

Engineering Advice and Services (Pty) Ltd

Associated with ULWAZI

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23 May 2025

DEA&DP Ref No. 16/3/3/6/1/C1/5/0057/25

Dear Sir/Madam

NOTICE OF BASIC ASSESSMENT APPLICATION: PROPOSED INTEGRATED HUMAN SETTLEMENTS PROJECT ON THE REMAINDER OF ERF 2, LAINGSBURG LOCAL MUNICIPALITY, WESTERN CAPE

In terms of the NEMA Environmental Impact Assessment (EIA) Regulations, 2014 (as amended by Government Notice No. 40772 of 7 April 2017), promulgated under the National Environmental Management Act (Act No. 107 of 1998) (NEMA), you have been identified as an Interested and/or Affected Party (I&AP) for the above-mentioned project. This serves as notification of the intent to submit the above proposal for authorisation to the Department of Environmental Affairs & Development Planning.

The Laingsburg Local Municipality proposes to develop a 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 m² in extent. Additional structures, such as commercial, social, and recreational infrastructure, will be included. The erven vary in size between ±150 m² and ±600 m².

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

Basic Assessment: In terms of the EIA Regulations, 2014 (as amended) in Chapter 6 Regulation 41 (2) published in GNR. 982 (as amended in 2017) all potential interested and affected parties must be notified of the public participation process and informed of the intention to submit an application in order to register on the database; please complete the comment and registration form attached to this correspondence or submit your contact details via fax, email, telephone or the website – www.easeemp.co.za stating your full name, address and contact numbers as well as your preferred method of communication to receive notifications. Also state any interest that you may have in this matter. By registering on the project database, you will be notified as and when information on the project is available. Please submit your request to register as an I&AP before **22 June 2025**.

To assist you in submitting issues and concerns, we have included with this correspondence a Background Information Document, a Locality Map and a Registration/Comment Form. Project information can be accessed through the website www.easeemp.co.za. Should the website or online file-sharing software platforms not be available to you, please inform us and we will accommodate you to the best of our ability. Should you have any queries or require additional information, please contact Ms. Lea Jacobs using the contact details provided below.

NOTE: You are required to register as an I&AP to receive further correspondence regarding the Basic Assessment.

The steps in the Basic Assessment and Public Participation Process are as follows:

Step 1: Notification to Authorities and I&AP's: The first stage in the process entails notification of the intention to proceed with the BAR to the DEA&DP as well as interested and affected parties (I&APs). I&APs are required to register their interest on the project database and raise issues of concern.

Step 2: Draft Basic Assessment (BAR) for Public Comment: The Basic Assessment is undertaken in order to identify and assess potential positive and negative environmental impacts (social, economic and environmental), that may be associated with the proposed project. The Basic Assessment will include an overview of the affected environment on which the activity is proposed to take place and migratory measures to reduce potential negative impacts and maximise positive benefits. The Draft Basic Assessment, together with comments received from I&APs will be made available for a 30-day review period. All I&AP's on the project database will be notified in writing of the 30-day comment period for the Draft Basic Assessment, copies of the Draft Report and project information can be downloaded from www.easemp.co.za.

Step 3: Submit Final Basic Assessment Report and Application: The comments received from I&AP's during the 30-day review period will be included in the Final BAR before it is submitted to DEA&DP for decision making. All I&AP's will be notified in writing of the submission of the Final Report and any additional comment period.

Step 4: Notification of Outcome of Decision and Appeal Period: All I&AP's on the project database will be notified in writing regarding the outcome of the decision by the DEA&DP (granting or refusal of environmental authorization) for the project and the appeal period, as well as the manner of appeal. Commencement of the development may only proceed once approval has been granted.

