

# THE PROPOSED ESTABLISHMENT OF RESIDENTIAL UNITS AND HOSPITALITY FACILITIES, ON PORTION 3 OF THE FARM UMGETHU NO. 14830 (THE OLD MUSHROOM FARM), KARKLOOF, KWAZULU-NATAL

## BACKGROUND INFORMATION DOCUMENT

October 2022



### 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 in the Environmental Authorisation process;
- ◆ Provide a brief background on the proposed project; and
- ◆ Explain the aims and objectives of the Basic Assessment (BA) process.



### WHAT IS THE BACKGROUND TO THIS DEVELOPMENT?

The Applicant, 11 on Karkloof (Pty) Ltd, wishes to obtain Environmental Authorisation to establish residential units / hospitality facilities, on Portion 3 of the Farm Umgethu No. 14830 (The Old Mushroom Farm), Karkloof, KwaZulu-Natal.

In terms of the 2014 Environmental Impact Assessment (EIA) Regulations (as amended), promulgated under the National Environmental Management Act (NEMA, Act No. 107 of 1998), certain Listed Activities are specified for which either a Basic Assessment (GNR 327 and 324) or a Scoping and EIA (GNR 325) Process is required.

It is anticipated that the proposed development will trigger the following Listed Activities:

Listed Notice	Activity	Description
<b>GNR 327</b>	Part 28	<p><i>“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...</i></p> <p><i>(ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare...”</i></p> <p><b>The total footprint of the proposed development will likely exceed 1 ha in extent.</b></p>
<b>GNR324</b>	Part 5	<p><i>“The development of resorts, lodges, hotels, tourism or hospitality facilities that sleeps 15 people or more d) KZN xii) Outside urban areas:</i></p> <p><i>(aa) Areas within 10 kilometres from national parks or world heritage</i></p>

		<p>sites or 5 kilometres from any terrestrial protected area identified in terms of NEMPAA or from the core area of a biosphere reserve...”</p> <p><b>The proposed hospital facility will sleep more than 15 people. The property is located within 5 km of the Umgeni Valley Nature Reserve, and 10 km of Midmar Nature Reserve, which are listed on the Protected Area Registry.</b></p>
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It must be noted that additional Listed Activities may be applicable to the proposed development, and these will be identified during the process.

Thus, the proposed project will be subject to a Basic Assessment process, for Environmental Authorisation from the Department of Economic Development, Tourism and Environmental Affairs (DEDTEA). The Applicant must appoint an independent Environmental Assessment Practitioner (EAP) to conduct the process. Accordingly, the Applicant, 11 on Karkloof (Pty) Ltd, has appointed Green Door Environmental to conduct the Basic Assessment Process.



## WHAT IS PROPOSED?

The Applicant, 11 on Karkloof (Pty) Ltd, wishes to obtain Environmental Authorisation to establish residential units / hospitality facilities, on Portion 3 of the Farm Umgethu No. 14830 (The Old Mushroom Farm), Karkloof, KwaZulu-Natal (Figure 1). The study site is located at GPS coordinates 29° 25' 45.33" S and 30° 14' 46.81" E and is approximately 7 km from Howick.

Existing infrastructure being converted / upgraded:

- ◆ 9 x apartments (as built).
- ◆ Conference / events facility.
- ◆ 5 x existing cottages.
- ◆ Old workshop – to be converted into two (2) terrace houses.
- ◆ 4 x mushroom tunnels to be converted into apartments.
- ◆ Manager's cottage.
- ◆ Round house.
- ◆ Falls house.
- ◆ Boutique hotel (9 units x 4 beds = 36 sleeper).
- ◆ 16 x terraced houses in the central area.
- ◆ Storage facilities.

New proposed infrastructure:

- ◆ 22 Free-standing Sectional Title Houses.

