

DM/0151/08
DRAFT BASIC ASSESSMENT REPORT
FOR
DOVEHOUSE ROAD

SITUATED AT 27 DOVEHOUSE ROAD, HILLCREST

IN TERMS OF
SECTION 22 OF REGULATION R385
OF THE NATIONAL ENVIRONMENT MANAGEMENT ACT (ACT 107 of 1998)
AS AMENDED 21 APRIL 2006



Johan Bodenstein

Belinda Hingle
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Shelley Kirby

15 January 2009

INDIFlora cc ENVIRONMENTAL SERVICES

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KZN Agriculture and Environmental Affairs

Mnyango: eZolimo neZemvelo

SIFUNDAZWE SAKWAZULU-NATALI

Basic Assessment Report

in terms of the

Environmental Impact Assessment Regulations, 2006

Kindly note that:

1. This **basic assessment report** meets the requirements of regulation 23 of the EIA Regulations, 2006 and is meant to streamline applications.
2. The report may be typed within the spaces provided in the form. The size of the spaces provided is not necessarily indicative of the amount of information to be provided. The report is in the form of a table that can extend itself as each space is filled with typing.
3. Where applicable **cross** the boxes that are applicable or **black out** the boxes that are not applicable in the report.
4. An incomplete report will be returned to the applicant for revision.
5. The use of "not applicable" in the report must be done with circumspection because if it is used in respect of material information that is required by this department for assessing the application, it may result in the rejection of the application as provided for in the regulations.
6. The report must be compiled by an independent environmental assessment practitioner.
7. Unless protected by law, all information in the report will become public information on receipt by this department. Any interested and affected party should be provided with the information contained in this report on request, during any stage of the application process.
8. This department may require that for specified types of activities in defined situations only parts of this report need to be completed. In addition, if it is clear to the EAP that because of the particular circumstances of the case it is not sensible to complete any of the sections indicated under paragraph 3 of this report, he or she may apply for exemption from completing that part of the report in the spaces provided in the report. It must however be noted that if the application for exemption is turned down, the report may have to be resubmitted.
9. No faxed or e-mailed reports will be accepted.
10. This application must be handed in or posted to the appropriate Regional Office of the KwaZulu-Natal Department of Agriculture and Environmental Affairs at one of the following addresses:

- **FOR APPLICATIONS IN NORTHERN KWAZULU-NATAL** (Amajuba, Umkhanyakude, Uthungulu, Umzinyathi and Zululand District Municipalities)

Environment: North Region
KwaZulu Natal Department of Agriculture and Environmental Affairs
Private Bag X1048
RICHARDS BAY
3900

4th Floor ABSA Building
Lakeview Terrace
RICHARDS BAY

Contact Person: Ms Zama Mbanjwa
Telephone No.: (035) 780 6765

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- **FOR APPLICATIONS IN SOUTHERN KWAZULU-NATAL** (Ethekwini Metro, Ilembe, Sisonke, Ugu, Umgungundlovu and Uthukela District Municipalities):

**Environment: South Region
KwaZulu-Natal Department of Agriculture and Environmental Affairs
Private Bag X6005
HILTON
3245**

**A Block
4 Pin Oak Avenue
HILTON**

**Contact Person: Ms Mavis Padayachee
Telephone No.: (033) 343 8428**

COMPLETION OF THIS REPORT

Please indicate the numbers of the sections of this report that have not been completed:

Section C:	6(a)	6(b)	6(c)	6(d)	7	8	9(c)	9(e)	9(f)	9(g)	9(h)	11
Section D:	1	2	3	4	5	6						
Section E:	1(a)	1(b)	1(c)	1(d)	1(f)	1(g)	3					

Provide detailed reasons for not completing the sections indicated:

Section Reasons for not completing

SECTION A: APPLICATION FOR EXEMPTION

Please provide details regarding any application for exemption from the requirements of the EIA Regulations, 2006:

Has an application for exemption been submitted to the Department?	YES	NO
Has an Exemption Notice in respect of an application for exemption been issued?	YES	NO
Is a copy of the Exemption Notice attached to this report?	YES	NO

SECTION B: DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER AND SPECIALISTS

1. NAME AND CONTACT DETAILS OF ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP)

Name and contact details of the EAP who prepared this report:

Business name of EAP:	Indiflora Environmental Sevices cc		
Physical address:	3 Neptune Road, Westville		
Postal address:	PO Box 30657		
Postal code:	4058	Cell:	082 786 2945
Telephone:	031 2661106	Fax:	031-2081448
E-mail:	johan@indiflora.co.za		

2. NAMES AND EXPERTISE OF REPRESENTATIVES OF THE EAP

Names and details of the expertise of each representative of the EAP involved in the preparation of this report:

Name of representative of the EAP	Educational qualifications	Experience at environmental assessments (yrs)
Johan Bodenstein	ND Horticulture, ND Nature Conservation, B Tech Nature Conservation	11 years
Shelley Kirby	BSc Biological Sciences	1 years
Belinda Hingle	NHD Microbiology ND Horticulture Masters in Environment Management	4 years
Lynne Matthews	ND Nature Conservation Hons Range and Forage Science MSc Zoology	4 years

3. NAMES AND EXPERTISE OF SPECIALISTS

Names and details of the expertise of each specialist that has contributed to this report:

Name of specialist	Educational qualifications	Experience in field of expertise
Johan Bodenstein – Indiflora cc Environmental Services	ND Horticulture, ND Nature Conservation, B Tech Nature Conservation	9 years
Gordon Fleming	BSc Civil	11 years

SECTION C: ACTIVITY INFORMATION

1. PROJECT INFORMATION

a. Project title

Dovehouse Road

b. Project description

Describe your project in detail:

The applicant, High Adventures 147 cc, is proposing the development of 11 residential townhouse units and associated infrastructure at 27 Dovehouse Road on portion 404 (of 44) of the farm Everton no 864.

2. ACTIVITY DESCRIPTION

Describe the activity / activities which is / are being applied for in detail:

Schedule 386

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) An internal diameter of 0.36 metres or more; or**
- (ii) A peak throughput of 120 litres per second or more**

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 developed vacant or derelict land to –

- a.) establish infill development covering an area of 5 hectares or more, but less than 20 hectares; or**
- 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**

3. ALTERNATIVES

Describe alternatives that are considered in this application. Consideration of alternatives must not be limited to site and layout alternatives only. Alternatives assessed must include the consideration of alternative technologies, processes and activities by means of which the objectives of the proposed project may be achieved. The no-go alternative must in all cases be included in the assessment phase as the baseline against which the impacts of the other alternatives are assessed. The determination of whether site or activity (including different processes etc.) or both is appropriate needs to be informed by the specific circumstances of the activity and its environment. After receipt of this report the competent authority may also request the applicant to assess additional alternatives that could possibly accomplish the purpose and need of the proposed activity if it is clear that realistic alternatives have not been considered to a reasonable extent for informed decision making.

2(a) Site alternatives:

Describe site alternative 1 (S1), (**selected site**) for the activity described above, or for any other activity alternative:

27 Dovehouse Road, (Portion 404 (of 44) of the farm Everton no. 864)

Describe site alternative 2 (S2), **if any**, for the activity described above, or for any other activity alternative:

Describe site alternative 3 (S3), **if any**, for the activity described above, or for any other activity alternative:

2(b) Layout alternatives:

Describe layout alternative 1 (L1), **if any** for the activity described above, or for any other activity alternative:

11 Town house units totaling 2397.87 m² cover of the permitted coverage (30%) of 17 072.70m² in a secure estate with a gate and bin storage/staff quarters of 24.82 m² area on 56 909 m² land. There will be 4 types of townhouses where there will be 2 of Type A each covering 249.61m², 3 of Type B covering 271.97 m² each, 3 of Type C covering 164.58m² each and 3 of Type D covering 188.05m² each. The remainder of the land 39 836.3m² is to be set aside as private conservation area.

Describe layout alternative 2 (L2), **if any**, for the activity described above, or for any other activity alternative:

Describe layout alternative 3 (L3), **if any**, for the activity described above, or for any other activity alternative:

NO-GO Alternative: The land remains undeveloped.

2(c) Process (technology) alternatives:

Describe site alternative 1 (P1), **if any** for the activity described above, or for any other activity alternative:

Sewage disposal: Septic tank and soak away is the preferred technology.

Describe site alternative 2 (P2), **if any**, for the activity described above, or for any other activity alternative:

Describe site alternative 3 (P3), **if any**, for the activity described above, or for any other activity alternative:

4. ACTIVITY POSITION

Indicate the position of the activity using the latitude and longitude of the centre point of the site for each alternative site. The co-ordinates should be in degrees and decimal minutes. The minutes should have at least three decimals to ensure adequate accuracy. The projection that must be used in all cases is the WGS84 spheroid in a national or local projection.

Alternative:

Alternative S1¹ (preferred site alternative)

Alternative S2 (if any)

Alternative S3 (if any)

Latitude (S):

Longitude (E):

29 ⁰	46' 24.24"	30 ⁰	47' 42.59"
-----	-----	-----	-----
-----	-----	-----	-----

In the case of linear activities:

Alternative:

Alternative S1 (preferred or only route alternative)

- Starting point of the activity
- End point of the activity

Alternative S2 (if any)

- Starting point of the activity
- End point of the activity

Alternative S3 (if any)

- Starting point of the activity
- End point of the activity

Latitude (S):

Longitude (E):

----- ⁰	-----	-----	-----
----- ⁰	-----	-----	-----

----- ⁰	-----'	----- ⁰	-----'
----- ⁰	-----'	----- ⁰	-----'

----- ⁰	-----'	----- ⁰	-----'
----- ⁰	-----'	----- ⁰	-----'

For route alternatives that are longer than 500m, please provide an addendum with co-ordinates taken every 500 meters along the route for each alternative alignment.

5. PHYSICAL SIZE OF THE ACTIVITY

Indicate the physical size of the proposed activity as related to layout alternatives:

Alternative:

Alternative L1² (preferred layout alternative)

Alternative L2 (if any)

Alternative L3 (if any)

Size of the layout:

2978.82m²
m ²
m ²

¹ "Alternative S.." refer to site alternatives.

² "Alternative A.." refer to activity, process, technology or other alternatives.

or, for linear activities:

Alternative:

Alternative L1 (preferred layout alternative)

Alternative L2 (if any)

Alternative L3 (if any)

Length of the activity:

.....m
.....m
.....m

Indicate the size of the alternative sites or servitudes (within which the above footprints will occur):

Alternative:

Alternative S1 (preferred site alternative)

Alternative S2 (if any)

Alternative S3 (if any)

Size of the site/servitude:

56 909m²
m ²
m ²

6. SITE ACCESS

Does ready access to the site exist, or is access directly from an existing road?

YES	NO
6 m	

If NO, what is the distance over which a new access road will be built

Describe the type of access road planned:

The single access road (referred to as the driveway on the layout plan) will be off Dovehouse Road and will be a hardened surface, tarmacadam, 6 m wide opening up in a bell mouth where it joins the road and will be built to municipal required specs. The land will be sloped away from the access road as a bank on either side which will be grassed to match the verge vegetation.

Include the position of the access road on the site plan.

7. WASTE, EFFLUENT AND NOISE MANAGEMENT

Please note that the following environmental issues must be described for each alternative site, layout and process.

a. Solid waste management

Will the activity produce solid waste during the construction/initiation phase?

YES	NO
32 m³	

If yes, what estimated quantity will be produced per month?

How will the construction solid waste be disposed of (describe)?

The refuse will collected daily and placed in an 8 m³ skip. The skips will be emptied weekly or as soon as it is full by a registered contractor and the waste will be disposed of at a registered municipal landfill site.

