1. BACKGROUND AND CONTEXT

Rapiprop 204 (Pty) Ltd, trading as Barclay Estate Development, is proposing the rezoning and subdivision of Remainder 305 of the Farm Barclay (No. 792, Worcester), for the purpose of establishing a residential development on a portion thereof.

The farm Barclay 792 (R/305) ("the Property") is situated within the demarcated urban edge of the town of Worcester, north of the N1 national road, and approximately 2 km north of the Worcester CBD in the Breede Valley Municipality. The property consists of two discrete land parcels, roughly resembling a "figure of eight". Residential development ("Barclay Hills") is proposed for the southernmost and easternmost of these two land parcels (Figure 1).
The residential suburb of Worcester West is situated towards the west and south-west of the property. The proposed Altona residential development (separate proposal by another developer) is situated towards the east and south-east of the property. The area to the north of the property is comprised of agricultural land of the Brandwacht Valley and the slopes of the lower Hexrivier mountains. Access to the property from the N1 is via Brandwacht Road. Brandwacht Road intersects with the N1 more or less between the Shell Ultracity complex at the entrance to Worcester from Cape Town, and the new Mountain Mill Mall (towards the north and south of the N1 respectively).

Boland Environmental Consultants (“BolandEnviro”) CC was been appointed by Rapiprop 204 (Pty) Ltd as independent environmental consultants in order to carry out an Environmental Impact Assessment (“EIA”) process, as is required by law.

2. PURPOSE OF THIS BACKGROUND INFORMATION DOCUMENT

The purpose of this Background Information Document (“BID”) is to:

- Provide Interested and Affected Parties (“I&APs”) with information regarding the project proposal;
- Explain why the EIA is being undertaken;
- Outline the EIA process;
- Provide I&APs with an opportunity to raise issues and concerns with regard to either the proposed development or the associated environmental process.

3. PROJECT DESCRIPTION

The property is currently zoned for agricultural use. Due to assessed low potential soil conditions, it has not been used for productive purposes for a number of years. It is currently overgrown with natural vegetation and some alien species. No built structures are located on the property.

Rapiprop 204 (Pty) Ltd is therefore proposing the following:

- The subdivision of Remainder 305 of the Farm Barclay (No. 792, Worcester), approximately 30.4 ha in extent, into two portions, namely a Remainder portion (approximately 18.8 ha), and a portion here further referred to as Portion A (approximately 11.6 ha);
- The Rezoning of Portion A from Agricultural Zone I to Subdivisional Area, in order to accommodate the following uses which would constitute the proposed Barclay Hills Residential Development (“the Development”):
  - 86 single residential erven;
  - 92 townhouse erven (one unit per erf);
  - Associated service infrastructure;
  - Associated access and internal roads.

A detailed layout plan for the Development will be informed by and finalized during the course of the EIA process. At this stage, the conceptual layout plan (Figure 2) reflects care to lower the visual impact of the development. Lower density single residential erven are placed towards the steeper, more visible, northern edge of the site. Higher density townhouse erven are proposed in two nodes on the more level southern portion of the site. Proposed densities (26 – 32 units per hectare) are well within the upper limit of 50 units per hectare set by the Worcester Zoning Scheme regulations.

Two access roads are proposed for the Development. Both are in the elongation of existing public roads, namely Goeiehoop Avenue and Paradise Avenue (Worcester West). The findings of a Traffic Impact Study (EFG Engineers, October 2006) indicate that the proposed development will generate less than 100 peak hour trips in any direction. Impacts on traffic congestion would therefore be insignificant.

The findings of a Services study (EFG Engineers, October 2006), indicate that sufficient spare electricity and Telkom capacity exist to accommodate the Development. With regard to bulk water and sewerage, the Development would not necessitate any adjustments to the new
Worcester Water and Sewer Master Plans (2006). The developer will make a pro rata contribution towards the implementation of relevant Master Plan infrastructure items in order to accommodate the Development. Sufficient capacity currently exists to service the refuse disposal needs of the Development.

