



BACKGROUND INFORMATION DOCUMENT & INVITATION TO COMMENT:
Proposed construction of the Masakhane Village Housing Development in Kwazakhele, Port Elizabeth; Eastern Cape Province.
ECm1/LN1&3/M/53-2013

October 2013

INTRODUCTION

Notice in terms of the National Environmental Management Act (Act 107 of 1996) is hereby given of the intention of the Nelson Mandela Bay Municipality (NMBM) to construct infrastructure services in anticipation of a housing development in iBhayi, Ward 24, adjacent to the Swartkops power station.

The proposed development covers approximately 3.3 ha and will supply a total of 131 erven. The 131 erven being developed consist of 125 erven that will accommodate dwellings and 6 erven for Public Open Space. The area is currently occupied by informal settlements.

The proposed residential sites will occupy about 21,442.93 m² in area with an average erf size of 171.51 m². The 6 erven for public open space is approximately 3,787.21 m² in area and the planned roads will occupy about 595 m in length.

Erf 8531 already has ten (10) houses on it that will either be rebuilt or upgraded in addition to the five (5) new houses being built. The total area of Erf 8531 is 3,787.21 m².

Erf 52009 is the larger portion of the proposed development with a total area of 32,851.33 m². The erf currently accommodates approximately 25 houses which will be rebuilt or upgraded. An additional 131 houses will be built as part of this project.

All construction material will be sourced from commercial sources, hence no need for mining authorisation.

The proposed services to be installed include roads, site water services, stormwater systems and sewage management systems for each erf that will contain a house.

Potable water from existing municipal facilities will be provided for each house.

The sewerage system will be water-borne and link up to the existing municipal network. The municipal sewer pipes will be made of 160mm diameter, class 34, uPVC pipes. Other waste management service will also be incorporated into the municipal system.

The roads will be tarred and consist of mountable kerbs at all road edges with residential properties, with the exception of bellmouths and at kerb inlets. The roads will all have new road signs and roadmarkings to conform to the South African Road Traffic Signs Manual (SARTSM) and the municipal standard details.

The roads will have stormwater structures to handle surface runoff. The stormwater structures will link up to existing stormwater infrastructure.

PROJECT LOCATION

The development site is proposed for a portion of land consisting of two erven in, iBhayi, Ward 24, adjacent to the Swartkops power station. (Figure 2).

NEED FOR THIS PROJECT

The proposed development would contribute to the housing backlog within the NMBM. The proposed site of the development is also spatially planned for in the NMBM Spatial Development Framework.

LEGAL REQUIREMENTS

National Environmental Management Act (Act 107 of 1998) Section 24(5) stipulates that "listed activities" require environmental authorization.

The project is likely to trigger the following requirements in terms of Listing Notices No.1 and No. 3 which requires environmental authorization by means of a Basic Assessment Process:

GN R544, 24 The transformation of land bigger than 1000 square metres in size, to residential, retail, commercial, industrial or institutional use, where, at the time of the coming into effect of this Schedule or thereafter such land was zoned open space, conservation or had an equivalent zoning.

GN R544, 26 Any process or activity identified in terms of section 53(1) of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004).

GN R544, 56 Phased activities for all activities listed in this Schedule, . . . where any one phase of the activity may be below a threshold but where a combination of the phases, including expansions or extensions, will exceed a specified threshold.



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GN R546, 4 The construction of a road wider than 4 metres with a reserve less than 13,5 metres.

GN R546, 26 Phased activities for all activities listed in this Schedule and as it applies to a specific geographical area, which commenced on or after the effective date of this Schedule, where any phase of the activity may be below a threshold but where a combination of the phases, including expansions or extensions, will exceed a specified threshold.

STAGES IN BASIC ASSESSMENT

This Basic Assessment study will commence with an application to the Department of Economic Development, Environmental Affairs & Tourism (DEDEAT) for Environmental Authorisation of the proposed project.

A Public Participation process and reporting on the outcome of the Basic Assessment, then follows (Figure 1).

