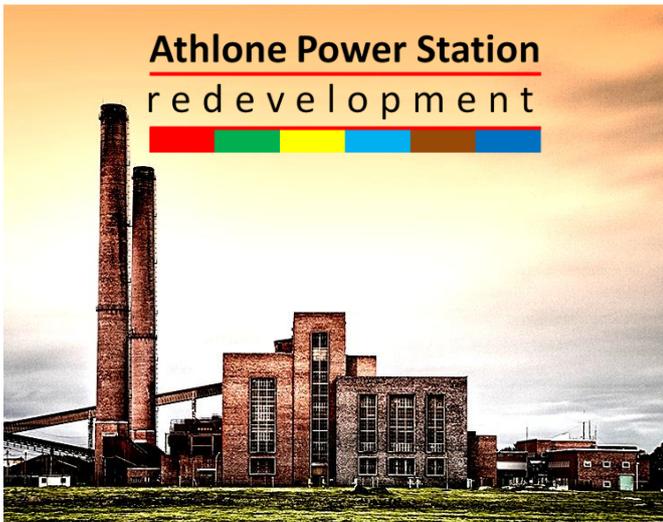


# BACKGROUND INFORMATION DOCUMENT



## SCOPING AND ENVIRONMENTAL IMPACT REPORTING PROCESS (S&EIR) UNDERTAKEN ON BEHALF OF THE CITY OF CAPE TOWN: FOR THE PROPOSED REDEVELOPMENT OF THE ATHLONE POWER STATION SITE

### Introduction

The City of Cape Town (CCT) has appointed a team of independent consultants to undertake the compilation of a Development Strategy for the Redevelopment of the Athlone Power Station as well as complete the necessary statutory processes required. WSP Environmental (Pty) Ltd, part of WSP| Parsons Brinckerhoff (hereafter WSP| Parsons Brinckerhoff) is acting as the independent Environmental Assessment Practitioner (EAP) to undertake the required Scoping and Environmental Impact Reporting (S&EIR) Process in line with the requirements of the National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA) and associated Environmental Impact Assessment Regulations (December 2014).

### Purpose of this Document

This Background Information Document (BID) introduces all stakeholders/Interested and Affected Parties (I&APs) to the proposed redevelopment project and forms a component of the stakeholder consultation process. The BID is intended to provide stakeholders with a brief introduction to the project, provide adequate information on the S&EIR Process and the manner in which stakeholders can become involved in the stakeholder engagement process.

The BID details the role of stakeholders in the process and also serves to encourage stakeholders to comment on the project, ask questions and raise issues that should be included in the Environmental Impact Report (EIR). This BID informs stakeholders of their rights and responsibilities regarding participation in the project. Aside from this document, at various stages of the process, information and reports will be made available for stakeholders to review and comment on.

### Background Information

The Athlone Power Station was commissioned in 1961 and provided coal powered electricity to the CCT until 2003, when the City's Electricity Department determined that this process was no longer economically viable.

In 2004 the City explored the possibility of operating the Athlone Power Station in a public-private partnership, but the outcomes of this process confirmed that the future of the Athlone Power Station for this purpose was not viable and that the power station was incapable of making a significant contribution to the CCT's power generation requirements.

The CCT then prepared a concept plan that explored the alternative utilisation of the site and existing buildings. The concept was for a mixed use urban district with significant concentration of public and cultural uses and obtained significant public support. Consequently, in 2006 the CCT resolved amongst others that:

- The Athlone Power Station be decommissioned;
- The Department: Electricity Services appoint a consultant to prepare tenders for and supervise the decommissioning work;
- Infrastructure, land and services, required by the Department: Electricity Services for ongoing operations, be consolidated and retained;
- Infrastructure and land required by the Department: Water Services and the Department: Solid Waste Services be transferred to these services; and
- A development feasibility study for the remainder of the site be initiated.

In 2009 the CCT appointed a multi-disciplinary professional team, consisting of Aurecon and ODA, to undertake a high-level pre-feasibility assessment of a range of redevelopment scenarios as a precursor to more detailed investigations and development proposals. The pre-feasibility study was finalized in 2010.