Where will the construction solid waste be disposed of (describe)?

Mariannhill Landfill site

Will the activity produce solid waste during its operational phase?

YES	NO
6 m³	

If yes, what estimated quantity will be produced per month?

How will the solid waste be disposed of (describe)?

The waste will be collected by Durban Solid Waste who will dispose of the waste along the municipal waste management stream.

Where will the solid waste be disposed if it does not feed into a municipal waste stream (describe)?

If the solid waste (construction or operational phases) will not be disposed of in a registered landfill site or be taken up in a municipal waste stream, this must be brought to the attention of the competent authority.

Can any part of the solid waste be classified as hazardous in terms of the relevant legislation?

YES	NO
-----	----

If yes, inform the competent authority and request a change to an application for scoping and EIA.

Is the activity that is being applied for, for that of a solid waste handling or treatment facility?

YES	NO
-----	----

If yes, the applicant must consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

Describe the measures, if any, that will be taken to ensure the optimal reuse or recycling of materials:

The Body Corporate will provide separate containers for glass, tins, plastic and paper which will be cleared by recycling companies.

Has a specialist been consulted to assist with the completion of this section?

YES	NO
-----	----

If YES, please complete:

Name of the specialist: _____
 Qualification(s) of the specialist: _____
 Postal address: _____
 Postal code: _____
 Telephone: _____ Cell: _____
 E-mail: _____ Fax: _____

Are any further specialist studies recommended by the specialist?

YES	NO
-----	----

If YES, specify: _____

If YES, is such a report(s) attached?

YES	NO
-----	----

Signature of specialist: _____ Date: _____

b. Liquid effluent

Will the activity produce effluent, other than domestic sewage?

YES	NO
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If yes, what estimated quantity will be produced per month?

_____	m ³
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If not, how will this effluent be disposed of?

Will the activity produce any effluent that will be treated and/or disposed of on site?

Yes	NO
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If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

Will the activity produce effluent that will be treated and/or disposed of at another facility?

YES	NO
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If yes, provide the particulars of the facility:

Facility name: _____
 Contact person: _____
 Postal address: _____
 Postal code: _____
 Telephone: _____ Cell: _____
 E-mail: _____ Fax: _____

Describe the measures that will be taken to ensure the optimal reuse or recycling of waste water, if any:

Has a specialist been consulted to assist with the completion of this section?

YES	NO
-----	----

If YES, please complete:

Name of the specialist: _____
 Qualification(s) of the specialist: _____
 Postal address: _____
 Postal code: _____
 Telephone: _____ Cell: _____
 E-mail: _____ Fax: _____

Are any further specialist studies recommended by the specialist?

YES	NO
-----	----

If YES, specify: _____

If YES, is such a report(s) attached?

YES	NO
-----	----

Signature of specialist: _____ Date: _____

c. Emissions into the atmosphere

Will the activity release emissions into the atmosphere?

YES	NO
-----	----

If yes, is it controlled by any legislation of any sphere of government?

YES	NO
-----	----

If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

If no, describe the emissions in terms of type and concentration:

Has a specialist been consulted to assist with the completion of this section?

YES	NO
-----	----

If YES, please complete:

Name of the specialist: _____
 Qualification(s) of the specialist: _____
 Postal address: _____
 Postal code: _____

Telephone: Cell:
 E-mail: Fax:
 Are any further specialist studies recommended by the specialist? YES NO
 If YES, specify:
 If YES, is such a report(s) attached? YES NO
 Signature of specialist: _____ Date:

d. Generation of noise

Will the activity generate noise? YES NO
 If yes, is it controlled by any legislation of any sphere of government? YES NO
 If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.
 If no, describe the noise in terms of type and level:
General construction noise ie hammering, grinding, machine cutting etc
 Has a specialist been consulted to assist with the completion of this section? YES NO
 If YES, please complete:
 Name of the specialist:
 Qualification(s) of the specialist:
 Postal address:
 Postal code:
 Telephone: Cell:
 E-mail: Fax:
 Are any further specialist studies recommended by the specialist? YES NO
 If YES, specify:
 If YES, is such a report(s) attached? YES NO
 Signature of specialist: _____ Date:

8. WATER USE

Please note that the following issue must be described for each alternative site, layout and process.

Please indicate the source(s) of water that will be used for the activity by crossing the appropriate box(es)

municipal	water board	groundwater	river, stream, dam or lake	other	the activity will not use water
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If water is to be extracted from groundwater, river, stream, dam, lake or any other natural feature, please indicate the volume that will be extracted per month: **0 litres**

Does the activity require a water use permit from the Department of Water Affairs and Forestry? YES NO
 If yes, please submit the necessary application to the Department of Water Affairs and Forestry and attach proof thereof to this application if it has been submitted.

9. ENERGY EFFICIENCY

Please note that the following issue must be described for each alternative site, layout and process.

Describe the design measures, if any, that have been taken to ensure that the activity is energy efficient:
Provision has been made for energy saving globes.

Describe how alternative energy sources have been taken into account or been built into the design of the activity, if any:
No other alternative sources have been built into the design.

10. SITE OR ROUTE PLAN

A detailed site or route plan(s) must be prepared for each alternative site or alternative activity. It must be attached as Appendix A to this document. The site or route plans must indicate the following:

- 10(a) the scale of the plan (appropriate to the extent of the development);
- 10(b) the property boundaries and erf or farm numbers of the adjoining properties;
- 10(c) the current land use as well as the land use zoning of each of the properties adjoining the site or sites;
- 10(d) the position of each element of the application as well as any other structures on the site;
- 10(e) the position of services (e.g. electricity supply cables, water supply pipelines, boreholes, sewage pipelines and storm water infrastructure) including servitudes and the purpose of such servitudes;
- 10(f) sensitive environmental elements on the site/s and within 100m of the site/s including (but not limited thereto):
 - Rivers, streams and drainage lines;
 - wetlands;
 - the 1:100 year flood line (where available or where it is required by DWAF);
 - ridges;
 - cultural and historical features;
 - areas with indigenous vegetation including protected plant species (even if it is degraded or invested with alien species);
- 10(g) contour intervals appropriate to the scale of the development must be indicated on the plan; and
- 10(h) the positions from where photographs of the site were taken must be indicated.
- 10(i) a detailed viewshed illustration (where appropriate)

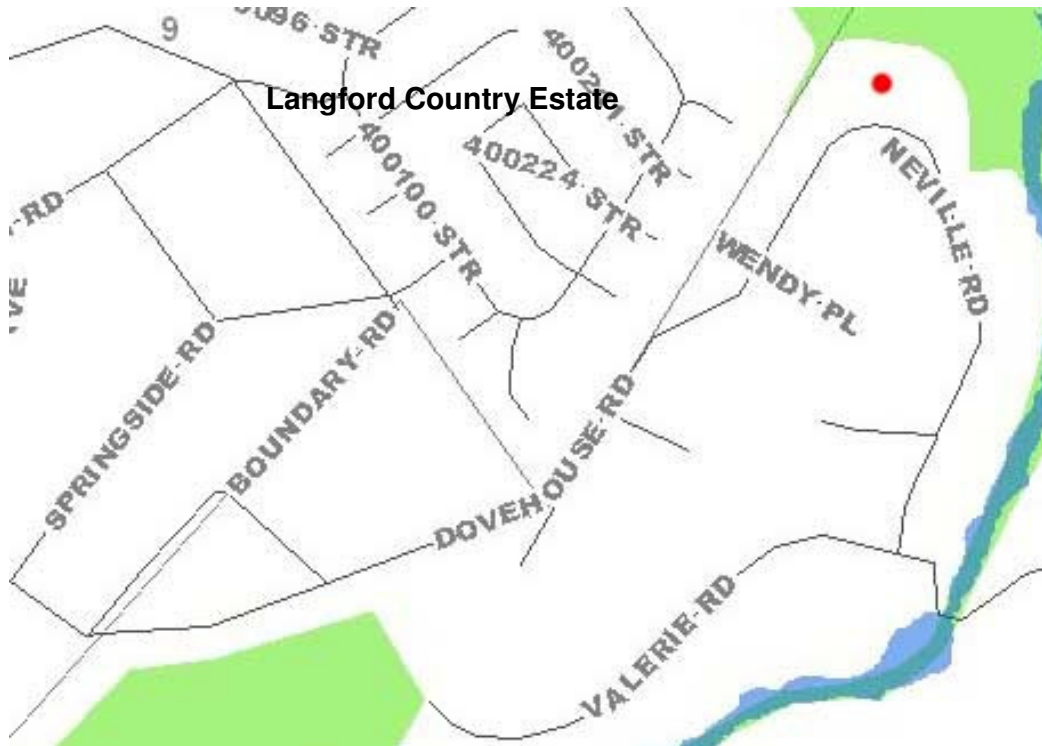


Figure 1: The location of 27 Dovehouse Road in Hillcrest

11. SITE PHOTOGRAPHS

Colour photographs must include important features of the site and a description of each photograph must be provided. Photographs must be attached under Appendix B to this form.

SEE APPENDIX B.

12 ACTIVITY MOTIVATION

12(a) Socio-economic value of the activity

What is the expected capital value of the activity on completion?

What is the expected yearly income that will be generated by or as a result of the activity?

Will the activity contribute to service infrastructure?

Is the activity a public amenity?

How many new employment opportunities will be created in the development phase of the activity?

What is the expected value of the employment opportunities during the development phase?

What percentage of this will accrue to previously disadvantaged individuals?

How many permanent new employment opportunities will be created during the operational phase of the activity?

What is the expected current value of the employment opportunities during the first 10 years?

What percentage of this will accrue to previously disadvantaged individuals?

R22 000 000	
YES	
	NO
300 employed	
R8 000 000	
R3 500 000	
22 employed	
R3 200 000	
R3 200 000	

12(b) Need and desirability of the activity

Motivate and explain the need and desirability of the activity (including demand for the activity):

Middle income housing overlooking conservation area. There is a large demand for buyers seeking housing away from the hussle and bussle of life and getting 'back to nature'

Indicate any benefits that the activity will have for society in general:

Creation of a fairly 'stress free' environment where people can enjoy the outdoors including walks through the adjacent DMOSS area to local waterfall.

Indicate any benefits that the activity will have for the local communities where the activity will be located:

Developed site will be properly landscaped and an indigenous haven created instead of current scenario where site has been overtaken by weeds and aliens.

13. APPLICABLE LEGISLATION, POLICIES AND/OR GUIDELINES

List all legislation, policies and/or guidelines of any sphere of government that are applicable to the application as contemplated in the EIA regulations, if applicable:

Title of legislation, policy or guideline:

Administering authority:

Title of legislation, policy or guideline:	Administering authority:
The constitution, Act 108 of 1996 as amended	
National Environmental Management Act (NEMA) Act 107 of 1998	DEAT & DAEA
National Environmental Management Amendment Act, Act 8 of 2004	
National Environmental Management: Biodiversity Act, Act No 10 of 2004	Ezemvelo KZN Wildlife
National Water Act, Act 36 of 1998	Department of Water Affairs and Forestry
Water Services Act, Act 108 of 1997	Department of Water Affairs and Forestry
Conservation of Agricultural Resources Act, Act 43 of 1983	Department of Water Affairs and Forestry
National Forests Act, Act 84 of 1998	Department of Water Affairs and Forestry
KwaZulu Natal Heritage Act, Act 10 of 1997	AMAFA aKwaZulu Natali
Land Survey Act	Surveyor General
Municipal Structures Act	
Municipal Systems Act	
Town Planning Ordinance, 27 of 1949 – Town and Regional Planning Commission	
Municipal Bylaws	
Town Planning Scheme	
National Building Regulations and Building Standards	
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Act 103 Of 1997	
Wetland policies/guidelines	
GOVERNMENT NOTICES:	
GN R385, July 2006	DAEA
GN R386, July 2006	DAEA
GUIDELINES:	
DEAT (2005) Guideline 3: General Guideline to the Environmental Impact Assessment Regulations, 2005, Integrated Environmental Management Series	DEAT
DEAT (2005) Guideline 4: Public Participation, in support of Environmental Impact Assessment Regulations, 2005, Integrated Environmental Management Series	DEAT

SECTION D: SITE/AREA DESCRIPTION

Important note: For linear activities (pipelines etc) as well as activities that cover very large sites, it may be necessary to complete Section C for each part of the site that has a significantly different environment. In such cases please complete copies of Section C and indicate the area, which is covered by each copy No. on the Site Plan.

