

## BACKGROUND INFORMATION DOCUMENT AND INVITATION TO COMMENT

### Proposed Integrated Human Settlements Project on the Remainder of Erf 2, Laingsburg Local Municipality, Western Cape

#### Background

A Basic Assessment (BA) Application process has commenced to assist the Laingsburg Local Municipality in determining the environmental, economic and social impacts related to the proposed housing project less than 2km to the south of Laingsburg's Central Business District, Central Karoo District Municipality. The site is found on the remainder of Erf 2 Laingsburg with an area of approximately 32.1843 Ha, of which 15 Ha will be used for the development, leaving 17 Ha undeveloped. The site is located on a gentle (undulating) west-facing hill slope and is accessed through R323 Main Road, which runs parallel to the site.

The proposed development entails installing civil services and constructing roughly 750 single-story free-standing housing units for IRDP. The total number of houses proposed is as follows: 200 IRDP units are currently earmarked/budgeted for full implementation (incl. services and top structures), with approximately 550 IRDP additional units (750 total) targeted for planning stages only. Each unit will be approximately 40 m<sup>2</sup> in extent. Additional structures, such as commercial, social, and recreational infrastructure, will be included. The erven vary in size between ±150 m<sup>2</sup> and ±600 m<sup>2</sup>. The total footprint of Erf RE/2 Laingsburg is 32.1843 Ha, and 15 Ha will be used for the development, leaving 17 Ha undeveloped. The current concept layout design makes provision for the following types of stands:

Land use	Zoning	Number of Erven
Residential (freestanding)	Single Residential Zone 1	711
Place of Instruction (Creche)	Community Zone 1	1
Place of Worship sites	Community Zone 2	2
Public Open space	Open Space Zone 1	6
Business premises sites	Business Zone 1	3
Public roads	Transport Zone 2	1

The project aims to alleviate housing shortages in the Laingsburg area and provide housing to beneficiaries on the municipal waitlist, including FLISP housing units. Depending on funding availability, bulk infrastructure, and qualifying beneficiaries, the project will be phased over several years. The intention is to provide various housing typologies that offer opportunities in both Breaking New Ground (BNG) developments and Gap housing markets.

All specialist input to be facilitated:

- Archaeological & Heritage Impact Assessment – The specialist has been appointed to investigate any cultural, heritage and palaeontological significance.
- Biodiversity Impact Assessment – The specialist has been appointed to investigate the vegetation which is present on and around the site.
- Aquatic Impact Assessment - The specialist has been appointed to investigate any aquatic features which may be present on and around the site.
- Palaeontological Impact Assessment - The specialist has been appointed to investigate any palaeontological significance that may be present on site.

The proposed development will entail the following activities:

