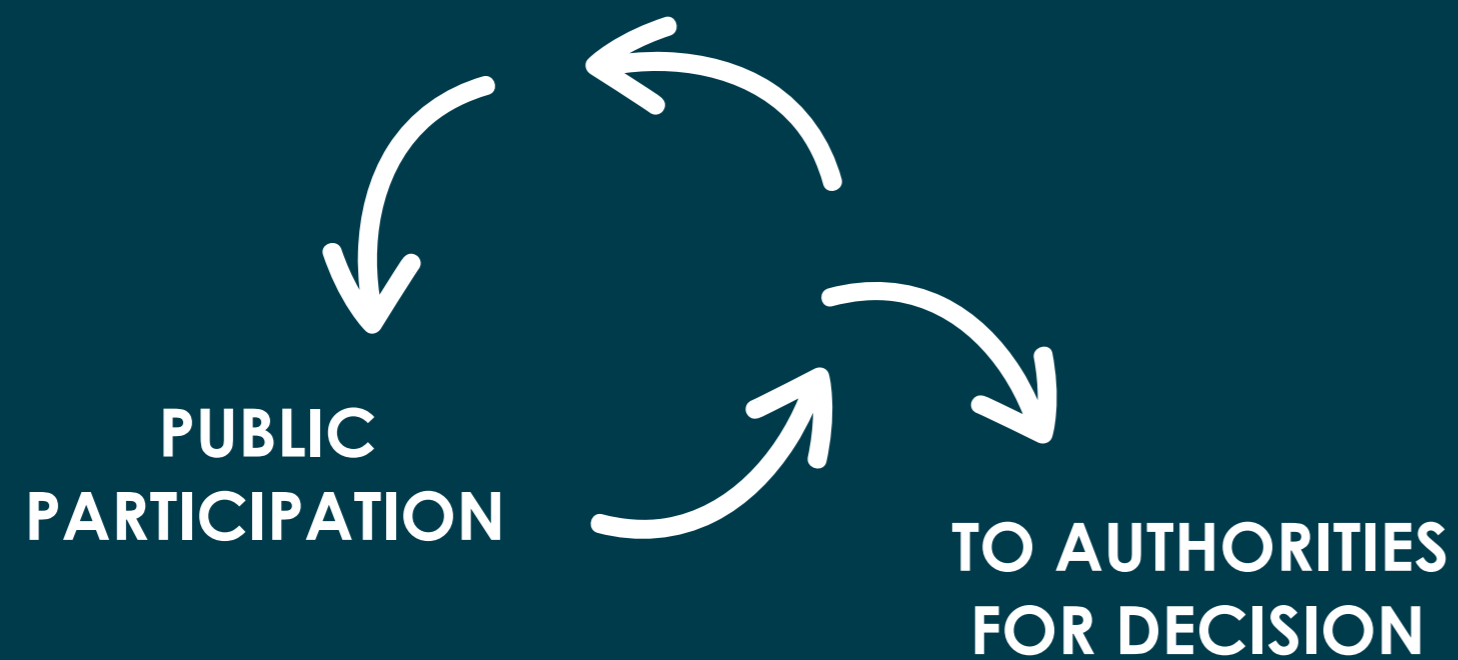


# ENVIRONMENTAL LEGISLATION

## THE REDEVELOPMENT OF ERF 2187, THREE ANCHOR BAY

### ENVIRONMENTAL AUTHORISATION

An **environmental authorisation** will be required from the Provincial Department of Environmental Affairs and Development Planning. A Basic Assessment is a formal and public process focused on identifying and assessing impacts of a proposed development. The basic assessment process is as follows:



#### The basic assessment process includes:

- Specialist Studies and investigations
- Public Participation Processes
- Preparation of a Basic Assessment Report and
- Environmental Management Programme for the construction phase

#### Activities that required authorisation include:

##### Activity 15 of Listing Notice 3 (GNR 324 of 2017):

The transformation of land bigger than 1000 square meters in size, to residential, retail, commercial, institutional use, where, such land was zoned open space, conservation or had an equivalent zoning, on or rafter 02 August 2010.

f. Western Cape

ii. Inside urban areas:

(aa) Areas zoned for conservation use or equivalent zoning, on or after 02 August 2010.

### HERITAGE

The site is of heritage significance whereby:

- **Colin Eglin Library and Sea Point Civic Centre:** Architectural and social significance
- **Remains of historic eucalyptus tree avenue:** Historical significance
- **Electrical substation main building:** Architectural significance

In response to a **Notice of Intent to Develop**, Heritage Western Cape (HWC) requested a Heritage Impact Assessment (HIA) inclusive of a Visual Impact Assessment, Built Environmental Analysis, Achitectoral and Landscape Guidelines, and Socio-historic Assessment. A comprehensive HIA will be undertaken.

### SPECIALIST STUDIES TO BE UNDERTAKEN



Transport



Heritage



Socio-economic



Visual



Civil Services