NEMA EIA Regulations, 2014 (as amended)

The need for a Basic Assessment is triggered by the inclusion of, but not limited to, the following listed activities; Listed Activities in GNR. 983 (as amended by GNR. 327 on 7 April 2017) and GNR. 985 (as amended by GNR. 324 on 7 April 2017)

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

Activity No	Activity Description	Project Activity
9	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 – (i) with an internal diameter of 0,36 metres or more; or (ii) with a peak throughput of 120 litres per second or more; excluding where— (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 where such development will occur within an urban area.	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.
12	The development of— (xii) infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs— (a) within a watercourse; (b) in front of a development setback; or (c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse;	The site falls within 32m of the non-perennial drainage lines running through the site.
19	The infilling or depositing of any material of more than [5] 10 cubic metres into, or the dredging, excavation, removal or	Potentially infilling or removal of material from the non-perennial streams through the

Activity No	Activity Description	Project Activity
	<p>moving of soil, sand, shells, shell grit, pebbles or rock of more than [5] 10 cubic metres from [(i)] a watercourse;</p> <p>(ii) the seashore; or</p> <p>(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> <p>but excluding where such infilling, depositing, dredging, excavation, removal or moving—</p> <p>(a) will occur behind a development setback;</p> <p>(b) is for maintenance purposes undertaken in accordance with a maintenance management plan; [or]</p> <p>(c) falls within the ambit of activity 21 in this Notice, in which case that activity applies;</p> <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>	<p>site to allow the construction of the housing development and associated infrastructure.</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> <p>i. the undertaking of a linear activity; or</p> <p>ii. maintenance purposes undertaken in accordance with a maintenance management plan.</p>	<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> <p>(i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or</p> <p>(ii) 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.</p>	<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 & 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>i) Western Cape</p> <p>(i) Areas zoned for use as public open space or equivalent zoning;</p> <p>(ii) Areas outside urban areas;</p> <p>(aa) Areas containing indigenous vegetation;</p> <p>(bb) 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</p> <p>(iii) Inside urban areas:</p> <p>(aa) Areas zoned for conservation use; or</p> <p>(bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority.</p>	<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 purposes</p>	<p>The development will have a footprint of approximately 150000 m². This means more than 300 m² of indigenous vegetation will be</p>

Activity No	Activity Description	Project Activity
	<p>undertaken in accordance with a maintenance management plan</p> <p>(e) Western Cape</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>	cleared.
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>(c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse;</p> <p><u>i. Western Cape</u></p> <p>i. Outside urban areas:</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>	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.

Kind Regards



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Ms. Lea Jacobs BSc

for Engineering Advice & Services (Pty) Ltd

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Fax: 086 683 9899

**PROPOSED INTEGRATED HUMAN SETTLEMENTS PROJECT ON THE REMAINDER OF ERF 2, LAINGSBURG LOCAL MUNICIPALITY, WESTERN CAPE – BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION
INTERESTED & AFFECTED PARTIES REGISTRATION AND COMMENT FORM**

KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA STEYN:

Contact Number: 041 581 2421

Fax Number: 086 683 9899

Email: enviro@easpe.co.za

PERSONAL DETAILS

Date:	Preferred method of communication (email / SMS / fax / post):
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Can you communicate reliably via email?

Title:	First Name:	Surname:
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Email:

Telephone:	Fax:
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Organisation & Capacity (If Applicable):

Physical Address:

Town:	Code:
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Postal Address:

