL ISSUES

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).

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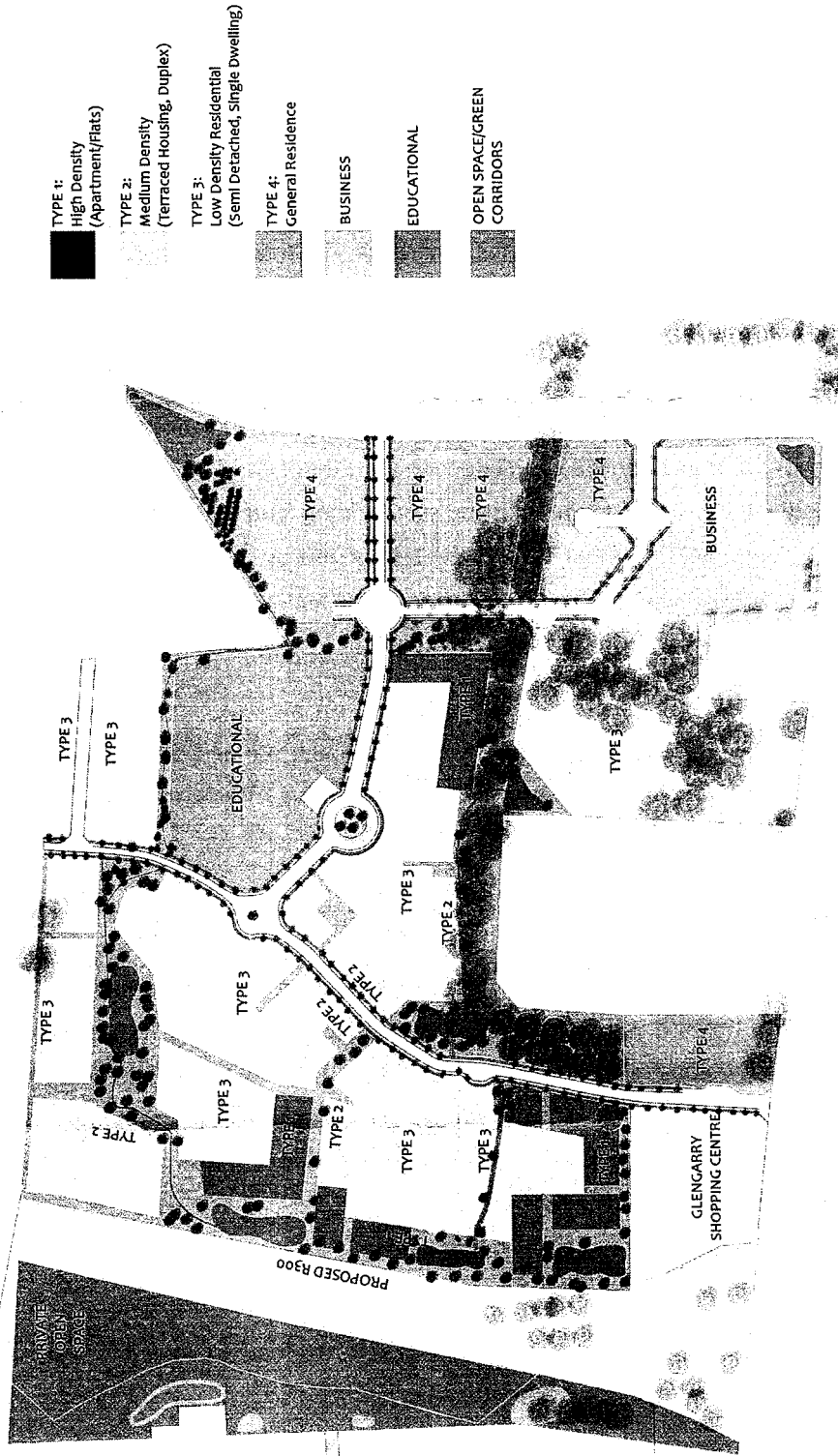
Proposed Glengarry Mixed Use Development, Durbanville

Locality Map



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## HOUSING DENSITIES PLAN



MARCH 2018  
 JOB NO. 022  
 SCALE 1:1000  
 SHEET 7.15

**Glengarry**  
 Durbanville

TERRA+  
 225 BARRACK ROAD  
 CAPE TOWN  
 7800  
 TEL: 021 462 1111  
 SALES@terra.co.za

