BACKGROUND INFORMATION DOCUMENT
BASIC ENVIRONMENTAL IMPACT ASSESSMENT PROCESS:
PROPOSED ERF 3 ROBERTSON DEVELOPMENT, ROBERTSON

BolandEnviro project [E12/2/3/1 - B1/11 - 0346/07] MARCH 2007

Figure 1: Location of proposed Robertson Erf 3 development (topographic map).
1. BACKGROUND AND CONTEXT

Erf 3 Robertson Property Investment (Pty) Ltd (“the Developer”) is proposing the subdivision of Erf 3, Robertson, and the subsequent rezoning and subdivision of a portion thereof, referred to as the proposed Erf 7562, for the purpose of establishing a residential development.

Erf 7562, Portion of Erf 3 (“the Property”) is situated within the urban edge of the town of Robertson in the Breede River Winelands Municipality. The Property is situated north of the R60 Worcester-Robertson road, and approximately 2 km north-west of the Robertson CBD. The Property comprises the westernmost portion of a larger land parcel, Erf 3.

The Property consists of a single land parcel, roughly resembling a flat, north-northeast pointing arrowhead. Residential development (“Erf 3 Robertson”) is proposed for much of the subject land parcel topographically suitable for accommodating such development (Figures 1 & 2).
The Property is situated in the extension of White Street, approximately 1.5 km west of the built edge of Robertson. The adjacent land towards the north, west and south of the property is mainly comprised of cultivated agricultural land, associated farmsteads, and natural veld. Clairvaux wine cellars are situated on an adjacent property towards the south of the Remainder of Erf 3. The land immediately adjacent towards the east is comprised of the proposed Remainder of Erf 3. The land is municipal commonage, and is currently densely overgrown with arborescent alien growth. The Willem Nels river, a tributary of the Breede river, is located towards the east of the Remainder portion, and beyond that, Robertson cemetery, and residential Robertson. A proclaimed National Monument, an historic “kruithuis” (gunpowder store) dating from 1911, is situated just outside the south-eastern boundary of the Property. It will not be affected by the current proposal.

Boland Environmental Consultants CC ("BolandEnviro") was appointed by Erf 3 Robertson Property Investment (Pty) Ltd as independent environmental consultants in order to carry out an Environmental Impact Assessment ("EIA") process with regard to the current proposal, 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 as “undetermined zone”. Erf 3 currently belongs to the Municipality, and is held as municipal commonage. The proposed Erf 7562 was purchased from the Municipality and is owned by Erf 3 Property Investment (Pty) Ltd. No current or recent historic land uses are associated with the Property. No built structures are located on the Property. The Property is primarily covered with natural vegetation of the Robertson Karoo veld type (Succulent Karoo Ecosystem). Progressive future intrusion of alien growth from the heavily infested proposed Remainder portion of Erf 3 towards the east, seems likely. Evidence of historic rubble dumping is visible in the centre of the Property. Due to factors of topography and poor soils, the property has traditionally been considered unsuitable for cultivation. The most recent (1985) Robertson Structure Plan has identified the general area in which the Property is situated, as suitable for accommodating lower density residential development.

Erf 3 Robertson Property Investment (Pty) Ltd is therefore proposing the following:

- The subdivision of Erf 3, Robertson, into two portions, namely a Remainder Erf 3 portion, and an 11.7759 hectare portion to be known as Erf 7562 (“the Property”);
- The subsequent Rezoning of Erf 7562 from Undermined Zone to Subdivisional Area;
- The subsequent subdivision of rezoned Erf 7562, in order to accommodate the following uses which would constitute the proposed Erf 3 Robertson residential development (“the Development”):
  - Approximately 140 single residential erven;
  - 3 separate public open space areas;
  - Associated service infrastructure;
  - Associated access and internal roads.
A detailed preferred layout plan for the Development will be informed by and finalized during the course of the EIA process. At this stage, the conceptual preferred layout plan (Figure 3) reflects care to lower the visual impact of the development. Larger erven have been placed towards the steeper, more visible, western edge of the site. Progressively smaller erven are proposed for lower down the slope towards the Willem Nels river. As a result, erven which would result in higher building densities, have effectively been placed on the least visible portion of the Property, closer to the existing built edge of Robertson. This layout is specifically in line with the Western Cape Provincial Urban Edge Guidelines, which recommend a gradual outwards transition of the built edge from high to low building densities.

