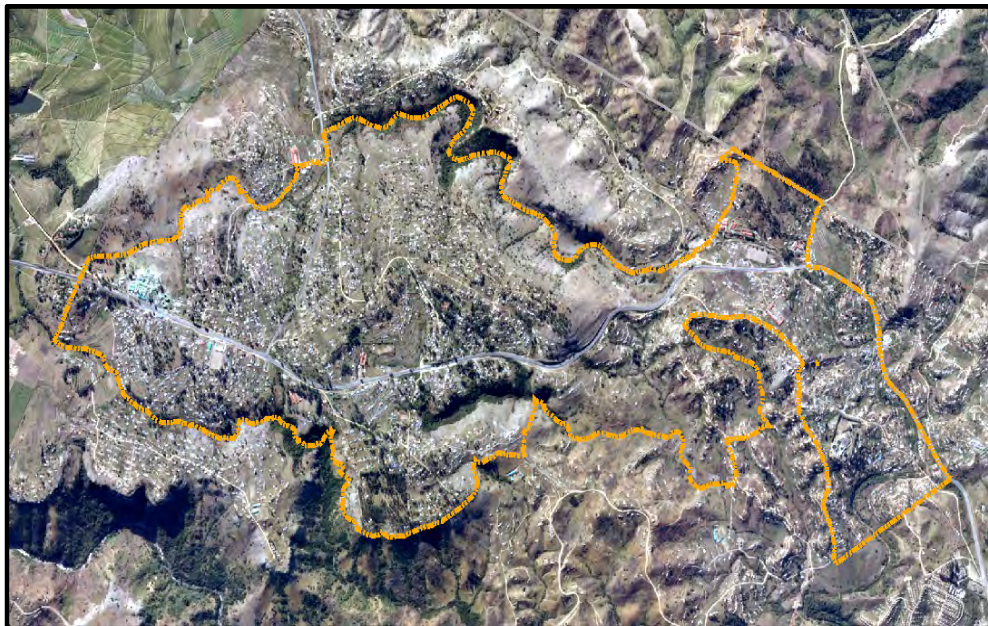


**KWANDWALANE PHASE 2 RURAL SUBSIDISED
HOUSING DEVELOPMENT**

PRELIMINARY ENVIRONMENTAL ASSESSMENT



SEPTEMBER 2012

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TABLE OF CONTENTS

1	INTRODUCTION.....	1
1.1	PROJECT BACKGROUND.....	1
1.2	SITE DESCRIPTION.....	2
2	APPROACH AND METHODOLOGY	3
2.1	APPROACH	3
2.1.1	Applicable legislation.....	3
2.2	METHODOLOGY.....	4
3	SOCIO-ECONOMIC COMPONENT	6
3.1	SOCIAL DEMOGRAPHIC CHARACTERISTICS.....	6
3.1.1	Age Profile	6
	3.1.1.1 Implications for the Rural Subsidised Housing Project:.....	7
3.1.2	Gender Profile	8
	3.1.2.1 Implications for the Rural Subsidised Housing Project:.....	9
3.1.3	Education Profile	9
	3.1.3.1 Implications for the Rural Subsidised Housing Project:.....	10
3.1.4	Housing Profile.....	11
	3.1.4.1 Implications for the Rural Subsidised Housing Project:.....	11
3.2	ECONOMIC DEMOGRAPHIC CHARACTERISTICS.....	12
3.2.1	Household Income and Affordability Profile.....	12
	3.2.1.1 Implications for the Rural Subsidised Housing Project:.....	13
3.2.2	Employment Profile	13
	3.2.2.1 Implications for the Rural Subsidised Housing Project:.....	14
3.2.3	Economic Sector Profile	14
	3.2.3.1 Implications for the Rural Subsidised Housing Project:.....	15
4	SERVICES AND INFRASTRUCTURE	16

4.1	SERVICES DEMOGRAPHICS	16
4.1.1	Access to water infrastructure.....	16
	4.1.1.1 <i>Implications for the Rural Subsidised Housing Project:</i>	17
4.1.2	Access to Sanitation Infrastructure	18
	4.1.2.1 <i>Implications for the Rural Subsidised Housing Project:</i>	19
4.1.3	Access to electricity infrastructure.....	20
	4.1.3.1 <i>Implications for the Rural Subsidised Housing Project:</i>	21
4.1.4	Access to telecommunication infrastructure	21
	4.1.4.1 <i>Implications for the Rural Subsidised Housing Project:</i>	23
4.1.5	Access to Waste Removal Services	23
	4.1.5.1 <i>Implications for the Rural Subsidised Housing Project:</i>	24
4.2	INFRASTRUCTURE	25
4.2.1	Roads	25
	4.2.1.1 <i>Implications for the Rural Subsidised Housing Project:</i>	26
4.2.2	Stormwater.....	26
	4.2.2.1 <i>Implications for the Rural Subsidised Housing Project:</i>	27
5	BIO-PHYSICAL COMPONENT	28
5.1	LAND COVER AND TOPOGRAPHY	28
5.2	FLOOD LINE AREAS	29
5.3	SOIL DESCRIPTION, POTENTIAL AND DEPTH	30
5.4	GEOLOGY	31
5.5	VEGETATION	31
5.5.1	KwaZulu-Natal Coastal Belt (Musina & Rutherford, 2006)	32
5.5.2	Pondoland-Natal Sandstone Coastal Sourveld (Musina & Rutherford, 2006).....	33
5.6	EZEMVELO KZN CONSERVATION PLAN	35
5.7	MINERAL DEPOSITS	36
5.8	ARCHAEOLOGICAL, HISTORICAL AND CULTURAL SITES	36

6	EXISTING SETTLEMENT PATTERN.....	37
7	CONCLUSIONS AND RECOMMENDATIONS.....	40
7.1	SOCIO-ECONOMIC ASPECTS	40
7.2	SERVICES ASPECT	41
7.3	INFRASTRUCTURAL ASPECTS	42
7.4	BIO-PHYSICAL ASPECTS.....	42
7.5	EXISTING SETTLEMENT ASPECTS.....	45
7.6	RECOMMENDATIONS.....	45
7.7	LEGISLATIVE REQUIREMENTS	46
7.8	CONCLUSION.....	47

1 INTRODUCTION

1.1 PROJECT BACKGROUND

The Hibiscus Coast Local Municipality has, through its IDP process, and extensive consultation with respective beneficiary communities residing within the Hibiscus Coast Local Municipality (LM), identified the need to provide low cost rural subsidised housing throughout its entire area of jurisdiction. This process was initiated as a means to address the municipality's predominantly traditional/informal housing profile, and in doing so improve the living conditions and quality of life of its rural communities. The provision and implementation of the rural subsidised housing projects on Ingonyama Trust Land will occur in accordance with the terms of the Rural Housing Subsidy Scheme (as described in Chapter 11 of the National Housing Code). The project area includes land falling under the rule of the Nsimbini-Ndwalane Traditional Authority which make-up portions of ward 21, 22, 23, and a small portion of ward 20 of the Hibiscus Coast Municipality. The proposed Kwandwalane Phase 2 Rural Subsidised Housing Project is limited to the sections of the Tribal Authority made-up by portions of ward 21, 22, 23, and a small portion of ward 20. The project shall be titled and referred to as the "Kwandwalane Phase 2 Rural Housing Project/ Project Area" for the purpose of easy reference in report writing.

All rural subsidised housing development projects require that a Preliminary Environmental Assessment study be conducted, as part of the initial rural housing application. This document provides a preliminary environmental assessment of the project area as part of the approval phase of the proposed rural housing project. The report is based on a combination of available desktop data sources and the findings of a recent site inspection conducted across the project area. This assessment provides a summarized overview of key socio-economic, infrastructural and environmental aspects that will have to be considered in the implementation of the proposed subsidized housing project.

While the exact nature of the housing project in terms of the application of the subsidies and the location of individual beneficiaries within the study area has not yet been specified, it is known that the proposed Rural Subsidised Housing project will result in the construction of approximately 1 000 new top structures within the project area, and will therefore service approximately 1 000 beneficiaries and their associated families. This document thus provides a preliminary overview of

factors that are relevant to the broader study area, while taking into account the existing settlement pattern and distribution.

According to Chapter 11 of the National Housing Code, rural housing subsidies may be used for any purposes which, in the discretion of the Housing Board, amount to housing purposes. Without limiting the discretion of any particular Housing Board, the following purposes may be regarded as housing purposes:

- The provision of sanitation facilities;
- The provision of roads and stormwater drains within the boundaries of any particular settlement;
- The provision of water;
- The construction or upgrading of dwellings;
- The purchase of building materials in order to enable a beneficiary himself or herself to construct or upgrade a dwelling.

1.2 SITE DESCRIPTION

The project area falls within the jurisdiction of the Hibiscus Coast Local Municipality and includes portions of ward 21, 22, 23, and a small portion of ward 20. The Hibiscus Coast LM is one of six local municipalities making up the Ugu District Municipality of southern KwaZulu-Natal. The total extend of the project area is approximately 826.2 Ha and is situated in relatively mountainous areas, most of which still hold pristine natural character despite being inhabited by rural settlements of the various traditional areas. The settlements are characterised by relatively poor communities and backlog of infrastructure provision (access roads, water supply, sewers, power grids, telecommunications etc.).

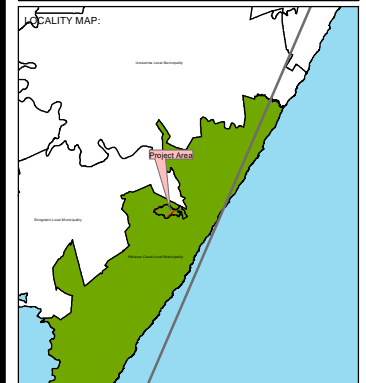
The Kwandwalane Phase 2 project area accounts for approximately 0.98% of Hibiscus Coast Municipal land. The total population of the Hibiscus Coast Local Municipality, as recorded in the Census 2001 is estimated at 218 169 persons while the overall population of the Kwandwalane Phase 2 Rural Housing project area is approximately 26 726 persons which resides in approximately 6051 households within the project area. The location of the project area, relative to the Hibiscus Coast LM, is depicted in the attached thematic map.

HIBISCUS COAST LOCAL MUNICIPALITY

KWANDWALANE PHASE 2 RURAL SUBSIDISED HOUSING DEVELOPMENT

Project Area

-  Project Area
-  Municipal Boundary



SCALE :
0 0.1 0.2 0.3
Kilometers
1:32 000



DATE : September 2012

MAP REFERENCE VERSION NUMBER : Version 1

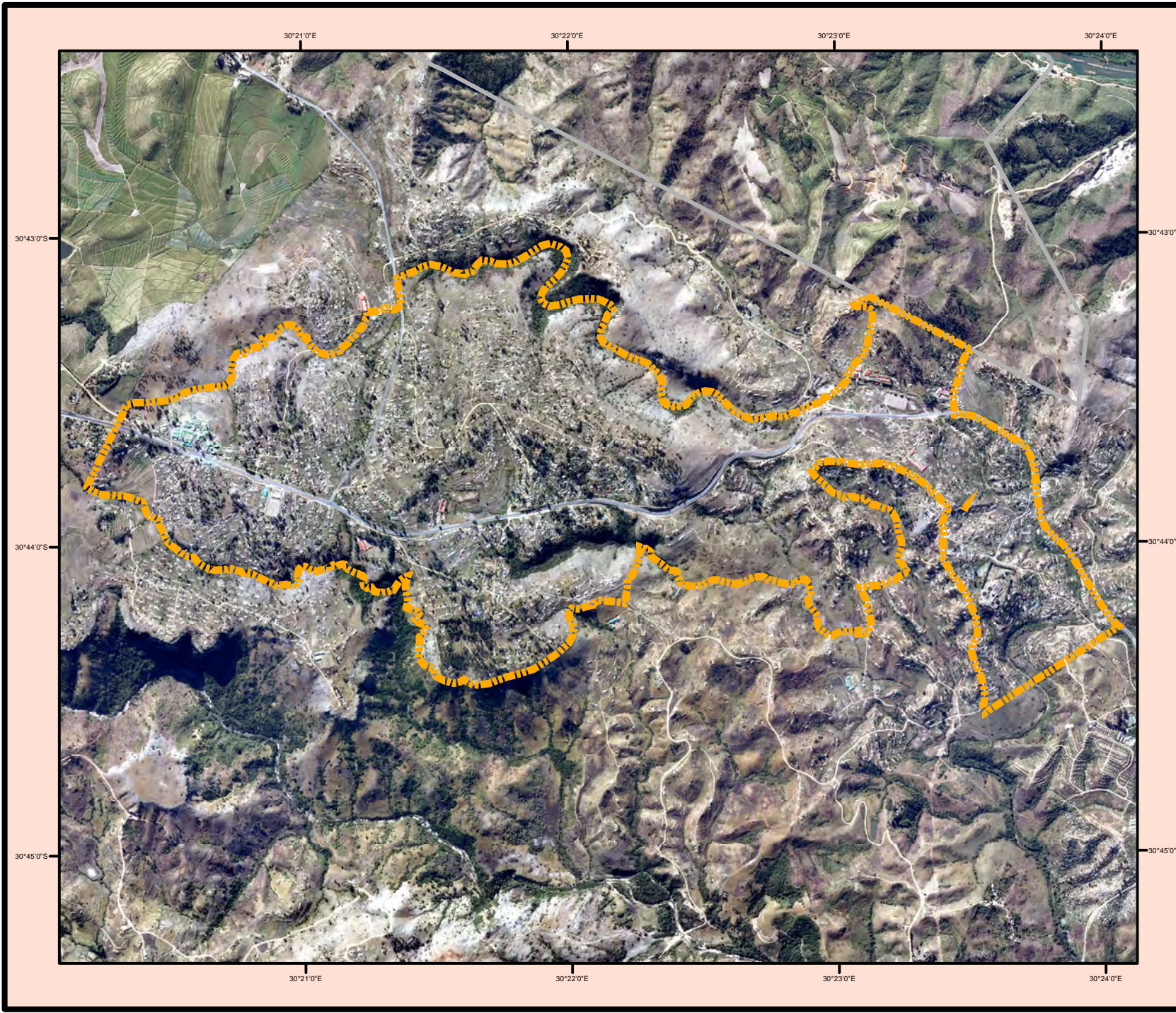
COORDINATE SYSTEM : Municipal WGS84 (L031)

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Environmental
Engineering
Auditing
Management
Systems







HIBISCUS COAST LOCAL MUNICIPALITY


KWANDWALANE PHASE 2 RURAL SUBSIDISED HOUSING DEVELOPMENT

Locality

 Project Area
 Municipal Boundary



SCALE : 0 0.5 1 2 3 4 5 Kilometers
 1:300 000




DATE : September 2012

MAP REFERENCE VERSION NUMBER : Version 1

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2 APPROACH AND METHODOLOGY

2.1 APPROACH

2.1.1 Applicable legislation

The National Environmental Management Act (No. 107 of 1998) provides for the control of certain listed activities which “*may have a detrimental effect on the environment.*” In terms of the Environmental Impact Assessment (EIA) Regulations Listing Notice 1, Listing Notice 2 and Listing Notice 3 of 2010, such activities are prohibited until written authorisation is obtained from the Minister or his delegated authority. Activities listed in EIA Regulations Listing Notice 1 and Listing Notice 3 of 2010 will require a Basic Assessment to be conducted while activities listed EIA Regulations Listing Notice 2 of 2010 will require a thorough EIA process which includes a Scoping Report and an Environmental Impact Assessment Report.

The Department of Agriculture and Environmental Affairs (DAEA) have through previous correspondence indicated that it is their opinion that the development and construction of rural subsidised housing projects on Ingonyama Trust Land **do not constitute a listed activity** as identified in terms of Environmental Impact Assessment Regulations. Due to the fact that such projects do not constitute listed activities they therefore do not require environmental authorisation in terms of the National Environmental Management Act (Act 107 of 1998) (NEMA), and as such **no environmental authorisation** is required from the Department of Agriculture and Environmental Affairs for projects of this nature.

Although Rural Housing Projects are not considered a listed activity in terms of Environmental Impact Assessment Regulations, the planning process for all rural subsidised housing development projects requires that a Preliminary Environmental Assessment Report be prepared, as part of the initial rural housing Stage 1 application (reservation of beneficiaries), and submitted to the Department of Agriculture and Environmental Affairs for project specific comment.

Furthermore, the Department of Agriculture and Environmental Affairs reminds developers of their duty of care and remediation of environmental damage that may arise due to the proposed activity in terms of Section 28 of the National Environmental Management Act (Act 107) of 1998, and thus

requires that an Environmental Management Plan also be prepared and submitted to the Department for the proposed rural housing development.

The purpose of this preliminary environmental assessment is thus to identify possible strategic environmental issues at the earliest possible stage in the planning process to:

- Ensure that environmental issues are addressed in a pro-active manner in the development of the rural housing process.
- Improve the assessment of strategic environmental impacts that might be caused by the envisaged developments, and
- Ensure that the concept of sustainability is integrated with developmental decision making.

The overall approach towards this preliminary assessment is therefore based on the concept of sustainable development within the context of the official definition of sustainable development being: “*development that aims for equity within and between generations and adopts an approach where the economic, social and environmental aspects of development are considered in a holistic fashion*”.

2.2 METHODOLOGY

This Preliminary Environmental Assessment thus provides a summarized overview of some of the key aspects relating to the social, economic, infrastructural, service and biophysical environments which impact on, and are similarly impacted upon by the Kwandwalane Phase 2 Rural Housing project area. The summarized overviews of various aspects contained within the Preliminary Environmental Assessment have been based on a combination of existing available desktop information sources as well as the findings and observations derived from the recent on-site survey conducted of the project area.

Available desktop information sources include information derived from the 2001 South African Census, as well as the Hibiscus Coast Local Municipality Integrated Development Plan 2010/2011; and various spatial GIS information. These information sources were initially made use of to establish the general status quo conditions of various social, economic, service and infrastructural

demographics which impact on and are subsequently impacted upon by the project area and its local population. As a supplement to the information provided and discussed within the assessment report a number of accompanying thematic maps have also been included within the report, which provide a graphical representation of various biophysical factors at play within the project area.

The report has generally been structured as follows:

- **Section 3** deals with the **Socio-Economic Development component** of the project area. The social component addresses aspects such as age, gender, education and housing, while the economic component addresses aspects such as monthly household income, employment status, and a profile of the economic sectors within which the employed proportion of the project area population are involved in within the Kwandwalane Phase 2 Rural Housing project area.
- **Section 4** deals with the **services and infrastructural component** of the project area. The services component therefore addresses residents' access to water, sanitation, electricity, telecommunication infrastructure and waste removal services, while the infrastructural component addresses the road network and stormwater management systems within the project area.
- **Section 5** deals with the **biophysical characteristics** of the project area, and therefore covers aspects such as land cover, topography and drainage, floodline areas, soils, geology, vegetation, Ezemvelo KwaZulu-Natal's C-Plan irreplaceability value, mineral deposits, archaeological, cultural and historical sites, and potential sources of pollution.
- **Section 6** provides a brief overview of the **current settlement pattern** of the Kwandwalane Phase 2 Rural Housing project area, and discusses some of the impacts associated therewith. The project area (Nsimbini-Ndwalane Traditional Authority) covers portions of ward 21, 22, 23, and a small portion of ward 20 of the Hibiscus Coast Local Municipality.
- **Section 7** provides a **summary conclusion** of the findings of the Preliminary Environmental Assessment Report and the potential impact of the proposed development on the environment and local population, while also providing some recommendations with which to minimize or negate any negative impacts.

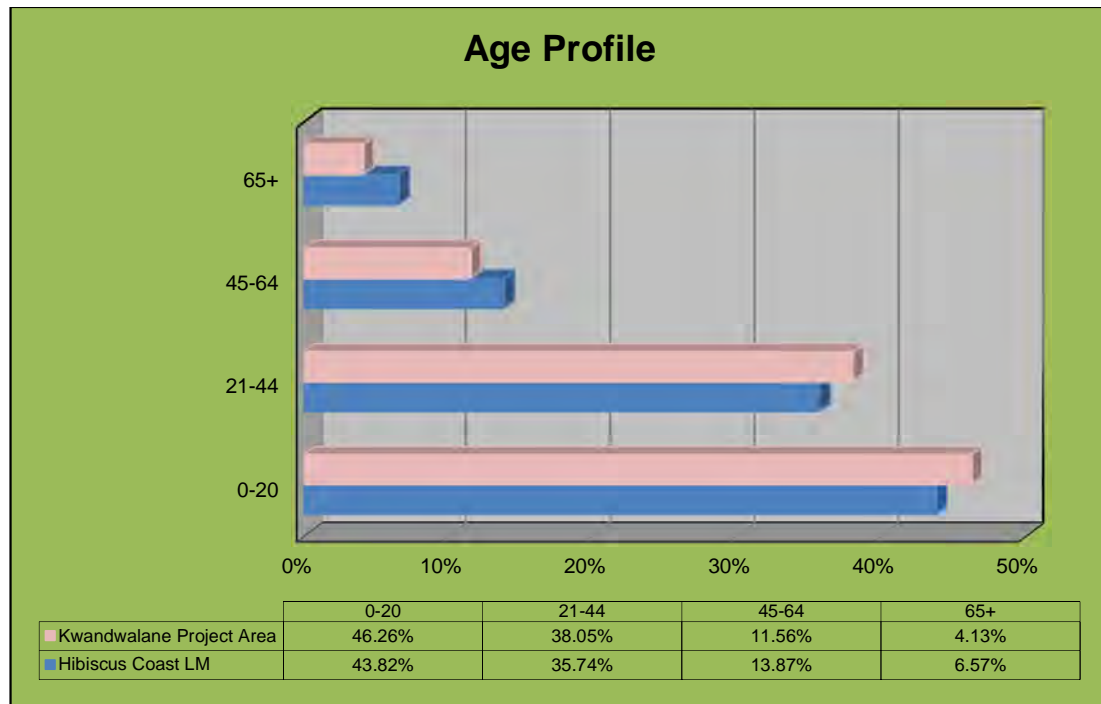
3 SOCIO-ECONOMIC COMPONENT

3.1 SOCIAL DEMOGRAPHIC CHARACTERISTICS

The figures illustrated below were prepared from the Census 2001 data and present a socio-economic overview of the study area. The Kwandwalane Phase 2 Rural Housing Project Area falls within the jurisdiction of the Hibiscus Coast Local Municipality; the figures of the study area are therefore presented together with the overall figures of the municipality to yield a comparative socio-economic overview of the study area. The total population of the study area is approximately 26 726 persons and the population of the municipality is estimated at 218 169 persons. The Kwandwalane Phase 2 Rural Housing project area accounts for 12.25% of the total population of the Hibiscus Coast Local Municipality.