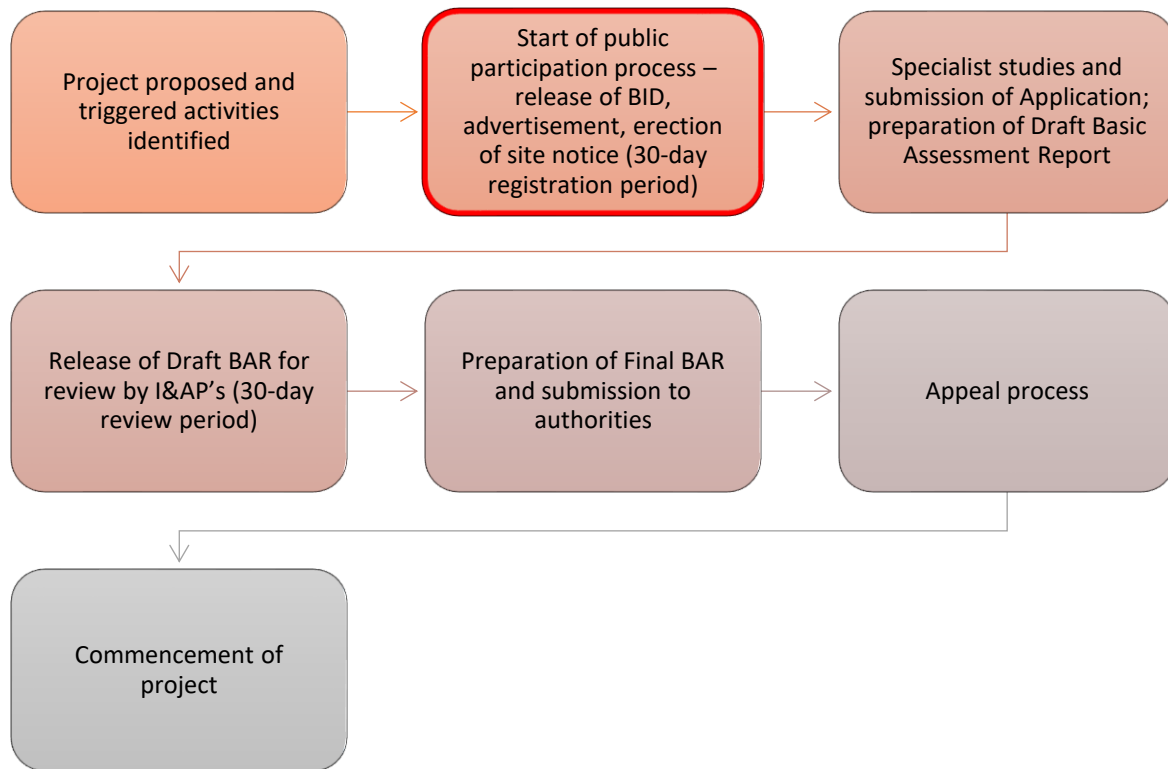
- Clearing of vegetation from the proposed site for development,
- Levelling and landscaping the site for roads, residential units and related infrastructure,
- Construction of internal roads and walkways to provide access,
- Construction of residential units and other related infrastructure,
- Installation of stormwater infrastructure,
- Installation of sewer reticulation,
- Connections to existing municipal services,
- Construction activity related to access to the site,

## **Public Consultation**

The aim of this background Information Document is to provide stakeholders with information about this project, and the process being followed, and to provide them with an opportunity to be involved in the environmental assessment process. Interested and Affected Parties (IAPs) may raise issues of concern. Environmental, social and economic impacts will be examined in the Basic Assessment Process.

Results of the Basic Assessment process will be submitted to the Department of Environmental Affair and Development Planning for Environmental Authorisation, and the draft Basic Assessment Report will be made publicly available for 30 days for public review. All registered I&APs will receive a notification once this report is available for review. Additional project Information will be available on the following website: [www.easemp.co.za](http://www.easemp.co.za) as well as a link to register as an Interested and Affected Party and provide comments.

## Where we are in the process



## Legal Requirements

In terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) as amended (“NEMAA”) and the NEMA EIA regulations, 2017: GN R324, 325, 326 and 327 published in Government Gazette 40772 on the 7 April 2017, the project requires a Basic Assessment because it includes, amongst others, listed activities in GN R327 & 342

### Listing Notice 1 Activities: NEMA EIA Regulations, 2014 (as amended) GN R 327 requiring Basic Assessment

Activity No	Activity Description	Project Activity
9	<p>The development and related operation of infrastructure exceeding 1000 metres in length for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes –</p> <ul style="list-style-type: none"> <li>(i) with an internal diameter of 0,36 metres or more; or</li> <li>(ii) with a peak throughput of 120 litres per second or more;</li> </ul> <p>excluding where—</p> <ul style="list-style-type: none"> <li>(a) such infrastructure is for bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes inside a road reserve or <u>railway line reserve</u>; or</li> <li>(b) where such development will occur within an urban area.</li> </ul>	<p>The proposed Civil Engineering Services include water and stormwater reticulation networks. According to the preliminary civil engineering report, the stormwater reticulation network will have a minimum of 375mm (0,375 metres) diameter manhole-to-manhole pipe connections.</p>
12	<p>The development of—</p> <ul style="list-style-type: none"> <li>(xii) infrastructure or structures with a physical footprint of 100 square metres or more;</li> </ul> <p>where such development occurs—</p> <ul style="list-style-type: none"> <li>(a) within a watercourse;</li> <li>(b) in front of a development setback; or</li> <li>(c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse;</li> </ul>	<p>The site falls within 32m of the non-perennial drainage lines running through the site.</p>
19	<p>The infilling or depositing of any material of more than [5] 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than [5] 10 cubic metres from [–(i)] a watercourse;</p> <ul style="list-style-type: none"> <li>(ii) the seashore; or</li> <li>(iii) the littoral active zone, an estuary or a distance of 100 metres inland of the high-water mark of the sea or estuary, whichever distance is the greater—] <p>but excluding where such infilling, depositing, dredging, excavation, removal or moving—</p> <ul style="list-style-type: none"> <li>(a) will occur behind a development setback;</li> <li>(b) is for maintenance purposes undertaken in accordance with a maintenance management plan; [or]</li> <li>(c) falls within the ambit of activity 21 in this Notice, in which case that activity applies;</li> </ul> </li></ul>	<p>Potentially infilling or removal of material from the non-perennial streams through the site to allow the construction of the housing development and associated infrastructure.</p>

