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ENVIRONMENTAL IMPACT ASSESSMENTS

EXECUTIVE SUMMARY OF POST APPLICATION DRAFT BASIC ASSESSMENT REPORT

PROPOSED RESIDENTIAL DEVELOPMENT ON Erf 644, SCHAAPKRAAL, MITCHELL'S PLAIN

BACKGROUND AND DESCRIPTION OF THE PROPOSED DEVELOPMENT

Environmental Authorisation (EA) was originally granted for a residential development on Erf 644 in 2009. This was for the development of a maximum of 395 single residential erven, open space areas, a conservation area (West Ridge Dune), creche facilities and an east-west biodiversity corridor linking the dune with the Philippi agricultural area. The original Environmental Authorisation was subsequently non-substantively amended mainly to extend its validity period and change of ownership. During 2018 a substantive amendment increased the density to 729 single residential units retaining the conservation area, the biodiversity corridor, creche and introduced an area for a place of worship.

The validity period of the EA lapsed at the end of 2019 and the present Basic Assessment Process is a re-application for the lapsed Environmental Authorisation. The development proposal is identical to the 2018 amended authorisation. The proposal is for 729 single residential erven, place of worship, area for a creche, conservation area (Westridge Dune), biodiversity corridor, zoned as public open space, 2 open space 3 erven, roads and electrical substation areas.

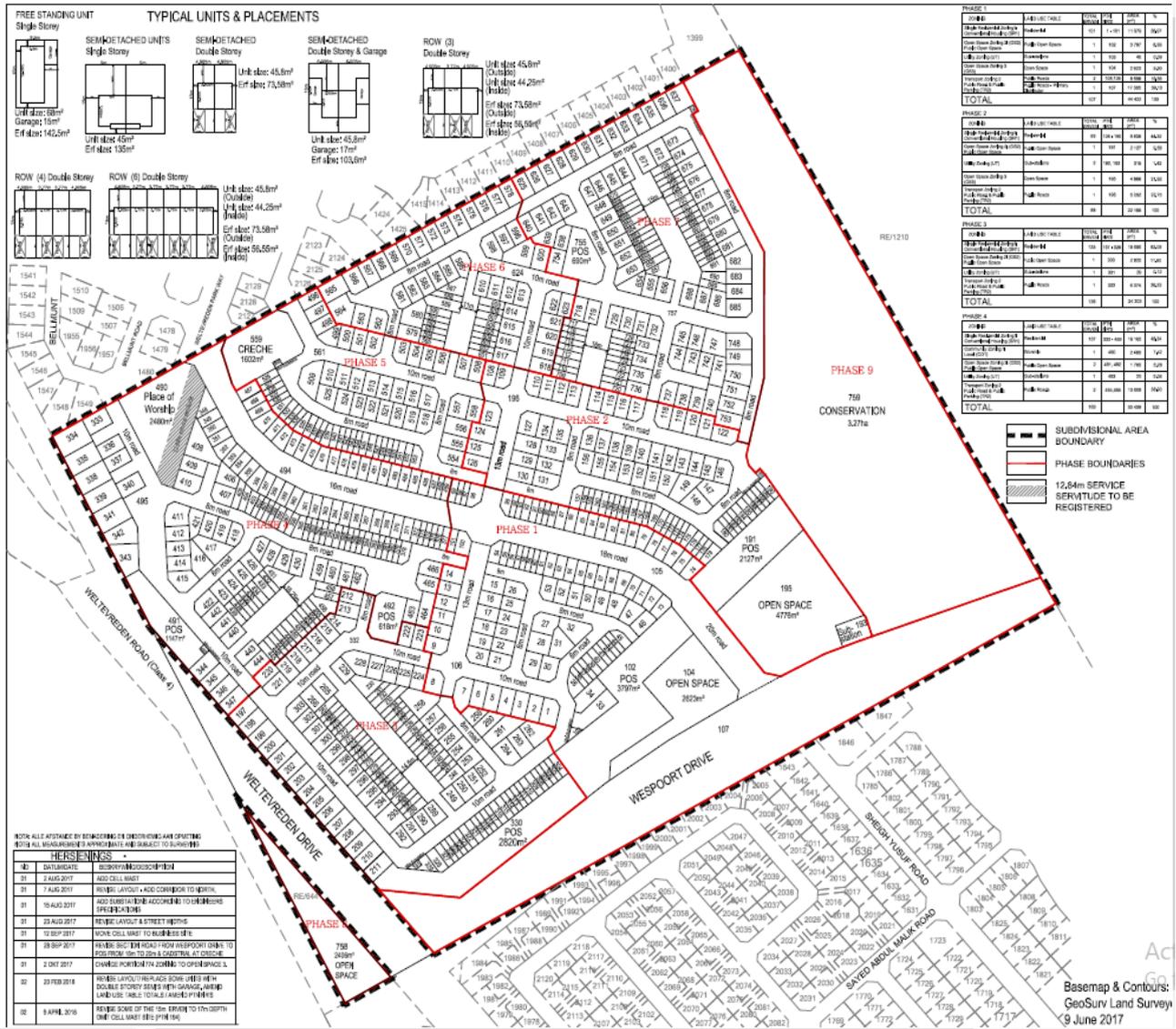
The proposal has rezoning and land-use approval from the City of Cape Town.

