


DRAFT BASIC ASSESSMENT REPORT

PROPOSED ESTABLISHMENT OF A TOWNSHIP ON THE REMAINDER
OF PORTION 127 AND PORTION 131 OF THE FARM DE RUST 12 JU
IN HAZYVIEW, MPUMALANGA PROVINCE.

DEDET REF: 17/2/3/E-210

JUNE 2014

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PROJECT INFORMATION

REPORT TITLE:	Basic Assessment Report
REPORT STATUS:	Draft
PROJECT TITLE:	Proposed establishment of a township on the remainder of Portion 127 and Portion 131 of the Farm De Rust 12 JU in Hazyview, Mpumalanga Province.
APPLICANT:	Zenani Properties (PTY) LTD
ENVIRONMENTAL CONSULTANTS:	Wandima Environmental Services
DEDET REFERENCE NUMBER:	17/2/3/E-210
WES REFERENCE NUMBER:	13/30/07/07

REPORT COMPILATION RESPONSIBILITY

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EXECUTIVE SUMMARY

1. ACTIVITY INFORMATION

Mbombela Local Municipality is faced with housing shortage caused by lack of suitable land for residential development, shortage of serviced stands and inadequate supply of housing subsidies by the Provincial Department of Human Settlements. On the other hand, it is linked with the rapid population growth caused by the migration of people in search of better job opportunities and lives, especially Nkomazi and Bushbuckridge Local Municipalities. According to Mbombela Local Municipality, integrated human settlement is one of the 13 priorities to be implemented within the period of five (5) years (2012-2017). Therefore to implement the integrated human settlement, the Municipality has identified suitable land around its areas for housing, but currently there is nothing that has been done to fast track the delivery of houses. With the help of the applicant, Zenani Properties (PTY) LTD who intends establishing a township at Hazyview, the housing development will be fast tracked.

The project entails the establishment of a township, covering an area of approximately 22 hectares of undeveloped land. The area is currently vacant filled with vegetation. It is characterized as an agricultural land use zoning and is in the process to be rezoned as residential use. The proposed site is approximately 1.2km south of Hazyview CBD on the R40 Provincial Road. The proposed township development will consist of 3 residential areas (2 and 3), 2 businesses, 1 institutional area, 1 road, 2 public open spaces.

The proposed township establishment triggers **Listing Notice 1, GN 544 of NEMA Regulations (2010), Activity No 23(i):** For the transformation of derelict land to institutional use, inside an urban area, where the land to be transformed is more than 5 hectares.

2. PROPERTY DESCRIPTION

The proposed township is situated on the remainder of Portion 127 and Portion 131 of the farm De Rust 12 JU, Hazyview under the jurisdiction of the Mbombela Local Municipality, and the Ehlanzeni District Municipality, Mpumalanga Province. The coordinates of the site is 25°06'29" S, 31°08' 12" E. The proposed site is already in use as a farm and has been in use for such for several years now with an aerial extent of approximately 22 hectares. The site is bordered by business and is accessed off the R40 provincial road. The property is owned by the applicant and currently zoned agricultural. The proposed development area is in the Pretoriuskop Sour Bushveld vegetation type which is least threatened and no natural habitat remains on the proposed site. Currently there are still activities such as mango orchards and goats roaming on the farm. There is drainage line crossing through the proposed development site and the sensitivity of the drainage line has to be taken into consideration. Although the drainage line is classified in a sensitive area, it is foreseen that the development will have no or minimum impact on the drainage line.

3. DESCRIPTION OF THE ENVIRONMENT

The **climate** of the area is characterized as a summer rainfall with dry winters. The average annual rainfall varies between 550-800mm and frost is scarce in the area. The mean monthly maximum temperature for Hazyview area is 37.3°C in October and the mean minimum is 5.2°C in July.

