

NOTICE OF APPLICATION FOR ENVIRONMENTAL AUTHORIZATION AND WATER USE LICENSE

THE PROPOSED BHOBHONONO/MASOMINI HOUSING DEVELOPMENT WITHIN MSUNDUZI LOCAL MUNICIPALITY

BACKGROUND INFORMATION DOCUMENT

WHAT DOES THIS DOCUMENT TELL YOU?

This document aims to provide you, as an Interested and Affected Party (I&AP), with background information regarding the proposed Bhubhonono/Masomini housing development under uMsunduzi Local Municipality within uMgungundlovu District Municipality. The proposed project site is located on the remainder of Erf 10000 Edendale in Ward 20 in the Greater Edendale area, Pietermaritzburg.

The document also provides information regarding the Environmental Impact Assessment (EIA) process to be undertaken for the project. Furthermore, the document advises how you can become involved in the project, receive information and/or raise issues, which may concern and/or be of interest to you. The sharing of information forms the basis of the public participation process and offers you the opportunity to become actively involved in the project from the outset. Public participation plays an important role in the undertaking of an EIA as input from I&APs ensures that all potential issues are considered within the study.

WHAT DOES THE PROJECT ENTAIL?

The Msunduzi Local Municipality proposes the construction of low cost housing and associated facilities and infrastructure on the remainder of Erf 10000 Edendale under Msunduzi Local Municipality within uMgungundlovu District Municipality.

The proposed project site is approximately 114.8 hectares with a development footprint of approximately 44.7 hectares within Ward 20 of the Msunduzi Local Municipality. The proposed Bhubhonono/Masomini Housing Development will entail the removal of indigenous vegetation for the construction of the following:

Approximately 534 Breaking New Ground (BNG) Housing Units

Approximately 305 High density Housing Units

Approximately 1031 Public Housing units

2 sites for Creches

2 sites for Worship

2 commercial sites

Installation of pipelines for the transportation of water supply and waterborne sewage (design and specifications of infrastructure will be confirmed during the EIA Process) Construction of internal roads and stormwater infrastructure (design and specifications of infrastructure will be confirmed during the EIA Process) Erven will be set aside for active open space, conservation, creche, education and worship land uses.

The housing development will be located at approximately: **29°38'02.00S 30°16'39.74E**

WHAT ARE THE POTENTIAL ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE PROPOSED PROJECT?

Issues identified will be assessed in the EIA and it consists of two phases. The first phase is a Scoping Study which identifies potential issues which require more detailed investigation. The second phase is the EIA phase where detailed investigations of the issues identified during scoping are undertaken.

Input from the public through the public participation process provides valuable input in the planning phase and identification of issues requiring investigation within this EIA process. The study will highlight areas that should be avoided in order to minimise potential impacts and evaluate the project alternatives.

The assessment will aim to achieve the following:

- to provide an overall assessment of the social and biophysical environment of the affected area by the proposed construction of the project;
- to undertake a detailed assessment of the project in terms of environmental criteria including the rating and significance of impacts;
- to identify and recommend appropriate mitigation measures for significant environmental impacts; and
- to undertake a fully inclusive public participation process to ensure that I&AP issues and concerns are recorded and commented on.

WHY ARE ENVIRONMENTAL STUDIES NEEDED?

In terms of the Environmental Impact Assessment (EIA) Regulations Government Notice Regulation (GNR) No. 324 to 327 of 2017 (as amended), published in terms of Section 24(5), and read with Section 44, of the National Environmental Management Act (NEMA) (Act No. 107 of 1998). The Msunduzi Local Municipality requires an Environmental Authorisation (EA) from the Economic Development, Tourism and Environmental Affairs (EDTEA) for undertaking the proposed project as it includes activities listed under Regulation of NEMA EIA.

The following activities of GNR 324, GNR 325 and GNR 327 are being applied for the EA requiring an EIA process to be followed:

where such clearance of indigenous vegetation is required for-

- (i) the undertaking of a linear activity; or**
- (ii) maintenance purposes undertaken in accordance with a maintenance management plan.**

GNR 324 (14): The development of infrastructure or structures with a physical footprint of 10 square metres or more; where such development occurs within a watercourse;

(i) in front of a development setback, or

(ii) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse; excluding the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour.

d. KwaZulu Natal

vii. Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans.