The development will be serviced by 8 and 10m wide internal roads linking the various precincts in the development. The extension of Weltevreden Parkway across the development on Erf 644 to link up with Wespoort Drive to the south is 16 m wide with a traffic circle intersection in the centre of the development with a 13m east to west feeder road to the Weltevreden Parkway extension. For a short distance the latter widens to 20m before intersecting with Wespoort Drive. Traffic calming measures will be implemented in the development.

Surfaced sidewalks and cycle paths along both sides of the Weltevreden Parkway extension from the access road to the north of the subject property (i.e. the intersection of the existing Weltevreden Parkway and proposed Weltevreden Parkway extension) to the intersection of Wespoort Road and the proposed Weltevreden Parkway extension will be provided.

Open space has been provided in the form of public open space which includes the east-west biodiversity corridor and three strategically placed areas in the development. The conservation area encompasses the part of the Westridge Dune on Erf 644 and is zoned as Open Space 2

(conservation). Two larger Open Space 3 areas are placed on either side of Weltevreden Parkway Extension near the intersection with Wespoort Drive. The extension of Weltevreden Parkway forms a main artery through the development linking Westgate suburb with Wespoort Drive. Traffic calming measures will be implemented on this road.



LISTED ACTIVITIES AND LEGISLATIVE REQUIREMENTS

Activity No(s):	Provide the relevant Basic Assessment Activity(ies) as set out in Listing Notice 1	Describe the portion of the proposed development to which the applicable listed activity relates.
27	The clearance of an area of 1 hectares 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.	An area of about 14 to 16 ha will be cleared of indigenous vegetation.
Activity No(s):	Provide the relevant Basic Assessment Activity(ies) as set out in Listing Notice 3	Describe the portion of the proposed development to which the applicable listed activity relates.
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. In the Western Cape- i. Within any 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; ii. Within critical biodiversity areas identified in bioregional plans; iii. Within the littoral active zone or 100 metres inland from high water mark of the sea or an estuarine functional zone, whichever distance is the greater, excluding where such removal will occur behind the development setback line on even in urban areas; iv. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning; or v. On land designated for protection or conservation purposes in an Environmental Management Framework adopted in the prescribed manner, or a Spatial Development Framework adopted by the MEC or Minister	The ecosystem on the site is Cape Flats Dune Strandveld which is designated as "endangered" in the listings under s52 of NEMBA. More than 300m ² of this vegetation will be cleared.

ALTERNATIVES

The preferred alternative will consist of about 729 single-residential, semi-detached and row housing erven for a total of 84058m²; Public Open Space 2 of 11199m²; Open Space 3 of 9805m²; Open Space 1 (Conservation) of 32727 m² this incorporates the 20m high Westridge dune running North-South along the eastern boundary of the site; and the biodiversity corridor that links the dune to the greater Philippi area; creche or ECD centre of 1602m²; place of instruction of 2480m²; utility areas of 444m² for electricity substations; transport 2 for public roads and transport of 65095m².

The conservation area on the western flank of the Westridge Dune will be included into the existing Stewardship protected area. See SDP above.

No other alternatives, apart from the no-go alternative were investigated and/or assessed. The history of the development coupled with the present zoning for residential use make any alternative not feasible

BOTANICAL REPORT

Previous Botanical Studies confirmed that the site falls into a CBA1 category according to the Western Cape Biodiversity Spatial Plan and the City of Cape Town Bionet. In spite of this classification, based on the endangered Cape Flats Dune Strandveld vegetation type, the site is earmarked for urban infill development in the Kayelitsha / Mitchells Plan/Greater Blue Downs Spatial Development Framework, apart from the dune portion which is indicated for conservation purposes.

An updated Botanical study dated 29 October 2020 came to a similar conclusion as the previous studies done during 2007 and 2017.

