

PROPOSED ESTABLISHMENT OF A RESIDENTIAL TOWNSHIP ON PORTION 437 AND PORTION 502 OF THE FARM ROOSBOOM 1102 GS (LADYSMITH KWAZULU NATAL)

BACKGROUND INFORMATION DOCUMENT

REFERENCE NO: 1450/18 EIA

Eco Assessments CC was appointed by SSS Investments PTY LTD c/o the Alfred Duma Local Municipality, to conduct the Environmental Impact Assessment process for the establishment of a Residential Township on Portion 437 and Portion 502 of the farm Roosboom 1102GS, in terms of the applicable legislation.

The purpose of this document is to provide background information about the proposed development and the EIA Process. It also provides Interested and Affected parties with the opportunity to comment and/or raise issues of concerns in regard with the proposed development.

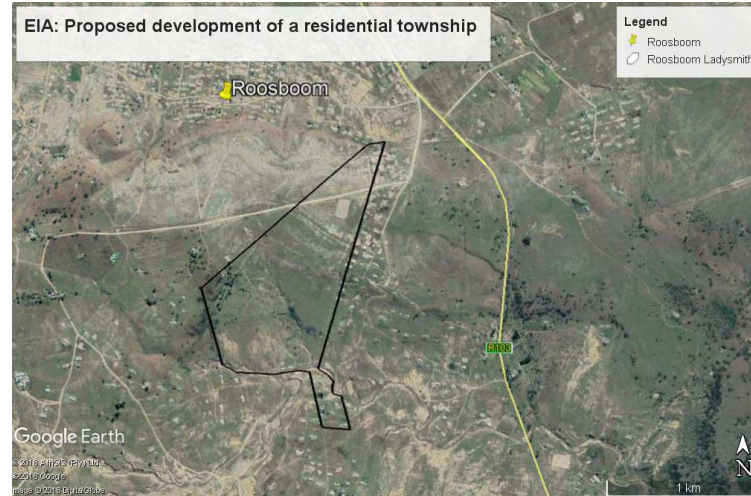
Locality

The subject site is located approximately 10km south of Ladysmith. The site lies 750m west of the R103 (Ladysmith/Colenso) Road and immediately south and adjacent of the existing township of Roosboom (see Fig 1.).

Description of the Site

The site extends an area of approximately 85ha and is bisected by a rocky ridge line, a non-perennial watercourse and a river. The site has a zoning of Agriculture and lies vacant. Several formal dwellings lie on the eastern extent of the site.

The surrounding areas include agricultural holdings used largely for subsistence purposes.



Development Detail

The proposed development is envisaged to comprise the following landuses:

- ± 1000 residential units;
- Subsidiary land uses that include creches, primary school, religious centres and business;
- Public Open Space areas;
- Public Roads

The Township will be developed according to architectural guidelines and will provide for an aesthetically pleasing development.

Engineering Services:

Relevant services available in the area include piped water and electrical supply.

A specialist infrastructure investigation will assess the opportunity for link services or alternatively provide means to service the site for potable water supply, electrical demand, storm water attenuation and sewage treatment and/or disposal.

Roads and Access

Access to the site is available off a gravel road that intersects with the R103 (Ladysmith/Colenso Road).

Environmental Impact Assessment (EIA) Process

The proposed development triggers several listed activities in terms of Government Notices R387, 388 and 389 (2017). The activities that are being applied for include, inter alia:

GN 327 (2017)

11. Development of facilities or infrastructure for the transmission and distribution of electricity;
12. The development of dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100m² or with a physical footprint or 100m² or more where such development occurs (a) within a watercourse, (b) in front of the development setback or (c) within 32m of a watercourse, measured from the edge of a watercourse.
19. The infilling or deposition of any material of more than 10 cubic meters into, or the dredging, excavation, removal or moving of soil, sand, shell grit, pebbles or rock of more than 10 cubic meters from a watercourse
24. The development of a road with a reserve wider than 13.5m, or where no reserve exists where the road is wider than 8meters
25. The development and related operation of facilities or infrastructure for the treatment of effluent, wastewater or sewage with a daily throughput capacity of more than 2000 cubic metres but less than 5 000 cubic metres

28. Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares

GN 328 (2017)

15. The clearance of an area of 20 hectares or more of indigenous vegetation.

GN 329 (2017)

4. The development of a road wider than 4 meters with a reserve less than 13.5 meters d(viii) Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans

12. The clearance of an area of 300m² or more of indigenous vegetation d(v) Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans

14. The development of dams or weirs where the dam or weir, including infrastructure and water surface area exceeds 10m² or with a physical footprint of 10m² or more d(vii) Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans

The proposed activity requires authorisation from the KwaZulu Natal Department of Economic Development, Tourism and Environmental Affairs (EDTEA).

The Public Participation Process

The public participation process forms an integral part of the Basic Assessment Process. It provides the opportunity for Interested and Affected Parties (I&AP's) to comment on the proposed development.

Who is an I&AP?

- Any person, group of persons or organisation interested in or affected by an activity; and
- Any organ of state that may have jurisdiction over any aspect of the activity

Evisaged Schedule for the EIA Process:

December 2018 - February 2019

Undertake specialist assessments that seek to understand the Status Quo conditions of the site and develop a layout plan that is consistent with principles of sustainable development. This will also include a first notice to inform potential IAP's of the project.

February 2019

Lodge an application for environmental authorisation along with the draft Scoping Report. This will be distributed to IAP's for comment;

March - April 2019

Lodge the Final Scoping Report.

May - July 2019

Competant authority review and approval of the Scoping Report.

July - August 2019

Undertake and compile the EIA & EMPr report. Impacts associated with the construction and operational phases of the development will be considered during the compilation of the Environmental Impact Assessment Report. Lodge the draft Report with the Competant Authority and other IAP's for comment.

August - September 2019

Lodge the Final EIA & EMPr report.

October - December 2019

Competant Authority review and decision making

Issues and Impacts to be considered in the EIA Process

The site comprises indigenous grassland vegetation and well as slopes and a non-perennial water course. The site may further include cultural historic elements that will need to be verified. A river course traverses the southern portions of the site and bisects Portion 473 and Portion 502.

Each of these elements will be assessed by specialist investigations to evaluate the potential impact of clearing parts of the site, establishing residential units and hard surfaces including roads and relevant services across parts of the site and operating the envisaged development.

How to contact us

Should you wish to be registered as an Interested and/or Affected Party please complete and return the attached Reply Sheet to our Offices **before the 15th February 2019.**

Contact: Mr. Mark Custers
PO Box 441037
LINDEN
2104
Tel. 011 782 3428
Fax. 086 649 9140
Email. mark@ecoassessments.co.za

Thanking you for your interest in this project.

Date of Notice: 10th January 2019



**Ecological and
Environmental Consultants**

Tel: 011 782 3428 | Fax: 011 886 9588 | Email: info@ecoassessments.co.za | PO Box 441037, Linden, 2104