GNR 325 (15): The physical alteration of undeveloped, vacant or derelict land for residential, retail, commercial, recreational, industrial or institutional use where the total area to be transformed is 20 hectares or more;

Except where such physical alteration takes place for:

- (i) linear development activities; or**
- (ii) agriculture or afforestation.**

GNR 327 (9): The development of infrastructure exceeding 1000 meters in length for the bulk transportation of water or stormwater-

(i) with an internal diameter of 0.36 meters or more; or

(ii) with a peak throughput of 120 litres per second or more;

excluding where;

(a) such infrastructure is for bulk transportation of water or stormwater or stormwater drainage inside a road reserve or railway line reserve; or

(b) where such development will occur within an urban area.

GNR 327 (10): The development and related operation of infrastructure exceeding 1000 metres in length for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes-

- (i) with an internal diameter of 0.36 meters or more; or**
- (ii) with a peak throughput of 120 litres per second or more;**

excluding where; 3

- (a) such infrastructure is for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes inside a road reserve or railway line reserve or**
- (b) where such development will occur within an urban area.**

GNR 327 (12): The development of

- (i) Infrastructure or structures with a physical footprint of 100 square meters or more;**

where such development occurs

- (a) within a watercourse**
- (b) in front of a development setback; or**
- (c) If no development setback exists, within 32 meters of a watercourse, measured from the edge of a watercourse.**

GNR 327 (19): The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic meters from a watercourse.

This project entails the alteration of undeveloped land on the remainder of Erf 10000 Edendale to provide low-cost housing and associated services.

Msunduzi Local Municipality has appointed Vukanih Consultants and Contractors as an independent Environmental Assessment Practitioner (EAP) to undertake the required environmental studies. As part of these environmental studies, all Interested and Affected Parties (I&APs) will be actively involved through a public participation process (PPP).

PUBLIC PARTICIPATION PROCESS

Public participation is the foundation of the Environmental Impact Assessment process. The principles of the National Environmental Management Act (NEMA) guide various aspects of the EIA process, including public participation which involves provision of sufficient information, in a transparent manner, to IAPs. During the Public Participation Process input from the proponent, specialists, government, and non-government organizations as well as all other potential IAPs are gathered to enable more informed decision making.

Public Participation during the Scoping and EIR Process will entail the EAP notifying all IAPs about the draft Scoping Report. IAPs will then be given the opportunity of at least 30 days to comment and raise issues and/or concerns of the draft Scoping Report. Once the 30-day commenting period is over, the EAP will then compile the Final Scoping Report which will be inclusive of comments and responses and submit to DEDTEA for assessment.

Stakeholders are invited to register as Interested and Affected Parties (IAPs) within 14 days of this notice. The Draft Scoping Report may be made available electronically to the IAP upon request. Representation with respect to this application may be made by fax or mail to Mr Vukani Ngwabi (contact details below) and must reach Vukanih Consultants and Contractors offices on or before the 20 June 2022.

HOW CAN YOU GET INVOLVED?

1. Contacting the consultants in writing/Email if you have a query, comment or require further project information;
2. By responding (by phone, fax or e-mail) to our invitation for your involvement in the process;
3. By completing the attached comment form, emailing, posting or faxing it to Vukanih Consultants and Contractors .
4. By reviewing and commenting on the Draft Environmental Impact Assessment and Scoping Reports.

REGISTRATION, COMMENTS AND QUERIES

As a potential IAP for this proposed project, you are urged to become involved in the Public participation process and provide comment, or raise those issues and concerns which affect and/or interest you, or about which you would like more information. Your input into this process forms a key part of the environmental studies and we would like to hear from you to obtain your views on the proposed project.