The 2009/2010 study included extensive engagement with local stakeholders, citizens and special interest groups. The study *"concluded that it is feasible to develop the site as a special place in Cape Town"* and could accommodate *"a mixed use urban district, containing a vibrant local community (with all necessary facilities needed by the community provided), but also a place of work, learning and recreation which draws people from further afield"*.

Following the completion of a prefeasibility study, the CCT has now appointed a suitably qualified and experienced team of consultants, WSP and Planning Partners, to undertake the detailed planning and statutory processes necessary in order to facilitate redevelopment of the site.

Figure 1 below shows the location of the Athlone Power Station redevelopment site (indicated in red) and identifies surrounding sites that are to be considered during the redevelopment process. The site is centrally located with the suburbs of Pinelands to the north, Langa to the east and Athlone/Hazendal to the south. The site is bounded by the N2 highway to the south and the M17 (Jan Smuts drive) along the western boundary. The Athlone Refuse Transfer Station (ARTS) (indicated in green on the locality map) is located within the site on the south eastern corner and the Athlone Wastewater Treatment Works (AWWTW) (indicated in purple on the locality map) is located south of the site, across the N2 highway. The initiation site (indicated with a dashed black line on the locality map) borders the redevelopment site on the eastern boundary, but is outside of the redevelopment area. The Pinelands/Langa railway line runs alongside the site towards the north-west, linking to ARTS.



Figure 1: Locality Map

### Project Description

The CCT are proposing to construct a mixed use development on the site, as this was shown to be the most preferred option from the pre-feasibility process. It is envisaged that the mixed use development would consist of mixed income residential units, offices, retail and commercial space and public open spaces. The CCT has outlined the following key objectives for this redevelopment project:

- Spatial transformation and social inclusion through the redevelopment of an element of infrastructure which previously separated residential areas;
- Transit Orientated Development: Capitalising on the site's proximity to rail and planned Integrated Rapid Transit (IRT) systems;
- Provide mixed income residential development; and
- Offer a mix of uses including residential, retail, commercial and recreational uses.

As the site had a pre-existing electricity generation operation, it will be necessary for this use to be suitably decommissioned. This will entail planning and statutory processes and will be run as an entirely separate process to the redevelopment project. The CCT will be appointing consultants to undertake the decommissioning aspect of the project.

### Legal Framework

The National Environmental Management Act (NEMA): Environmental Impact Assessment (EIA) Regulations, which came into effect on 8 December 2014 (2014 EIA Regulations), specifies activities requiring environmental authorisation as listed in Government Notice Regulations (GNR) 983, 984 and 985. Activities listed under GNR 983 (Listing Notice 1) and 985 (Listing Notice 3) require a Basic Assessment process to be undertaken, and activities listed under GNR 984 require a full Scoping and EIA process to be

undertaken in order to obtain the required Environmental Authorisation.

Since the redevelopment framework for the site is being developed through this project, it is not yet clear what potential activities may be triggered under GNR. 983, 984 and 985 as a result of the proposed redevelopment project. However, at this point in time the project is most likely to trigger the following activities:

**GNR 983, LN1, Activity 26:** Residential, retail, recreational, tourism, commercial or institutional developments of 1000 square metres or more, on land previously used for mining or heavy industrial purposes; -excluding -

- i. where such land has been remediated in terms of part 8 of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) in which case the National Environmental Management: Waste Act, 2008 applies; or
- ii. where an environmental authorisation has been obtained for the decommissioning of such a mine or industry in terms of this Notice or any previous NEMA notice; or
- iii. where a closure certificate has been issued in terms of section 43 of the Mineral and Petroleum Resources Development Act, 2002 (Act No. 28 of 2002) for such land.

And

**GNR 984, LN2, Activity 12:** The development of railway lines, stations or shunting yards excluding -

- i. railway lines, shunting yards and railway stations in industrial complexes or zones;
- ii. underground railway lines in a mining area; or
- iii. additional railway lines within the railway line reserve.

Based on the above, it is anticipated that a full Scoping and EIA process will need to be undertaken in order to receive the necessary Environmental Authorisation. Should the project details change, at any stage of the process, and a full Scoping and EIA is no longer required, all registered I&APs will be notified.

