

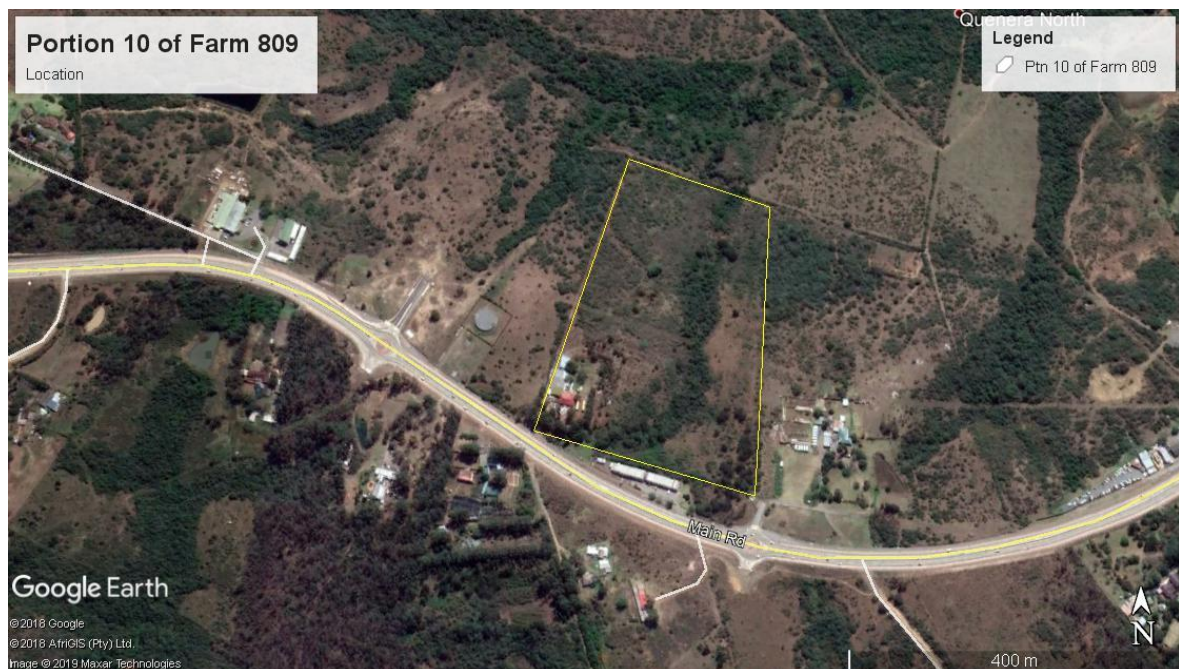
REZONING AND SUBDIVISION OF PORTION 10 OF FARM 809, EAST LONDON

BACKGROUND INFORMATION DOCUMENT

In October 2019, Imithi Services was appointed by Wenah Trading (Pty) Ltd to undertake the necessary Basic Assessment Report (BAR) to obtain Environmental Authorization for the rezoning and subdivision of Portion 10 of Farm 809, East London.

The intention of the client is to subdivide the property into zones for business, warehousing and residential development.

The location of the property is along the Gonubie Main Road and the access will be from the second circle.



The rezoning will be done as per the Draft Layout Plan presented at the end of this document.

A similar subdivision and rezoning application (change in land-use) for this property was submitted in 2006 and was authorized on 17 May 2006 in accordance with the Environment Conservation Act, Act 73 of 1989 (Ref. No.: 1/7/2/3/05)

The current application will be submitted to obtain Environmental Authorization in terms of the National Environmental Management Act (Act 107 of 1998).

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

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.

DRAFT LAYOUT PLAN

- Legend**
- Farm 809 Pin 10
 - Proposals
 - Single Dwelling Units
 - Sectional Title Residential Units
 - Business
 - Warehousing
 - Private Open Space
 - Private Roadway
 - Public Roadway
 - Proposed Layout Plan
 - Proposed Service Road
 - ACCESS_CONTROL
 - Buildings
 - Concrete Slab
 - Ditch
 - Embankments
 - Easement
 - Fence
 - Gate
 - MH
 - RAMP
 - SEPTIC_TANK
 - SERVITUDE_AREA
 - TANK
 - TREES
 - Clipped Contours@_5m
 - Cadastral
 - National Road (N2)
 - District Road

PRODUCED BY:



East London
Tel: 043 721 1554



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