Section C Copy No. (e.g. A):
(complete only when appropriate)

1. GRADIENT OF THE SITE

Indicate the general gradient of the sites (**Please cross the appropriate box**).

Alternative S1 (preferred site):

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5
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Alternative S2 (if any):

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5
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Alternative S3 (if any):

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5
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2. LOCATION IN LANDSCAPE

Indicate the landform(s) that best describes the site (**Please cross the appropriate box**).

Alternative S1 (preferred site):

Ridgeline	Plateau	Side slope of hill/mountain	Closed valley	Open valley	Plain	Undulating plain/low hills	Dune	Sea-front
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Alternative S2 (if any):

Ridgeline	Plateau	Side slope of hill/mountain	Closed valley	Open valley	Plain	Undulating plain/low hills	Dune	Sea-front
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Alternative S3 (if any):

Ridgeline	Plateau	Side slope of hill/mountain	Closed valley	Open valley	Plain	Undulating plain/low hills	Dune	Sea-front
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3. GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE

Is the site(s) located on any of the following (**cross the appropriate boxes**)?

	Alternative S1 (preferred site):		Alternative S2 (if any):		Alternative S3 (if any):	
	YES	NO	YES	NO	YES	NO
Shallow water table (less than 1.5m deep)	YES	NO	YES	NO	YES	NO
Dolomite, sinkhole or doline areas	YES	NO	YES	NO	YES	NO
Seasonally wet soils (often close to water bodies)	YES	NO	YES	NO	YES	NO
Unstable rocky slopes or steep slopes with loose soil	YES	NO	YES	NO	YES	NO
Dispersive soils (soils that dissolve in water)	YES	NO	YES	NO	YES	NO
Soils with high clay content (clay fraction more than 40%)	YES	NO	YES	NO	YES	NO
Any other unstable soil or geological feature	YES	NO	YES	NO	YES	NO
An area sensitive to erosion	YES	NO	YES	NO	YES	NO

If you are unsure about any of the above or if you are concerned that any of the above aspects may be an issue of concern in the application, an appropriate specialist should be appointed to assist in the completion of this section. (Information in respect of the above will often be available as part of the project information or at the planning sections of local authorities. Where available / they exist, the 1:50 000 scale Regional Geotechnical Maps prepared by the Council for Geo Science may also be consulted).

Has a specialist been consulted to assist with the completion of this section?

YES	NO
-----	----

If YES, please complete:

Name of the specialist: _____
 Qualification(s) of the specialist: _____
 Postal address: _____
 Postal code: _____
 Telephone: _____ Cell: _____
 E-mail: _____ Fax: _____
 Are any further specialist studies recommended by the specialist?

YES	NO
-----	----

 If YES, specify: _____
 If YES, is such a report(s) attached?

YES	NO
-----	----

Signature of specialist: _____ Date: _____

4. GROUNDCOVER

Cross the types of groundcover present on the site.

Alternative S1:

Natural veld - good condition ^E	Natural veld with scattered aliens ^E	Natural veld with heavy alien infestation^E	Veld dominated by alien species ^E	Gardens
Sport field	Cultivated land	Paved surface	Building or other structure	Bare soil

If any of the boxes marked with an "E" are crossed, please consult an appropriate specialist to assist in the completion of this section if the environmental assessment practitioner doesn't have the necessary expertise. The environmental assessment practitioner or specialist must provide reasons for their selection above in the following box:

Has a specialist been consulted?

YES	NO
-----	----

If YES, please complete the following:

Name of the specialist: **Johan Bodenstein**
 Qualification(s) of the specialist: **ND Horticulture, ND Nature Conservation and B-Tech Nature Conservation**
 Postal address: **PO Box 30657, Mayville**
 Postal code: **4058**
 Telephone: **0312661106** Cell: **0825770898**
 E-mail: **johan@indiflora.co.za** Fax: **0312669017**
 Are there any rare or endangered flora or fauna species (including red data species) present on any of the alternative sites?

YES	NO
-----	----

 If YES, specify and explain: **Coastal riverine forest with *Macaranga capensis* which is a protected species in which blue duiker (*Philanthomba monticola*) reside**
 Are there any special or sensitive habitats or other natural features present on any of the alternative sites?

YES	NO
-----	----

 If YES, specify and explain: _____
 Are any further specialist studies recommended by the specialist?

YES	NO
-----	----

 If YES, specify: _____
 If YES, is such a report(s) attached?

YES	NO
-----	----

Signature of specialist: _____ Date: _____

The location of all identified rare or endangered species or other elements should be accurately indicated on the site plan(s).

Shown as the conservation area on the site layout plan

Alternative S2:

Natural veld - good condition ^E	Natural veld with scattered aliens ^E	Natural veld with heavy alien infestation ^E	Veld dominated by alien species ^E	Gardens
Sport field	Cultivated land	Paved surface	Building or other structure	Bare soil

If any of the boxes marked with an "E" are crossed, please consult an appropriate specialist to assist in the completion of this section if the environmental assessment practitioner doesn't have the necessary expertise. The environmental assessment practitioner or specialist must provide reasons for their selection above in the following box:

Has a specialist been consulted?

YES	NO
-----	----

If YES, please complete the following:

Name of the specialist: _____

Qualification(s) of the specialist: _____

Postal address: _____

Postal code: _____

Telephone: _____ Cell: _____

E-mail: _____ Fax: _____

Are there any rare or endangered flora or fauna species (including red data species) present on any of the alternative sites? YES NO

If YES, specify and explain: _____

Are there any special or sensitive habitats or other natural features present on any of the alternative sites? YES NO

If YES, specify and explain: _____

Are any further specialist studies recommended by the specialist? YES NO

If YES, specify: _____

If YES, is such a report(s) attached? YES NO

Signature of specialist: _____ Date: _____

The location of all identified rare or endangered species or other elements should be accurately indicated on the site plan(s).

Alternative S3:

Natural veld - good condition ^E	Natural veld with scattered aliens ^E	Natural veld with heavy alien infestation ^E	Veld dominated by alien species ^E	Gardens
Sport field	Cultivated land	Paved surface	Building or other structure	Bare soil

If any of the boxes marked with an "E" are crossed, please consult an appropriate specialist to assist in the completion of this section if the environmental assessment practitioner doesn't have the necessary expertise. The environmental assessment practitioner or specialist must provide reasons for their selection above in the following box:

Has a specialist been consulted?

YES	NO
-----	----

If YES, please complete the following:

Name of the specialist: _____

Qualification(s) of the specialist: _____

Postal address: _____

Postal code: _____

Telephone: _____ Cell: _____

E-mail: _____ Fax: _____

Are there any rare or endangered flora or fauna species (including red data species) present on any of the alternative sites? YES NO

If YES, specify and explain: _____

Are there any special or sensitive habitats or other natural features present on any of the alternative sites? YES NO

If YES, specify and explain: _____

Are any further specialist studies recommended by the specialist? YES NO

If YES, specify: _____
 If YES, is such a report(s) attached? YES NO

Signature of specialist: _____ Date: _____
 The location of all identified rare or endangered species or other elements should be accurately indicated on the site plan(s).

5. LAND USE CHARACTER OF SURROUNDING AREA

Cross the land uses and/or prominent features that currently occur within a 500m radius of the site
Alternative S1 (preferred site):

Natural area	Low density residential	Medium density residential	High density residential	Informal residential ^A
Retail	Commercial & warehousing	Light industrial	Medium industrial ^{AN}	Heavy industrial ^{AN}
Power station ^A	Office/consulting room	Military or police base/station/compound	Casino/entertainment complex	Hospitality facility
Open cast mine	Underground mine	Spoil heap or slimes dam ^A	Quarry, sand or borrow pit	Dam or reservoir
Hospital/medical center/clinic	School/creche	Tertiary education facility	Church	Old age home
Sewage treatment plant ^A	Train station or shunting yard ^N	Railway line ^N	Major road (4 lanes or more) ^N	Airport ^N
Harbour	Sport facilities	Golf course	Polo fields	Filling station ^H
Landfill or waste treatment site ^A	Plantation	Agriculture	River, stream or wetland	Nature conservation area
Mountain, koppie or ridge	Museum	Historical building	Graveyard	Archeological site
Other land uses (describe):				

If any of the boxes marked with an "N" are crossed, please consult an appropriate noise specialist to assist in the completion of this section.

Has a specialist been consulted? YES NO

If YES, please complete the following:

Name of the specialist: _____

Qualification(s) of the specialist: _____

Postal address: _____

Postal code: _____

Telephone: _____ Cell: _____

E-mail: _____ Fax: _____

Will the ambient noise level have a negative impact on the proposed activity? YES NO

If YES, specify and explain: _____

Are any further specialist or studies recommended by the specialist? YES NO

If YES, specify: _____

If YES, is such a report(s) attached? YES NO

Signature of specialist: _____ Date: _____

If any of the boxes marked with an "A" are crossed, please consult an appropriate air quality specialist to assist in the completion of this section.

Has a specialist been consulted? YES NO

If YES, please complete the following:

Name of the specialist: _____

Qualification(s) of the specialist: _____

Postal address: _____

Postal code: _____

Telephone: _____ Cell: _____

E-mail: _____ Fax: _____

Will the ambient air pollution level have a negative impact on the proposed activity? YES NO

If YES, specify and explain: _____

Are any further specialist studies recommended by the specialist? YES NO

If YES, specify: _____

If YES, is such a report(s) attached? YES NO

Signature of specialist: _____ Date: _____

If any of the boxes marked with an "H" are crossed, please consult an appropriate health assessment specialist to assist in the completion of this section.

Has a specialist been consulted?

YES	NO
-----	----

If YES, please complete the following:

Name of the specialist: _____
 Qualification(s) of the specialist: _____
 Postal address: _____
 Postal code: _____
 Telephone: _____ Cell: _____
 E-mail: _____ Fax: _____

Will the surrounding land use pose any unacceptable health risk on the proposed activity?

YES	NO
-----	----

If YES, specify and explain: _____

Are any further specialist studies recommended by the specialist?

YES	NO
-----	----

If YES, specify: _____

If YES, is such a report(s) attached?

YES	NO
-----	----

Signature of specialist: _____ Date: _____

Alternative S2 (if any):

Natural area	Low density residential	Medium density residential	High density residential	Informal residential ^A
Retail	Commercial & warehousing	Light industrial	Medium industrial ^{AN}	Heavy industrial ^{AN}
Power station ^A	Office/consulting room	Military or police base/station/compound	Casino/entertainment complex	Hospitality facility
Open cast mine	Underground mine	Spoil heap or slimes dam ^A	Quarry, sand or borrow pit	Dam or reservoir
Hospital/medical center/clinic	School/creche	Tertiary education facility	Church	Old age home
Sewage treatment plant ^A	Train station or shunting yard ^N	Railway line ^N	Major road (4 lanes or more) ^N	Airport ^N
Harbour	Sport facilities	Golf course	Polo fields	Filling station ^H
Landfill or waste treatment site ^A	Plantation	Agriculture	River, stream or wetland	Nature conservation area
Mountain, koppie or ridge	Museum	Historical building	Graveyard	Archeological site
Other land uses (describe):				

If any of the boxes marked with an "N" are crossed, please consult an appropriate noise specialist to assist in the completion of this section.