By completing and returning the accompanying response form (see Appendix B), within **14 DAYS** of receipt of this document, you automatically register yourself as an I&AP for this project, and ensure that your comments, concerns or queries raised regarding the project will be noted and that you will receive an opportunity to review all the draft environmental reports. All interested I&AP's are invited to register by submitting their name, contact information and interest in the project to the Environmental and Public Participation consultant before the

ALL COMMENTS ON THE BID, AND REGISTRATION AS AN IAP, CAN BE SENT TO:

Mr Vukani Ngwabi: Vukani Consultants

Cell:0733685731

E-mail: vukanih@vukaih.co.za

Please note that comments on the BID, and registration as an IAP, must be done within 14 days of receipt of this BID. Thereafter, all registered IAPs will be given a copy of the draft Scoping report for 30 day review and comment period.

BHOBHONONO HOUSING PROJECT

PRELIMINARY LAYOUT PLAN

PROPOSED SUBDIVISION OF THE
REMAINDER OF ERF 10000 EDENDALE.



THE SITE



LOCALITY PLAN N.T.S

NOTES
1. All boundaries and areas are approximate & subject to change on final survey.
2. Contour interval is at 2m approx.

LEGEND

- Study Boundary
- Private/Job Tract
- Top Road
- Track
- Road
- Easement/Proprietary
- Stream
- Erf Boundary
- Benchmark Line

Color	Symbol	Description
Yellow	□	Private/Job Tract
Orange	□	Top Road
Red	□	Track
Black	□	Road
Dashed Black	□	Easement/Proprietary
Blue	□	Stream
Black	□	Erf Boundary
Black	□	Benchmark Line

PUBLIC HOUSING:
Statement of Intent - A land use area that is intended primarily to allow for the development of housing that is funded by a national, provincial or local government institution or funded through a government sponsored institution within the municipality jurisdiction.

DENSITY CALCULATION
PUBLIC HOUSING BASED ON 180 DENSITY -
180 x 10000 = 1 800 000
= 1 800 units

Local Authority
MSUNDUZI MUNICIPALITY

Client
MSUNDUZI MUNICIPALITY

Project
BHOBHONONO MADONINI HOUSING PROJECT

Drawing
PRELIMINARY LAYOUT PLAN

Project Description
PROPOSED LAYOUT OVER THE REMAINDER OF ERF 10000 EDENDALE

Author
MUSHA WEN'S TYPIC 30000

Scale
1:2 000 - A3

Drawing No.
BMP/003/A

Date
MAY 2023

APPENDIX B: IAP REGISTRATION AND COMMENT FORM
ENVIRONMENTAL IMPACT ASSESSMENT PROCESS FOR THE PROPOSED CONSTRUCTION OF
BHOHONONO/MASOMINI HOUSING DEVELOPMENT UNDER MSUNDUZI LOCAL MUNICIPALITY
WITHIN UMGUNGUNDLOVU DISTRICT MUNICIPALITY.

YOUR COMMENTS AND QUERIES ARE WELCOME

Please **complete** this Form **in full**, and return to:

Mr Vukani Ngwabi

Vukanih Consultants and Contractors Phone: 073 3685 731

E-mail: vukanih@vukanih.co.za (EIA/WULA)

TITLE (Prof/Mr/Mrs)		FIRST NAME	
SURNAME			
CAPACITY (e.g. Secretary/Director)			
ORGANISATION			
POSTAL ADDRESS		POSTAL CODE	
TEL. NO.: ()		CELL NO.:	
FAX NO.: ()		E-MAIL ADDRESS:	

What comments / concerns would you like to rise regarding this proposed project? (Please use additional pages, if required)

.....

.....

.....

.....

.....

PLEASE REGISTER THE FOLLOWING PERSON(S) ON THE PROJECT DATABASE:

Name:		Organisation:	
Contact details:			
Address:			
Tel.:	Fax:	Cell:	
E-mail:			

IF YOU WOULD NOT LIKE TO RECEIVE ANY FURTHER INFORMATION REGARDING THIS PROPOSED PROJECT AND WOULD PREFER TO BE REMOVED FROM THE PROJECT DATABASE, PLEASE TICK THE BOX BELOW AND RETURN THE FORM TO THE PUBLIC PARTICIPATION CONSULTANTS WHO'S CONTACT DETAILS ARE PROVIDED ABOVE.

<input type="checkbox"/> YES, Please remove me from the project database	SIGNATURE:		
---	-------------------	--	--