

DRAFT BACKGROUND INFORMATION DOCUMENT (BID) – MPUMALANGA
SIZAKALA CENTRE (HAMMARSDALE)
ETHEKWINI DISTRICT MUNICIPALITY



PREPARED ON BEHALF OF:



ETHEKWINI ECONOMIC DEVELOPMENT & PLANNING ECONOMIC DEVELOPMENT UNIT

DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER, APPLICANT AND SPECIALISTS

DETAILS OF ENVIRONMENTAL ASSESSMENT PRACTITIONER

EAP	ENVIRONMENTAL EXPERIENCE	CONTACT DETAILS	SIGNATURE
Mr. S. Singh, Pr.Sci.Nat (119038) Sen. Environmental Specialist	18 Years	072 4555 168 sheldon@satenviro.co.za	
Sarian Pillay (BSc Hydrology Eng.) (BSc Soil Physics & Chemistry)	2 Years	074 522 7761 info4@satenviro.co.za	

DETAILS OF APPLICANT

APPLICANT	CONTACT PERSON	CONTACT DETAILS	PHYSICAL ADDRESS
eThekweni District Municipality		Tel (w): Cell: Email:	11 th Floor, 41 Victoria Margaret Mncadi Drive, Durban, 4001

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1. PURPOSE OF DOCUMENT

SAT Environmental Consultants were appointed by eThekweni Economic Development & Planning Economic Development Unit as an independent Environmental Consultant to conduct an Environmental Authorisation Application for the proposed Mpumalanga Sizakala Centre (Hammarisdale). Which falls part of the Mpumalanga Town Centre Precinct Plan.

The purpose of the Background Information Document (BID) is to:

- Provide project description and application processes for the proposed development activities.
- Allow registered Interested and/or Affected Parties (I&AP's) an opportunity to lodge any concerns and provide comments in relation to the proposed development. **Interested and Affected Parties (I&AP's) are invited to complete and submit the attached "Comments and Registration Sheet" attached to this document.**
- Consult stakeholders to form part of the interested and Affected Parties (I&AP) register.

Input from the Interested and Affected Parties forms a crucial component of the Public Participation Process (PPP) and ensures that all potential environmental issues are considered during the submission of the application processes.

This document contains the following information:

- Project Background information
- Project Location
- Need and Desirability of the project
- Summary of Specialist Assessments
- Potential Environmental Impacts
- Associated Environmental Processes
- Roles of an I&AP
- Comments & Registration Sheet

2. PROJECT BACKGROUND INFORMATION

The Mpumalanga Sizakala Centre is a development project being undertaken as a partnership between Eris Property Group (Pty) Ltd., Ingonyama Trust, eThekweni Municipality and the National Treasury. The project originated from the Neighbourhood Development and Partnership Grant (NDPG) to stimulate and accelerate investment in underdeveloped areas. It is envisaged that the Centre would serve the Greater Mpumalanga Area (GMA). The project includes multiple phases, commencing with the town centre development and shopping centre.

The Mpumalanga Town Centre Precinct Plan was developed to guide the establishment of a new Civic and Commercial Heart of Mpumalanga, which is a growing area with plans for new low and middle-class housing and Commercial Area. Located along the MR385 (Mthoko Mkhize Drive), the Town Centre Precinct incorporates a new Housing Centre and areas proposed for a much-needed future Civic Services Centre, which would include the Mpumalanga Sizakala Centre. Keeping up with its theme of One-Stop Shop the Proposed Mpumalanga Sizakala Centre will accommodate as per the Client's Project Brief the following Provincial/National Stakeholders: - Labour; Home Affairs; Small Enterprise Development Agency (SEDA); South African Police Service; South African Post Office; SASSA (telecentre).

The scope of works for the proposed development activities entail the following:

Architectural Objectives:

- Design the existing road (Kunene Road) sidewalks.
- Pedestrianize the entire road to create a pedestrian friendly zone
- Introduce a green environment along the Ex. Road.
- Create a pedestrian walkway connecting Kunene Road and Mthoko Mkhize Drive next to the Proposed Sizakal Centre with intermediate communal seating points along it.
- Centralize all Local and Provincial Government services through a complete One-Stop Shop Building

Engineering Objectives:

- Internal 50mm diameter water network, fed from the fire water main.
- A dedicated 100mm diameter Hot Deep Galvanized (HDG) fire water main, fed from existing 110mm diameter mPVC water main running along Unnamed road through Mpumalanga Sizakala Centre.
- Internal 160mm diameter gravity sewer main network, discharging into existing sewer main adjacent to the development.
- Internal 450mm diameter stormwater network, discharging into a new pond.
- Internal roads (access and exist) with parking.