HERITAGE

The specialist archaeological and paleontological studies undertaken by the University of Cape Town Archaeological Section during 2008 found that the site has no artifacts of this nature and the heritage value of the site was low. Heritage Western Cape reacted to new NID submitted, "since there is no reason to believe that the proposed housing development on Erf 644, Schaap Kraal, 289 Weltevreden Parkway, Mitchell's Plain will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

ROADS

The development will be serviced by 8 and 10m wide internal roads linking the various precincts in the development. The extension of Weltevreden Parkway across the development on Erf 644 to link up with Wespoort Drive to the south is 16 m wide with a traffic circle intersection in the centre of the development with 13m wide east to west feeder roads. For a short distance the Weltevreden Parkway extension widens to 20m before intersecting with Wespoort Drive. This latter intersection will be a roundabout. Traffic calming measures will be implemented in the development.

Surfaced sidewalks and cycle paths along both sides of the Weltevreden Parkway extension from the access road to the north of the subject property (i.e. the intersection of the existing Weltevreden Parkway and proposed Weltevreden Parkway extension) to the intersection of Wespoort Road and the proposed Weltevreden Parkway extension, will be provided.

OPEN SPACE AREAS

Three open space areas have been provided within the development, placed to be easily reached. A continuous ribbon of open space areas close to the southern boundary of the development forms an east-west biodiversity corridor linking the conservation area (Westridge Sand Dune) with the Philippi farming area.

SERVICES

Potable water supply

Bulk supply and connection: The existing water network in the vicinity of Erf 644 will serve the development and the internal network will connect to multiple existing pipelines around the site.

Internal network: The proposed internal reticulation system will consist of a range of uPVC pipes from 200mm, 160mm to 110mm diameter uPVC pipes.

Sewer connections

Bulk sewer: The bulk sewer connection point will be on the corner of Weltevreden Drive and Wespoort Drive. The developer will have to install a bulk sewer line of 600mm diameter and 1.3km long, along Weltevreden Drive to connect to the nearest bulk sewer line.

Internal network: The proposed sewerage network for the development will be a conventional gravity water borne system. The waste-water will gravitate via the open space system, where the storm water detention ponds will also be situated, towards the connection point at the corner of Weltevrede Drive and Wespoort Drive.

Electricity

The electricity supply capacity will be strengthened with a new substation within the Schaapkraal development boundary. New 500kVA mini-substations will be positioned throughout the development to accommodate the individual erven supplied by the low voltage system.

The necessary electrical capacity for the development is available but is not reserved for the development. The official application process must be followed to reserve the necessary capacity.

Traffic

The Traffic Impact Assessment for the Schaapkraal development was done in early February 2021. The TIA conclusion was that the development will generate a total peak AM trips of 327 (82 in and 245 out) and a total PM trips of 326 (229 in and 97out). These trips will be distributed onto the existing road network.

The TIA concluded that an additional 399 new trips will be generated during both the AM and PM peak hour. These trips will be distributed onto the existing road network. The number of trips should be appreciably less based on the actual lower number of units (728). See Appendix G2 for the TIA

Stormwater management

Cognizance was taken of the requirements of the City of Cape Town policy entitled "Management of urban storm water impacts policy", which stipulates that the sustainable urban drainage system (SUDS) approach be used to reduce the quality and quantity impacts of storm water on receiving aquatic environments. In compiling the Storm Water Management Plan. It depicts the location of the on-site stormwater attenuation facilities and include detailed engineering drawings showing how portions on which these facilities are located will be able to fulfil both the roles of public open space and retention ponds.

SUMMARY OF ASSESSMENT OF IMPACTS

Apart from the Conservation area and Biodiversity corridor, about 14 ha of indigenous vegetation will be cleared.

Impact	Significance rating after mitigation
Development Construction phase	
Loss of indigenous vegetation	Medium (negative)
Employment opportunities	Medium (positive)
Traffic impacts Low (negative)	Low (negative)
Noise impact Low (negative)	Low (negative)
Visual impact Low (negative)	Low (negative)
Dust impact Low (negative)	Low (negative)
Operational Phase	
Traffic impacts Low (negative)	Low (Negative)
Noise impact Negligible	Negligible
Visual impact Low (positive)	Low (Negative)
Employment and contractor opportunities	Medium (Positive)

CONCLUSION

The proposed development will tie into the services infrastructure in the area and capacity is available. Erf 644 has been identified for urban infill development in terms of the district plan for Khayelitsha, Mitchells Plan and Greater Blue Downs. The site has been rezoned for the proposed residential purposes.

Impacts identified can be mitigated to acceptable levels of significance, including the loss of terrestrial biodiversity through the inclusion of the vegetation type into the dune protected area and biodiversity corridor.

The construction phase will also create employment and contractor opportunities at various skills levels.