



**Western Cape  
Government**

Environmental Affairs and  
Development Planning

**DIRECTORATE: DEVELOPMENT MANAGEMENT  
REGION 1**

**REFERENCE NUMBER:** 16/3/3/2/A4/5/3027/19  
**ENQUIRIES:** MS. K. ADRIAANSE  
**DATE OF ISSUE:** 2019-08-14

The Municipal Manager  
City of Cape Town  
Housing Implementation  
Somerset West Municipal Building  
Corner Victoria Street and Andries Pretorius Street  
**SOMERSET WEST**  
7130

**For Attention: Mr. A. van Niekerk / Ms. S. van Jaarsveld**

Tel: (021) 444 4678

Fax: (021) 850 4337

Dear Sir / Madam

**ACKNOWLEDGEMENT OF RECEIPT OF THE APPLICATION FOR SCOPING AND ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED CLEARANCE OF INDIGENOUS VEGETATION FOR A BLUEBERRY HILL HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON THE REMAINDER OF ERF 1901, BLUE DOWNS.**

The application form dated 29 July 2019 and received by this Department on 06 August 2019, refers.

1. This letter serves as an acknowledgement of receipt of the aforementioned document by this Directorate.
2. Applicable listed activities

You are reminded that only those activities applied for will be considered for authorisation. The onus is on the applicant to ensure that all of the applicable listed activities are applied for and assessed as part of the EIA process. Failure to include any applicable listed activities may invalidate the application.

3. Screening report
  - 3.1. Based on the Screening Tool developed by the National Department of Environmental Affairs (Screening Report herewith attached as Appendix A) the proposed site is located within a high sensitivity area from an agricultural perspective, a low sensitivity area from an aquatic biodiversity perspective, a medium sensitivity area from an archaeological and cultural heritage perspective, a high sensitivity area from a civil aviation perspective, a medium sensitivity area from a defence perspective and a low sensitivity area from a terrestrial biodiversity perspective.

- 3.2. Please note that the Screening Report must be considered as part of EIA process.
- 3.3. Further, the Screening Report has identified a number of specialist studies to be conducted. It is the responsibility of the Environmental Assessment Practitioner to confirm whether these specialist studies will be conducted or provide a motivation as to why the specialist studies will not be conducted as part of the EIA process.

#### 4. Exemptions

It is evident that you do not intend to apply for exemption from any provisions contained in the NEMA or the EIA Regulations, 2014 (as amended).

#### 5. Content of a Scoping Report ("SR")

You are referred to Appendix 2 of the NEMA EIA Regulations, 2014 (as amended) for the requirements with respect to the 'Content of the scoping report'.

#### 6. Alternatives

Be advised that in terms of the NEMA EIA Regulations, 2014 (as amended) and the NEMA the investigation of alternatives is mandatory. All alternatives identified must therefore be investigated to determine if they are feasible and reasonable. In this regard it must be noted that the Department may grant authorisation for an alternative as if it has been applied for or may grant authorisation in respect of all or part of the activity applied for as specified in Regulation 24 of NEMA EIA Regulations, 2014 (as amended). Alternatives are not limited to activity alternatives, but include layout alternatives, design, activity, operational and technology alternatives. Every EIA process must therefore identify and investigate alternatives, with feasible and reasonable alternatives to be comparatively assessed. If, however, after having identified and investigated alternatives, no feasible and reasonable alternatives were found, no comparative assessment of alternatives, beyond the comparative assessment of the preferred alternative and the "no-go" alternative, is required during the assessment. What would, however, be required in this instance is that proof of the investigation undertaken and motivation indicating that no reasonable or feasible alternatives other than the preferred and the "no-go" alternatives exist.

#### 7. Public Participation

- 7.1. Please be advised that the requirements of the public participation process ("PPP") are specified in Regulation 41(2) of the NEMA EIA Regulations, 2014 (as amended).
- 7.2. The SR must be made available to the Interested and Affected Parties ("I&APs"), including all the relevant State Departments and organs of state that administer laws relating to a matter affecting the environment, for comment for a period of 30 days. The applicant/Environmental Assessment Practitioner is required to inform this Directorate in writing upon submission of the report to the relevant State Departments. It is noted that a copy of the SR has been submitted to this Directorate for comment in accordance with Regulation 40(3) of the NEMA EIA Regulations, 2014 (as amended).
- 7.3. The list of State Departments to be consulted must be amended to include the following:
  - 7.3.1. The Western Cape Government Department of Education (Directorate: Physical Resource Planning and Property Management);
  - 7.3.2. The Western Cape Government Department of Health;
  - 7.3.3. The Western Cape Government Department of Transport and Public Works; and
  - 7.3.4. This Department's Directorates Waste Management and Pollution and Chemicals Management.

## 8. Need and Desirability

In terms of the NEMA EIA Regulations, 2014 (as amended), when considering an application, the Directorate must take into account a number of specific considerations including *inter alia*, the need for and desirability of any proposed development. As such, the need for and desirability of the proposed activity must be considered and reported on in the SR. The SR must reflect how the strategic context of the site in relation to the broader surrounding area, has been considered in addressing need and desirability.

## 9. Plan of Study

A Plan of Study for EIA, which sets out the approach to the EIA in accordance with Appendix 2 of the NEMA EIA Regulations, 2014 (as amended), must be compiled and submitted together with the SR. The EAP must also ensure that the aspects indicated in the Plan of Study and which will be assessed by specialists are representative of the issues and concerns raised by I&APs during the scoping process.

