



Msunduzi Municipality

ECONOMIC DEVELOPMENT SERVICES

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Pietermaritzburg/ePietermaritzburg 3201

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Our Reference :

Your Ref :

Date : 11 February 2016

Att: Phillipa Harrison

With reference to the Background Information Document received in the 11th of January 2016 the following comments are submitted for your information and consideration.

1. The application site has been assessed in terms of the Msunduzi Environmental Management Framework (EMF), the Msunduzi Ecosystem Services Plan (ESP) and the Msunduzi Conservation Plan (C-Plan). As such, comments are listed below for your information:

1.1. The Msunduzi EMF identifies the site to contain the following constraints:

- a). High Wetland Development Constraints
- b). High Biodiversity Constraints
- c). High Water Quality Constraints

1.2. The Msunduzi ESP (Figure 1 below) identifies portion of the application site as riparian area, and the entire application site as key biodiversity areas.

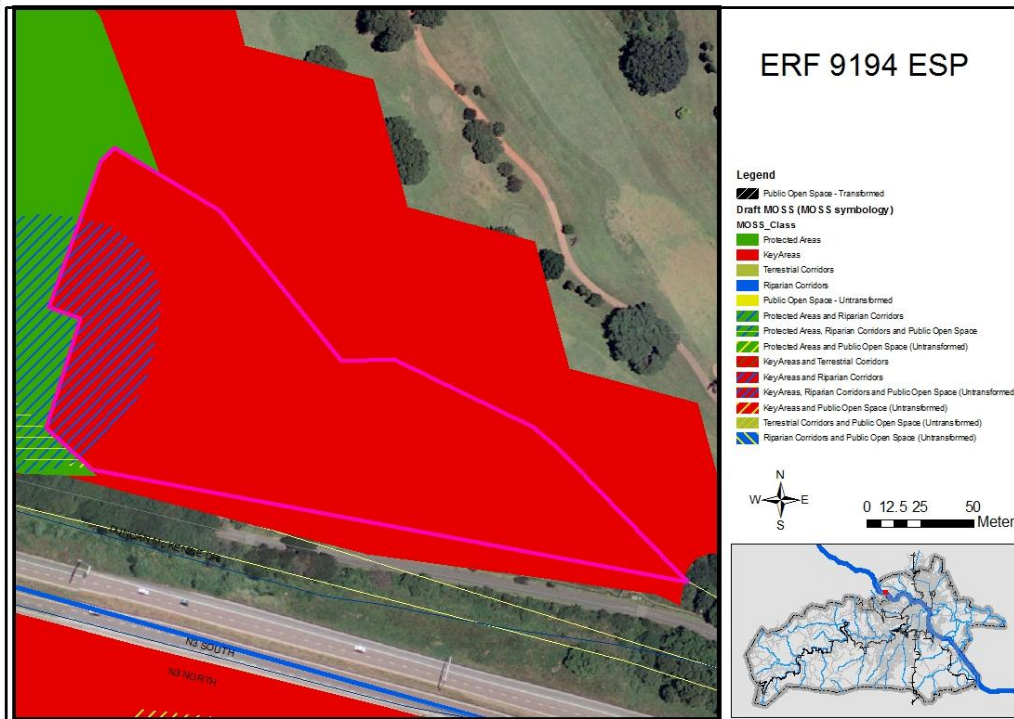


Figure 1: Msunduzi ESP

1.3. The Msunduzi C-Plan has identified totally irreplaceable biodiversity areas on the entire application site; however site visits have confirmed that this biodiversity has been lost.

2. In principle, this unit has **no objection** to the proposed development, subject to compliance with the following:

2.1. The conditions of the Environmental Authorisation and Amendment (if granted) are complied with.

2.2. All relevant parties, including the applicant, all project managers, contractors and sub-contractors must be made aware of their responsibility for compliance with the provisions for the *Duty of care and remediation of environmental damage* contained in Section 28 of the National Environmental Management Act 107 of 1998.

2.3. It should be highlighted that **ALL** buildings must comply with the requirements specified in *SANS 10400-XA: 2011 Part X Environmental Sustainability and Part XA Energy Usage in Buildings* as well as *SANS 204: 2011 Energy Efficiency in Buildings*.

2.4. A copy of the Environmental Management Program (EMPR) and rehabilitation plan must be submitted to this unit for comment and approval. Plans must address the following concerns (not limited to):

2.3.1. Rehabilitation of indigenous vegetation



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- 2.3.2. Re-vegetation of areas impacted on by construction activities.
 - 2.3.3. Removal of alien invasive plant species.
 - 2.3.4.. This unit requests a copy of the Landscape Plan, as a spatial layout, as well as a written document, for comment and approval. Indigenous plant / tree species must be used and if required, this unit would provide a list of preferred species.
 - 2.3.5. Rehabilitation of riparian areas within site boundary
- 2.5. It is the Contractors responsibility to ensure that all staff / workers / managers are provided with environmental training and to ensure that the managers / foremen have sufficient understanding to pass this information onto the construction staff:
- Translators are to be used where necessary
 - The Applicant should be on hand to answer questions;
 - The use of pictures and real-life examples is encouraged as these tend to be more easily remembered
 - Use must be made of environmental awareness posters on site
 - Construction workers must be made aware that they are not to make excessive noise (e.g. shouting / hooting) on site, near to commercial & residential areas
 - The need for a “clean site” policy also needs to be explained to the construction workers
- 2.6. Waste must be disposed of at a registered waste disposal facility. This is to ensure that no waste is deposited into the environment / sensitive areas during the construction process. Recycling of waste material is encouraged where possible.
- 2.7. A Water Use License will be required for this development and it is the developers / applicants responsibility to ensure that the Department of Water and Sanitation (DW&S) are contacted regarding this matter. Written confirmation regarding the requirements of the DW&S must be submitted to this unit.
- 2.8. In line with the targets identified in the Integrated Development Plan (IDP) 2015/16 and the approved Msunduzi Municipality Climate Change Policy (dated November 2014) the following must be implemented:
- 2.14.1. Installation of rainwater collection / harvesting tanks for each building.
 - 2.14.2. Solar geysers, Low flush toilets, taps and showers must be implemented
 - 2.14.3. Solar lighting must be incorporated where possible.
- 2.9. The watercourses within the site are delineated and appropriately buffered in order to prevent degradation of these systems.
- 2.10. Under no circumstance should builders’ rubble / waste material be dumped in the watercourse / along the banks of the watercourse.



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- 2.11. A Stormwater Management Plan is submitted to this unit and to Roads & Drainage for comment and approval. Adequate attenuation dams / areas are required to be designed by a qualified engineer.
- 2.12. The preparation of Specialist Studies by independent specialist will be necessary during the BAR phase and budgetary provision must therefore be included for, but not limited to the following studies:
 - Hydrological Assessment including the determination of the 1:100 year and 1:50 year flood lines;
 - Traffic Impact Assessment;
 - Aquatic Ecological Study;
 - Green Building Design Assessment;
 - Fully Indigenous Landscape Plan; and
 - Storm Water Management Plan using sustainable urban drainage systems (SUDS).
3. Further comments and recommendations will be provided when building plans are made available.

For: MANAGER: ENVIRONMENTAL MANAGEMENT