

BACKGROUND INFORMATION DOCUMENT

THE DEVELOPMENT OF A RESIDENTIAL AREA ON A PORTION OF PORTION 93 OF THE FARM
RONDEBOSCH 403 JS, MIDDELBURG

Reference number assigned by AdiEnvironmental cc: BA2018/01

Purpose of this document

- Overview of the proposed project;
- Overview of the Environmental Impact Assessment Process (EIA) to ensure that Interested and Affected Parties (I&APs) understand the process;
- Invitation to I&APs to participate in the EIA process by:
 - ⇒ Indicating their view points, issues and concerns regarding the activity;
 - ⇒ Suggesting alternatives or ways of mitigating negative impacts and enhancing positive impacts.

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Introduction and Legal Requirements

The applicant, **Middelburg Muslim Jamaat** (contact person: Mr. Y.A. Mansoor), intends to develop a residential area on a portion of Portion 93 of the farm Rondebosch 403 JS, Middelburg. The proposed development will comprise residential stands, an institutional stand, private open space and roads.

The proposed site is 5.13 ha in extent and located adjacent to Riyadh Street, Eastdene X1, Middelburg (Figure 1).

The Minister of Environmental and Water Affairs listed in terms of Sections 24(2) and 24D of the National Environmental Management Act, 1998 (Act No. 107 of 1998), a number of activities that require an environmental impact assessment (either a Basic Assessment or a full Environmental Impact Assessment) before undertaking these activities.

The proposed project could involve the following listed activities (Government Notice R327 and R324 of 7 April 2017) as identified in terms of Section 24(2), 24(5), 24D and 44, read with section 47A(1)(b) of the National Environmental Management Act, 1998:

- **GN R327 – Listing Notice 1, Listed Activity 12:** *The development of (i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres; or (ii) infrastructure or structures with a physical footprint of 100*

square metres or more; where such development occurs (a) within a watercourse; (b) in front of a development setback; or (c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a water course;- excluding (aa) the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour; (bb) where such development activities are related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies; (cc) activities listed in activity 14 in Listing Notice 2 of 2014 or activity 14 in Listing Notice 3 of 2014, in which case that activity applies; (dd) where such development occurs within an urban area; (ee) where such development occurs within existing roads, road reserves or railway line reserves; or (ff) the development of temporary infrastructure or structures where such infrastructure or structures will be removed within 6 weeks of the commencement of development and where indigenous vegetation will not be cleared.

- **GN R327—Listing Notice 1, Listed Activity 27:** *The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of*

indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.

- **GN R327 – Listing Notice 1, Listed Activity 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; or (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare; excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.*
- **GN R324—Listing Notice 3, Listed 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; (b) in front of a development setback; or (c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse; excluding the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour.*

In order to obtain approval (authorization) for this project, a specific procedure must be followed as stipulated in the Environmental Impact Assessment Regulations, 2014 (as amended), which requires specific documentation (Basic Assessment Report) to be submitted.

Once all the required documentation has been submitted and the environmental process completed, the responsible authority must make a decision on the application.

The environmental decision making authority for this application is the Mpumalanga Department of Agriculture, Rural Development, Land and Environmental Affairs.

Part of the above-mentioned process is to inform interested and affected parties (I&APs) of the proposed project and to obtain any issues of concern. You are hereby invited to register as an I&AP and provide input with regards to the proposed activity.

Environmental Consultant

AdiEnvironmental was appointed as independent environmental consultant to conduct the required environmental impact assessment and compile the necessary documentation.

AdiEnvironmental cc

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Public Participation

Aim of Public Participation

- To inform Interested and Affected Parties (I&APs) and Stakeholders of the proposed project.
- To allow for the registration of I&APs and thereby present I&APs with the opportunity to comment on the project, contribute ideas, raise concerns and review reports.

*In order to ensure that you are identified as an interested and/or affected party; please submit your name, contact information and interest in the matter to the contact person within 30 days of receipt of this document (i.e. no later than **10 December 2018**).*

If you know of any other interested and affected party who should be registered as an I&AP, it would be appreciated if you could forward the relevant contact details to AdiEnvironmental.

