



Cape Environmental Assessment Practitioners (Pty) Ltd

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BACKGROUND INFORMATION DOCUMENT (BID)

APPLICATION FOR ENVIRONMENTAL AUTHORISATION

A copy of this document is available in Afrikaans and may be requested from Cape EAPrac.

'n Afrikaanse weergawe van hierdie dokument kan aangevra word by Cape EAPrac.

'Louis Fourie Municipal Housing Project'
Portion of Remainder Erf 2001 (Mossel Bay, Western Cape)

10 November 2017

Introduction

Cape Environmental Assessment Practitioners (Cape EAPrac) has been appointed as the independent Environmental Assessment Practitioner (EAP) to facilitate the legally required Environmental Application Process in terms of the **National Environmental Management Act (NEMA, Act No 107 of 1998 as amended)** & the 2014 Environmental Impact Assessment (EIA) Regulations (as amended), for the proposed **'Louis Fourie Municipal Housing Project'** on behalf of the Applicant, **Mossel Bay Municipality**.

The competent authority in this case is the Western Cape Department of Environmental Affairs & Development Planning (DEA&DP): George office.

This Basic Assessment (BAR) application takes cognisance of the following legislation:

- National Environmental Management Act (NEMA) & the 2014 NEMA EIA Regulations (as amended);
- National Water Act;
- National Heritage Resources Act;
- Spatial Planning and Land Use Management Act;
- The National Forest Act (NFA, Act 84 of 1998).

Project Proposal (preferred alternative)

The development of the **Louis Fourie Housing Project** is proposed on Portion of Remainder Erf 2001, Mossel Bay situated inbetween Louis Fourie Road and Bill Jeffery Road. The proposal includes, but not limited to, the following:

- High density housing precincts for BNG, GAP, FLISP and Social Housing (rental units)
- Community facilities (i.e. church, crèche, clinic etc)
- Educational facilities with sports fields
- Commercial / retail properties
- Open space areas

The location of the site, in proximity to established commercial areas, schools, public transport, main transport corridors and working opportunities informs the type of development proposed for this site.

Various scenarios have been considered ranging from low, medium to high density opportunities:

Scenario	Social	BNG/FLISP	FLISP/GAP	FLISP/GAP	TOTAL
LOW	180	220	350	200	950
MEDIUM	210	280	400	220	1110
HIGH	260	320	450	240	1270

The final density and layout will be informed by the outcome of the BAR process.

The appointed project team include: **DELPlan Urban & Regional Planners** who are responsible for the necessary planning application process. **JSAssociates Architects and Urban Designers** are responsible for the design of the proposed facility. Structural, Electrical & Civil Engineers will attend to the technical services (water, sewerage, electricity, stormwater & waste management).

The following other technical / specialist studies will be undertaken to inform the environmental assessment and facility design:

- Freshwater Impact Assessment
- Visual
- Botanical
- Socio-Economic
- Traffic

Location & Site Context

See Location attached.

Remainder Erf 2001 is a large piece of communal land that encompasses both vacant land as well as open space drainage corridors.

The study site (a portion of Remainder Erf 2001) is currently a vacant piece of land, situated between Louis Fourie Road (forms the southern boundary) and Bill Geoffery Avenue (forms the northern boundary). The SPCA is immediately to the West, the Hillcrest Secondary School borders the site immediately to the North-East and Heiderand township is situated immediately to the south. Directly north of this property lies a newly established township area that was recently formalised by the Municipality.

Planning Context

A planning application will be submitted to the Mossel Bay Municipality by DELPlan Urban & Regional Planners in parallel to the environmental process, in order for development to be considered in terms of the property's land use rights.

The property is earmarked for township development and the necessary urban design criteria for municipal housing projects will be used to inform the final proposal.

Environmental Context

The site is broadly classified as a Critical Biodiversity Area (CBA, near natural) with the Vegetation Type and Ecosystem Status as being North Langeberg Sandstone Fynbos (Least Threatened). The site is vacant.

According to Mike Cameron (2017), the vegetation on-site should be classified as a fynbos community dominated by *Chrysanthemoides monilifera* (bietou) and a thicket community dominated by *Searsia* species. No indication of Renosterveld remnants was found.

