

# ENVIRONMENTAL IMPACT ASSESSMENT PROCESS FOR THE PROPOSED SHAKASPRING SUBSIDISED HOUSING DEVELOPMENT WITHIN THE: KWADUKUZA LOCAL MUNICIPALITY BACKGROUND INFORMATION DOCUMENT



May 2023



## PURPOSE OF THIS DOCUMENT

The purpose of this Background Information Document (BID) is to provide a brief description of the proposed development and the EIA Process that will be followed. The aim is to inform Interested and Affected Parties (IAPs) on how to participate in the EIA Process and to obtain comments from IAPs on the proposed development. Findings of the EIA Process, including concerns raised by IAPs will be submitted to the KwaZulu Natal Department of Economic Development, Tourism and Environmental Affairs (DEDTEA).

## INTRODUCTION

The proposed Shakaspring Subsidised Housing Development has been initiated by the KwaDukuza Local Municipality together with the Department of Human Settlements. The main aim is to provide suitable housing to beneficiaries within the KwaDukuza Local Municipality.

The KwaDukuza Local Municipality has appointed K2M Environmental to assist the Municipality in the undertaking of the EIA process including the relevant specialist studies. The intention of this EIA is to obtain Environmental Authorization from the Competent Authority, thereby allowing the Municipality to proceed with the proposed subsidised housing development.

## PROJECT DESCRIPTION

### LOCATION OF THE SITE

The proposed housing development is located on the REM of Portion 3 of Farm Lot 11 No.1676, which is situated on a portion of Ward's 5, 17 and 18 of the KwaDukuza Local Municipality.

### PROJECT AREA CO-ORDINATES

Latitudinal Extent: 29° 18' 48.423''S

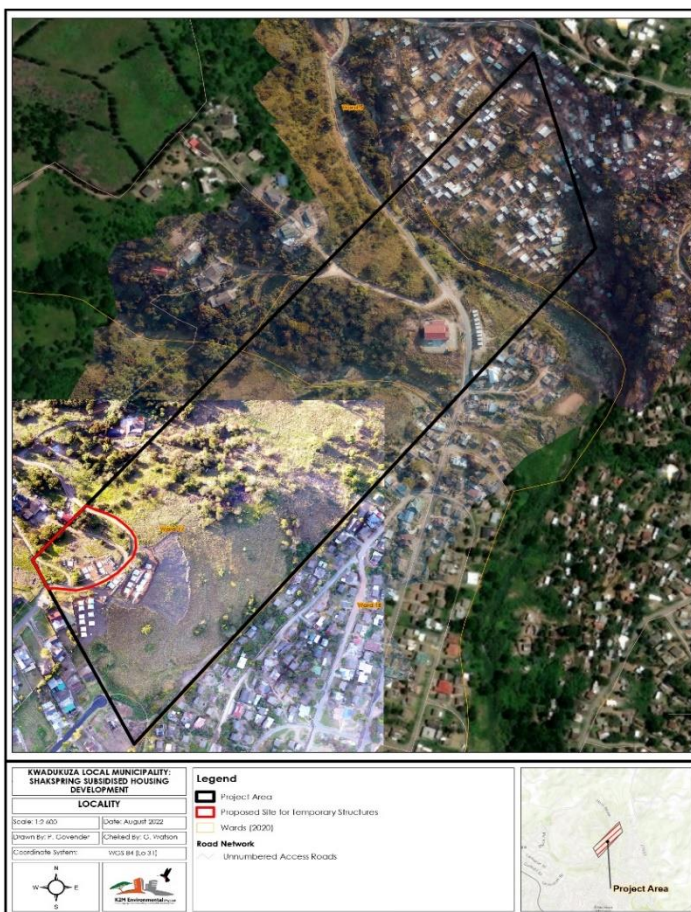
Longitudinal Extent: 31° 17' 53.264''E

### CURRENT LAND USE

The proposed project is largely a Greenfield development and the current land use zoning is

future residential. The majority of the site is vacant, except for the northern section of the site, which contains informal dwellings as well as substantial housing structures. There is also an existing community hall located in the central portion of the project area, which the proposed current development layout plan has accommodated. The site contains two channelled valley bottom wetlands as well as Critical Biodiversity Irreplaceable Areas which are located to the north of the site.