Public meeting

At this stage, it is not anticipated that a public meeting will be held. Should this change, the public meeting will be announced and all I&APs will be invited to attend the meeting.

Who are interested and affected parties?

An interested and affected party (I&AP) can be defined as any person, group of persons or organisation interested in or affected by a proposed activity or any organ of state that may have jurisdiction over any aspect of the activity.

The public participation process allows I&APs the opportunity to:

- Obtain clear and accurate information about the proposed activity;
- Indicate their viewpoints, issues and concerns regarding the activity;
- Suggest alternatives or ways of mitigating negative impacts and enhancing positive impacts.

What are the responsibilities of an interested and affected party?

In order to participate effectively, I&APs should:

- Become involved in the process as early as possible;
- Register as I&APs;
- Advise the consultant of other I&APs who should be consulted;
- Contribute towards the design of the public participation process to ensure that it is acceptable to all I&APs;
- Follow the process once it has been accepted;
- Read the material provided and actively seek to understand the issues involved;
- Give timeous responses to correspondence;
- Be respectful and courteous towards other I&APs and the environmental consultant;
- Refrain from making subjective, unfounded or ill-informed statements;
- Recognize that the process is confined to issues that are directly relevant to the application.

Availability of Reports

The following reports will be made available to interested and affected parties for evaluation purposes-

- Background Information Document (BID);
- Basic Assessment Report (BA) (including Environmental Management Programme (EMPr));
- Environmental Authorisation and Reasons for Decision.

A copy of the above-mentioned documents will also be provided on our website: www.adienvironmental.co.za

How to comment

Comments, questions, issues of concern or objections can be made in writing (by fax, e-mail or post). For your convenience, a comment sheet is attached to this document. Should you not be able to provide us with written comment, please give us a call.

If you do not wish to submit comments, please still provide us with your contact details and indicate whether you would like to remain on the mailing list.

Project Description

The applicant, **Middelburg Muslim Jamaat**, intends to develop a residential area on a portion of Portion 93 of the farm Rondebosch 403 JS, Middelburg (Figure 1). The said site is located adjacent to Riyadh Street, Eastdene X1, Middelburg (Figure 2). Co-ordinates for the centre of the site are: 25°46'03.50"S and 29°29'35.97"E. The site is 5.13 ha in extent.

The proposed layout plan is provided in Figure 2.

The proposed development will comprise: 21 Residential 1 stands, 1 Institutional stand (for religious purposes), Private Open Space and roads. The average stand size will be 909m², which is in line with the surrounding residential area.

The development will be a gated community (with a screen wall, security gate and guard house) so as to ensure adequate security for the residents.

Reason for development

The growth of the Eastdene community and the expansion of the existing Middelburg Muslim School have led to a demand for housing in the area. Since the Eastdene residential area can only expand in an easterly direction, the Middelburg Muslim Jamaat (applicant) purchased the said site for development purposes.