## 10. Climate change: Energy efficiency/water saving

One of the objectives of the Western Cape Provincial Spatial Development Framework published by this Department is to minimise the consumption of scarce environmental resources such as water, fuel, building materials, mineral resources, electricity and land. To this effect and as part of the efforts to reduce the effects of climate change, you must, as part of the EIA process, identify energy efficient technologies (e.g. the use of low voltage or compact fluorescent lights instead of incandescent globes, maximising the use of solar heating, etc.) that could be implemented for the proposed development. Considering that South Africa is a water scarce country and that many catchments in the Western Cape are already water stressed, you must also consider implementing the use of water saving devices and technologies (e.g. dual flush toilets, low-flow shower heads and taps, etc.) for the proposed development.

## 11. General

11.1. In addition to the above requirements, you must clearly show how the proposed development complies with the principles contained in Section 2 of the NEMA and must also show how the proposed development meets the requirements of sustainable development.

11.2. You are reminded that the social context of the proposed development must always be considered. This includes the impact that the proposed development may have on the prevalence of HIV/AIDS, sexually transmitted infections (STI) and Tuberculosis (TB), as well as equity and gender related concerns.

11.3. Please be advised that the final SR must be submitted within 44 days of receipt of the application by the competent authority. Therefore, the final SR must be submitted to this Department by **20 September 2019**. Further note, in terms of Regulation 45 of the NEMA EIA Regulations, 2014 (as amended), an application in terms of the NEMA EIA Regulations, 2014 (as amended) lapses and the competent authority will deem the application as having lapsed, if the applicant fails to meet any of the timeframes prescribed in terms of these Regulations, unless extension has been granted in terms of Regulation 3(7).

12. Please note that the activity may not commence prior to obtaining an Environmental Authorisation. It is an offence for a person to commence with a listed activity unless the competent authority has granted an Environmental Authorisation for the undertaking of the activity.

13. Kindly quote the above-mentioned reference number in any future correspondence regarding this application.

This Directorate reserves the right to revise or withdraw comments or request further information based on any information received.

Yours faithfully

  
\_\_\_\_\_  
HEAD OF DEPARTMENT

Copies to: (1) Ms. C. Müller (Sillito Environmental Consulting)  
(2) Mr. A. Forbes (City of Cape Town: Environmental Resource Management)  
(3) Mr. A. Oosthuizen (DEA&DP: DDF)

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Fax: (021) 483 8311

Appendix A

Screening Report for the Remainder of Erf 1901, Blue Downs.

**SCREENING REPORT FOR AN ENVIRONMENTAL AUTHORIZATION OR  
FOR A PART TWO AMENDMENT OF AN ENVIRONMENTAL AUTHORISATION  
AS REQUIRED BY THE 2014 EIA REGULATIONS – PROPOSED SITE  
ENVIRONMENTAL SENSITIVITY**