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**Figure 2**: Conceptual preferred layout of the proposed Development on proposed Portion A.
Development of the Remainder portion does not form part of the current proposal and EIA process. At this stage the Remainder forms an alternative site (as required by law) for the Development. Should the developer wish to develop this land parcel at a later stage, such proposed development would be subject to a separate, new EIA process.

4. APPLICABLE LEGISLATION

This EIA process is being undertaken in terms of the following applicable legislation:

- The National Environmental Management Act (Act no. 107 of 1998 – “NEMA”), as amended (Acts no. 46 of 2003 and no. 8 of 2004);
- the Environmental Impact Assessment Regulations of 2006 (GN R. 385 and 386 – “NEMA Regulations”) which were passed in terms of NEMA.

According to the NEMA Regulations, the proposed subdivision, rezoning and development entail a number of scheduled activities which may not be undertaken without environmental authorization from the competent authority. In this case, the competent authority is the Western Cape Department of Environmental Affairs and Development Planning (“DEA&DP”).

Specifically, the proposed development would entail the following activities which are scheduled in terms of Regulation 386 of 2006:

1 (k). The construction of facilities or infrastructure, including associated structures or infrastructure for the bulk transportation of sewage and water, including storm water, in pipelines or channels with
(i) An internal diameter of 0.36 metres or more; or
(ii) A peak throughput of 120 litres per second or more;

7. The above ground storage of a dangerous good, including petrol, diesel, liquid petroleum gas or paraffin, in containers with a combined capacity of more than 30 cubic metres but less than 1 000 cubic metres at any one location or site;

12. The transformation or removal of indigenous vegetation of 3 hectares or more or of any size where the transformation or removal would occur within a critically endangered or rare endangered ecosystem listed in terms of section 52 of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004);

15. The construction of a road that is wider than 4 metres or that has a reserve wider than 6 metres, excluding roads that fall within the ambit of another listed activity or which are access roads of less than 30 metres long;

16. The transformation of undeveloped, vacant or derelict land to –
(b) residential, mixed, retail, commercial, industrial or institutional use where such development does not constitute infill and where the total area to be transformed is bigger than 1 hectare;

17. Phased activities where any one phase of the activity may be below a threshold specified in this Schedule but where a combination of the phases, including expansions or extensions, will exceed a specified threshold;

19. The subdivision of portions of land 9 hectares or larger into portions of 5 hectares or less.

Before these activities may be carried out, a Basic EIA, as defined in Regulation 385 of 2006, needs to be undertaken first. On the basis of the assessment, a Basic Assessment Report (“BAR”) would then have to be compiled and submitted to DEA&DP for consideration.

Legislation stipulates that the proponent (here, Rapiprop 204 (Pty) Ltd) must appoint an independent environmental consultant (here, BolandEnviro) in order to carry out the EIA. This is to ensure that the authorities are provided with sufficient and accurate information to enable them to make an informed decision. The proponent furthermore has to take reasonable steps to ensure that the principles of sustainable development and a duty of care towards the environment, as contained in NEMA, are being adhered to.
5. BASIC EIA PROCESS AND TIMEFRAME

The aims of an EIA process are the following:

- To establish existing environmental conditions on the site in order to determine its environmental sensitivity;
- To establish potential environmental benefits and risks related to the project;
- To inform interested and affected parties ("I&APs" - for instance neighbors and community groups) of the details of the proposed development and provide them with an opportunity to raise issues and concerns;
- To identify any alternatives to the initial proposal;
- To assess issues and concerns raised by the proposal and identified alternatives, and where applicable, to identify measures in order to enhance the benefits and mitigate the risks.

The table below provides an overview of the steps involved in the current Basic Assessment EIA process, as well as an associated approximate timeframe. The steps are not strictly sequential, and some overlapping occur. Approximate dates indicating both the start and conclusion of the steps are therefore provided where relevant.