**Figure 1: Locality Map**



### DESCRIPTION OF THE PROPOSED ACTIVITY

The total extent of the site is approximately 16.85 hectares and the proposed development will entail:

- Removal of approximately 7 hectares of indigenous grassland vegetation to allow for the construction of approximately 600 low-income residential units.
- Construction of pipelines for water supply with a diameter ranging from 90mm to 250mm.
- Construction of a water storage reservoir with a capacity of approximately 2ML.

- Construction of pipelines for the transportation of sewage with a diameter of 160mm.
- Construction of internal roads that will be 6m and 4.5m wide, with road reserves of 18m and 10m and stormwater infrastructure with a minimum diameter of 450mm.

## LEGAL REQUIREMENTS

The EIA process for this proposed development will be conducted in accordance with the 2014 Environmental Impact Assessment Regulations (as amended), published in terms of sections 24(2) and 24D of the National Environmental Management Act (Act No. 107 of 1998).

The National Environmental Management Act (NEMA) 2014 EIA Regulations lists activities that may have a significant impact on the environment, and which consequently require environmental authorization from the competent authority. The regulations also specify the environmental assessment process, and information that is required to enable DEDTEA to make a decision regarding the proposed activity.

The Basic Assessment Process is required to be followed with accordance to the 2014 EIA Regulations (as amended in 2017), as the following activities have the potential to be triggered by the proposed development:

### LISTING NOTICE 1:

**Activity 9:** *The development of infrastructure exceeding 1000 metres in length for the bulk transportation of water or storm water -*

- (i) *with an internal diameter of 0.36 metres 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 storm water or storm water drainage inside a road reserve; or*
- (b) *where such development will occur within an urban area.*

### **Background:**

The proposed development will entail the construction of pipelines for water supply and stormwater transportation. The proposed internal water pipelines will have a diameter ranging from 90mm to 250mm and the internal stormwater pipelines will have a minimum diameter of 450mm.

**Activity 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 metres; or*
- (ii) *with a peak throughput of 120 litres per second or more*

*excluding where -*

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

### **Background:**

The proposed development will entail the construction of pipelines for the purpose of transporting sewage from each house to the Stanger Waste Water Treatment Works. The proposed internal sewerage pipelines will have a diameter of 160mm and will be located within the road reserve.

**Activity 12:** *The development of*

- (ii) *infrastructure or structures with a physical footprint of 100 square metres or more;*

*Where such development occurs -*

- (a) *within a watercourse;*
- (c) *if no development setback exists, within 32m of a watercourse, measured from the edge of a watercourse; -*

### **Background:**

The proposed development will entail the construction of two internal roads that will be 6m and 4.5m wide across the channelled valley bottom wetlands located within the project area. Furthermore, the development may also entail the construction of housing units within 32m of a watercourse.

**Activity 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 metres from a watercourse;*

### **Background:**

The proposed development will entail the infill and excavation of approximately 950m<sup>3</sup> and 550m<sup>3</sup> of material from the channelled valley bottom wetland for the construction of the two Crossing.

**Activity 27:** *The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation.*

### **Background:**

The proposed development will entail the removal of approximately 7 hectares of indigenous vegetation for the construction of residential units, pipelines, roads and other supporting land uses.

### LISTING NOTICE 3:

**Activity 2:** *The development of reservoirs, excluding dams, with a capacity of more than 250 cubic metres.*

*d. Kwazulu-Natal:*

*xi. Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority.*

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

### **Background:**

The proposed development may entail the construction of a water storage reservoirs with a capacity of approximately 2Ml within a CBA and sensitive areas as per the iLembe EMF.

**Activity 4:** The development of a road wider than 4 metres with a reserve less than 13,5 metres

d. Kwazulu-Natal:

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

xi. Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority.

**Background:**

The proposed development will entail the construction of internal roads that will be 6m and 4,5m wide, with road reserves of 18m and 10m, respectively, within CBA and sensitive areas as per the iLembe EMP.

**Activity 12:** The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.

d. KwaZulu Natal:

iv. Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;

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

xii. Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority.

**Background:**

The proposed development will entail the removal of approximately 7 hectares of indigenous vegetation for the construction of residential units, pipelines, roads and other supporting land uses located within an endangered ecosystem, a CBA and a sensitive area as per the iLembe EMP.

