

# ENVIRONMENTAL IMPACT ASSESSMENT PROCESS FOR THE PROPOSED ELDORADO PROPER PROJECT C HOUSING DEVELOPMENT - ERF 4793



## BACKGROUND INFORMATION DOCUMENT

JUNE 2020



### 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 initial comments from IAPs on the issues pertaining to the proposed development. Findings of the EIA Process, including concerns raised by IAPs will be submitted to the Gauteng Department of Agriculture and Rural Development for consideration (GDARD).

### INTRODUCTION

Phumaf Holdings was appointed by the Department of Human Settlements to assist with all preplanning, planning, design and construction of the Eldorado Proper Project C Housing Development. Phumaf subsequently appointed K2M Environmental to undertake the Environmental Impact Assessment process for the Eldorado Proper Project C Housing Development.

Erf 4793 of Eldorado Proper Township makes up the project area. This property forms part of the Gauteng Rapid Land Release Programme which is aimed at fast tracking the release of State-owned land for development.

### PROJECT DESCRIPTION

#### LOCATION AND DIRECTION TO THE SITE

The total extent of the project area is approximately 10.02Ha in extent and is located within Ward 18 of the City of Johannesburg Metropolitan Municipality. The project area is surrounded by formal housing and is adjacent to the Lancea Vale Secondary School on the west.

Access to site can be via Belfour Avenue, Milnerton Street, Mapelaberg Road and Mahonie Crescent.

#### PROJECT CO-ORDINATES

Latitudinal Extent: 26° 17' 8.65" S

Longitudinal Extent: 27° 55' 1.381" E

#### CURRENT LAND USE

Majority of the project area is currently vacant, however, there are several formal and informal household structures that are on site along with illegal dumping. No ESAs, protected areas or watercourses have been identified however a large easterly portion of the site is classified as CBA 1 and majority of the site is considered as HPAL.

Figure 1: Proposed Project Area



#### DESCRIPTION OF PROPOSED ACTIVITY

The proposed housing development is aimed at providing suitable housing to beneficiaries within the City of Johannesburg. Erf 4793 is zoned as Institutional. The property will be rezoned from 'Institutional' to 'Residential 4' to facilitate the housing development. The proposed development will entail the construction of approximately 1550 Residential 4 and Mixed Use units.

### LEGAL REQUIREMENTS

The EIA process for this proposed development will be conducted in accordance with the 2014 Environmental Impact Assessment Regulations (as amended in 2017), 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 GDARD 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 27:** The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for -

- (i) the undertaking of linear activity; or
- (ii) maintenance purposes undertaken in accordance with a maintenance management plan.

#### Background:

The proposed development may entail the removal of more than 1 hectare of indigenous vegetation.

### LISTING NOTICE 3

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

iv. Sites identified as Critical Biodiversity Areas (CBAs) or Ecological Support Areas (ESAs) in the Gauteng Conservation Plan or in the bioregional plans;

v. Within sites identified within threatened ecosystems listed in terms of the National Environmental Management Act: Biodiversity Act (Act No. 10 of 2004);

#### Background:

The proposed development may entail the development of roads wider than 4 metres.

**Activity 12:** The clearance of an area of 300 square metres or more of indigenous vegetation -

i. 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;

ii. Within Critical Biodiversity Areas or Ecological Support Areas identified in the Gauteng Conservation Plan or bioregional plans;

#### Background:

The proposed development may entail the removal of indigenous vegetation that is classified as endangered.

## ENVIRONMENTAL IMPACT ASSESSMENT PROCESS

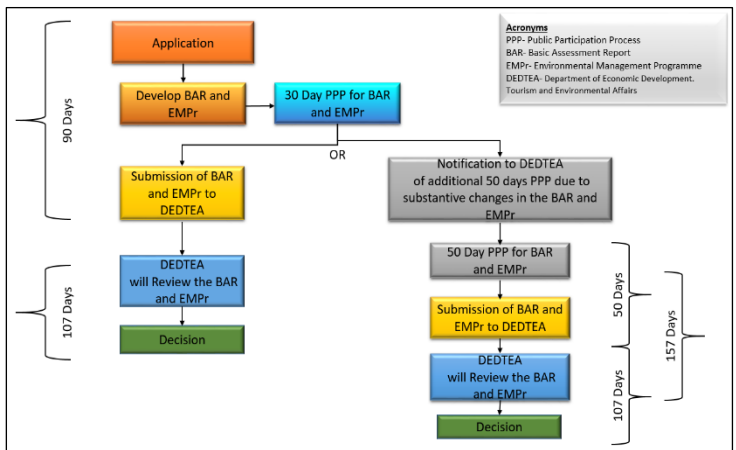
### ENVIRONMENTAL ASSESSMENT PRACTITIONER

K2M Environmental (Pty) Ltd has been appointed by the applicant as the independent Environmental Assessment Practitioner (EAP) responsible for undertaking the Environmental Impact Assessment.

### 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:

- Clearance of indigenous vegetation for the construction of residential units. A Biodiversity Assessment will be undertaken to identify sensitive areas within the site and will provide adequate mitigation measures for the proposed development.
- A Geotechnical Assessment will be undertaken to determine the stability of the soil.
- Loss of land that is categorized as high agricultural potential. An Agricultural Assessment will be undertaken to determine the extent of the HPAL as well as provide mitigation measures.
- An Environmental Management Programme will be developed to monitor and mitigate any environmental impacts before they occur, during the construction and operational phase of the proposed development.

### SOCIO-ECONOMIC ISSUES:

- Potential increase traffic volumes along the existing road network during the construction phase of development may impact on other road users.
- Increase in ambient noise level during the construction phase affect surrounding households.

**CULTURAL-HISTORIC ISSUES:**

- The project will be submitted to SAHRA for their comment and determine whether a Heritage Impact Assessment is required.

**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 the proponent, 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 GDARD for assessment. IAPs will then be notified in writing of the decision taken by GDARD pertaining to the project.

**COMPILED BY**

From the information provided to K2M Environmental (Pty) Ltd and as per the site assessment conducted on the 18<sup>th</sup> November 2019, a Basic Assessment Process is required to be followed for the proposed development.

This Background Information Document was compiled by:

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On behalf of K2M Environmental (Pty) Ltd

Further information pertaining to this project can be obtained from:

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