

Proposed Establishment of a Residential Development on Portions 4 and 7 of Erf 2363, Isipingo, Kanku Road, KwaZulu-Natal

BACKGROUND INFORMATION DOCUMENT

August 2016



WHAT IS THE PURPOSE OF THIS DOCUMENT?

The purpose of this document is to:

- ◆ Inform Interested and Affected Parties (I&APs) about the proposed project, and to invite them to participate;
- ◆ Provide a brief background on the proposed project; and
- ◆ Explain the aims and objectives of the Environmental Impact Assessment process.



WHAT IS THE BACKGROUND TO THIS DEVELOPMENT?

The Applicant, eThekweni Municipality, proposes to establish a residential development on Portions 4 and 7 of Erf 2363 Isipingo, Kanku Road, KwaZulu-Natal.

In terms of Environmental Impact Assessment (EIA) Regulations 2014, under the National Environmental Management Act (NEMA; Act No 107 of 1998), published in Government Notice No. R. 982 of 2014, the proposed development triggers the following Listed Activities which require a Basic Assessment process to be conducted:

GNR 983	Part 27	<i>The clearance of an area of 1ha or more, but less than 20 ha of indigenous vegetation...</i>
GNR 985	Part 4	<i>The development of a road wider than 4 meters with a reserve less than 13.5 m... d) in KwaZulu-Natal ...xiii) in urban areas aa) areas zoned for use a public open space</i>
GNR 985	Part 12	<i>The clearance of an area of 300 square metres or more of indigenous vegetation...(b) in KwaZulu-Natal...(v) in critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans</i>

In addition to the above, the proposed development may constitute a Water Use in terms of Section 21 of the National Water Act (Act 36 of 1998) and may require a Water Use License Application in terms of the following listed activities:

Section 21	S21(c)	<i>Impeding or diverting the flow of water in a watercourse.</i>
Section 21	S21(i)	<i>Altering the bed, banks, course or characteristics of a watercourse.</i>

These activities are triggered wherever infrastructure is proposed close to a water source, within a wetland or within 500 metres of a wetland. This will be determined during the Specialist Assessments.

The Applicant, eThekweni Municipality, is required to appoint an independent Environmental Assessment Practitioner (EAP) to conduct the environmental authorisation process. The Applicant has appointed Green Door Environmental to conduct the Basis Assessment Process for the proposed development.



WHAT IS PROPOSED?

The Applicant, eThekweni Municipality, proposes to establish a high density residential development on Portions 4 and 7 of Erf 2363, Isipingo, KwaZulu-Natal. The total extent of the properties is 4 ha. The proposed initiative stems from the need to provide housing for an estimated 750 families, currently housed in a transit camp located approximately 550m south of the proposed development site.

The proposed development will require the closure of Public Open Space located on Portion 4 of Erf 2363, and the rezoning of Portion 4 and 7 of Erf 2363 Isipingo to Special Zone 34 for purposes of an infill Residential Housing Development, thereafter consolidating Portion 4 and 7 of Erf 2363 Isipingo.

The development will consist of semi-detached double-storey high density government housing. The housing will be approximately 40 m² (floor space) on approximately 55 m² erven. It is estimated that there will be approximately 400 residential units. All housing will have Municipal waterborne sewage, water and electricity, roads and stormwater infrastructure. Access to the development will be off Kanku Road via an entrance roundabout, which is also proposed as part of the development.

Under natural conditions, the development site would have been covered with subtropical coastal forest and bush of the 'KwaZulu-Natal Coastal Belt' Vegetation Unit. However, this has largely been transformed by urban sprawl and residential development. In terms of the C-plan database, the site has been identified as falling within an area that is classified as a Biodiversity Priority Area 1 (CBA 1). In this case, however, it has been identified that no forest, wetlands or other sensitive units are found on the site in question (Ezemvelo KZN Wildlife, 2012).

Refer to Figure 1 for a locality map and Figure 2 for a layout plan of the proposed residential development.



WHERE IS THE PROPOSED DEVELOPMENT?



Figure 1: Aerial view of the proposed development site and the surrounding areas (Google Earth).

? THE PROPOSED DEVELOPMENT LAYOUT.

