



EASTERN CAPE PROVINCE  
Background Information Document

MAY 2024

THE PROPOSED REZONING AND UPGRADING OF  
INFORMAL SETTLEMENTS - NDLAMBE MUNICIPALITY –  
BATHURST INFILL AREA, ERF 2126/27 AND RE/190,  
NDLAMBE MUNICIPALITY - EASTERN CAPE.

**DEDEAT REF: Not Available**

**REPORT PREPARED ON BEHALF OF: NDLAMBE MUNICIPALITY**

Submitted in preparation for application for environmental authorisation in terms of Section 24(5)  
of the National Environmental Management Act, Act 107 of 1998, as amended 07 April 2017.



**REPORT PREPARED BY: DLINE8 LANDSCAPE ARCHITECTS & PLANNING CC**

1 Halstead Lane Port Alfred 6170 | Email: [warren@dline8.co.za](mailto:warren@dline8.co.za)

# **BACKGROUND INFORMATION DOCUMENT (BID) FOR THE ENVIRONMENTAL IMPACT ASSESSMENT (EIA) PROCESS**

## **BASIC ENVIRONMENTAL ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PROGRAMME FOR THE PROPOSED REZONING AND UPGRADING OF INFORMAL SETTLEMENTS - NDLAMBE MUNICIPALITY – BATHURST INFILL AREA, ERF 2126/27 AND RE/190, NDLAMBE MUNICIPALITY - EASTERN CAPE**

### **The purpose of this document**

A Background Information Document (BID) is an initiating document, which provides Interested and Affected Parties (I&APs), including the relevant Competent Authorities (CA's), with relevant information about the proposed project, describes the Environmental Impact Assessment (EIA) process to be followed, and to invites Interested and Affected Parties (I&AP) to participate in the EIA process.

### **Project background**

The proponent, Adiodex (Pty) Ltd, appointed Dline8, as the independent Environmental Assessment Practitioner (EAP), to undertake the relevant environmental studies to identify and assess the potential environmental impacts associated with the proposed project; and prepare the necessary Environmental Application for submission to the Eastern Cape Department of Economic Development, Environmental Affairs and Tourism (DEDEAT)

The proposed rezoning and upgrading of the Bathurst Infill Areas will include the establishment of 418 new residential erven of 240m<sup>2</sup>. The size of the proposed development is 11.63 hectares, and falls within a previously disturbed agriculturally zone property. The proposed development is aimed to be a phased development with phase one including the installation of twelve high-mast solar lighting, grading of informal roads and topping with crusher stone layer, installation of basic surface runoff stormwater, Installation of low flush pedestal toilets with 2500 litre conservancy tank per erven, and refuse removal by the placement of 2 skips at strategic locations and supply of wheelie bins to every erf. It is expected that vegetation in the form of mostly grasses and graminoids will be cleared. It is accessed from the R67 (Port Alfred Road) which passed approximately 250m on the western side of the proposed development. at the following coordinates 33°28'56.26"S 26°50'7.71"E and 33°29'17.11"S 26°50'38.30"E. The proposed activity will further adhere to all National Building Regulations and Local Ndlambe town planning scheme and By-Laws.

## Study area

Bathurst Infill Areas informal settlement is between Port Alfred and Makana and its approximately 30km away from Port Alfred as you travel to Makana (Grahamstown) on R67 route. It can be found at these coordinates: 33°28'56.26"S 26°50'7.71"E and 33°29'17.11"S 26°50'38.30"E. The locality map below further indicates the position of the study area in relation to the immediate and broader geographical surroundings.

The locality map below further indicates the position of the study area in relation to the immediate and broader geographical surrounding.

