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## ENVIRONMENTAL BASIC ASSESSMENT & WATER USE LICENSE AUTHORISATION FOR PROPOSED ESHOWE PRIVATE HOSPITAL

### BACKGROUND INFORMATION DOCUMENT:

**Proposed Eshowe private hospital on ERF 3293 Eshowe,  
King Cetshwayo District, KwaZulu Natal**



## WHAT IS THE PURPOSE OF THIS DOCUMENT?

The purpose of this document is to:

- Inform Interested and Affected Parties (I&APs) about the proposed project, and to invite them to participate;
- Provide a brief background on the proposed project; and
- Explain the aims and objectives of the Basic Assessment and water use authorisation process.

## WHAT IS PROPOSED?

PMI Eshowe Private Hospital (Pty) LTD is proposing a private hospital in Eshowe. The total property area is approximately 4 hectares, with a proposed development footprint of 2 hectares.

The hospital will consist of 101 beds (60 beds in the first phase, an additional 41 beds in the second phase) and will include:

- Medical Suites
- Surgical Theatres
- Radiology Department
- Pathology Lab
- Paediatrics Ward
- Maternity Ward
- Surgical Ward
- High Care Ward
- Short Stay Ward

Supporting services/infrastructure will include:

- Management offices
- Refuse room
- Guardhouse
- Pump room for sewer reticulation (to connect to municipal sewer line on the main road (R66)).
- Internal roads
- Parking to accommodate 131 cars
- Stormwater infrastructure

The applicant intends on retaining the lower section of the property (western side) approximately 1.5 ha, as an open space with indigenous vegetation.

## WHY IS AN ENVIRONMENTAL IMPACT ASSESSMENT REQUIRED?

In terms of Notices R. 324 and R. 327 promulgated in 2014 (as amended 2017) under the National Environmental Management Act, Act 107 of 1998, listed activities will be triggered by this development and require an environmental Basic Assessment Report to be submitted to the KwaZulu-Natal Department of Economic Development, Tourism and Environmental Affairs.

Listed activities triggered by the proposed development are as follows:

| Listing Notice | Activity | Description   | Relevance to the proposed activity   |
|----------------|----------|---|--|
| 1 (GN R327)    | 27       | The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for—<br>(i) the undertaking of a linear activity; or<br>(ii) maintenance purposes undertaken in accordance with a maintenance management plan.   | The development will have an approximate 2 hectare footprint, much of which will require clearance of indigenous vegetation  |
|                | 12       | The development of—<br>(ii) infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs<br>(a) within a watercourse;<br>(b) in front of a development setback; or<br>(c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse.   | There is a wetland on the western side of the property, development footprint within 32m exceeds 100 square metres   |
| 3 (GN R324)    | 13       | 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.<br>d. KwaZulu-Natal:<br>v. Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans; | The development will have an approximate 2-hectare footprint, much of which will require clearance of indigenous vegetation  |
|                | 14       | The development of:<br>(ii) infrastructure or structures with a physical footprint of 10 square metres or more; where such development occurs—<br>(c) if no development setback has been adopted, within 32   | There is a wetland on the western side of the property, development footprint within 32m exceeds 100 square metres. Property is within 5km of a NEMPAA protected area and is a Critical Biodiversity Area. |

|  |    |   |  |
|--|----|---|--|
|  |    | metres of a watercourse, measured from the edge of a watercourse;<br>d. KwaZulu-Natal<br>vii. Critical biodiversity areas or ecological support areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;<br>x. Outside urban areas:<br>(aa) Areas within 10 kilometres from national parks or world heritage sites or 5 kilometres from any terrestrial protected area identified in terms of NEMPAA or from the core area of a biosphere reserve.  |  |
| Other listed activity that <b>might</b> apply, further investigation required: |    |   |  |
| 1 (GN R327)  | 28 | 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:<br>(i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or<br>(ii) (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. | Need to investigate the historical land use to determine whether the land was used for agriculture after April 1998. |

## WHERE WILL THIS TAKE PLACE?

It is proposed that the private hospital be built on ERF 3293 Eshowe, uMlalazi Municipality, King Cetshwayo District, KwaZulu-Natal, with coordinates: 28°52'15.8"S 31°28'44.8"E. Access to the development will be from Von Keyserlink Street.