**EIA Reference number:** 16/3/3/2/A4/5/3027/19

**Project name:** Blue Berry Hill

**Project title:** Proposed housing development and associated infrastructure on Erf 1901, Blue Downs

**Date screening report generated:** 12/08/2019 11:05:26

**Applicant:** City of Cape Town

**Compiler:** K. Adriaanse

**Compiler signature:**

*K. Adriaanse*

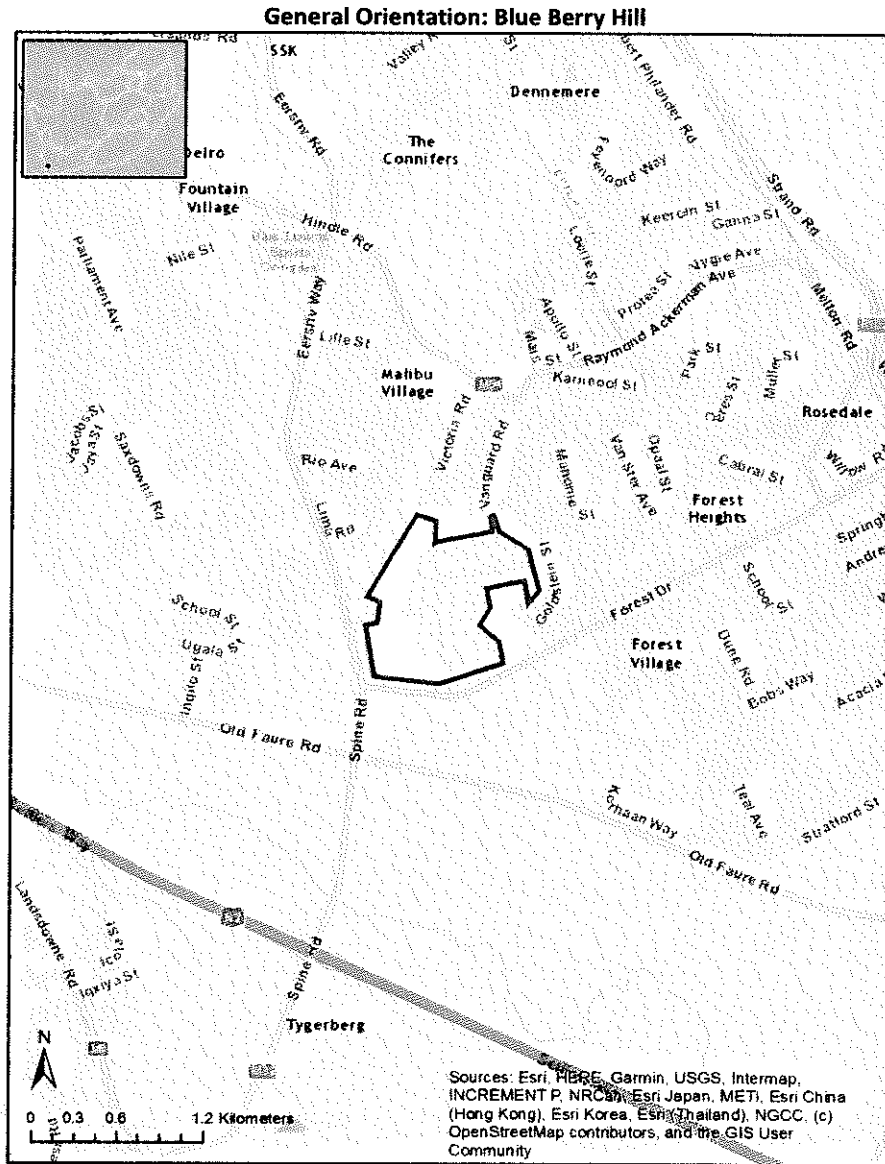
AMENDMENT PHASE

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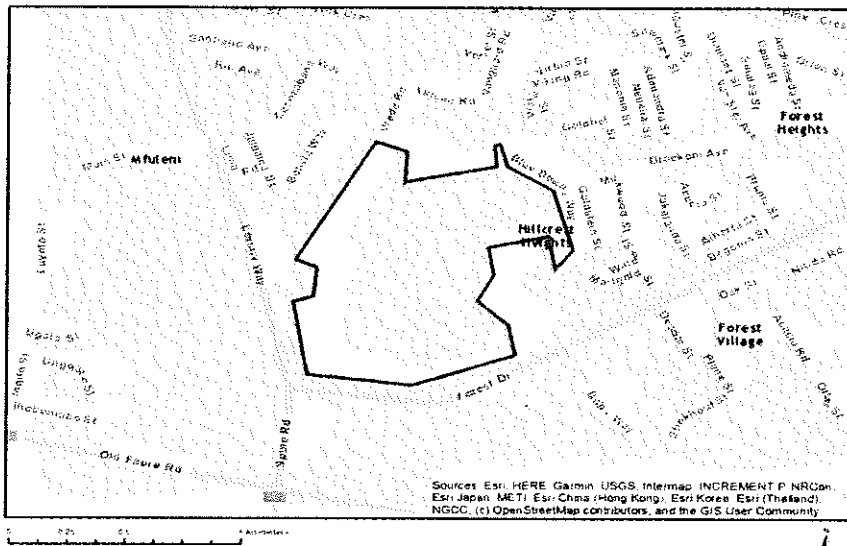
# Proposed Project Location

## Orientation map 1: General location





### Map of proposed site and relevant area(s)



### Cadastral details of the proposed site

#### Property details:

| No | Farm Name  | Farm/Erf Number | Portion | Latitude  | Longitude |
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| 176 | BLUE DOWNS | 18179 | 00000 | -34.00817 | 18.6986  |
| 177 | BLUE DOWNS | 18200 | 00000 | -34.00882 | 18.69871 |
| 178 | BLUE DOWNS | 18112 | 00000 | -34.00669 | 18.69811 |
| 179 | BLUE DOWNS | 18041 | 00000 | -34.00542 | 18.70101 |
| 180 | BLUE DOWNS | 18100 | 00000 | -34.00616 | 18.69782 |
| 181 | BLUE DOWNS | 18077 | 00000 | -34.00613 | 18.6997  |
| 182 | BLUE DOWNS | 18093 | 00000 | -34.00622 | 18.70122 |
| 183 | BLUE DOWNS | 18087 | 00000 | -34.0065  | 18.7007  |
| 184 | BLUE DOWNS | 18031 | 00000 | -34.00505 | 18.70213 |
| 185 | BLUE DOWNS | 18066 | 00000 | -34.006   | 18.70108 |
| 186 | BLUE DOWNS | 18151 | 00000 | -34.00866 | 18.69801 |
| 187 | BLUE DOWNS | 18130 | 00000 | -34.0069  | 18.69784 |
| 188 | BLUE DOWNS | 18109 | 00000 | -34.00634 | 18.69809 |
| 189 | BLUE DOWNS | 18196 | 00000 | -34.0089  | 18.69816 |
| 190 | BLUE DOWNS | 17999 | 00000 | -34.005   | 18.70018 |
| 191 | BLUE DOWNS | 17985 | 00000 | -34.00542 | 18.69976 |
| 192 | BLUE DOWNS | 18171 | 00000 | -34.00693 | 18.69763 |
| 193 | BLUE DOWNS | 18110 | 00000 | -34.00651 | 18.69808 |
| 194 | BLUE DOWNS | 18156 | 00000 | -34.00827 | 18.69788 |
| 195 | BLUE DOWNS | 18170 | 00000 | -34.00702 | 18.69764 |
| 196 | BLUE DOWNS | 18065 | 00000 | -34.0059  | 18.70106 |
| 197 | BLUE DOWNS | 18113 | 00000 | -34.00677 | 18.69812 |
| 198 | BLUE DOWNS | 18027 | 00000 | -34.00512 | 18.70161 |
| 199 | BLUE DOWNS | 18045 | 00000 | -34.00549 | 18.7005  |
| 200 | BLUE DOWNS | 18062 | 00000 | -34.00578 | 18.70083 |
| 201 | BLUE DOWNS | 18006 | 00000 | -34.00487 | 18.70108 |
| 202 | BLUE DOWNS | 18122 | 00000 | -34.00758 | 18.69827 |
| 203 | BLUE DOWNS | 18086 | 00000 | -34.00652 | 18.70058 |
| 204 | BLUE DOWNS | 18094 | 00000 | -34.00592 | 18.70144 |
| 205 | BLUE DOWNS | 18035 | 00000 | -34.00533 | 18.70178 |
| 206 | BLUE DOWNS | 18162 | 00000 | -34.00773 | 18.69778 |
| 207 | BLUE DOWNS | 18157 | 00000 | -34.00818 | 18.69786 |
| 208 | BLUE DOWNS | 18120 | 00000 | -34.0074  | 18.69824 |
| 209 | BLUE DOWNS | 18073 | 00000 | -34.00607 | 18.70017 |
| 210 | BLUE DOWNS | 18023 | 00000 | -34.00518 | 18.7011  |