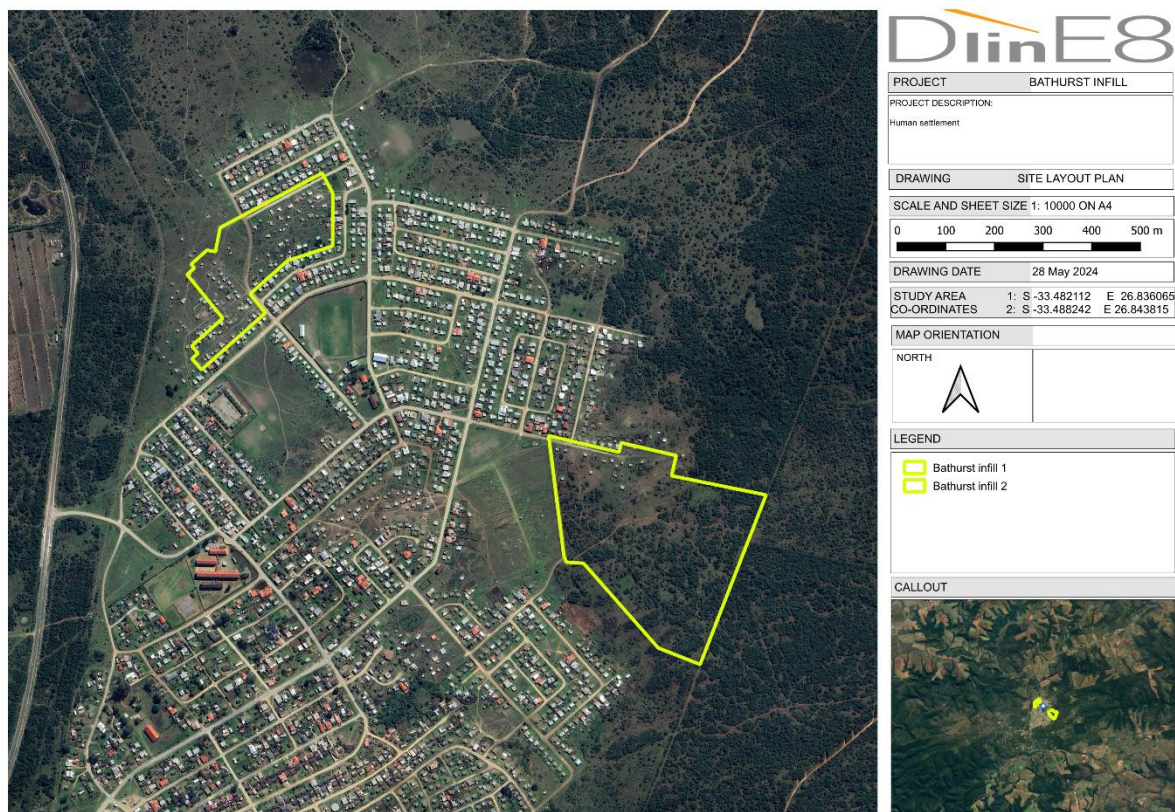


Figure 1. Locality Map

## EIA requirements

In terms of the National Environmental Management Act, 1998 (No.107 of 1998) [NEMA] and associated EIA Regulations of 2017, an environmental authorization must be obtained from the relevant decision-making authority, the Eastern Cape Department of Economic Development, Environmental Affairs and Tourism (DEDEAT), prior to the commencement of certain listed activities that may result in potential negative impacts on the environment.

The proposed project includes the following listed activities as per the latest Government Notices R.324, 325, 326 and 327 of 7 April 2017, which specifically indicate, which activities trigger an environmental assessment. The details of each listed activity are highlighted below and form the basis of the Basic Assessment Application. From the basic information available, it is expected that the proposed activity may fall under the following NEMA listing notices:

## **GN 327 Listing Notice 1**

### **Activity 9**

The development of infrastructure exceeding 1 000 metres in length for the bulk transportation of water or storm water—

(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 water or storm water or storm water drainage inside a road reserve or railway line reserve; or (b) where such development will occur within an urban area.

### **Activity 10**

development and related operation of infrastructure exceeding 1 000 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 the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes inside a road reserve; or (b) where such development will occur within an urban area.

### **Activity 27**

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 is required for— (i) the undertaking of a linear activity; or

(ii) maintenance purposes undertaken in accordance with a maintenance management plan

### **Activity 45**

The expansion of infrastructure for the bulk transportation of water or storm water where the existing infrastructure— (i) has an internal diameter of 0,36 metres or more; or (ii) has a peak throughput of 120 litres per second or more; and (a) where the facility or infrastructure is expanded by more than 1 000 metres in length; or (b) where the throughput capacity of the facility or infrastructure will be increased by 10% or more; excluding where such expansion— (aa) relates to transportation of water or storm water within a road reserve or railway line reserve; or (bb) will occur within an urban area.