3.1.1 Age Profile

The age profile of the Kwandwalane Phase 2 Rural Housing (project area) and of the Hibiscus Coast Local Municipality is depicted in Figure 3.1 below. It is clearly evident from the graph that the majority of the population (46.26%) of the project area are younger than the age of 20 years while a total of 38.05% are between the ages of 21 and 44 years. 11.56% of the population fall in the age category of 45 – 64 years, while only 4.13% of the total population of the project area are older than the age of 65 years. The age distribution figures suggest that the population of the study area mostly consists of young individuals who will become the adults in the near future. The overall figures of the municipality show a relatively similar trend of age distribution to the study area as indicated in Figure 3.1 below.

Figure 3.1: Age Profile

Source: Statistics SA, Census 2001.

3.1.1.1 Implications for the Rural Subsidised Housing Project:

Age distribution patterns are of utmost importance when planning future development and allocating rural subsidies as various subsidised facilities will be better enjoyed by individuals of certain ages now and in the future. Age distribution is also considered when determining the need for other supporting facilities necessary to ensure maximal yield of benefits of any given development, such as the proposed subsidised housing project. The age distribution structure of the population of the project area has various implication as far as subsidised rural housing is concerned, which must be considered during the planning (location) and implementation of the project, these include:

- Provision of sufficient and appropriate education facilities within close proximity to the housing development, and thereby ensuring that scholars do not travel unnecessary distances.
- Provision of economic and/ or employment opportunities within close proximity of the houses as a large number of young people will be entering the economically active age category over the next five to ten years and will thus be seeking appropriate employment opportunities.

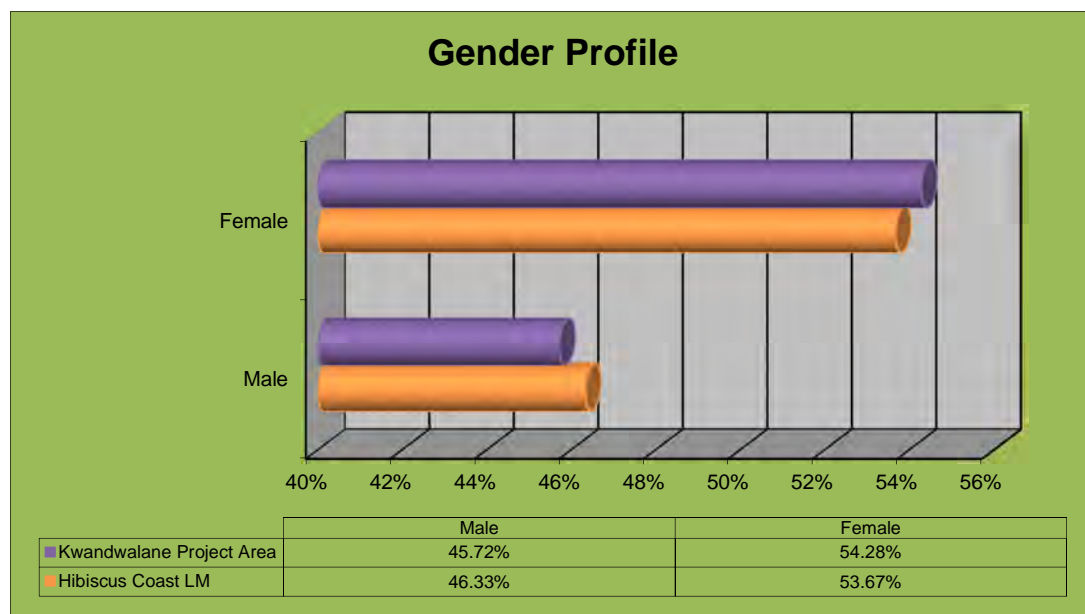
- Provision of adequate social services and amenities: as the young age profile increases the proportion of the population which are not yet economically active which results in a high dependency ratio which places increased pressure on social services, facilities, and amenities. Provision of such services will not only benefit young individuals but rather the community at large.

The lack of such facilities and services within close proximity to the area will result in the individuals and families relocating to areas where such services are available and therefore leaving the subsidised houses which were meant to improve their quality of life, thereby limiting the success of the proposed housing project.

3.1.2 Gender Profile

As much as 54.28% of the total population of the study area is female and 45.72% are male. Relatively similar trends of a female dominant population are evident for the overall Hibiscus Coast municipal area with 53.67% of the total population being female and 46.33% being male. The Figure 3.2 below illustrates a female dominant population within the study area and the overall municipality.

Figure 3.2: Gender Profile



Source: Statistics SA, Census 2001.

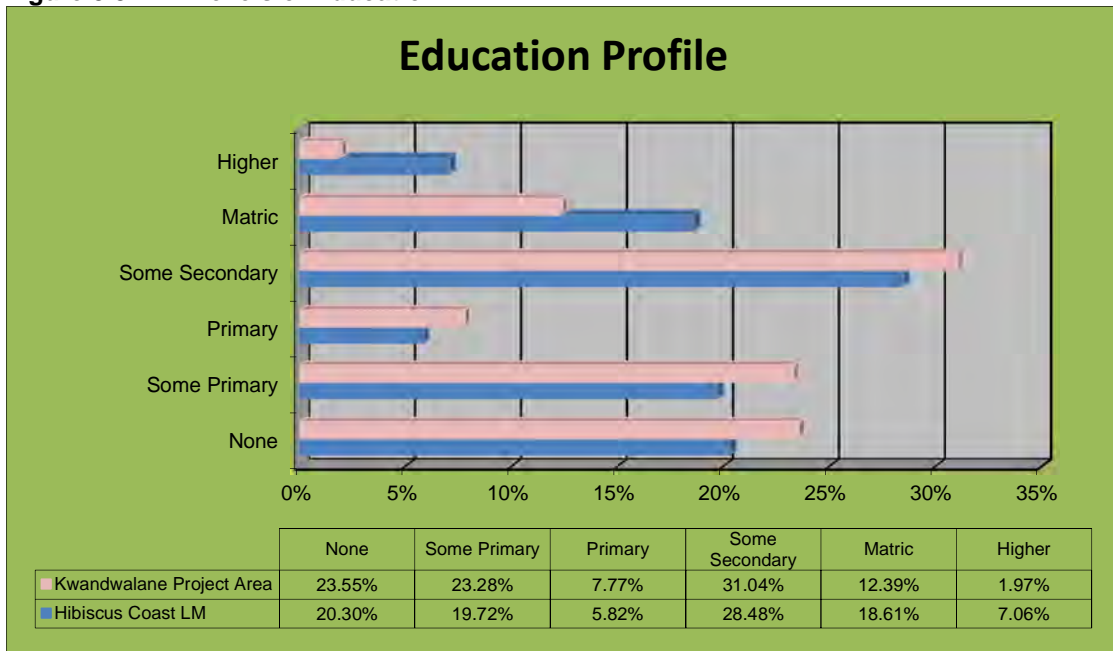
3.1.2.1 Implications for the Rural Subsidised Housing Project:

The implication of gender roles within the Kwandwalane Phase 2 Rural Housing project area therefore needs to be given due consideration with regards to the implementation of the envisaged rural subsidised housing project. Practices of gender equality and empowerment are necessary to ensure that benefits derived from the implementation of the proposed development are distributed in such a way that is reflective of the population structure as a whole.

3.1.3 **Education Profile**

The education profile of the study area and the Hibiscus Coast Local Municipality is illustrated in Figure 3.3 below. These figures illustrate the education levels of persons over the age of 20 years and therefore falling into the economically active categories of the population. The figures suggest relatively low education and literacy levels within the study area with as much as 23.55% of the population have indicated that they have not undergone any formal schooling and only 7.77% have completed primary schooling. Only 31.04% of the adult population of the project area indicated to have some secondary education with only 12.39% of the population indicating to have completed Grade 12 and only 1.97% of the total population have undergone some form of post matric/ tertiary education training. The figures of the overall Hibiscus Coast municipal area indicate a relatively similar low education profile for the municipality with as much as 20.30% of the economically active population having undergone no formal schooling, 19.72% has completed some primary level education and only 18.61% and 7.06% having completed Grade 12 and tertiary education respectively.

Figure 3.3: Levels of Education



Source: Statistics SA, Census 2001.

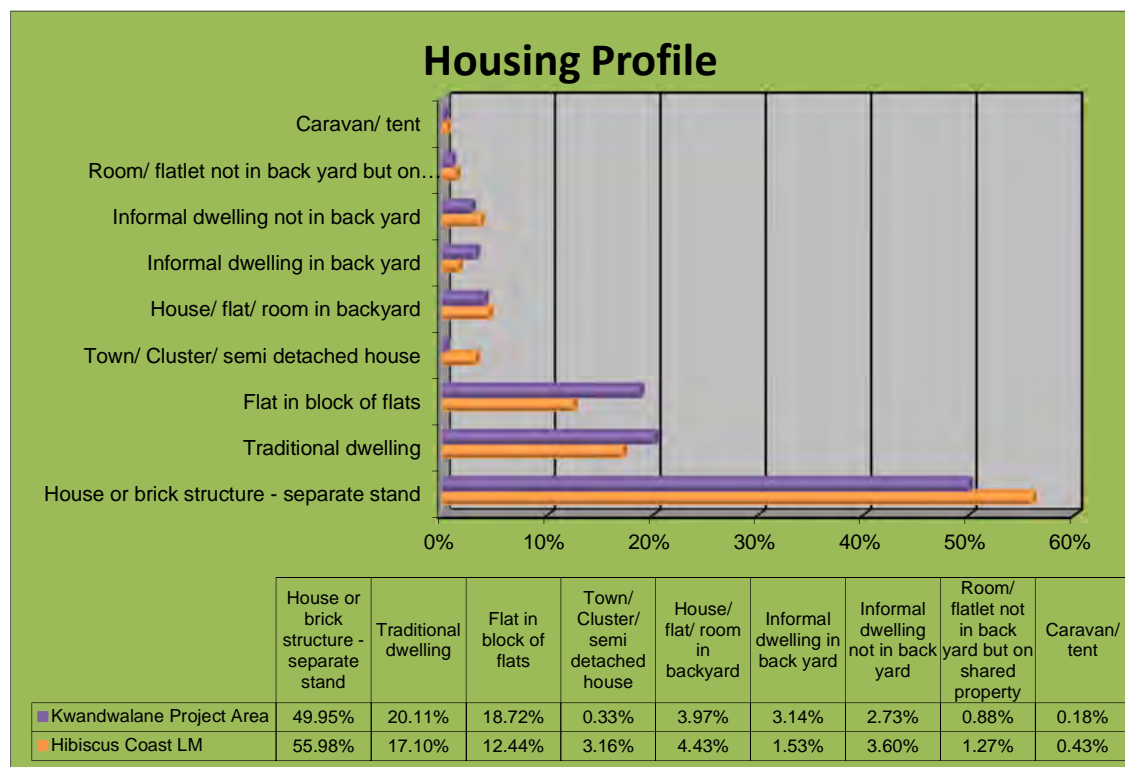
3.1.3.1 Implications for the Rural Subsidised Housing Project:

The level of illiteracy within the Kwandwalane Phase 2 Rural Housing project area will need to be taken into consideration with regards to the implementation of the proposed project to ensure that that proportion of the study area population which are illiterate are assisted, included and involved in community participation practices, and are not discriminated against as a result. Technical aspects of the proposed housing project may have to be communicated as they need to be clearly understood by the beneficiary communities. Specific provisions will need to be made to include those members of the project area population who may be illiterate in the development process, so as to avoid the possibility of exclusion of certain demographics. Facilities with which to cater to adult education could similarly constitute a viable option for future municipal developments of the area. In terms of overall project development and management it is important to ensure that all beneficiaries fully understand and grasp the implications and technical aspects relating to this housing initiative.

3.1.4 Housing Profile

Figure 3.4 below depicts the housing profile of the study area and for the Hibiscus Coast Local Municipality. The most predominant housing type within the study area is “House or brick structure” with the majority (49.95%) of household within the project area residing in structures of this nature, the second is “Traditional dwelling” (20.11%) and the third most predominant housing type is the “Flat in block of flats” with 18.72% of houses within the project area falling into this category. Traditional dwellings include mud houses, clay houses and huts made of animal manure. Other housing types exist within the study area but in relatively low numbers as depicted in the graph below. The overall figures for the municipality area depict a relatively similar housing profile with the second most predominant housing type being “traditional dwellings made of traditional material”.

Figure 3.4: Housing Profile



Source: Statistics SA, Census 2001.

3.1.4.1 Implications for the Rural Subsidised Housing Project:

According to the Housing Act, 1997, it is pertinent that all citizens and permanent residents of the Republic will, on a progressive basis, have access to:

- Permanent residential structures with secure tenure, ensuring internal and external privacy and providing adequate protection against the elements.

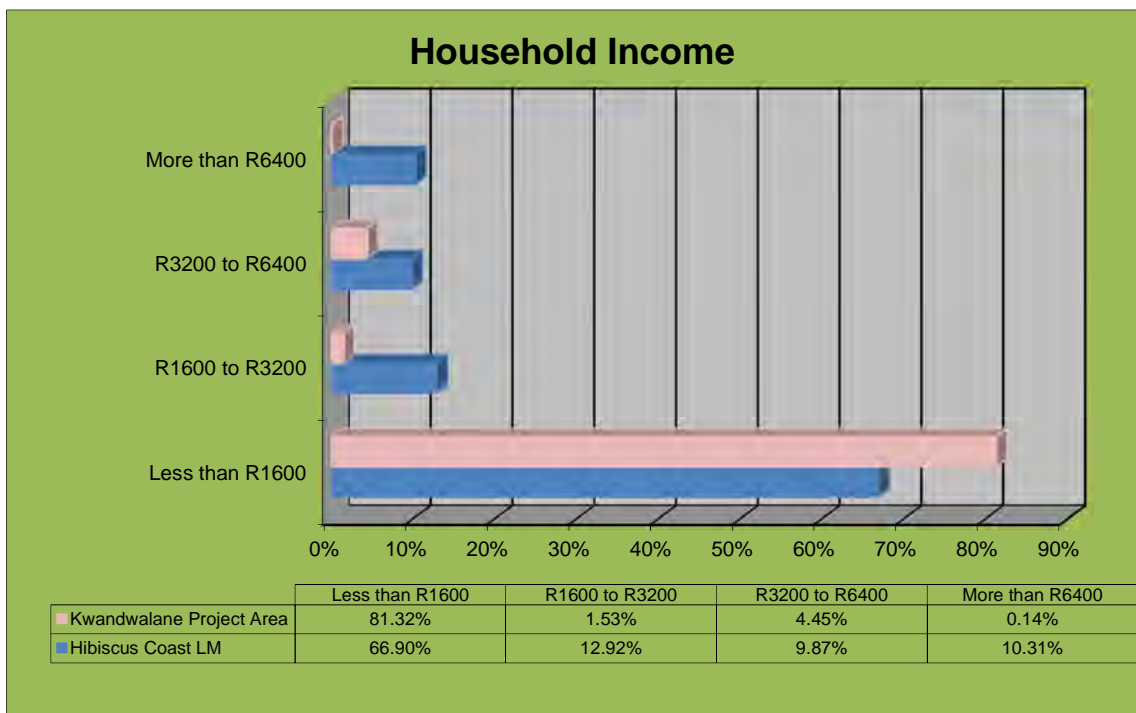
The National legislated (RDP) minimum norms and standards in respect of housing supply in South Africa is considered to be a brick top structure of 40 m² (minimum), of which only 49.95% of households in the project area; and 55.98% of the households within Hibiscus Coast Local Municipality; have access to housing services at this level. This national standard has been accepted by the Department of Housing as their minimum norms and standards for the rural housing instrument as far as subsidised housing provision is concerned.

Due to the informal and traditional nature of a number (25.98%) of houses situated within the Kwandwalane Phase 2 Rural Housing project area, the need for the implementation of a rural subsidized housing project is clearly evident. Such a factor should therefore support and favour the implementation of the proposed project on the Kwandwalane Phase 2 Rural Housing project area.

3.2 ECONOMIC DEMOGRAPHIC CHARACTERISTICS

3.2.1 Household Income and Affordability Profile

Figure 3.5 below illustrates a relatively low household income profile within the Kwandwalane Phase 2 Rural Housing project area and the overall Hibiscus Coast Local Municipality. As much as 81.32% of the total number of households within the study area indicated a collective monthly household income of R1600 and less, 1.53% fall within the income range of R1600 – R3200, 4.45% earn between R3200 and R6400 while only 0.14% of the total number of households indicating a collective monthly household income of more than R6400. Relatively similar monthly household income trends can be seen for the overall Hibiscus Coast local municipality in figure 3.5 below.

Figure 3.5: Monthly household income

Source: Statistics SA, Census 2001.

3.2.1.1 Implications for the Rural Subsidised Housing Project:

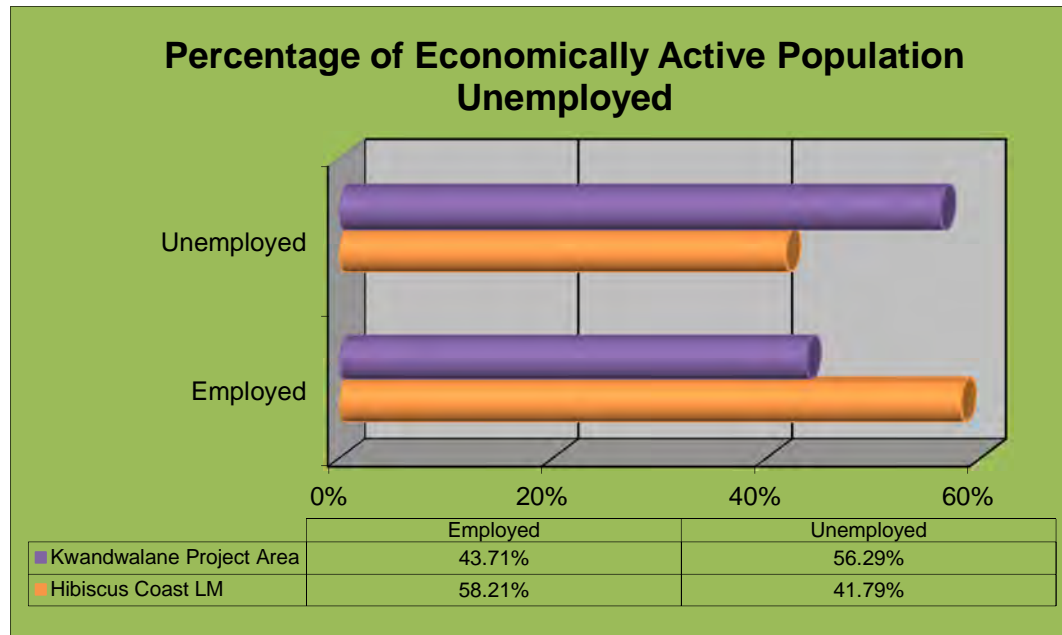
The figure above indicates relatively low affordability levels within the project area and the overall municipal area. The proposed subsidised housing project will benefit many households with low monthly income and who cannot afford proper housing. The ability of residents to pay for service levels above the minimum required standards will also be very limited.

3.2.2 Employment Profile

Figure 3.6 below illustrates the employment profile of the study area and the overall municipal profile. As much as 56.29% of the adult economically active population indicated to be unemployed. These figures include persons older than the age of 20 who indicated that they were unemployed at the time of the survey but seeking employment and that they were willing to take up any employment position should it be presented. Only 43.71% of the economically active population within the study area indicated that they were employed at the time of the survey. The survey on the overall employment profile of the Hibiscus Coast local municipality indicated relatively similar

situation with only 58.21% of the population being employed and as much as 41.79% being unemployed. The very low affordability levels of the study area population are directly related to the high unemployment rate within the area.