**Activity 14:** The development of -  
 (i) dams or weirs, where the dam or weir, including infrastructure and water surface area exceeds 10 square metres; or  
 (ii) infrastructure or structures with a physical footprint of 10 square metres or more;  
 Where such development occurs -  
 (a) within a watercourse;

d. KwaZulu Natal:

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

viii. Sensitive areas as identified in an environmental management framework as

contemplated in chapter 5 of the Act and as adopted by the competent authority;

**Background:**

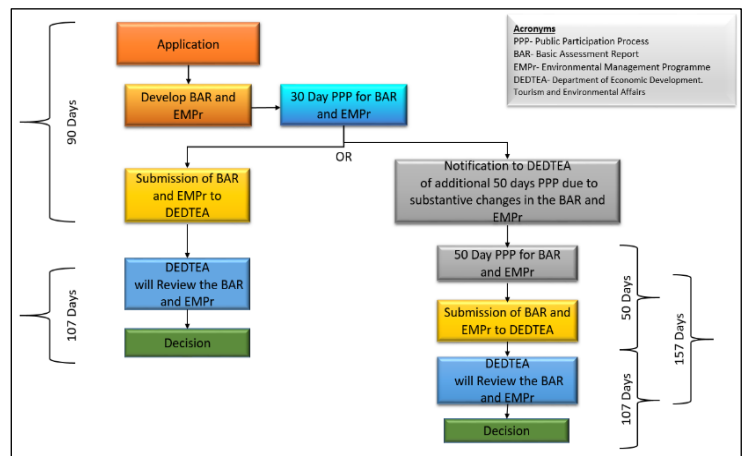
The proposed development will entail the construction of two roads across the channelled valley bottom wetlands located within the project area; within a CBA and sensitive area as per the iLembe EMF. Furthermore, the development may also entail the construction of housing units within 32m of the channelled valley bottom wetlands located within a CBA and sensitive area as per the iLembe EMF.

**ENVIRONMENTAL IMPACT ASSESSMENT PROCESS**

**THE BASIC ASSESSMENT PROCESS**

The project methodology involved with the required Environmental Authorization Process is illustrated in Figure 2.

**Figure 2: Illustration of the Basic Assessment Process**



**POTENTIAL ENVIRONMENTAL ISSUES**

**GEOPHYSICAL AND BIOPHYSICAL:**

- Potential soil pollution and soil erosion from construction activities.
- Destruction of critical biodiversity areas and sensitive EMF zone.
- Potential dust pollution arising from construction activities.
- Potential pollution and contamination from construction materials and chemicals.
- Invasion of alien plants as they are attracted to disturbed environments.
- An Environmental Management Programme is developed with which to monitor and mitigate any environmental impacts before they occur, during the construction and operational phase of the proposed development.

**SOCIO-ECONOMIC ISSUES:**

- Noise generated during the construction phase may be a nuisance to the surrounding households.
- The construction phase of the development will result in a number of temporary employment opportunities for unemployed members of the surrounding community.
- The proposed project will contribute to providing Shakaspring and surrounding communities with a sustainable waterborne sanitation system that will promote health and hygiene.

**CULTURAL-HISTORIC ISSUES:**

Investigations have been undertaken to identify archaeological sites on the property, no heritage or archaeological sites have been identified. Amafa aKwaZulu-Natali (KZN Heritage) will however be contacted as part of the Environmental Assessment Process for further clarification.

**ENVIRONMENTAL ASSESSMENT PRACTITIONER**

K2M Environmental (Pty) Ltd has been appointed on behalf of the Applicant (the Msunduzi Local Municipality) as the independent Environmental Assessment Practitioner (EAP) responsible for undertaking the Environmental Impact Assessment. To fulfil the requirements of Regulation 41 (2) of the Environmental Impact Assessment Regulations of 2017, notice must be given to all potential interested and affected parties of such an application, as part of the public participation process.

**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, 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 Basic Assessment Process will entail the EAP notifying all IAPs about the draft Basic Assessment Report. IAPs will then be given the opportunity of at least 30 days to comment and raise issues and/or concerns of the draft BAR. Once the 30-day commenting period is over, the EAP will then compile the Final BAR which will be inclusive of comments and responses and submit to DEDTEA for assessment. IAPs will then be notified in writing of the decision taken by DEDTEA pertaining to the project.