The whole area is heavily invaded by alien invasive plants. Fires and previous cattle grazing have further degraded the ecological value of the vegetation. The area has also been used for dumping of building rubble, domestic waste, tires plastic and glass. Most of the area is poorly drained and this will need to be addressed to stormwater management, should any housing development be considered.

These heavily invaded thicket patches within the fynbos mosaic have been degraded by indiscriminate fires and cutting down of trees and shrubs for firewood. The necessary Forestry Permits will have to be obtained should any protected tree species be impacted by the development.

What is the purpose of this document?

The main purpose of this **Background Information Document (BID)** is to:

- Provide potential "Interested and Affected Parties" (I&APs) and Stakeholders with information regarding the proposed development; and

- Explain the way forward for the environmental process.

Basic Assessment (BA) Environmental process

The proposed development triggers the following listed activities in terms of the National Environmental Management Act (NEMA, Act No.107 of 1998 as amended) and 2014 NEMA Regulations:

- **Listing Notice 1 (GN No. R.327): 19** : The infilling or depositing of any material of more than 10 cubic metres, 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 [the infilling and development of artificial wetland features identified on the site].
- **Listing Notice 1 (GN No. R.327): 27**: The clearance of an area of 1 hectare or more, but less than 20 hectares or indigenous vegetation [the development of +/- 15ha covered with natural vegetation invaded by alien vegetation].

The procedures of a **Basic Assessment (BA) Environmental Application Process**, as per the 2014 EIA Regulations (as amended), will be undertaken to seek Environmental Authorisation for the abovementioned activities.

Stakeholder Engagement

A pre-application public participation process (PPP) will be followed allowing neighbouring property owners and key stakeholders the opportunity to register as 'Interested & Affected Parties (I&APs)' and consider / comment on the proposal.

Going forward, registered I&APs will be provided an opportunity to review & comment on the Basic Assessment Report (BAR) and Environmental Management Programme (EMPr) when they become available. Input/comments received during process will be considered and responded to in the final report, to be submitted to the competent authority for review and decision-making.

The following steps, amongst others, will be undertaken as part of the BA Process:

- Identifying potential Interested and Affected Parties ("I&AP's");
- **Advertising** a 'Call for Registration of Interested & Affected Parties (I&APs)' in a local newspaper (*Mossel Bay Advertiser*) with a registration period of 30-days, extending from 10 November to 11 December 2017;
- Placement of **Site Notices** at the site calling for Registration of I&APs;
- Make available the **Background Information Document (BID)** for distribution to registered I&APs and key stakeholders (**this document**);
- Open and maintain a **Registered Stakeholder database**;
- Undertaking of specialist impact assessments and project team reports (if necessary);
- Compilation and public availability of the draft **Basic Assessment Report (BAR)** and

Environmental Management Programme (EMPr);

- Distributing the draft documents for public review and comment to registered I&APs;
- **Submit** the final reports to DEA&DP for **decision-making** (authorisation with conditions, or refusal);
- Notification of registered I&APs and Stakeholders of **Environmental Decision**, and details of appeal process / period.

Issues & Concerns

The following issues and concerns were raised in consultation with the project team, key authorities and/or specialists:

- **Appropriate density** for the development;
- **Housing typology** for the property;
- Confirmation that **bulk services** can accommodate the proposed development;
- Potential **disturbance of protected species / red data species** on site;
- Feasibility **to public access and transport**;
- **Property values** of neighbouring residential areas;
- **Traffic** impact and accommodation of vehicles;
- Functional **open space** vs conservation worthy open space;
- **Visual impact** from Louis Fourie;
- Potential impact on **drainage lines** and **stormwater management**.

Alternatives

In terms of the NEMA legislation, alternatives must be considered during an environmental assessment. These may be site, activity, or technological alternatives.

The No-Go Alternative (no activities undertaken) must be considered as a baseline against which the impacts of any other Alternatives are measured.

Any other reasonable and/or feasible alternatives identified during the course of this environmental process will be considered and measured against previous development proposals for the site and the no-go alternative.