Has a specialist been consulted?

YES	NO
-----	----

If YES, please complete the following:

Name of the specialist: _____
 Qualification(s) of the specialist: _____
 Postal address: _____
 Postal code: _____
 Telephone: _____ Cell: _____
 E-mail: _____ Fax: _____

Will the ambient noise level have a negative impact on the proposed activity?

YES	NO
-----	----

If YES, specify and explain: _____

Are any further specialist studies recommended by the specialist?

YES	NO
-----	----

If YES, specify: _____

If YES, is such a report(s) attached?

YES	NO
-----	----

Signature of specialist: _____ Date: _____

If any of the boxes marked with an "A" are crossed, please consult an appropriate air quality specialist to assist in the completion of this section.

Has a specialist been consulted?

YES	NO
-----	----

If YES, please complete the following:

Name of the specialist: _____
 Qualification(s) of the specialist: _____
 Postal address: _____
 Postal code: _____
 Telephone: _____ Cell: _____
 E-mail: _____ Fax: _____
 Will the ambient air pollution level have a negative impact on the proposed activity?

YES	NO
-----	----

 If YES, specify and explain: _____
 Are any further specialist studies recommended by the specialist?

YES	NO
-----	----

 If YES, specify: _____
 If YES, is such a report(s) attached?

YES	NO
-----	----

Signature of specialist: _____ Date: _____

If any of the boxes marked with an "H" are crossed, please consult an appropriate health assessment specialist to assist in the completion of this section.

Has a specialist been consulted?

YES	NO
-----	----

If YES, please complete the following:

Name of the specialist: _____
 Qualification(s) of the specialist: _____
 Postal address: _____
 Postal code: _____
 Telephone: _____ Cell: _____
 E-mail: _____ Fax: _____
 Will the surrounding land use pose any unacceptable health risk on the proposed activity?

YES	NO
-----	----

 If YES, specify and explain: _____
 Are any further specialist studies recommended by the specialist?

YES	NO
-----	----

 If YES, specify: _____
 If YES, is such a report(s) attached?

YES	NO
-----	----

Signature of specialist: _____ Date: _____

Alternative S3 (if any):

Natural area	Low density residential	Medium density residential	High density residential	Informal residential ^A
Retail	Commercial & warehousing	Light industrial	Medium industrial ^{AN}	Heavy industrial ^{AN}
Power station ^A	Office/consulting room	Military or police base/station/compound	Casino/entertainment complex	Hospitality facility
Open cast mine	Underground mine	Spoil heap or slimes dam ^A	Quarry, sand or borrow pit	Dam or reservoir
Hospital/medical center/clinic	School/creche	Tertiary education facility	Church	Old age home
Sewage treatment plant ^A	Train station or shunting yard ^N	Railway line ^N	Major road (4 lanes or more) ^N	Airport ^N
Harbour	Sport facilities	Golf course	Polo fields	Filling station ^H
Landfill or waste treatment site ^A	Plantation	Agriculture	River, stream or wetland	Nature conservation area
Mountain, koppie or ridge	Museum	Historical building	Graveyard	Archeological site
Other land uses (describe):				

If any of the boxes marked with an "N" are crossed, please consult an appropriate noise specialist to assist in the completion of this section.

Has a specialist been consulted?

YES	NO
-----	----

If YES, please complete the following:

Name of the specialist:

Qualification(s) of the specialist:

Postal address:

Postal code:

Telephone: Cell:

E-mail: Fax:

Will the ambient noise level have a negative impact on the proposed activity?

YES	NO
-----	----

If YES, specify and explain:

Are any further specialist studies recommended by the specialist?

YES	NO
-----	----

If YES, specify:

If YES, is such a report(s) attached?

YES	NO
-----	----

Signature of specialist: _____ Date:

If any of the boxes marked with an "A" are crossed, please consult an appropriate air quality specialist to assist in the completion of this section.

Has a specialist been consulted?

YES	NO
-----	----

If YES, please complete the following:

Name of the specialist:

Qualification(s) of the specialist:

Postal address:

Postal code:

Telephone: Cell:

E-mail: Fax:

Will the ambient air pollution level have a negative impact on the proposed activity?

YES	NO
-----	----

If YES, specify and explain:

Are any further specialist studies recommended by the specialist?

YES	NO
-----	----

If YES, specify:

If YES, is such a report(s) attached?

YES	NO
-----	----

Signature of specialist: _____ Date:

If any of the boxes marked with an "H" are crossed, please consult an appropriate health assessment specialist to assist in the completion of this section.

Has a specialist been consulted?

YES	NO
-----	----

If YES, please complete the following:

Name of the specialist:

Qualification(s) of the specialist:

Postal address:

Postal code:

Telephone: Cell:

E-mail: Fax:

Will the surrounding land use pose any unacceptable health risk on the proposed activity?

YES	NO
-----	----

If YES, specify and explain:

Are any further specialist studies recommended by the specialist?

YES	NO
-----	----

If YES, specify:

If YES, is such a report(s) attached?

YES	NO
-----	----

Signature of specialist: _____ Date:

6. CULTURAL/HISTORICAL FEATURES

Alternative S1 (preferred site)

Are there any signs of culturally or historically significant elements, as defined in section 2 of the National Heritage Resources Act, 1999, (Act No. 25 of 1999), including archaeological or palaeontological sites, on or close (within 20m) to the site?	YES	NO
Uncertain		
If YES, explain: <div style="border: 1px solid black; height: 15px; width: 100%;"></div>		
If uncertain, conduct a specialist investigation by a recognised specialist in the field to establish whether there is such a feature(s) present on or close to the site.		
Briefly explain the findings of the specialist: <div style="border: 1px solid black; height: 25px; width: 100%;"></div>		
Will any building or structure older than 60 years be affected in any way?	YES	NO
Is it necessary to apply for a permit in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?	YES	NO
If yes, please submit or, make sure that the applicant or a specialist submits the necessary application to SAHRA or the relevant provincial heritage agency and attach proof thereof to this application if such application has been made.		

Alternative S2 (if any)

Are there any signs of culturally or historically significant elements, as defined in section 2 of the National Heritage Resources Act, 1999, (Act No. 25 of 1999), including archaeological or palaeontological sites, on or close (within 20m) to the site?	YES	NO
Uncertain		
If YES, explain: <div style="border: 1px solid black; height: 15px; width: 100%;"></div>		
If uncertain, conduct a specialist investigation by a recognised specialist in the field to establish whether there is such a feature(s) present on or close to the site.		
Briefly explain the findings of the specialist: <div style="border: 1px solid black; height: 25px; width: 100%;"></div>		
Will any building or structure older than 60 years be affected in any way?	YES	NO
Is it necessary to apply for a permit in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?	YES	NO
If yes, please submit or, make sure that the applicant or a specialist submits the necessary application to SAHRA or the relevant provincial heritage agency and attach proof thereof to this application if such application has been made.		

Alternative S3 (if any)

Are there any signs of culturally or historically significant elements, as defined in section 2 of the National Heritage Resources Act, 1999, (Act No. 25 of 1999), including archaeological or palaeontological sites, on or close (within 20m) to the site?	YES	NO
Uncertain		
If YES, explain: <div style="border: 1px solid black; height: 15px; width: 100%;"></div>		
If uncertain, conduct a specialist investigation by a recognised specialist in the field to establish whether there is such a feature(s) present on or close to the site.		
Briefly explain the findings of the specialist: <div style="border: 1px solid black; height: 25px; width: 100%;"></div>		
Will any building or structure older than 60 years be affected in any way?	YES	NO
Is it necessary to apply for a permit in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?	YES	NO
If yes, please submit or, make sure that the applicant or a specialist submits the necessary application to SAHRA or the relevant provincial heritage agency and attach proof thereof to this application if such application has been made.		

Are any further specialist studies recommended by the specialist?	YES	NO
If YES, specify: <div style="border: 1px solid black; height: 15px; width: 100%;"></div>		
Is such a report(s) attached?	YES	NO

Signature of specialist: _____ Date: _____

SECTION E: PUBLIC PARTICIPATION

Please note that details of all components of this section must be included under Appendix E to this report.

1. ADVERTISEMENT

The environmental assessment practitioner must follow any relevant guidelines adopted by the competent authority in respect of public participation and must at least –

- 1(a) Fix a notice in a conspicuous place, on the property where it is intended to undertake the activity which states that an application will be submitted to the competent authority in terms of these regulations and which provides information on the proposed nature and location of the activity, where further information on the proposed activity can be obtained and the manner in which representations on the application may be made.
- 1(b) inform landowners and occupiers of adjacent land of the applicant's intention to submit an application to the competent authority
- 1(c) inform landowners and occupiers of land within 100 metres of the boundary of the property where it is proposed to undertake the activity and whom may be directly affected by the proposed activity of the applicant's intention to submit an application to the competent authority;
- 1(d) inform the ward councillor and any organisation that represents the community in the area of the applicant's intention to submit an application to the competent authority;
- 1(e) inform the municipality which has jurisdiction over the area in which the proposed activity will be undertaken of the applicant's intention to submit an application to the competent authority; and
- 1(f) inform any organ of state that may have jurisdiction over any aspect of the activity of the applicant's intention to submit an application to the competent authority; and
- 1(g) place a notice in one local newspaper and any *Gazette* that is published specifically for the purpose of providing notice to the public of applications made in terms of these regulations.

2. CONTENT OF ADVERTISEMENTS AND NOTICES

Advertisements and notices must indicate that an application will be submitted to the competent authority in terms of the EIA regulations, the nature and location of the activity, where further information on the proposed activity can be obtained and the manner in which representations in respect of the application can be made;

3. PLACEMENT OF ADVERTISEMENTS AND NOTICES

Where the proposed activity may have impacts that extend beyond the municipal area where it is located, a notice must be placed in at least one provincial newspaper or national newspaper, indicating that an application will be submitted to the competent authority in terms of these regulations, the nature and location of the activity, where further information on the proposed activity can be obtained and the manner in which representations in respect of the application can be made, unless a notice has been placed in any *Gazette* that is published specifically for the purpose of providing notice to the public of applications made in terms of the EIA regulations.

Advertisements and notices must make provision for site alternatives where appropriate.

NOTICE OF APPLICATION FOR ENVIRONMENTAL AUTHORIZATION

Notice is hereby given that an application for environmental authorization in terms of the EIA Regulations, 2006 (Regulations in terms of Chapter 5 of the National Environmental Management Act, 1998, as amended) will be lodged with the KwaZulu-Natal Department of Agriculture and Environmental Affairs.

The proposed activity requires an application subject to a basic assessment and all interested and affected parties are invited to register with Indiflora cc Environmental Services (contact details below) within 14 days of the issuing of this notice.

Project details: The developer Progressive Properties is proposing to develop Portion 95 of 980 Upper End Langefontein (52 Greenmeadow lane) into an affordable housing estate comprising of multi-level apartment blocks including studio units (50m²), suite units (63.5m²) and loft units (80m²). The apartment blocks will be concentrated in the upper and mid-sections of the property while the lower section will be allocated as open space. Other facilities will include a crèche/day care centre, a Laundromat, a gym, swimming pools, children's adventure playground and a coffee shop/ community lounge.