A noise impact is expected during the operational phase of the development which will be similar in nature to the existing surrounding land uses. The residential areas will produce noise similar to Sonstraal Heights, Vredeloof Heights and Amanda Glen whilst the mixed use (possibly business or commercial) areas will produce noise related to an office part, mostly motor vehicles entering and existing the premises. The educational facility will also generate some noise pollution during the operating hours, which are expected to be similar to that of the mixed use areas and confined to office hours. These impacts are not expected to be significant as they will be in line with the City of Cape Town's prescribed decibel allowance for the area and will be similar to the existing surrounding land uses. These limits will be included in the Final Environmental Management Plan to be authorized by the City of Cape Town and the Department of Environmental Affairs and Development Planning and will be audited on a regular basis.

- 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)

- Visual impact:

Some visual impact is expected during the construction and operation phases of the development. During construction the site will be accessed by construction vehicles, however this is temporary and will be confined to the construction period. Once the site is fully developed, the property which is now vacant will be similar to the surrounding land uses in terms of architectural style and density. Large open spaces will allow for visual corridors through the site and the overall greening of the area. The existing tree avenues on site will be retained.

- Impact on fauna and flora:

No impact on any fauna or flora is expected as the site has been used for agricultural purposes in the past and no indigenous vegetation is left on site.



- Traffic Impact:

ITS Engineers were appointed to assess the impact the proposed development will have on the existing and future flow of traffic and infrastructure in the area. Please refer to the 1<sup>st</sup> Draft Pre-Application Basic Assessment Report for a detailed analysis. Various upgrades are proposed which will minimise the potential negative impact on the surrounding road networks.

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	November 2018
Submission of Formal EIA Application to DEA&DP	November 2018
Compilation of Notification Intent to Develop (NID)	Completed
DEA&DP to issue AOR (Acknowledgement of Receipt) and Acceptance of the Formal EIA Application	December 2018
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	November 2017
Submission of Notification of Intent to submit and EIA Application (NOI) to DEA&DP	September 2017
Compilation of first draft Basic Assessment Report, including Environmental Management Plan (EMP)	July 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	20 July 2018 – 22 August 2018
Amend first draft Basic Assessment Report and Environmental Management Plan (EMP)	August 2018
Second Round Public Participation Process and submission of 2 <sup>nd</sup> Pre Application Draft Basic Assessment Report – Notification of registered interested and Affected Parties (I&APs) 30 day commenting period.	September 2018 – October 2018
Amend 2 <sup>nd</sup> Pre-Application draft Basic Assessment Report and Environmental Management Plan (EMP)	October 2018
Third Round Public Participation Process and submission of 1 <sup>st</sup> In-Application Draft Basic Assessment Report – Notification of registered Interested and Affected Parties (I&APs) 30 day commenting period.	November 2018 – December 2018
Amend 1 <sup>st</sup> In-Application Draft Basic Assessment Report and Environmental Management Plan (EMP)	December 2018 – January 2019
Submission of Final Basic Assessment Report and Environmental	January 2019



Management Plan (EMP) to DEA&DP	
DEA&DP to issue AOR for Final Basic Assessment Report and Environmental Management Plan	February 2019
DEA&DP to decide whether to grant or refuse Environmental Authorisation and inform the applicant and EAP of its decision	May 2019
Commencement of Activity	May 2019

## 6. INVITATION TO PARTICIPATE

Guillaume Nel Environmental Consultants (GNEC) were appointed as an independent Environmental Consultancy by Promptvest (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](mailto:eg@gnec.co.za)

Additionally, please note, that a hardcopy of the 1<sup>st</sup> Draft Pre-Application Basic Assessment Report will be made available at the Durbanville Public Library. Contact Information: Tel: 021 444 7070 or [durbanville.library@capetown.gov.za](mailto:durbanville.library@capetown.gov.za). Additionally also note that all relevant documentation will also be made available to download from our Website at: [www.gnec.co.za](http://www.gnec.co.za)

Please refer to the "Documents of Review" tab on the left-hand side of the screen and select the folder with code **20437**. 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: Wednesday 22 August 2018

# Guillaume Nel



environmental consultants

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## REGISTRATION SHEET

JULY 2018

GNEC REF: 20437

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	<input type="checkbox"/>	E-Mail	<input type="checkbox"/>	Post	<input type="checkbox"/>
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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 **Wednesday 22 August 2018**

Attention: **Euonell Visagie**

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**Thank You for your participation!**