

ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

**PROPOSED RESIDENTIAL DEVELOPMENT ON THE FARM MARULA 339 JQ,
RUSTENBURG, NORTH WEST PROVINCE**

REF: NWP/EIA/52/2012

BACKGROUND INFORMATION DOCUMENT (BID)

Prepared by



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LIST OF ABBREVIATIONS

BID	Background Information Document
CBD	Central Business District
CARA	Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983)
DAFF	Department of Agriculture, Forestry & Fisheries
DPWRT	Department of Public Works, Roads & Transport
DWA	Department of Water Affairs
EAP	Environmental Assessment Practitioner
EIA	Environmental Impact Assessment
EIR	Environmental Impact Report
EMF	Environmental Management Framework
EMP	Environmental Management Programme
GDP	Gross Domestic Product
GNR	Government Notice Regulation
GPS	Global Positioning System
I&AP	Interested and Affected Party
NEMA	National Environmental Management Act, 1998 (Act 107 of 1998) as amended
NW DEDECT	North West Department of Economic Development, Environment, Conservation and Tourism
PPP	Public Participation Process
RLM	Rustenburg Local Municipality
SDF	Spatial Development Framework
SEA	Strategic Environmental Assessment
SAHRA	South African National Heritage Resources Act, 1999 (Act No. 25 of 1999)

1. INTRODUCTION

HydroScience cc, an independent Environmental Assessment Practitioner (EAP), has been appointed by Jacques Swarts, to undertake a full Environmental Impact Assessment (EIA) and submit a Scoping Report and an Environmental Impact Report (EIR) to the relevant authority to apply for environmental authorisation for the proposed residential development on the farm Marula 339 JQ, Rustenburg, in the North West Province.

As part of the EIA process (Figure 1), an application, in terms of the National Environmental Management Act (NEMA), 1998 (Act 107 of 1998), as amended, and associated EIA Regulations of 2010, has been submitted to the North West Department of Economic Development, Environment, Conservation and Tourism (NW DEDECT).

2. PURPOSE OF THIS DOCUMENT

The purpose of this document is to provide background information (in addition to the notices on the site and published in the newspaper) in terms of Government Notice Regulation (GNR) 543 (Sections 54 through 57) of NEMA to all Interested and Affected Parties (I&APs) regarding the intention of the proposed project as described above.

In addition, this document will provide a platform from which to obtain comments and contributions from stakeholders with regard to the potential environmental impacts of the proposed project as part of the Public Participation Process (PPP). The aim of the PPP is not only to adhere to the required legislation, but also to give as many stakeholders and I&APs as possible an opportunity to be actively involved in this process.

The PPP will be carried out in accordance with Chapter 6 of NEMA as amended and in support of the Environmental Impact Assessment Regulations, 2010 and associated guidelines.

3. ROLE OF I&APs

You are invited to register as an I&AP (see contact details and registration form attached) and to assist us in:

- Identifying issues of concern that need to be investigated as well as possible impacts of the proposed project on the environment;
- Suggesting alternatives to mitigate possible negative impacts and enhance positive impacts.

Your input is considered valuable as it contributes to:

- The decision-making process;
- Information on public needs, values and expectations; and
- Local and traditional knowledge.

The following authorities will also be notified and requested to provide comments:

- The South African Heritage Resources Agency in terms of the South African National Heritage Resources Act (SAHRA), 1999 (Act 25 of 1999);
- The Department of Agriculture, Forestry and Fisheries (DAFF) as the property is currently zoned for agricultural use;
- The Rustenburg Local Municipality (RLM), who is the local authority under whose jurisdiction it falls and who needs to ensure that the development fits in with their Spatial Development Framework (SDF), Strategic Environmental Assessment (SEA) and Environmental Management Framework (EMF).