Two access road options are currently considered for the Development. Both are in the extension of existing public roads, namely White street and Adderley street (Robertson). The Adderley street option would necessitate the Developer to construct a bridge across the Willem Nels river. An additional future access road option is also being considered, namely via the existing access road to the adjacent Farm No. 106/33 (Robertson). The findings of a Traffic Impact Study (EFG Engineers, October 2006) indicate that the proposed development (independent of which access road option is decided upon) will generate less than 100 peak hour trips, and just over more than one additional peak hour trip per minute in any given direction. Impacts on traffic congestion would therefore be insignificant. The existing narrow bridge across the Willem Nels river at the end of White street (i.e. in the vicinity of the cemetery) was assessed as adequate for accommodating

<table>
<thead>
<tr>
<th>Total development</th>
<th>11.7759 ha</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Erven</td>
<td>+- 140 Single Residential</td>
</tr>
<tr>
<td>Size range of Erven</td>
<td>Approximately 500 m² - 1000 m²</td>
</tr>
</tbody>
</table>
additional traffic flows associated with the Development. The Developer is however considering upgrading the bridge at his own cost.

It is envisaged that the Development will be integrated within the existing Robertson municipal services network. The findings of the preliminary Services study (Nortje & De Villiers Consulting Engineers, October 2006), indicate that sufficient spare electricity and Telkom capacity should exist to accommodate the Development. With regard to bulk water, the study has indicated that the Developer may either need to contribute towards the construction of a new municipal reservoir, as envisaged in the Robertson Master Plan, or to construct an on-site reservoir for use by the Development. With regard to sewerage, the study has indicated that the Developer may need to construct a pump station on the property. Pipelines linking the Development to the municipal sewage treatment plant would need to cross the Willem Nels river. Authorization from the Department of Water Affairs and Forestry (DWAF) would be required and applied for in this regard. Sufficient municipal capacity currently exists to service the refuse disposal needs of the Development.

Alternatives under consideration include a lower density housing development layout and optional entrances to the development.

Development of the Remainder of Erf 3 does not form part of the current proposal and 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;

1 (m). The construction of facilities or infrastructure, including associated structures or infrastructure for any purpose in the one in ten year floodline of a river or stream, or within 32 metres from the river or stream where the flood line is unknown, excluding purposes associated with existing residential use, but including –
   (iii). bridges;

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;

18. *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, Erf 3 Robertson Property Investment (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 1**: Steps and timeframe for the EIA process

<table>
<thead>
<tr>
<th>Step</th>
<th>Approximate Date</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Submission of Notification of Intent to Apply to DEA&amp;DP</td>
<td>Submitted 21 February 2007</td>
<td>DEA&amp;DP reference number: E12/2/3/1-B1/11-0346/07</td>
</tr>
<tr>
<td>Identification and registration of I&amp;APs</td>
<td>1 March 2007 - 25 April 2007</td>
<td></td>
</tr>
<tr>
<td>Posting of registered letters to landowners and persons living within 100m of the proposed development</td>
<td>15 March 2007</td>
<td>59 Registered letters were posted representing 67 erven or farms</td>
</tr>
<tr>
<td>Advertising the project in local newspaper</td>
<td>16 March 2007</td>
<td><em>The Breede River Gazette</em> (one advertisement each in English and Afrikaans)</td>
</tr>
<tr>
<td>Erecting site notices on the terrain of the proposed development</td>
<td>16 March 2007</td>
<td></td>
</tr>
<tr>
<td>Distribution of the BID (i.e. <em>this document</em>)</td>
<td>20 March 2007</td>
<td>Available on <a href="http://www.BolandEnviro.co.za">www.BolandEnviro.co.za</a>, emailed or posted on request</td>
</tr>
<tr>
<td>Appointment of specialists to establish relevant baseline conditions and identify potential constraints</td>
<td>October 2006 – February 2007</td>
<td></td>
</tr>
<tr>
<td>Public Open House meeting</td>
<td>18 April 2007: Venue: Robertson Public</td>
<td></td>
</tr>
</tbody>
</table>
where the Project Team will present the project to the public and discuss identified issues

