

BACKGROUND INFORMATION DOCUMENT (BID)



Proposed Sibaya Precinct Node 6 Development, eThekweni Municipality KZN.

A Project of Devmco

5th November 2019

DOCUMENT DESCRIPTION

Client / Applicant: Devmco

Report name: BID for the Proposed Sibaya Precinct Node 6 Development, eThekweni Municipality, KZN.


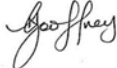

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INTRODUCTION

The purpose of the Background Information Document (BID) is to provide information to Interested and Affected Parties (I&APs) regarding the proposed Sibaya Precinct Node 6 Development, eThekweni Municipality, KZN.

Wallace and Green was appointed as an Independent Environmental Assessment Practitioner (EAP) by Devmco for the proposed Sibaya Precinct Node 6 Development.

LOCATION OF PROPOSED PROJECT

Sibaya Precinct Node 6 is situated east of the M4 Highway and north of the M27 road, directly adjacent to the town of Umdloti and approximately 9 km northeast of Umhlanga. The site is approximately 173.45ha in extent, and situated within the eThekweni Metropolitan Municipality, KwaZulu-Natal. The proposed project site is currently utilised for the cultivation of sugar cane, with the southern, south-western and south-eastern portions of the site densely vegetated with trees, shrubs and ground cover.

The detail and extent of the properties are listed as follows:

- Rem. of portion 615 (of 275) of the Farm Cottonlands No. 1575 - 193.2ha.
- Rem. of portion 246 (of 615) Cottonlands No. 1575 – 31ha.
- Portion 2149 (of 615) of the Farm Cottonlands No. 1575 – 4.5ha.

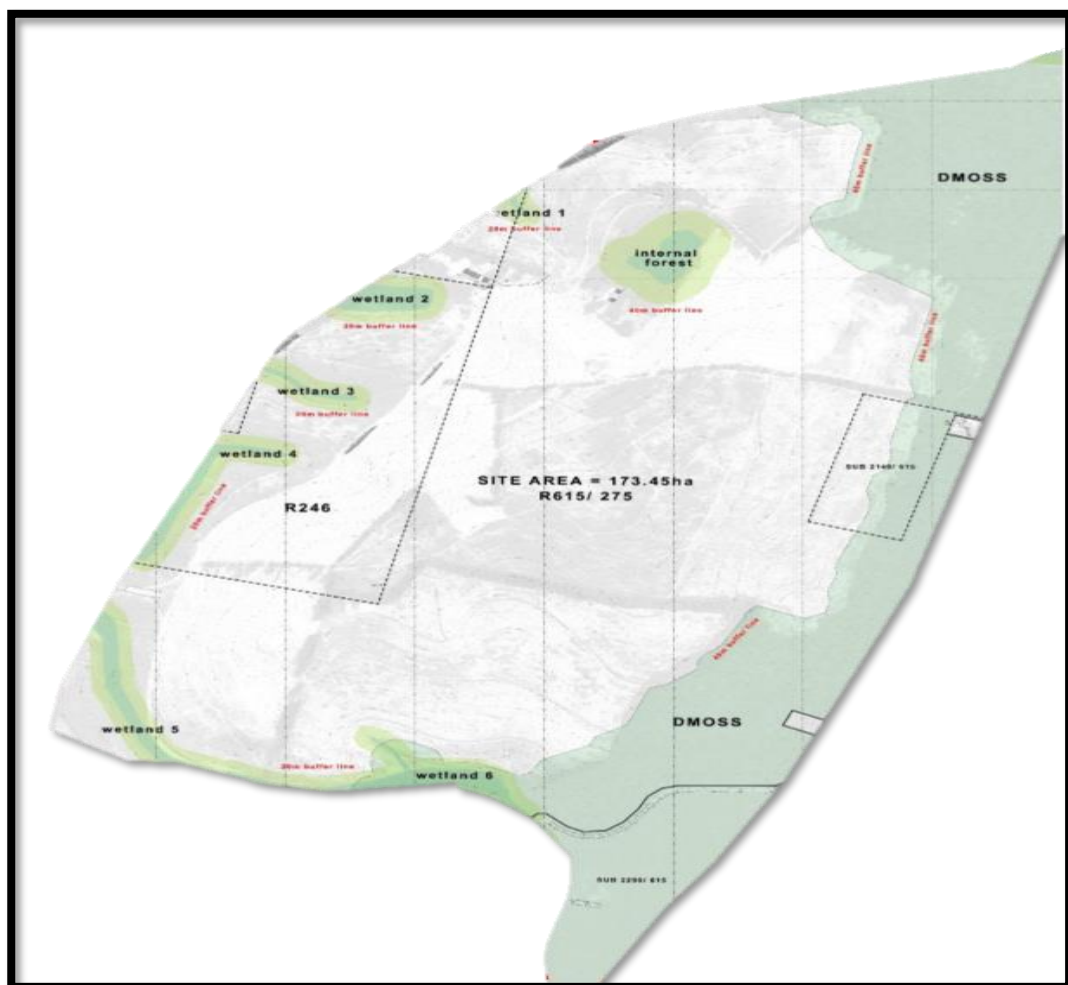


Figure 1: Property layout of the Proposed Sibaya Precinct Node 6 Development

CO-ORDINATES OF PROPOSED DEVELOPMENT

Latitude /Longitude	Degrees	Minutes	Seconds
Sibaya Precinct Node 6 (Northern Boundary)			
South	29	38	59.32
East	31	07	31.43
South	29	38	57.29
East	31	06	58.82
Sibaya Precinct Node 6 (Southern Boundary)			
South	29	39	52.70
East	31	07	9.92
South	29	39	48.72
East	31	06	27.77