### **Activity 46**

The expansion and related operation of infrastructure for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes where the existing infrastructure— (i) has an internal diameter of 0,36 metres or more; or (ii) has a peak throughput of 120 litres per second or more; and (a) where the facility or infrastructure is expanded by more than 1 000 metres in length; or

(b) where the throughput capacity of the facility or infrastructure will be increased by 10% or more;

excluding where such expansion— (aa) relates to the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes within a road reserve or railway line reserve; or (bb) will occur within an urban area.

### **GN Listing Notice 3**

#### **Activity 12**

The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.

a. Eastern Cape

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;

ii. Within critical biodiversity areas identified in bioregional plans;

iii. Within the littoral active zone or 100 metres inland from the high-water mark of the sea, whichever distance is the greater, excluding where such removal will occur behind the development setback line on erven in urban areas;

iv. Outside urban areas, within 100 metres inland from an estuarine functional zone; or

v. 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.

#### **Activity 15**

The transformation of land bigger than 1000 square metres in size, to residential, retail, commercial, industrial or institutional use, where, such land was zoned open space, conservation or had an equivalent zoning, on or after 02 August 2010.

a. Eastern Cape i. Outside urban areas, or ii. Inside urban areas: (aa) Areas zoned for conservation use or equivalent zoning, on or after 02 August 2010; (bb) A protected area identified in terms of NEMPAA, excluding conservancies; or (cc) Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act as adopted by the competent authority.

## **Activity 26**

Phased activities for all activities—

- i. listed in this Notice and as it applies to a specific geographical area, which commenced on or after the effective date of this Notice; or
- ii. similarly listed in any of the previous NEMA notices, and as it applies to a specific geographical area, which commenced on or after the effective date of such previous NEMA Notices—  
where any phase of the activity was below a threshold but where a combination of the phases, including expansions or extensions, will exceed a specified threshold; —  
excluding the following activities listed in this Notice— 7; 8; 11; 13; 20; 21; and 24.

All the areas as identified for the specific activities listed in this Notice.

**This is a preliminary list of activities and may be added to or excluded as more information is available.**

### **Potential environmental impacts associated with the proposed project**

There may be several potential (positive or negative) environmental impacts as a result of the proposed project including but not limited to:

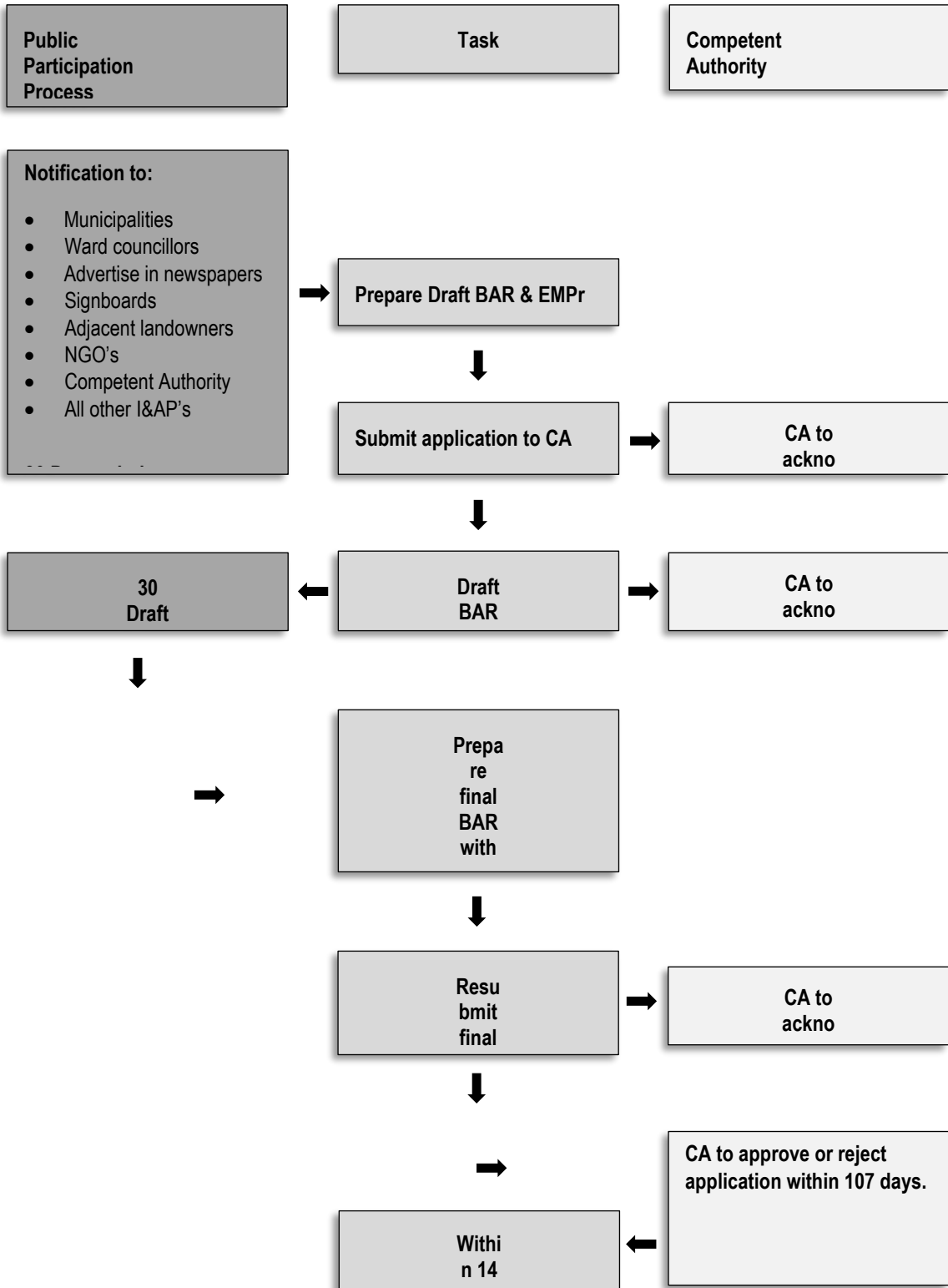
1. Damage to existing flora and vegetation by the construction process.
2. Excavation and removal of topsoil.
3. Cumulative impacts of the proposed development on the environment.
4. Improper removal and discarding of building materials.
5. Potential spillage of hazardous materials on the site.
6. Creation of employment and socio-economic upliftment.
7. Potential increase in crime from construction activities.
8. Visual impact of the proposed activity.
9. Potential contamination of ground water.
10. Increased dust pollution.
11. Increase noise pollution.
12. Potential impact on west Kleinemonde estuary