Public Meeting:

You are hereby invited to attend a Public Meeting on the 4th of June at 17.30 at Hillcrest Public Library.

Please RSVP to Shelley Kirby (contact details below).

Representations with respect to this application may be made by email, fax or phone to Indiflora cc Environmental Services. (Contact details below).

Further information regarding this project can be obtained from:

Johan Bodenstein or Shelley Kirby
Indiflora cc Environmental Services
PO Box 30657
Mayville
4058
Phone: 031 2661106
Fax: 0312669017
Cell: Johan 0825770898
Shelley 0823212886
Email: johan@indiflora.co.za

Date of this notice:
May 2008

Figure 2: The contents of the advert and site notice erected on site.

4. DETERMINATION OF APPROPRIATE MEASURES

The practitioner must ensure that the public participation is adequate and must determine whether a public meeting or any other additional measure is appropriate or not based on the particular nature of each case. Special attention should be given to the involvement of local community structures such as Ward Committees, ratepayers associations and traditional authorities where appropriate. **Please note** that public concerns that emerge at a later stage that should have been addressed may cause the competent authority to withdraw any authorisation it may have issued if it becomes apparent that the public participation process was inadequate.

A public meeting was held in the Hillcrest Library on Tuesday 14 October 2008 at 18h00 of which all immediate neighbours and residences within 100m from any boundary (27 of them) were notified by notices being physically dropped off and the local councillor was notified by email. For the general public's awareness a site notice was erected on site on the verge of Dovehouse Road and an advert was placed in the Highway Mail. The attendance register is included in APPENDIX E.

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5. COMMENTS AND RESPONSE REPORT

The practitioner must record all comments and respond to each comment of the public before the application is submitted. The comments and responses must be captured in a comments and response report as prescribed in the EIA regulations and be attached to this application. The comments and response report must be attached under Appendix E.

Name of I&AP	Comment	Response
Frans Otter 18 Horseshoe Road	No objection to the proposed development but do have a concern about the Everton Conservancy resisting all development applications of the Kloof/Hillcrest area to the detriment of all	Support is noted
Brett Dixon 26 Neville Road Neighbour.	Concerned about shade that would fall on his property. Is concerned about the landscaping not being indigenous. Is concerned about the position of the security fencing and would require it not to fence off the conservation area but to leave it open for the wild organisms eg blue duiker to be able to move through unhindered.	The unit against the south-eastern boundary is about 8 m away from the boundary and set back far enough not to cast shade onto his house. The landscaping philosophy will be 100% indigenous for the estate gardens. Only the residential component will be fenced off with security fencing with the fence being located at the foot of the lowest cut-and fill bank. The boundary of the remainder of the estate will be demarcated with open material that will facilitate the free movement of game but clearly demarcate the property boundary.

6. PARTICIPATION BY DISTRICT, LOCAL AND TRADITIONAL AUTHORITIES

District, local and traditional authorities (where applicable) are all key interested and affected parties in each application and no decision on any application will be made before the relevant local authority is provided with the opportunity to give input. The planning and the environmental sections of the local authority must be informed of the application at least 30 (thirty) calendar days before the submission of the application.

Has any comment been received from the district municipality?

YES	NO
-----	----

If "YES", briefly describe the feedback below (also attach any correspondence to and from this authority with regard to this application):

Has any comment been received from the local municipality?

YES	NO
-----	----

If "YES", briefly describe the feedback below (also attach any correspondence to and from this authority with regard to this application):

From: "Thembekile Mbatha" <mbathathembekile@durban.gov.za>
 To: <seassoc@iafrica.com>
 Sent: Wednesday, October 10, 2007 3:30 PM
 Subject: Update on your applications

Dear Sir

1. Ptn 404 (of 44) of Everton No. 864: Clause 4.7 application
 The department of Engineering, Fire and Traffic have no objection to this development. We are still awaiting comments from Metro Waste and Coastal and Drainage departments. However the Environmental branch does not support the proposal currently due to the following:

- * The site is 5,69 ha in extent. It is highly commendable that no development is planned within the conservation servitude of 3,34 hectares. The proposed development of 11 residential units will occur in the net developable portion of 2,34 ha. The layout proposal is therefore acceptable to this office.
- * In light of the above, the site remains environmentally sensitive as it is located entirely within the D'MOSS area which contains grassland, bushclump and coastal riverine forest. The Molweni River forms the north and east boundaries of the site.
- * An indigenous landscaping plan is required for the proposed open space.
- * A signed rehabilitation and management plan is required for the conservation servitude area.
- * In terms of NEMA, the proposed development is a trigger mechanism for a list of environmental activities namely: 1 (k), 15 & 16. Therefore an environmental assessment will be required and a positive Record of Decision (ROD) to be obtained from the environmental authority DAEA.
- * The site development plan (refer to Appendix F) with drawing plan no: G/0207/704/ 1 of 3 indicates 14 Dovehouse which differs from the description provided in the report as 23 Dovehouse Road. Please indicate in writing which is the correct description.

2. Ptn of the Rem of Erf 1854 Kloof: Rezoning Metro Waste has referred the application they are requesting for more detail of intended wastewater layout.

We are still awaiting for comments from all other departments. You will be informed of any other referrals that may come through.

Regards,

Thembi Mbatha
 Town Planner
 eThekweni Municipality: Hillcrest Area Office
 Development Planning: Land Use Management
 22 Dalamore Road, Hillcrest.
 PO Box 36
 KLOOF
 3640
 Tel: +27 31 311 2715
 Fax: +27 31 765 5389
 email: mbathathembekile@durban.gov.za

Has any comment been received from a traditional authority?

YES	NO
-----	----

If "YES", briefly describe the feedback below (also attach any correspondence to and from this authority with regard to this application):

--

7. CONSULTATION WITH OTHER STAKEHOLDERS

Any stakeholder that has a direct interest in the site or property, such as servitude holders and service providers, should be informed of the application at least 30 (thirty) calendar days before the submission of the application and be provided with the opportunity to comment.

Has any comment been received from stakeholders?

YES	NO
-----	----

If "YES", briefly describe the feedback below (also attach copies of any correspondence to and from the stakeholders to this application):

--

SECTION F: IMPACT ASSESSMENT

The assessment of impacts must adhere to the minimum requirements in the EIA Regulations, 2006, and should take applicable official guidelines into account. The issues raised by interested and affected parties should also be addressed in the assessment of impacts.

Please note that details of all components of this section must be included under Appendix F to this report.

1. ISSUES RAISED BY INTERESTED AND AFFECTED PARTIES

List the issues raised by interested and affected parties.

1. Shade on neighbours on south-eastern side of the development.
2. Screen planting required to ensure neighbour's privacy.
3. Security fence be located around the developed part of the property only.
4. Remainder of the property remains unfenced.

Response from the practitioner to the issues raised by the interested and affected parties (A full response must be given in the Comments and Response Report that must be attached to this report):

1. Unit 5 located on south-eastern side of the development is +/- 8 m away from the boundary and set to high up the slope to cast shade on neighbours' house.
2. Screen planting will be incorporated into the landscape plan to ensure the neighbour's privacy.
3. Security fence will be located around the developed part of the property only but the northern boundary fence will be located at the toe of the cut and fill embankment.
4. The remainder of the property will be fenced but with a material that will facilitate easy movement of game through the natural area but clearly define the property boundary.

2. IMPACTS THAT MAY RESULT FROM THE PLANNING AND DESIGN PHASE

a. Site alternatives

List the potential impacts associated with site alternatives that are likely to occur during the planning and design phase:

Alternative S1 (preferred alternative)

Direct impacts:

1. More land put under development:
 - *Infill development transforms the landscape but honours Municipal development policy.*
2. Landscape hardening:
 - *Development makes the landscape harder leading to less space being available for natural process.*
3. Municipal services:
 - *Additional housing units add to the service provision loading for the area.*
4. Transformation of vegetation
 - *Construction will reduce the amount of land available for natural ecological processes to take place.*

Indirect impacts:

1. More land put under development:
 - *More natural landscape becomes transformed permanently.*
2. Landscape hardening:
 - *The landscape loses habitats.*
3. Municipal services:
 - *Existing services become strained.*
4. Transformation of vegetation
 - *Development will place strain on the remaining untransformed land. Alien invasive species seed bed is reduced.*

Cumulative impacts:

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1. More land put under development:
 - The landscape loses its semi-rural character and takes on an urban character.
2. Landscape hardening:
 - *The organisms dependent on these areas become displaced.*
3. Municipal services:
 - *The municipality will have to upgrade to accommodate the growing demand.*
4. Transformation of vegetation
 - *The need to rehabilitate and landscape with indigenous to improve the natural biodiversity and the carrying capacity of the area increases dramatically as it will help to prevent the re-invasion of alien species.*

Alternative S2 (if any)

Direct impacts:

Indirect impacts:

Cumulative impacts:

Alternative S3 (if any)

Direct impacts:

Indirect impacts:

Cumulative impacts:

No-go alternative (compulsory)

1. More land put under development:
 - *Infill development will not transform the landscape.*
 2. Landscape hardening:
 - *Development will not make the landscape harder.*
 3. Municipal services:
 - *No additional housing units to add to the service provision loading for the area.*
 4. Transformation of vegetation
 - *Construction will not reduce the amount of land available for natural ecological processes to take place.*
- Indirect impacts:**
1. More land put under development:
 - *Natural landscape will not become transformed permanently.*
 2. Landscape hardening:
 - *The landscape will not lose habitats.*
 3. Municipal services:
 - *Existing services will not become strained.*
 4. Transformation of natural vegetation
 - *Development will not place strain on the remaining untransformed land. Alien invasive species seed bed is reduced.*
- Cumulative impacts:**
1. More land put under development:
 - *The landscape will not lose its semi-rural character and take on an urban character.*
 2. Landscape hardening:
 - *The organisms dependent on these areas will not become displaced.*
 3. Municipal services:
 - *The municipality will not have to upgrade to accommodate the growing demand.*
 4. Transformation of natural vegetation
 - *The need will not dramatically increase to rehabilitate and landscape with indigenous to try and improve the natural biodiversity and the carrying capacity of the area to help prevent the re-invasion of alien species.*

Indicate mitigation measures to manage the potential impacts listed above:

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Alternative S1	Alternative S2	Alternative S3
<p>1. More land put under development:</p> <ul style="list-style-type: none"> <i>The landscaping plan within the development footprint and the rehabilitation plan for the conservation area must make up for the undeveloped land lost.</i> <p>2. Landscape hardening:</p> <ul style="list-style-type: none"> <i>The landscaping must soften the hardness of the development.</i> <p>3. Municipal services:</p> <ul style="list-style-type: none"> <i>Green approaches to the development will help lessen the load on municipal services e.g. reusing and recycling waste, using grey water for irrigation, using low energy lighting, using smaller vehicles to commute etc.</i> <p>4. Transformation of vegetation</p> <ul style="list-style-type: none"> <i>The landscaping of the estate gardens must be 100% indigenous. Appropriate vegetation and functional habitat design will compensate for the habitat lost during development and from the previous alien species invasion. The rehabilitation of the remaining open space must also be carried out using 100% indigenous and endemic species.</i> 		

b. Process, technology, layout or other alternatives

List the impacts associated with any process, technology, layout or other alternatives that are likely to occur during the planning and design phase (please list impacts associated with each alternative separately):

Alternative A1 (preferred alternative)

Direct impacts:
Sewage: *The treated effluent from the septic tanks that soak away into the soil in the evapo-transpiration areas will alter the natural soil moisture regime.*