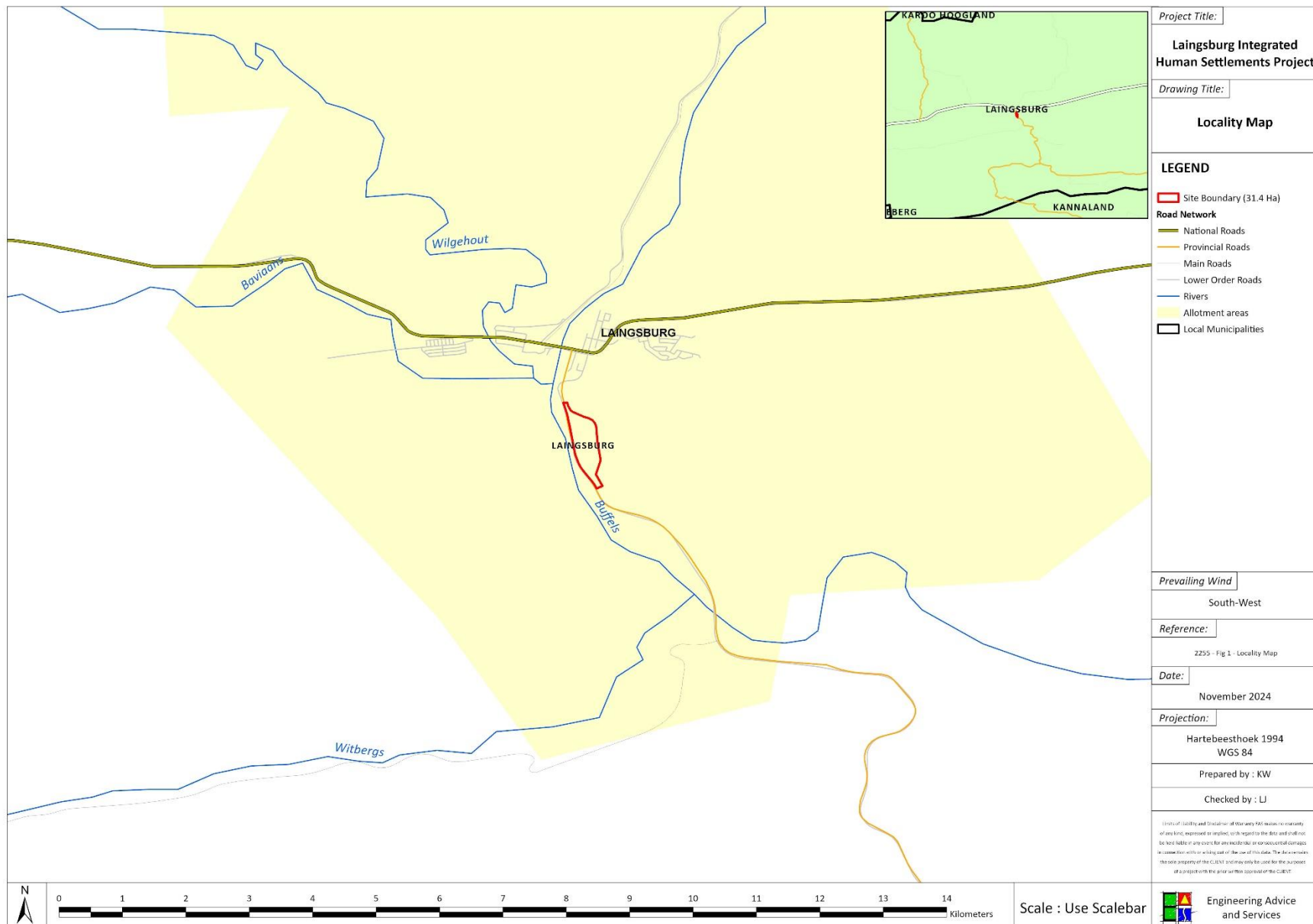
Activity No	Activity Description	Project Activity
	<p>(d) <u>occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or</u></p> <p>(e) <u>where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies.</u></p>	
27	<p>The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation for –</p> <ol style="list-style-type: none"> <li>the undertaking of a linear activity; or</li> <li>maintenance purposes undertaken in accordance with a maintenance management plan.</li> </ol>	<p>The total development area footprint is 32 Ha. However, the determined area of residential stands is 15 Ha leaving the non-residential area (open space/undeveloped) to be 17 Ha.</p>
28	<p>Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development:</p> <ol style="list-style-type: none"> <li>will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or</li> <li>will occur outside an urban area, where the total land to be developed is bigger than 1 hectare; excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.</li> </ol>	<p>Erf RE/2 Laingsburg is characterised as undeveloped land and is zoned as Agricultural Zone 1.</p> <p>According to the Palaeontological Heritage Desktop &amp; Field-based Input Report by Dr Almond, the site has had previous agricultural activities.</p>