Figure 3.6: Percentage of Economically Active population unemployed



Source: Statistics SA, Census 2001

3.2.2.1 Implications for the Rural Subsidised Housing Project:

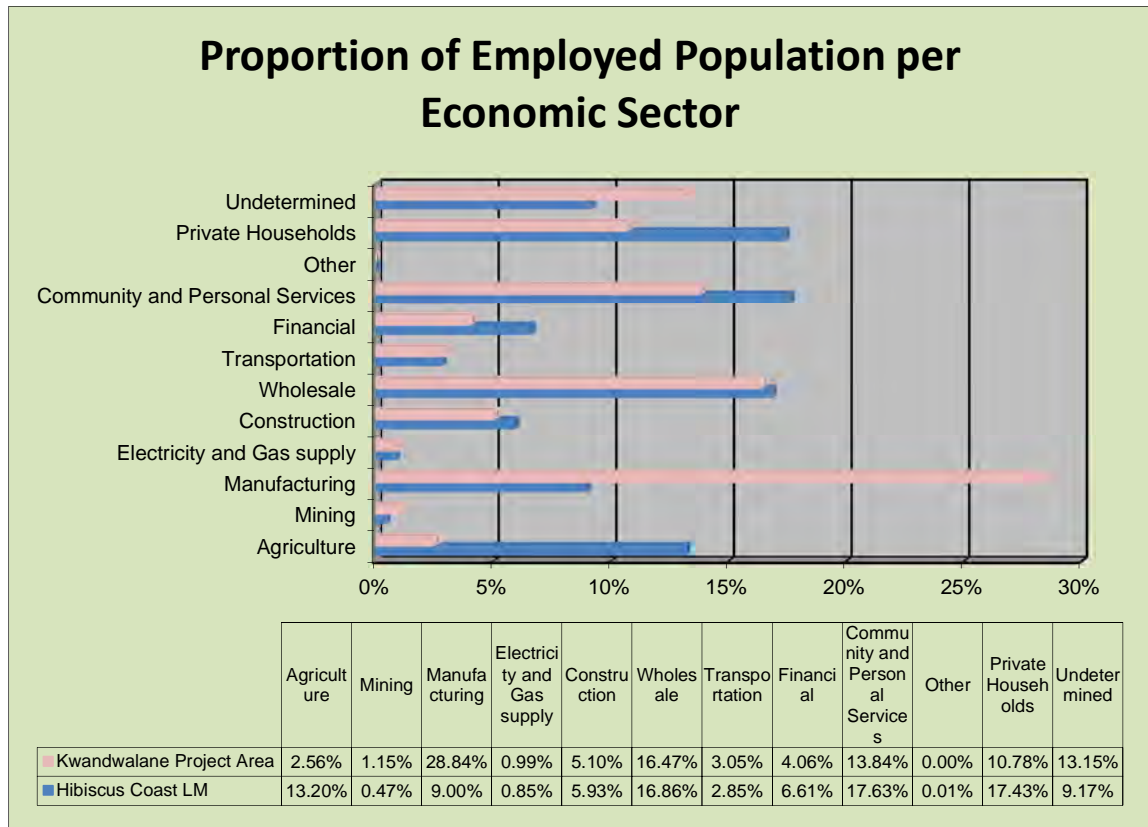
The potential role of the envisaged rural housing project in providing some employment and income generating opportunities during the construction and implementation phases should clearly be a key consideration in the project plan. The development of technical skills relating to construction which could benefit the project beneficiaries after completion of the housing project should also be considered in the project implementation and management stages.

3.2.3 Economic Sector Profile

Figure 3.7 below illustrates the main economic sectors within which the employed economically active population of the study area are engaged. The most predominate employment sector within the project area is the “Manufacturing” sector with employs 28.84% of the economically active population, followed by “Wholesale & Retail” (16.47%) and “Community and Personal Services” (13.84%). As much as 13.15% of employed population reported that their sectors were

“undetermined”, this will include numerous jobs in the informal sectors which gradually fall in the lower income levels of the spectrum and hence the information depicted in Figure 3.5 above. The overall figures of the Hibiscus Coast local are depicted in the graph below.

Figure 3.7: Proportion of employed population per economic sector



Source: Statistics SA, Census 2001.

3.2.3.1 Implications for the Rural Subsidised Housing Project:

In the development of housing development projects within the Kwandwalane Phase 2 Rural Housing project area, it can be expected that a number of additional employment opportunities could be created within the construction sector. Local employment creation opportunities should be optimized during the implementation stages to contribute towards longer term economic sustainability in the project area.

4 SERVICES AND INFRASTRUCTURE

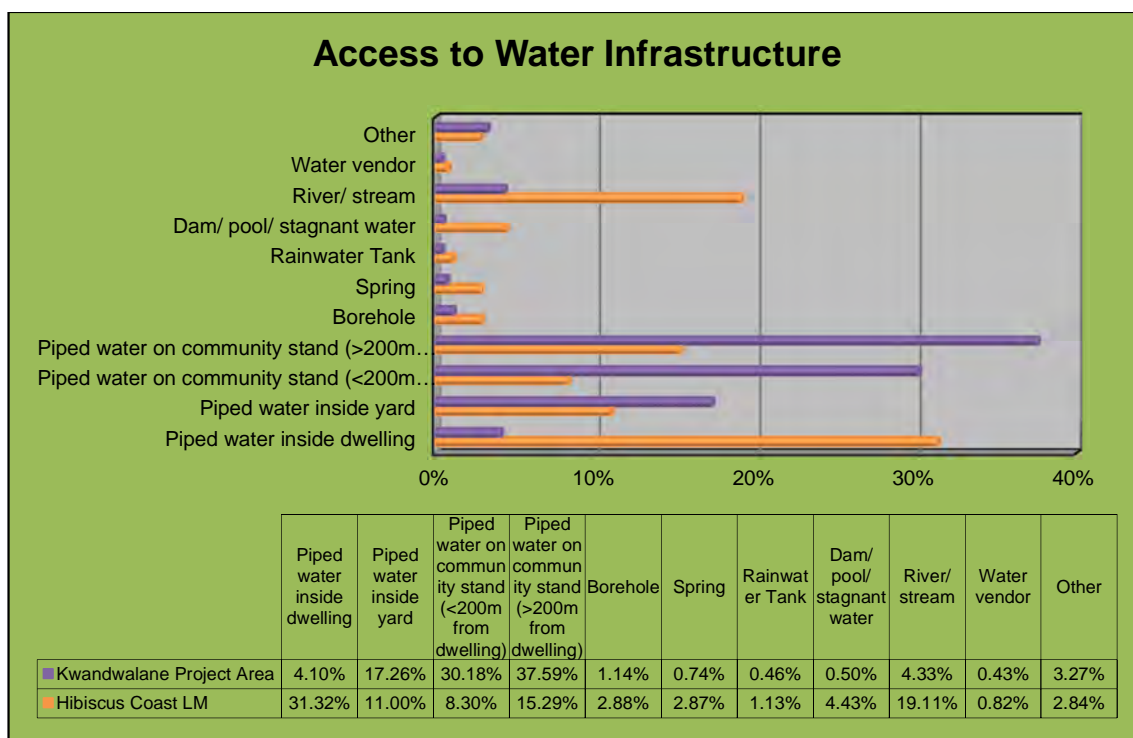
4.1 SERVICES DEMOGRAPHICS

4.1.1 Access to water infrastructure

Figure 4.1 below illustrates the various sources of water, for drinking and other auxiliary household uses, for communities residing within the project area and the overall Hibiscus Coast local municipality. The figure shows relatively limited access to running water in the project area with only 4.1% of the total number of households having access to piped water “inside dwelling”, 17.26% having access to piped water “inside yard” while 30.18% “access water from a communal stand pipe situated within 200m” from the dwelling. The majority of the households (37.59%) within the study area make use of water from a communal standpipe situated farther than 200m from the dwelling, a further 4.33% utilise water from rivers and streams, and 0.5% from dams and 0.46% make use of rainwater. As much as 1.14% of the households make use of borehole water and 0.43% of the households buy water from a vendor who probable sourced it from the above mentioned sources which are situated at a greater distance from the households. It is quite clear that access to clean reliable running water was limited at the time that the survey was conducted within the Kwandwalane Phase 2 area. The area was underdeveloped as far as water infrastructure is considered.

The overall figures for the Hibiscus Coast local municipality, on the other hand, suggest better provision of water to households with as much as 31.32% and 11% of households having access to piped water “inside dwelling” and “piped water inside yard” respectively. A further 8.30% of households indicated to source water from a communal tap situated within a distance of 200meters while 15.29% would source water from a communal tap situated more than 200 meters from the dwelling. However, a significant number (19.11%) of household within the municipality would utilise water from rivers and streams and 4.43% from natural dams.

Figure 4.1: Access to water infrastructure



Source: Statistics SA, Census 2001.

4.1.1.1 Implications for the Rural Subsidised Housing Project:

The levels of service delivery derived from acceptable national policy frameworks which are relevant for the level of water services indicate the following definitions as being applicable:

- A 'Survival' level of service providing five (5) to eight (8) litres of water per capita per day at 800 – 1500 meters walking distance;
- The RDP level of service providing twenty five (25) litres of water per capita per day at 200 meters walking distance; and
- A higher level of service providing more than twenty five (25) litres of water per capita per day and at less than 200 meters walking distance. It even includes a yard or house connection.

The National legislated (RDP) minimum norms and standards in respect of water supply in South Africa are therefore considered to be a maximum 200 m's walking distance between a communal stand pipe and one's residence, of which approximately only 50.62% of the total Hibiscus Coast Local municipal population and 51.54% of the Kwandwalane Phase 2 Rural Housing project areas total population have access to water services at this level. This national standard has been accepted by the Department of Housing as their minimum norms and standards for the rural

housing instrument as far as subsidised housing provision is concerned. Therefore, due to the fact that the provision of water amounts to housing purposes in terms of the Housing Board/Department of Human Settlements explanation of rural subsidies, the provision of water at the minimum RDP level of service provision at least should constitute a key municipal objective for implementation in the Kwandwalane Phase 2 Rural Housing project area, as well as the Hibiscus Coast Local Municipality as a whole. The provision of Rural Subsidised Housing should therefore not occur in isolation but should be supported by various other necessary infrastructural and service provision projects.

4.1.2 Access to Sanitation Infrastructure

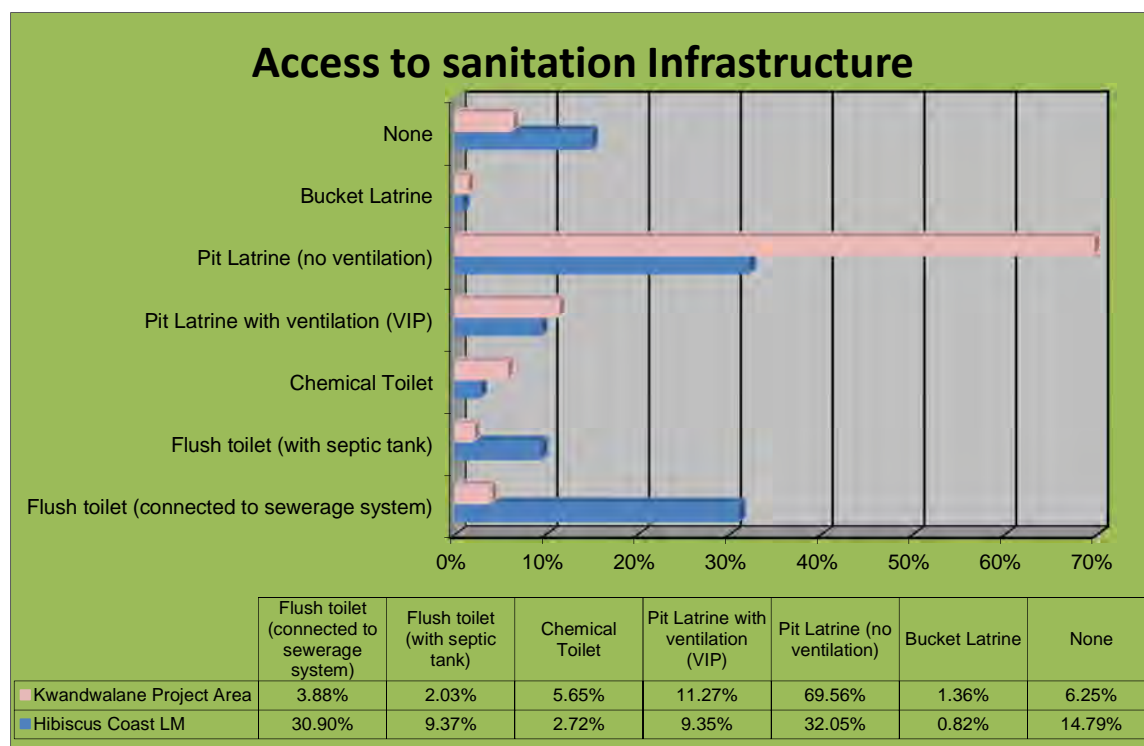
As much as 69.56% of the total number households within the Kwandwalane Phase 2 Rural Housing project area make use of “unimproved non ventilated Pit latrine” toilet facilities and only 11.27% having improved “ventilated pit latrine” toilets. As much as 6.25% of the households were recorded as having no access to any sanitation facilities while 5.65% and 1.36% made the use of chemical toilets and bucket toilets respectively. Only 3.88% of households in the project area indicated to use of flush toilets connected to a sewage system and 2.03% connected to a septic tank system.

The statistics of the overall Hibiscus Coast Local municipality indicate that 32.05% of households making use of “non-ventilated pit toilets” with 9.35% having “ventilated pits toilets. A total of 2.72% of households at municipal level make use of chemical toilets and 0.82% is on the bucket system. As much as 14.79% percentage of households within the overall municipal area indicated to not have any sanitation facility. While 30.90% of the total number of households within the Hibiscus Coast local municipality makes use of flush toilets connected of a sewer system while 9.37% use flush toilets connected to a septic tank. The absence of appropriate sanitation infrastructure in the project area is clearly evident from the information depicted in Figure 4.2 below. The average number of households with flush toilets in Hibiscus Coast LM is relatively higher than that of the project area. The figures however indicate a relatively high need of proper sanitation facilities but the limited access to running water within the area could be a major reason for the lack of sanitation infrastructure in the Kwandwalane Phase 2 Rural Housing project area.

The potential impact of the extensive utilization of unimproved pit latrines and other forms of inappropriate sanitation infrastructure, on biophysical aspects such as surface and ground water, as well as the potential health implications is clearly evident from these figures, as is the need for

improved access to sanitation infrastructure in both the Kwandwalane Phase 2 Rural Housing project area and the greater Hibiscus Coast Local Municipality.

Figure 4.2: Access to sanitation infrastructure



Source: Statistics SA, Census 2001.

4.1.2.1 Implications for the Rural Subsidised Housing Project:

The levels of service delivery derived from acceptable national policy frameworks which are relevant for the level of sanitation services indicate the following definitions as being applicable:

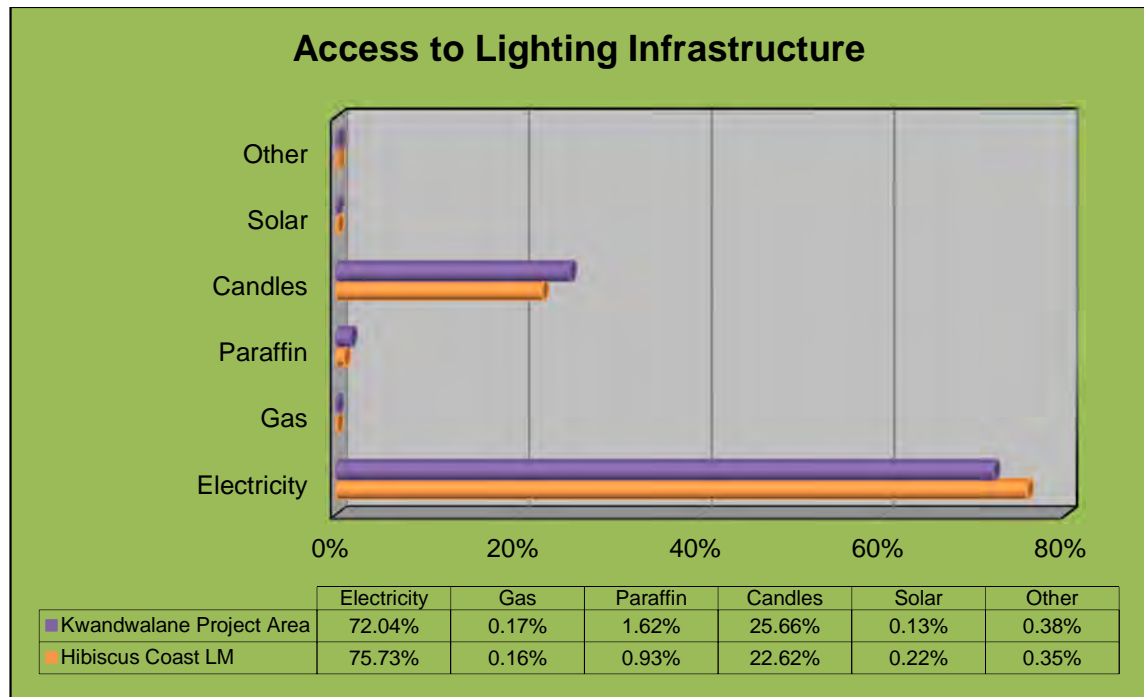
- a Ventilated Improved Pit latrine (VIP) level of service;
- the interim level of service providing on-site sanitation that could include amongst others a on-site dry system (single, double pit or organic systems such as the Envirolloo) or an on-site wet system (such as a low flush or a septic tank and french drain); and
- a waterborne level of service providing treatment of raw sewage by means of a Sewage Treatment Works.

The National legislated (RDP) minimum norms and standards in respect of sanitation service provision in South Africa is considered to be ventilated improved pit toilet (VIP), of which approximately 9.35% of the total households in Hibiscus Coast Local municipal area and 11.27% of

the Kwandwalane Phase 2 Rural Housing project areas total population have access to sanitation services at this level. This national standard has been accepted by the Department of Human Settlements as their minimum norms and standards for all rural housing instruments as far as subsidised housing provision is concerned. Therefore, due to the fact that the provision of sanitation amounts to housing purposes in terms of the Housing Board/Department of Human Settlements explanation of rural subsidies, the provision of sanitation at the minimum RDP level of service provision at least should constitute a key municipal objective for implementation in the Kwandwalane Phase 2 Rural Housing project area, as well as the Hibiscus Coast Local Municipality as a whole. The provision of Rural Subsidised Housing should therefore not occur in isolation but should be supported by various other necessary infrastructural and service provision projects.

4.1.3 Access to electricity infrastructure

Figure 4.3 below indicates the various energy sources used for lighting purposes by households within the Kwandwalane Phase 2 Rural Housing project area and overall Hibiscus Coast municipal area. During the time of the survey, the majority (72.04%) of households within the project area indicated that they made use of electricity as a source of lighting in the house while 25.66% used candles. A further 1.62% and 0.17% made use of paraffin and gas lighting respectively. The trends in “energy for lighting” statistics recorded for the overall municipal area were relatively similar with as much as 75.73% of the households within the overall Hibiscus Coast municipality indicating to make use of electricity for lighting while only 22.62% used candles for lighting in 2001. Paraffin (0.93%) and Gas (0.16%) were also recorded as lighting source respectively; while 0.22% of the total number of households within the municipal area indicated the use of solar energy as a source of lighting. The proportion of households with access to electricity in the study area is slightly lower than the comparative figure for the Local Municipality

Figure 4.3: Access to electricity infrastructure

Source: Statistics SA, Census 2001.

4.1.3.1 Implications for the Rural Subsidised Housing Project:

The provision of an internal electrical reticulation network is not viewed as a minimum requirement as far as subsidised housing is concerned, and as such the provision of an internal electrical reticulation network does not form part of the proposed rural subsidised housing project. The absence of appropriate electricity infrastructure can often result in the extensive utilization of firewood for cooking and heating purposes with the resulting potential negative impact on natural vegetation. Limited access to electricity infrastructure often contributes to the general deforestation of the surrounding area, and increased levels of air pollution arising from the use of firewood for cooking and heating purposes.