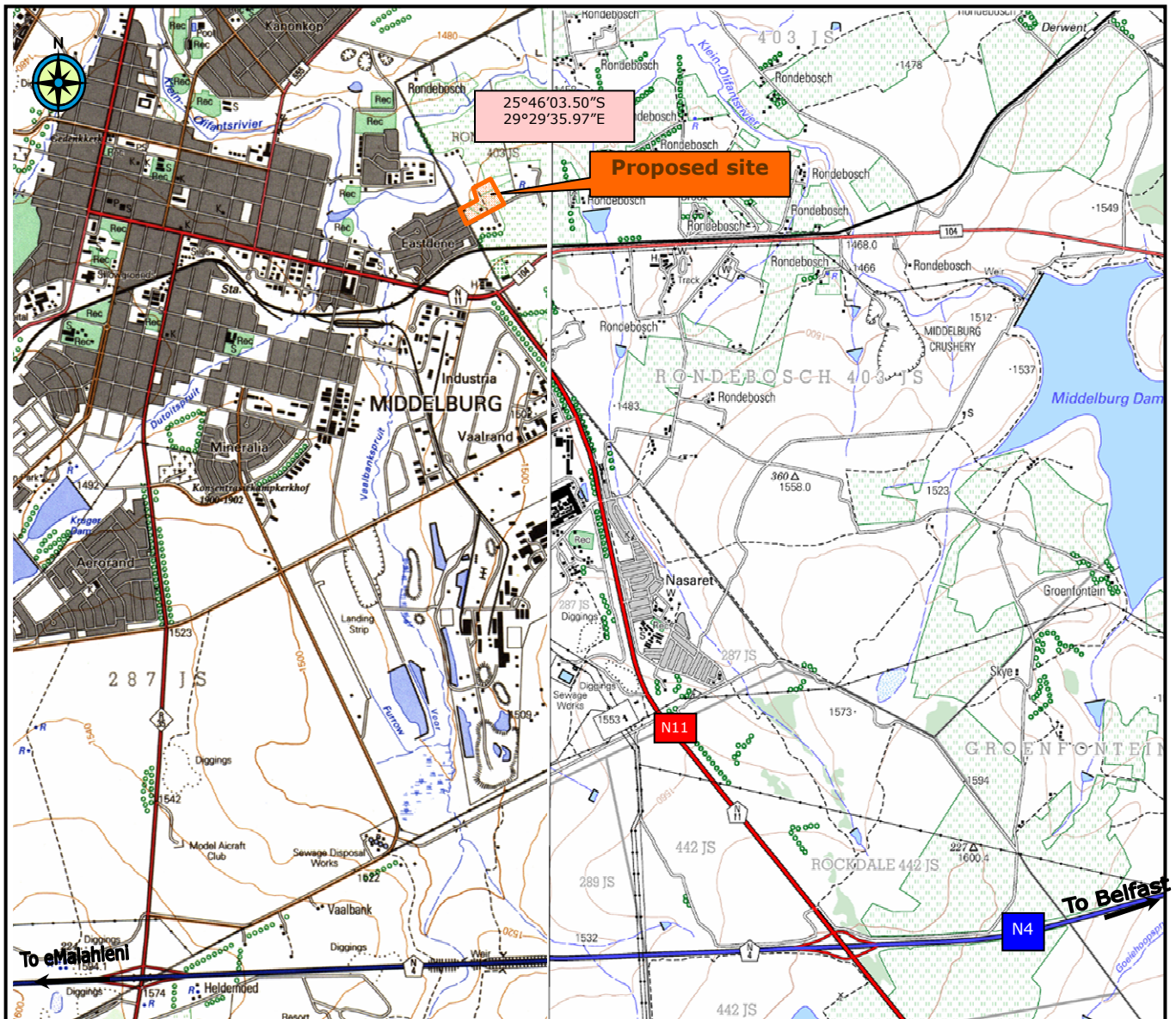
