



BASIC ENVIRONMENTAL IMPACT ASSESSMENT
BACKGROUND INFORMATION DOCUMENT

PROPOSED MIXED-USE DEVELOPMENT ON ERF 1694, MELKBOSSTRAND
JULY 2017

BACKGROUND

The City of Cape Town intends to develop a portion of Erf 1694 in Melkbosstrand which is approximately 151 hectares in extent. While the site is 55 hectares, only 17.7 hectares is proposed for development. This is due to the setting aside of an ecological corridor.

Erf 1694 is bound by Melkbosstrand Road and the Melkbosstrand Police Station to the north, the R27 Road to the east, Birkenhead Drive to the south. The Melkbos fire station and Sasol fuelling station abut the site to the south east. The Melkbosstrand High School sports fields and a residential area, Milkwood Place, abuts the site to the west. **See Locality Map.**

This Background Information Document provides a summary of the project proposal and the environmental impact assessment that will be undertaken. The intention of this document is to inform organs of state, and the interested and affected public of the proposals. An opportunity to provide comment is provided.

ENVIRONMENTAL CONTEXT

The site is characterised by a number of biophysical factors that are considered within the proposed development. These include a dune ridge running through the site in a north south line, various botanically significant areas, wetlands areas of varying conservation significance. An area has been set aside for conservation purposes.

Development within the set aside ecological area is deemed inappropriate. The developable areas have been derived with the input from ecological specialists.

PROJECT PROPOSAL

The proposed development is a mixed-use development with possible commercial and residential space. A conservation component is included in the design of the site. Two alternative design options have been formulated. Both alternatives include a large conservation area in the middle of the site stretching from Melkbosstrand Road to Birkenhead Drive. This will ensure that most of the sensitive areas of the site has been excluded from the proposed developable area.

The table below outlines the differences between the two design options formulated.

Alternative 1	Alternative 2	Alternative 3
<ul style="list-style-type: none"> ▪ Residential, commercial and office space on the western side of the site. 	<ul style="list-style-type: none"> ▪ Residential, commercial and office space on the western side of the site. 	<p>Alternative 3 is the 'do nothing" alternative whereby the site remains in its current condition.</p>
<ul style="list-style-type: none"> ▪ On the eastern side of the site, lower density residential development is proposed. 	<ul style="list-style-type: none"> ▪ On the eastern side of the site, an ecological conservation educational facility is proposed. 	
<ul style="list-style-type: none"> ▪ The density is 26 dwelling units per hectare for the entire site. 	<ul style="list-style-type: none"> ▪ The density is 11 dwelling units per hectare for the entire site. 	
<ul style="list-style-type: none"> ▪ 1535 units with 22 237 m² retail space and 35 217 m² commercial space. 	<ul style="list-style-type: none"> ▪ 643 units with 22 237 m² retail space and 13 982 m² commercial space. 	
<ul style="list-style-type: none"> ▪ Active ground floor plus maximum five storeys. 	<ul style="list-style-type: none"> ▪ Active ground floor plus maximum three storeys. 	
<ul style="list-style-type: none"> ▪ Two pedestrian links across the set aside ecological area linking the west and eastern development areas are proposed. 	<ul style="list-style-type: none"> ▪ Two pedestrian links across the set aside ecological area linking the west and eastern development areas are proposed. 	
<ul style="list-style-type: none"> ▪ Three access points to the site are proposed from Birkenhead Drive, two from Melkbosstrand Road, and one from Otto du Plessis Drive. 	<ul style="list-style-type: none"> ▪ Two access points to the site are proposed from Birkenhead Drive, two from Melkbosstrand Road, and one from Otto du Plessis Drive. 	
<ul style="list-style-type: none"> ▪ The area set aside for ecological purpose is approximately 36.6 hectares. 	<ul style="list-style-type: none"> ▪ The area set aside for ecological purpose is approximately 41.7 hectares. 	

LEGISLATIVE REQUIREMENTS

The proposed development involves several activities that require environmental authorisation in terms of the National Environmental Management Act (107 of 1998), as amended, and the 2014 Environmental Impact Assessment Regulations, as amended (GN No. 326 of 2017). These include: Listing Notice 1 (GN No. 327 of 2017): Activity 19; and Listing Notice 3 (GN No 324 of 2017): Activities 4, 12 and 15.

