

BACKGROUND INFORMATION DOCUMENT AND INVITATION TO COMMENT

Proposed Greater Grabouw Housing Project – Portion A of RE/9/313 in Grabouw, Theewaterskloof Local Municipality, Western Cape

Background

A Basic Assessment (BA) process has commenced to assist the Theewaterskloof Local Municipality in determining the environmental, economic and social impacts related to the proposed Greater Grabouw Housing Project in Portion A of RE/9/313 within Grabouw, Western Cape and to obtain environmental authorisation for the proposed housing development. The Greater Grabouw Housing Project involves the planning and implementation of approximately 7000 households in the Grabouw area. In total, Portion A of RE/9/313 is anticipated to provide 254 housing opportunities as well as open spaces. There are currently no formal existing internal roads and infrastructure on the site. All services and infrastructure will be installed as new. Portion A of RE/9/313 is mainly uninhabited and largely vacant, with only a small portion of the land being used as an informal sports field on the western side of the site, as well as livestock pens.

The project will entail the development of households by allocating them to the following housing project categories as applicable to the identified land parcels:

- Integrated Residential Development Programme (IRDP) Housing,
- Temporary Relocation Area (TRA) Housing,
- In-Situ Upgrading of Informal Settlement (UIS), and
- Interim Services

All specialist input to be facilitated:

- Aquatic Biodiversity Assessment – The specialist has been appointed to investigate any aquatic features which may be present on and around the site.
- Botanical Assessment - The specialist has been appointed to investigate the vegetation which is present on and around the site.
- Preliminary Geotechnical Investigation – The specialist has been appointed to investigate geotechnical features present on and around the site.
- Civil Engineering Services – The engineering specialist has been appointed to address all stormwater and drainage, sewage and water reticulation aspects of the development in conjunction with the development of the SDP.
- Palaeontology Impact Assessment – The specialist was appointed, and HWC confirmed that a full PIA will not be necessary.

The proposed development will entail the following activities:

- Clearing of vegetation from the proposed site for development,
- Levelling and landscaping the site for roads, residential units and related infrastructure,
- Construction of internal roads and walkways to provide access,

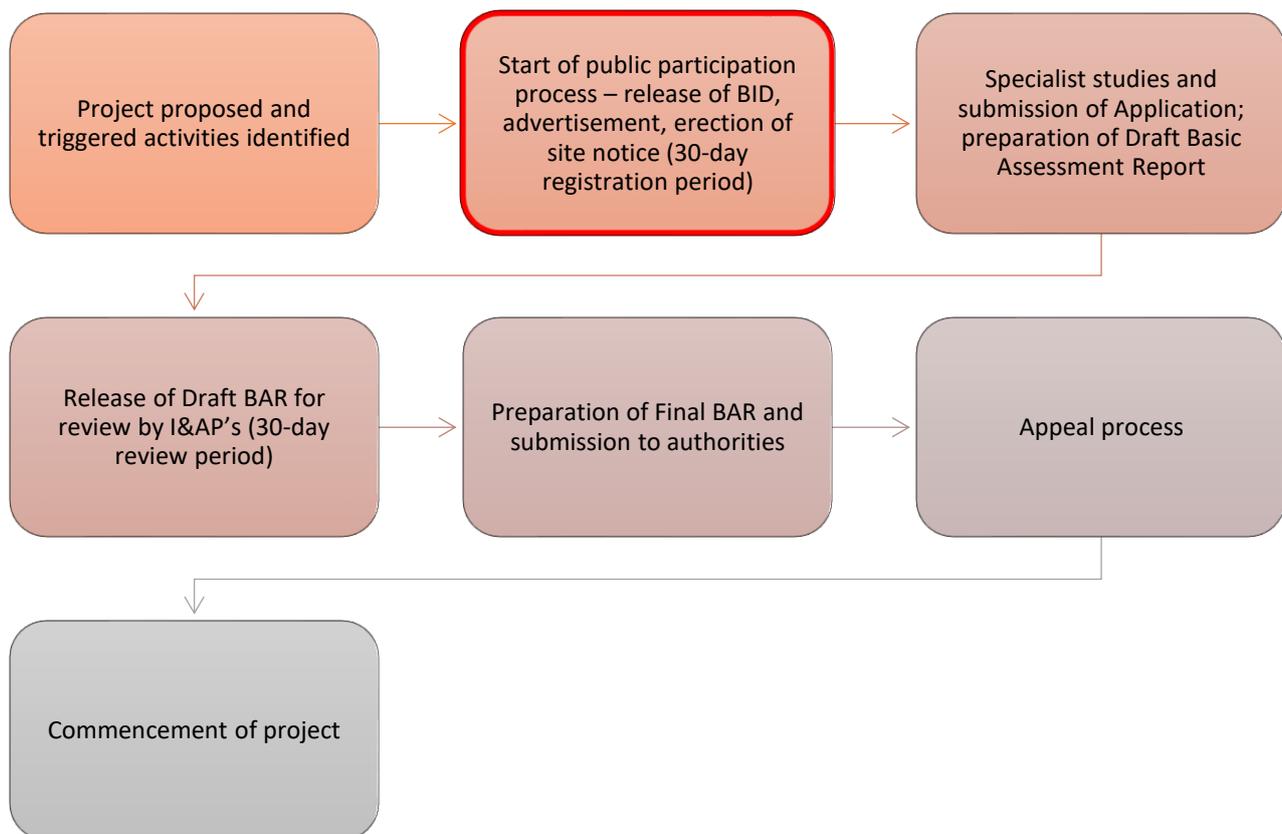
- Construction of residential units and other related infrastructure,
- Installation of stormwater infrastructure,
- Installation of sewer reticulation,
- Connections to existing municipal services,
- Construction activity related to access to the site,