## Stakeholder Engagement

The purpose of stakeholder engagement is to consult with stakeholders and I&APs (public and private sectors) during the assessment and decision-making process, on projects which may affect them. The process aims to develop and maintain open channels of communication between the project team and stakeholders. This process provides stakeholders with the opportunity to express their views and concerns regarding the project through project correspondence. The EAP documents the views and concerns of stakeholders, and makes the project team and relevant authorities aware of issues that need to be considered during the compilation and evaluation of the potential risks and impacts associated with the project.

The first steps are to notify the public and previously identified stakeholders of the Athlone Power Station redevelopment project and invite all stakeholders to attend a public meeting through the following mediums:

- Newspaper advertisements in regional and local newspapers;
- Site notices in and around the project area;
- Written notification letters to adjacent land owners and occupiers, municipal councillor of the ward, ratepayers associations in the area, municipality (local and district), any organ of state having jurisdiction in any respect of the activity and any other party as required by the competent authority; and
- Distribution of this BID to surrounding landowners and registered stakeholders in electronic format.

## How can you get involved?

- By responding (by phone, fax or e-mail) to our invitation for your involvement which has been advertised in both local and regional newspapers;
- By mailing, faxing or e-mailing the attached comments form to Garth Adams, PO Box 692, Kuilsriver, 7579, email: [aps@prism-sa.co.za](mailto:aps@prism-sa.co.za) or fax to **086 552 8859**;
- By attending public meetings to be held during the course of the project;
- By reviewing and commenting on the Scoping Report, Environmental Impact Report (EIR) and Environmental Management Programme (EMPr) when they become available.

## Roles and Responsibilities of Stakeholders

Stakeholders have the right to bring to the attention of the competent authority any issues that they believe may be of significance to the consideration of the application. The rights of stakeholders are qualified by certain obligations, namely:

- Stakeholders must ensure that their comments are submitted within the timeframes that have been approved by the competent authority, or within any reasonable extension of a timeframe agreed by the Proponent or EAP;
- A copy of comments submitted directly to the competent authority must be served on the Proponent or EAP; and
- Any direct business, financial, personal or other interest that they might have in the approval or refusal of the application must be disclosed.

The roles of stakeholders in a stakeholder engagement process usually include one or more of the following:

- Assisting in the identification and prioritisation of issues that need to be investigated;
- Making suggestions on alternatives and means of preventing, minimising and managing negative impacts and enhancing project benefits;
- Assisting in or commenting on the development of mutually acceptable criteria for the evaluation of decision options;
- Contributing information on public needs, values and expectations;
- Contributing to local and traditional knowledge; and
- Verifying that their issues have been considered.

## Invitation to Public Meeting

Stakeholders are invited to attend any of the following Public Meetings (the same information will be presented at all meetings):

Area	Date	Time	Venue
<b>Pinelands</b>	7 June 2016	18:00 - 21:00	Pinelands Town Hall, St. Stevens Road, Pinelands
<b>Athlone</b>	8 June 2016	18:00 - 21:00	Athlone Minor Hall, C/o Protea & Klipfontein Road, Athlone
<b>Langa</b>	9 June 2016	18:00 - 21:00	Langa Hall (Johnson Ngwevela Hall), C/o Church & Washington Street, Langa

The purpose of the Public Meetings is to present the project to the public, set out the process and the opportunities for I&APs to engage in the process, provide stakeholders with the opportunity to interact with the project team and to raise any further comments and/or concerns they might have regarding the project.

## What is S&EIR and why is it important?

S&EIR is a process that requires an assessment to be undertaken of the impacts that a proposed development may have on the environment. The impacts can be either positive or negative. The 'environment' consists of the biophysical, social and economic aspects.

The assessment highlights and predicts any problems before major decisions are made. It also assists the Proponent to find ways to avoid problems and to enhance positive effects. The concept of sustainable development serves as the base for such an assessment. Sustainable development refers to development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs.