Green Door Environmental notes the following regarding the proposed development:

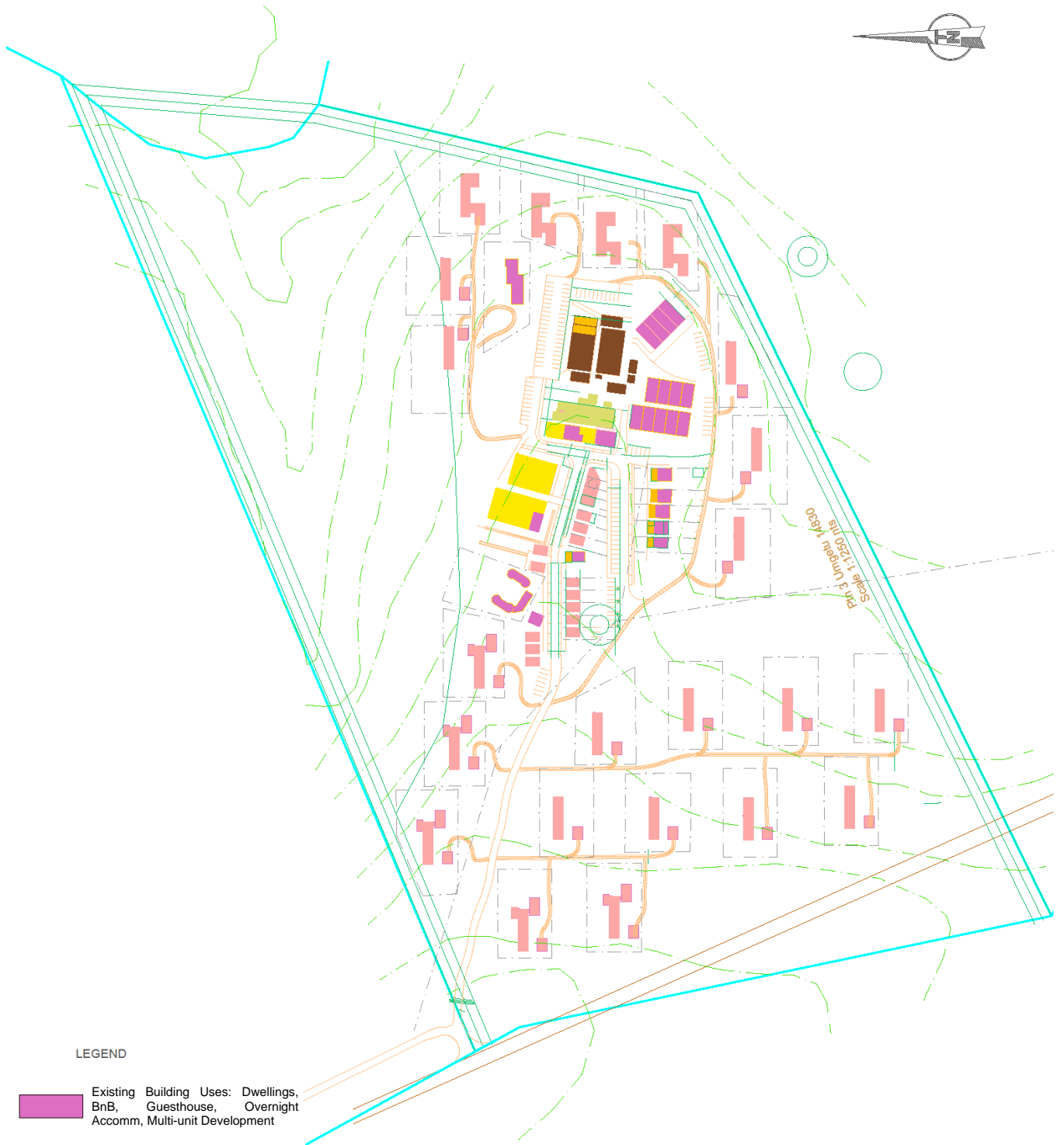
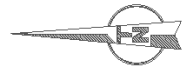
- ◆ Borehole water will be utilised for development.
- ◆ Septic tanks and soakaways are proposed.