Public Consultation

The aim of this background Information Document is to provide stakeholders with information about this project, the process being followed, and to provide them with an opportunity to be involved in the environmental assessment process. Interested and Affected Parties (I&APs) may raise issues of concern. Environmental, social and economic impacts will be examined in the Basic Assessment Process.

Results of the Basic Assessment process will be submitted to the Western Cape Department of Environmental Affairs & Development Planning, and the draft Basic Assessment Report will be made publicly available for 30 days for public review. All registered I&APs will receive a notification once this report is available for review. Additional project Information will be available on the following website: www.easemp.co.za as well as a link to register as an Interested and Affected Party and provide comments.

Where are we in the process?



Legal Requirements

In terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) as amended (“NEMAA”) and the NEMA EIA regulations, 2017: GN R324, 325, 326 and 327 published in Government Gazette 40772 on the 7 April 2017, the project requires a Basic Assessment because it includes, amongst others, listed activities in GN R327 & 342

Listing Notice 1 Activities: NEMA EIA Regulations, 2014 (as amended) GN R 327 requiring Basic Assessment

Activity No	Activity Description	Project Activity
12	<p>The development of—</p> <p>(xii) infrastructure or structures with a physical footprint of 100 square metres or more;</p> <p>where such development occurs—</p> <p>(a) within a watercourse;</p> <p>(b) in front of a development setback; or</p> <p>if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse.</p>	<p>The site falls within 32m of the ephemeral drainage lines.</p>
19	<p>The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than [5] 10 cubic metres from a</p> <p>[[i] watercourse;</p> <p>[ii] the seashore; or</p> <p>[iii] the littoral active zone, an estuary or a distance of 100 metres inland of the high-water mark of the sea or estuary, whichever distance is the greater -]</p> <p>but excluding where such infilling, depositing, dredging, excavation, removal or moving —</p> <p>(a) will occur behind a development setback;</p> <p>(b) is for maintenance purposes undertaken in accordance with a maintenance management plan;</p> <p>(c) falls within the ambit of activity 21 in this Notice, in which case that activity applies.</p> <p>(d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or</p> <p>(e) where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies.</p>	<p>Material will potentially be removed and deposited within 32m of the edge of the two ephemeral streams found on site.</p> <p>However, according to the Freshwater Assessment, the drainage lines have a 32m “No-Go” boundary zone, where no development is allowed.</p> <p>The “No-Go” zones and ephemeral drainage lines have been accommodated within the proposed development layout as open spaces.</p>
24	<p>The development of a road—</p> <p>(i) for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Government Notice 545 of 2010; or</p> <p>(ii) with a reserve wider than 13,5 meters, or where no reserve exists, where the road is wider than 8 metres;</p> <p>but excluding a road—</p> <p>(a) which is identified and included in activity 27 in Listing Notice 2 of 2014;</p> <p>(b) where the entire road falls within an urban area; or</p>	<p>Roads will be developed as part of the proposal, in areas located outside of an urban area, which comprises indigenous vegetation.</p>