|     |            |       |       |           |          |
|-----|------------|-------|-------|-----------|----------|
| 211 | BLUE DOWNS | 17997 | 00000 | -34.00494 | 18.7     |
| 212 | BLUE DOWNS | 18127 | 00000 | -34.00659 | 18.69784 |
| 213 | BLUE DOWNS | 18153 | 00000 | -34.00853 | 18.69793 |
| 214 | BLUE DOWNS | 18003 | 00000 | -34.00494 | 18.7007  |
| 215 | BLUE DOWNS | 18009 | 00000 | -34.00484 | 18.70183 |
| 216 | BLUE DOWNS | 18187 | 00000 | -34.00847 | 18.69844 |
| 217 | BLUE DOWNS | 18063 | 00000 | -34.00571 | 18.70101 |
| 218 | BLUE DOWNS | 17996 | 00000 | -34.0048  | 18.69997 |
| 219 | BLUE DOWNS | 18129 | 00000 | -34.00681 | 18.69782 |
| 220 | BLUE DOWNS | 18149 | 00000 | -34.00863 | 18.69822 |

**Development footprint<sup>1</sup> details:**

No development footprint(s) specified.

Wind and Solar developments with an approved Environmental Authorisation or applications under consideration within 30 km of the proposed area

No nearby wind or solar developments found.

Environmental Management Frameworks relevant to the application

No intersections with EMF areas found.

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<sup>1</sup> "development footprint", means the area within the site on which the development will take place and includes all ancillary developments for example roads, power lines, boundary walls, paving etc. which require vegetation clearance or which will be disturbed and for which the application has been submitted.

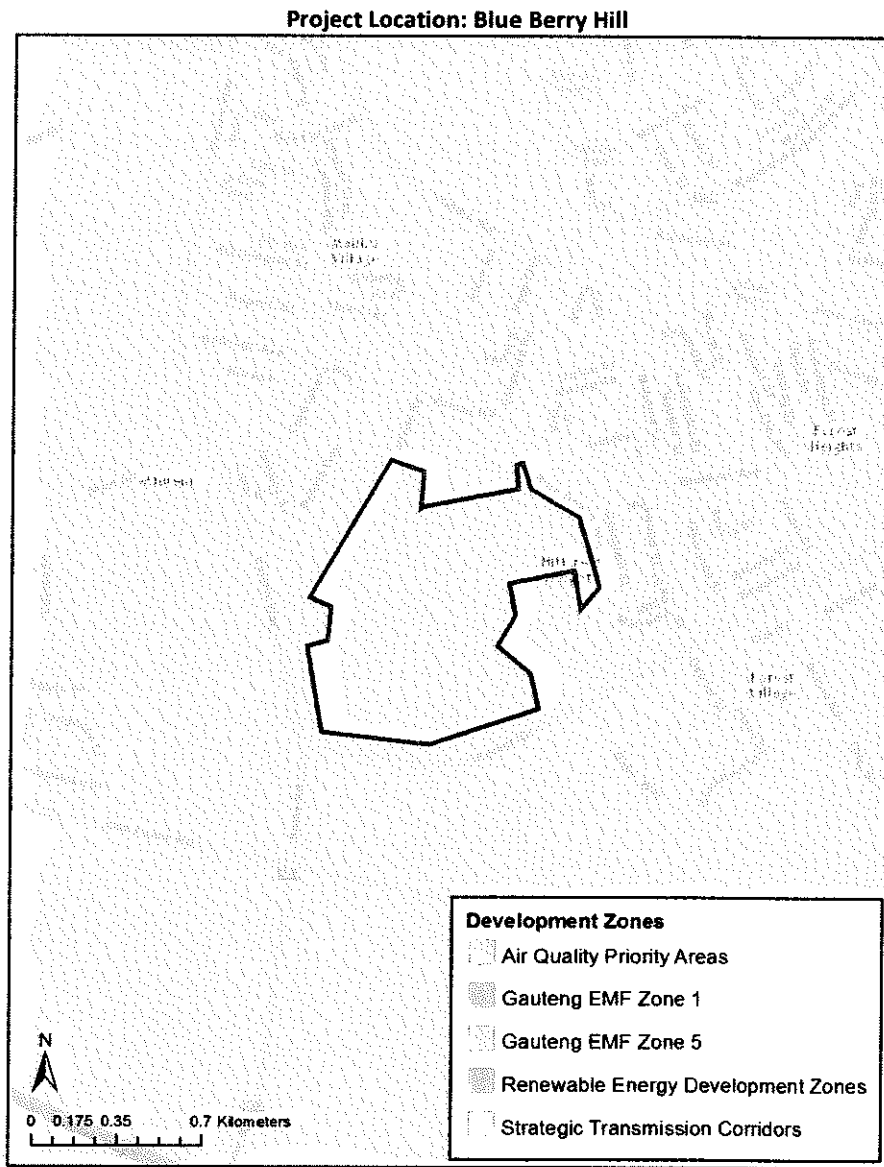
## Environmental screening results and assessment outcomes

The following sections contain a summary of any development incentives, restrictions, exclusions or prohibitions that apply to the proposed development site as well as the most environmental sensitive features on the site based on the site sensitivity screening results for the application classification that was selected. The application classification selected for this report is: Transformation of land|Indigenous vegetation|Transformation of land - Indigenous vegetation.

