

PROPOSED VAALKOP RURAL SUBSIDISED HOUSING DEVELOPMENT:

ALFRED DUMA LOCAL MUNICIPALITY



FEBRUARY 2023



1. INTRODUCTION

The applicant, the Alfred Duma Local Municipality has identified the need to provide low-cost rural subsidised housing throughout its area of jurisdiction. This process was initiated as a means to address the municipality's predominantly traditional/informal housing profile, and in doing so improve the living conditions and quality of life of its rural communities. The Vaalkop Rural Subsidised Housing Project is aimed at providing suitable housing to beneficiaries residing within Ward 32 of the Alfred Duma Local Municipality.

2. LEGAL REQUIREMENTS

The National Environmental Management Act (No. 107 of 1998) provides for the control of certain listed activities which "may have a detrimental effect on the environment." In terms of the Environmental Impact Assessment (EIA) Regulations Listing Notice 1, Listing Notice 2 and Listing Notice 3 of 2014, such activities are prohibited until written authorisation is obtained from the Minister or his delegated authority.

The Department of Economic Development, Tourism and Environmental Affairs was approached with regards to whether state funded rural housing projects on Ingonyama Trust Land such as that of the proposed development requires an Environmental Authorization. DEDTEA, after having considered the nature of this development determined that no environmental authorization for the proposed development will be required from the Department, as there are no listed activities which are triggered under the 2014 Environmental Impact Assessment Regulations (as amended).

3. SITE DESCRIPTION

3.1 Location and Demographics

The project area falls within Wards 32 of the Alfred Duma Local Municipality. The total extent of the project area is approximately 46.34 Ha.

The total population of the project area is approximately 1 428 persons and the population of the municipality is estimated at 340 508 persons.

Project Co-ordinates:

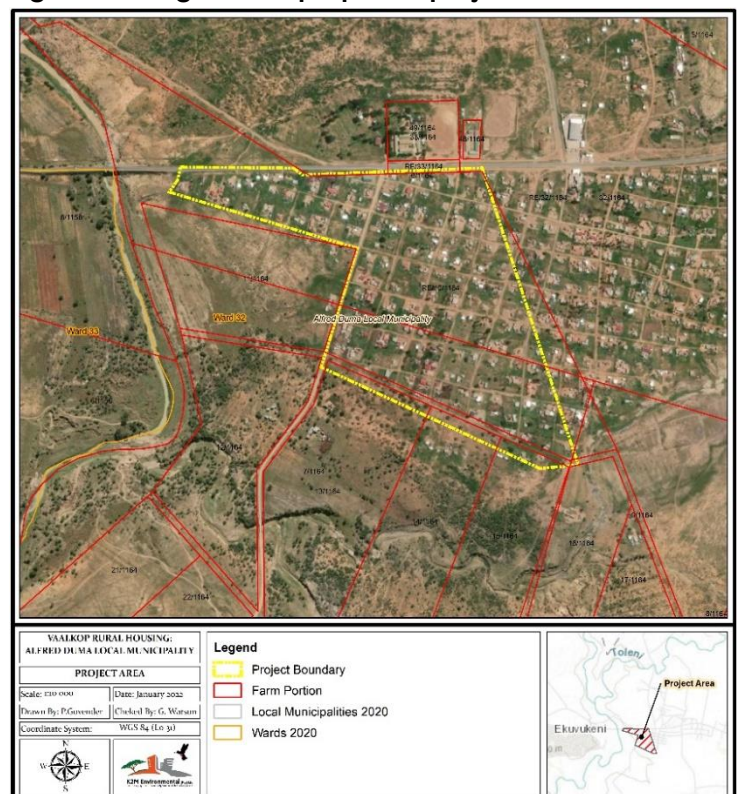
Latitudinal Extent: 28°27'56.54" S

Longitudinal Extent: 30°11'26.91" E

3.2 Current and Surrounding Land Use

The project area consists of medium density rural settlements, with homesteads incorporating a mix of round and rectangular structures constructed of both traditional (mud brick, wattle and daub, thatch roof) and more modern or urban (cement blocks and corrugated iron roof) materials and techniques. The Wasbankrivier is located approximately 520m west of the site.

Figure 1: Image of the proposed project area



4. DESCRIPTION OF PROPOSED ACTIVITY

The proposed Rural Subsidised Housing project will result in the construction of approximately 430 new top structures within existing development footprints in the project area and will therefore service beneficiaries and their associated families. One VIP latrine will be constructed for each top structure.

No construction will occur within watercourses or within 32m of a watercourse. There will be no disturbance to any graves that may be located within the project area.

5. POTENTIAL ENVIRONMENTAL ISSUES

Geophysical and biophysical (including biodiversity) issues:

- Environmental impacts associated with the proposed development are expected to be limited as construction of the top structures will take place within existing development footprints.
- An Environmental Management Plan was developed with which to monitor and mitigate any environmental impacts before they occur during the construction and operational phase of the proposed development.
- There will be no construction that will take place within a watercourse or within 32m of a watercourse.