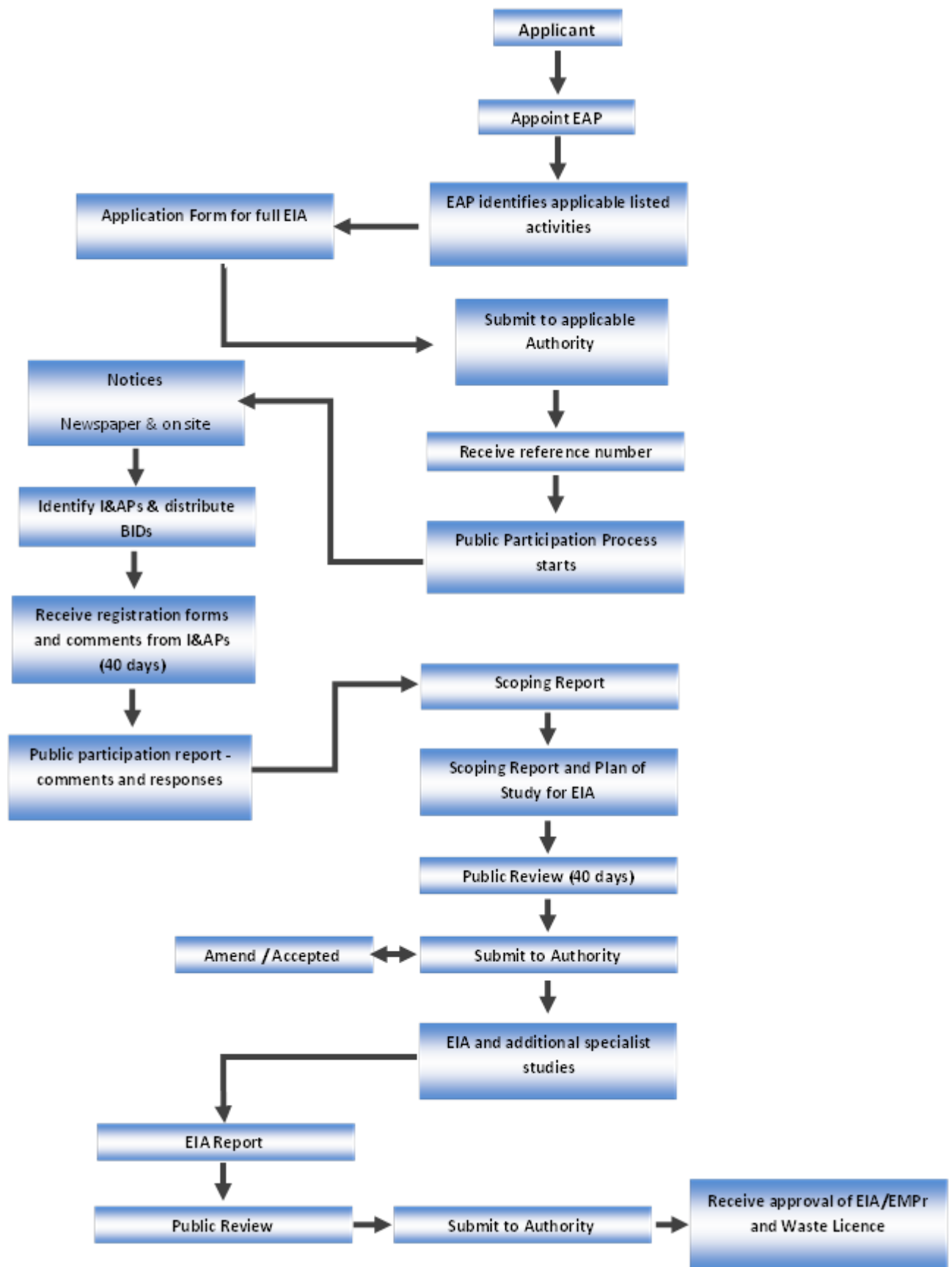


Figure 1: Simplified diagram presenting the EIA process

4. PROPOSED PROJECT

4.1. Project motivation

According to the Rustenburg SDF (2002), continuation of current growth rates implies that Rustenburg will by far be the largest city in the North West Province by 2015. According to the latest draft SDF (2010), the growth rate in the period 2001 - 2007 (6 years) was approximately 4.3% per annum. The latest population figures indicate that the population increased from 395 000 (2001) to 450 000 (2007).

The SDF (2002) lists Rustenburg as a top priority investment area due to both high economic potential and high socio-economic need. This implies that any investment in the Rustenburg area is likely to result in a good return, both socially and economically. Furthermore, Rustenburg is listed as one of three “high growth” municipalities. It is however, also considered a water scarce area and expensive water is currently imported to the area.

Rustenburg is historically known to experience shortages of residential accommodation (housing) according to the Rustenburg SDF (2002) as approximately 21% of households resides in informal structures (SDF 2010). It is understood (SDF 2002) that an additional 25 mines may be established in the Region by 2020 and this will only add to the housing shortage in the area. Due to the potential future growth of the population in the Rustenburg area an additional 57 000 housing units will be required by 2015 (SDF 2010).

This proposed residential development is therefore in line with the mandate of the SDF to alleviate the housing shortage and address the need for formal housing presently experienced in the Province and specifically in Rustenburg.

4.2. Project objective

The main objective of the project is to develop residential units that will contribute to the development and growth of Rustenburg, consequently adding to the Gross Domestic Product (GDP) of the city as a whole.

