

REZONING AND SUBDIVISION OF PORTION 6 OF FARM 743, EAST LONDON

BACKGROUND INFORMATION DOCUMENT

In October 2019, Imithi Services was appointed by Art Du Randt to undertake the necessary Basic Assessment Report (BAR) to obtain Environmental Authorization for the rezoning and subdivision of Portion 6 of Farm 743, East London.

The intention of the client is to subdivide the property into two portions and rezone a portion measuring 3.28ha for Business Zone 1 Use.

Portion 6 of Farm 743 is currently zoned for Agricultural Zone I Use and measures approximately 25.0513ha in extent.

The Remainder of Portion 6 of Farm 743, measuring approximately 21.77ha in extent, will retain the current Agriculture Zone I Use zoning.

In terms of the North Eastern Urban Edge Study the property falls within the Crossways Development Node and the Crossways Urban Edge (see attached plan).



- **Surrounding Development**

The area surrounding the property is characterised by mixed land use activities.

The property is near the Crossways Village Centre which consists of shops, offices, a Spar Supermarket, restaurants and a petrol service station,

The Waterside Residential Complex, located adjacent to the Village Centre is under construction.

- **Proposed Development**

It is the intention to subdivide and rezone the portion of Portion 6 of Farm 743 that is located inside the Urban Edge, as indicated in the North Eastern Urban Edge Study, for Business Zone I Use.

It is the intention to do the development in 3 Phases as follows:

- Phase 1 – Portions 1, 4 & 5.
- Phase 2 – Portion 2
- Phase 3 – Portion 3

Phase 1 of the development will consist of the construction of Warehousing and Storage Units.

Phases 2 & 3 will be developed at a future date.

The Remainder of Portion 6 of Farm 743 will retain the current Agriculture Zone I Use zoning.

The proposed development complies with Land Use Restrictions as set forth in the Buffalo City Zoning Scheme Regulations.

- **Road Access**

No access will be provided from Schafli Road.

Road access to the property will be provided from the District Road DR02735 that intersects with Schafli Road.

The road access point to the proposed development was determined by the Traffic Impact Study that was undertaken by Emonti Consulting Engineers.

LISTED ACTIVITIES

An application will be submitted for Environmental Authorization in terms of the Government Notice R.326 of 7 April 2017, which is described as National Environmental Management Act (107/1998): Environmental Impact Assessment Regulations, 2014, as amended, which is simply known as the '2014 EIA Regulations'. The listed activities that will be considered as potential triggers are:

Government Notice No. R.327, 7 April 2017, 12: The development of-

(xii) infrastructure or structures with a physical footprint of 100 square metres or more

Where such development occurs-

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

Excluding-

(dd) where such development occurs within an urban area

Government Notice No. R.327, 7 April 2017, 27: *“The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation.*

Government Notice No. R.327, 7 April 2017, 28: *Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture,....on or before 01 April 1998 and where such development:*

(ii) will occur outside an urban area, where the total land to be developed is bigger than 1ha.

Any activity that is triggered in terms of R.327 requires an application for environmental authorization subject to a Basic Assessment Report.