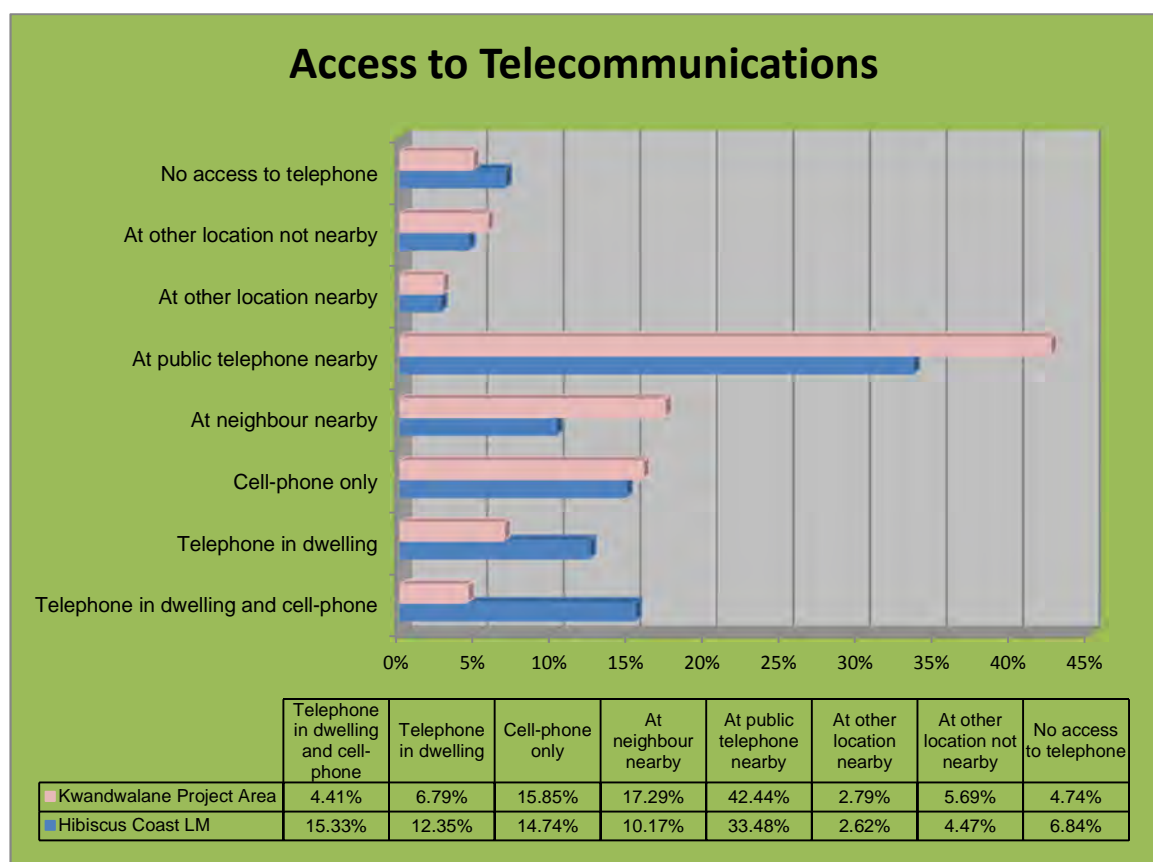
4.1.4 Access to telecommunication infrastructure

Figure 4.4 below indicates the level of telecommunication infrastructure and technology services to households within the Kwandwalane Phase 2 Rural Housing project area. As much as 42.44% and 17.29% made use of nearby Public Telephones and Telephone at nearby neighbour respectively. Only 4.41% of households within the project area indicated to have access to both "Telephone &

Cell phone” while a similar percentage 6.79% only had access to “Telephone” and 15.85% had access to “Cell phone only”

The overall figures of the Hibiscus Coast local municipality indicate that 6.84% of households had no access to any telecommunication technology at the time of the survey while 4.47% only accessed these services at other locations distant from their dwellings. As much as 33.48% and 10.17% made use of nearby Public Telephones and Telephone at nearby neighbour respectively, while 12.35% had telephones in households, 14.74% cell phone only and 15.33% had both “Telephone and Cell phone” in households.

Figure 4.4: Access to telecommunication



Source: Statistics SA, Census 2001.

The growing importance of direct access to appropriate telecommunication infrastructure to facilitate access to appropriate sources of information in support of Local Economic Development is becoming an increasingly important development consideration. The inclusion of aspects such as rural telecentres as part of the housing development initiative could play an important role to address this gap.

4.1.4.1 Implications for the Rural Subsidised Housing Project:

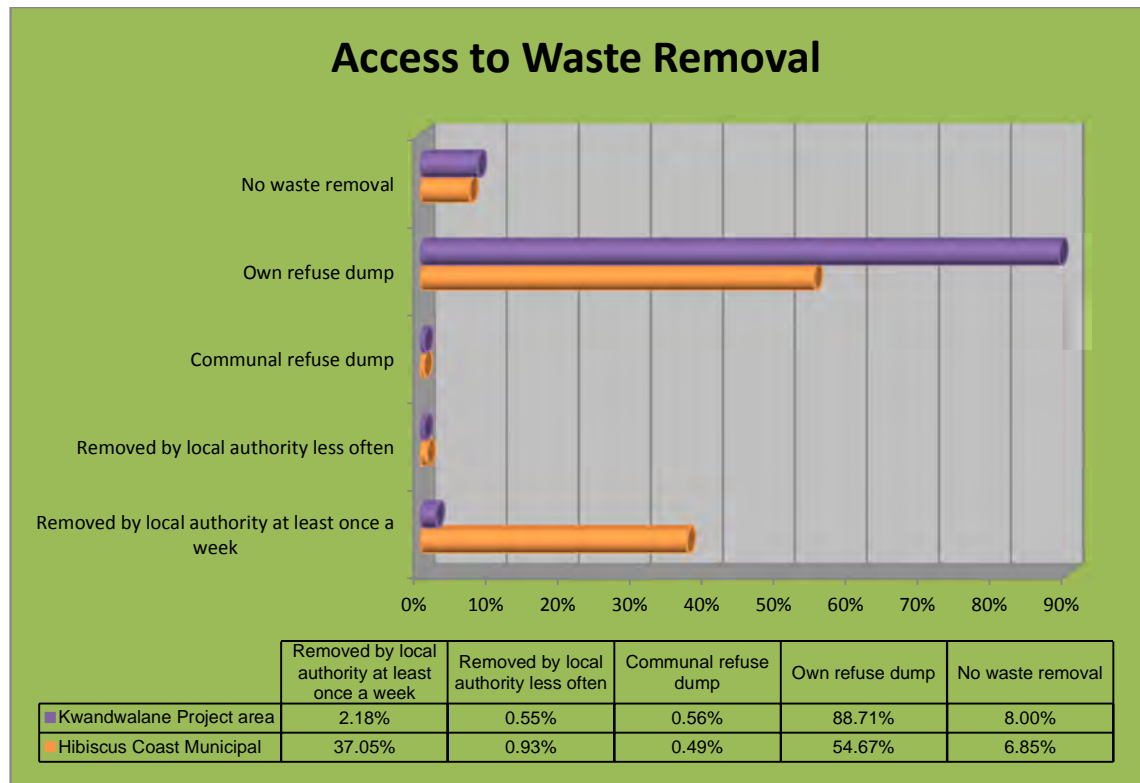
The provision of an internal telecommunications network is not viewed as a minimum service level requirement as far as rural subsidised housing is concerned, and as such the provision of a telecommunication network does not form part of the proposed rural subsidised housing project. The absence of appropriate telecommunication infrastructure can have negative impacts in terms of the local communities' inability to report emergencies as and when they happen in order to receive the necessary response from respective emergency services. A lack of appropriate telecommunication infrastructure also impacts negatively with regards to local businesses which may be trying to operate within the area. Limited access to appropriate and reliable telecommunication infrastructure contributes to certain areas which are uncatered for being disconnected from the remainder of the general population being unable to keep in touch their friends, families and loved ones at other locations, and results in numerous inconveniences which wouldn't normally be experienced in areas which are appropriately catered to regarding telecommunication infrastructure.

4.1.5 **Access to Waste Removal Services**

The graph in Figure 4.5 below depicts the various waste management/ removal methods recorded as being used by the various households within the project area and the overall local municipality. The limited availability of any form of formalized refuse removal system in the Kwandwalane Phase 2 Rural Housing project area and the overall Hibiscus Coast Local Municipality at the time of the survey is clearly illustrated in the graph. As much as 88.71% of the total number of households within the project area indicated that they make use of their own refuse dump, be it pit holes in the yard or in close proximity to the house. A relatively similar percentage (54.67%) of households within the entire Hibiscus Coast local municipality indicated to use the same method of waste disposal. A further 8% of households in the project area and 6.85% in the overall municipal area indicated that they had no practised waste disposal method in place. A figure of 2.18% of households within the Kwandwalane Phase 2 TA project area was recorded for households whose refuse was collected by the municipality once a week and 0.55% of households in Kwandwalane Phase 2 indicated that their refuse was collected by the local municipal authority less often than weekly basis. The figures from the graph indicate that 37.05% of the households in Hibiscus Coast local municipality had their refuse collected once a week and 0.93% collected less often than on a weekly basis while 0.49% made use of communal dump sites. From the graph it is evident that the majority of households in the Kwandwalane Phase 2 Rural Housing project area and the overall

Hibiscus Coast municipal area have no access to any form of waste removal or disposal services and dispose of their refuse through means of their own refuse dumps.

Figure 4.5: Access to waste removal service



Source: Statistics SA, Census 2001.

4.1.5.1 Implications for the Rural Subsidised Housing Project:

The Hibiscus Coast Local Municipality, who is also the service provider responsible for the provision of a functional waste removal and disposal system within the Kwandwalane Phase 2 Rural Housing project area, does not currently provide any form of refuse removal and disposal services to the rural areas of its municipal area. The absence of waste removal services in the study area can not only impact negatively on the biophysical environment, but also on the aesthetic appearance of the area, and the overall health profile of the resident communities, as well as their livestock as a result of livestock ingesting such waste.

4.2 INFRASTRUCTURE

4.2.1 Roads

This section of the report provides an overview of existing road networks occurring across and providing access to the Kwandwalane Phase 2 Rural Housing (project area). The details of proclaimed road networks are depicted in the Table 4.6 below. This information describes the various categories/ types of roads and includes Provincial (P), District (D) and Local (A) or (L) roads; contained under the respective headings. **It must however be noted that the scope of proposed Kwandwalane Phase 2 Subsidised Housing Project does not include any construction or major maintenance of new or existing access roads to the project area.**

Table 4.6: Access to the Kwandwalane Phase 2 Rural Housing Project Area:

Road Category	Road No.	Access Summary
National	N2-22	The N2-22 enters the Western border moves through the centre of the project area and exits at the Eastern border.
Provincial	P262	This Provincial Road P262 stems from the N2-22 and moves in a northern direction.
District	D1117	The D1117 is connected to the N2-22 and the P262.
	D1098	The D1098 is connected to the N2-22 and is found in the South-western part of the project area.
	D1116	The District Road D1116 stems from the N2-22 and connects with the N2-22 a little further.
	D1053	The D1053 connects to the N2-22 and the D1014 in the North-eastern parts.
	D1014	This District road stems from the N2-22 and moves down along the Eastern border.
	D2127	The D2127 is a short road connected to the N2-22 and the D1014.
	D1053X	The D1053X is connected to the D1053 and the D1014.
Local	L1027	This Local access road is found in the Northern part of the project area.
	L1026	This road connects the D1116 and the D1014.
	A2444	This is a short road connected to the D1014 and found in the Eastern part of the project area.

(i) **National Roads**

There is one National Road (N2-22) that has been proclaimed through the project area.

(ii) **Provincial Roads**

There is one proclaimed provincial road (P262) within the project area. The P262 is found in the western parts of the project area.

(iii) District Roads

Seven district roads have been proclaimed through the Kwandwalane Phase 2 Rural Housing project area, namely: District Roads D1117, D1098, D1116, D1053, D1014, D2127 and D1053X as indicated in the above table.

(iv) Numbered Local Access Roads

There are three proclaimed local access roads (L1027, L1026 and A2444) servicing the project area. The position and route/s of the roads are illustrated in the attached thematic map and discussed in the above table.

4.2.1.1 Implications for the Rural Subsidised Housing Project:

The National legislated (RDP) minimum norms and standards in respect of roads in South Africa are considered to be “access to all even with graded or gravel paved roads”. This national standard has been accepted by the Department of Housing as their minimum norms and standards for the rural housing instrument as far as road provision is concerned. It is important to note however that *no new access roads* are planned as part of the Kwandwalane Phase 2 Rural Housing Area’s Rural Subsidised Housing Development. Grading processes may be conducted on some existing roads as part of the proposed project in an attempt to improve the current condition of these roads within the Kwandwalane Phase 2 Rural Housing project area, and will therefore form part of a road maintenance programme, however such a process will not extend to the creation of any new road networks. Furthermore due to the fact that no new road networks are planned as part of the proposed development, and due to the fact that grading purposes form part of routine road maintenance the surrounding natural environment will not be adversely impacted upon.

It should also be noted that all District Roads will be allocated a 30 m road reserve, to which an additional 15 m building line will be added onto either side, while all Local Access roads will be afforded a minimum 15 m building line within which no construction activities may occur. This therefore ensures that no construction activities associated with the proposed rural housing project will result in any adverse negative impacts on the existing road network.

4.2.2 Stormwater

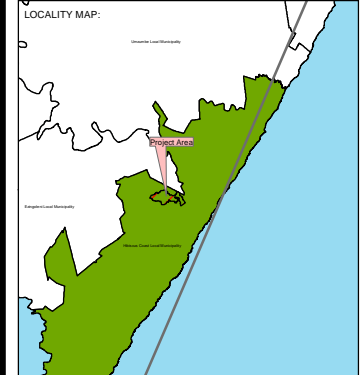
Whilst low income rural subsidised housing developments have huge budgetary constraints on the design and implementation of stormwater management and control systems, it is vitally important to

HIBISCUS COAST LOCAL MUNICIPALITY

KWANDWALANE PHASE 2 RURAL SUBSIDISED HOUSING DEVELOPMENT

Road Network

-  Project Area
-  Municipal Boundary
-  Main Road
-  District Road
-  Local Access
-  Non Perennial River
-  Perennial River
-  Pans & Dams
-  Contours
-  Road Number



SCALE :
0 0.1 0.2 0.3
Kilometers
1:32 000



DATE : September 2012

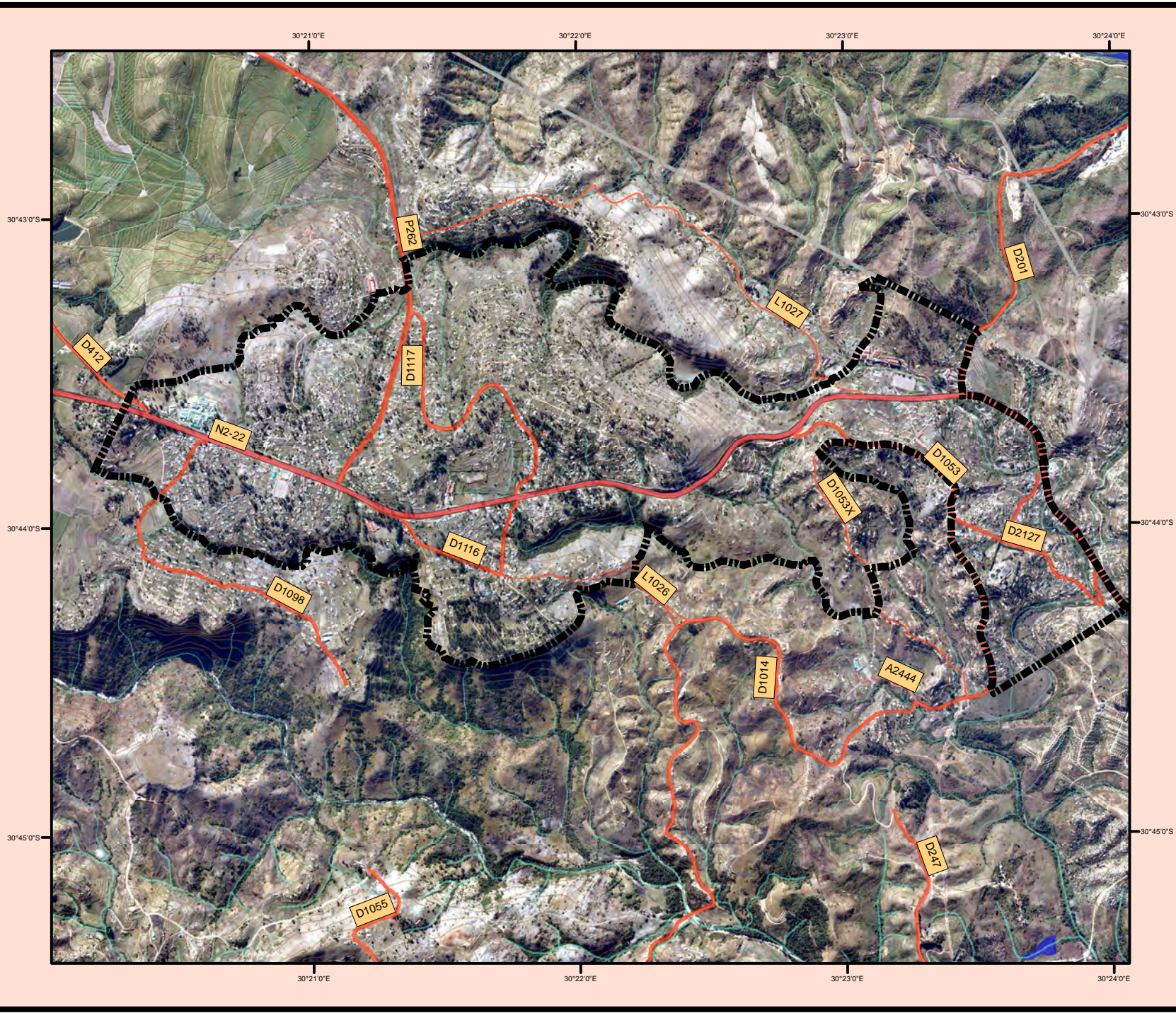
MAP REFERENCE VERSION NUMBER : Version 1

COORDINATE SYSTEM : Municipal WGS84 (L031)

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dispose of stormwater as effectively and efficiently as possible. This is due to the fact that uncontrolled stormwater runoff can cause damage to property and may erode and destabilise fill and cut banks. The objectives of the stormwater management system should be as follows:

- To adequately dispose of runoff from developed areas without causing soil saturation or erosion. This is particularly important on any sites underlain by erodible soils and on steep slopes;
- To provide overland flow routes through developments to cater for major storms and thereby minimising any risk of damage to property infrastructure and other immovable assets;
- Stormwater systems should be designed to function adequately with low maintenance in the long term, and should cater for silting, etc.

4.2.2.1 Implications for the Rural Subsidised Housing Project:

While the National legislated (RDP) minimum norms and standards in respect of stormwater management in South Africa is considered to be “Lined open channels” the logistics and costs involved with the implementation thereof mean that such a minimum norm and standard is not feasible for implementation as part of the Kwandwalane Phase 2 Rural Subsidised Housing development.

5 BIO-PHYSICAL COMPONENT

5.1 LAND COVER AND TOPOGRAPHY

The overall land cover within the study area is summarized in Table 5.1 below and graphically depicted on the attached thematic map. The dominant land cover within the study area is described as “Urban/built-up land: Residential” and covers approximately 41.97% of the total land area of the Kwandwalane Phase 2 Rural Housing project area. This type of land cover is abundant on the northern, southern and eastern parts of the project area.

The “Thicket and Bushland” land cover type accounts for 34.25% of the total surface of the project area and mostly occurs in the northern and south-eastern parts of Nsimbini-Ndwalane Traditional Authority (TA) area. Other land cover types occur within the project area but at relatively low volumes as indicated in Table 5.1 below. A land cover thematic map is attached to give a visual illustration of the distribution of the various land covers discussed above and listed in Table 5.1 below.