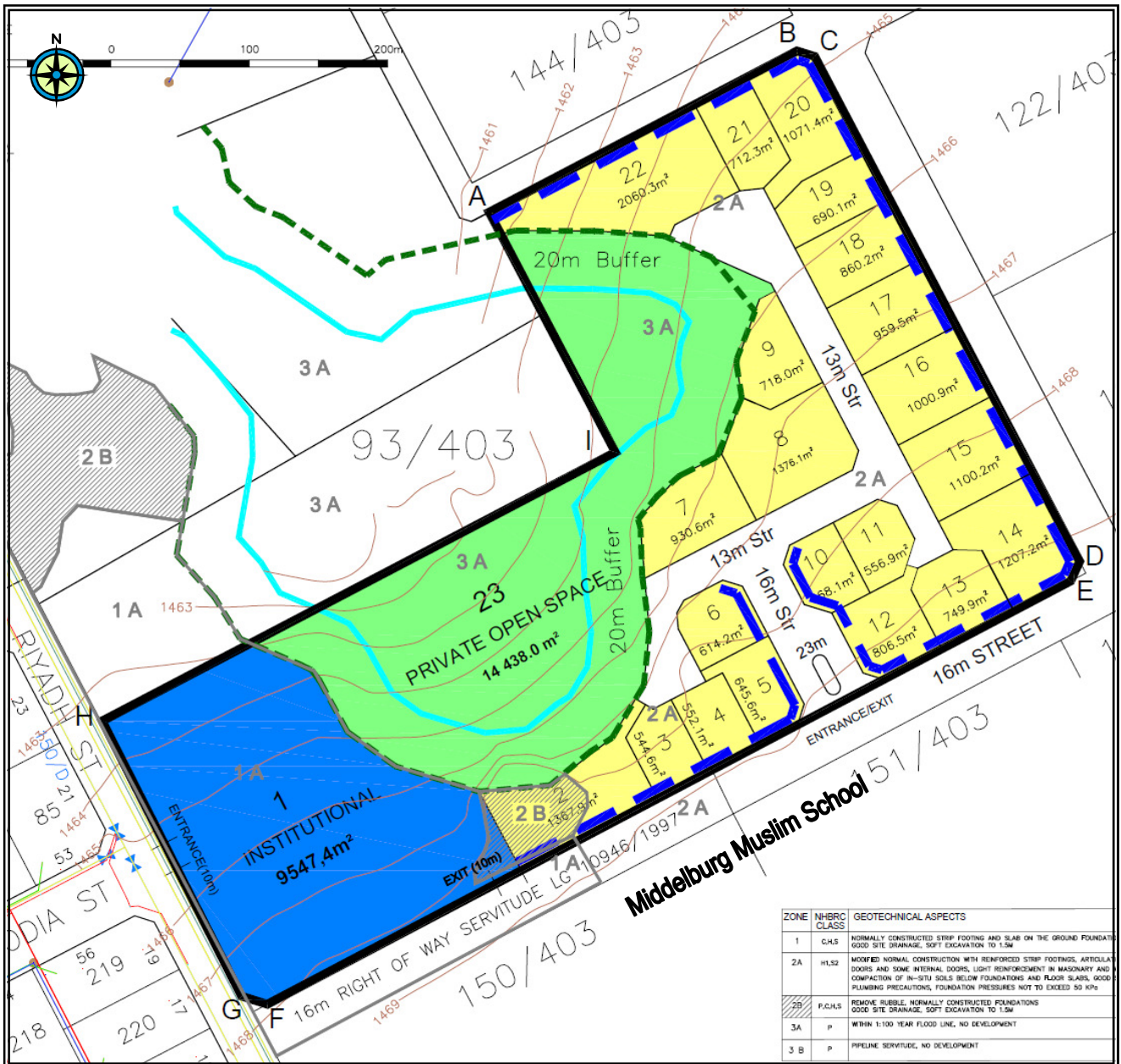


