

# Site Sensitivity Verification Report: Erven 23631, 1239, Beaconvale, Parow, Cape Town

## 1. Introduction

In March 2020, the DEFF published procedures for the assessment and minimum criteria for reporting of identified environmental themes for an EIA application. The procedures include verifying the findings of the DEFF's Screening Tool application with regards to the sensitivity of a site (where the Screening Tool provides a broad-scale means of identifying possible natural, cultural-historical and other sensitivities on the site, in order to guide the EIA process. The Tool incorporates available national datasets on terrestrial and aquatic biodiversity, agricultural soil potential, heritage features, etc. The Tool is required to be used in an EIA process in terms of Regulation 16 (1) (b) (v) of the EIA Regulations).

This Site Sensitivity Verification Report has been compiled in fulfilment of the requirements of the DEFF's published procedures, as well as to provide information on the characteristics of the site.

## 2. Description of site and surrounds

Erven 23631 and 1239 situated at No. 13 Glenhurst Street and 10 Selsdon Road, Beaconvale, Parow, is a developed industrial premise, surrounded by other industrial operations. The properties have long been developed for industrial and commercial purposes and no natural sensitivities remain.

**Figure 1: 12399 and 23631 (current operations):**



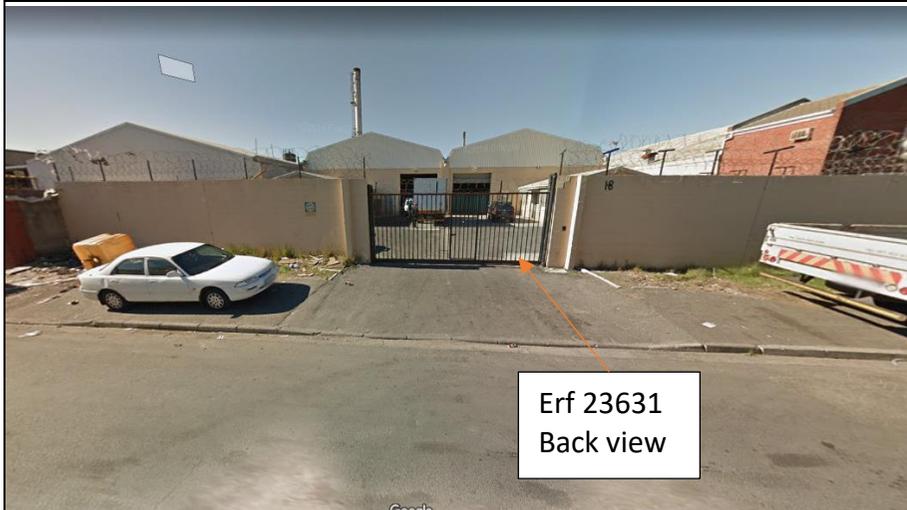
### Site Locality

Image courtesy of Google Earth 2021

**Figure 2** Photos of Erven 23631, 12399 and 12388



Front view to Erf 23631 and 12399.



Erf 23631  
Back view

Street view of 13 Glenhurst Street, facing the back entrance, from Selsdon Road.



Entrance to  
Erf 12388

Erf 12388 (no 10 Selsdon Road) still to be purchased, view from Selsdon Road.

## **2.1 The site surrounds**

The aforementioned Erven are located in the heart of Parow, within the municipality of the City of Cape Town.

The site is situated in the industrial area of Beaconvale, with all surrounding properties also industrial. The closest residential properties are situated 290m away. The site is situated in an area of the town earmarked for industrial use in the City of Cape Town Municipality's 2018 Spatial Development Framework. Neighbours include car spare parts manufacturers, glass and steel manufacturers, a mechanic, among others.

In terms of natural features in close proximity to the site, the Elsieskraal river is located about 1km north of the site and a small depression wetland located more than 750m south west of the site. There are no terrestrial or aquatic Critical biodiversity Areas, Ecological Support Areas or Other Natural Areas on the site. There are thus no indigenous or potentially sensitive natural features identified in close proximity to the site. This is based on a desktop survey of available biodiversity maps.

**Figure 3** Current operations on Erven 23631 and 12399



Baled raw material

Raw materials are baled. Working areas are kept neat and dust free.



Cooling tower

Water used to keep the ingot moulds cool, is continuously recycled through the cooling tower.



Furnace 1

One of the furnaces used to melt the aluminium. Sand in the foreground is used to clean up spills during tapping.



Conveyor moulds

Conveyor moulds of one of the furnaces.



Dross storage  
area

Hot dross storage area is enclosed. The dross is stored to be cooled until it is conveyed to the backyard for bagging.

### **3. Possible sensitivities identified in the DEFF Screening Tool & specialist studies required**

The DEFF Screening Tool found as follows with regards to possible sensitivities on the site:

- a) Aquatic biodiversity; Archaeological and Cultural Heritage, Civil Aviation, Defence and Terrestrial biodiversity: very high sensitivity.
- b) Agricultural; and animal species: medium sensitivity.
- c) Palaeontology; and Plant species: low sensitivity.