<table>
<thead>
<tr>
<th>Table 1: Steps and timeframe for the EIA process</th>
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<tr>
<td><strong>Step</strong></td>
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<tr>
<td>Submission of Notification of Intent to Apply to DEA&amp;DP</td>
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<td>Identification and registration of I&amp;APs</td>
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<td>Distribution of the BID (i.e. this document)</td>
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<td>Advertising the project in local newspaper</td>
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<td>Erecting site notices on the terrain of the proposed development</td>
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<td>Appointment of specialists to establish relevant baseline conditions and identify potential constraints</td>
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<td>Public Open House meeting where the Project Team will present the project to the public and discuss identified issues</td>
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<td>Comment Period</td>
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<td>Release of Draft Basic Assessment Report (BAR) for public review</td>
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<td>Comment period on BAR</td>
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<td>Submission of Final BAR to DEA&amp;DP</td>
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<td>Distribution authorisation to registered I&amp;APs</td>
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<td>10 Day appeal period with regard to authorisation</td>
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6. SPECIALIST STUDIES

A number of studies have been carried out by appointed specialists with regard to the project:

- An Archeological Impact Assessment;
- An Ecological Assessment;
- A Services Capacity Investigation;
- A Soil Survey and Agricultural Suitability Investigation;
- A Traffic Study.

The only significant issue which was raised by these studies, was the presence of a rare plant species (*Drosanthemum micans*) on the portion proposed for development. Mitigation measures were proposed (seed collection and storage at the Karoo National Botanical Gardens for later re-sowing) and have already been carried out (November 2006).

Should any further significant issues be identified during the public consultation process, further specialist studies may be required.

7. GETTING INVOLVED

Public consultation is a crucial part of the EIA process. This provides you – as stakeholder or interested member of the public - with the opportunity to find out more about what is being proposed, and/ or to raise any issues or concerns which you may have.

Please note that updates on the project will only be distributed to registered I&APs. **In order to become a registered I&AP**, you must either request that your name be added to the register, submit comments regarding the project in writing or digital format, or attend the Public Open House meeting.

If you or your organization would like to register as an I&AP or comment on the proposed project and/or know of any other persons or organizations interested in or affected by the project, please submit the attached form by faxed or mail to BolandEnviro (see contact details below). Alternatively, you can send your details by e-mail to BolandEnviro to the e-mail address provided below. Only comments submitted in writing or in digital format will be considered for inclusion in the Draft Basic Assessment Report. The closing date for comments is **5 March 2007**.

Should you have any questions regarding the project, please contact **Nik Wullschleger** of BolandEnviro at the contact numbers provided below.

**NOTICE OF PUBLIC OPEN HOUSE MEETING**

Interested and Affected Parties are also invited to attend a Public Open House meeting on **Wednesday, 21 February 2007**, at the **Worcester Public Library** (Baring and Waterloo streets). Please note that there will be no formal presentation, but that project environmental and planning specialists will be present to answer questions and to record issues. You are welcome to attend at any time between **16h00 and 19h00**.
BASIC (ENVIRONMENTAL) IMPACT ASSESSMENT PROCESS FOR PROPOSED SUBDIVISION OF FARM 192/R 305, WORCESTER AND SUBSEQUENT BARCLAY HILLS RESIDENTIAL DEVELOPMENT, WORCESTER. 
REFERENCE: E12/2/1-B2/33-0309/07
INTERESTED AND AFFECTED PARTY REGISTRATION/ COMMENT SHEET

Should you wish to register as an Interested and Affected Party (“I&AP”), or to raise any issues and concerns with regard to the project, please complete this form and return it to Boland Environmental Consultants, PO Box 250, Worcester, 6849, or Barclay-Hills@BolandEnviro.co.za on or before 5 March 2007.

1. PLEASE PROVIDE YOUR CONTACT DETAILS IN THE BOX BELOW:

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Please indicate your preferred method for receiving information / notifications :

_________ email _________ post _________ fax

2. PLEASE PROVIDE THE CONTACT DETAILS OF ANY OTHER PERSONS/ORGANISATIONS YOU WOULD LIKE TO REGISTER ON THE PROJECT I&AP LIST

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3. PLEASE PROVIDE COMMENT, RAISE ISSUES OR CONCERNS (PLEASE USE ADDITIONAL SEQUENTIALLY NUMBERED PAGES IF NECESSARY):

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