Table 5.1: Land Cover

Land Cover	Area (Ha)	Percentage of Total Area
Thicket and Bushland	282.94	34.25%
Degraded: Thicket and Bushland	196.53	23.78%
Urban/built-up land: Residential	346.72	41.97%
Total Area	826.19	100%









Source: LANDSAT Landcover

The overall topography of the study area is summarized in Table 5.2 below and clearly depicted on the attached thematic map. The slope analysis study indicates that the majority of the project area (49.72%) is characterized by fairly steep slopes (Steeper than 1:5) and 15.04% of the area’s topography has a slope character “1:5 – 1:7.5” while 14.78% of the area has a slope of “Flatter than 1:20”. Appropriate planning and design principles suitable for the topography of the area and taking due cognizance of the characteristics of the area, will thus have to be applied during the detailed planning stages of the envisaged housing process. Table 5.2 below illustrates the slope analysis summary of the project area





HIBISCUS COAST LOCAL MUNICIPALITY

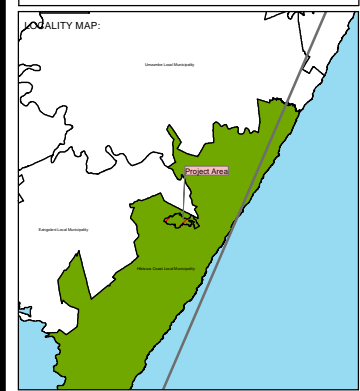
KWANDWALANE PHASE 2 RURAL SUBSIDISED HOUSING DEVELOPMENT

Land Cover

- | | | | |
|---|--------------------|---|---------------------|
|  | Project Area |  | Non Perennial River |
|  | Municipal Boundary |  | Perennial River |
|  | Main Road |  | Pans & Dams |
|  | District Road |  | Contours |
|  | Local Access | | |

Land Cover:

- | | |
|---|---------------------------------------|
|  | Thicket and Bushland |
|  | Degraded: Thicket and Bushland |
|  | Urban/built-up land: Residential |
|  | Cultivated Land: Commercial-Sugarcane |



SCALE :
00.00:1 0.2 0.3
Kilometers
1:32 000



DATE : September 2012

MAP REFERENCE VERSION NUMBER : Version 1

COORDINATE SYSTEM : Municipal WGS84 (L031)

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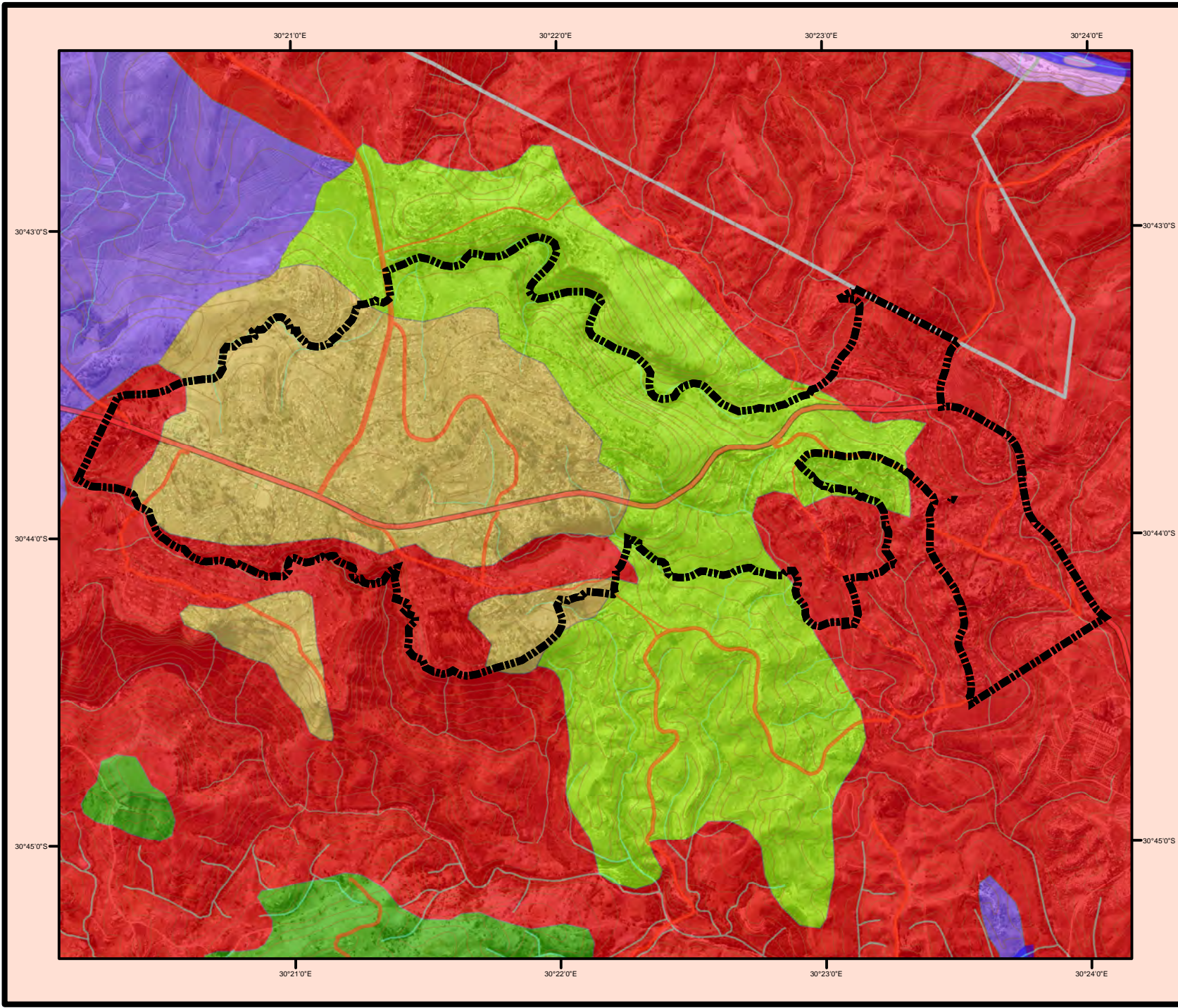


Table 5.2: Slope Analysis

Slope	Area (Ha)	Percentage of Total Area
Flatter than 1:20	314.5	14.78%
1:11 – 1:20	268.25	12.6%
1:7.5 – 1:11	166.75	7.83%
1:5 – 1:7.5	320	15.04%
Steeper than 1:5	1058	49.72%
Total Area	2127.5	100.00%

Source: LANDSAT Landcover.

5.2 FLOOD LINE AREAS

The Kwandwalane Phase 2 project area is traversed by a number of perennial and non-perennial water courses. The perennial and non-perennial streams occurring within the project area are depicted on the attached thematic map. The predominant perennial and non-perennial streams which have been named are summarized in Table 5.3 below:

Table 5.3: Streams and Rivers of the Kwandwalane Phase 2 Rural Housing Project Area

Water Course Name	Category	Location within Project Area	Drainage
Zotsha	Perennial	Southern border	West to east
Boboyi	Perennial	Northern extent	West to East

The above noted water courses within the proposed development area, whether perennial or non-perennial, are subject to periodic flooding depending on the rainfall and subsequent runoff at any point in time, either within or upstream of the specific catchment area. Therefore, in terms of the Water Act, as well as various other applicable developmental legislation, these areas are subject to a 1:100 year flood line restriction as far as any form of formal development is concerned.

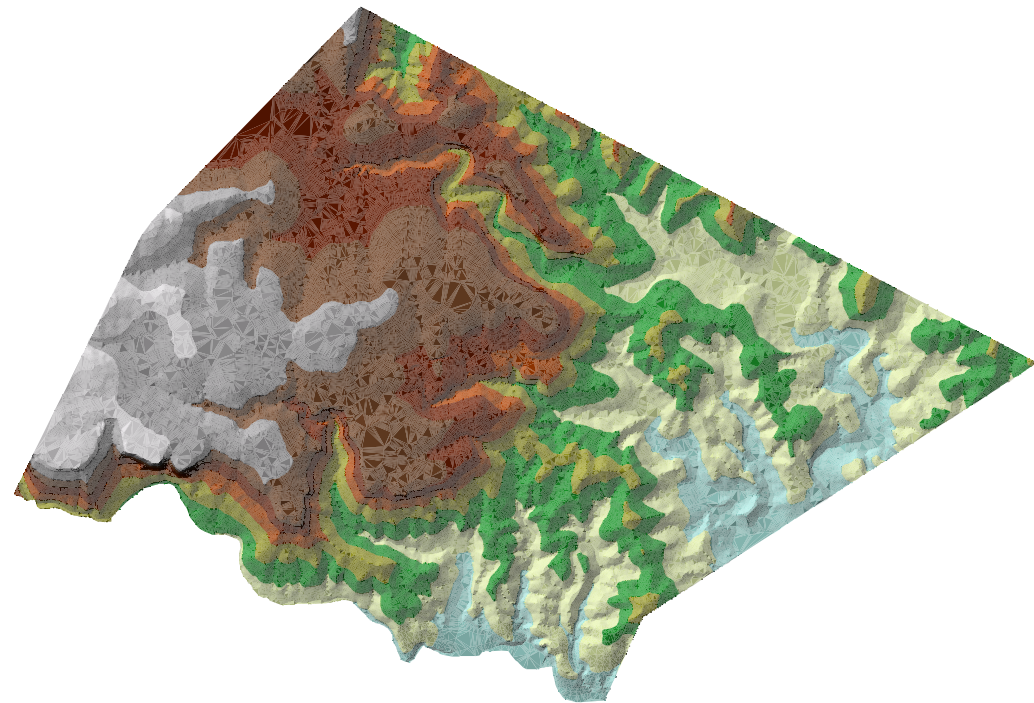
The nature of the settlement pattern and topography of the area has however resulted in most of the beneficiaries tending to settle and develop their traditional houses along hill tops, ridges, saddles and valley lines, etc. Furthermore, in some instances, households have been handed down from one generation to the next, and therefore it is unlikely that a large number of these shelters would be located within areas conducive to periodic flooding. All new households to be constructed as part of the proposed development will however be located outside of the 1:100 year floodline, and where this 1:100 year floodline is not known, all new household structures will be located at least 32 m's away from the bank of any river, wetland or stream. This 32 m default floodline area has been demarcated on the attached thematic map.

HIBISCUS COAST LOCAL MUNICIPALITY

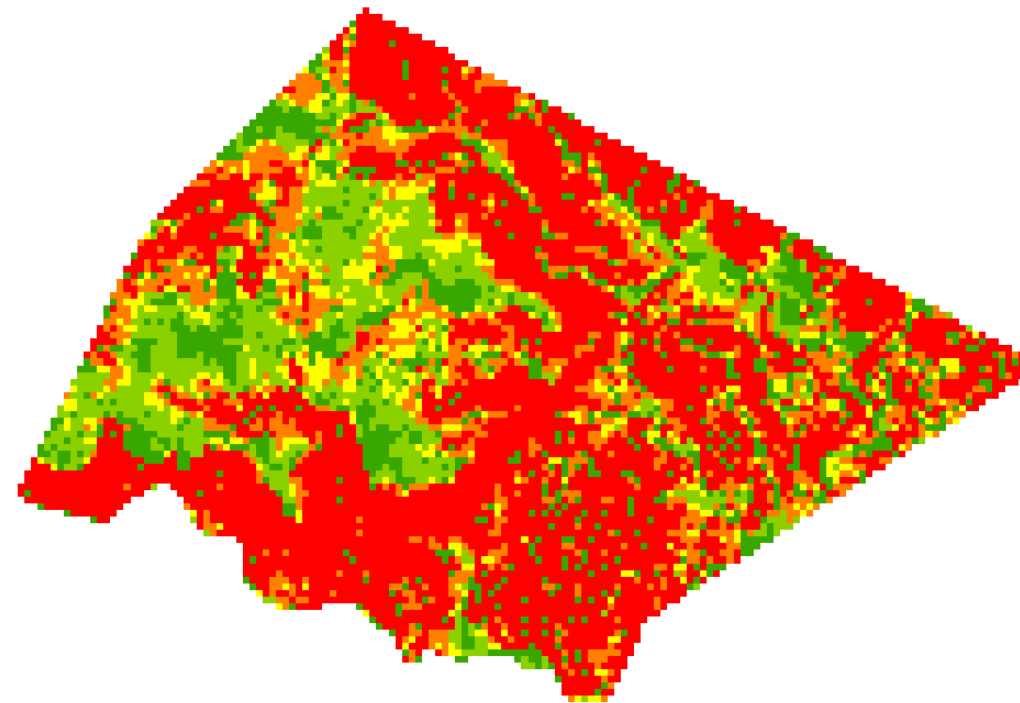
KWANDWALANE PHASE 2 RURAL SUBSIDISED HOUSING DEVELOPMENT

SLOPE ANALYSIS

3D Tin Showing Elevation

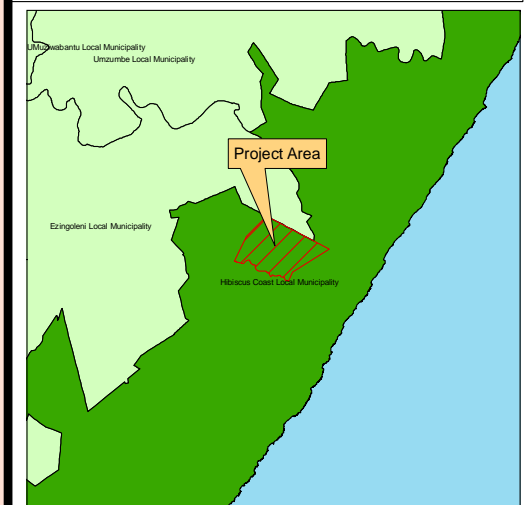
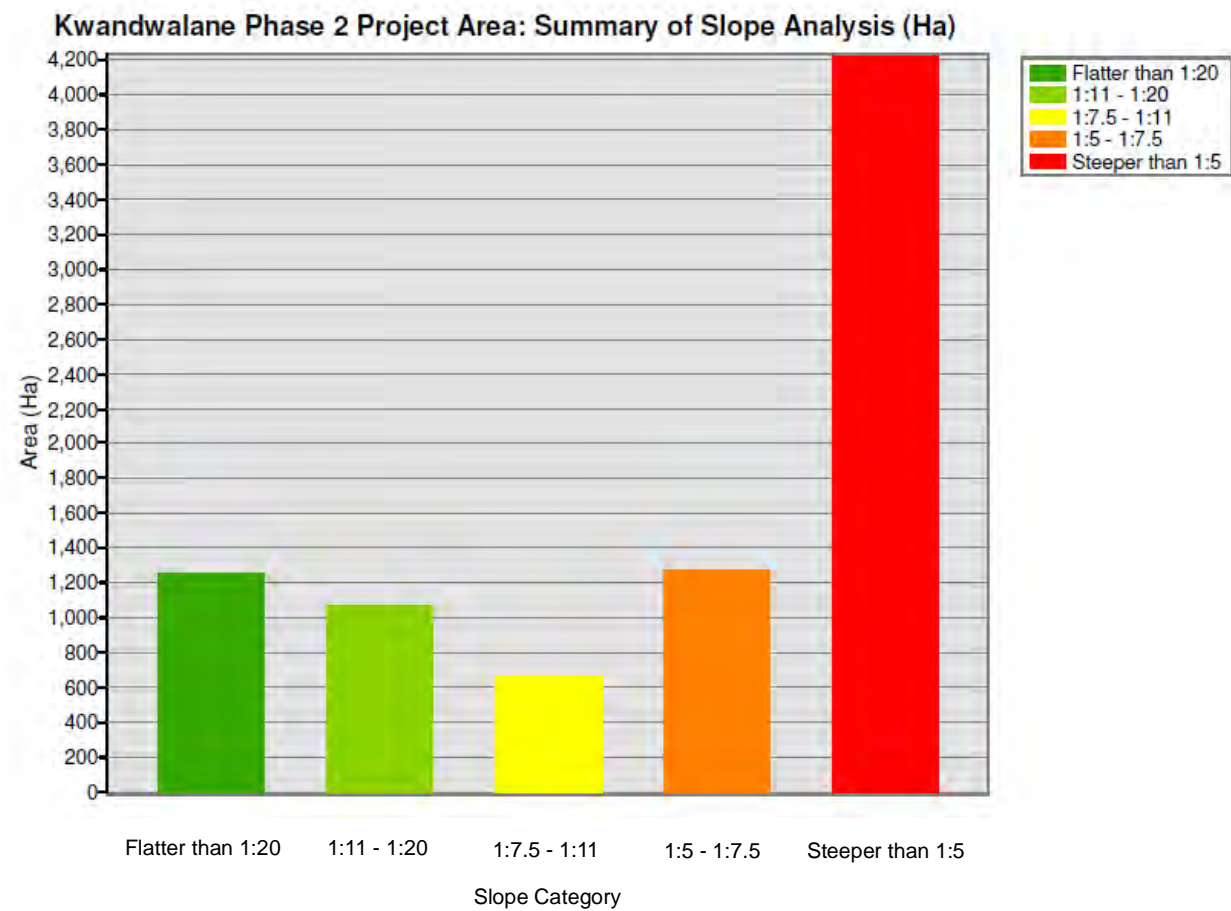


Slope Analysis Usind 3D-Tin and
Creating a 100m x 100m Grid



TOPOGRAPHY ON SITE				
CATEGORY	TYPE	AREA (Ha)	AREA (%)	
1	Flatter than 1:20	315.5	14.78%	
2	1:11 - 1:20	268.25	12.6%	
3	1:7.5 - 1:11	166.75	7.83%	
4	1:5 - 1:7.5	320	15.04%	
5	Steeper than 1:5	1058	49.72%	

Histogram Graphically Depicting Slope Analysis Across the Porject Area



SCALE:
Not drawn to scale

DATE : September 2012

MAP REFERENCE / VERSION NUMBER : Version 1.1

COORDINATE SYSTEM : Geographic Coordinates WGS84 (Lo31)

PREPARED BY:

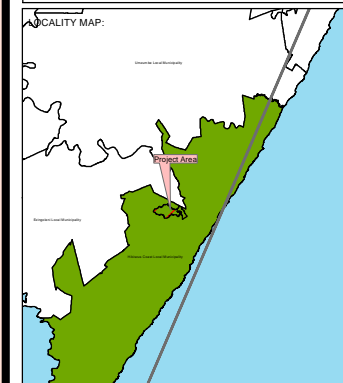
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KWANDWALANE PHASE 2 RURAL SUBSIDISED HOUSING DEVELOPMENT

River Network

-  Project Area
-  Municipal Boundary
-  Non Perennial River
-  Perennial River
-  Pans & Dams
-  Contours
-  River Name



SCALE :
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Kilometers
1:32 000



DATE : September 2012

MAP REFERENCE VERSION NUMBER : Version 1

COORDINATE SYSTEM : Municipal WGS84 (L031)

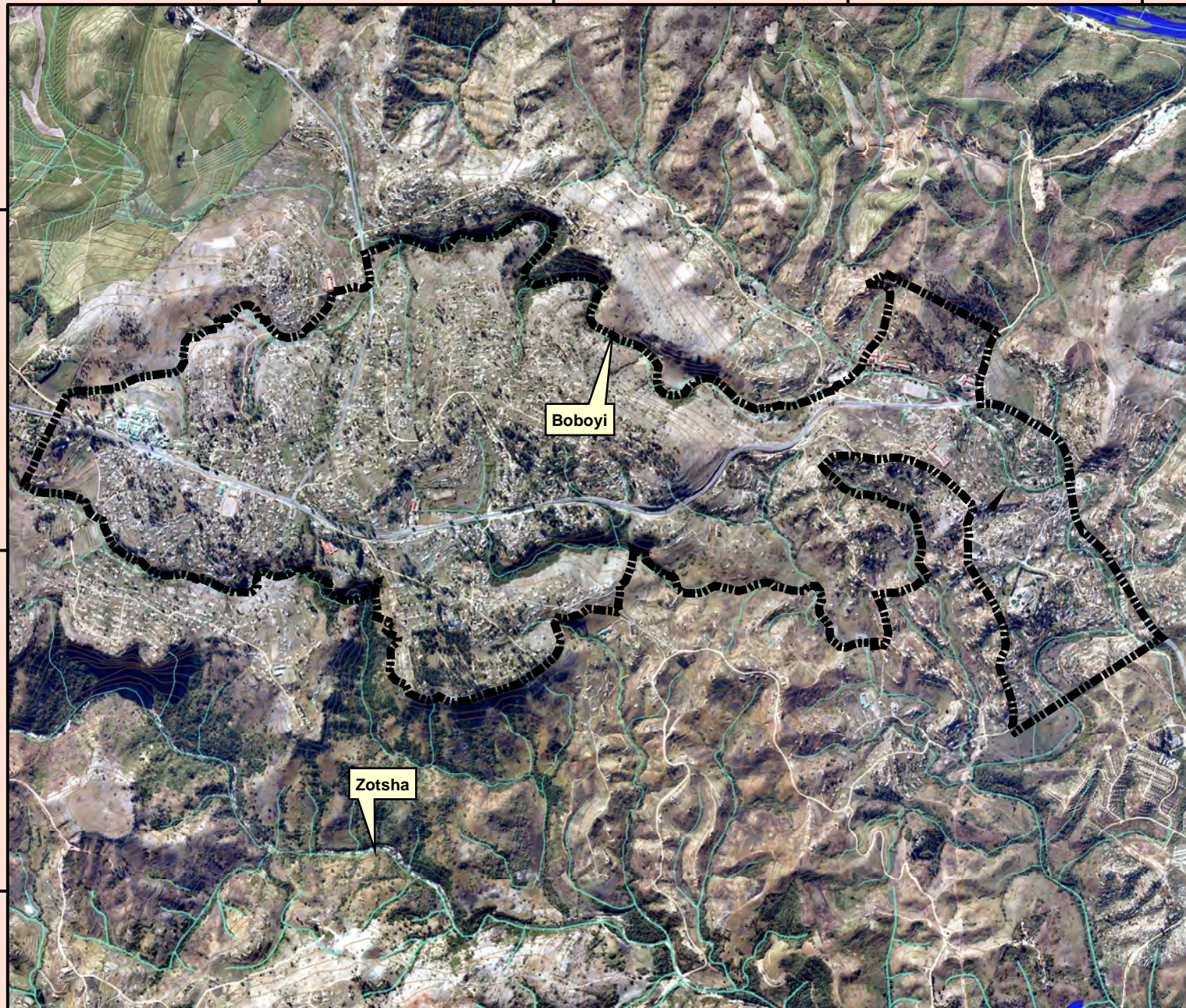
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30°21'0"E

30°22'0"E

30°23'0"E

30°24'0"E

30°43'0"S

30°43'0"S

30°44'0"S

30°44'0"S

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30°45'0"S

30°21'0"E

30°22'0"E

30°23'0"E


30°24'0"E

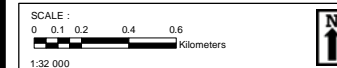
HIBISCUS COAST LOCAL MUNICIPALITY

KWANDWALANE PHASE 2 RURAL SUBSIDISED HOUSING DEVELOPMENT

32m Wetland Buffer

-  Project Area
-  Municipal Boundary
-  Main Road
-  District Road
-  Local Access
-  Non Perennial River
-  Perennial River
-  Pans & Dams
-  Contours