<table>
<thead>
<tr>
<th>Comment Period</th>
<th>16 March to 25 April 2007</th>
</tr>
</thead>
<tbody>
<tr>
<td>Release of Draft Basic Assessment Report (BAR) for public review</td>
<td></td>
</tr>
<tr>
<td>Comment period on BAR</td>
<td>07 May 2007 – 07 June 2007</td>
</tr>
<tr>
<td>Submission of Final BAR to DEA&amp;DP</td>
<td>13 June 2007</td>
</tr>
<tr>
<td>DEAD&amp;DP authorization</td>
<td>07 August 2007</td>
</tr>
<tr>
<td>Distribution authorization to registered I&amp;APs</td>
<td>08 August 2007</td>
</tr>
<tr>
<td>Appeal period with regard to authorization</td>
<td>08 August 2007 – 22 August 2007</td>
</tr>
<tr>
<td>14 Days</td>
<td></td>
</tr>
</tbody>
</table>

### 6. SPECIALIST STUDIES

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

- An Archeological/Heritage Impact Assessment, in accordance with Section 38 of the National Heritage Resources Act (Act No. 25, 1999);
- An Ecological and Vegetation Assessment;
- A Services Capacity Investigation;
- A Traffic Impact Study.

No significant unmitigatable issues were raised by any of these studies. Salient findings included that:

- Significant impacts on vegetation are restricted to loss of localized floral biodiversity. The collection of seed, bulbs, truncheons and cuttings on the site and deposition thereof at the Karoo National Botanical Garden, was deemed adequate mitigation;
- The existing bridge at the end of White street carries a considerable pedestrian traffic stream. The upgrade of the bridge by the Developer has been recommended;
- The existing sewerage and bulk water infrastructure in Robertson may need to be upgraded to accommodate the Development. Consultation with the local authorities and a contribution by the Developer towards appropriate upgrading has been proposed as adequate mitigation.

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 and further documentation regarding 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 **25 April 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, 18 April 2007**, at the Robertson Public Library, Van Reenen Street. 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 **15h30 and 18h30**.

BOLAND ENVIRO ENVIRONMENTAL CONSULTANTS
Attention: **Nik Wullschleger**

PO Box 250, Worcester, 6849
Tel: (023) 347 0336  Fax: (023) 347 0336
E-mail: Erf3@BolandEnviro.co.za
BASIC (ENVIRONMENTAL) IMPACT ASSESSMENT PROCESS FOR PROPOSED SUBDIVISION OF ERF 3, ROBERTSON AND SUBSEQUENT ERF 3 ROBERTSON RESIDENTIAL DEVELOPMENT.
REFERENCE: E12/2/3/1 - B1/11 - 0346/07

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 Erf3@BolandEnviro.co.za on or before 25 April 2007.

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

<table>
<thead>
<tr>
<th>TITLE AND NAME</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>CAPACITY</td>
<td></td>
</tr>
<tr>
<td>POSTAL ADDRESS</td>
<td></td>
</tr>
<tr>
<td>TEL NO. (INDICATE HOME OR WORK)</td>
<td></td>
</tr>
<tr>
<td>FAX NO. (INDICATE HOME OR WORK)</td>
<td></td>
</tr>
<tr>
<td>CELL NO.</td>
<td></td>
</tr>
<tr>
<td>E-MAIL ADDRESS</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>TITLE AND NAME</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>CAPACITY</td>
<td></td>
</tr>
<tr>
<td>POSTAL ADDRESS</td>
<td></td>
</tr>
<tr>
<td>TEL NO. (INDICATE HOME OR WORK)</td>
<td></td>
</tr>
<tr>
<td>FAX NO. (INDICATE HOME OR WORK)</td>
<td></td>
</tr>
<tr>
<td>CELL NO.</td>
<td></td>
</tr>
<tr>
<td>E-MAIL ADDRESS</td>
<td></td>
</tr>
</tbody>
</table>

3. PLEASE INDICATE ANY COMMENTS, ISSUES OR CONCERNS WITH REGARD TO THE PROJECT IN THE SPACE PROVIDED BELOW:

_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________

Please use additional numbered pages if required.