A draft Basic Assessment Report (BAR) will be compiled which will comprehensively describe the activities and impacts that the project may have on the receiving environment, including specialist reports and details from the PPP process. The draft BAR and Environmental Management Programme (EMPr) will be submitted for a 40 day public comment period.

Subsequent to the review and commenting period, a final BAR will be compiled for submission to DEDEAT. This will include all public comments comments and response to issues raised by I&APs.

Should the authorities grant approval via an environmental authorisation, all registered I&APs will be notified accordingly and given the opportunity to appeal against the decision, should they so wish.

PUBLIC PARTICIPATION PROCESS

Crucial to the Basic Assessment process is the input from Interested and Affected Parties (I&APs) and hence the public are encouraged to register as I&APs for this project.

The NEMA regulations require that I&APs send comments regarding the proposed project in writing so that a paper trail can be maintained throughout the BA process. Registered I&APs will be kept informed of project progress throughout the BA process (Figure 1).

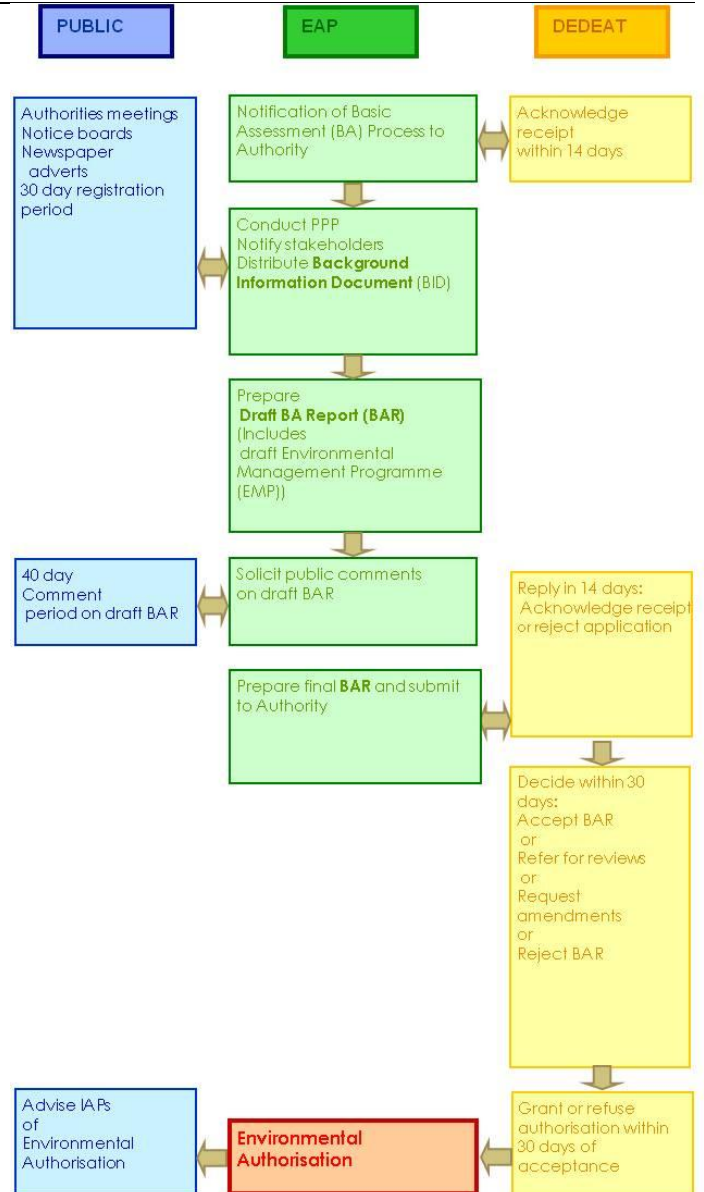


Figure 1. Environmental Basic Assessment Process including public participation.