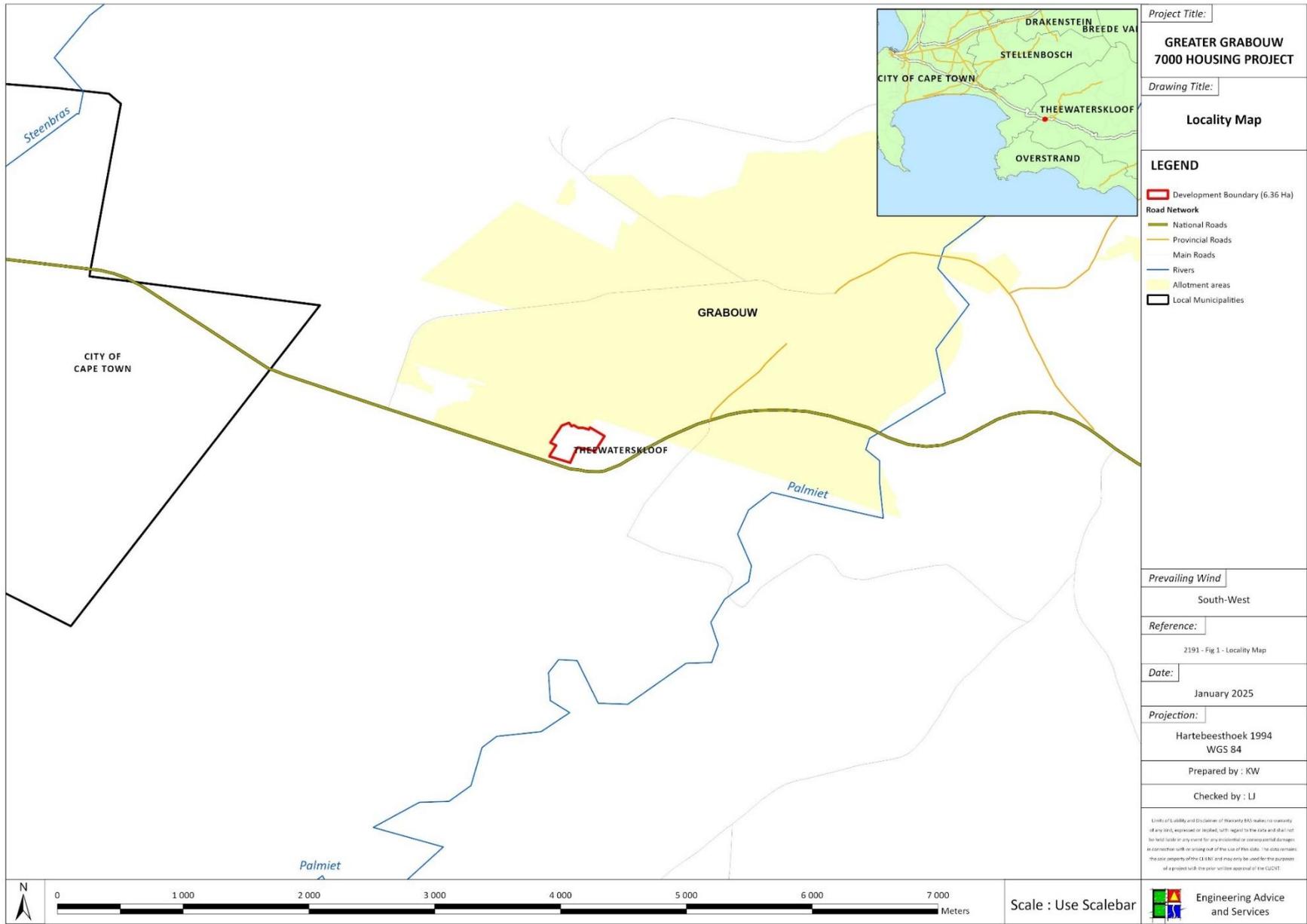
Activity No	Activity Description	Project Activity
27	The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	Approximately 6,4 hectares of indigenous vegetation will be cleared for the proposed development. About 1,17 Ha of Erf R/9/313 is currently covered by a sports field and facilities.