32m Wetland Buffer:
 32m Buffer of Rivers, Wetlands and Streams



DATE : September 2012

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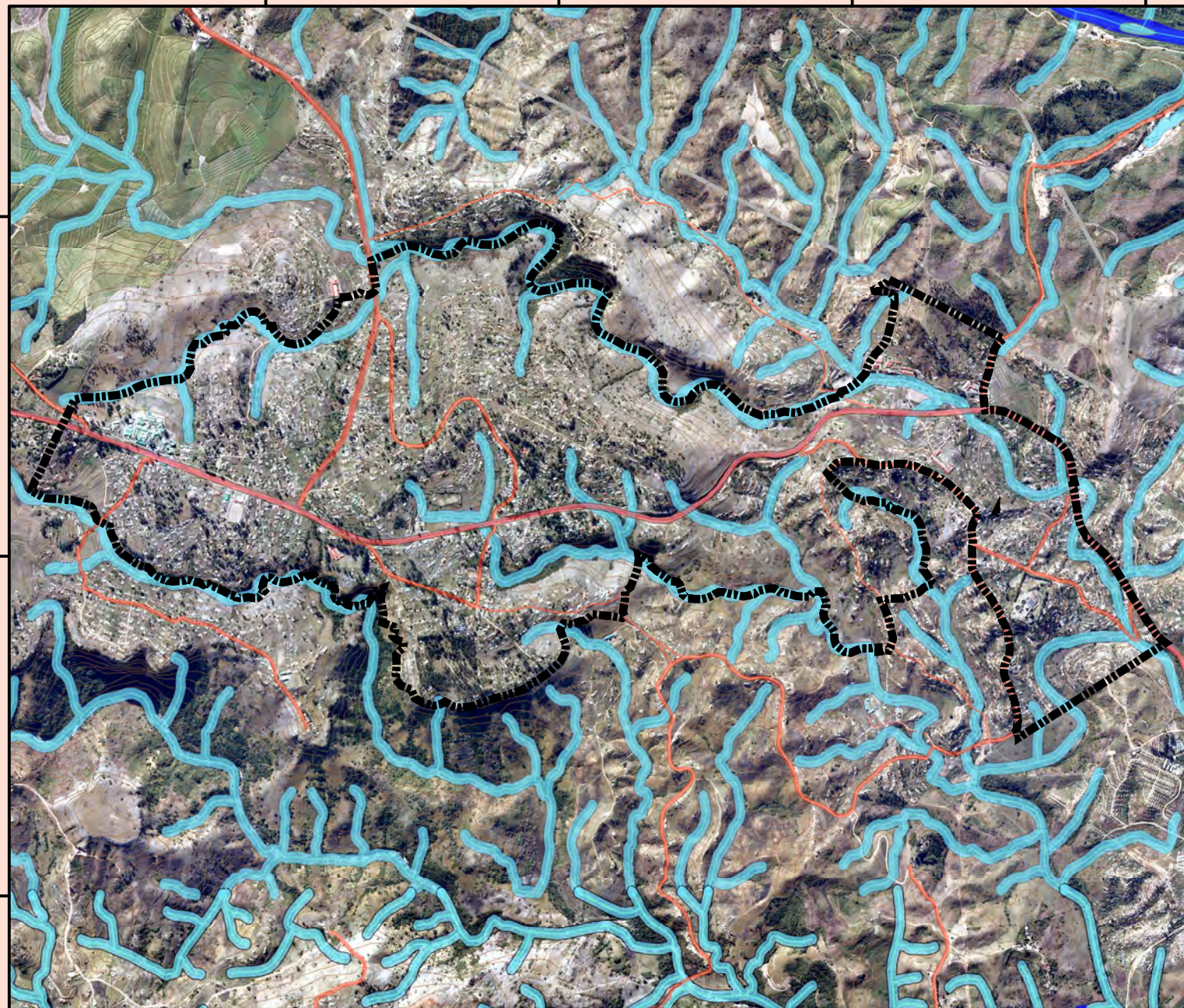
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5.3 SOIL DESCRIPTION, POTENTIAL AND DEPTH

As indicated in Table 5.4 below and on the attached thematic map, one soil type occurs within the Kwandwalane Phase 2 Rural Housing project area. The dominant soil in the project area can be described as “Glenrosa and/or Mispah forms (other soils may occur), lime rare or absent in the entire landscape” which underlies approximately 100% of the total project area; occurring over the entire extent of the Kwandwalane Phase 2 Rural Housing project area.

Table 5.4: Soils

Soil Description	Area (Ha)	Percentage of Total Area
Glenrosa and/or Mispah forms (other soils may occur), lime rare or absent in the entire landscape	826.20	100%
Total Area	826.20	100%

Source: KZN Environmental Potential Atlas

The implication of the soil descriptions outlined above together with the other influencing physical factors from an agricultural point of view are depicted in Table 5.5 and graphically portrayed on the attached thematic map. The soil potential of the predominant soil within the study area are described as “Soils not suitable for arable agriculture; suitable for forestry or grazing where climate permits”, which underlie 100% of study area, these soils are distributed over the entire project area and include the entire extent of all traditional authority land within the project area. Table 5.5 below depicts the soil potential distribution within the Nsimbini-Ndwalane TA project area.

Table 5.5: Soil Potential

Soil Potential	Area (Ha)	Percentage of Total Area
Soils not suitable for arable agriculture; suitable for forestry or grazing where climate permits	826.20	100%
Total Area	826.20	100%

Source: KZN Environmental Potential Atlas

The approximate depths of the various soil types occurring across the Kwandwalane Phase 2 Rural Housing project area are depicted on the attached thematic map and indicated in Table 5.6 below. The information provided indicates that the soil depths of the various soil types of project area range from 0 mm to 750 mm.


HIBISCUS COAST LOCAL MUNICIPALITY

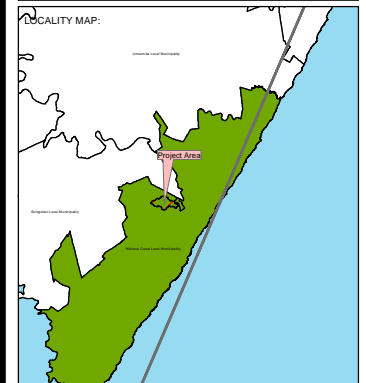
KWANDWALANE PHASE 2 RURAL SUBSIDISED HOUSING DEVELOPMENT


Soils

-  Project Area
-  Municipal Boundary
-  Main Road
-  District Road
-  Non Perennial River
-  Perennial River
-  Pans & Dams
-  Contours
-  Local Access

Soil Type:

 Glenrosa and/or Mispah forms (other soils may occur, lime rare or absent in the entire landscape)



SCALE :
00.00:1 0.2 0.3
 Kilometers
1:32 000



DATE : September 2012

MAP REFERENCE VERSION NUMBER : Version 1

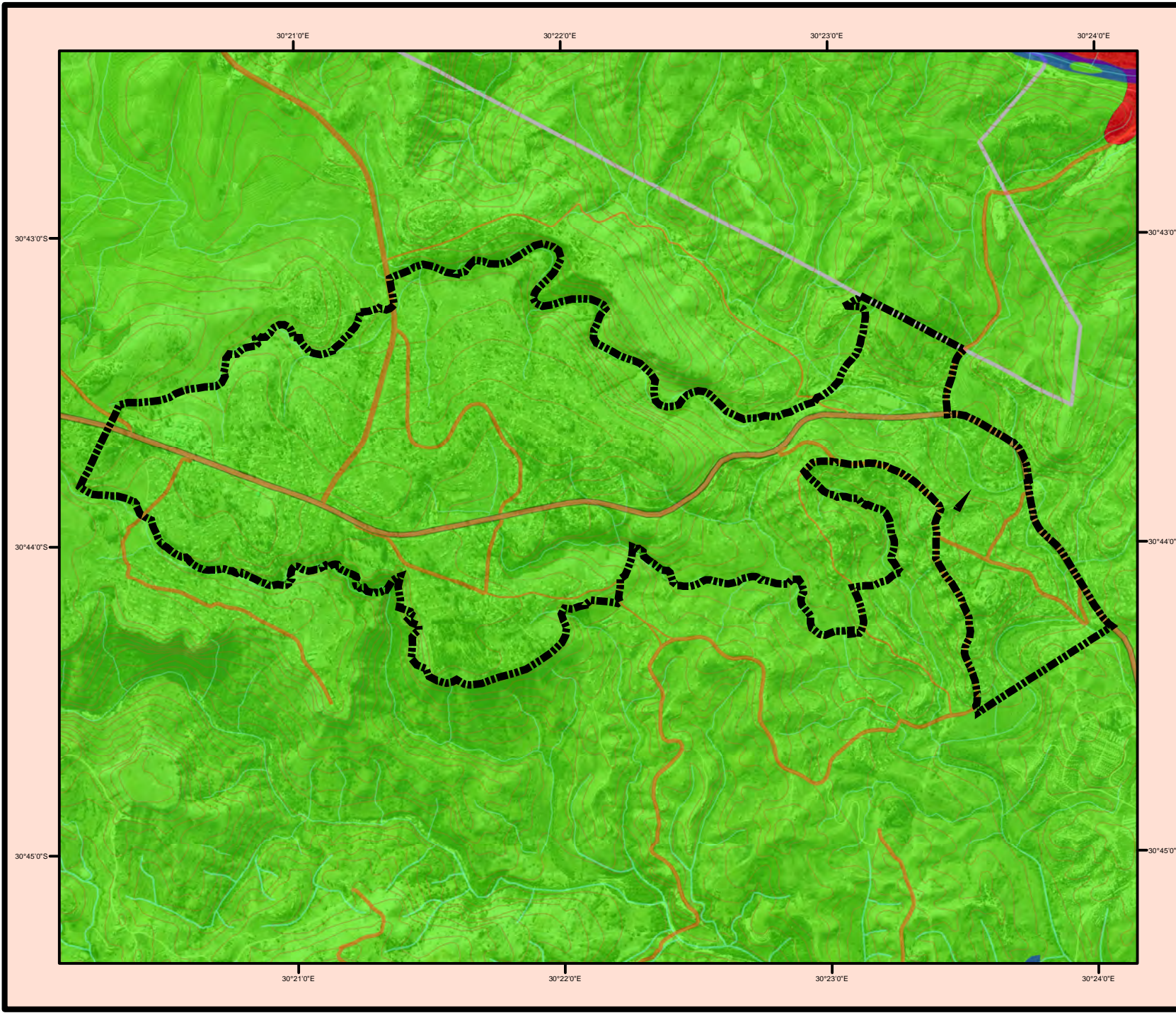
COORDINATE SYSTEM : Municipal WGS84 (L031)

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Environmental Management
Auditing
Pollution Control
Waste Management
Water Resources






HIBISCUS COAST LOCAL MUNICIPALITY

KWANDWALANE PHASE 2 RURAL SUBSIDISED HOUSING DEVELOPMENT

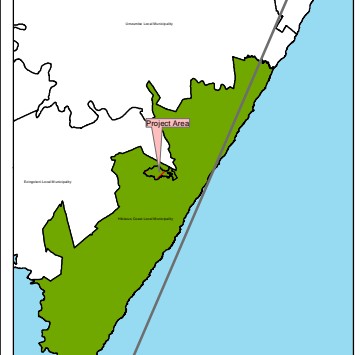
Soil Potential

- | | | | |
|---|--------------------|---|---------------------|
|  | Project Area |  | Non Perennial River |
|  | Municipal Boundary |  | Perennial River |
|  | Main Road |  | Pans & Dams |
|  | District Road |  | Contours |
|  | Local Access | | |

Soil potential description:

-  Soils not suitable for arable agriculture, suitable for forestry or grazing where climate permits
-  Soils of intermediate suitability for arable agriculture where climate permits
-  Soils of poor suitability for arable agriculture where climate permits

LOCALITY MAP:



SCALE :
00 0.1 0.2 0.3
Kilometers
1:32 000



DATE : September 2012

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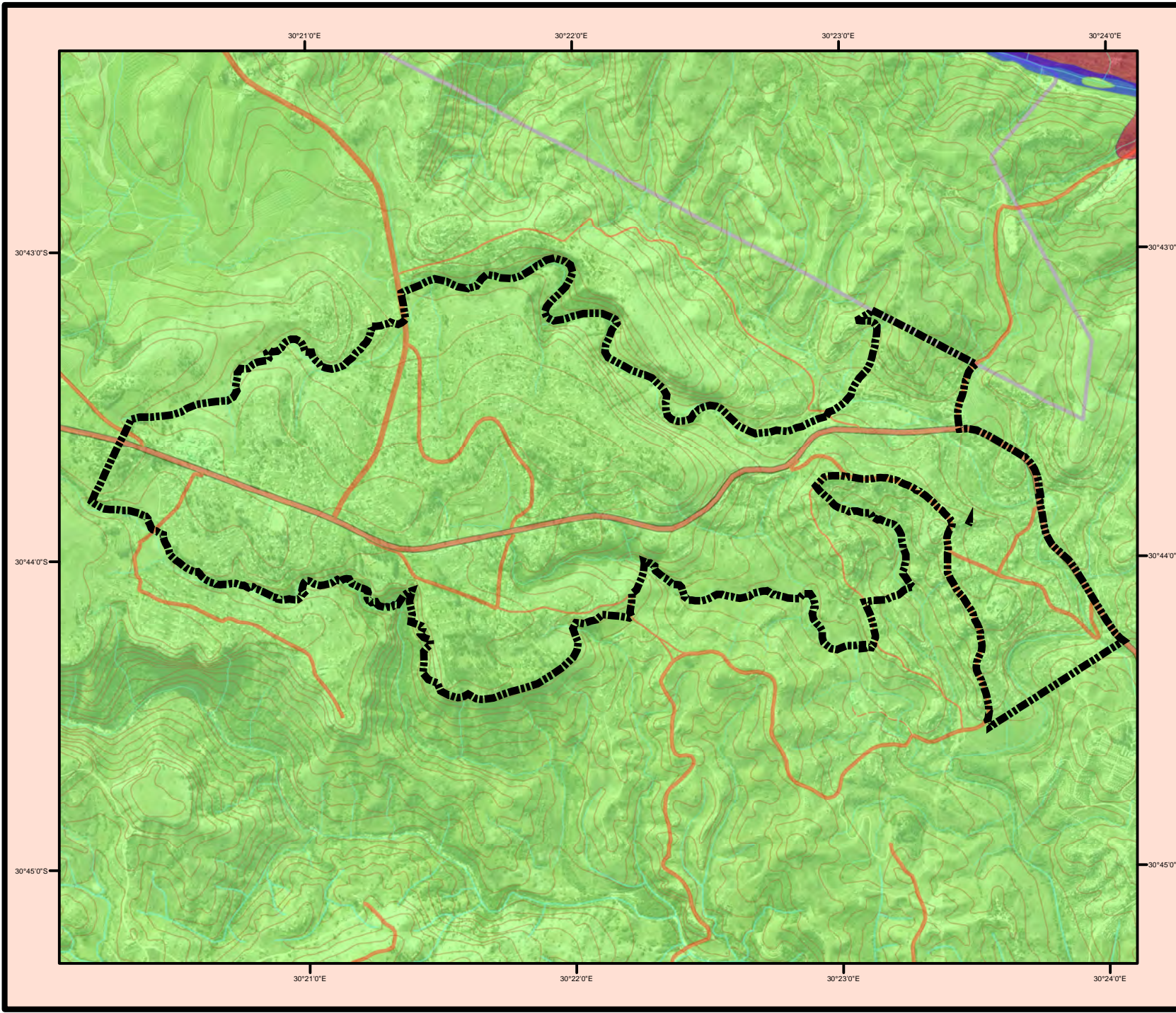


Table 5.6: Soil Depth

Soil Depth	Area (Ha)	Percentage of Total Area
< 450 mm	366.78	44.39%
450 mm – 750 mm	459.43	55.61%
Total Area	826.21	100%

Source: KZN Environmental Potential Atlas

5.4 GEOLOGY

Table 5.7 below depicts the geological characteristics of the Kwandwalane Phase 2 Rural Housing project area; this geological overview gives an overall description of the various geological formations of the area. The area is underlain by four distinct rock types; the most abundant of them being “Arenite” which covers approximately 59.27% of the total area of the Nsimbini-Ndwalane TA project area. The Arenite geology type predominantly occurs in the western and central parts of the project area. The second most dominant geology type is the “Gneiss” geology which accounts for 25.41% of the project area. Tillite lies in the eastern and southern parts of the project area.

Table 5.7: Geology

Geology	Area (Ha)	Percentage of Total Area
Arenite	489.68	59.27%
Gneiss	209.92	25.41%
Tillite	126.59	15.32%
Total Area	826.19	100%

Source: KZN Environmental Potential Atlas

More detailed information on the geotechnical conditions of the study area is contained in a preliminary geotechnical report. This report indicates the physical implications and impact of these geotechnical conditions on overall development.










5.5 VEGETATION

The Kwandwalane Phase 2 Rural Housing project area is characterised by three main vegetation types which occur within the area. Table 5.8 below indicates that the project area is predominantly characterized by the “Pondoland-Natal Sandstone Coastal Sourveld” vegetation type which covers the majority (60.21%) of the area. The Pondoland-Natal Sandstone Coastal Sourveld vegetation mostly occurs over the whole of the project area except in the western parts. The “KwaZulu-Natal




HIBISCUS COAST LOCAL MUNICIPALITY

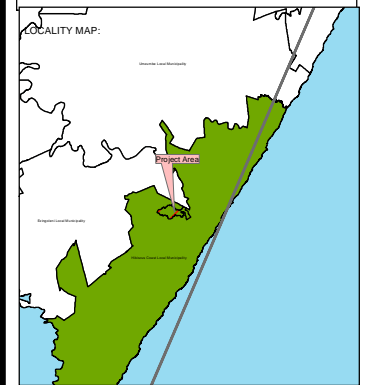
KWANDWALANE PHASE 2 RURAL SUBSIDISED HOUSING DEVELOPMENT

Soil Depth

-  Project Area
-  Municipal Boundary
-  Main Road
-  District Road
-  Local Access
-  Non Perennial River
-  Perennial River
-  Pans & Dams
-  Contours

Soil Depth:

-  < 450mm
-  450mm - 750mm
-  >750mm



SCALE :
0 0.1 0.2 0.3
Kilometers
1:32 000



DATE : September 2012

MAP REFERENCE VERSION NUMBER : Version 1

COORDINATE SYSTEM : Municipal WGS84 (L031)

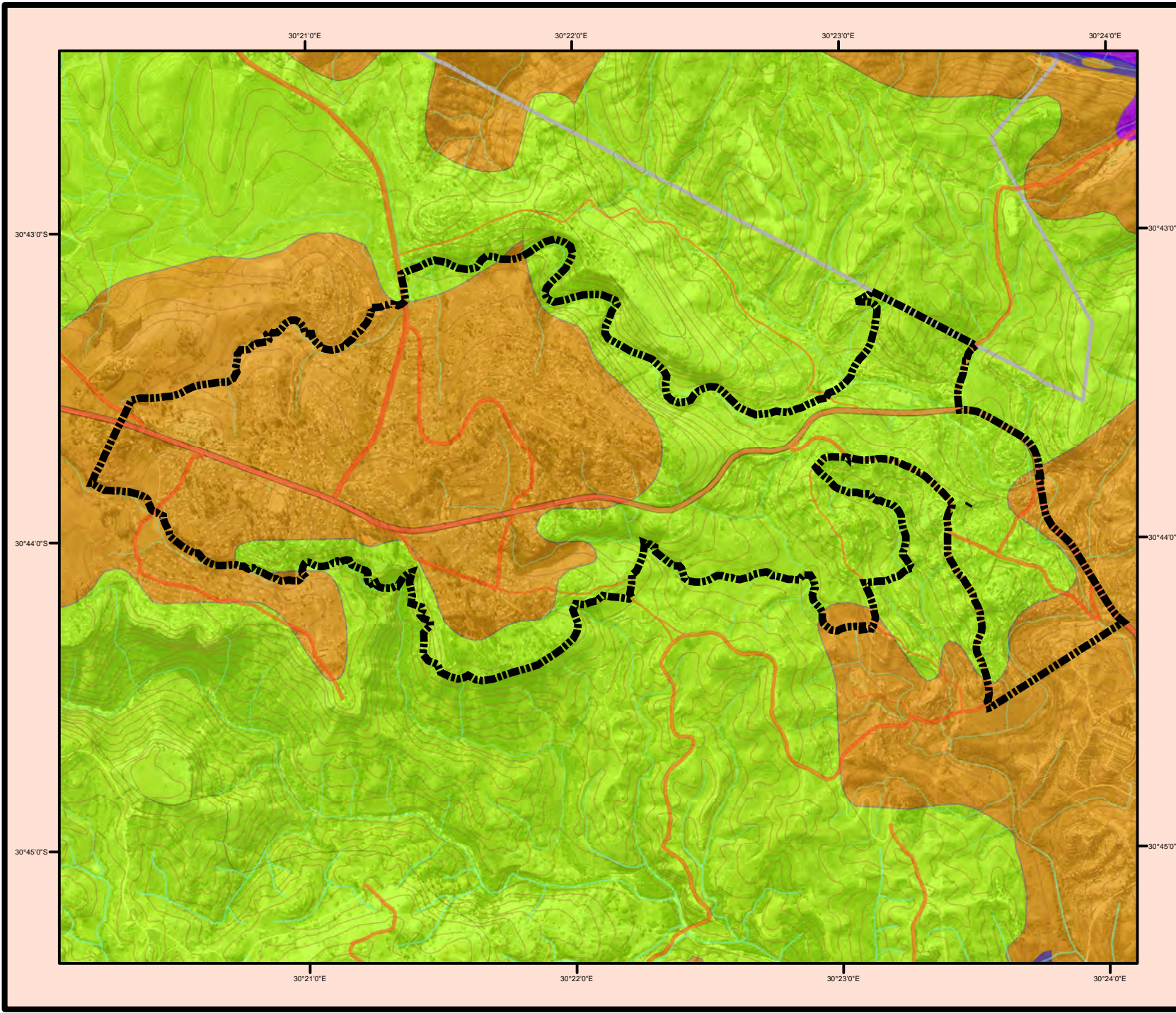
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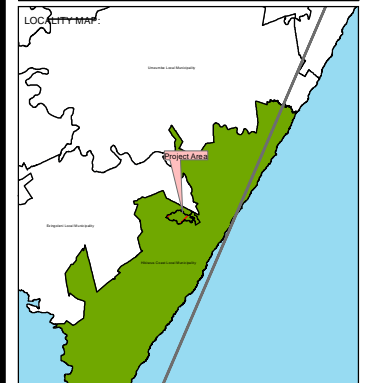
KWANDWALANE PHASE 2 RURAL SUBSIDISED HOUSING DEVELOPMENT