Figure 2: Google Earth Image illustrating the locality of the Proposed Sibaya Precinct Node 6 Development



Figure 3: Locality Map illustrating the location of the Proposed Sibaya Precinct Node 6 Development

PROJECT DETAIL

The Vision of Sibaya Precinct Node 6 is to essentially develop a 'place' that captures the essence of a luxury seaside lifestyle precinct whilst remaining easily accessible and affordable.

The Philosophy is to construct a precinct that remains environmentally and human friendly, whilst promoting social interaction through a healthy and active lifestyle.

The Sibaya Node 6 precinct entails the following lands uses i.e. Residential, Retirement, Retail, Mixed use, Commercial, Conservation as well as Sports and Recreation.

Accessibility to the Southern and Northern portions of the site is via the Main Road i.e. M27 and Sugar Cane Road. A network of gravel farm service roads traverses the site. The M4 and Bellamont Road define the north-western and south-eastern site boundaries. The M27 and the Umdloti River define the south-western and north-eastern site boundaries respectively.

The proposed development will encompass the following activities:

- Construction of access roads and road networks (four-lane main collector road and several two-lane roads);
- Construction of water pipelines with a 700mm diameter bulk water main;
- Construction of sewer reticulation to service the residential housing;
- Construction of a pipe stormwater reticulation system along the main collector road;
- Construction of proposed electrical infrastructure namely: Two 11kV cables and street lighting.



Figure 4: Proposed Layout for the Sibaya Precinct Node 6 Development

ENVIRONMENTAL AUTHORISATION

The proposed development triggers the following listed activities, thus requiring an Environmental Authorisation from KZN EDTEA **(to be confirmed)** in terms of the National Environmental Management Act (NEMA).

Listed Activity	Description
Listing Notice 1 (Basic Assessment)	
Activity 19	<p><i>The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from</i></p> <p><i>(i) a watercourse;</i></p> <p>The proposed infrastructure will cross watercourses and will thus require infilling or depositing of material of more than 10 cubic metres or the dredging, excavation, removal or moving of soil, sand or rock of more than 10 cubic metres from/into a watercourse.</p>
Activity 27	<p><i>The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation</i></p> <p>The Development of buildings and infrastructure will result in the clearance of more than 1 hectare of indigenous vegetation.</p>
Listing Notice 3 (Basic Assessment)	
Activity 12	<p><i>The clearance of an area of 300 square metres or more of indigenous vegetation</i></p> <p><i>(v) Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;</i></p> <p>The development will include the construction a boundary fence which will entail the clearance of 300 square metres of indigenous vegetation as the structure falls within a CBA Area.</p>
Activity 14	<p><i>The development of</i></p> <p><i>(xii) infrastructure or structures with a physical footprint of 10 square metres or more; where such development occurs –</i></p> <p><i>(a) within a watercourse</i></p> <p><i>(d) in KwaZulu-Natal</i></p> <p><i>(vii) Critical biodiversity areas or ecological support areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans.</i></p> <p>The project will entail the construction of a boundary fence of 10 m² or more; within a watercourse; or within 32 m of a watercourse, measured from the edge of a watercourse within a CBA in KwaZulu-Natal.</p>

A person who wishes to commence a Listing Notice 1 and 3 activity must conduct a basic assessment according to the EIA Regulations, 2014 (as amended). This process, inclusive of public participation, is described below.

The proposed development also triggers a Section 21(c) and (i) water use under the National Water Act, 1998 (Act No. 36 of 1998 (NWA)). Devmco will be submitting a water use licence application to the Regional Department of Water and Sanitation (DWS) under the Water Use Licence Application and Appeals Regulation, 2017.

