

# SCOPING AND ENVIRONMENTAL IMPACT ASSESSMENT

**ETHEMBENI HUMAN SETTLEMENT PROJECT,  
REMAINDER PORTION 8 (PORTION OF PORTION 3) OF THE  
FARM TEMPE NO 240 AND ERF 3336 RINI,  
GRAHAMSTOWN, MAKANA LOCAL MUNICIPALITY**

**BACKGROUND INFORMATION DOCUMENT, SEPTEMBER 2012**



## INTRODUCTION

The applicant, the Makana Local Municipality, is proposing the formalisation and extension of an existing informal residential area known as Ethembeni in Grahamstown, Makana Local Municipality. The affected erven are Remainder Portion 8 (Portion of Portion 3) of the Farm Tempe No 240 (395.78 ha) and erf 3336 Rini (32.95 ha). The erven, which measure approximately 428.73 ha in combined extent, are currently zoned as agriculture and based on information currently available erf 3336 is zoned undetermined and will require rezoning to residential and other appropriate zones. The area proposed for development, subject to the outcome of the specialist studies, is approximately 90 ha in extent and will entail the construction of approximately 1 900 to 2 000 residential units and associated bulk services infrastructure (roads and access, water, sanitation, electricity and stormwater management). Proposed for inclusion in the development are areas to be set aside for business use, a clinic, a community centre, a crèche and school, as well as public open space, subject to further detailed specialist assessment.

In terms of the National Environmental Management Act (Act no 107 of 1998), as amended and the NEMA EIA Regulations, 2010 published in Government Notice R 543, 544, 545 and 546 on the 18 June 2010 in Government Gazette 33306, Scoping and Environmental Impact Assessment Process is required for the proposed development prior to the commencement of any activities on the site.

The applicant (Makana Local Municipality), through their consultants, Setplan, has appointed Public Process Consultants as the independent Environmental Assessment Practitioner to manage the Scoping and Environmental Impact Assessment, including Public Participation process for the proposed development.

## PROJECT LOCALITY

The property is located on the eastern boundary of Grahamstown, north of Kings Flats, west of the R67 to Fort Beaufort. The site can be accessed via the Kings Flats settlement, the entrance to which is off the R67 to Grahamstown.

## HOW CAN I PARTICIPATE IN THIS PROCESS?

In terms of regulation 55 (1) (b) of Government Notice R 543 interested and affected parties are to request in writing that their names be placed on the register of interested and affected parties (I&APs). In order to register on the database complete and return the comment and registration form attached to this correspondence or submit your contact details (via fax or email), stating your full name, address and contact numbers to the consultant indicated in this documentation.

## WHAT DOES THIS DOCUMENT TELL YOU

This document provides you, as an interested and or affected party (I&AP) with background information on the proposed project as well as the Environmental Assessment and Public Participation process to be undertaken for the project. It indicates how you can become involved in the project, receive information and raise issues of concern for inclusion in the Scoping and EIA process. The sharing of information forms an important component of the Public Participation process and provides you with the opportunity to become actively involved in the environmental assessment process from the outset. The input received from I&APs together with scientific investigations assists the responsible authority, in this instance the Provincial Department of Economic Development, Environmental Affairs and Tourism (DEDEAT) with their decision-making.

## WHAT DOES THE PROJECT ENTAIL

The Makana Local Municipality proposes to formalise existing informal housing on both of the erven as well as provide additional housing, bulk services and other land use opportunities. The total area proposed for development is approximately 90 ha of the combined extent of 428.73 ha, Remainder Portion 8 (Portion of Portion 3) of the Farm Tempe No 240 (395.78 ha) and erf 3336 Rini (32.95 ha), subject to the outcome of the specialist studies which will form part of the Scoping and EIA process. The development is proposed to include:

- 1900 to 2000 residential erven (standard house approved by the Makana Municipality for subsidy housing)
- Access roads and internal road network
- Area set aside for business uses
- Community facilities such as a clinic, community centre, crèche and school
- Public open space

- Bulk services to include water, electricity, sanitation and bulk stormwater management

The erven are indicated in the Makana Local Municipalities Spatial Development Framework (SDF) for the provision of housing. The exact number of houses, the location of bulk services infrastructure, including other appropriate land uses on the site (business, community services and open space) will be determined through further detailed specialist assessment.

### **SCOPING AND ENVIRONMENTAL ASSESSMENT PROCESS**

In terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) as amended (“NEMAA”) and the NEMA EIA regulations, 2010, GN R 543, 544, 545 and 546 published in Government Gazette 33306 on 18 June 2010 (as amended), the project requires full Scoping and Environmental Impact Assessment (EIA) because it includes, amongst others, the following activity listed in GN R 545:

#### ***15. The physical alteration of undeveloped, vacant or derelict land for residential, retail, commercial, recreational, industrial or institutional use where the total area to be transformed is 20 hectares or more.***

In addition to the above, the project also triggers the following listed activities which will be assessed as part of the Scoping and Environmental Impact Assessment Process:

- GN R544 Activity 9. (i) and (ii); 11. (vi) and (xi); 18. (i); 22. (i) or (ii) and 23. (ii)
- GN R546 Activity 2 (a) iii (dd); 4. (a) ii (ee); 13. (a) ; 14. (a) (i); and 16. (iv) (a) (ii) (ff).