Geology

-  Project Area
-  Municipal Boundary
-  Main Road
-  District Road
-  Local Access
-  Non Perennial River
-  Perennial River
-  Pans & Dams
-  Contours

Geology Category:

-  Gneiss
-  Tillite
-  Arenite
-  Shale



SCALE :
0 0.1 0.2 0.3
Kilometers
1:32 000



DATE : September 2012

MAP REFERENCE VERSION NUMBER : Version 1

COORDINATE SYSTEM : Municipal WGS84 (L031)

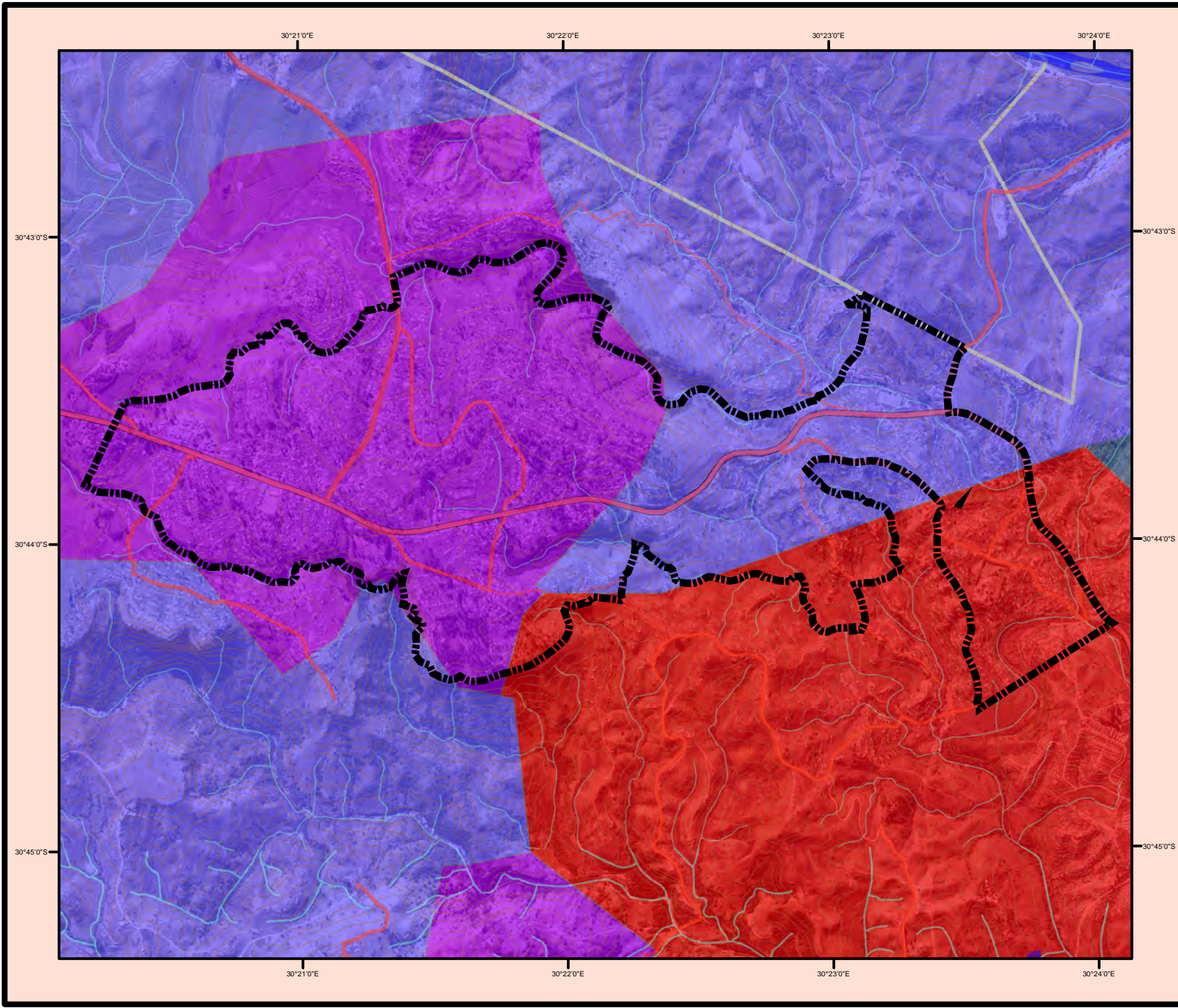
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Coastal Belt" vegetation type covers 39.79% of the total project area and is abundant of the western parts of the Kwandwalane Phase 2 project area. The vegetation types discussed above are indicated in table 5.5 below and on the attached thematic map.

Table 5.8: Vegetation

Vegetation	Area (Ha)	Percentage of Total Area
KwaZulu-Natal Coastal Belt	328.73	39.79%
Pondoland-Natal Sandstone Coastal Sourveld	497.47	60.21%
Total Area	826.2	100%

Source: KZN Environmental Potential Atlas

The major vegetation units which occur across the Kwandwalane Phase 2 Rural Housing project area are discussed in further detail under their respective headings below.

5.5.1 KwaZulu-Natal Coastal Belt (Musina & Rutherford, 2006)

The KwaZulu-Natal Coastal Belt can be found in KwaZulu-Natal Province: Long and in places broad coastal strip along the KwaZulu-Natal coast, from near Mtunzini in the north, via Durban to Margate and just short of Port Edward

in the south. Altitude ranges from about 20-450 m. The vegetation category is characterized by highly dissected undulating coastal plains which presumably used to be covered to a great extent with various types of subtropical coastal forest. Some primary grassland dominated by *Themeda triandra* still occurs in hilly, high-rainfall areas where pressure from natural fire and grazing regimes prevailed. At present the KwaZulu-Natal Coastal Belt is affected by an intricate mosaic of very extensive sugarcane fields, timber plantations and coastal holiday resorts, with interspersed secondary *Aristida* grasslands, thickets and patches of coastal thornveld.

The geology and soils associated with this vegetation include Ordovician Natal Group sandstone, Dwyka tillite, Ecca shale and Mapumulo gneiss (Mokolian) dominate the landscapes of the KwaZulu-Natal Coastal Belt. Weathering of old dunes has produced the red sand, called the Berea Red Sand, in places. The soils supported by the above-mentioned rocks are shallow over hard sandstones and deeper over younger, softer rocks. Fa land type dominates the area, while Ab land type is only of minor importance.

The KwaZulu-Natal vegetation category occurs in areas characterized as receiving summer rainfall, but with some rainfall also in winter. A high air humidity and no incidence of frost occurring. Mean maximum and minimum monthly temperatures for Durban (airport) are 32.6°C and 5.8°C and for Port Shepstone 30.6°C and 8.8° (both for January and July, respectively). This vegetation type is regarded as endangered, with a conservation target of 25%. Only very small part statutorily conserved in Ngoye, Mbumbazi and Vernon Crookes Nature Reserves. About 50% transformed for cultivation, by urban sprawl and for road-building.



Figure 5.5.2: KwaZulu-Natal Coastal Belt: Complex of primary species-rich grasslands and subtropical forests in Vernon Crookes Nature Reserve near Umzinto, KwaZulu-Natal.

5.5.2 Pondoland-Natal Sandstone Coastal Sourveld (Musina & Rutherford, 2006)

The Pondoland-Natal Sandstone Coastal Sourveld vegetation group can be found in Eastern Cape and KwaZulu-Natal Provinces: Elevated coastal sandstone plateaus from Port St John's on the Pondoland coast (Eastern Cape) to the vicinity of Port Shepstone (Ugu District, KwaZulu-Natal), incl. the sourveld of the well-known Oribi Gorge. Altitude ranges from about 0-600 m. The dominant structural vegetation type is Coastal penneplains and partly undulating hills with flat table-lands and very steep slopes of river gorges. These sites support natural, species-rich grassland punctuated with scattered low shrubs or small trees (sometimes with bush clumps, especially in small gullies). Rocky outcrops and kranzes are common and dramatic sea-cliffs occur. Proteaceous trees (*Protea*, *Faurea*) can be locally common where conditions allow. Although less important here, the

geoxylic suffrutex growth form (so typical of CB 2 Maputaland Wooded Grassland), is also represented in this sourveld.

This unit is strictly delimited by its geology-it is built of hard, white, coarse-grained, siliceous quartz arenites (sandstones) of the Msikaba Formation of the Devonian Period (Thomas et al. 1992) giving rise to shallow, nutrient-poor (highly leached), skeletal, acidic sandy soils. Almost 80% of the area is classified as Fa land type, followed by Aa land type (10%).

The Pondoland-Natal Sandstone Coastal Sourveld vegetation category occurs in areas characterized as receiving summer rainfall with some rain in winter. No or very infrequent incidence of frost. Mean maximum and minimum monthly temperatures at Paddock (near Oribi Gorge in the north) are 32.2°C and 5.8°C (for January and July, respectively). The corresponding values for Cape Hermes Lighthouse (Port St Johns, in the south) are 29.5°C and 9.6° (for the same months).












Figure 5.5.3: Pondoland sourveld on the edge of the Umtamvuna Gorge (near Part Edward, KwaZulu-Natal)




HIBISCUS COAST LOCAL MUNICIPALITY

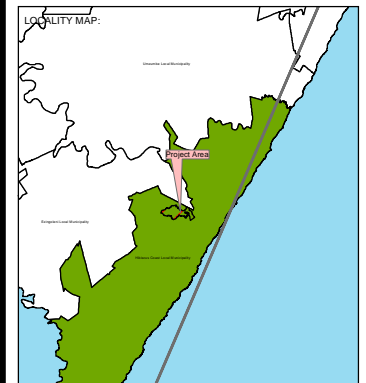
KWANDWALANE PHASE 2 RURAL SUBSIDISED HOUSING DEVELOPMENT

Vegetation

- | | | | |
|---|--------------------|---|---------------------|
|  | Project Area |  | Non Perennial River |
|  | Municipal Boundary |  | Perennial River |
|  | Main Road |  | Pans & Dams |
|  | District Road |  | Contours |
|  | Local Access | | |

Vegetation Category:

- | | |
|---|--|
|  | KwaZulu-Natal Coastal Belt |
|  | Pondoland-Natal Sandstone Coastal Sourveld |
|  | Scarp Forest |



SCALE :
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Kilometers
1:32 000



DATE : September 2012

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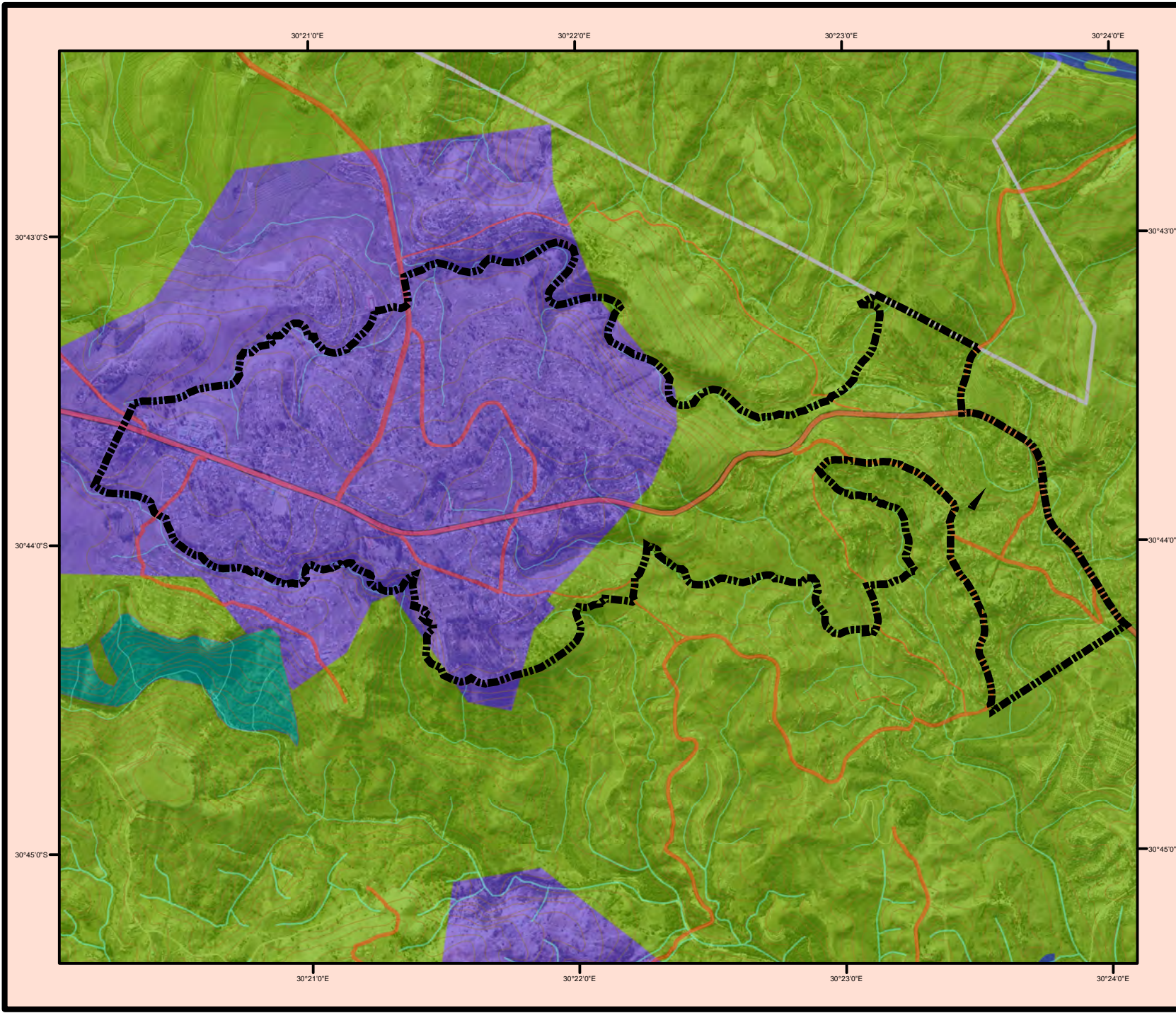
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5.6 EZEMVELO KZN CONSERVATION PLAN





South Africa has ratified the International Convention on Biological Diversity, which commits the country, including KwaZulu-Natal, to develop and implement a strategy for the conservation, sustainable use and equitable sharing of the benefits of biodiversity. This requires Provincial Authorities together with the Department of Environment and Tourism, to compile and implement a 'Bioregional Plan' for the province that ensures that a minimum area of each bioregion with all its representative ecosystems is protected. In order to address these requirements in a logical manner, KZN Wildlife in collaboration with the Development Bank of Southern Africa and the KZN Town and Regional Planning Commission has collaborated on a project which aimed to develop a systematic but flexible decision-framework for the conservation of the province's biodiversity. The project was entitled the 'Systematic Conservation Plan and Decision-Framework for KwaZulu-Natal'. The first product of the conservation planning analysis in C-Plan is an irreplaceability map of the planning area, in this case the province of KwaZulu-Natal. A low irreplaceability value indicates that many options are available for meeting the conservation targets set for each element of biodiversity that is likely to be found in the area. Conservation targets represent the amount (e.g. area or population size) required to conserve that biodiversity element in perpetuity and is determined prior to each element being included into the analysis.

The irreplaceability map for the study area indicates that the area's irreplaceability value varies from 0 to 0.8, thus indicating that a certain portion of the Kwandwalane Phase 2 Rural Housing project area is considered relatively irreplaceable with regards to biodiversity (see Attached Thematic Map). The project area's biodiversity is therefore likely to be characterized as being particularly threatened or endangered characteristics, and therefore the implementation of the proposed housing project should be well planned and wary not have any adverse or negative impact on the areas biodiversity. A diverse approach to biological protection should however be adopted and implemented as part of the proposed project as part of the good practice principle and to protect any biologically diverse features which may occur within the area. **It should however be noted that the proposed rural housing development is an in-situ project and will therefore only entail the construction of houses within existing homestead/iMizi areas and will therefore not have a negative impact on the surrounding environment. Care should however still be taken to ensure no areas adjacent to the existing iMizi are impacted on.**








HIBISCUS COAST LOCAL MUNICIPALITY

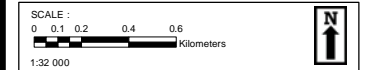
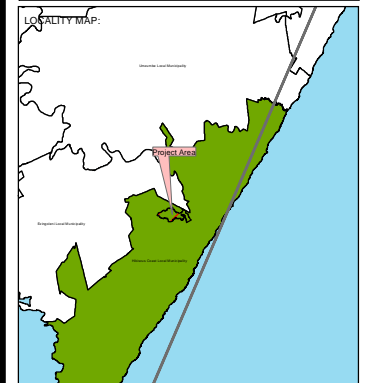
KWANDWALANE PHASE 2 RURAL SUBSIDISED HOUSING DEVELOPMENT

Irreplaceability

-  Project Area
-  Municipal Boundary
-  Main Road
-  District Road
-  Local Access
-  Non Perennial River
-  Perennial River
-  Pans & Dams
-  Contours

Site Irreplaceability:

-  Irreplaceability = 0
-  0 - 0.2
-  0.2 - 0.4
-  0.4 - 0.6
-  0.6 - 0.8
-  0.8 - 0.9
-  1 (Totally Irreplaceable)



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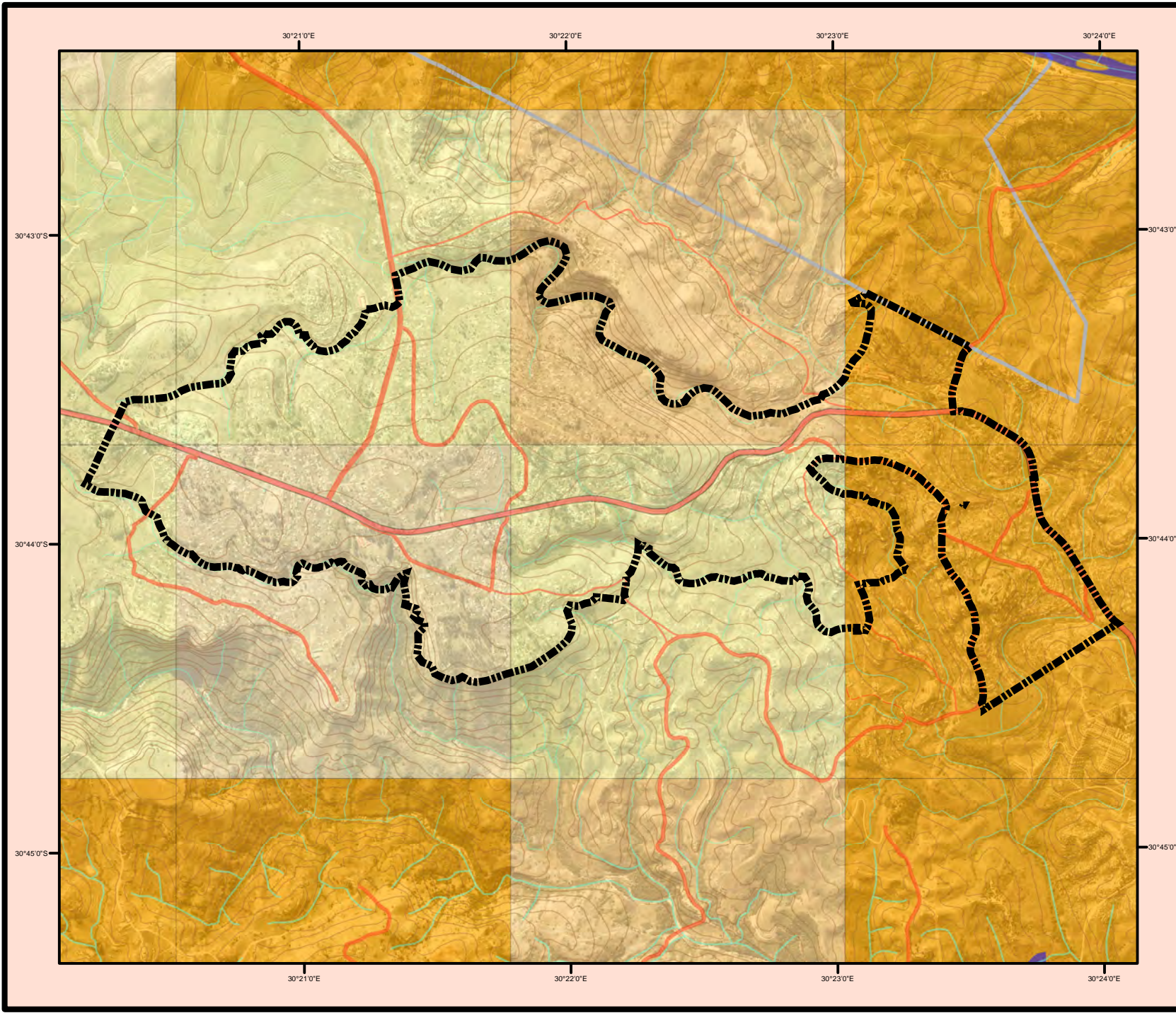
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5.7 MINERAL DEPOSITS

There are no known mineral deposits occurring within the boundary of the Kwandwalane Phase 2 Rural Housing project area and no known minerals occur within close proximity to the project area.