### **The need for a Basic Assessment Process**

The listed activities identified above triggers the need for a Basic Assessment process and may not commence without an environmental authorisation from DEDEAT. The aim of the Environmental Impact Assessment (EIA) is to ensure that:

- The potential environmental impacts associated with the proposed project are taken into consideration.
- Public Participation Process is conducted i.e. to afford any Interested and or Affected parties (I&AP) sufficient opportunity to provide comments.
- Sufficient information is provided to decision makers in order to ensure an informed decision making.

## EIA Process



### Acronyms:

**BAR** - Basic Assessment Report.

**EMPr** - Environmental Management Program.

## **Public Participation Process**

It is important that all relevant I&AP's are identified and included in the public participation process from the outset of the project. The input received from I&AP's forms an integral part of the EIA process, and will assist the DEDEAT with their decision-making role. To ensure effective public participation, the process includes the following steps:

- 1) Register as an I&AP and raise all comments and concerns regarding the proposed development.
- 2) Review the draft Basic Assessment Report (BAR) and ensure that all relevant concerns and issues were dealt with.
- 3) Review Final Basic Assessment Report (FBAR) and ensure that all relevant concerns and issues were dealt with.
- 4) If I&AP's are not satisfied with the Environmental Authorisation (EA), they may appeal the EA.

## **Your Opportunity to Get Involved**

As a registered I&AP your comments, concerns or queries raised regarding the project will be captured and addressed accordingly through the EIA process. The Application for Environmental Authorisation subject to Basic Assessment process will be run in accordance with the statutory requirements published in Government Notice R982 of 2014, as amended 07 April 2017, which is summarized in the EIA process above.

Should you have an interest in the project and wish to be further involved, you need to register as an Interested and Affected Party (I&AP) at the contact information below. You may also submit preliminary comments at this time, which will be taken into account when preparing the draft Basic Assessment Report. If you register as an I&AP, you will have another opportunity to submit comments once the draft Basic Assessment Report has been released for review.

Should you have any further queries or require further project information, or wish to register as an Interested and Affected Party, please contact:

Warren Lange

Email: [warren@dline8.co.za](mailto:warren@dline8.co.za)

Phone: 082 464 8339