

Background Information Document

Environmental Assessment for the Proposed Rezoning and possible Subdivision of Ptn 72 (Ptn of Ptn 1) of the Farm Stades River No 485 in the Division of Uitenhage (Beachview area), Eastern Cape

21 April 2010

CEN Integrated Environmental Management Unit

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Purpose of the Background Information Document

The purpose of this Background Information Document (BID) is to provide stakeholders with the opportunity to register as interested and affected parties in the environmental assessment process and to obtain their initial comments on the proposed rezoning and possible subdivision of Portion 72 (Ptn of Ptn 1) of the Farm Stades River No 485 in the Division of Uitenhage for residential purposes.

The purpose of the environmental assessment is to identify potential impacts associated with the proposed development and to recommend measures to avoid or reduce adverse impacts and enhance beneficial or positive impacts.

The environmental decision making authority is the Provincial Department of Economic Affairs, Environment and Tourism in accordance with the Regulations published in Terms of Chapter 5 of the National Environmental Management Act, 1998 (GN R 385 in Government Gazette No 28753 of 21 April 2006)

If you would like to participate in the process please register yourself and or your organization as an interested and affected party. Submit issues that you feel need to be addressed in the assessment by completing the response form or in a letter or by email to:

**Dr Mike Cohen
CEN IEM Unit
36 River Road
Walmer
Port Elizabeth
6070**

steenbok@aerosat.co.za

All comments must be submitted within 30 days of the date of this notice

**Date of Notice – 21 April 2010
Closing Date for Registration – 19 May 2010**

Proposed Rezoning and possible Subdivision of Portion 72 (Ptn of Ptn 1) of the Farm Stades River No 485 in the Division of Uitenhage (Beachview area)

Background Information Document

CEN Integrated Environmental Management Unit has been appointed by Alex McLeod to undertake the necessary environmental assessments for the proposed rezoning and possible subdivision of Portion 72 (Ptn of Ptn 1) of the Farm Stades River No 485 in the Division of Uitenhage (Beachview area), Eastern Cape for residential purposes.

Size and locality

The proposed development site is approximately 16.3 ha in size, and is situated adjacent to and north of Beachview Road. Figure 1 is an extract of a 1:50 000 topographical map indicating the location of the property.



Figure 1: Extract from a 1:50 000 map showing the location of the property (outlined in red).

Current Zoning and Land Use

The property is currently zoned for agricultural purposes. Sections of the northern portion of the site have been used for agricultural activities in the past and have been cleared of the original vegetation Sardinia Bay Forest Thicket vegetation. Informal walking paths have been cleared through the site, and it is bordered on the northern side by an access road. The remainder of the site is covered in relatively undisturbed coastal forest.

Surrounding land uses include agriculture, residences and open space. Figure 2 is a Google Earth image of the site and surrounding land uses. The property to the east of the site has an approved subdivision and residential development.

The Concept

It is proposed to rezone and possibly subdivide Portion 72 (Ptn of Ptn 1) of the Farm Stades River No 485 to accommodate the following:

- ✿ A residence for the landowner
- ✿ A maximum of 5 additional erven



Figure 2: An aerial photo showing the location of the property (outlined in red).

Preliminary List of Listed Activities in Terms of the EIA Regulations

The Minister of Environmental Affairs and Tourism has in terms of sections 24 and 24D of the National Environmental Management Act, 1998 (Act No. 107 of 1998), listed the activities that require an environmental assessment.

In terms of the Environmental Impact Assessment Regulations, 2006, made under section 24(5) of the Act and published in Government Notice No. R. 385 of 2006 the following activities require to be subjected to an assessment.

No.R.386 21 April 2006	1	The construction of facilities or infrastructure, including associated structures or infrastructure, for (k) the bulk transportation of sewage and water, including storm water, in pipelines with – <i>(i) an internal diameter of 0,36 metres or more; or (ii) a peak throughput of 120 litres per second or more;</i>
	13	The abstraction of groundwater at a volume where any general authorisation issued in terms of the National Water Act, 1998 (Act No. 36 of 1998) will be exceeded.
	15	The construction of a road that is wider than 4 metres or that has a reserve wider than 6 metres, excluding roads that fall within the ambit of another listed activity or which are access roads of less than 30 metres long.
	16	The transformation of undeveloped, vacant or derelict land to – (b) residential, mixed, retail, commercial, industrial or institutional use where such development does not constitute infill and where the total area to be transformed is bigger than 1 hectare.
	18	The subdivision of portions of land 9 hectares or larger into portions of 5 hectares or less.

Some Identified Issues

As we progress with the environmental investigations we will identify potentially beneficial and adverse impacts. All identified issues will be subjected to an assessment to determine if they are significant and if they require additional investigation. Based on our preliminary investigations we have identified the following issues:

- ✿ Surface water drainage and related erosion (management of stormwater)
- ✿ Biodiversity impacts
- ✿ Visual impacts
- ✿ Pollution: noise, air, light, surface and groundwater contamination
- ✿ Availability of services
- ✿ Cultural/Heritage impacts
- ✿ Socio-economic impacts

How Do I Participate

Every proposed project and / or development has the potential to significantly affect the natural and social environments, both at, as well as surrounding the proposed development site. While some of the impacts will have an adverse impact on the environment others will have a beneficial impact. For this reason it is imperative that you as an interested and / or affected party comment on the proposed development and raise issues or concerns that /you feel need to be considered during the proposed planning and implementation process. This can be done by completing the attached registration form and submitting it to the contact details below.

Upon submission of the registration form to CEN IEM Unit, you will be registered as an I&AP, and be included on an I&APs database which will ensure that you receive future project information.

If you intend to register as an I&AP or forward comments regarding the proposed development, please submit your completed registration form to CEN IEM Unit by **19 May 2010.**

Description of Tasks to be Performed

This BID is being distributed to stakeholders who are directly affected by the application.

- ✿ The DEDEA will be notified that the assessment will be undertaken.
- ✿ All other stakeholders, including the relevant government departments will be notified of the proposed project.
- ✿ Advertisements will be placed under the legal section of *The Herald* and *Die Burger*.
- ✿ Notice boards advertising the application have been placed at visible locations on the site.
- ✿ Once this initial stage of public participation is complete, a Draft Basic Assessment Report will be compiled and submitted for public comment.

If you intend to register as an I&AP or forward comments regarding the proposed development, please submit your completed registration form to CEN IEM Unit by **19 May 2010**.

**Dr Mike Cohen
CEN IEM Unit
36 River Road
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Tel: 041 5812983 / Fax: 086 504 2549



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Registration / Comment Sheet

Environmental Assessment for the Proposed Rezoning and Possible Subdivision of Portion 72 (Ptn of Ptn 1) of the Farm Stades River No 485 in the Division of Uitenhage (Beachview area), Eastern Cape

21 April 2010

I wish to register as an Interested and / or Affected Party and request that the following issues receive attention during the assessment process

Closing Date for Comments: 19 May 2010

Name of Respondent: _____

Organisation / Company: _____

Address: _____

Fax Number: _____

Tel Number: _____

Email: _____

Please use additional sheets as necessary

Signature: _____

Date: _____