Stakeholders are invited to register as Interested and Affected Parties (IAPs) as well as comment on the Draft Basic Assessment Report within 30 days of this notice. A copy of the Draft Basic Assessment Report is available at the Stanger Manor Library located at 4 Daffodil Street, Stanger Ext 19, KwaDukuza, 4449 from the **11<sup>th</sup>/05/2023**. Alternatively, the Draft Basic Assessment Report may be made available electronically to the IAPs upon request.

Representations with respect to this application may be made by fax or mail to Mr Gert Watson (contact details below) and must reach K2M Environmental offices on or before the **12<sup>th</sup>/06/2023**.

Further information pertaining to this project can be obtained from:

**Contact Person:** Mr. Gert Watson

**Tel:** 031 7646 743

**Fax:** 031 7642 354

**Email:** [info@k2m.co.za](mailto:info@k2m.co.za)



**K2M Environmental (Pty) Ltd.**

Company Registration Number: 2008/016461/07

**DIRECTOR** Gert Watson | Pr. Pln (A/1818/2014)  
B.Art. et. Scient. (Planning) (North West University)  
VAT Registration Number: 4740252582

33 Mnini Road | Kloof | 3610  
PostNet Suite 509 | Private Bag X4 | Kloof | 3610

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Fax2email: +27 (0) 86 622 7276 | Email: admin@k2m.co.za

www.k2m.co.za

## REGISTRATION AND COMMENT SHEET

### ENVIRONMENTAL IMPACT ASSESSMENT PROCESS FOR THE PROPOSED SHAKASPRING SUBSIDISED HOUSING DEVELOPMENT WITHIN THE: KWADUKUZA LOCAL MUNICIPALITY

I wish to register as an Interested and Affected Party (IAP) and/or bring to the attention of K2M Environmental the following comments.

<b>Title:</b>	<b>First Name:</b>	<b>Surname:</b>	<b>Initials:</b>
<b>Organization:</b>		<b>Address:</b>	
<b>Tel no:</b>		<b>Cell no:</b>	
<b>Fax no:</b>		<b>Email:</b>	

**Comment:**

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**DISCLAIMER:**

In terms of the section 11 of the Protection of Personal Information Act (POPI ACT), 2013, I hereby wish to give consent to K2M Environmental to the lawful processing of my personal information stated above for the EIA Process undertaken for the proposed development as required by the 2014 EIA Regulations (as amended).

**Sign:** \_\_\_\_\_

**Date:** \_\_\_\_\_

# ISAZISO NGESICELO SOKUGUNYAZWA KWEZEMVELO NENQUBO YESICELO SOKUGUNYAZWA UKUSEBENZISA AMANZI

Isaziso ngokufakwa kwesicelo sokugunyazwa kwezeMvelo ngokweMithetho ye-EIA ka-2014, njengoba ichtshiyelwe (ngokweSahluko 5, iSigaba 24(5), 24M kanye neSigaba 44 soMthetho Wokuphathwa Kwemvelo Kazwelonke, 1998, njengoba uchitshiyelwe) kanye nenqubo yeWater Use License Application (WULA) ngokwe-National Water Act, 1998 (Act No. 36 1998) (NWA).

Intuthuko ehlongozwayo idinga ukugunyazwa okuhambiselana nemibandela ye-Basic Assessment Report kanye nemisebenzi ebhalisiwe ngokweSigaba 21 (c) no (i) soMthetho Wamanzi, 1998. Bonke abantu abanentshisekelo nabathintekayo bayamenywa ukuthi babhalise kwi-K2M Environmental kungakapheli izinsuku ezingu-30 kukhishwelesi saziso.

## Igama le-Project:

eHlongozwayo iShakaspring Subsidised Housing Development

## Inombolo yenkomba yeEIA:

DC29/0003/2023

## Indawo ye-Project:

Ukuthuthukiswa kwezindlu okuhlongozwayo kuzokwenzeka ku-REM ka-Portion 3 we-Farm Lot 11 No.1676, esendaweni yesigceme sika-Wadi 5, 17 no-18 kumasipala wendawo KwaDukuza. Kusukela ku-N2, thatha ophumayo u-233 ku-R74 obheke eBlythedale Beach/Stanger/Greytown. Jikela kwesokunxele ungene ku-R74, bese uhamba cishe u-2.3km ngaphambi kokuba ujike kwesokudla ungene ku-Flamboyant Drive. Ngemva cishe kwe-41m, jikela kwesokudla emgwaqweni wokuqala onqamulayo ungene ku-Yellowwood Drive. Hamba ibanga elingu-3.2km bese ujikela kwesokunxele ku-Riverside Drive/D753. Ngemva kwebanga elingu-600m, jikela kwesokunxele bese uhamba ibanga elingu-500m bese uyafika endaweni yeprojekthi.