#### Listing Notice 3 Activities: NEMA EIA Regulations, 2014 (as amended) GN R 324 requiring Basic Assessment

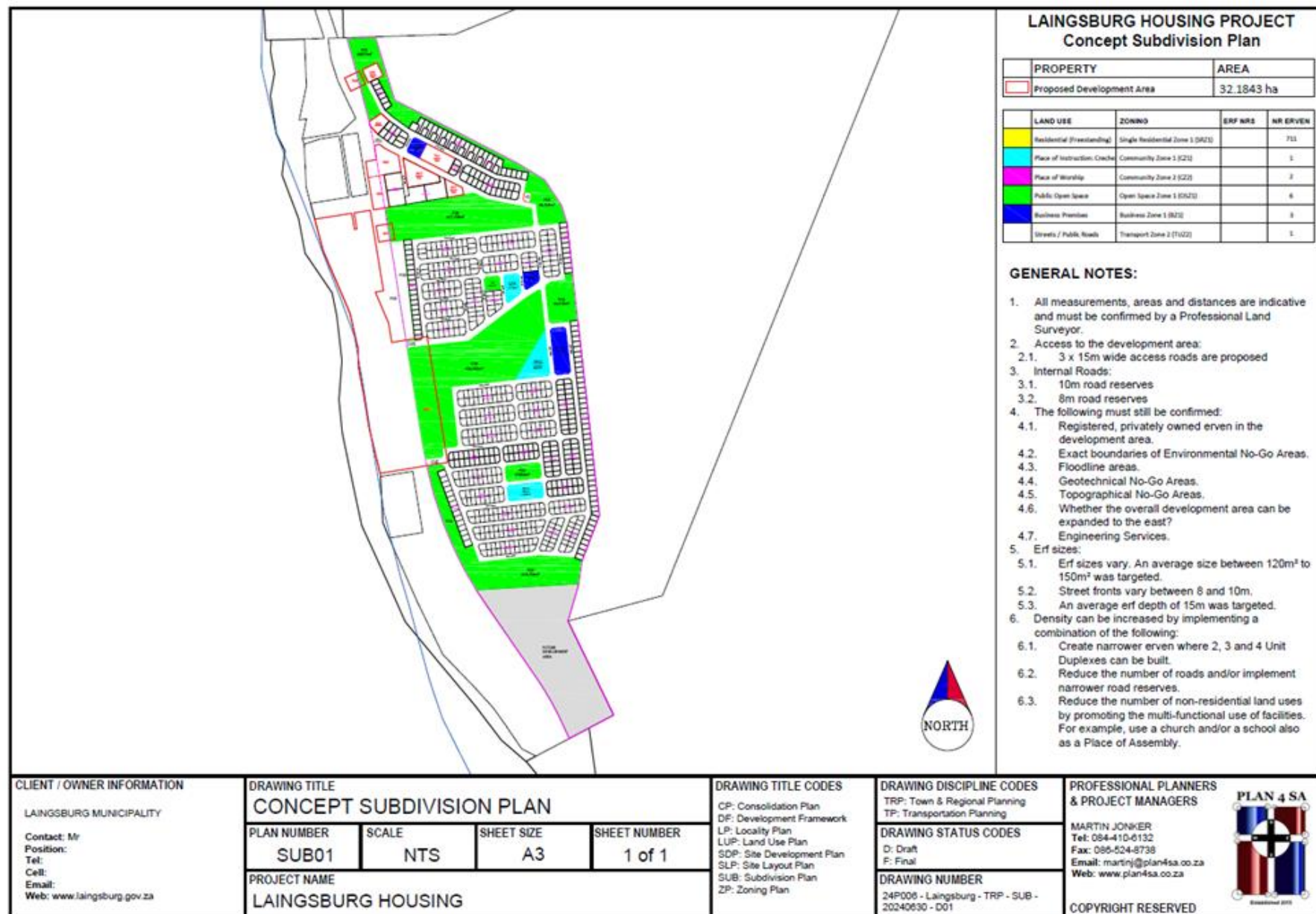
Activity No	Activity Description	Project Activity
4	<p>The development of a road wider than 4 metres with a reserve less than 13,5 metres.</p> <p><b>i) Western Cape</b></p> <ol style="list-style-type: none"> <li>Areas zoned for use as public open space or equivalent zoning;</li> <li>Areas outside urban areas; <ol style="list-style-type: none"> <li>Areas containing indigenous vegetation;</li> <li>Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined; or</li> </ol> </li> <li>Inside urban areas: <ol style="list-style-type: none"> <li>Areas zoned for conservation use; or</li> <li>Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority.</li> </ol> </li> </ol>	<p>Roads will be developed as part of the development in areas located outside of an urban area, which comprises indigenous vegetation.</p>
12	<p>The clearance of an area of 300 square meters or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance</p>	<p>The development will have a footprint of approximately 150000 m<sup>2</sup>. This means more than 300 m<sup>2</sup> of indigenous vegetation will be cleared.</p>