Relevant development incentives, restrictions, exclusions or prohibitions  
The following development incentives, restrictions, exclusions or prohibitions and their implications that apply to this site are indicated below.

| Incentive, restriction or prohibition            | Implication                                                                                                                                                                                                               |
|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Strategic Transmission Corridor-Central corridor | <a href="https://screening.environment.gov.za/ScreeningDownloads/DevelopmentZones/GNR_350_of_13_April_2017.pdf">https://screening.environment.gov.za/ScreeningDownloads/DevelopmentZones/GNR_350_of_13_April_2017.pdf</a> |

Map indicating proposed development footprint within applicable development incentive, restriction, exclusion or prohibition zones



**Proposed Development Area Environmental Sensitivity**

The following summary of the development site environmental sensitivities is identified. Only the highest environmental sensitivity is indicated. The footprint environmental sensitivities for the proposed development footprint as identified, are indicative only and must be verified on site by a suitably qualified person before the specialist assessments identified below can be confirmed.

| Theme                                      | Very High sensitivity | High sensitivity | Medium sensitivity | Low sensitivity |
|--------------------------------------------|-----------------------|------------------|--------------------|-----------------|
| Agriculture Theme                          |                       | X                |                    |                 |
| Aquatic Biodiversity Theme                 |                       |                  |                    | X               |
| Archaeological and Cultural Heritage Theme |                       |                  | X                  |                 |

|                                |  |   |   |   |
|--------------------------------|--|---|---|---|
| Civil Aviation Theme           |  | X |   |   |
| Defence Theme                  |  |   | X |   |
| Terrestrial Biodiversity Theme |  |   |   | X |

### Specialist assessments identified

Based on the selected classification, and the environmental sensitivities of the proposed development footprint, the following list of specialist assessments have been identified for inclusion in the assessment report. It is the responsibility of the EAP to confirm this list and to motivate in the assessment report, the reason for not including any of the identified specialist study including the provision of photographic evidence of the site situation.

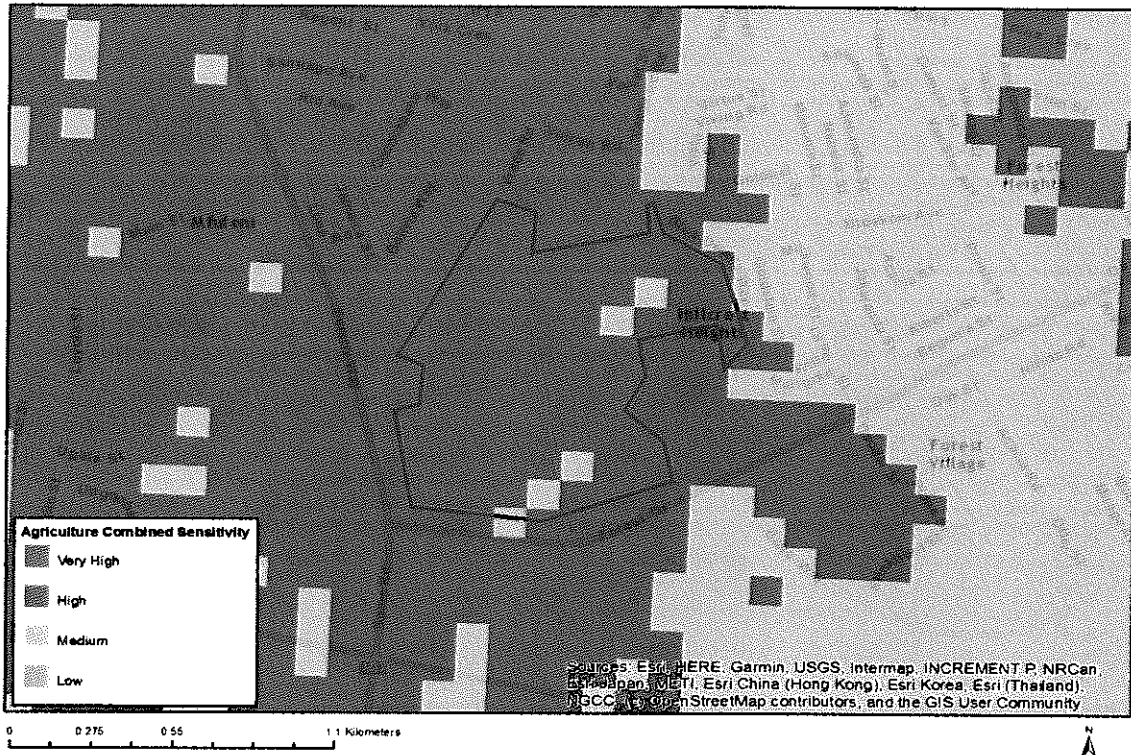
| <b>No</b> | <b>Specialist assessment</b>                           | <b>Assessment Protocol</b>                                                                                                                                                                      |
|-----------|--------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1         | Landscape/Visual Impact Assessment                     | <a href="https://screening.environment.gov.za/ScreeningDownloads/Assessment/General/Appendix6.pdf">https://screening.environment.gov.za/ScreeningDownloads/Assessment/General/Appendix6.pdf</a> |
| 2         | Archaeological and Cultural Heritage Impact Assessment | <a href="https://screening.environment.gov.za/ScreeningDownloads/Assessment/General/Appendix6.pdf">https://screening.environment.gov.za/ScreeningDownloads/Assessment/General/Appendix6.pdf</a> |
| 3         | Palaeontology Impact Assessment                        | <a href="https://screening.environment.gov.za/ScreeningDownloads/Assessment/General/Appendix6.pdf">https://screening.environment.gov.za/ScreeningDownloads/Assessment/General/Appendix6.pdf</a> |
| 4         | Terrestrial Biodiversity Impact Assessment             | <a href="https://screening.environment.gov.za/ScreeningDownloads/Assessment/General/Appendix6.pdf">https://screening.environment.gov.za/ScreeningDownloads/Assessment/General/Appendix6.pdf</a> |
| 5         | Aquatic Biodiversity Impact Assessment                 | <a href="https://screening.environment.gov.za/ScreeningDownloads/Assessment/General/Appendix6.pdf">https://screening.environment.gov.za/ScreeningDownloads/Assessment/General/Appendix6.pdf</a> |
| 6         | Avian Impact Assessment                                | <a href="https://screening.environment.gov.za/ScreeningDownloads/Assessment/General/Appendix6.pdf">https://screening.environment.gov.za/ScreeningDownloads/Assessment/General/Appendix6.pdf</a> |
| 7         | Socio-Economic Assessment                              | <a href="https://screening.environment.gov.za/ScreeningDownloads/Assessment/General/Appendix6.pdf">https://screening.environment.gov.za/ScreeningDownloads/Assessment/General/Appendix6.pdf</a> |



## Results of the environmental sensitivity of the proposed area.

The following section represents the results of the screening for environmental sensitivity of the proposed site for relevant environmental themes associated with the project classification. It is the duty of the EAP to ensure that the environmental themes provided by the screening tool are comprehensive and complete for the project. Refer to the disclaimer.

