

# **BASIC ASSESSMENT: MAKANA HUMAN SETTLEMENT PROJECT, ALICEDALE, MAKANA MUNICIPALITY.**

## **BACKGROUND INFORMATION DOCUMENT, JUNE 2012**



### **INTRODUCTION**

The Makana Municipality (the Applicant) is proposing the construction of approximately 240 single detached residential dwellings, as well as the provision of associated services infrastructure, on approximately 12 hectares of the Remainder of Portion 1 of the Farm 276, Alicedale. It is anticipated that the development will provide formal housing for approximately 1200 individuals from the local area. In order to provide water to the proposed housing development it is proposed that a water reservoir with a storage capacity of approximately 500kL is constructed to the south of the proposed development footprint, from where water will be reticulated into the residential area. The site under assessment is currently zoned Agriculture Zone 1 and will have to be rezoned to Residential Zone 1, Open Space Zone 1, Public Street, and other appropriate zonings. Other properties that will be affected by the proposed development include erf 1410, 1411 and 1370 as well as the Remainder of Farm 277 and erf 1363. Stormwater infrastructure associated with the development will be constructed on the latter two properties, while the housing development and infrastructure may traverse the other even.

In terms of the NEMA EIA Regulations, 2010, GN R543, 544 and 546; promulgated under Chapter 5 of the National Environmental Management Act (Act 107 of 1998) ("NEMA"), and published in Government Gazette 33306 on 18 June 2010; a Basic Assessment is required for this project. The applicant, through their consultants, Setplan, has appointed Public Process Consultants as the independent Environmental Assessment Practitioner to undertake the Basic Assessment and Public Participation for this project.

### **PROJECT LOCALITY**

The properties that will be affected by the development are located to the south of the Transriviere, Kwanonzwakazi and Mandela Park settlements in Alicedale in the Makana Municipal Area (see attached map). The site can be accessed via Mandela Park settlement, the entrance to which is off the MR00476 between Alicedale and Grahamstown, approximately 50 kilometres to the west of Grahamstown. The attached locality map provides an overview of the location of the site under assessment.

### **HOW CAN I PARTICIPATE IN THIS PROCESS?**

In terms of regulation 55 (1) (b) of Government Notice R 543 interested and affected parties are to request in writing that their names be placed on the register of interested and affected parties (I&APs). In order to register on the database complete the comment and registration form attached to this correspondence or submit your contact details (via fax or email), stating your full name, address and contact numbers to the consultant indicated in this documentation.

### **WHAT DOES THIS DOCUMENT TELL YOU**

This document provides you, as an interested and or affected party (I&AP) with background information on the proposed project, the Basic Assessment as well as Public Participation process. It indicates how you can become involved in the project, receive information and raise issues that may interest and/or concern you. The sharing of information forms an important component of the public participation process and provides you with the opportunity to become actively involved in the environmental assessment process from the outset. The input received from I&APs together with scientific and technical investigations assists the responsible authority, in this instance the Provincial Department of Economic Development, Environmental Affairs and Tourism (DEDEAT), Cacadu Region, with their decision-making.

### **WHAT DOES THE PROJECT ENTAIL**

The proposed development will include the following project components:

- Approximately 240 single detached residential dwellings
- Internal roads
- Open Space
- Stormwater management infrastructure
- Bulk water storage reservoir (storage capacity of approximately 500kL)
- Provision of water, electricity and sanitation infrastructure (sewerage reticulation)

The project will require approximately 15 hectares of vegetation be cleared prior to the installation of the infrastructure and construction of the development. Water will be provided to the development by means of a pipeline from the water pumping station to the reservoir that is to be constructed to the south of the development. Water will be reticulated into the development by means of a 160Ømm pipeline. A full waterborne sewerage system will be provided for the development and will tie into the existing sanitation infrastructure for Transriviere. Stormwater infrastructure will be provided for the development, with stormwater discharge proposed to be into two drainage lines (one to the northwest and the other to the northeast of the site) that currently drain the site.

The final design and layout of the development and associated infrastructure will be informed by technical and environmental specialist input during the Basic Assessment process.

