

THE PROPOSED HOUSING DEVELOPMENT ON REMAINDER OF ERF 1077, PELLA, KHAI-MA LOCAL MUNICIPALITY, NORTHERN CAPE PROVINCE



BASIC ASSESSMENT REPORT FOR COMMENT

JUNE 2019

**PROPOSED HOUSING DEVELOPMENT ON
REMAINDER OF ERF 1077, PELLA, KHAI-MA
LOCAL MUNICIPALITY, NORTHERN CAPE
PROVINCE**

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EXECUTIVE SUMMARY

Proposed Activity

It is proposed that the remainder of Erf 1077, Pella, be rezoned and sub-divided to accommodate one hundred and eighteen (118) residential units and associated infrastructure. The property is approximately 11ha in size. The site is currently vacant with some informal structures to the northern part of the site, and also covered with some Kameeldoring trees (*Vachellia erioloba*). The current zoning on the property is zoned Undetermined (Remainder of Erf 1077). The newly proposed zonings will be Residential I (townhouses). Internal access roads for residential dwellings will be in constructed and a septic tank will be installed to manage the sewage of the residential dwellings. The proposed housing development will require water for construction and domestic water use, electricity, sewage reticulation system, roads, and solid waste removal. The services to the proposed development are described in the Services Report in Appendix D3 of the draft Basic Assessment Report (BAR) for comment.

Environmental Requirements

The National Environmental Management Act (NEMA, Act 107 of 1998), as amended, makes provision for the identification and assessment of activities that are potentially detrimental to the environment and which require authorisation from the competent authority based on the findings of an Environmental Assessment. NEMA is a national act, which is enforced by the Department of Environmental Affairs (DEA). In the Northern Cape, these powers are delegated to the Department of Environmental and Nature Conservation (DENC).

According to the regulations of Section 24(5) of NEMA, authorisation is required for the following:

Government Notice R327 (Listing Notice 1):

Activity No. 27: *“The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for—*

- (i) the undertaking of a linear activity; or*
- (ii) maintenance purposes undertaken in accordance with a maintenance management plan.”*

Government Notice R324 (Listing Notice 3):

Activity No. 12: *“The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.*

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- i.** Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;
- ii.** Within critical biodiversity areas identified in bioregional plans;
- iii.** Within the littoral active zone or 100 metres inland from high water mark of the sea or an estuary, whichever distance is the greater, excluding where such removal will occur behind the development setback line on erven in urban areas; or
- iv.** On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning.”

Government Notice R324 (Listing Notice 3):

Activity No. 4: “The development of a road wider than 4 metres with a reserve less than 13,5 metres.

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- i.** In an estuary:
- ii.** Outside urban areas:
 - (aa) A protected area identified in terms of NEMPAA, excluding disturbed areas;
 - (bb) National Protected Area Expansion Strategy Focus areas;
 - (cc) Sensitive areas as identified in an environmental management framework as

contemplated in chapter 5 of the Act and as adopted by the competent authority;

(dd) Sites or areas identified in terms of an international convention;

(ee) Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;

(ff) Core areas in biosphere reserves;

(gg) Areas within 10 kilometres from national parks or world heritage sites or 5 kilometres from any other protected area identified in terms of NEMPAA or from the core areas of a biosphere reserve, excluding disturbed areas; or

(hh) Areas seawards of the development setback line or within 1 kilometre from the high-water mark of the sea if no such development setback line is determined; or

iii. Inside urban areas:

(aa) Areas zoned for use as public open space;

(bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority or zoned for a conservation purpose; or

(cc) Seawards of the development setback line or within urban protected areas.”

Site Description

The site is currently vacant with some informal structures to the northern part of the site, and also covered with some Kameeldoring trees (*Vachellia erioloba*). The current zoning on the property is zoned Undetermined (Remainder of Erf 1077). The newly proposed zonings will be Residential I (townhouses). The proposed activity will also include the construction of internal roads, and associated services infrastructure. The position of each dwelling will be micro-sited to accommodate the individuals of *Vachellia erioloba* where possible. The proposed site is not located within 32m of any watercourse. The proposed site is located on an area that has been defined as a CBA2, however, the site is in a degraded state. The site co-ordinates are **29° 2' 25.31" S, 19° 8' 59.15" E**. Please refer to **Appendix A** for the locality map as well as **Appendix B** (site photographs).

Civil and Electrical Services

The proposed housing development will require water for construction and domestic water use, electricity, sewage reticulation system, roads, and solid waste removal. The services to the proposed development are described in the Services Report in Appendix D3 of the draft Basic Assessment Report (BAR) for comment.

Access

No new roads will be constructed as an existing access road will be utilised to gain access to the proposed site. Access to the site will be gained via Pella Road.

Conclusion

The overall environmental impact is expected to be low (negative). Although the proposed housing development site technically falls within a CBA2, it is important to note that the site forms part of the town of Pella and is highly disturbed and degraded. Some noise can be expected during the construction phase, but this will be temporary, and the impact is expected to be low negative. Some noise can be expected during the construction phase, but this will be temporary, and the impact is expected to be low negative. Any potential negative impacts during the construction phase are expected to be adequately mitigated through the implementation of the Environmental Management Programme (“EMPr”) and the appointment of an Environmental Control Officer (“ECO”) during the construction phase.

Considering all the information, it is not envisaged that this proposed development will have a significant negative impact on the environment, and the environmental and socio-economic benefits are expected to outweigh any negative impacts.

It is therefore recommended that this application be authorised with the necessary conditions of approval as described throughout this draft BAR for comment.