5.8 ARCHAEOLOGICAL, HISTORICAL AND CULTURAL SITES

No detailed information is currently available on existing archaeological, historical or cultural sites within the boundaries of the study area. The Kwazulu Natal Heritage Act requires that Amafa Akwazulu Natali (Heritage KwaZulu Natal) is to comment on the need for an archaeological assessment for proposed development if:

- Development area is larger than 10 000 m²
- Development is longer than 300m
- The development area contains known archaeological sites.

However due to the fact that the proposed project constitutes an in-situ type upgrade, it is not expected that the implementation and operation of the proposed project will result in any new adverse impacts on any archaeological, historical or cultural sites which may be present within the area. This aspect will however have to be further investigated during the environmental scoping phase and be informed by detailed land use information emanating from the planning component of the project.

6 EXISTING SETTLEMENT PATTERN

The project area is approximately 826.20 Ha's in extent and is located in the Hibiscus Coast Local Municipality. The Kwandwalane Phase 2 project area includes portions of ward 21, 22, 23, and a small portion of ward 20 of the Hibiscus Coast Local Municipality and is bordered by Ward 1 and 12 on the north, Ward 17 and 20 on the east, Ward 24 on the south and Ward 25 on the west. The project area includes land falling under the rule of one distinct Traditional Authority that make-up portion of ward 21, 22, 23, and a small portion of ward 20 of Hibiscus Coast LM namely: Nsimbini-Ndwalane Traditional Authority. The total population of the project area, as indicated in the South African Census 2001 community survey, was estimated to be approximately 26 726 person and the total number of households was estimated at 6051 houses.

The project area's leadership with regards to the Act's mentioned above therefore have the right to allocate residential sites to members of their Traditional Authority within the proclaimed Kwandwalane Phase 2 Rural Housing area. Each family is then permitted to build their own houses on these allocated sites, which are referred to as "iMizi". These iMizi comprise of a combination of a number of familial homesteads which are grouped together and constructed in close proximity to one another on the same "communal" patch of land, with patches of cultivated subsistence land which are made use of for subsistence agricultural purposes which are generally located adjacent to and around the homestead areas. Due to the fact that Zulu culture permits men to have more than one wife, this iMizi settlement pattern is beneficial with regard to polygamous families, where one male may reside in an iMizi with his various wives and their associated families. When children of the families reach adulthood, they then generally build their own homesteads within the very same iMizi. Alternatively however, homesteads built within the iMizi may be passed down from one generation to the next.

Followers of traditional Zulu culture generally bury their dead within the iMizi area. Such a practice results in residents being very reluctant to leave their traditional iMizi areas to relocate to a new area, as their ancestors and loved ones would be left behind.

While most iMizi occurring within the project area had areas of land adjacent to their iMizi which were cultivated and/or planted to be made use of for subsistence purposes, the land throughout the area is available to all its residents for communal livestock to graze on.

The project area is largely characterized by scattered medium to low density traditional rural iMizi settlements. While homesteads incorporating a mix of round and rectangular structures constructed making use of both traditional (mud brick, wattle and daub, thatch roof) and more modern (cement grouted concrete blocks and corrugated iron roof) materials and techniques were observed within the project area, the vast majority of the homesteads encountered were of a traditional nature comprising of traditional homesteads constructed making use of traditional materials and traditional techniques.

The spatial distribution of households across the area seems to be determined by a number of influencing factors which will be discussed accordingly below:

- The settlement pattern across the project area to a large extent correlates with the existing Main, Provincial and District Road network that provide access to the project area.
- Another important influencing factor regarding the spatial distribution of residents relates to the terrain of the Kwandwalane Phase 2 Rural Housing Project area. The GIS spatial analysis study on the slope of the terrain within the project area indicated that the majority of the project area (49.72%) landscape is characterized by fairly steep slopes (Steeper than 1:5) and 15.04% of the area has topography with a slope character "1:5 – 1:7.5" while 14.78% of the area has a slope of "Flatter than 1:20". Due to the traditional methods used in the construction of homesteads, and the difficulty associated therewith, the majority of residents residing within the Kwandwalane Phase 2 Rural Housing project area have developed their iMizi in easier accessible areas, with only a small proportion opting for areas characterized by steeper slopes.
- A number of perennial and non-perennial river and stream networks traverse the project area. Aspects such as river networks are an influencing factor with regards to the settlement distribution of the project areas homesteads. Whereas previously the area may not have been adequately catered to with regards to water services and water infrastructure, residents would have traditionally relied predominantly on rivers and streams for their water needs. Such a notion is reflected as recently as 2001, in the 2001 South African Census which depicted that approximately 4.33% of the total Kwandwalane Phase 2 Rural Housing project area households as being reliant on untreated water from rivers and streams for their water needs. Historically, residents' dependence on water obtained from rivers and streams located within the area would have been an influencing factor with regards to their households' location. Households would therefore be located within close

enough proximity to nearby rivers and streams but predominantly outside of low-lying, flat areas which may have been characterized by periodic flooding.

The spatial distribution of project areas households is therefore influenced by a number of cultural, historical and natural features. It is important to note however that the spatial distribution of beneficiaries may pose a limiting factor with regards to the implementation of the proposed project. Those households which are located on steep slopes for example may be excluded from the beneficiary list for the project. Furthermore, due to the Zulu culture regarding the burying of one's deceased family members within the iMizi area may result in households being reluctant to move in order to benefit from the proposed project and such households may also be excluded from the proposed project. Similarly due to legislative constraints, those households which are located within the stipulated 32 m buffer of all rivers, wetlands and streams will also be omitted from the Kwandwalane Phase 2 Rural Subsidised Housing development. The proposed projects "in-situ" type nature therefore implies that the existing settlement plan and spatial distribution of households may have repercussions with regards to the implementation of the proposed project. Such a notion would therefore require greater attention during the implementation phase of development. The "in-situ" type nature of the development is however very beneficial from an environmental perspective, this is due to the fact that the only construction activities associated with the project would occur within already established iMizi, and therefore no new/additional areas will be impacted upon as a result of the implementation and operation of the Kwandwalane Phase 2 Rural Subsidised Housing development.

7 CONCLUSIONS AND RECOMMENDATIONS

As indicated in the Introduction and Background to this report, the exact extent of the housing project in terms of the application of the subsidies for the purposes outlined in the housing code, and the exact spatial location and distribution of beneficiaries within the broader study area are currently not specified. What is however known is that the total number of households in need of housing (including those residing in traditional houses constructed of traditional materials, backyard structures or informal structures) is approximately 25.98%. The purpose of this preliminary assessment is thus to provide a brief overview of the social, economic, biophysical and infrastructural characteristics of the broader area within which this total estimated housing need will have to be addressed.

7.1 SOCIO-ECONOMIC ASPECTS

A number of important aspects and recommendations relating to the **socio-economic characteristics** of the study area include:

- Approximately 46.26% of the total population of the study area is younger than 20 years of age. This implies two important aspects as far as the development and implementation of the proposed housing project is concerned:
 - Sufficient and appropriate education facilities according to accepted national norms and standards will have to be provided.
 - A large number of people will be entering the economically active age category over the next five to ten years and will thus be seeking appropriate employment opportunities.
- The study area is characterized as being female dominated with the majority of approximately 54.28% of the project area's total population being represented by females. Measures with which to ensure gender equality will thus have to be implemented as part of the proposed projects development phase.
- The study area is characterized by fairly low levels of literacy with approximately 23.55% of the population of the study area older than 20 years of age not having received any form of

schooling. In terms of overall project development and management it is important to ensure that all beneficiaries fully understand and grasp the implications and technical aspects relating to this housing initiative.

- The information depicted in Section 3 indicated a total of 25.98% of all households are potentially in need of formalized housing. It was furthermore indicated in Section 4 that the majority of households are expected to qualify for housing subsidies in terms of their income profile. The proposed housing development could thus make a significant positive contribution towards the overall living conditions of the study area beneficiaries.
- Affordability levels in the study area are very low with approximately 81.32% of all households earning less than R 1600 per household per month.
- The low affordability levels in the study area are clearly the result of the high unemployment rate which is estimated to be as high as 56.29% in the Kwandwalane Phase 2 project area.
- Existing employment opportunities are mostly concentrated in the “Manufacturing” sector which employs an approximate total of 28.84% of the employed proportion of the population. In the development of housing development projects within the area, it can be expected that a number of additional opportunities could be created in the “Community and Personal Services” sector if balanced housing development including all required social facilities is to be provided. Local employment creation opportunities should thus be optimized during the implementation stages to contribute towards longer term economic sustainability in the project area.

7.2 SERVICES ASPECT

A number of important summary observations regarding the **services characteristics** of the study area population include:

- Only 51.54% of households in the study area receive water at levels above the minimum RDP standards according to the 2001 Census information (piped water within a 200 m radius). In addition, approximately 4.33% of households utilize untreated water directly from rivers and streams within the area.

- Approximately 6.25% of all households in the study area do not have access to any form of sanitation infrastructure, while an additional 69.56% are reliant on unimproved pit latrines. The potential impact of the extensive utilization of unimproved pit latrines and other forms of inappropriate sanitation infrastructure, together with the widespread use of untreated surface and ground water as far as potential health implication is clearly evident from this information.
- As much as 25.66% of the total number of households within the study area does not have access to electricity for lighting purposes. These low access levels to electricity infrastructure mean that it is likely to result in the extensive use of firewood and other alternative forms of energy for heating and cooking purposes with some resulting negative impact on the biophysical environmental.
- There are no formalized waste collection and waste management services provided within the study area. This aspect does not only impact negatively on the biophysical environment but also the aesthetic appearance of the area and the overall health profile of resident communities.

7.3 INFRASTRUCTURAL ASPECTS

A number of important summary observations regarding the **infrastructural characteristics** of the study area population include:

- The project area seems to be fairly well serviced with regards to access, with one National Road (N2-22) and one Provincial road, namely P262 traversing the project area, in addition to a number of District and Local Access roads and other access and local footpaths and tracks service access to the area.

7.4 BIO-PHYSICAL ASPECTS

As far as the **biophysical characteristics** of the study area are concerned, the key aspects can be summarized as follows:

- The dominant land cover within the study area is the “Urban/built-up land: Residential” (41.97% of the total land area); followed by the “Thicket and Bushland” land cover accounts (34.25%).
- The majority of the project area (49.72%) is characterized by fairly steep slopes (Steeper than 1:5) and 15.04% of the area has a slope character “1:5 – 1:7.5” while 14.78% of the area has a slope of “Flatter than 1:20”. Appropriate planning and design principles suitable for the areas topography taking due cognizance of the characteristics of the area must be applied during the planning and design stages of this housing process.
- The area is traversed by a number of perennial and non-perennial water courses comprising rivers, wetlands and streams, all of which are conducive to periodic flooding. Due cognizance of the 32 m Buffer must be taken to ensure no construction activities occur within floodline areas.
- The most dominant soil type which underlies the project area is that of “Glenrosa and/or Mispah forms (other soils may occur), lime rare or absent in the entire landscape” which underlies the entire extent (100%) of the total of the project area.
- The whole 100% of the project area is underlain by soils with a characteristic “soil potential” described as “Soils not suitable for arable agriculture; suitable for forestry or grazing where climate permits”. 44.39% of the project area is characterised by soils depths < 450 mm and the remaining 55.61% ranging between 450 mm to 750 mm.
- The predominant geology type underlying the project area is known as “Arenite”. This geology type has the most abundance with approximately 59.27% occurrence within the project area; while the occurrence of “Gneiss” (25.41%) was also recorded.
- The project area is covered by two distinct vegetation categories occurring across project area. The most predominant of the vegetation units being the “Pondoland-Natal Sandstone Coastal Sourveld” which covers approximately 60.21% of the total project area while the “KwaZulu-Natal Coastal Belt” vegetation cover 39.79% of the area.
- According to Ezemvelo KwaZulu-Natal Wildlife’s C-Plan information for the Ugu District, the Kwandwalane Phase 2 Rural Housing project area has an irreplaceability value which ranges between 0 and 0.8 across the total extent of the project area. Whereas an

irreplaceability value of 1 indicates that the area is considered to be completely irreplaceable with regards to biodiversity, the figures for the Kwandwalane Phase 2 Rural Housing area thus indicate that the area is considered fairly irreplaceable in terms of the biodiversity contained therein.

- There are no known mineral deposits occurring within the boundary of the Kwandwalane Phase 2 Rural Housing project area and no known deposit points occur within close proximity to the project area.
- There are no known archaeological, cultural or historical sites or artefacts located within the Kwandwalane Phase 2 Rural Housing project area. Due to the “in-situ” type nature of the proposed project, should any sites or artefacts of archeological, cultural or historical significance be located within the project area, it is not expected or anticipated that these will not be impacted upon as a result of the proposed development. The Developer is however aware of his responsibilities with regards to the Amafa Heritage Act.
- No detailed quantifiable information is currently available on various forms of pollution in the study area. A number of important observations can however be made in this regard:
 - Elevated levels of air pollution, especially during the winter months, are common in the area due to the extensive use of firewood and fossil fuels for heating and cooking purposes.
 - High levels of environmental pollution are evident resulting from the absence of any form of waste collection and management system within the area.

7.5 EXISTING SETTLEMENT ASPECTS

As far as the **settlement characteristics** of the study area are concerned, the key aspects can be summarized as follows:

- The project area is characterized by low to medium density scattered rural iMizi settlement.
- Residents are generally reluctant to move or relocate due to the fact that they bury their dead within their familial iMizi.
- The majority of the project area (49.72%) is characterized by fairly steep slopes (Steeper than 1:5) and 15.04% of the area has a slope character “1:5 – 1:7.5” while 14.78% of the area has a slope of “Flatter than 1:20”.

7.6 RECOMMENDATIONS

Based on the existing available desktop overview, it does not appear as if there are any material barriers to the proposed rural housing development from an environmental impact perspective. The specific impacts which can be anticipated and may have to be managed during the implementation phase will only be known once the exact project extent, location and characteristics have been finalized. Some potential mitigation measures include the following:

- Remove invasive alien vegetation at the project sites
- Soil erosion on site must be prevented during the pre-construction, construction and operational phases.
- Suitable erosion control measures must be implemented in all areas potentially sensitive to erosion such as near water supply points, edges of slopes etc.
- Ventilated improved pit toilets must be located away from drainage lines, boreholes and natural springs and at a sufficient distance from the 1: 100 year flood line in watercourses.
- Amafa Akwazulu Natali (Heritage KwaZulu-Natal) has to comment on the need for an archaeological assessment for the proposed development according to Section 27 of the KwaZulu-Natal Heritage Act, No. 10 of 1997.
- A solid waste management plan must be formulated for the areas addressing aspects such as the collection, sorting, recycling and disposal of waste.

- Provision of litter containers in public places to address the litter problem.

7.7 LEGISLATIVE REQUIREMENTS

Possible considerations from a legislation point of view are briefly summarized in the table below.

Act ¹	Section ¹	Summary of requirement ¹	Implication for project
National Water Act (Act 36 of 1998) and regulations	S21, 32, 41	"Water use" in terms of the Act includes "impeding or diverting the flow of water in a watercourse" and "altering the bed, banks, course or characteristics of a watercourse". Department of Water Affairs and Forestry will require water licences for all water uses unless the water use is an "existing lawful water use", or it is a permissible water use in terms of the Schedule 1 of the Act or can be generally authorized. It is advised that the Department of Water Affairs and Forestry be consulted as to their licensing requirements for each development. Licences are not required where water is obtained from the local council or another bulk water supplier.	If part of the rural housing subsidy will be utilized for the provision of water the necessary permits will have to be obtained from the Department of Water Affairs and Forestry (depending on the existing water service authority and water service provider arrangement in the area)
	S144	A person is prohibited from establishing a township unless the layout plan shows, in a form acceptable to the local authority, the 1/100 year flood level, for the purposes of ensuring that all persons who might be affected have access to information regarding potential flood hazards.	Depending on the exact location of the housing components, a 1/100 year floodline will have to be determined.
Water Services Act (Act 108 of 1997)	S6	Access to water services must be through a nominated water services provider, failing which approval should be obtained from the water services authority.	Applicable if water provision will form part of the subsidy application.
Water Services Act (Act 108 of 1997)	S7	Water for industrial use must be obtained through a nominated water services provider and no person may dispose of industrial effluent in any manner other than that approved by the water services provider nominated by the water services authority having jurisdiction in the area of question.	It is not anticipated at this stage that any industrial development will form part of the rural housing development project.
Environmental Conservation Act (Act 73 of 1989)	S20	Waste must be disposed of at a waste disposal facility licensed in terms of the provisions of the Act. Any hazardous waste such as paints, varnishes, waste oils etc accumulated at the construction sites must be disposed of at hazardous waste sites. If waste dumps are established for housing developments, a waste disposal license will be required from the Department of Water Affairs and Forestry.	A waste disposal license for a waste dump will be required if a formal waste collection and removal system is implemented as part of housing project. Waste which is may be generated during the construction process, will have to appropriately disposed of.
National Building Regulations and Building Standards Act (Act 103 of 1997) and Regulations	Reg F6 of Part F	No person may on specified days and during specified times generate noise from a construction site which may unreasonably disturb or interfere with the amenity of the neighborhood, unless authorized to do so by the local authority.	Appropriate specifications will have to be included in the tender documentation
National Heritage Resources Act (Act 25 of 1999)	S34	No person may alter or demolish any structure or part of a structure that is older than 60 years without a permit issued by the relevant provincial heritage resources authority	The existence of graves, archaeological or palaeontological sites will have to be further investigated, once the exact location of the housing project components is known.
	S35	No person may, without a permit issued by the responsible heritage resources authority destroy, damage, excavate, alter, deface or otherwise disturb any archaeological or palaeontological site.	
	S36	No person may, without a permit issued by the South African Heritage Resources Association or a provincial heritage resources authority, destroy, damage, alter, exhume, remove from its original position or otherwise disturb any grave or burial ground older than 60 years which is situated outside a formal cemetery administered by the local authority. "Grave" is widely defined in the Act to include the contents, headstone or other marker of such a place, and any other structure on or associated with such place.	
National Forest Act (Act 84 of 1998)	CH 3 Part 1	There is a prohibition against damaging or cutting protected indigenous trees unless a license has been obtained or an exemption has been published in the Government Gazette.	Indigenous trees will have to be protected, where possible, during the implementation phase of the project

Conservation of Agricultural Resources Act (Act 43 of 1983 and GN R1048)		This regulation requires the control of weeds and invader plants, which occur on any land or inland water surface in SA. Category 1 plants are declared weeds and may only occur in biological control reserves. Category 2 plants are declared invader plants and may only occur in demarcated areas and biological control reserves. Category 3 plants are declared invader plants and may occur in biological control reserves. All weeds and invader plants not within the demarcated areas or biological control reserves must be eradicated and control methods are stipulated	Weeds and invader plans should be eradicated if occurring at the final project location.
National Building Regulations and Building Standards Act (Act 103 of 1997) and Regulations R2378	Reg F6 of Part F	The owner of any land on which excavation work is in progress must take precautions in the working area and on surrounding roads and footways to limit to a reasonable level the amount of dust arising from these areas.	Appropriate stipulations should be included in the tender documentation for construction.
Minerals Act (Act 50 of 1991)	S 5 and 9	No person may prospect or mine for any mineral without the necessary authorization granted to him in accordance with the provisions of the Minerals Act (Act 50 of 1991). Should construction material be excavated from borrow pits, the provision of the Minerals Act, are applicable and the Department of Minerals and Energy needs to be contacted in order to determine their requirements in this regard.	If any borrow pits are to be excavated during the construction process in the implementation phase, the necessary permits will have to be acquired from the Department of Minerals and Energy

¹ National Department of Housing – Environmental services for Housing developments

7.8 CONCLUSION

In view of the summary conclusions outlined above, as well as the fact that the project entails the construction of new houses within the boundaries of existing iMizi (in-situ upgrading), it is our view that the project will not impact negatively on the environment. The project will in fact provide suitable living conditions to the rural community and contribute to Rural Development.

KWANDWALANE PHASE 2 RURAL SUBSIDISED HOUSING
DEVELOPMENT
PRELIMINARY ENVIRONMENTAL ASSESSMENT



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DIRECTOR

September 2012

Date