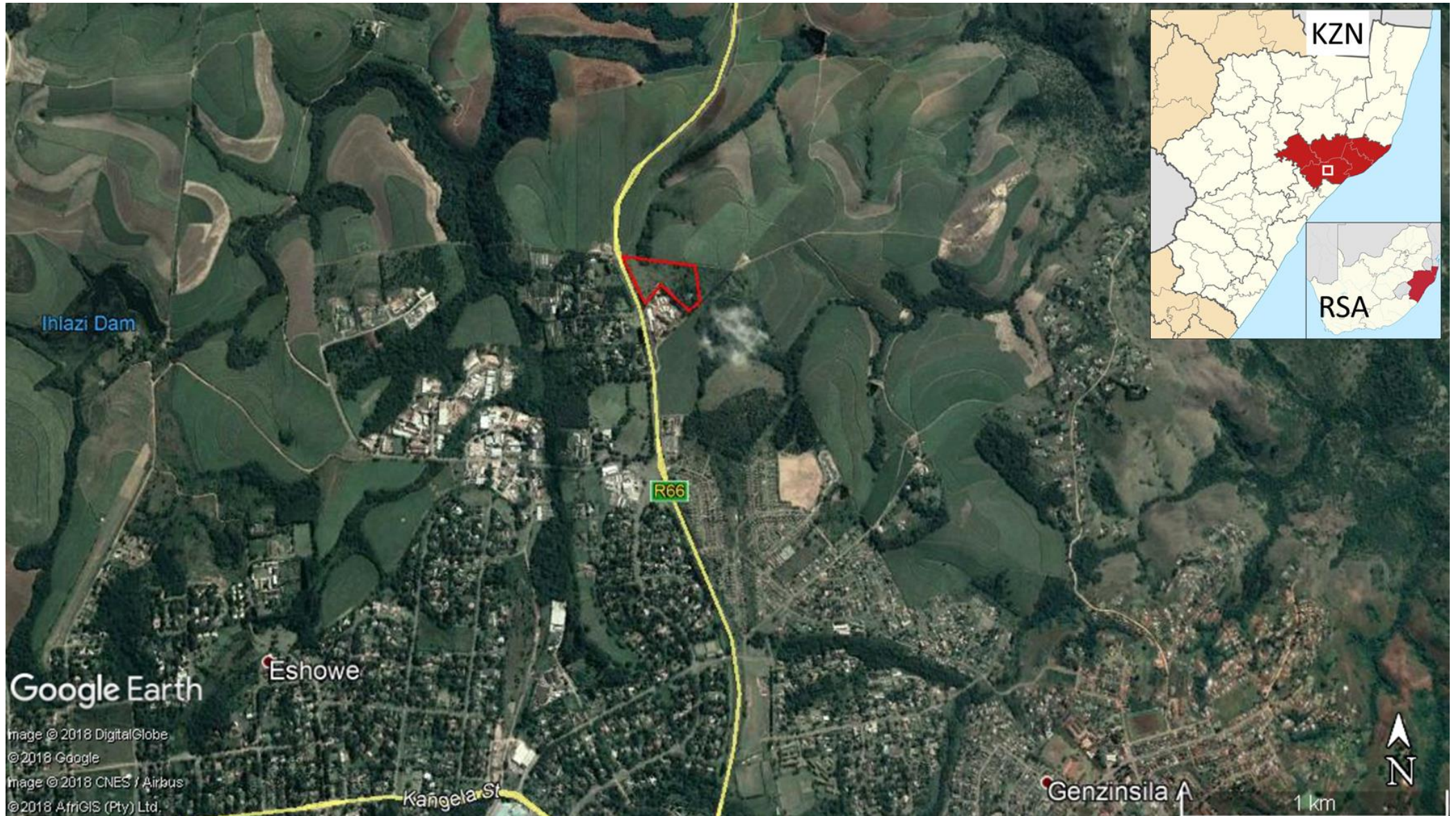


Figure 1: Location of the site for the proposed Eshowe Private Hospital (outlined in red) Coordinates: 28°52'15.8"S 31°28'44.8"E