### MAP OF RELATIVE AGRICULTURE THEME SENSITIVITY

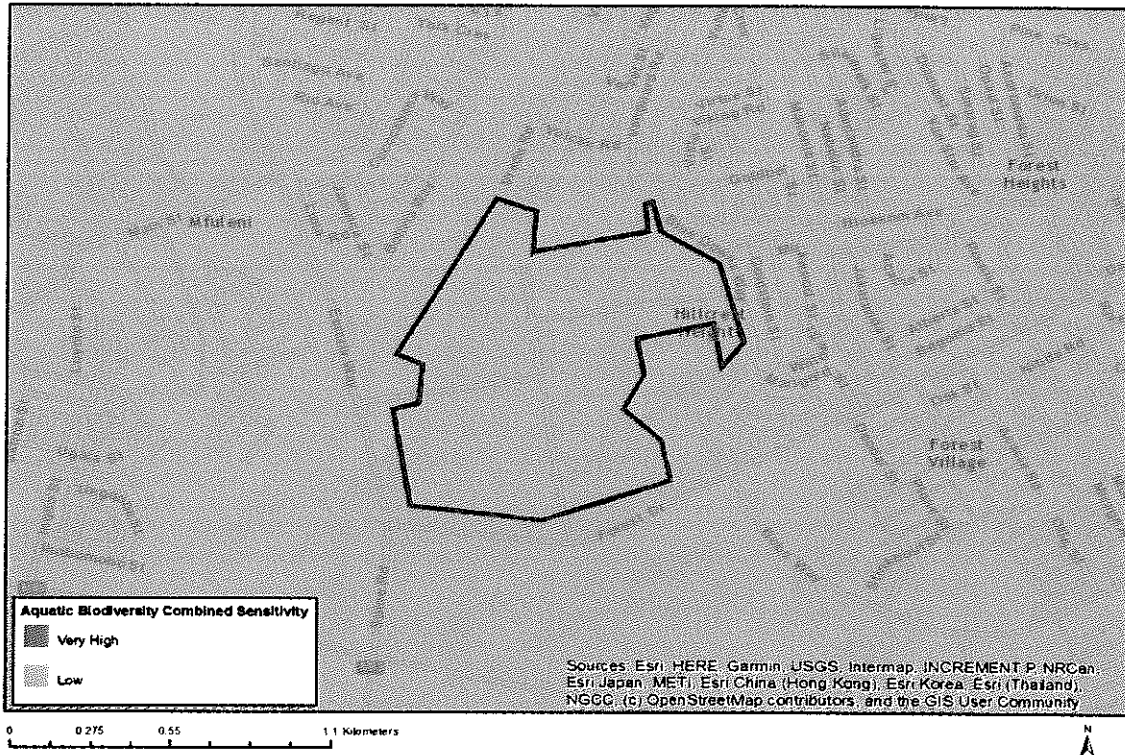


| Very High sensitivity | High sensitivity | Medium sensitivity | Low sensitivity |
|-----------------------|------------------|--------------------|-----------------|
|                       | X                |                    |                 |

**Sensitivity Features:**

| Sensitivity | Feature(s)                                                     |
|-------------|----------------------------------------------------------------|
| High        | Land capability;09. Moderate-High/10. Moderate-High            |
| Medium      | Land capability;06. Low-Moderate/07. Low-Moderate/08. Moderate |

