

APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE CONSTRUCTION OF HOUSING ON ERF 2954, 2955 AND 2956 KINGSBURGH EXTENSION 9, ETHEKWINI

Background Information Document

July 2018

Purpose

The purpose of this document is to:

- Inform Interested and Affected Parties (I&APs) about the proposed project
- Provide brief background details of the proposed project
- Allow interested parties to register their details and provide initial comments on the proposed development

Background

Mr R van Zyl of Dan Spares cc is intending to develop portions of Erfs 2954, 2955 and 2956 of Kingsburgh Extension 9 in the eThekweni Municipality. The land is all zoned General Residential 5 in terms of the eThekweni South Town Planning Scheme.

The proposed developments will comprise 60m² double story simplexes, together with associated infrastructure.

The Study

Metamorphosis Environmental Consultants has therefore been appointed by Mr van Zyl to undertake an Environmental Authorisation process and submit to the Provincial Department of Economic Development, Tourism and Environmental Affairs (EDTEA) as per the requirements of Section 24(5) of the National Environmental Management Act (Act 107 of 1998).

A legislative review has indicated that the application triggers the requirement for a Basic Assessment under the National Environmental Management Act: GNR983 (as amended) (Listing Notice 1):

Activity 27:

“the clearance of an area of 1 hectare or more, but less than 20ha of indigenous vegetation, except where such clearance of indigenous vegetation is required for:

- i. The undertaking of a linear activity*
- ii. Maintenance purposes undertaken in accordance with a maintenance management plan.”*

The area is deemed to be an ‘urban’ area in terms of the Regulations and therefore many of the other potential triggers do not apply.

It is possible that the construction of the linkages to the sewer lines in the valley will also trigger:

Activity 19:

“The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse:

but excluding where such infilling, depositing, dredging, excavation, removal or moving—

- (a) will occur behind a development setback;*
- (b) is for maintenance purposes undertaken in accordance with a maintenance management plan; [or]*
- (c) falls within the ambit of activity 21 in this Notice, in which case that activity applies;*
- (d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or*
- (e) where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies”.*

Listing Notice 3 (GNR 985 as amended) - Activity 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 in: (inter alia)

- v Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans*
- vii 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.*

Heritage, wetland and vegetation specialist studies are being undertaken as part of the Environmental Authorisation process.

Location of the sites

The proposed developments are located in Kingsburgh, to the south of Durban. The coordinates of the centre of Erf 2957 are 30°04'13.33" S and 30°51'23.42" E.

The proposed maximum development areas are shown in red on the image below.



Figure 1: Location of Proposed Developments

Description of the proposed developments

The development proposals are as follows:

Erf 2954

Proposed 192 units and 288 parking bays with a building coverage of 5760m². The remaining open space area on the property will be 17 566m². Access will be via 4, Vaughan Goodwin Road, Shulton Park.

Erf 2955

Proposed 92 units and 139 parking bays with a building coverage of 2760m². The remaining open space area on the property will be 25 028m². Access will be via 26 Boekenhout Drive, Shulton Park.

Erf 2956

Proposed 106 units and 159 parking bays with a building coverage of 3180m². The remaining open space area on the property will be 30 375m². Access will be via 61 Karridale Drive, Shulton Park.

Water and power for the developments will be provided by the Municipality and sewage will be disposed into the existing trunk sewer which runs through the valley below the developments.

The central portion of the area (Erf 2957) is also owned by the proponent but is zoned open space. There will be no disturbance on this area with the exception of the sewer lines and possible stormwater discharge.

Next steps in the process

A four week registration period will be allowed for individuals to formally register their full details and thereafter a public meeting will be scheduled if deemed necessary. The public meeting will enable interested and affected parties to discuss the proposed development in detail thus giving them the opportunity to express any issues and concerns related to the development. If a public meeting is not deemed necessary, focus group meetings will be held with key interested or affected parties as appropriate.

If you wish to register as an Interested and Affected Party (I&AP) please complete the form overleaf.

PLEASE NOTE - IF YOU DO NOT REGISTER AS AN I&AP, YOU WILL NOT AUTOMATICALLY RECEIVE FURTHER INFORMATION ON THE PROJECT

Title:	First name:	Surname:	Initials:
Organisation:		Designation:	
Postal Address:			
Postal Code:			
Tel No:		Cell No:	
Fax No:		E-mail:	

[illegible]

Kindly forward us details of I&APs that you think might have interest in the proposed development. Thank you for your participation.