Stakeholders are requested to provide details of any reasonable and/or feasible alternatives that they may be aware of to ensure that such alternatives can be considered prior to submission of the formal Application to the DEA&DP.

Why and how should you get involved?

Names and details of members of the public who respond to the legal advert &/ notices (calling for Interested & Affected Parties (I&APs) to register) will be captured on the project **Stakeholder Register**. All written comments provided will also be recorded. According to the Guidelines on Public Participation, only those parties that submit their full contact details for registration purposes &/or who submit comment, will be registered. Documentation containing incomplete, or no contact details, may not be considered.

In the event that you (or any other party you may be aware of) have an **interest** in the environmental

process, or feel that you **may be affected** by the proposed development, you are invited to **register** as an I&AP for the environmental process, within the 30-day registration period, extending from 10 November to 11 December 2017. I&APs are requested to submit their full contact details, in writing, to *Cape EAPrac* at the address provided at the end of this document.

TO REGISTER AS AN I&AP, PLEASE SEND YOUR REGISTRATION REQUEST, NAME & FULL CONTACT DETAILS, AND ANY PRELIMINARY COMMENTS TO:

Cape-EAPrac

ATT: Louise-Mari van Zyl

PO Box 2070 George 6530

Telephone: 044 874 0365 Fax: 044 874 0432

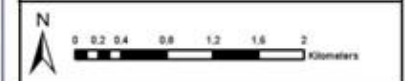
E-mail: louise@cape-eaprac.co.za



GEORGE (SOUTH AFRICA) 2016
 Date: 06/08/16
 Version: 02.0
 Max Speed: 10.00 m/s
 Max Gust: 15.00 m/s
 Max Gust: 15.00 m/s
 Max Gust: 15.00 m/s
 Max Gust: 15.00 m/s
 Max Gust: 15.00 m/s

Notes

- Map Scale is 1 : 40 000 when printed on A3.
- Close up datafram scale is 1:15 000.
- Aerial Image courtesy of Google Earth Pro 2016.
- Imagery date March 2016.
- Site Coordinates:
 34°10' 55.65" S
 22° 06' 18.80"E
- Nearest METAR Windrose Data from George Airport.



Location Plan
 Bill Jeffrey Housing
 PRT
 Mossel Bay

Legend

- Proposed Site (±15.4ha)
- RE Erf 2001

Drawn	Checked	Date	Reference
Wynand Loftus	Date Holder	August 2016	MOS486



ENVIRONMENTAL AUTHORISATION – BASIC ASSESSMENT PROCESS

‘Louis Fourie Municipal Housing Project’

Portion of Remainder of Erf 2001, Mossel Bay, Western Cape

REGISTRATION / INITIAL COMMENT SHEET on BID

Should you have any preliminary comments and would like to be registered as an Interested and Affected Party (“I&AP”), please complete this form and return it to *Cape EAPrac* at P.O. Box 2070, George, 6530. Tel: 044 874 0365, Fax: 044 874 0432, Email: louise@cape-eaprac.co.za. Registration may also be done online at www.cape-eaprac.co.za on the active project page.

TITLE & NAME	
REPRESENTING	
POSTAL ADDRESS	
TEL NO.	
FAX NO.	
CELL NO.	
E-MAIL	

NOTE: Submission of incomplete contact details may result in a person/entity not being registered. Please ensure that you complete the above table in full.

COMMENTS (please feel free to submit more pages)

1. List any **key issues or concerns** relating to the proposed development / amendment process.

2. Describe your **reason/motivation** for participating in this environmental process (disclose any interest) **NOTE** **ito the 2014 Environmental Regulations it is compulsory for I&APs to state their interest in a project/process, thus not providing reasons, may result in a person/entity not being registered.**

3. List any potential (reasonable and/or feasible) **alternatives** for the activity and **state why** you are recommending the alternative(s):

4. List **Interested & Affected Parties** (I&APs) or Stakeholders that you feel should be registered (provide their **full contact details** (name, telephone, fax, email and postal details) and who they represent in order that we may contact them):