Town:	Code:
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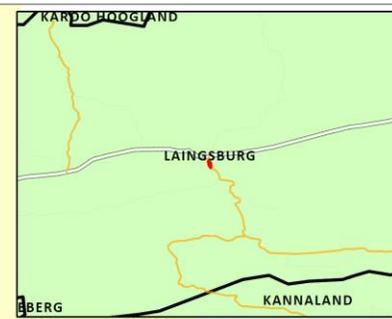
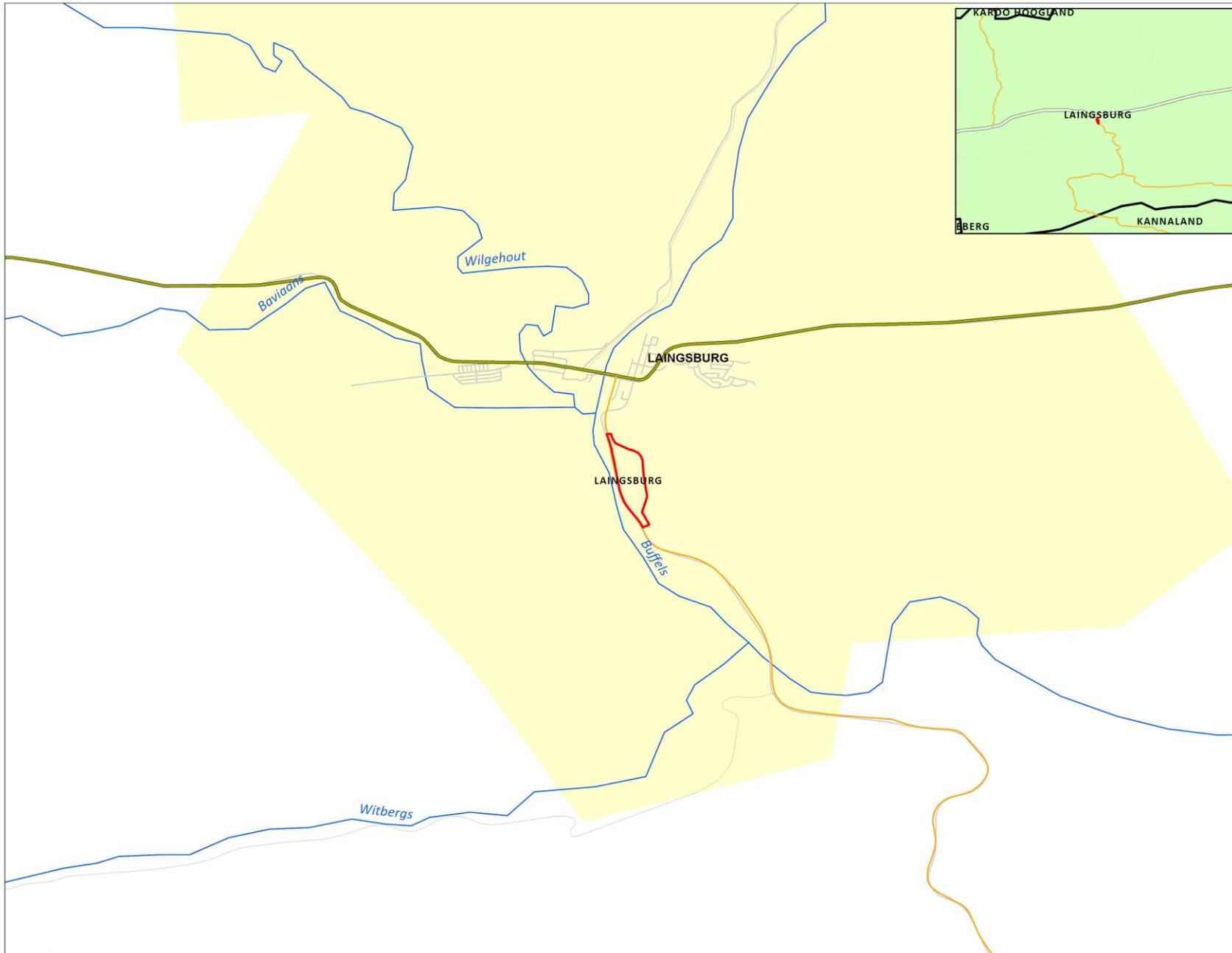
1. What is your primary area of interest with regards to the proposed project?