The **geology** of the site is underlain by granite and gneiss of the Nelspruit suite. **Soils** are of the Glenrosa, Hutton and Clovelly forms weathering to a shallow, leached, red to yellow-brown sand to sandy loam. Land types includes Ae, Ab, Ba and Fb. The site shows no outcrop of granite and the bedrock granite is covered with transported and residual soils. Furthermore, the subsoils present on site are hillwash, alluvium, pebble marker and reworked residual granite. The hillwash is present throughout the site, beneath the hillwash on the banks of the stream and in the drainage line that crosses the site is the alluvium. The pebble marker is present in most part of the site but not well developed and the reworked residual granite is present beneath the transported soils.

Flora: The proposed area is situated in Pretoriuskop sour Bushveld (SV 10) which is least threatened. The vegetation structure of the area is open tree savanna dominated by *Terminalia sercea* and *Dichrostachys cinerea* with relatively few low shrubs, grassy layer dense and dominated by sour grasses such as *Hyerthelia dissoluta*, *Elionurus muticus* and *Hyparrhenia hirta*, mainly in the uplands. On the midslopes, grass composition changes and in the narrow bottomlands species dominate such as *Acacia nilotica*, *A. Gerrardii* and *A. tortilis*, *Digitaria eriantha*, *Eragrostis superb* and *Aristida congesta*. "No natural habitat remains" on the proposed site. Currently there are still activities such as mango, orchards and goats roaming on the farm.

Fauna: various amounts of animal species, i.e. small and large mammals, amphibians and birds are found on site, but the proposed development will not have an impact in them if mitigation measures are implemented. See Ecology Report for list of potential fauna.

Surface water: a drainage line crosses through the proposed development site and the sensitivity of the drainage line has to be taken into consideration.

4. PUBLIC PARTICIPATION PROCESS

A public participation process (PPP) was followed in according with the 2010 EIA regulations, GNR543, section 54. All possible Interested & Affected Parties (I&AP's) were contacted to register and give them an opportunity to meaningfully participate in the process. Fixed site notice boards were placed along the property on the access road on the 21st June 2013. A PPP meeting was held on the 17th of July 2013.

5. IMPACT ASSESSMENT

Potential impacts of the activities on the biophysical and socio-economic components of the environment were analyzed which includes the Design/Preconstruction, construction, operational and decommissioning phases. Both negative and positive impacts were assessed; negative for mitigation of impacts and positive for environmental enhancement. The assessment also covered three (3) areas of specialization such as Fauna and Flora study, heritage and Geotechnical study. The findings of the three (3) specialists' assessments were included in the impact assessment and all impacts are described in detail in the reports, attached in Appendix D.

4.2 Summary of Impact Assessment

According to the findings of the specialists, the nature of predicted impacts, their extent, duration, intensity, probability and significance are summarized in Table 1.

Table 1: Summary of Impact Assessment

ALTERNATIVE S1 (PREFERRED ALTERNATIVE)							
Phase	Nature of Impact	Extent	Duration	Intensity/ Severity	Probability/ Certainty	Significance	
						Before	After mitigation
Planning	Topography	Site	Long term	Low	Definite	Medium	Low
	Land use	Site	Long term	Low	Definite	Low	Low
	Geology	Site	Long term	Low	Probable	Low	Low
	Locality	Site	Long term	Low	Definite	Low	Low
Construction	Geology - Topography	Local	Short term	Medium	Probable	Medium	Low
	Surface & groundwater	Site	Short term	High	Definite	High	Medium
	Generation of spoil material and general waste	Site	Short term	Low	Definite	Medium	Low
	Loss of Fauna & Flora	Site	Long term	High	Definite	High	Medium
	Workforce management	Local	Short term	Low	Definite	Medium	Low
	Erosion	Local	Short term	Low	Probable	Medium	Low
	Visual impacts	Local	Short term	High	Definite	Medium	Low
	Traffic and Neighbourhood disruptions	Local	Short term	Medium	Probable	Medium	Low
Operational	Surface & groundwater	Local/ downstream	Long term	Low	Unlikely	Low	Low
	Erosion	Site	Long term	Low	Probable	Medium	Low
	Visual impacts	Site	Long term	High	Definite	High	Medium