## **OVERVIEW OF THE ENVIRONMENTAL BASIC ASSESSMENT (BAR) PROCESS**

In terms of Regulations 543, 544 and 546 promulgated under Chapter 5 of the NEMA in Government Gazette 33306 on 18 June 2010, the project requires Basic Assessment because it includes, amongst others, the following activity listed in GN R 544:

*23. The transformation of undeveloped, vacant or derelict land to –  
(ii) residential, retail, commercial, recreational, industrial or institutional use, outside an urban area and where the total area to be transformed is bigger than 1 hectare but less than 20 hectares; -"*

This listed activity requires authorisation from the DEDEAT. Other listed activities requiring environmental authorisation are GN R544 Activities: 9(i), 11(xi), 18(i), 23 (ii) and GN R 546 Activities: 2 (a) iii (dd), 4 (a) ii (ee), 13 (a), 14 (a) i, 16 (iv) (a) ii (ff).

The environmental assessment needs to show the responsible authority, DEDEAT, and the project proponent what the consequences of their choices will be in biophysical, social and economic terms. The steps in the Environmental Assessment Process are outlined below.

The Basic Assessment Process including Public Participation can be summarised into the following stages:

### **Step 1: Notification to Authorities and I&APs**

The first stage in the process entails notification to the DEDEAT as well as interested and affected parties (I&APs) of the intention to proceed with the BAR. I&APs are required to register their interest on the project database and raise issues of concern.

### **Step 2: Draft Basic Assessment (BAR) for Public Comment**

The Basic Assessment is undertaken in order to identify and assess potential environmental impacts, both positive and negative, that may be associated with the project activity. This includes mitigatory measures to reduce potential negative impacts and maximise positive benefits as well as the consideration of alternatives. The Basic Assessment will include an overview of the affected environment on which the activity is to take place. Specialist information for inclusion in the Draft Basic Assessment Report has been identified as follows:

- Biophysical Site Assessment (to include vegetation and ecology)
- Socio-Economic Assessment
- Heritage Assessment
- Visual Assessment
- Engineering Services Report

The Draft Basic Assessment, together with comments received from I&APs will be made available for a 30 day review period. Reasonable and feasible alternatives identified to date and to be included in the draft BAR are:

- No-go: to leave the land as is and not commence with the activity
- Go: the project alternative as proposed, including alternative layouts considered on site.
- Reasonable and feasible alternatives as raised by I&APs

All I&APs on the project database will be notified in writing of the 30 day comment period for the Draft Basic Assessment, copies of the Draft Report and project information can be downloaded from the following project website [www.publicprocess.co.za](http://www.publicprocess.co.za). It is not proposed that public meetings are held during this period but telephonic consultations and one on one meetings with key I&APs will take place where required.

### **Step 3: Submit Final Basic Assessment Report and Application**

The comments received from I&APs will be included in the Final BAR before it is submitted to the DEDEAT for their decision making.

### **Step 4: Notification of Environmental Authorisation and Appeals Period**

The final step in the process entails providing written notification to all I&APs on the project database of the decision made by DEDEAT regarding the application and appeal period, including the manner of appeal. Project construction may only commence once approval has been received from the DEDEAT.