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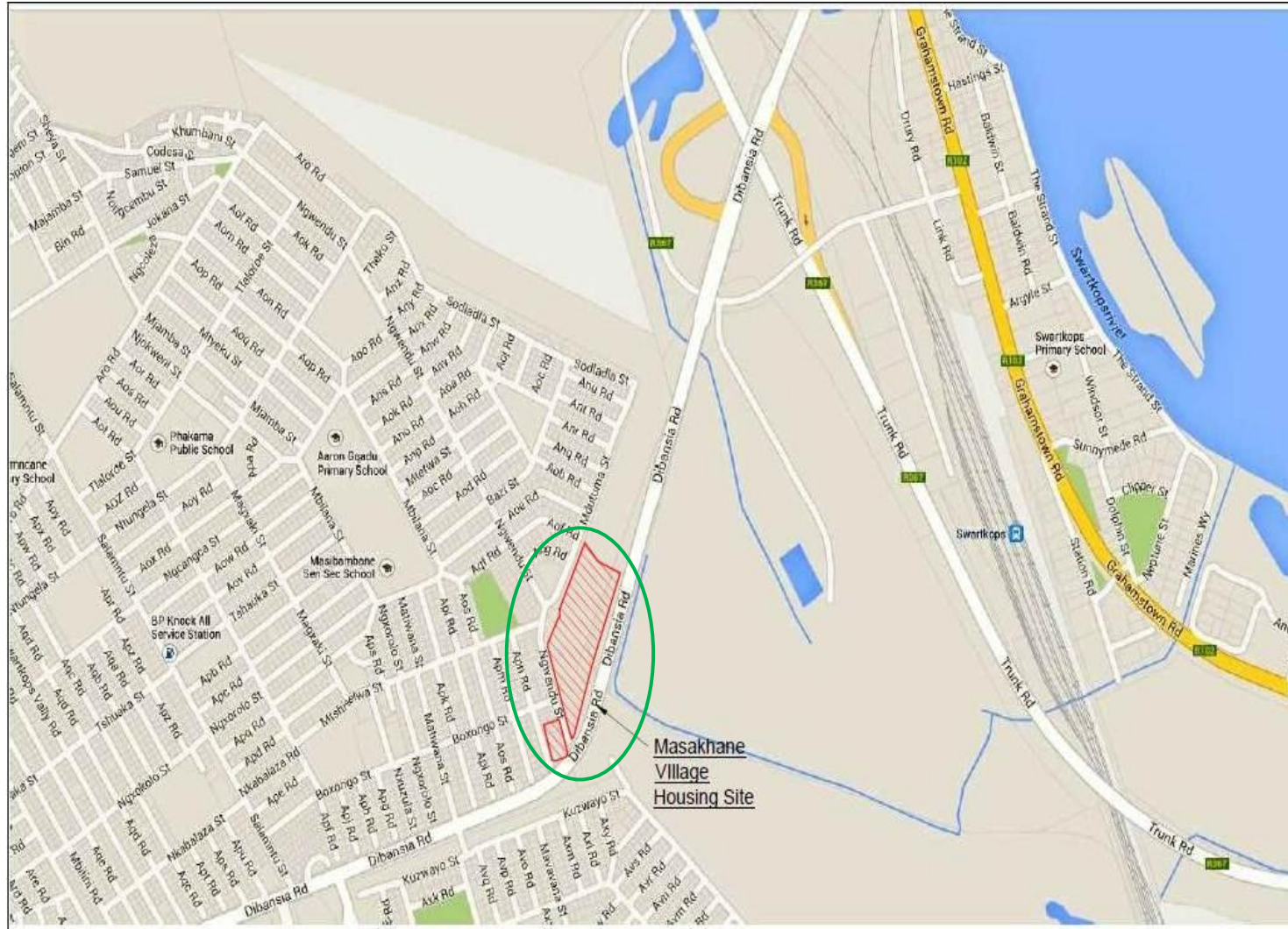


Figure 2: Locality map of the proposed Masakhane Village Housing Development within Ward 24, iBhayi, Port Elizabeth.



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WAY FORWARD

Should you wish to express your views regarding this proposed development, please send us your written comments. The names of all registered I&APs, together with the comments received will be incorporated into the Comments and Responses Report and will be submitted to DEDEAT.

Please submit your name, contact information (address, telephone number, e-mail address, postal address) and written comments to the contact person below.

Contact

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