### MAP OF RELATIVE AQUATIC BIODIVERSITY THEME SENSITIVITY

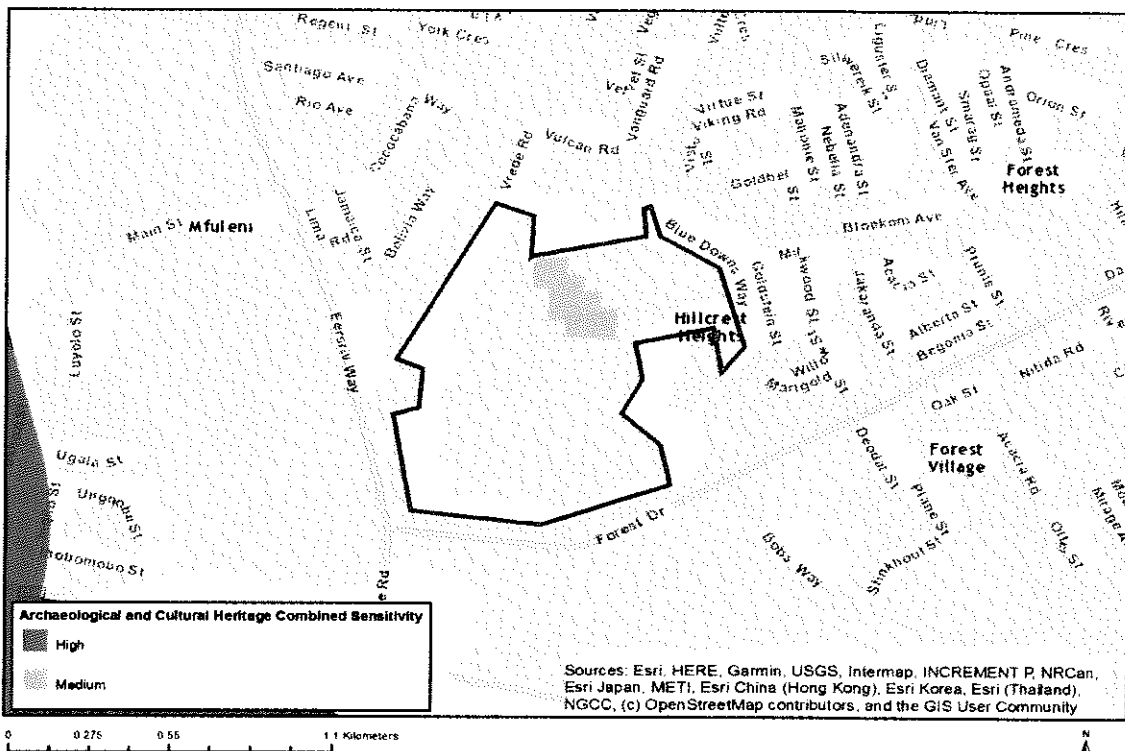


| Very High sensitivity | High sensitivity | Medium sensitivity | Low sensitivity |
|-----------------------|------------------|--------------------|-----------------|
|                       |                  |                    | X               |

#### Sensitivity Features:

| Sensitivity | Feature(s)            |
|-------------|-----------------------|
| Low         | Low Sensitivity Areas |

### MAP OF RELATIVE ARCHAEOLOGICAL AND CULTURAL HERITAGE THEME SENSITIVITY

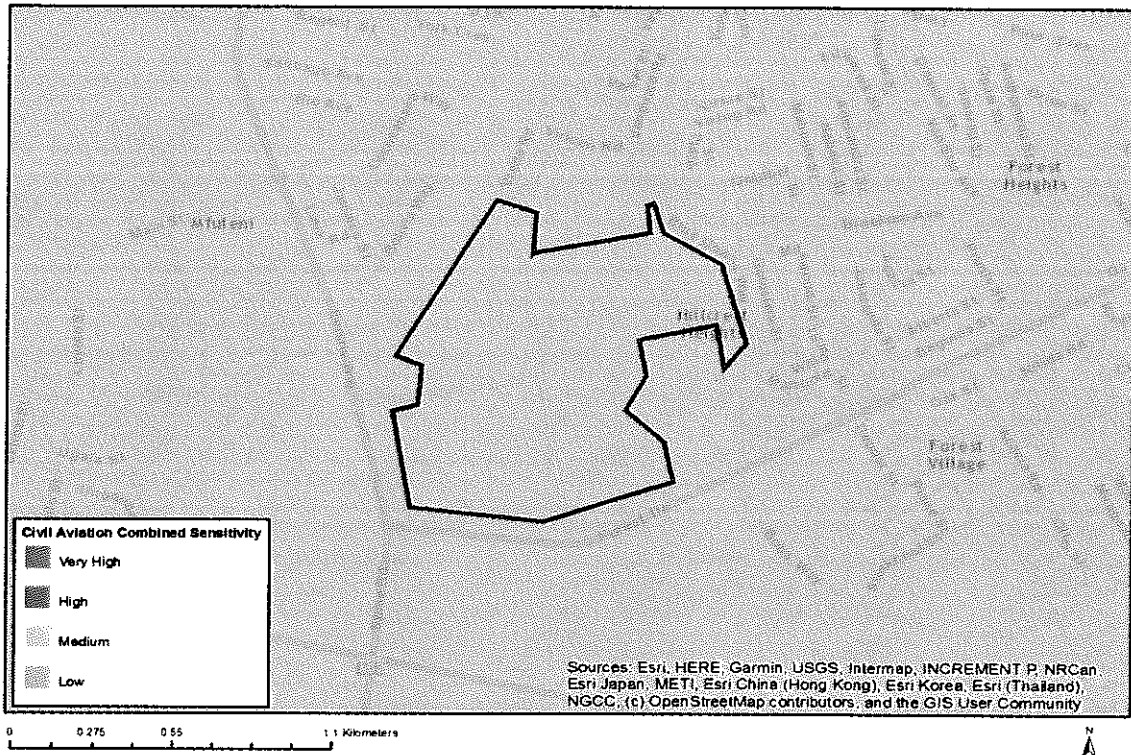


| Very High sensitivity | High sensitivity | Medium sensitivity | Low sensitivity |
|-----------------------|------------------|--------------------|-----------------|
|                       |                  | X                  |                 |

**Sensitivity Features:**

| Sensitivity | Feature(s)        |
|-------------|-------------------|
| Medium      | Mountain or ridge |