Based on the proposed development description, the condition and characteristics of the site and its locality; and within the developed town of Parow, it has been determined as follows with regards to the various sensitivity findings and required specialist input from the DEFF Screening Tool:

#### **3.1.1 Terrestrial biodiversity and Plant species**

The site has been used for industrial purposes for many years. According to the SANBI Vegetation Map of 2018<sup>1</sup>, the site falls within a critically endangered Cape Flats Sand Fynbos. However, due to extensive urbanisation and industrialization of the region, and based on the wetlands map and ridges map, the study area does not contain any terrestrial biodiversity or plant species. Please see attached map.

The site and immediate surrounds are therefore not deemed to be at all sensitive from a terrestrial biodiversity perspective and botanical specialist input is not deemed necessary for this application.

#### **3.1.2 Aquatic biodiversity**

The site is situated more than 1km and 750m respectively away from the Elsieskraal river and a depression wetland.

According to the Screening Tool, the site falls within a Strategic Water Source Area. However, the site has been used for industrial purposes for many years, with aluminium smelting practiced at the site since the 1980s. Furthermore, the surrounding properties are all used for industrial purposes. The site and immediate surrounds are therefore not deemed to be at all sensitive from an aquatic biodiversity perspective and specialist input is not deemed necessary for this application.

#### **3.1.3 Archaeological and cultural heritage**

According to the Screening tool, the majority of the site is of low sensitivity. Only a negligible portion of the property is within a 2km radius of a Grade II heritage site. As the majority of the site does not fall within 2km radius, the site is therefore not deemed to be at all sensitive from a heritage perspective and no heritage assessment is needed for this application.

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<sup>1</sup> <http://bgis.sanbi.org/Projects/Detail/186>, Version 2018.

#### **3.1.4 Civil aviation**

The Screening Tool states that the site is within 8km of a major civil aviation aerodrome and is in dangerous and restricted airspace. However, the site is already developed and is surrounded by the town of Parow and other industrial operations. This development is not considered to impact on flight paths and so the high sensitivity rating is not deemed suitable for this application.

#### **3.1.5 Agricultural potential**

The medium sensitivity rating for the site found by the Screening Tool, is not agreed with. The site has been used for industrial purposes for many years. The site has no agricultural value. The site is therefore not considered to be at all sensitive from an agricultural potential perspective.

#### **3.1.6 Defence**

The Screening Tool identifies the site as defence sensitive. However, the site and its surrounds are zoned as an Industrial Zone 2 according to the Cape Town Municipality's Spatial Development Framework and the site has been used for aluminium melting for more than 40 years. No specialist input will thus be required.

#### **3.1.7 Palaeontology**

The Screening Tool finding of low sensitivity from a palaeontological perspective is agreed with and no specialist assessment is included in this application.

### **4. Other potential sensitivities identified & specialist studies undertaken**

Concerns might be raised around *inter alia* the potential general environmental impacts associated with the plant development.

#### **4.1.1 Air pollution impacts**

The proposal includes abatement for the air emissions from fuel combustion for heating the furnaces, and from the heat treatment / melting of the scrap, which also discharges pollutants. The abatement system will be designed to ensure that pollutant concentrations meet the Minimum Emissions Standards for combustion installations in the metallurgical industry, and for secondary aluminium processing facilities. Specialist input in terms of air quality abatement will be sought.

#### **4.1.2 General environmental impacts**

The Basic Assessment process will address all identified environmental impacts, with specialist input as required and detailed in this Site Sensitivity Verification Report.

#### **4.1.3 Soil, groundwater and freshwater contamination**

Enviroprac has identified potential soil and groundwater contamination from the storage of dross and storage of fuel needed for the melting process, as a potential impact associated with the development. While fuel is used in the heating process, dross is produced throughout the heating and moulding process. Dross is also toxic to natural life with long-lasting effects, as well as having detrimental human health impacts through swallowing, repeated exposure, etc.

As the property is already developed and no watercourses are in close proximity to the development, dross leakage into the surrounding environment will be minimised. There may however be groundwater users in the area and as such, the precautionary principle must therefore be followed. Leaks and spills of both dross and fuels need to be prevented and appropriate design- and operational phase mitigation measures must be included in the development proposal.

#### **4.1.4 Fire, explosion and health and safety impacts**

Enviroprac has identified risk of fire and explosion and attendant health and safety impacts as associated with dross storage and handling, with hydrogen cyanide being extremely toxic. Adequate design – and operational-phase mitigation measures are therefore essential for preventing health and safety impacts and damage to property.

### **5. Summary**

Erven 23631 and 12399 are transformed and situated in an industrial area of Parow. The site is situated between many other industrial operations.

The site is not sensitive from the perspective of heritage and archaeology and palaeontology; or from the perspective of terrestrial plant species and biodiversity. Development on the site is also not deemed to have any impact on defence and civil aviation and agricultural sensitivities in the surrounds. Overall, the site is suitable for development provided certain mitigation measures are implemented throughout the life cycle of the development.

The development proposal has potential air emissions, soil and groundwater contamination and health and safety impacts which must be adequately mitigated.

Specialist studies that will be undertaken to inform the EIA application are:

- Additional Air Quality Impact Assessment

Additionally, Enviroprac has conducted desktop research and conducted a site inspection in order to inform the application process. Enviroprac will also draw on experience with previous EIA processes in the investigation of potential contamination and health and safety impacts associated with the development.

In conclusion, there are no aspects of the site or development proposal that have been identified as sufficiently sensitive or as having sufficiently high adverse impacts, that should prevent the development from proceeding.