Figure 1: Location of site
(taken from 1: 50 000 2529 CD and 2529 DC-not to scale)

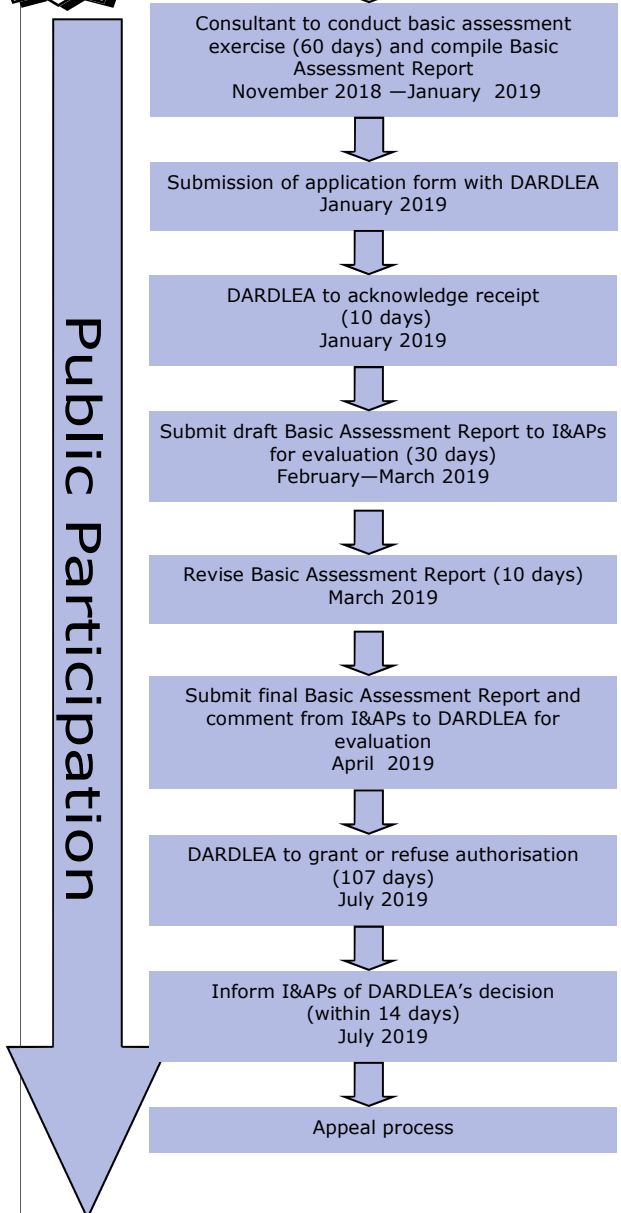
Figure 2: Proposed layout plan



LAND USE							
ZONING	LAND USE	NOTATION	ERF NUMBERS	NO. OF STANDS	AVERAGE SIZE	% OF AREA	AREA OF STANDS
RESIDENTIAL	RESIDENTIAL		2-22	21	909,21m ²	39,33%	1,90ha
INSTITUTIONAL	MOSQUE		1	1	N/A	19,66%	0,95ha
P.O.S	PRIVATE OPEN SPACE		1	1	N/A	29,81%	1,44ha

Process to be followed

WE ARE HERE



Public Participation

In order to determine whether approval can be obtained for a proposed activity, a specific procedure must be followed. Government Notice R326 regulates the procedure for the submission, processing and consideration of applications. In short, the Environmental Assessment Practitioner (EAP) must:

- complete an application form (Regulation 16);
- compile a Basic Assessment Report (Regulation 19 and Appendix 1 to the Regulations);
- follow a public participation process (Regulations 39–44).

The process that will be followed by the EAP as well as the anticipated timeframes are attached for perusal. The aim of the process is to ensure that the environmental impacts are considered, the relevant I&APs are consulted and the decision making authorities are provided with sufficient information to make an informed decision.

Information with regards to the following environmental features of the said site will be provided in the Basic Assessment Report:

- Topography
- Geology
- Soil
- Land use
- Natural vegetation/plant life
- Animal life
- Surface water
- Groundwater
- Air quality
- Noise
- Sites of archaeological or cultural interest
- Sensitive landscapes
- Visual aspects
- Traffic
- Sense of place
- Interested and affected parties

The Basic Assessment Report will thus provide information regarding the planned activity, the environmental features of the said site and the public participation process followed. It will also provide an indication of the potential impacts that could result during the construction and operational phases of this project as well as possible mitigation/management measures to be implemented.

PLEASE NOTE: TIME TABLE SUBJECT TO CHANGE THROUGH PROCESS FOLLOWED

*It would be appreciated if you could complete the attached comment sheet indicating your issues of concern and/or objections and could forward this comment sheet to AdiEnvironmental by **10 December 2018**.*

**THE DEVELOPMENT OF A RESIDENTIAL AREA ON A PORTION OF PORTION 93 OF THE FARM
RONDEBOSCH 403 JS, MIDDELBURG**

Reference number assigned by AdiEnvironmental cc: BA2018/01

It would be appreciated if you could indicate on this form whether you have any comments with regards to the proposed activity.

Do you wish to remain on the mailing list?

FIRST NAME:	POSTAL ADDRESS:
SURNAME:	
ORGANIZATION / FARM NAME:	TEL:
	FAX:
PHYSICAL ADDRESS:	CELL:
	E-MAIL:

 Y

 N

How do you think the proposed activity will impact on you?
Any suggestions to mitigate potential impacts?
Please provide details of any other parties (e.g. Tribal Authorities, land-owners, community members, etc.) who should be consulted.
Please disclose any direct business, financial, personal or other interest that you may have in the approval or refusal of the application.
Please use additional sheet(s) if necessary

.....
Signed

.....
Date

NOTE:

Please forward the completed form to AdiEnvironmental cc.



AdiEnvironmental cc
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e-mail: riana@adienvironmental.co.za
Contact person: Riana van Rensburg