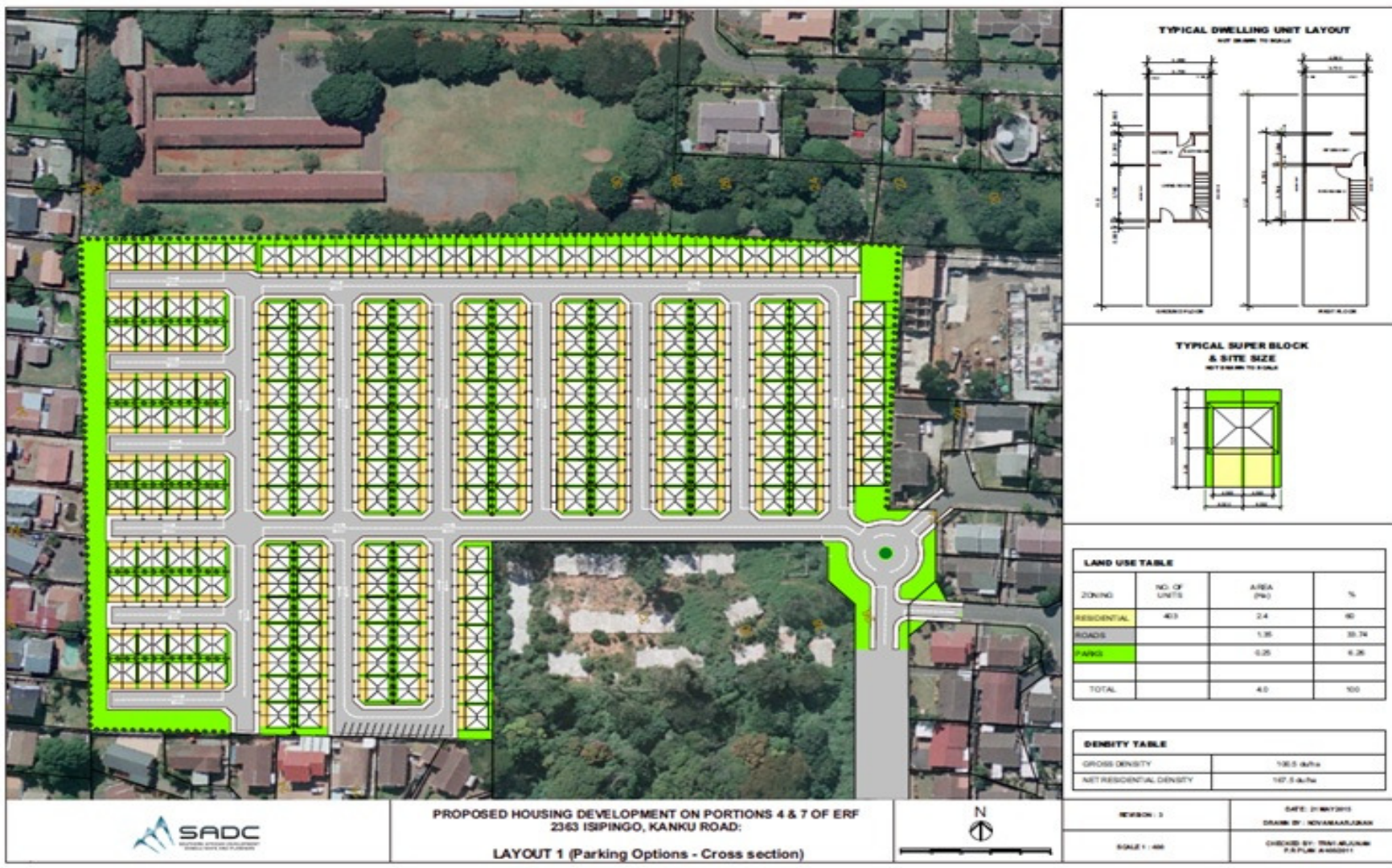


Figure 2: Layout Plan of the proposed Housing Development on Portions 4 and 7 of Erf 2363, Isipingo, Kanku Road.



WHAT IS THE AIM OF AN ENVIRONMENTAL IMPACT ASSESSMENT (EIA)?

The Basic Assessment process aims to:

- ◆ Inform and involve all potentially Interested and Affected Parties (I&APs) of the proposed development;
- ◆ Identify the potential impacts (positive and negative) that the proposed development may have on the ecological and socio-economic environment;
- ◆ Provide recommendations based on the identified impacts and conduct further specialist studies if necessary; and
- ◆ Provide the Competent Authority with enough information to make an informed decision regarding the proposed development.



WHAT IS INVOLVED IN THE EIA PROCESS FOR BASIC ASSESSMENT?

The Basic Assessment process can be described as follows:

1. Application Form:

An official Application Form is required to be completed and submitted to the Competent Authority. This Form provides information on the property, a description of the proposed activity, and lists the relevant Listed Activities which are triggered.

2. Public Participation:

The general public and relevant Authorities will be notified of the proposed development through newspaper adverts, site notices and direct consultation. Alternative methods will be employed to inform those I&APs who may be illiterate, disabled or otherwise disadvantaged. Should you be aware of anyone who might be interested in this project, but has not been notified, please send the relevant contact details to Green Door Environmental. This Background information Document will be circulated to neighbouring landowners, relevant authorities and any other persons registered as I&APs following the adverts and site notices.

3. Identification of Impacts and Alternatives

Environmental issues, concerns, development constraints and possible development alternatives will be identified using professional judgement, project information, experience of similar projects, a review of available literature, site visits, and consultation with authorities and the public.

4. Impact Evaluation

The significance of environmental issues will be evaluated in terms of their expected extent, intensity, duration and probability of occurrence.

5. Mitigation and Management Measures

Measures to manage and minimise impacts to within acceptable levels, as well as measures to maximise the socio-economic benefits associated with the development, will be identified and recorded in the Basic Assessment Report. An Environmental Management Programme (EMPr) will be compiled to facilitate the implementation of mitigation measures.

6. Reporting

The Basic Assessment Report and Draft EMPr will be made available for review and comment by all I&APs and relevant authorities for 30 days. A Final Basic Assessment Report and EMPr will be compiled and will include comments received on the circulated Basic Assessment Report.

7. Authority Decision

The Final Basic Assessment Report will be used by Competent Authority as the basis for the decision on whether the proposed development should be approved or not.

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2. The following potentially interested and affected parties should also be contacted:

Name:	Organisation:
Tel Number:	
Address:	Email:
Name:	Organisation:
Tel Number:	
Address:	Email:

3. Additional comments?

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Should you be aware of anyone who might be interested in this project, but may be illiterate, disabled or otherwise disadvantaged, please send the relevant contact details to Green Door Environmental.

Thank you