Socio-economic issues:

- Increase in traffic volumes along the road network during the construction phase of the proposed development may impact other road users.
- The provision of adequate housing within rural areas will greatly improve the lives of residents, resulting in increased standards of living and general well-being.
- The construction phase of development will result in a number of temporary employment opportunities for unemployed members of the surrounding community.

Cultural-historic issues:

- The Developer is unaware of any archaeological sites on the property. Amafa aKwaZulu-Natali (KZN Heritage) will however be contacted in this regard. The procedure to be followed in the occurrence of any cultural, historical or archeological artifacts (including graves) will be provided for within the Environmental Management and will be enforced during the construction and operational phases of development.
- There will be no disturbance to any existing graves that may occur within the project area.

DETAILS OF THE ENVIRONMENTAL ASSESSMENT

PRACTITIONER



K2M ENVIRONMENTAL (PTY) LTD

Contact Person: Mr. Gert Watson

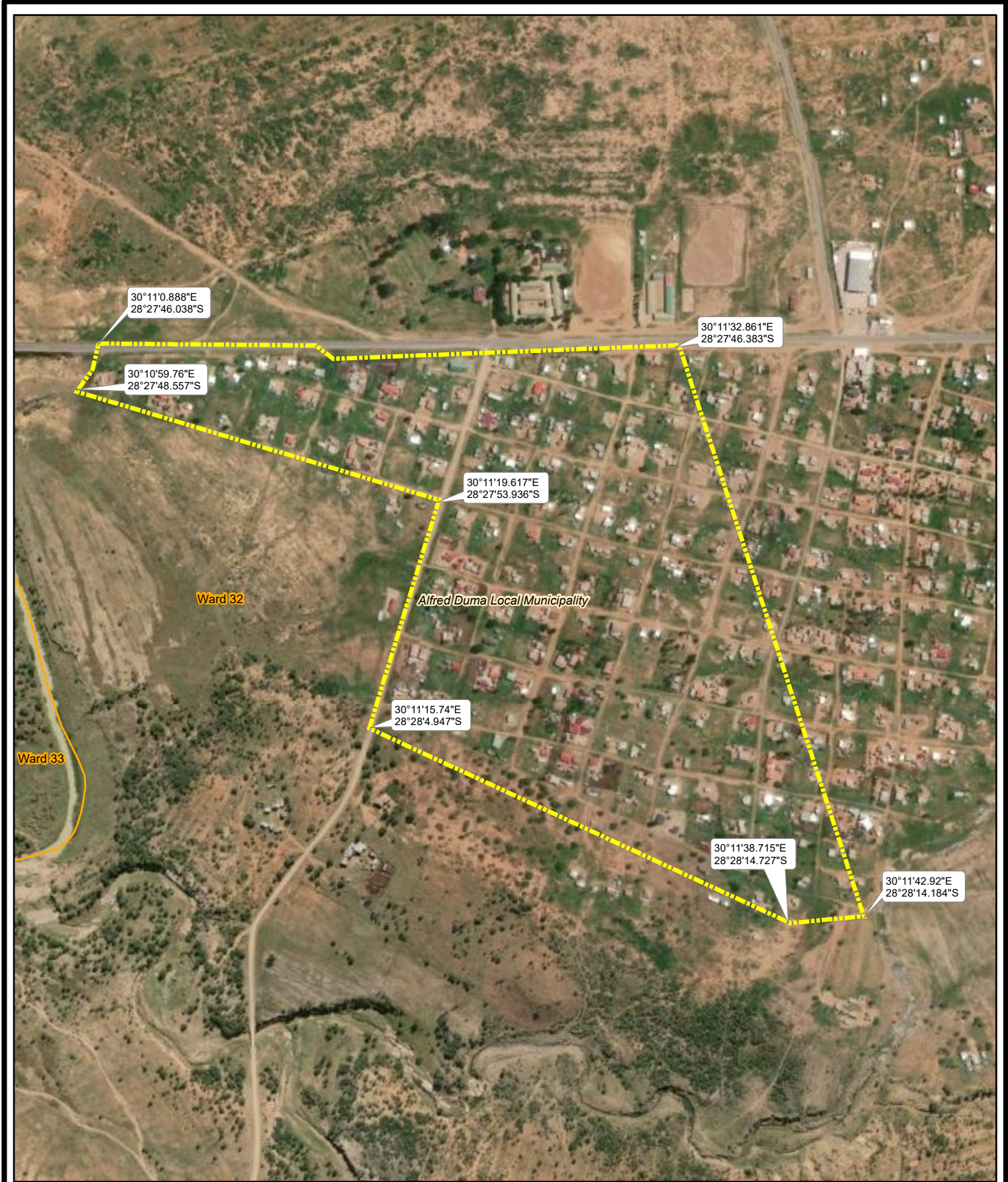
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**VAALKOP RURAL HOUSING:
ALFRED DUMA LOCAL MUNICIPALITY**

PROJECT AREA

Scale: 1:7 500

Date: March 2022

Drawn By: P.Govender




Checked By: G. Watson

Coordinate System:

WGS 84 (Lo 31)



Legend

-  Project Boundary
-  Local Municipalities 2020
-  Wards 2020

