

6 June 2014

1. INTRODUCTION

The applicant, Mr Jose Froes proposes the construction of an Estate Development which involves the Construction of 47 sectional title units which includes supporting infrastructure. The extent of the project area is 7.8 ha, however, only a portion of land will be utilized for the Estate Development whilst the balance of the land will be set aside for the eThekweni Municipality and form part of the Durban Open Space System (D'MOSS).

2. LEGAL REQUIREMENTS

In accordance with the regulations published in the Environmental Impact Assessment (EIA) Regulations Listing Notice 1 of 2010 (R544 of 18 June 2010), published in terms of sections 24(2) and 24D of the National Environmental Management Act (Act No. 107 of 1998), the developer is required to carry out a Basic Assessment Report for the following activities:

Activity 11: "The construction of:

- (v) **Bulk storm water outlet structures;**

Where such construction occurs within a watercourse or within 32 meters of a watercourse, measured from the edge of a watercourse, excluding where such construction will occur behind the development setback line."

Reason for trigger: Due to the topography of the site a bulk storm water outlet structure may be constructed.

Activity 18 (i): "The infilling or depositing of any material more than 5 cubic meters into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock from (i) A watercourse"

Reason for trigger: The proposed development will be crossing a drainage line.

Activity 23 (ii): "The transformation of undeveloped, vacant or derelict land to –

(ii) Residential, retail, commercial, recreational, industrial or institutional use, outside an urban area and where the total area to be transformed is bigger than 1 hectare but less than 20 hectares."

Reason for trigger: The proposed development will see the establishment of a housing estate with the construction of 47 sectional title units.

3. ENVIRONMENTAL ASSESSMENT PRACTITIONER

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

4. SITE DESCRIPTION

4.1 Location

The site for the proposed development is situated on the Rem of Erf 1414 Queensburgh, that being on 37 Middleton Road, eThekweni Municipality.



Figure 1: Proposed Project Area

4.2 Project Co-ordinates

Latitude /Longitude	Degrees	Minutes	Seconds
South	29°	52'	11.26"
East	30°	54'	30.13"

4.3 Current and Surrounding Land Use

The land on the proposed project area is currently vacant and comprises of two drainage lines. The project area is surrounded by housing infrastructure on the east, west and north bounds, with the M7 forming part of the southern boundary.

5. DESCRIPTION OF PROPOSED ACTIVITY

The proposed activity will constitute:

- a. Construction of 47 housing units.
- b. Removal of vegetation on certain portions of the land.

6. POTENTIAL ENVIRONMENTAL ISSUES

- 1) Geophysical and biophysical (including biodiversity) issues include:
 - a) The proposed development will have limited environmental impacts, and any environmental impacts which do occur as a result of the proposed development will be limited to the construction phase of the proposed development. These may include site clearance (where necessary), and the excavation and digging of foundations, bulk earthworks and structural works, which pose risks with regards to soil erosion and storm water management.
 - b) An environmental Management Plan will be developed with which to monitor and mitigate any environmental impacts before they occur during the construction and operational phase of the proposed development.
 - c) During the construction phase of the development, bulk earthworks and structural works have the potential to impact on the environment. Soil erosion, stormwater management, waste management and other construction related activities, are all issues which will need to be addressed in the Environmental Impact Assessment.
- 2) Socio-economic issues
 - a) The increased traffic volumes along the road networks during the construction phase of the proposed development may impact on other road users.
 - b) The provision of adequate housing to the local community will greatly improve their quality of life, resulting in increased standards of living and general well-being.
- 3) Cultural-historic issues
 - a) The developer is unaware of any archaeological sites on the property. Amafa aKwaZulu-Natali (KZN Heritage) will however be contacted as part of the Environmental Assessment process to clarify this. It is important to note that all new housing structures will be constructed inside already existing iMuzi's.
 - b) The procedure to be followed in the occurrence of any cultural, historical or archeological artifacts (including graves) will be provided for within the developments Environmental Management Plan and will be enforced during the construction and operational phases of development.

7. PUBLIC PARTICIPATION PROCESS

Public participation is an integral part of the Environmental Impact Assessment process, and will include the following components:

Initial Consultation:

The primary purpose of this phase is to present the motivation for the proposed project and elicit issues, concerns and comments from Interested and/or Affected Parties.

Information Sharing Meeting:

All registered Interested and Affected Parties will be invited to an information sharing meeting.

Comment on the Environmental Impact Assessment:

The Environmental Impact Assessment will be made available to all registered I&AP's, to provide them an opportunity to comment in writing on these documents when concluded before it is submitted to the competent authority. All comments received will be included in a comments and response report compiled by the Environmental Assessment Practitioner. This report will describe the issue raised,

the date it was raised, by whom and how the issue will be, or has been dealt with.

Opportunity for Appeal

Interested and/or Affected Parties (I&AP's) can appeal against the decision of the competent authority in terms of the provisions of Sections 60 to 66 of the Environmental Impact Assessment Regulations, 2010.

Your participation is important for the Environmental Impact Assessment. If you would like us to add you to our database of stakeholders who wish to participate in this process, or should you have any queries regarding the process or comments about the proposed development, please contact Mr. Gert Watson (details below) before the

27 June 2014.

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