

1. INTRODUCTION

1.1 Project Background

The eThekweni Metropolitan Municipality has, through its IDP process, and extensive consultation with respective beneficiary communities residing within the eThekweni Metropolitan Municipality, identified the need to provide subsidised housing in its area of jurisdiction. This process was initiated as a means to address the municipality's housing need and in doing so improve the living conditions and quality of life of its communities.

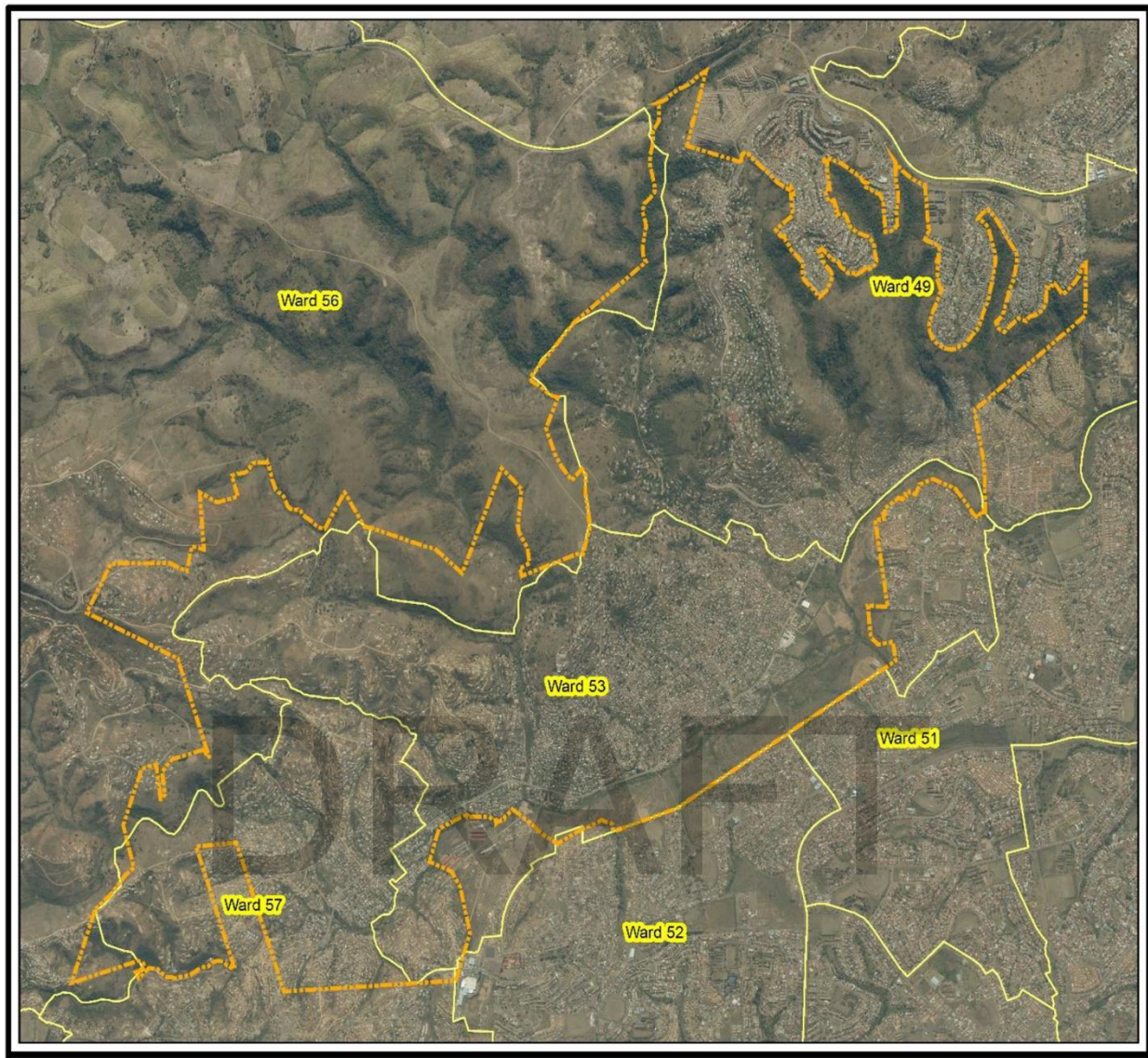
The purpose of this document is to provide a Preliminary Environmental Assessment for the development of the Amaoti Subsidised Housing Development. The proposed project area is a Greenfield Development and is aimed at providing suitable housing to beneficiaries residing within a portion of Wards 52, 53, 56, 57 and 102 of the eThekweni Metropolitan Municipality. The proposed development will entail the construction of new top structures together with relevant services such as access to water and sanitation. The project shall be titled and referred to as the "Greater Amaoti Housing Development Project/Project Area" for the purpose of easy reference in report writing.