**Note:** A precautionary approach has been adopted towards the identification of the listed activities which may require environmental authorisation. If there is any doubt at this stage of the project planning process whether or not a listed activity is included in the project design, then it is listed. The listed activities will be refined during the course of the Scoping and EIA process.

The decision making authority is the Provincial Department of Economic Development, Environmental Affairs and Tourism, Cacadu Region (DEDEAT). The environmental assessment needs to show the responsible authority (DEDEAT), and the project proponent what the consequences of their choices will be in biophysical, social and economic terms. It is proposed that the following specialist studies form part of the EIA phase of the assessment process:

- Ecological specialist assessment to include vegetation, fauna and the identification of watercourses and wetlands on the site
- Socio-Economic Impact Assessment
- Phase 1 Archaeological and Palaeontological Assessment subject to confirmation from the SA Heritage Resources Agency (SAHRA)
- Technical input as follows:
  - Engineering Services Report for bulk services, roads and stormwater management
  - Town Planning

### **Assessment of Alternatives**

A key component of the EIA process is the identification and assessment of reasonable and feasible alternatives, including alternatives as raised by I&APs. The following alternatives have been identified and will be considered in the assessment process:

- No-go alternative
- Go Alternative to include layout alternatives and alternative land uses

The Environmental Assessment Process being implemented can be summarised as follows:

#### **Stage 1: Environmental Scoping**

This Scoping process is being planned and conducted in a manner intended to provide sufficient information to enable the authorities to reach a decision regarding the scope of issues to be addressed in the EIA phase of the assessment, and in particular to convey the range of specialist studies to be included. Within this context, the objectives of this Scoping process are to:

- Identify and inform a broad range of stakeholders about the proposed development;
- Clarify the scope and nature of the proposed activities and alternatives being considered;
- Facilitate the inclusion of issues raised in the decision-making process;
- Identify and document the key issues to be addressed in the EIA Phase of the assessment.
- Establish the range of specialist studies to be included as part of the EIA Phase of the assessment, as well as the approach to these specialist studies (Plan of Study for EIA).

#### **Stage 2: Environmental Impact Assessment**

When the DEDEAT accepts the Final Scoping Report and Plan of Study for EIA, the EIA phase of the assessment may commence. The purpose of this stage of the EIA is to undertake the specialist investigations to address the issues identified through the Scoping Process, which will include the assessment of alternatives, identification of impacts and the

determination of the significance of impacts. Specialists will, where appropriate, formulate mitigatory measures to maximise benefits or avoid/minimise potential negative impacts.

## **PUBLIC PARTICIPATION PROCESS**

The following outlines the steps in the public participation process which will be undertaken to run in parallel to stage one and two of the EIA process.

### **Step 1: Submit Application for Scoping and EIA**

An application for full Scoping and EIA has been submitted to the DEDEAT.

### **Step 2: Notification to I&APs, Registration and Identification of Issues (30 days)**

Step two entails providing notification to interested and affected parties (I&APs) of the project as well as the identification of any issues that may be raised for inclusion in the Draft Scoping Report. I&APs are provided with a Background Information Document (BID) on the project, including a locality map and a comment form. An advertisement will be placed in a local newspaper and a site notice board will be erected at the site. I&APs are required to register their interest in the project to receive further project information. I&APs will be provided with a **30 day period** within which to register their interest and raise issues of concern for inclusion in the Draft Scoping Report.

### **Step 3: I&AP Review of the Draft Scoping Report (30 days)**

Issues raised by I&APs are compiled into an Issues and Responses Trail for inclusion in the Draft Scoping Report which is released for a 30 day comment period. All I&APs will be notified of the comment period in writing and will be provided with an executive summary of the report as well as a comment form. Copies of the report will also be made available on the website [www.publicprocess.co.za](http://www.publicprocess.co.za).

### **Step 4: Final Scoping Report**

The comments received from I&APs during the review of the Draft Scoping Report are considered in the compilation of the Final Scoping Report before submission to DEDEAT for their decision making. All I&APs on the project database will be notified, in writing, of the submission of the Final Scoping Report and the additional comment period.

### **Step 5: Draft EIA Report and Draft Environmental Management Programme Report (30 days)**

This stage in the process entails the compilation and release of a Draft EIA Report (including the draft EMPr) for a 30 day I&AP review period. All registered I&APs will be notified of this comment period in writing and will be provided with an executive summary of the Draft EIA as well as a comment form. Comments received from I&APs will be considered in the finalisation of the EIA prior to submission to DEDEAT for their decision making.

### **Step 6: Final EIA Report & Draft EMPr**

The Final EIA Report, including the Comments and Responses Trail and Draft EMPr will be compiled for submission to the authority for decision making (DEDEAT). All I&APs on the project database will be notified in writing of the submission of the Final EIA Report and any additional comment period.