## Environmental Authorisation Process

The S&EIR process being implemented can be summarised as follows: (Refer to Figure 2 for a diagrammatic representation of the process to be followed).

### Phase 1: Pre-Application Consultation

Prior to the submission of the application, consultation will be undertaken with both the competent authority to confirm the process and timeframes going forward and with stakeholders to introduce the project and allow concerns and issues to be raised. During this period stakeholders will be notified of the project and dates and venues of the first public meeting. This meeting will introduce the public to the project, process and programme as well as the methodology to be used in identifying and assessing alternative development options. We will also present the contextual analysis and obtain early input from the public on the project. I&APs will be invited to register to remain engaged in the process. Issues and

concerns raised will be captured and addressed within the Draft Scoping Report which will be released for a 30 day comment and review period following the meeting. The Draft Scoping Report will include suggested criteria for evaluating the development alternatives. The comment and review period for the Draft Scoping Report will be made available to the statutory consultees as well as all registered Interested and Affected Parties. The Draft Scoping report will then be finalised to reflect comments received.

A second public meeting will be held to discuss the criteria for evaluation of the development alternatives and the preliminary evaluation. This allows an opportunity to comment on both the criteria and the emerging preferred alternative.

### Application Submission

An official application regarding the S&EIR process will be submitted to Department of Environmental Affairs and Development Planning (DEA&DP) following the comment period on the Draft Scoping Report.

### Phase 2: Scoping

The purpose of the Scoping phase is to provide sufficient information to decision-making authorities to enable them to reach a decision on the scope of issues to be addressed in the S&EIR phase. The objectives of the S&EIR process are to:

- Identify and inform a broad range of stakeholders about the proposed development;
- Clarify the scope and nature of the proposed activities and the alternatives;
- Conduct an open and transparent consultation process and facilitate the inclusion of stakeholders' concerns in the decision-making process; and Identify key issues to be addressed in the EIR phase and outline the approach to addressing these issues.

The finalised scoping report, addressing any issues and concerns raised on the Draft Scoping Report, will be released for a 30 day comment and review period and then submitted to the DEA&DP.

### Phase 3: Environmental Impact Reporting

The purpose of the EIR phase of the assessment is to address the issues raised in the Scoping phase. Specialist studies may be conducted to identify impacts and determine the significance of impacts as well as formulate mitigation measures, if required, to minimise/avoid negative impacts and maximise positive benefits of the project. The EIR will be released for 30 day comment and review period by stakeholders.

### Phase 4: Decision by authorities

Once DEA&DP receives the EIR they will have 107 days to either grant or refuse the authorisation. Once the Competent Authority has issued the environmental authorisation, Registered Stakeholders will be notified of the decision and of the procedure to follow should they wish to appeal the environmental authorisation.

Please direct any queries, comments or concerns to the following details: for attention: Garth Adams, PO Box 692, Kuilsriver, 7579, email: [aps@prism-sa.co.za](mailto:aps@prism-sa.co.za) or fax to **086 552 8859**.