Indirect impacts:
Sewage: *The changed soil moisture regime will inhibit dry-soil loving species of plants but promote water loving or water dependent species. The vegetation in the evapo-transpiration area and below that is riverine forest which is generally a moist environment which will be able to absorb the additional water.*

Cumulative impacts:
Sewage: *All the changes to the environment will cause changes to the character of the forest which will impact on the organisms adapted to live in a drier forest.*

Alternative A2 (if any)

Direct impacts:

Indirect impacts:

Cumulative impacts:

Alternative A3 (if any)

Direct impacts:

Indirect impacts:

Cumulative impacts:

No-go alternative (compulsory)

Direct impacts:
Sewage: *The treated effluent from the septic tanks that soak away into the soil in the evapo-transpiration areas will not alter the natural soil moisture regime.*

Indirect impacts:
Sewage: *The soil moisture regime will remain unchanged and will not inhibit dry-soil loving species of plants or promote water loving or water dependent species. The vegetation in the evapo-transpiration area and below that is riverine forest which is generally a moist environment which will be able to survive without the additional water.*

Cumulative impacts:
Sewage: *The changes to the environment will not cause changes to the character of the forest and will not impact on the organisms adapted to live in a drier forest.*

Indicate mitigation measures to manage the potential impacts listed above:

Alternative A1:	Alternative A2:	Alternative A3:
<p>During rehabilitation planting ensure the species planted are trees dependent on high soil moisture eg <i>Bridelia micrantha,</i> <i>Ficus sur,</i> <i>Halleria lucida</i> <i>Maesa lanceolata</i> <i>Rauvolfia caffra,</i> <i>Syzygium cordatum,</i></p>		

<i>Tabernaemontana ventricosa</i> , to absorb the additional moisture to be released into the soil.		
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3. IMPACTS THAT MAY RESULT FROM THE CONSTRUCTION PHASE

a. Site alternatives

List the potential impacts associated with site alternatives that are likely to occur during the construction phase:

Alternative S1 (preferred site)

Direct impacts:

1. Indigenous vegetation:

- The minimal remaining indigenous vegetation present on the development footprint of the site will be lost.

2. Alien plants:

- The alien invader plants will be eliminated.

3. Storm water:

- Increased volume of storm water will flow across the surface of the soil.

4. Traffic:

- There will be increased traffic along Dovehouse Road and Springside Road.

5. Dust:

- Exposed soil will be blown by the wind causing dust.

6. Erosion:

- Exposed soil will be vulnerable to wind and water erosion.

7. Noise:

- Construction activities generate noise.

Indirect impacts:

1. Indigenous vegetation:

- The loss of forest vegetation will reduce natural habitat.

2. Alien plants:

- The seed base for alien invader plants will be minimised.

3. Storm water:

- Increased volume of storm water puts strain on site staff to manage it properly.

4. Traffic:

- Traffic will be slower.

5. Dust:

- Dust will affect neighbours.

6. Erosion:

- Soil erosion risk increases.

7. Noise:

- Construction noise is an irritant to the neighbours.

Cumulative impacts:

1. Indigenous vegetation:

- The loss of habitat place organisms dependent on the habitat and neighbouring populations under stress.

2. Alien plants:

- The reduced seed base for alien invader plants will lead to fewer invader plants.

3. Storm water:

- Increased volume of storm water raises the potential for erosion.

4. Traffic:

- Motorists will become more frustrated.

5. Dust:

- Neighbours relations may become strained.

6. Erosion:

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- Recovering eroded soil adds to the cost of construction.
- 7. Noise:**
- Construction noise may strain neighbour relations.

Alternative S2 (if any)

Direct impacts:

Indirect impacts:

Cumulative impacts:

Alternative S3 (if any)

Direct impacts:

Indirect impacts:

Cumulative impacts:

No-go alternative (compulsory)

Direct impacts:

1. Indigenous vegetation:

- The vegetation present on the site will not be lost.

2. Alien plants:

- The alien invader plants will not be eliminated.

3. Storm water:

- No increase in storm water run-off.

4. Traffic:

- There will be no additional vehicles causing increased traffic.

5. Dust:

- There will not be any exposed soil to be blown by the wind to cause dust.

6. Erosion:

- There will not be any exposed soil to be vulnerable to wind and water erosion.

7. Noise:

- No noise will be generated by construction activities.

Indirect impacts:

1. Indigenous vegetation:

- There will be no loss of vegetation and therefore no reduction in natural habitat.

2. Alien plants:

- The seed base for alien invader plants will not be minimised.

3. Storm water:

- No added strain on management staff.

4. Traffic:

- Traffic will not be slower.

5. Dust:

- Dust will not affect neighbours.

6. Erosion:

- There will be no increased risk of soil erosion.

7. Noise:

- Construction noise will not be an irritant to the neighbours.

Cumulative impacts:

1. Indigenous vegetation:

- There will be no loss of habitat to place organisms dependent on the habitat and neighbouring populations under stress.

2. Alien plants:

- The reduced seed base for alien invader plants will not lead to fewer invader plants.

3. Storm water:

- There will be no increased volume of storm water to raise the potential for erosion.

4. Traffic:

- **Motorists will not become more frustrated.**
- 5. Dust:**
- **Neighbours relations may not become strained.**
- 6. Erosion:**
- **There will be no need to recover eroded soil saving construction costs.**
- 7. Noise:**
- **Construction noise may not strain neighbour relations.**

Indicate mitigation measures to manage the potential impacts listed above:

Alternative S1	Alternative S2	Alternative S3
<p>1. The landscaping of estate gardens must be 100% indigenous plants whilst the remaining open spaces should be planted with appropriate indigenous and endemic vegetation. Functional habitat design will compensate for the habitat lost during development and from the previous alien species invasion.</p> <p>2. Alien plants: The alien invader plants are to be removed and the site will be maintained alien plant free.</p> <p>3. Storm water: The storm water management plan will ensure the site run-off, post-development, is equal to the pre-development flow.</p> <p>4. Traffic: Signage will be erected during the construction phase to assist motorists. During critical activities when delivery vehicles may obstruct traffic flow flagmen or stop/go signs may be used to facilitate smooth traffic flow. No impact is expected during the operational phase.</p> <p>5. Dust: The site will be screened with 80% factor green shade cloth along the boundary. The exposed soil will be dampened when dust becomes apparent.</p> <p>6. Erosion: Controls will be placed on site include sandbag berms along the platform edges, cut off trenches, soil curtains to trap any sediment that may be dislodged by rain events.</p> <p>7. Noise: Construction noise will be limited to daylight hours on weekdays and until 13h00 on Saturdays. No construction on Sundays and public holidays.</p>		

b. Process, technology, layout or other alternatives

List the impacts associated with process, technology, layout or other alternatives that are likely to occur during the construction phase (please list impacts associated with each alternative separately):

Alternative A1 (preferred alternative)

Direct impacts:

Sewage:

Mobile toilets will prevent soil and water contamination

Indirect impacts:

Sewage:

Prevents pollution of the natural environment

Cumulative impacts:
Sewage:
Reduces the potential for river health reduction

Alternative A2
Direct impacts:
Indirect impacts:
Cumulative impacts:

Alternative A3
Direct impacts:
Indirect impacts:
Cumulative impacts:

No-go alternative (compulsory)
Direct impacts:
Sewage:
Mobile toilets will not prevent soil and water contamination
Indirect impacts:
Sewage:
Pollution of the natural environment will occur
Cumulative impacts:
Sewage:
The potential for river health reduction remains

Indicate mitigation measures to manage the potential impacts listed above:

Alternative A1:	Alternative A2:	Alternative A3:
<p>1. Appoint a reliable toilet servicing company 2. Ensure their service remains frequent enough and of sufficient standard to ensure mobile toilets remain operative. 3. Appoint a worker to clean and sanitise the mobile toilets twice a day to encourage staff to use it as the toilets are always clean and pleasant to use.</p>		

IMPACTS THAT MAY RESULT FROM THE OPERATIONAL PHASE

c. Site alternatives

List the potential impacts associated with site alternatives that are likely to occur during the operational phase:

Alternative S1 (preferred alternative)

Direct impacts:

1. Solid waste:

- *Solid waste is generated by the households.*

2. Traffic:

- *More vehicles to use the road.*

3. Vegetation:

- *The indigenous rehabilitated and landscaped area increases the biodiversity.*

Indirect impacts:

1. Solid waste:

- *More solid waste to be accommodated in the municipal landfill site.*

2. Traffic:

- *Traffic will be slower than at present.*

3. Vegetation:

- *The indigenous vegetation increases the number of habitats.*

Cumulative impacts:

1. Solid waste:

- *The landfill site lifespan becomes shorter.*

2. Traffic:

- *Increased motorist frustration.*

3. Vegetation:

- *The indigenous vegetation increases the carrying capacity of the area.*

Alternative S2 (if any)

Direct impacts:

Indirect impacts:

Cumulative impacts:

Alternative S3 (if any)

Direct impacts:

Indirect impacts:

Cumulative impacts:

No-go alternative (compulsory)

Direct impacts:

1. Solid waste:

- *Solid waste is not generated by the households.*

2. Traffic:

- *No more vehicles than present to use the road.*

3. Vegetation:

- *The indigenous rehabilitated and landscaped area does not increase the biodiversity.*

Indirect impacts:

1. Solid waste:

- *No more solid waste to be accommodated in the municipal landfill site than at present.*

2. Traffic:

- *Traffic will not be slower than the present.*

4. Vegetation:

- *The indigenous vegetation does not increase the number of habitats.*

Cumulative impacts:

1. Solid waste:

- *The landfill site lifespan does not become shorter.*

2. Traffic:

- *There is no increase in motorist frustration.*

3. Vegetation:

- *The indigenous vegetation increases the carrying capacity of the area.*

Indicate mitigation measures to manage the potential impacts listed above:

Alternative S1

Alternative S2

Alternative S3

Alternative S1	Alternative S2	Alternative S3
<p>1. Solid waste:</p> <ul style="list-style-type: none">• <i>Solid waste must be sorted at the source and reused or recycled. Organic matter must be composted for use in the garden.</i> <p>2. Traffic:</p> <ul style="list-style-type: none">• <i>Residents to consider other modes of transport e.g. bicycles, motorcycles or very small cars.</i> <p>3. Vegetation:</p> <ul style="list-style-type: none">• <i>The indigenous landscaping and rehabilitation of the open space must be maintained by the Body Corporate and enhanced with additional indigenous species and greater diversity.</i>		

d. Process, technology, layout or other alternatives

List the impacts associated with process, technology, layout or other alternatives that are likely to occur during the operational phase (please list impacts associated with each alternative separately):

Alternative A1 (preferred alternative)

Direct impacts:
Waste management:
Sort waste at the source ie in the house before it is taken to the bin holding area.

Indirect impacts:
Less waste need to be taken away by the Municipal solid waste department and more material is fed into the recycling industry.

Cumulative impacts:
A new culture is establish to appreciate the intrinsic value of every product that would normally be thrown away for disposal and to put it to better use which will contribute to the conservation of the planet.

Alternative A2

Direct impacts:

Indirect impacts:

Cumulative impacts:

Alternative A3

Direct impacts:

Indirect impacts:

Cumulative impacts:

No-go alternative (compulsory)

Waste management:
Waste is not sorted at the source and is taken collectively to the bin holding area for disposal.

Indirect impacts:
No less waste is taken away by the Municipal solid waste department and no more material is fed into the recycling industry.

Cumulative impacts:
A new culture is not established to appreciate the intrinsic value of every product and continues to be thrown away for disposal which in not put to better use and does not contribute to the conservation of the planet.