## WHERE IS THE PROPOSED DEVELOPMENT?



**Figure 1:** Aerial map showing the location of the proposed development site and surrounding areas (Google Earth).



LEGEND

-  Existing Building Uses: Dwellings, BnB, Guesthouse, Overnight Accom, Multi-unit Development
-  Existing Building Uses: Arts&Crafts, Workshop, Home Activity, Agri Industry, Home Business, Restaurant
-  Existing Building Uses: Conference Facility, Arts&Crafts, Workshop, Home Activity, Agri Industry, Home Business, Overnight Accom
-  Existing Building Uses: Storage, Arts&Crafts, Workshop, Small Scale Tourism, Agri Industry, Home Business, Overnight Accom
-  Proposed Multi Unit Development:  
22 Proposed New Houses  
16 Proposed Terrace Houses
-  Alterations to Existing





## **WHAT IS THE AIM OF AN BASIC ASSESSMENT (BA)?**

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The Basic Assessment (BA) 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 specialist studies if and when necessary; and
- ◆ Provide the Competent Authority with enough information to make an informed decision regarding the proposed development.



## **WHAT IS INVOLVED IN THE BASIC ASSESSMENT PROCESS?**

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The Basic Assessment Process can be described as follows:

1. Application Form:

An official Application Form is required to be completed and submitted to the Competent Authority. This Form provides information on the property, a description of the proposed activity, and lists the relevant Listed Activities which are triggered.

2. Public Participation:

The general public and relevant Authorities will be notified of the proposed upgrade through newspaper adverts, site notices and direct consultation. Alternative methods will be employed to inform those I&APs who may be illiterate, disabled or otherwise disadvantaged. Should you be aware of anyone who might be interested in this project, but has not been notified, please send the relevant contact details to Green Door Environmental. This Background Information Document will be circulated to neighbouring landowners, relevant authorities and any other persons registered as I&APs following the adverts and site notices.

3. Identification of Impacts and Alternatives

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

4. Impact Evaluation

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

5. 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. An Environmental Management Programme (EMPr) will be compiled to facilitate the implementation of mitigation measures.

6. Reporting

The Basic Assessment Report and Draft EMPr will be made available for review and comment by all I&APs and relevant authorities for 30 days. A Final Basic Assessment Report and EMPr will be compiled and will include comments received on the circulated Basic Assessment Report.

7. Authority Decision

The Final Basic Assessment Report will be used by the Competent Authority as the basis for the decision on whether the proposed development should be approved or not.



## WHAT POTENTIAL ENVIRONMENTAL IMPACTS HAVE INITIALLY BEEN IDENTIFIED?

The following issues have been identified as potentially problematic and will, amongst other issues, be investigated during the Basic Assessment Process:

- ◆ Service availability;
- ◆ Additional traffic volumes; and
- ◆ Impacts to watercourses.



## HOW CAN I&APs COMMENT ON THIS DEVELOPMENT?

The need for public input and involvement is of critical importance. All I&APs (neighbours, 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). In order to ensure that your comments are addressed and incorporated, please ensure that we have received all comments by **28 November 2022**.



**Postal:** PO Box 1170 Hilton, 3245  
**Physical:** Block H, Quarry Office Park,  
 400 Old Howick Road, Hilton, 3245  
**Phone:** 033 343 4176 **Fax:** 033 343 4201  
**Email:** roxanne@greendoorgroup.co.za  
**Website:** www.greendoorgroup.co.za

Title:	First Name:	Surname:	Initials:
Organisation / Property Name:			
Interest in project (e.g. authority, neighbour, competitor, supplier):			
Postal Address:			
		Post Code:	
Tel Number:		Cell Number:	
Fax Number:		Email:	

1. The following issues must be noted regarding the proposed establishment of residential units / hospitality facilities, on Portion 3 of the Farm Umgethu No. 14830 (The Old Mushroom Farm), Karkloof, KwaZulu-Natal:

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2. The following potentially interested and affected parties should also be contacted:

<b>Name:</b>	
Organisation:	
Tel Number:	
Email:	
Address:	

3. Additional contacts or comments?

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Should you be aware of anyone who might be interested in this project, but may be illiterate, disabled or otherwise disadvantaged, please send the relevant contact details to Green Door Environmental, using the contact information provided on the first page of this document.

*Thank you for your participation!*