## Ama-Geographical coordinates endawo:

Latitude /Longitude	Degrees/Minutes/Seconds
South	29° 18' 48.423"
East	31° 17' 53.264"

## Imininigwane Yendawo:

Ingqikithi yendawo icishe ibe ngamahektha ayi-16.85. Iningi lendawo alinamuntu, ngaphandle kwengxenywe esenyakatho yesiza, enemizi eyimijondolo kanye nezakhiwo ezinkulu ezizofakwa ekuhlelweni kokuthuthukiswa. Kukhona nehholo lomphakathi elikhona maphakathi nendawo yendawo yeprojekthi.

Inthuthuko ehlongozwayo:

- Ukususwa cishe kwamahektha ayi-7 ohlaza lwendabuko ukuze kuvumeleke ukwakhiwa kwezindlu ezilinganiselwa ku-600 zabantu abahola kancane.
- Ukwakhiwa kwamapayipi okuphakelwa kwamanzi anobubanzi obusuka ku-90mm ukuya ku-250mm.
- Ukwakhiwa kwedamu lokugcina amanzi elinomthamo olinganiselwa ku-2Ml.
- Ukwakhiwa kwamapayipi okuthutha indle enobubanzi obungu-160mm.
- Ukwakhiwa kwemigwaqo yangaphakathi ezoba ngu-6m no-4.5m ububanzi, ibe nemigwaqo engu-18m no-10m kanye nengqalasizinda yamanzi ezikhukhula enobubanzi obungu-450mm.

## Isimemo somphakathi sofaka imibono:

Abafisa ukuba yingxenywe bayamenywa ukuba babhalise njengabathakaselayo kanye nabathintekayo baphinde baphawule kwi-Draft Basic Assessment Report kungakapheli izinsuku ezingu-30. I- Draft Basic Assessment Report iyatholakala e-Stanger Manor Library e4 Daffodil Street, Stanger Ext 19, KwaDukuza, 4449 kusukela zingu-11 **enyangeni kuNhlabha ka2023**. Makungenjalo, i-Draft Basic Assessment Report ingatholakala uma ufaka isicelo sokuthunyelelwa nge khompyutha. Abafisa ukuphawula ngalesi sicelo bangathumela nge fax noma imail ku-Mr Gert Watson kule mininingwane engezansi, kumele ifike emahhovisi ase-K2M Environmental ungakadluli umhlaka-12 kuNhlangulana 2023.