This relocation plan will only provide an initial baseline environmental report that briefly describes potential environmental impacts of the proposed development and some preliminary recommended mitigation measures. This initial screening report will also provide an assessment of the viability of the proposed development for the developer in terms of environmental criteria.

1.2 Site Description

The project area falls within the jurisdiction of the eThekweni Metropolitan Municipality. The total extend of the project area is approximately 1235,59Ha and is made up of a portion of Wards 52, 53, 56, 57 and 102. The total population of the eThekweni Metropolitan Municipality, as recorded in the Census 2011 is estimated at 3 442 266 persons while the overall population for the project area is approximately 60 005 persons which resides in approximately 17 566 households within the project area. The project area in relation to the wards are depicted in Map 1.1 below.

Map 1.1: Project Area



2. THE RELOCATION PLAN

Relocation is the removal of people to another location due to the provision of land or housing, voluntarily or involuntarily. For the Greater Amaoti Housing Development, this will involve the removal of people to another location due to the provision of housing. Relocation plans need to be done carefully as decisions on the relocation site and other factors can lead to the failure of the overall project being implemented and this will cause a waste on time, money, and efforts on the project. Relocations need to be done timeously, within the budget, and with communication with affected people to ensure a smooth transition.

2.1 Site Selection

In selecting the relocation site, the site chosen can be at the existing place of the provision of housing. For this relocation plan, the proposed relocation site is made up of two properties described as follows:

Property 1:

Rem	R
Portion	13
Farmallotn	842
Farmtownna	Riet Rivier
Area	7,2516
Strnum	39
Guardbrook	Guardbrook
Strtype	Grove

Property 2:

Rem	R
Portion	378
Farmallotn	842
Farmtownna	Riet Rivier
Area	5,8023
Strnum	26
Guardbrook	Guardbrook
Strtype	Grove



Image 1: Relocation site

This proposed relocation site seen on Image 1 is adjacent to the D403, which runs through the project area and can ensure easy access from the relocation site. As the relocation site is within the project area, it will provide an easier transition for beneficiaries and will limit any negative impacts on existing physical, environmental, social, and economic environment. It is also close the existing amenities which will ensure that beneficiaries are still able to access amenities they may use on a day to ay basis. The selected relocation site is also on government owned land to ensure that no legal land issues are experienced during the relocation period.

2.2 Relocation Process

Temporary housing or transit camps will be constructed and set up on the relocation site. In Image 1, there is some temporary housing on site. Due to the size of the project and for purposes of this relocation, more temporary housing will be constructed.

The Greater Amaoti Housing Project will be done in 5 proposed phases. The phases are as follows:

- Phase 1: 7 961 stands/units
- Phase 2: 5 903 stands/units
- Phase 3: 3 052 stands/units
- Phase 4: 2 546 stands/units
- Phase 5: 5 851 stands/units

As each phase of the project commences, 200 beneficiaries will be removed and relocated to the proposed relocation site to allow for the construction to take place. Once construction of the 200 houses is completed, beneficiaries will then be removed back to the newly constructed units and this process will be implemented for all 5 phases and the duration of the project. This process of relocation of beneficiaries will begin with Phase 1. Within the proposed relocation site, interim services will be provided. These include water, sanitation, and electricity. This will ensure that beneficiaries have access to infrastructure during the relocation period and limit any negative impacts on their daily living.

Before the relocation process takes place, the affected community and beneficiaries will be notified accordingly about the relocation for purposes of the project. This will be done through the established Project Steering Committee (PSC) which includes councillors and members from all 6 wards of the project. This will allow for a smooth process of relocation and those affected beneficiaries relocate voluntarily. As construction begins on the different phases of the project, beneficiaries will be notified of the progress to keep them aware of the duration of their stay at the relocation site, within the temporary housing. This will keep the relocation plan on track and not experience any negative impacts on the project.