Two wetlands on the western side of the site will be infilled to allow for development. Authorisation in terms of Section 21 of the National Water Act (Act 36 of 1998) is required. Therefore, Section 21 (c) and (i) is applicable which refers to the impeding or diversion of flow of water in a watercourse, and altering the bed banks, course or characteristics of a water course, respectively.

IDENTIFIED POTENTIAL IMPACTS

The following potential impacts have been identified and relate to various phases of the project (design and planning, construction, and operational). However, this list is not exhaustive.

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| <ul style="list-style-type: none"> ▪ Loss of wetlands ▪ Loss of indigenous vegetation ▪ Compatibility with surrounding area ▪ Job creation | <ul style="list-style-type: none"> ▪ Visual impacts ▪ Traffic impacts ▪ Services impact ▪ Noise and dust impacts |
|--|--|

PUBLIC PARTICIPATION

Public participation is an integral part of the environmental impact assessment process. The public participation process provides an opportunity to participate in a meaningful and constructive manner. It also provides an opportunity for interested and affected parties, including adjacent landowners, ratepayers' and conservation organisations, organs of state, and other interested members of the public an opportunity to raise concerns and issues, and comment on the proposal.

This Background Information Document is available for a 30-day commenting period.

A public forum in the form of an Open House will be held at the
Melkbos Country Club (1 Robben Road, Melkbosstrand) on **18 July 2017**.

Project information will be on display and members of the project team will be available for questions.

You may attend the Open House *at any time that suits you*
between 16h00 and 19:30.

WAY FORWARD

You may provide written comments or register to receive further notifications during the EIA process to the contact details below. Please include your name, contact details (preferred method of contact, e.g. email or fax) and an indication of any direct business, financial, personal, or other interest to which you have in the project.

The commenting period commences on 07 July 2017 and close on 07 August 2017. Comments submitted will be addressed and captured in a Comments and Response Table. This will be included in the draft Basic Assessment Report which will be the next document that you will be able to provide comment on.

Comments must be submitted on or before **07 August 2017** to:

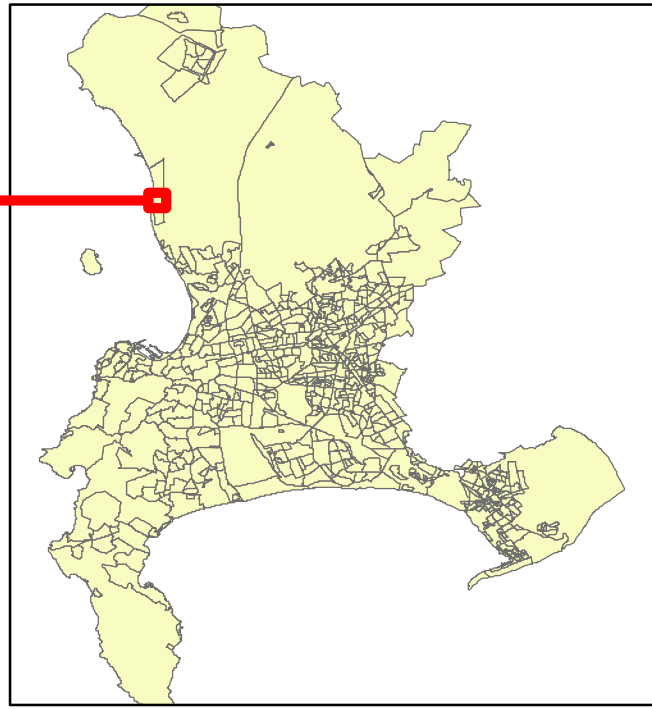
The Environmental Partnership

PO Box 945, Cape Town, 8000

Tel: 021 422 0999

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Email: comments@enviropart.co.za



LOCALITY MAP

PROPOSED MIXED-USE DEVELOPMENT ON ERF 1694, MELKBOSSTRAND

Legend

Melkbos

- Erf 1694
- Roads

SCALE AT A4
1: 10 000

PROJECTION
WGS 84

COORDINATES

S 33°43'46.97", E18°27'7.20"

REFERENCE DRAWINGS

1. 2015 Aerial Imagery, City of Cape Town
2. OpenStreetMap roads, 2016
3. Cape Town Suburbs



THE ENVIRONMENTAL PARTNERSHIP
ENVIRONMENTAL CONSULTANTS