Availability of services and waste management	Local	Long term	Medium	Probable	Medium	Low
Positive Social Impacts	Local	Long term	High	Definite	High	
Negative Social Impacts (unavailability of employment)	Local	Long term	Medium	Definite	High	

5. CONCLUSIONS AND RECOMMENDATIONS

A basic Assessment Process in accordance with the requirements of the EIA Regulations, 2010 has been undertaken for this project. A Public participation process to afford any Interested and/or Affected Party (I&AP) sufficient opportunity to provide comments was conducted and Sufficient information was submitted to decision makers in order to ensure an informed decision making process.

From the analysis given in the specialist reports and other site impact assessments, the proposed development will have the minimal impacts ecologically and socially. It is however recommended that the mitigation measures presented in the Environmental Management Program (EMP) be fully implemented. Negative impacts will be mitigated with measures proposed to minimize the adverse impacts on the receiving environment in the EMP.

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Definition of Terms

"Activity" means an activity identified in Government Notice No. R. 544 and No. R. 545 of 2010 as a listed activity

"Alternatives", in relation to a proposed activity, means different means of meeting the general purpose and requirements of the activity, which may include alternatives to property, activity, design or technology.

"Associated Infrastructure" means any building or infrastructure that is necessary for the functioning of a facility or activity or that is used for an ancillary service or use from the facility.

"Cumulative impact", in relation to an activity, means the impact of an activity that in itself may not be significant but may become significant when added to the existing and potential impacts eventuating from similar or diverse activities or undertakings in the area.

"Environmental impact assessment", means the process of collecting, organizing, analyzing, interpreting and communicating information that is relevant to the consideration of that application.

"Environmental management programme" means a detailed plan of action prepared to ensure that recommendations for enhancing positive environmental impacts and/or limiting or preventing negative environmental impacts are implemented during the life-cycle of a project.

"Interested and Affected Party" means any person, group of persons or organization interested in or affected by an activity; and any organ of state that may have jurisdiction over any aspect of the activity;

"Public Participation Process" means a process in which potential interested and affected parties are given an opportunity to comment on, or raise issues relevant to, specific matters;

"Significant impact" means an impact that by its magnitude, duration, intensity or probability of occurrence may have a notable effect on one or more aspects of the environment;

"The Act" means the National Environmental Management Act, 1998 (Act No.107 of 1998).

"Vacant land" means the land that is not currently being used.

"Derelict land" means the land that has become damaged, by man made activities leaving the land useless without special intervention.

Abbreviations

AADD	Average annual daily demand
BAR	Basic Assessment Report
BID	Background Information Document
BLM	Bushbuckridge Local Municipality
DEAT	Department of Environment, Agriculture and Tourism
DEDET	Department of Economic Development, Environment and Tourism
DAFF	Department of Agriculture, Forestry and Fishery
DWA	Department of Water Affairs
DWA&E	Department of Water Affairs and Environment
EA	Environmental Authorization
EAP	Environmental Assessment Practitioner
ECO	Environmental Control Officer
EIA	Environmental Impact Assessment
EMPr	Environmental Management Program
I&APs	Interested and Affected Parties
MAP	Mean Annual Precipitation
masl	Meters Above Sea Level
MBCP	Mpumalanga Biodiversity Conservation Plan.
MDEDET	Mpumalanga Department of Economic Development, Environment and Tourism
MI	Mega Litres
MTPA	Mpumalanga Tourism and Parks Agency
NEMA	National Environmental Management Act, Act No 107 of 1998
NEM:WA	National Environmental Management: Waste Act, Act No 59 of 2008.
SABS	South African Bureau of Standards
RoD	Record of Decision
WES	Wandima Environmental Services

ASSUMPTIONS & LIMITATIONS

For the purpose of this report it has been assumed that all information received from the client and specialists are correct.

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