Indicate mitigation measures to manage the potential impacts listed above:

Alternative A1	Alternative A2	Alternative A3

4. IMPACTS THAT MAY RESULT FROM THE DECOMMISSIONING OR CLOSURE PHASE

NOT APPLICABLE: This is a residential development and as such decommissioning is not expected.

a. Site alternatives

List the potential impacts associated with site alternatives that are likely to occur during the decommissioning or closure phase:

Alternative S1 (preferred alternative)

Direct impacts:

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<i>Indirect impacts:</i> <i>Cumulative impacts:</i>
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Alternative S2 <i>Direct impacts:</i> <i>Indirect impacts:</i> <i>Cumulative impacts:</i>

Alternative S3 <i>Direct impacts:</i> <i>Indirect impacts:</i> <i>Cumulative impacts:</i>

No-go alternative (compulsory) <i>Direct impacts:</i> <i>Indirect impacts:</i> <i>Cumulative impacts:</i>

Indicate mitigation measures to manage the potential impacts listed above:

Alternative S1	Alternative S2	Alternative S3

b. Process, technology, layout or other alternatives

List the impacts associated with process, technology, layout or other alternatives that are likely to occur during the decommissioning or closure phase (please list impacts associated with each alternative separately):

Alternative A1 (preferred alternative) <i>Direct impacts:</i> <i>Indirect impacts:</i> <i>Cumulative impacts:</i>

Alternative A2 <i>Direct impacts:</i> <i>Indirect impacts:</i> <i>Cumulative impacts:</i>

Alternative A3 <i>Direct impacts:</i> <i>Indirect impacts:</i> <i>Cumulative impacts:</i>

No-go alternative (compulsory) <i>Direct impacts:</i> <i>Indirect impacts:</i> <i>Cumulative impacts:</i>

Indicate mitigation measures to manage the potential impacts listed above:

Alternative A1	Alternative A2	Alternative A3

C. PROPOSED MONITORING AND AUDITING

For each phase of the project and for each alternative, please indicate how identified impacts and mitigation will be monitored and/or audited.

PLANNING AND DESIGN PHASE:

Alternative S1 (preferred site)	Alternative S2	Alternative S3
Monitor the land put under development Monitor the landscape. Monitor the municipal services. Monitor the transformation of natural vegetation.	Not applicable	Not applicable

CONSTRUCTION PHASE:

Alternative S1 (preferred site)	Alternative S2	Alternative S3
Monitor the indigenous vegetation on the site. Monitor the alien plants on the site. Monitor the storm water on the site. Monitor the traffic. Monitor dust. Monitor erosion. Monitor noise.	Not applicable	Not applicable

OPERATIONAL PHASE

Alternative S1 (preferred site)	Alternative S2	Alternative S3
Monitor solid waste. Monitor the vegetation	Not applicable	Not applicable

D. ENVIRONMENTAL IMPACT STATEMENT

Taking the assessment of potential impacts into account, please provide an environmental impact statement that sums up the impact that the proposed activity and its alternatives may have on the environment after the management and mitigation of impacts have been taken into account with specific reference to their type, likelihood, duration and the significance.

Alternative S1 (preferred site)

IMPACT TYPE	DURATION	STATUS	LIKELIHOOD	SIGNIFICANCE
<u>PLANNING AND DESIGN PHASE</u>				
1. More land put under development	Long term	Negative	Definite	High
2. Landscape hardening	Long term	Negative	Definite	High
3. Municipal services	Long term	Negative	Definite	Medium
4. Transformation of natural vegetation	Long term	Negative	Definite	Medium
<u>CONSTRUCTION PHASE</u>				
1. Indigenous vegetation	Long term	Negative	Definite	Low
2. Alien plants	Long term	Positive	Definite	Very High
3. Storm water	Short term	Negative	Probable	Medium
4. Traffic	Short term	Negative	Probable	Medium
5. Dust	Short term	Negative	Probable	Medium
6. Erosion	Short term	Negative	Probable	Low
7. Noise	Short term	Negative	Probable	Low
<u>OPERATIONAL PHASE</u>				
1. Solid waste	Long term	Negative	Probable	Low
2. Traffic	Long term	Negative	Probable	Low
3. Vegetation	Long term	Positive	Definite	Very High

Alternative S2

N/A

Alternative S3

N/A

No-go alternative (compulsory)

PLANNING AND DESIGN PHASE				
1. No more land put under development	<i>Long term</i>	<i>Positive</i>	<i>Improbable</i>	<i>Low</i>
2. No landscape hardening	<i>Long term</i>	<i>Positive</i>	<i>Improbable</i>	<i>Low</i>
3. Municipal services remain able to cope	<i>Long term</i>	<i>Positive</i>	<i>Improbable</i>	<i>Low</i>
4. No transformation of natural vegetation	<i>Long term</i>	<i>Positive</i>	<i>Improbable</i>	<i>Low</i>
CONSTRUCTION PHASE				
1. Indigenous vegetation remain	<i>Long term</i>	<i>Positive</i>	<i>Improbable</i>	<i>Low</i>
2. Alien plants remain	<i>Long term</i>	<i>Negative</i>	<i>Probable</i>	<i>High</i>
3. No more storm water	<i>Long term</i>	<i>Positive</i>	<i>Improbable</i>	<i>Medium</i>
4. No more traffic	<i>Long term</i>	<i>Positive</i>	<i>Improbable</i>	<i>Medium</i>
5. No dust	<i>Long term</i>	<i>Positive</i>	<i>Improbable</i>	<i>Low</i>
6. No erosion	<i>Long term</i>	<i>Positive</i>	<i>Improbable</i>	<i>Low</i>
7. No noise	<i>Long term</i>	<i>Positive</i>	<i>Improbable</i>	<i>Low</i>
OPERATIONAL PHASE				
1. No solid waste	<i>Long term</i>	<i>Positive</i>	<i>Improbable</i>	<i>Low</i>
2. No traffic	<i>Long term</i>	<i>Positive</i>	<i>Improbable</i>	<i>Low</i>
3. Vegetation remains poor	<i>Long term</i>	<i>Negative</i>	<i>Definite</i>	<i>Very high</i>

E. RECOMMENDATION OF PRACTITIONER

Is the information contained in this report and the documentation attached hereto sufficient to make a decision in respect of the activity applied for (in the view of the environmental assessment practitioner).

YES	NO
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If "NO", indicate the aspects that should be assessed further as part of a Scoping and EIA process before a decision can be made (list the aspects that require further assessment):

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If "YES", please list any recommended conditions, including mitigation measures that should be considered for inclusion in any authorisation that may be granted by the competent authority in respect of the application:

- | |
|---|
| <ol style="list-style-type: none"> 1. Temporary screening of the conservation area during the construction period. 2. Alien plant control programme to commence when construction commences. 3. Indigenous trees within the development footprint need to be retained as best possible and earthworks to be done around them to ensure there are mature trees within the development footprint area when construction is complete. Each indigenous tree that needs to be taken down must be done in consultation with the ECO who will assist in finding a practical solution for the challenge without adding excessive costs to the construction. |
|---|

APPENDICES

The following appendixes must be attached as appropriate:

Appendix A: Site plan(s)

Appendix B: Photographs

Appendix C: Facility illustration(s)

Appendix D: Specialist reports

Appendix F: Details of the impact assessment

Appendix G: Other information

APPENDIX A: SITE PLAN(S)

APPENDIX B: PHOTOGRAPHS

APPENDIX C: FACILITY ILLUSTRATION(S)

APPENDIX D: SPECIALIST REPORTS

ENVIRONMENTAL ASSESSMENT

**ENVIRONMENTAL ASSESSMENT
FOR
THE VACANT LAND
AT 23 DOVEHOUSE ROAD,
HILLCREST
FOR MR JOHN COLE**



7 April 2007

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ENVIRONMENTAL ASSESSMENT FOR THE VACANT LAND AT 23 DOVEHOUSE ROAD, HILLCREST, FOR MR JOHN COLE

Terms of reference:

Mr John Cole requested Mr Johan Bodenstein of Indiflora cc Environmental Services to conduct an environmental assessment on the abovementioned property and to report on the current status, the development potential of the site, potential impacts and the rehabilitation requirements and to identify and mark the indigenous trees on the site.

The study area:

The property in question is situated in the suburb of Hillcrest in the district of the Outer West Local Council, north of the sharp bend in Dovehouse Road in Hillcrest, and down to the stream along the northern boundary of the site.

Langford Country Estate forms the western boundary.

Topography:

The land is situated on the gentle undulated hill extending northwards down the hill from the highest point situated at the south-western end of Dovehouse Road down to the lowest end at the north-eastern corner where the confluence of the two streams is situated. The land along the south-eastern end near Dovehouse Road is reasonably flat before it begins to drop down a steady gradient to the stream. The land below the contour path becomes steeper.

The aspect:

The main aspect for the site is largely north-facing.

Geology and soils:

The area is underlaid by Natal Sandstone and this is visible from the soil and various exposed rocks are visible on the site. The soil derived from this rock type is sandy-clay which is mid-brown in colour and finely gritty in texture.



Fig 1. Test pits dug on-site to determine the depth and structure of the soil.

Vegetation:

There is a contour road about midway through the site that largely divides the vegetation on the site. Above the road the vegetation is largely grassland and bushclump mosaic and below the road coastal riverine forest. There are remnants of the original vegetation left which was part of the Acocks veldtype Nr 1, Coastal Forest, Thorn and Palm Veld. The natural vegetation on the Erf has largely been transformed, from what appears to have been grassland, by the former land-use of commercial timber production and urbanisation. Remnants of this grassland are still visible in the south-western corner of the site.



Fig 2: The remnant of grassland in the south-western corner.



Fig 3: Remnant crop of young gum trees.

The disturbance on the original veld has made that there is only secondary growth left. The site has a natural splattering of indigenous trees and shrubs one would expect to find in this type of habitat. Gum trees (*Eucalyptus grandis*) appear patchily on the land as if it was grown on the land in a form of plantation. The trees have been harvested in the past and the coppice shoots are about two years old. Various alien invaders have infested the land and is the dominant vegetation type in some areas at present. The following plants were observed:

Plant name status	Common name	Plant type	Conservation
Acacia mearnsii	Black wattle	Tree	Alien
Acacia robusta	Splendid thorn	Tree	Indigenous
Ageratum conyzoides	Ageratum	Forb	Alien
Apodytes dimidiata	White pear	Tree	Indigenous
Asystasia gangetica	Wild foxglove	Frob	Indigenous
Barleria guenzi		Forb	Indigenous
Barleria obtusa	Bush violet	Forb	Indigenous
Berkheya bipinnatifida		Forb	Indigenous
Burchellia bubalina	Wild pomegranate	Shrub	Indigenous
Canthium ciliatum		Tree	Indigenous
Canthium inerme	Common turkey berry	Tree	Indigenous
Celtis africana	White stinkwood	Tree	Indigenous
Chaetacme aristata	Thorny elm	Tree	Indigenous
Chromolaena odorata	Triffid	Shrub	Alien
Clerodendrum glabrum	Cat's whiskers	Tree	Indigenous
Commelina erecta		Forb	Indigenous
Cynodon dactylon	Couch	Grass	Indigenous
Cyperus denudatus		Sedge	Indigenous
Dactyloctenium australe	LM Grass	Grass	Indigenous
Desmodium saligna		Forb	Indigenous
Digitaria eriantha	Finger grass	Grass	Indigenous
Eragrostis curvula	Love grass	Grass	Indigenous
Erigeron sp.		Forb	Alien
Eucalyptus grandis	gum	Tree	Alien
Ficus natalensis	Natal fig	Tree	Indigenous
Halleria lucida	Tree fuschia	Tree	Indigenous
Indigofera natalensis		Frob	Indigenous
Jacaranda mimosifolia	Jacaranda	Tree	Alien
Lagenaria involucreta		Creeper	Indigenous
Lantana camara	Lantana	Shrub	Alien
Macaranga capensis	Wild poplar	Tree	Protected
Melia azedarach	Syringa	Tree	Alien
Neonotonia wightii	Robust pioneer	Creeper	Indigenous
Panicum maximum	Guines grass	Grass	Indigenous
Pellaea sp.		Fern	Indigenous
Pittosporum viridiflorum	Cheesewood	Tree	Protected
Protorus longifolia	Red beech	Tree	Indigenous
Psychotria capensis	Black bird berry	Shrub	Indigenous
Pteridium aequilinum	Bracken	Fern	Indigenous
Rapanea melanophloeos	Boekenhout	Tree	Indigenous
Rhus chirindensis	Red currant	Tree	Indigenous
Rumex sagittatus		Creeper	Indigenous
Sapium integerrima	Duiker berry	Tree	Indigenous
Senecio madagascariensis		Forb	Invasive
Solanum mauritianum	Bugweed	Shrub	Alien
Stenotaphrum secundatum	Buffalo Grass	Grass	Indigenous
Strelitzia nicolai	Wild banana	Tree	Indigenous
Syzygium cordatum	Waterberry	Tree	Indigenous
Tagetes minuta	Khaki weed	Frob	Weed
Thunbergia natalensis		Forb	Indigenous
Trema orientalis	Pigeon wood	Tree	Indigenous
Trimeria grandiflora	Wild mulberry	Tree	Indigenous
Trichilea dregeana	Forest mahogany	Tree	Indigenous
Vangueria infausta	Mispel	Shrub	Indigenous
Ziziphus mucronata	Buffalo thorn	Tree	Indigenous

D'MOSS:

The entire site is under D'MOSS zoning.



Fig 4: The green shadowed area is D'MOSS, the blue shaded area is within the 1 in 100 year flood line

The proposed development:

It is the developer's intention to maximize the development potential of the site with the proposed development layout of free standing development units on the land above the contour road. The remainder will remain natural and will be managed as a natural area to the benefit of the residents.

Anticipated Impacts:

Roads and traffic:

The proposed development site is serviced the tertiary tar road, Dovehouse Road which links with Springside Road and along this road to the heart of Hillcrest. The proposed units are aimed at the middle to upper level market. It is expected that each home would have 2 cars and that the residents will be economically active. A potential 40 trips will be added to the traffic system at peak hour flow. The traffic intersection with Springside Road is congested during peak hours and so is the traffic intersection of Stonewall Road and Old Main Road through Hillcrest. The additional traffic is expected to have a **moderate negative impact** on the current traffic loading.

Sewerage:

This portion of Hillcrest is not serviced with Municipal water borne sewerage. The proposed development will either have to make use of Septic tanks and soak away service or implement a package plant. The proposed treatment of sewage will have a **moderate negative impact**.

Storm water:

There is expected to be an increase in storm water flow on completion of this development. This will have a **moderate negative impact**.

Electricity:

Durban Electricity Department provides electricity to Hillcrest. The proposed development is expected to receive its electricity feed from the Metro

Electricity Department. There is at present a connection to the existing neighbouring residences and the neighbourhood. The engineer responsible for electricity will have to establish whether the Metro Electricity have the bulk supply available. The additional demand may outstrip the demand leading to poor supply to the neighbourhood. This impact is potentially **moderate negative**.

Water:

Durban Metro Water supplies water to Hillcrest and the proposed development will also receive its water from Durban Metro Water. There is an existing connection to the neighbourhood. The engineer responsible for water will have to establish whether the Metro Water have the bulk supply available. The additional demand may outstrip the demand leading to poor supply to the neighbourhood. This impact is potentially **moderate negative**.

Telecommunications:

Telkom provides a land telephone service whilst various cellular phone companies provide cellular service to the area.

Natural Environment:

The natural environment has been severely impacted on in the recent past by the past landuse. The general remaining biodiversity will be affected by the proposed development and the additional stress to the natural environment during the construction phase is a **moderate negative impact**.

Mitigation:

Roads and traffic:

The impact on the present traffic and transport system will increase as there will as a worst case scenario of 40 more cars to the present traffic loading. Mitigation measures are to be recommended by the civil engineer to make the vehicles departing from the development slip into the out-going traffic as smoothly. Mitigation may reduce the impact to **minor negative impact**.

Sewerage:

The proposed new development will use septic tanks and soak aways. This impact will remain as a **minor negative impact**.

Storm water:

The proposed development is to develop a storm water management plan ensuring post-development flow does not exceed pre-development flow. This is to be confirmed by the Consulting Engineer, based on the soil conditions but will most likely be achieved by installing rain tanks, soak away systems or an out-of-stream attenuation pond. Excess will be allowed to flow over the surface in open, permeable drains. The open space can be shaped to swales to trap storm water from where it can soak away. There is expected to be **no impact**.

Electricity:

There is an existing supply, but if the bulk supply is not available in the short term it may be necessary to phase the development and develop according to supply availability leading to a **minor negative impact**.

Water:

There is an existing supply of water to the existing house and should the bulk supply not be available in the short term it may be necessary to phase the development and develop according to supply availability leading to a **minor negative impact**.

Telecommunication:

There is an existing service supply to the house and **no negative impact** is expected and therefore no need to mitigate.

Natural Environment:

The past disturbance of the natural area and the proposed development and associated activities is to be mitigated by the implementation of an appropriate, indigenous landscape philosophy to establish the functional habitats and to improve the biodiversity of the site during the rehabilitation stage. This will change the impact to a **significant positive impact**.

Environmental authorization:

The following aspects of the proposed development trigger the need to have a Basic Assessment carried out by an independent Environment Assessment Practitioner in terms of Regulation 385 in terms of Chapter 5 of the National Environmental Management Act (107 of 1998) for submission to the Provincial Department of Agriculture and Environmental Affairs for consideration:

- 1 (k) the bulk transportation of sewage and water, including storm water, in pipelines with-
 - (i) an internal diameter of 0,36 metres or more; or
 - (ii) a peak throughput of 120 litres per second or more;

15. The construction of a road that is wider than 4 metres, excluding roads 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 –
 - (a) establish infill development covering an area of 5 hectares or more, but less than 20 hectares; or
 - (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.

17. Phased activities where any one phase of the activity may be below a threshold specified in this Schedule but where a combination of the

phases, including expansions or extensions, will exceed a specific threshold.

Recommendations:

It is recommended that the developer put together a team of professionals to assist with the planning of the development and then to communicate with the eThekweni Environmental Branch and Planning Department to ascertain their acceptance in principle, once that is achieved to then commence with the Basic Assessment process for formal approval.

Prepared by:
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PrNatSci

Indiflora cc
Environmental Services
9 April 2007

GEOTECHNICAL REPORT

ENGINEERING REPORT
(INCLUSIVE OF THE
STORM WATER MANAGEMENT PLAN)

**APPENDIX E:
DETAILS OF THE PUBLIC PARTICIPATION
PROCESS INCLUDING THE COMMENTS
AND RESPONSES REPORT**

Name of I&AP	Comment	Response
<p>Thembi Mbatha Town Planner eThekweni Municipality: Hillcrest Area Office Development Planning: Land Use Management</p>	<p>1. Ptn 404 (of 44) of Everton No. 864: Clause 4.7 application The department of Engineering, Fire and Traffic have no objection to this development. We are still awaiting comments from Metro Waste and Coastal and Drainage departments. However the Environmental branch does not support the proposal currently due to the following:</p> <p>* The site is 5,69 ha in extent. It is highly commendable that no development is planned within the conservation servitude of 3,34 hectares. The proposed development of 11 residential units will occur in the net developable portion of 2,34 ha. The layout proposal is therefore acceptable to this office.</p> <p>* In light of the above, the site remains environmentally sensitive as it is located entirely within the D'MOSS area which contains grassland, bushclump and coastal riverine forest. The Molweni River forms the north and east boundaries of the site.</p> <p>* An indigenous landscaping plan is required for the proposed open space.</p> <p>* A signed rehabilitation and management plan is required for the conservation servitude area.</p> <p>* In terms of NEMA, the proposed development is a trigger mechanism for a list of environmental activities namely: 1 (k), 15 & 16. Therefore an</p>	<p>1. Noted</p> <p>* Noted</p> <p>* The larger portion of this site has been set aside for conservation because of the sensitive nature of the site.</p> <p>* An indigenous landscaping plan is to be produced.</p> <p>* A rehabilitation plan for the conservation area will be prepared for the plan submission.</p> <p>* This report is the Basic Assessment Report called for.</p>

	<p>environmental assessment will be required and a positive Record of Decision (ROD) to be obtained from the environmental authority DAEA.</p> <p>* The site development plan (refer to Appendix F) with drawing plan no: G/0207/704/ 1 of 3 indicates 14 Dovehouse which differs from the description provided in the report as 23 Dovehouse Road. Please indicate in writing which is the correct description.</p> <p>2. Ptn of the Rem of Erf 1854 Kloof: Rezoning Metro Waste has referred the application they are requesting for more detail of intended wastewater layout.</p> <p>We are still awaiting for comments from all other departments. You will be informed of any other referrals that may come through</p>	<p>* As best as can be ascertained 27 Dovehouse Road appears to be the correct street number in terms of the eThekweni Municipal records.</p> <p>2. Not relevant to this application</p>
<p>Yugeshni Govender Assistant Manager -Impact Assessment Department of Agriculture and Environment Affairs eThekwini District</p>	<p>As per our conversation, the proposed development will have to follow the BA process. Please refer to GNR 386 activity 16 (b) The transformation of undeveloped, vacant or derelict land to -</p> <p>(a) establish infill development covering an area of 5 hectares or more, but less than 20 hectares; or</p> <p>(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.</p> <p>I am sure that there will be other triggers relating to the road as well as the installation of pipes....</p>	<p>A Basis Assessment has been applied for and has been prepared.</p>

<p>Frans Otter 18 Horseshoe Road</p>	<p>No objection to the proposed development but do have a concern about the Everton Conservancy resisting all development applications of the Kloof/Hillcrest area to the detriment of all</p>	<p>Support is noted</p>
<p>Brett Dixon 26 Neville Road Neighbour.</p>	<p>Concerned about shade that would fall on his property.</p> <p>Is concerned about the landscaping not being indigenous.</p> <p>Is concerned about the position of the security fencing and would require it not to fence off the conservation area but to leave it open for the wild organisms eg blue duiker to be able to move through unhindered.</p> <p>Will pets be allowed?</p> <p>Has an architectural style been finalized and will they be allowed to have input into this?</p>	<p>The unit against the south-eastern boundary is about 8 m away from the boundary and set back far enough not to cast shade onto his house.</p> <p>The landscaping philosophy will be 100% indigenous for the estate gardens.</p> <p>Only the residential component will be fenced off with security fencing with the fence being located at the foot of the lowest cut-and fill bank. The boundary of the remainder of the estate will be demarcated with open material that will facilitate the free movement of game but clearly demarcate the property boundary.</p> <p>there would probably be an allowance for small dogs but not for cats or larger dogs.</p> <p>There is an architectural style and it would be available in the Draft Basic Assessment Report for comment.</p>

APPENDIX F: DETAILS OF THE IMPACT ASSESSMENT

APPENDIX G: OTHER INFORMATION