### **Step 7: Notification of Environmental Authorisation and Appeal Period**

All I&APs on the project database will be notified in writing regarding the outcome of the decision making process, the appeal period, as well as the manner of appeal.

## **HOW CAN YOU GET INVOLVED?**

1. By registering your interest in the project with the consultant indicated below.
2. By responding to our invitation for your involvement advertised in local newspapers.
3. By mailing or faxing a comment form to the participation consultant indicated below.
4. By telephonically contacting the public participation consultant if you have a query, comment, or require further project information.
5. By reviewing the various reports within the specified comment periods.

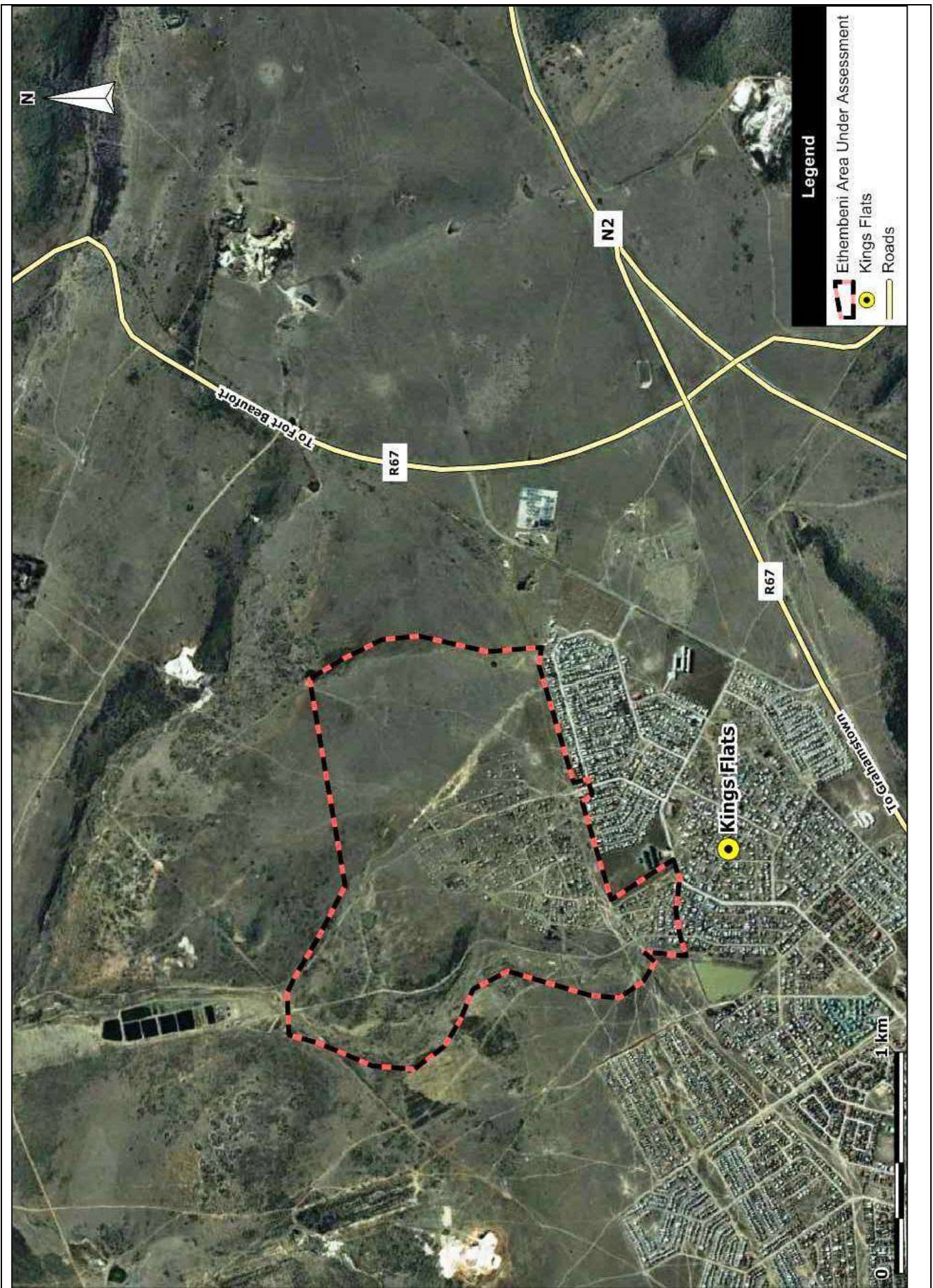
## **WHO SHOULD YOU CONTACT?**

### **Sandy Wren, Public Process Consultants**

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**Website for information on this EIA process:** [www.publicprocess.co.za](http://www.publicprocess.co.za)





Locality Map for the proposed development on Remainder Portion 8 (Portion of Portion 3) of the Farm Tempe No 240 and erf 3336 Rini.