4.3. Project locality

The proposed residential development will be established on the farm Marula 339 JQ, Rustenburg, North West Province. The proposed portion of land is situated approximately 15 km south east from the Rustenburg Central Business District (CBD) on Dinie Estates Road off the R24. Global Positioning System (GPS) coordinates are 25°45'00.97" South and 27°17'59.42" East (please refer to the locality map – Figure 2). The farm portion is bordered by agricultural land (Figure 3) though other residential developments have been applied for in close vicinity to the proposed project area.

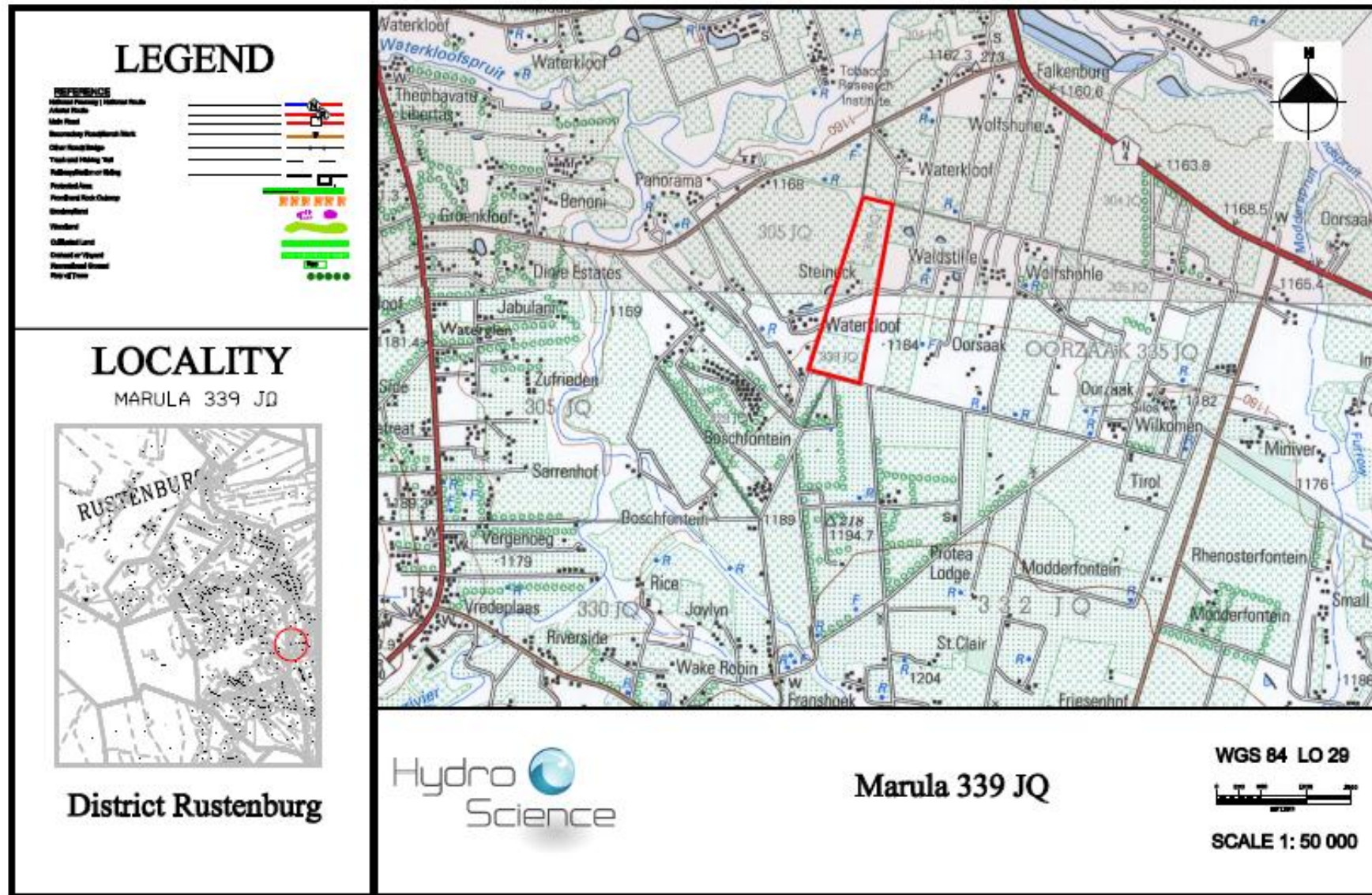


Figure 2: Locality map of the project area on the farm Marula 339 JQ

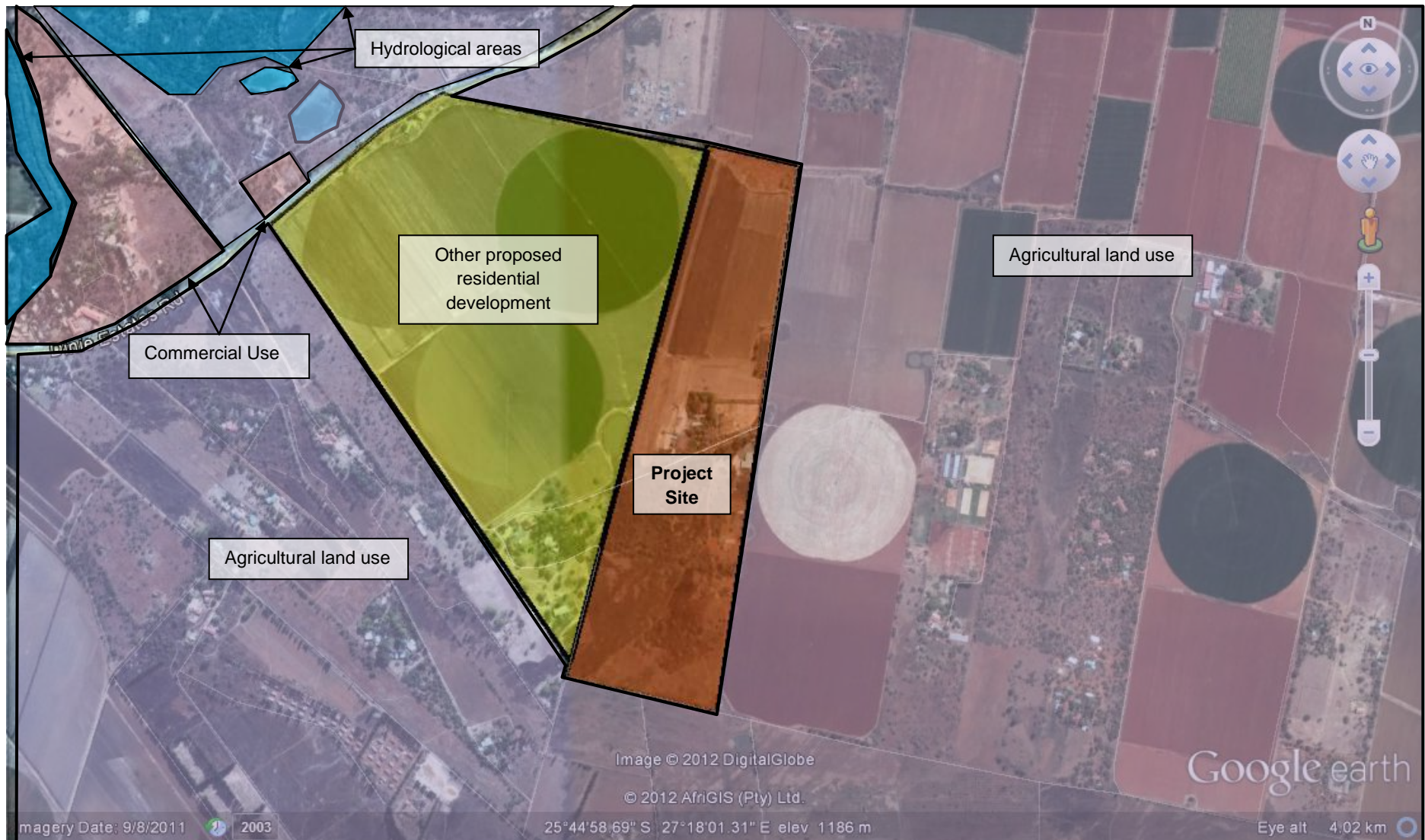


Figure 3: Google™ image showing surrounding land use

4.4. Project description

The farm is 36 hectares which will be developed for residential use and is currently largely undeveloped but disturbed due to use for agricultural/commercial purposes, as well as a wedding venue that is present on site. In the process of developing the site into a residential area, the following main activities will take place:

- Vegetation will be cleared during earth works and construction phase;
- Bulk services (sewage, electricity, water supply and roads) will be installed; and
- Infrastructure (houses) will be built during the construction phase.

The planned infrastructure will include:

- Residential units;
- Access and internal roads; and
- Infrastructure for bulk services (water supply and sewage).

4.5. Project schedule

The projected leading time on completion is two (2) to three (3) years once environmental authorisation has been obtained. The environmental authorisation process will take approximately twenty four (24) months.