Figure 2: Location of the site (in red) and the development footprint (in white) for the proposed Eshowe Private Hospital

## WHAT IS THE AIM OF THE BASIC ASSESSMENT?

The Basic Assessment process aims to:

- Inform and involve all potentially interested and affected parties (I&APs) of the proposed development;
- Identify the potential impacts (positive and negative) that the proposed development may have on the ecological and socio-economic environment;
- Provide recommendations based on the identified impacts and conduct further specialist studies where necessary;
- Provide the KwaZulu-Natal Department of Economic Development, Tourism and Environmental Affairs with sufficient information to make an informed and transparent decision regarding the proposed development.

## WHAT IS INVOLVED IN EIA PROCESS FOR A BASIC ASSESSMENT?

### **1. Public Participation:**

The public and relevant Authorities will be notified of the proposed development through adverts, site posters and direct consultation.

### **2. Identification of Impacts and Alternatives**

Environmental issues, concerns, development constraints and possible development alternatives will be identified using professional judgment, project information, experience of similar projects, a review of available literature, site visits, and consultation with authorities and the public.

### **3. Impact Evaluation**

The significance of environmental issues will be evaluated in terms of their expected extent, intensity, duration and probability of occurrence.

### **4. Mitigation and Management Measures**

Measures to manage and minimise impacts to within acceptable levels, as well as measures to maximise the socio-economic benefits associated with the development, will be identified and recorded in the Basic Assessment Report.

### **5. Environmental Reporting**

The draft Basic Assessment Report will be made available for review and comment by all I&APs and relevant authorities. A final Basic Assessment Report will be compiled and will include comments received on the draft Basic Assessment Report.

### **6. Authority Decision**

The Final Basic Assessment Report will be used as the basis for the decision, by the KwaZulu-Natal Department of Economic Development, Tourism and Environmental Affairs (EDTEA), on whether the project should be approved or not. EDTEA can refuse permission, grant unconditional permission, or grant permission with conditions.

## WHAT POTENTIAL ENVIRONMENTAL IMPACTS HAVE ALREADY BEEN IDENTIFIED?

The most immediate impact associated with this development involves the clearance of vegetation which is largely indigenous. In addition, the following risks/impacts have been identified:

- Potential impacts on the watercourse on the northern side of the property
- Possible surface water quality impacts and erosion resulting from management of effluent and stormwater from the development
- Visual impacts
- Risks associated with waste management during construction and operation of the development
- Typical construction impacts including; dust, noise, waste management and storage of building materials
- Potential socio-economic impacts (positive and negative)

## WHAT SPECIALIST STUDIES HAVE BEEN DONE?

- Vegetation Assessment
- Faunal Assessment
- Wetland Delineation
- Geotechnical Assessment
- Traffic Impact Assessment
- Stormwater Management Plan
- Heritage Impact Assessment

## OTHER LEGISLATIVE REQUIREMENTS

Other than Environmental Authorisation, obtained through the EIA process, the development will require the following permits/licenses:

1. **A Water Use License** will be required since there is a wetland on the northern side of the property. The development footprint does not overlap the wetland, but it is within close proximity. This constitutes a Water Use License Application in terms of Section 21 c and i of The National Water Act (NWA) (Act No 36 of 1998). This application is processed by the Department of Water and Sanitation.



## HOW CAN INTERESTED AND AFFECTED PARTIES COMMENT ON THIS DEVELOPMENT?

The need for public input and involvement is of critical importance To the EIA process. All Interested and Affected Parties (including neighbours, interested individuals, authorities, organisations etc.) are invited to comment on the proposed development. Comments can be communicated to us by post, telephone or email (contact details are provided below).

To register as an interested and affected party, please provide us with your name and contact details. Registered persons will receive notification when the draft report is ready for review and will be invited to provide comment on this draft report and associated documents. You are also invited to send any comments you may have on the background information provided above.

All relevant documentation can be downloaded at

<http://www.etc-africa.co.za/public-documents>

(Copies of all documentation will be available on our website throughout the application process)

### **Comments can be addressed to:**

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