Activity No	Activity Description	Project Activity
	<p>purposes undertaken in accordance with a maintenance management plan</p> <p><b>(e) Western Cape</b></p> <p>i. Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004.</p> <p>ii. Within critical biodiversity areas identified in bioregional plans;</p> <p>iii. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning</p>	
14	<p>The development of -</p> <p>(ii) infrastructure or structures with a physical footprint of 10 square metres or more;</p> <p>where such development occurs -</p> <p>(a) within a watercourse;</p> <p>(b) in front of a development setback; or</p> <p>(c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse;</p> <p><b>(e) Western Cape</b></p> <p><b>i. Outside urban areas:</b></p> <p>(aa) A protected area identified in terms of NEMPAA, excluding conservancies;</p> <p>(bb) National Protected Area Expansion Strategy Focus areas;</p> <p>(cc) World Heritage Sites;</p> <p>(dd) Sensitive areas as identified in an environmental management framework as contemplated in Chapter 5 of the Act and as adopted by the competent authority;</p> <p>(ee) Sites or areas identified in terms of an international convention;</p> <p>(ff) Critical biodiversity areas or ecosystem service areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;</p> <p>(gg) Core areas in biosphere reserves; or</p> <p>(hh) Areas within 10 km from national parks or world heritage sites or 5 kilometres from any other protected area identified in terms of NEMPAA or from the core area of a biosphere reserve</p>	<p>According to the Western Cape Biodiversity Spatial Plan (2023), the site is Least Threatened but falls within the BSP ESA 1 (Aquatic) and WCBSP Other Natural Areas.</p>

Any other listed activities triggered by the project will be determined during the process of compiling the application for the Basic Assessment.



Locality Map



Concept Layout Plan



## Site Photographs



Dwelling and tyre business in the northern part of the site



Erosion/flood control measures (low rock berms) on site



Succulent karoo on hillslope in the northern corner of the site



Succulent karoo on a low ridge between two drainage lines



Dry watercourse



Riviere thicket in the southern tip of the site



Farm track



Abandoned borrow pit behind a dwelling in the northern part of the site

### **Registration as an IAP**

To register, please use the website or send your contact information to the contact details below.

Engineering Advice and Services:

Website: <http://www.easemp.co.za>

Tel: +27 (0) 41 581 2421

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