3. PROJECT LOCATION

Mpumalanga is located approximately 40km northwest of Durban, KwaZulu-Natal. The proposed development is within lot 5 Sterks Spruit farm.

The Mpumalanga Sizakala Centre incorporates an area of approximately 2.3 ha in size on an undeveloped land, bounded in the south by the Elangeni College of Education on Shezi main road, in the west by Hammarsdale Junction Mall off Kunene road and in the north by Mthoko Mkhize Drive from N3 off ramp.

TABLE 1: PROJECT LOCATION

CENTRAL COORDINATES		
NAME	LATITUDE	LONGITUDE
Mpumalanga Sizakala Centre	29°48'13.83" S	30°37'57.11" E

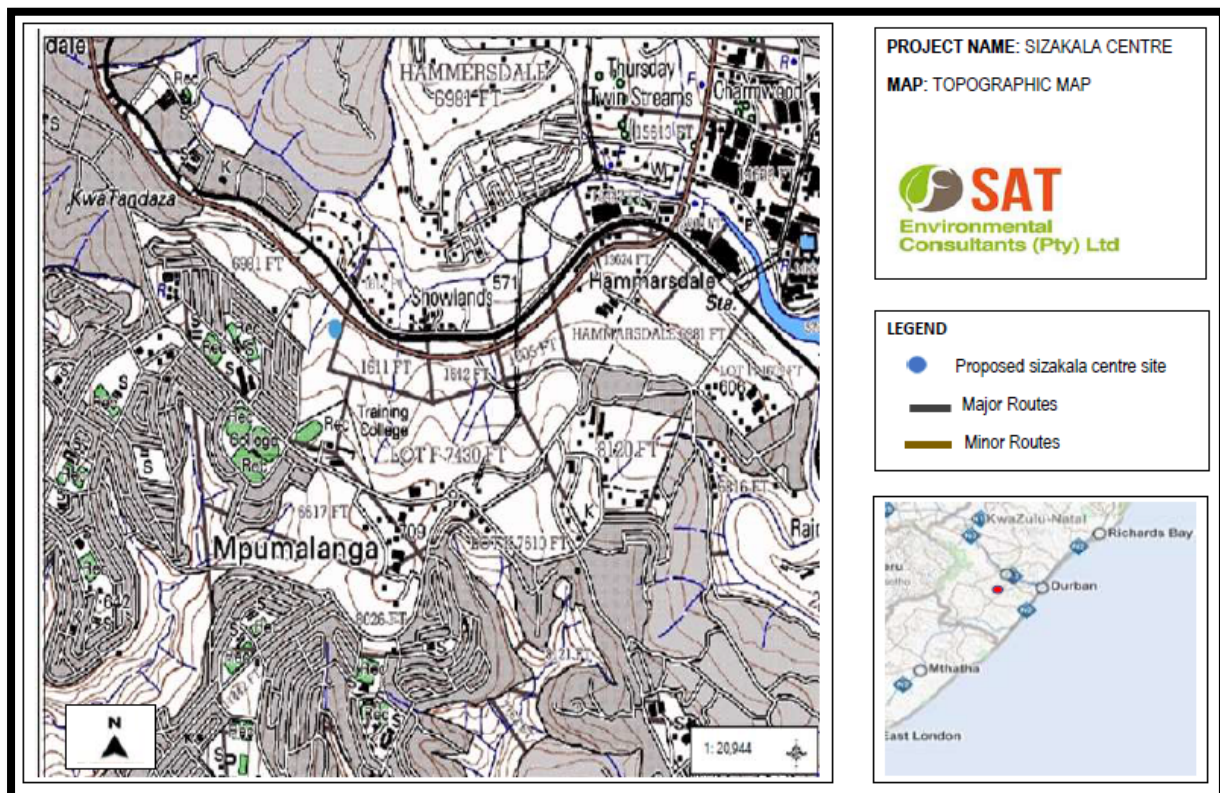


FIGURE 1: TOPOGRAPHIC MAP OF THE PROJECT AND SURROUNDING AREAS

4. NEED AND DESIRABILITY OF THE PROJECT

It will be necessary to design and construct the proposed Mpumalanga Sizakala Centre in order to enhance development potential and improve service delivery offered by the municipalities by creating a central multifunction services node. To provide the public with convenient physical linkages from the civic centre to public transport and other amenities. The civic site does not become isolated in its function, but responds positively to its context as a social gathering space. The civic centre site is to form part of a public movement route that offers opportunity for a safe environment for information accessibility, leisure & entertainment.