4.6. Additional Work

The following additional work will be conducted:

- A geotechnical study will be conducted to establish soil conditions and stipulate building requirements;
- Due to the amount of vegetation to be cleared, a fauna and flora study will be done.
- An application in terms of the Township Ordinance will be submitted by the Town Planner to the RLM in terms of Town Planning requirements.
- Service agreements will be entered into with the RLM and/or other service providers after township establishment in terms of the provision of solid waste removal services, water and electricity supply and sewage management. Storm water from the site will also flow into the municipal storm water management infrastructure along roads.

5. POTENTIAL IMPACTS

Preliminary predictions of possible impacts that may occur and need to be managed as part of the Environmental Management Programme (EMP) include:

- Dust generation due to vegetation removal and site clearance (soils are exposed) as well as earth works and construction (construction vehicle movement etc);
- Removal of a large quantity of vegetation due to site clearance and loss of fauna habitat;
- Erosion potential due to vegetation removal and site clearance (soils are exposed);
- Noise generation during the construction phase (workers, vehicles, machinery, equipment) and operational phase (people, vehicles, pets, traffic);
- Change of land use and characteristic of area;
- Improper waste and wastewater management during the construction phase; and
- Increased traffic flows during the construction and operational phase of the project.

If the scoping phase indicates that specific specialist studies are required, these will be pursued.

6. APPLICABLE LEGISLATION

An application for environmental authorisation, in terms of the NEMA, as amended, has been submitted to the NW DEDECT (Reference number NWP/EIA/52/2012).

Notification, in the form of site notices and an advertisement placed in the Rustenburg Herald (7 September 2012), was given to all I&APs, as prescribed in Chapter 6 of NEMA, informing them that a full EIA process (Scoping and EIA) will be followed and a Scoping and EIR will be submitted to the relevant authorities to obtain environmental authorisation for the proposed development as set out in Section 4 of this document.

The following listed activities which require environmental authorisation were identified in terms of the relevant legislation:

NEMA: GNR 545 (18 June 2010):

15 – Physical alteration of undeveloped, vacant or derelict land for residential, retail, commercial, recreational, industrial or institutional use, where the total area to be transformed is 20 hectares or more. *The property, Marula 339 JQ, is currently undeveloped agricultural land and is still zoned for agricultural use. The size of the property is 36 hectares which will be developed for residential use. Other residential projects within the surrounding area are also being applied for, including directly adjacent to the site.*

7. PROCESS AND WAY FORWARD

- An application for environmental authorisation has been submitted to NW DEDECT. The reference number: NWP/EIA/52/2012 has been assigned and the application will be handled by Mr Robert Nemanashi in the NW DEDECT offices at 80 Church Street Rustenburg, reachable on 014 597 3597.
- Notices have been placed in the Rustenburg Herald (7 September 2012) and on the site (6 September 2012).
- Further notification and Background Information Documents (BID) are to be delivered by hand, fax or email to other identified I&APs, including neighbours, authorities and other stakeholders in the area throughout the impact assessment process.
- Comments/registration forms from I&APs should be received on or before 16 October 2012 (40 days from notification).
- A draft Scoping Report will become available for public review during November 2012.
- A final EIR will be submitted to the NW DEDECT for their review and a decision in 2013.

8. CONTACT DETAILS

Please complete the attached form or contact the person below should you wish to be registered as an I&AP or make any comments regarding this project.

HydroScience cc

Person: Paulette Jacobs
Tel: 082 850 5482
Fax: 086 692 8820
E-mail: paulette@hydroscience.co.za
Postal address: P.O. Box 1322, Ruimsig, 1732

**COMPLETE & FAX OR E-MAIL TO:
HYDROSCIENCE 086 692 8820 / paulette@hydroscience.co.za**

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON THE FARM MARULA 339 JQ, RUSTENBURG, NORTH WEST PROVINCE REFERENCE: NWP/EIA/52/2012

INTERESTED AND AFFECTED PARTY REGISTRATION AND COMMENT SHEET

Title:	<input type="checkbox"/> Mr	<input type="checkbox"/> Mrs	<input type="checkbox"/> Ms	<input type="checkbox"/> Dr		
Surname:				First name & initials:		
Organisation / Company:						
Postal / physical address:				Postal code:		
Tel:				Fax:		
Email:				Cell:		
Interest in approval or refusal:	Business:	YES	NO	Preferred method of notification / communication	Post/mail:	
	Financial:	YES	NO		Fax:	
	Personal:	YES	NO		Email:	
Details of interest:						
Name of other I&AP to be contacted:						
Contact details:						

Comments: (please use separate sheets if you wish/require)

Thank you for your comments, participation and time. Your contribution is appreciated and will form part of the final submission to the authority for decision-making.