

Proposed Establishment of a Residential Development on Rem of Erf 1, and Portions 5 and 6 of Erf 221, Winterskloof, KwaZulu-Natal

BACKGROUND INFORMATION DOCUMENT

November 2013



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, Hil-How Investments (Pty) Ltd, proposes to establish a residential development on Rem of Erf 1, and Portions 5 and 6 of Erf 221, Winterskloof, KwaZulu-Natal.

In terms of the Environmental Impact Assessment (EIA) Regulations under Section 24(5), 24M and 44 of the National Environmental Management Act (Act No 107 of 1998) published in Government Notice No. R. 543 of 2010 and the National Environmental Management: Waste Act (No 59 of 2008), published in Government Notice No. R. 718 of 2009, the proposed development triggers the following Listed Activities published in Government Notice No R. 544 and 545:

GNR 544	Part 11:	<i>The construction of: x) buildings exceeding 50 m² in size; or xi) infrastructure or structures covering 50 m² or more where such construction occurs within 32 m of a watercourse...</i>
GNR 544	Part 23:	<i>The transformation of undeveloped, vacant or derelict land to – (i) residential, retail, commercial, recreational, industrial or institutional use, inside an urban area, and where the total area to be transformed is 5 hectares or more, but less than 20 hectares...</i>
GNR 545	Part 15:	<i>Physical alteration of undeveloped, vacant or derelict land for residential ... use where the total area to be transformed is 20 ha or more ...</i>

Thus a full Scoping and EIA Process is required.

The relevant triggers contained within Government Notice No R. 718, published under the National Environmental Management: Waste Act (No 59 of 2008) have yet to be determined in consultation with the Competent Authority.

The Applicant, Hil-How Investments (Pty) Ltd, 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, Hil-How Investments (Pty) Ltd, proposes to establish a residential development on Rem of Erf 1, and Portions 5 and 6 of Erf 221, Winterskloof, KwaZulu-Natal. The total extent of the properties is 47 ha. However the developable area is estimated to be approximately 26 ha in extent.

Refer to Figure 1 for a locality map.



WHERE IS THE PROPOSED DEVELOPMENT?



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



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

The Environmental Impact Assessment (EIA) 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 Department of Agriculture and Environmental Affairs (DAEA) with enough information to make an informed decision regarding the proposed development.



WHAT IS INVOLVED IN THE SCOPING AND EIA PROCESS ?

The EIA process can be described as follows:

Submission of Application Form:

Consultation will take place between the EAP and the Department of Agriculture and Environmental Affairs (DAEA). Following this, their official Application Form will be completed. This, together with relevant maps and declarations from the applicant, EAP and landowner, will be submitted to the DAEA.

Waste License:

The official Waste License Application will be completed.

Scoping Phase:

The purpose of the Scoping process is to identify all potential environmental impacts (positive and negative) associated with the proposed development. This will be achieved by site visits to the property and consultation with the public and relevant Authorities.

The public and relevant Authorities will be notified of the proposed development through adverts, site posters and direct consultation. This will involve meetings and the review of documentation (Draft Scoping Report (DSR)) and invitation to comment. A Final Scoping Report will be compiled and will include comments received on the DSR and a Plan of Study for EIA. This will be forwarded to the DAEA, who will then instruct the EAP to proceed with the EIA Phase, based on the Plan of Study.

EIA Phase:

Environmental issues, concerns, development constraints and possible development alternatives will be investigated using professional judgement, project information, experience of similar projects, a review of available literature and assessment of concerns from Authorities and the public.

The significance of environmental issues will be evaluated in terms of their expected extent, intensity, duration and probability of occurrence. 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 EIA Report. The EIA Report will be circulated to I&APs for comment and a final version of the EIA Report will then be submitted to the DAEA.

Authority Decision

The EIA Report will be used as the basis for the decision, by DAEA, on whether the project should be approved or not. The DAEA can refuse permission, or grant permission for the development to proceed.



WHAT POTENTIAL ENVIRONMENTAL IMPACTS HAVE INITIALLY BEEN IDENTIFIED?

The following issues have been identified as potentially problematic and will, amongst other issues, be investigated during the Basic Assessment Process:

- ◆ Impacts on the drainage lines and nearby wetland system;
- ◆ Soil erosion associated with construction activities;
- ◆ Availability of services; and
- ◆ Traffic impacts.



HOW CAN I&APs COMMENT ON THIS DEVELOPMENT?

The need for public input and involvement is of critical importance. All I&APs (neighbours, authorities, organisations etc.) are invited to comment on the proposed development. Comments can be communicated to us by post, telephone or email (contact details are provided below).

In order to ensure that your comments are addressed and incorporated, please ensure that we have received all comments by **30 January 2014**.



Postal: PO Box 11 Hilton, 3245
Physical: Block H, Quarry Office Park,
400 Old Howick Road, Hilton, 3245
Phone: 033 343 4176 **Fax:** 033 343 4201
Cell: 072 181 4236
Email: roxanne@greendoorgroup.co.za
Website: www.greendoorgroup.co.za

Title:	First Name:	Surname:	Initials:
Organisation / Property Name:			
Interest in project (e.g. authority, neighbour, competitor, supplier):			
Postal Address:			
		Post Code:	
Tel Number:		Cell Number:	
Fax Number:		Email:	

1. The following issues must be noted regarding proposed establishment of a residential development on Rem of Erf 1, and Portions 5 and 6 of Erf 221, Winterskloof, KwaZulu-Natal:

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

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

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