## Ulwazi olwengeziwe ungaluthola kulemininingwane

**K2M Environmental (Pty) Ltd**

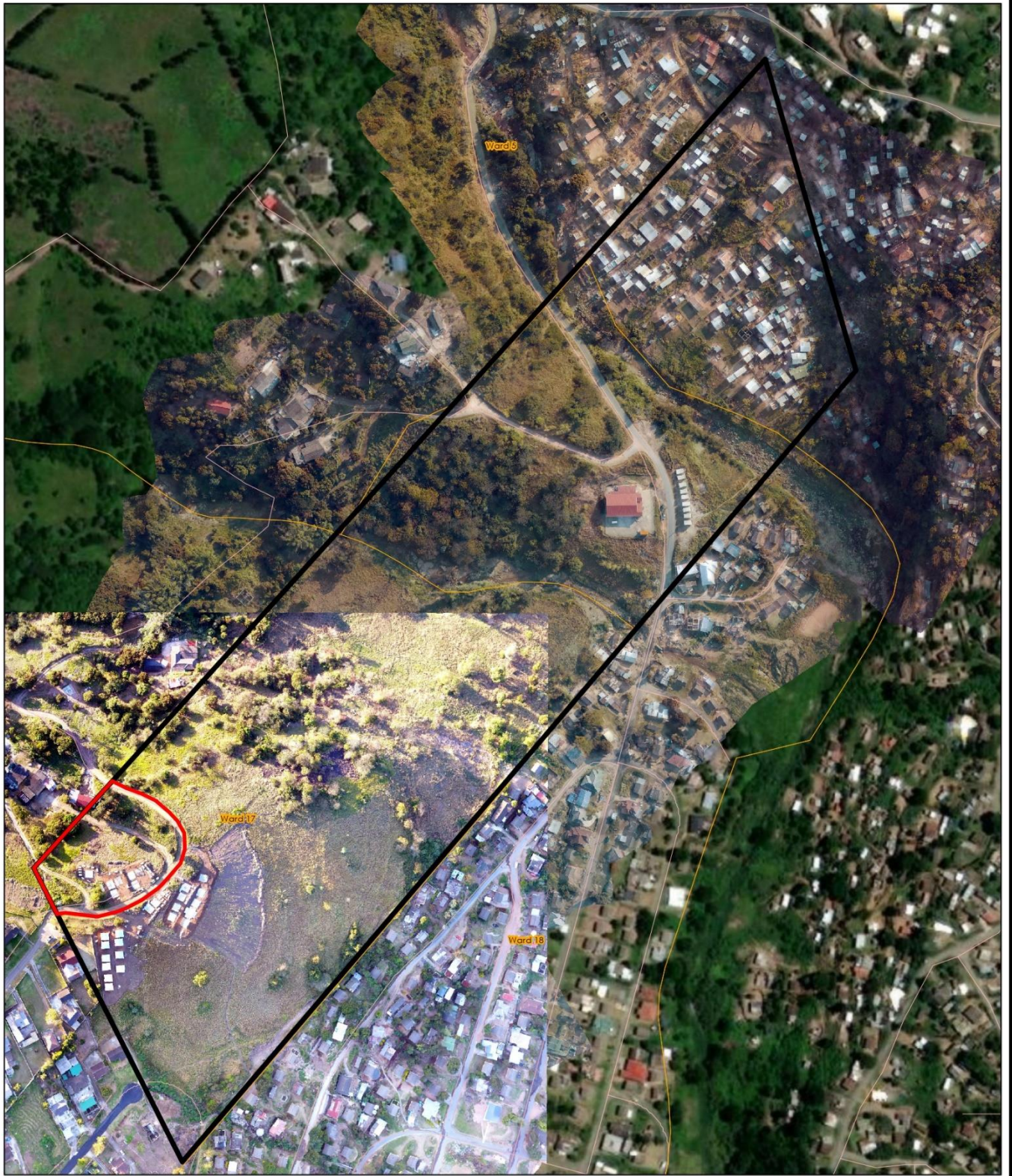
Contact person: Mr Gert Watson

Tel: (031) 764 6743

Fax: (031) 764 2354

E-mail: [info@k2m.co.za](mailto:info@k2m.co.za)

Usuku Lwesaziso: 11 kuNhlabha 2023



**KWADUKUZA LOCAL MUNICIPALITY:  
SHAKSPRING SUBSIDISED HOUSING  
DEVELOPMENT**

**LOCALITY**

Scale: 1:2 600

Date: August 2022

Drawn By: P. Govender

Checked By: G. Watson

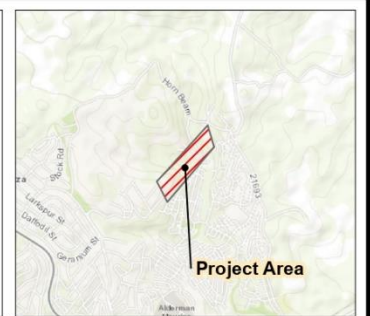
Coordinate System:

WGS 84 (Lo 31)



**Legend**

-  Project Area
-  Proposed Site for Temporary Structures
-  Wards (2020)
- Road Network**
-  Unnumbered Access Roads





**KWADUKUZA LOCAL MUNICIPALITY:  
SHAKASPRING SUBSIDISED HOUSING  
DEVELOPMENT**

**SERVICES INFRASTRUCTURE**

Scale: 1:5 200

Date: September 2019

Drawn By: S. Koobair

Checked By: G. Watson

Coordinate System:

WGS 84 (Lo 31)



**Legend**

Project Area

**Water Supply Layout**

- Reservoir
- uPVC 90
- uPVC 110
- uPVC 160
- uPVC 250

**Sewer Layout**

- Outfall Sewer (Manhole)
- Manhole
- Sewer Reticulation

**Land Uses**

- Active Open Space
- Community Hall
- Conservation
- Residential
- Road Network
- Spaza Shop
- Worship