4.1 EXISTING WATER INFRASTRUCTURE

The Geogedale Reservoir supplies water to the Mpumalanga 1 Reservoir which also services four other sub-reservoirs, namely; Mpumalanga 2 Reservoir, Mpumalanga 3 Reservoir, Mpumalanga 4 Reservoir and Mpumalanga 6 Reservoir. There are two separate water mains from the Mpumalanga 1 Reservoir that run towards the Mpumalanga Sizakala Centre. These tie into a 110mm diameter water main that runs along the proposed Mpumalanga Sizakala Centre.

Therefore, no additional water mains need to be constructed. The existing Mpumalanga 1 Reservoir has sufficient capacity to services the Mpumalanga Sizakala Centre in Hammarsdale.

4.2 EXISTING SANITATION INFRASTRUCTURE

Currently there is a newly developed 160mm diameter gravity sewer pipeline, from the high point of the proposed development, running towards the existing Hammarsdale Waste Water Treatment Works. Consultations with eThekweni Waste Water are currently on going.

Due to the expected minor flow from the proposed development, the existing sewer infrastructure will be able to accommodate effluent form Mpumalanga Sizakala Centre. No additional sewer infrastructure is required to service the centre.

5. ENVIRONMENTAL APPLICATIONS

5.1 BASIC ASSESSMENT APPLICATION PROCESS

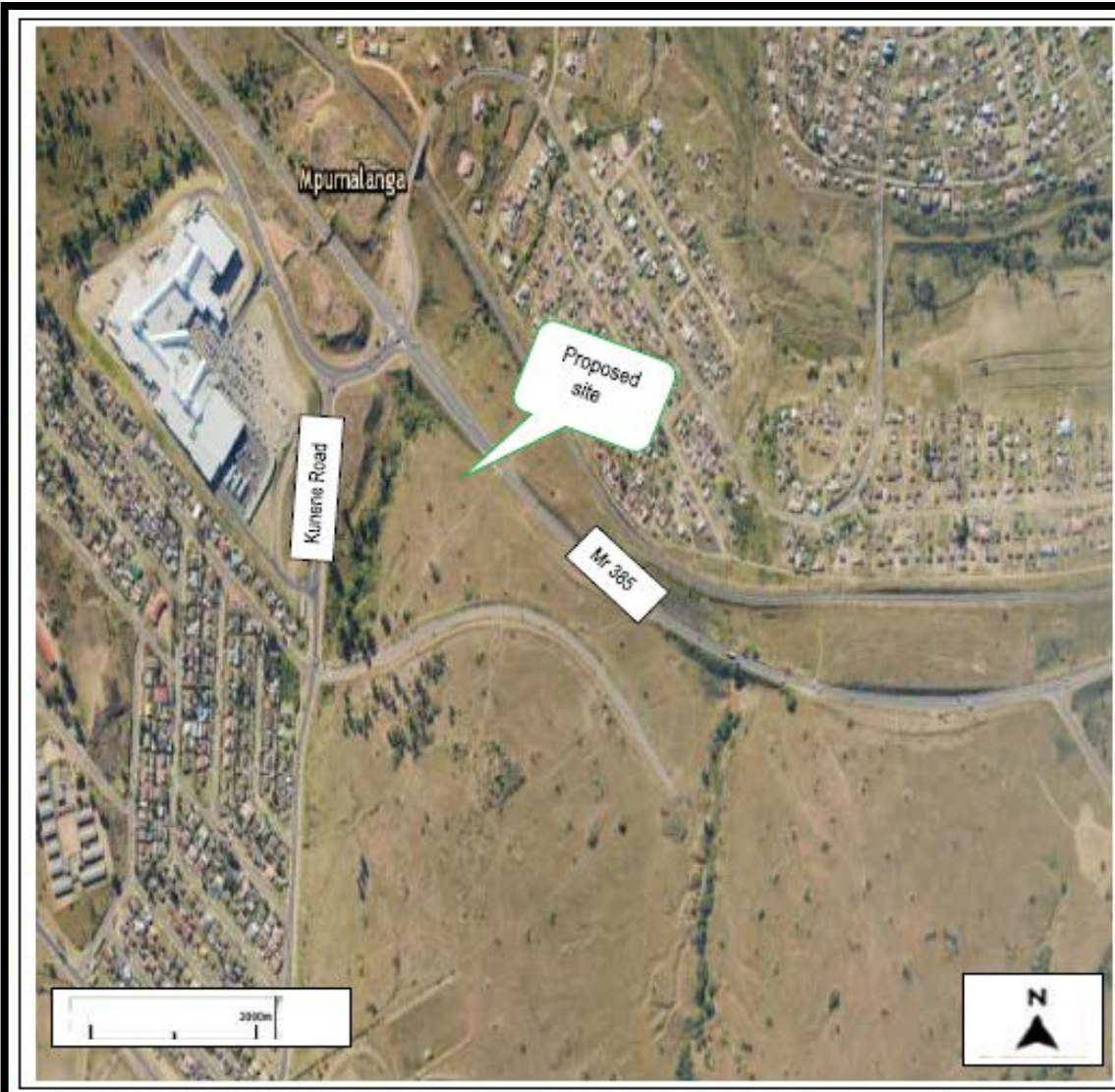
The Basic Assessment (BA) process for the proposed development will be undertaken in accordance with the National Environmental Management Act, 1998 (Act No. 107 of 1998) in terms of the EIA Regulations, 2014 as amended. As part of the BA process the project will require the approval from the Department of Economic Development, Tourism and Environmental Affairs (EDTEA) prior to commencement of the project for activities triggering any Listing Notices contained in the EIA Regulations, 2014 as amended.