2. Do you have any comments with regards to the proposed project?

3. Are there any additional stakeholders who you think should be contacted regarding this project?

If "YES", please list their names and contact details below:

PLEASE ADD MORE PAGES IF NECESSARY

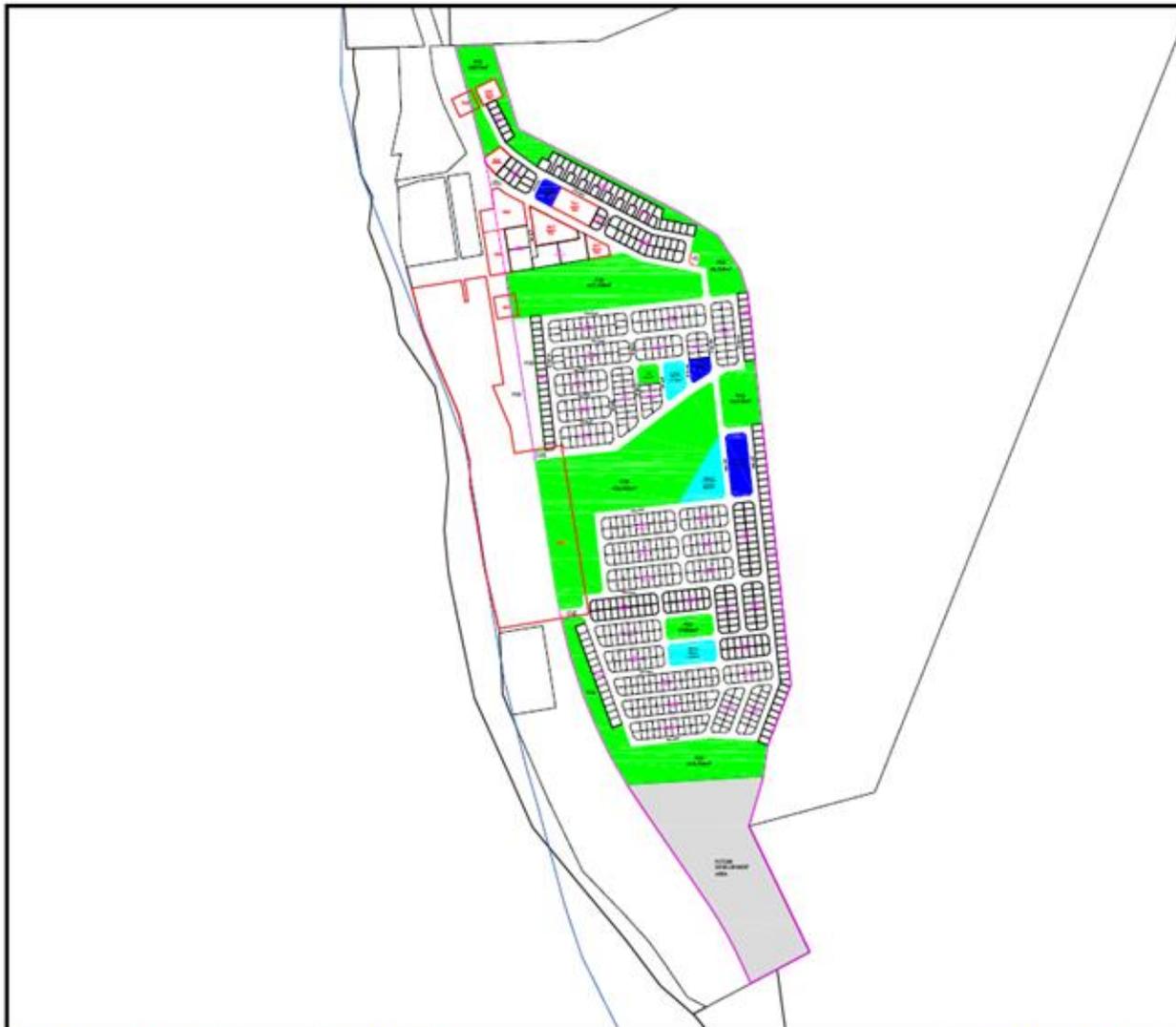


Project Title:	
Laingsburg Integrated Human Settlements Project	
Drawing Title:	
Locality Map	
LEGEND	
	Site Boundary (31.4 Ha)
Road Network	
	National Roads
	Provincial Roads
	Main Roads
	Lower Order Roads
	Rivers
	Allotment areas
	Local Municipalities
Prevailing Wind:	
South-West	
Reference:	
2255 - Fig 1 - Locality Map	
Date:	
November 2024	
Projection:	
Hartebeesthoek 1994 WGS 84	
Prepared by : KW	
Checked by : LJ	
<small>Limits of Liability and Disclaimer of Warranty: EAS makes no warranty of any kind, expressed or implied, with regard to the data and shall not be held liable in any event for any incidental or consequential damages in connection with or arising out of the use of this data. The data remains the sole property of the CLIENT and may only be used for the purposes of a project with the prior written approval of the CLIENT.</small>	



Scale : Use Scalebar

Engineering Advice and Services



**LAINGSBURG HOUSING PROJECT
Concept Subdivision Plan**

PROPERTY	AREA
Proposed Development Area	32.1843 ha

LAND USE	ZONING	ERF NOS	NR ERVEN
Residential (Free-standing)	Single Residential Zone 1 (SRZ1)		711
Place of Instruction, Crèche	Community Zone 1 (CZ1)		1
Place of Worship	Community Zone 2 (CZ2)		2
Public Open Space	Open Space Zone 1 (OSZ1)		6
Business Premises	Business Zone 1 (BZ1)		1
Streets / Public Roads	Transport Zone 1 (TZ1)		1

GENERAL NOTES:

1. All measurements, areas and distances are indicative and must be confirmed by a Professional Land Surveyor.
2. Access to the development area:
 - 2.1. 3 x 15m wide access roads are proposed
3. Internal Roads:
 - 3.1. 10m road reserves
 - 3.2. 8m road reserves
4. The following must still be confirmed:
 - 4.1. Registered, privately owned erven in the development area.
 - 4.2. Exact boundaries of Environmental No-Go Areas.
 - 4.3. Floodline areas.
 - 4.4. Geotechnical No-Go Areas.
 - 4.5. Topographical No-Go Areas.
 - 4.6. Whether the overall development area can be expanded to the east?
 - 4.7. Engineering Services.
5. Erf sizes:
 - 5.1. Erf sizes vary. An average size between 120m² to 150m² was targeted.
 - 5.2. Street fronts vary between 6 and 10m.
 - 5.3. An average erf depth of 15m was targeted.
6. Density can be increased by implementing a combination of the following:
 - 6.1. Create narrower erven where 2, 3 and 4 Unit Duplexes can be built.
 - 6.2. Reduce the number of roads and/or implement narrower road reserves.
 - 6.3. Reduce the number of non-residential land uses by promoting the multi-functional use of facilities. For example, use a church and/or a school also as a Place of Assembly.



CLIENT / OWNER INFORMATION
 LAINGSBURG MUNICIPALITY
 Contact: Mr
 Position:
 Tel:
 Cell:
 Email:
 Web: www.laingsburg.gov.za

DRAWING TITLE
CONCEPT SUBDIVISION PLAN

PLAN NUMBER	SCALE	SHEET SIZE	SHEET NUMBER
SUB01	NTS	A3	1 of 1

PROJECT NAME
 LAINGSBURG HOUSING

DRAWING TITLE CODES
 CP: Consolidation Plan
 DF: Development Framework
 LP: Locality Plan
 LUP: Land Use Plan
 SDP: Site Development Plan
 SLP: Site Layout Plan
 SUB: Subdivision Plan
 ZP: Zoning Plan

DRAWING DISCIPLINE CODES
 TRP: Town & Regional Planning
 TP: Transportation Planning

DRAWING STATUS CODES
 D: Draft
 F: Final

DRAWING NUMBER
 24P006 - Laingsburg - TRP - SUB - 20240630 - D01

PROFESSIONAL PLANNERS & PROJECT MANAGERS

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