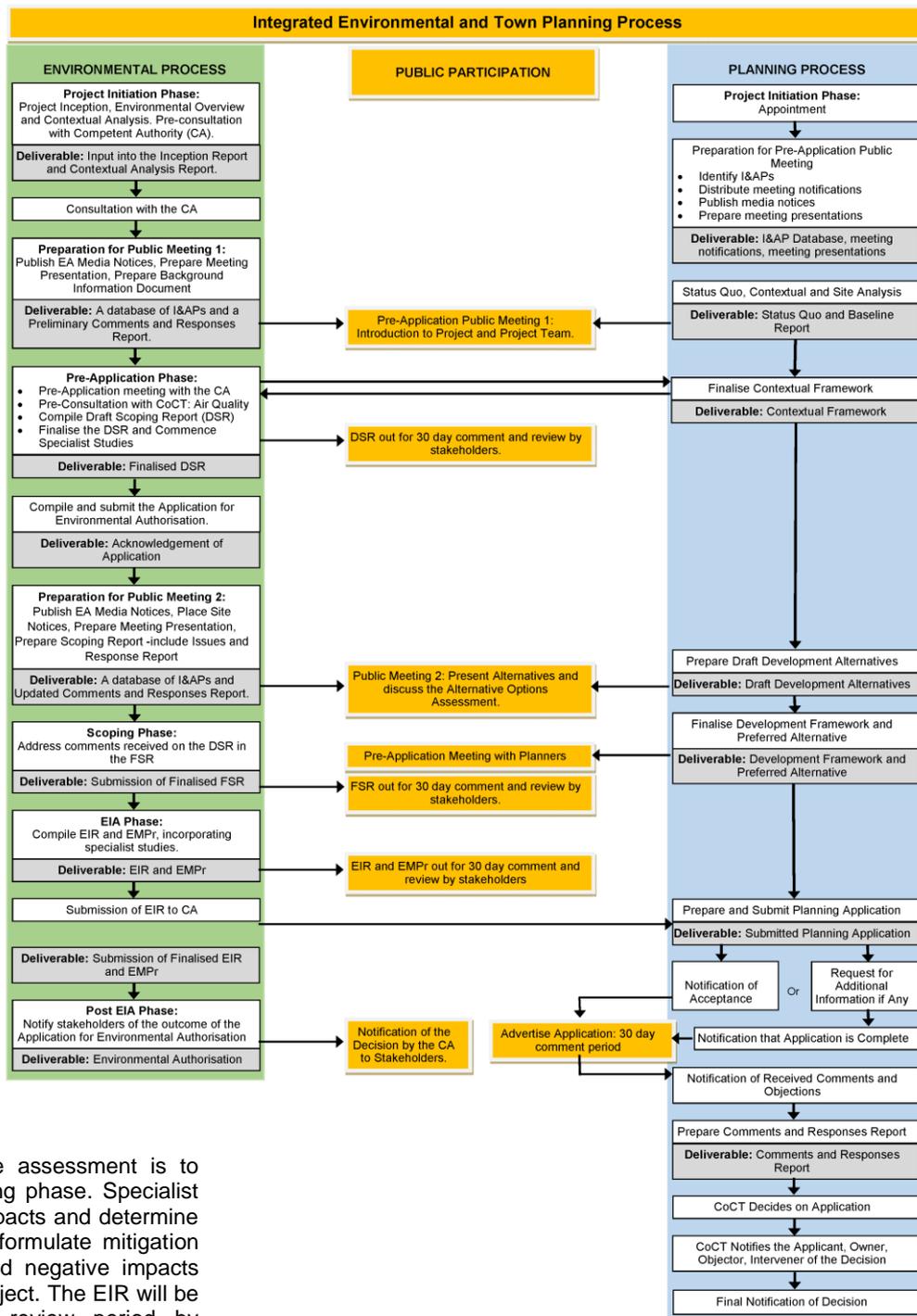


Figure 2: Scoping and Environmental Impact Reporting Process Flow.

# Athlone Power Station Redevelopment **REGISTRATION AND COMMENTS SHEET**

SCOPING AND ENVIRONMENTAL IMPACT REPORTING PROCESS (S&EIR)  
UNDERTAKEN ON BEHALF OF THE CITY OF CAPE TOWN: FOR THE  
PROPOSED REDEVELOPMENT OF THE ATHLONE POWER STATION SITE

To register as a stakeholder and to ensure all comments and queries regarding this project are accurately documented and addressed please forward your comments and contact details with the attached response sheet to Garth Adams at PRISM.

Postal Address: PO Box 692, Kuilsriver, 7579 | Fax: 086 552 8859 | Email: [aps@prism-sa.co.za](mailto:aps@prism-sa.co.za)

**Please insert your personal details below:**

Name:

Organisation & Designation:

Address:

Tel:

Fax:

E-mail:

I would like to receive my notifications  
by: (please tick the appropriate box)

Letter  
(mail)

E-mail

Fax

Telephone

As required in terms of GNR 982 (EIA process regulations) please disclose below any direct business, financial, personal or other interest that you may have in the granting or rejection of the application for environmental authorisation:

**Please list your project-related comments below:**

\_\_\_\_\_  
STAKEHOLDER SIGNATURE

\_\_\_\_\_  
DATE