6. PUBLIC PARTICIPATION PROCESS

The Public Participation Guideline in terms of National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, 2014 as amended, describes public participation process as *"a process by which potential interested and affected parties are given opportunity to comment on, or raise issues"*. Therefore, the public participation process will provide for the opportunity for interested and affected parties, stakeholders and competent authorities to obtain clear, accurate and understandable information about the environmental impacts associated with the proposed project.

Public Participation Process can be summarized as follows:

- Distribution of the Background Information Document (BID) to all identified stakeholders, providing an opportunity to register as an I&AP.
- Erecting site notices in close proximity to the site area.
- Placing an advertisement in the local newspaper.
- The draft Basic Assessment Report will be circulated to **registered I&APs** for comments. (Should no comments be received within the stipulated timeframes; the Environmental Consultant will take it as **No Comments received** in accordance with the relevant sections of the legislation).



**PROJECT NAME: MPUMALANGA
SIZAKALA CENTRE
MAP: AERIAL MAP**



FIGURE 2: AERIAL MAP OF THE PROPOSED SITE LOCATION

7. SPECIALIST STUDIES

The proposed development requires the following specialist studies to be undertaken:

- Wetland Assessment
- Heritage Impact Assessment
- Hydrological and Geotechnical Assessment
- Vegetation Assessment
- Stormwater Management Plan

7.1 POTENTIAL ENVIRONMENTAL IMPACTS

Potential environmental impacts associated with the proposed development have been identified and will be assessed during the Basic Assessment process.

POTENTIAL IMPACTS	RESPONSIBLE FOR MITIGATION RECOMMENDATIONS
Soil erosion, sedimentation & degradation of wetland areas	Addressed in the Wetland Impact assessment.
Pollution of Water Resources & Soil	Addressed in the Wetland Impact assessment.
Alien invasive species encroachment	Addressed in the Wetland Impact assessment.
Waste Generation	Addressed by the Environmental Assessment Practitioner in the Basic Assessment Report.

8. ROLE AS AN I & AP

Should you wish to register as an Interested/Affected Party (I&AP) or if you have any comments, concerns or objections regarding the project, kindly follow the procedure outlined below:

1. Complete the **comments and registration sheet attached** to this document and email or post the completed sheet to SAT Environmental Consultants (PTY) LTD as per details below.
2. Contact the environmental consultant directly via email or telephonically, if you have any queries or require further information on the project.

Please register by completing the attached **comments and registration sheet**.

For all inquiries, comments and concerns, kindly contact:

Name : Sarian Pillay

Cell : 074 522 7761

Email : info4@satenviro.co.za

Address: P.O.BOX 40046, Redhill, 4071

APPENDIX 1

COMMENTS & REGISTRATION SHEET

ATTENTION: SARIAN PILLAY

PROJECT: MPUMALANGA SIZAKALA CENTRE

TITLE:		TEL/CELL:	
NAME & SURNAME:		EMAIL:	
ORGANISATION:			
ADDRESS:			

Please tick the appropriate box:

- I would like to register as an Interested and Affected Party.

- Please remove me from the distribution sheet for the proposed project. I would prefer not to receive any further correspondence regarding this process.

- Do you have any direct business, financial, personal or other interest in the approval or refusal of this application?

Yes	No
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If yes please explain:

Comments:

All comments are to be submitted within 14 days of receipt of the BID to: info4@satenviro.co.za
alternatively contact Sarian Pillay, Tel: 074 522 7761