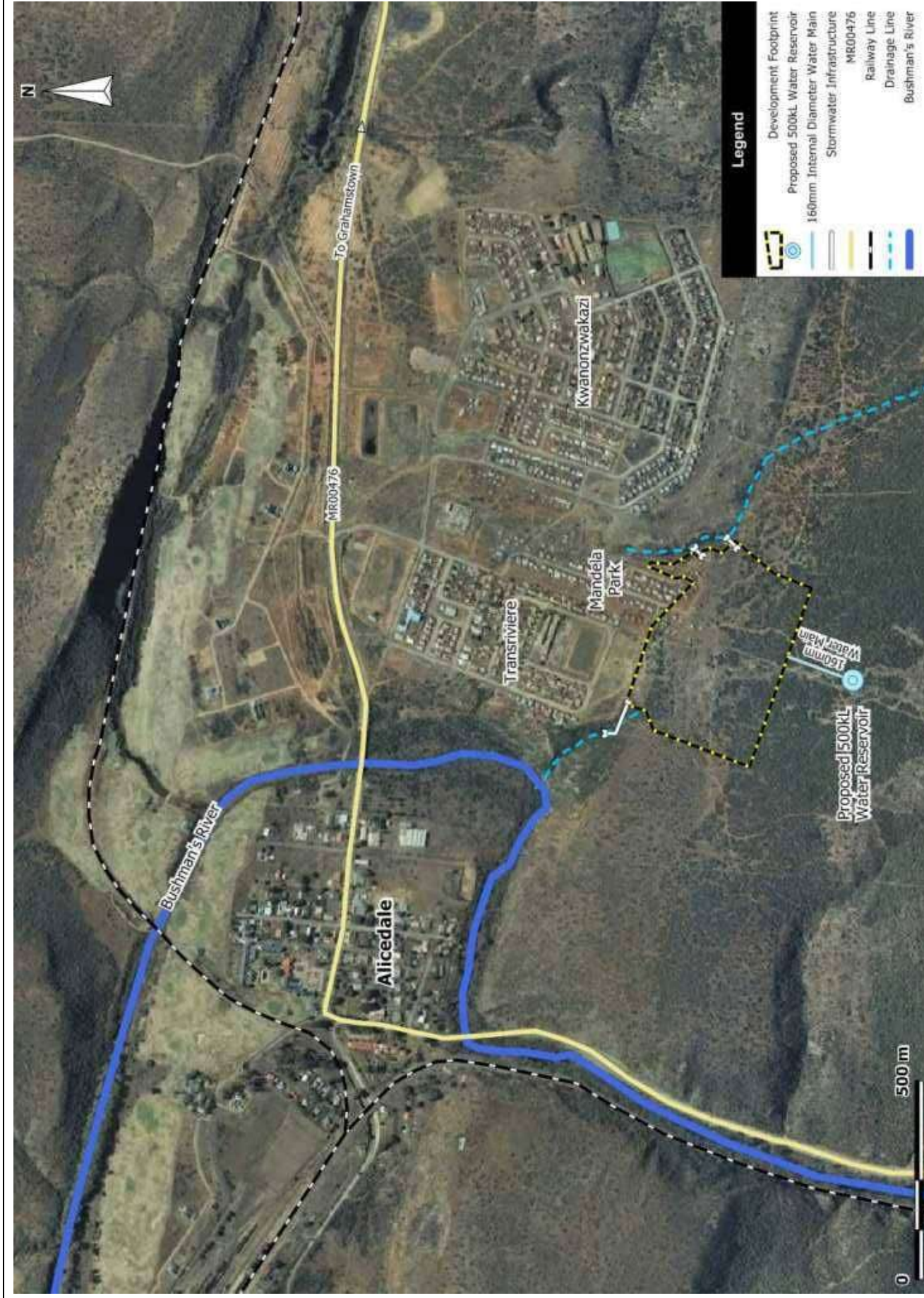
#### **WHAT IS YOUR ROLE AS AN I&AP?**

1. I&APs are required to respond to the letters of notification and/or newspaper advertisements and register their interest on the project database
  - By emailing, faxing or mailing a comment form to the participation consultant indicated below.
  - By registering your interest in the project you will be kept informed of the process and notified of any opportunities to comment
2. I&APs are required to state their area of interest and/or concern in the matter
  - By emailing, faxing or mailing a comment form to the public participation consultant indicated below.
3. By telephonically contacting the public participation consultant if you have a query, comment, or require further project information.
4. By reviewing the Draft BAR and submitting any comments within the 30-day comment period.

#### **WHO SHOULD YOU CONTACT?**

Sandy Wren, Public Process Consultants, PO Box 27688, Greenacres, 6057, Phone 041-374 8426 Fax 041-373 2002 Email [sandy@publicprocess.co.za](mailto:sandy@publicprocess.co.za)

Information on the project can be downloaded from the following website: **[www.publicprocess.co.za](http://www.publicprocess.co.za)**



Locality Map for the proposed development on the Remainder of Portion 1 of Farm 276, Alicedale.