Listing Notice 3 Activities: NEMA EIA Regulations, 2014 (as amended) GN R 324 requiring Basic Assessment

Activity No	Activity Description	Project Activity
4	The development of a road wider than 4 metres with a reserve less than 13,5 metres. i. Western Cape i. Areas zoned for use as public open space or equivalent zoning; ii. Areas outside urban areas; (aa) Areas containing indigenous vegetation; (bb) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined; or iii. Inside urban areas: (aa) Areas zoned for conservation use; or (bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority.	Roads will be developed as part of the proposal, in areas located outside of an urban area, which comprises indigenous vegetation.
12	The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan. Western Cape Within a critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;	The development will have a footprint of approximately 64000 m ² . This means more than 300 m ² of indigenous vegetation (Kogelberg Sandstone Fynbos) will be cleared.
14	The development of - (xii) infrastructure or structures with a physical footprint of 10 square metres or more; where such development occurs - a) within a watercourse; b) in front of development setback; or c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse;	According to the Western Cape Biodiversity Spatial Plan (2017), the south-eastern side of Portion A of RE/9/313 falls within a terrestrial ecological support area 1 (ESA 1: Terrestrial). According to the DFFE Protected Areas Register (PAR), the site falls within the Kogelberg Biosphere Reserve.

Activity No	Activity Description	Project Activity
	i. Western Cape i. Outside urban areas: (ff) Critical biodiversity areas or ecosystem service areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans; (gg) Core areas in biosphere reserves; or	

Any other listed activities triggered by the project will be determined during the process of compiling the application for the Basic Assessment.



Project Title:	GREATER GRABOUW 7000 HOUSING PROJECT
Drawing Title:	Locality Map
LEGEND	<ul style="list-style-type: none"> Development Boundary (6.36 Ha) Road Network National Roads Provincial Roads Main Roads Rivers Allotment areas Local Municipalities
Prevailing Wind	South-West
Reference:	2191 - Fig 1 - Locality Map
Date:	January 2025
Projection:	Hartebeesthoek 1994 WGS 84
	Prepared by : KW
	Checked by : LJ
Limit of Liability and Disclaimer of Warranty: EAS makes no warranty of any kind, expressed or implied, with regard to the data and shall not be held liable in any event for any incidental or consequential damages in connection with or arising out of the use of this data. The data remains the sole property of EAS and may only be used for the purposes of a project with the prior written approval of the CLIENT.	
	Engineering Advice and Services

Locality Map

Site Photographs



Eastern corner of Portion 9 of Farm 313



Pine-infested northern part of Portion 9 of Farm 313



North-western part of Portion 9 of Farm 313, with the sports field visible in the distance

Registration as an IAP

To register, please use the website or send your contact information to the contact details below.

Ms Lea Jacobs (EAP)

Engineering Advice and Services

Tel: 041 581 2421

Fax: 086 683 9899

E-Mail: enviro@easpe.co.za

Website: <http://www.easemp.co.za>