### MAP OF RELATIVE CIVIL AVIATION THEME SENSITIVITY

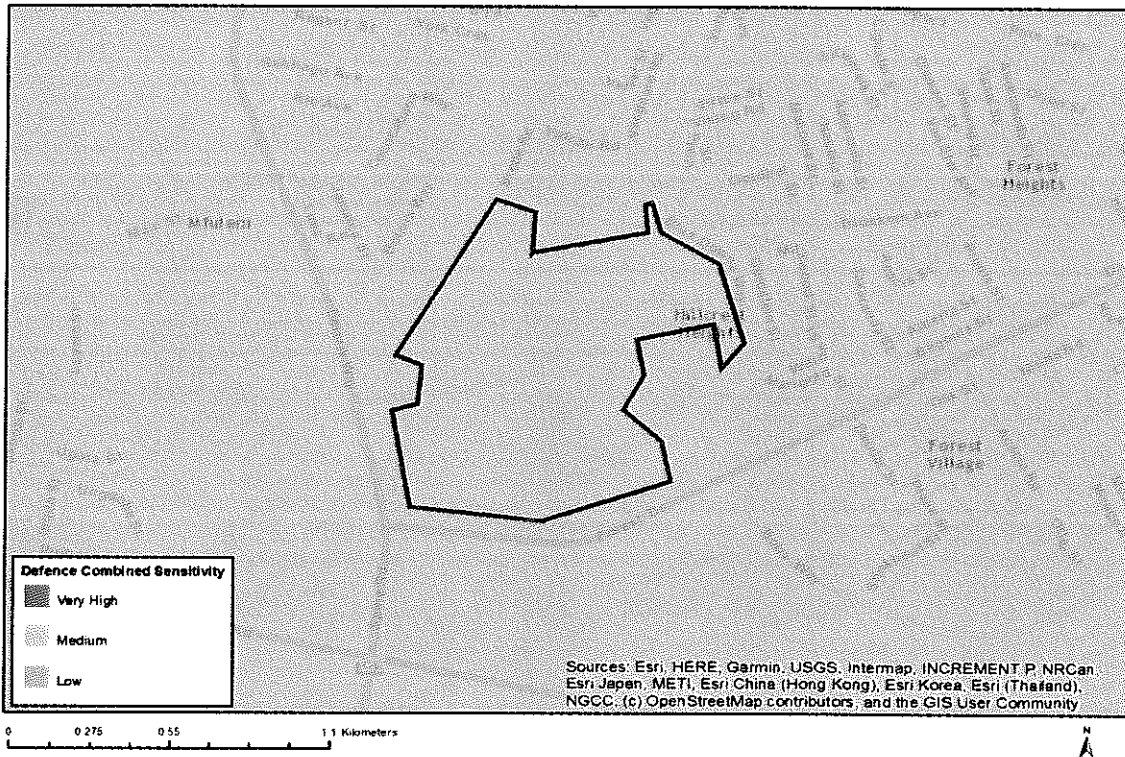


| Very High sensitivity | High sensitivity | Medium sensitivity | Low sensitivity |
|-----------------------|------------------|--------------------|-----------------|
|                       | X                |                    |                 |

**Sensitivity Features:**

| Sensitivity | Feature(s)                                                |
|-------------|-----------------------------------------------------------|
| High        | Within 15 km of a civil aviation radar                    |
| High        | Between 8 and 15 km from a major civil aviation aerodrome |
| Medium      | Between 8 and 15 km of other civil aviation aerodrome     |

MAP OF RELATIVE DEFENCE THEME SENSITIVITY



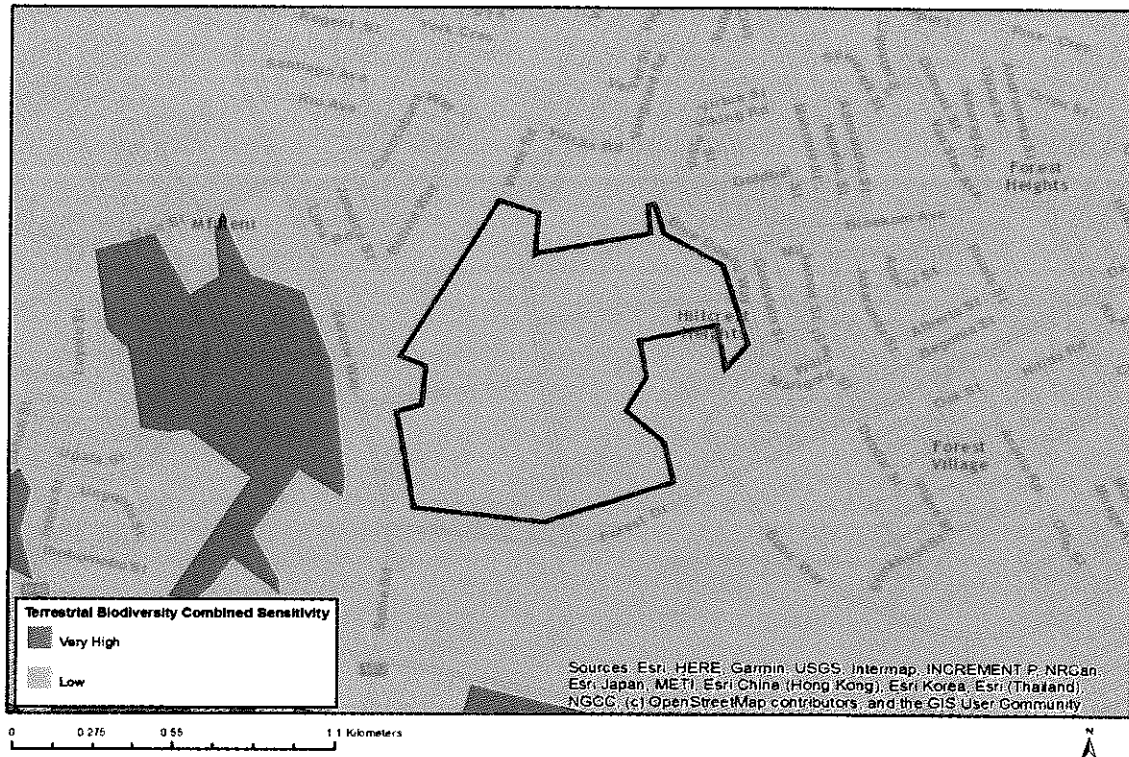
| Very High sensitivity | High sensitivity | Medium sensitivity | Low sensitivity |
|-----------------------|------------------|--------------------|-----------------|
|                       |                  | X                  |                 |

Sensitivity Features:

| Sensitivity | Feature(s)   |
|-------------|--------------|
| Medium      | Defence Site |



### MAP OF RELATIVE TERRESTRIAL BIODIVERSITY THEME SENSITIVITY



| Very High sensitivity | High sensitivity | Medium sensitivity | Low sensitivity |
|-----------------------|------------------|--------------------|-----------------|
|                       |                  |                    | X               |

**Sensitivity Features:**

| Sensitivity | Feature(s) |
|-------------|------------|
| Low         | None       |