OUTLINE OF THE BASIC ASSESSMENT PROCESS, INCLUDING PUBLIC PARTICIPATION

The Basic assessment process being followed comprises of the following:

- Submission of an Application for Authorisation to EDTEA;
- Public Participation Process;
 - Notification and distribution of the Background Information Document (this document) to identified stakeholders and I&AP's to announce the project and inviting stakeholders to register as an I&AP and participate in the public participation process;
 - An advertisement in the local newspaper (Advertised Date: 14th November 2019 – 14th December 2019, **North Coast Courier**);
 - Placement of a site notification at the site notifying I&AP's of the proposed activity and inviting them to register; and;
 - Relevant I&AP's consultation to address issues and concerns raised;
- Compilation of a Draft Basic Assessment Report for I&AP's to review and comment, which will be available for review and comment at the Umdloti Public Library (6 Jabu Ngcobo Drive, Umdloti, 4530) for a period of 30 days from **14th November to 14th December 2019**.
- Electronic copies will be available on request and/or can be accessed via the Wallace and Green website – www.wallaceandgreen.co.za
- Submission of a Final Basic Assessment Report and details of I&AP consultation to the EDTEA, for a decision;
- Communication to I&APs regarding the decision made by EDTEA on the application for Environmental Authorisation.

SPECIALIST EVALUATION

To inform the Basic Assessment Report, an Agricultural Potential Assessment, Alien Invasive Management Plan, Aquatic Assessment, Conservation Management Plan, Ecological Assessment, Groundwater Feasibility Assessment, Heritage Impact Assessment, Traffic Impact Assessment, Wetland Delineation and Functional Assessment, and a Wetland Rehabilitation plan have been undertaken; the key findings of which are summarised below. ***The full specialist reports will be made available for public comment as part of the Basic Assessment Report.***

Agricultural Potential Assessment:

The agricultural potential of Node 6 has been assessed and only if it receives well distributed seasonal rain, can be deemed to have good potential. Over the past seven years the average yield on Node 6 has varied significantly between 42 and 65 t ha⁻¹ annum⁻¹. Majority of the soils are Clansthal Series (87%) and whilst these have advantageous soil water characteristics, they become droughty in low rainfall seasons resulting in depressed yield. Node 6 has an average yield of 55 t ha⁻¹. Land capability on Node 6 varies between Class III and IV due to the limitations that exist, and with respect to agricultural land categories Node 6 falls within Category C.

In order to ensure that agricultural production is maximised DAFF's mandate is to:

- Ensure national food security;
- Protect and ensure sustainable use of scarce, non-renewable natural resources;
- Promote optimal utilisation of agricultural resources;
- Provide equitable access to productive agricultural land.

The landowners have taken the following into their planning and are addressing the above mentioned on all properties. Removing Node 6 from agricultural production will have little or no impact on Food Security in the region.

Ecological Assessment:

The site comprises primarily of sugarcane fields, which are of low ecological value. In addition to these fields, two vegetation types are present. These are the wind breaks, which comprise of mixed alien and indigenous species, and indigenous forest. In general, the Sibaya Node 6 site is not sensitive as it has been under sugar cane for an extended period and most natural vegetation is no longer present as the site was transformed. However, a patch of coastal forest (secondary) is present on the east of the site, with a small square of mixed indigenous alien forest near the current buildings to the north of the site. A 40m buffer is recommended as the forest will be actively managed as a conservation area for the life of the project including management of alien plants. This would ultimately lead to overall biodiversity gains for the site. Furthermore, this buffer has been used throughout the Sibaya development thus far for all nodes.

Heritage Impact Assessment:

Umlando undertook a heritage survey of the proposed Sibaya Precinct Node 6 development. The heritage survey recorded eleven archaeological sites. Eight of these occur on the main hill and could be part of the same site, or different sites through time. The entire development is located on highly sensitive palaeontological formations. Any excavations deeper than 1.5m will require a qualified palaeontologist to inspect the excavations.

Wetland Delineation and Functional Assessment:

A total of twenty watercourses were identified, in which eighteen were identified as wetland systems and two identified as riverine systems. The wetlands systems were classified as twelve hillslope seepage wetlands, three unchannelled valley bottom wetlands, two floodplain wetlands and one estuarine environment; whereas the riverine systems were classified as two B channel streams. During the initial risk assessment screening, it was determined that one unchannelled valley bottom wetland (UVB01), four hillslope seepage wetlands (Seep01, Seep02, Seep03 and Seep04) and two B channel streams (Rip01 and Rip02) will be at risk as a result of the proposed development.

Further specialist studies and technical reports were conducted such as:

- Geotechnical Assessment;
- Traffic Impact Assessment;
- Hydrological and Flood Line Assessment;
- Wetland Rehabilitation plan;
- Aquatic Assessment;
- Conservation Management Plan;
- Alien invasive management plan; and
- Engineering Reports and Stormwater Reports;

The findings and recommendations of the above-mentioned studies will be discussed in the Basic Assessment Report.

Your contributions are important

You can get involved in the process:

1. By responding (by phone, fax or e-mail) to our invitation for your involvement in the process;
2. By completing the attached comment form and e-mailing, posting or faxing it to Wallace and Green;
3. In writing contacting or telephoning consultants if you have a query, comment or require further project information; and
4. By reviewing and commenting on the BA Report within the allowed 30-day review period.

In terms of the NEMA EIA Regulations 2014 (as amended) you are invited to formally register as an I&AP.

Please note that in terms of Regulation 56 (c), I&APs need to disclose any direct business, financial, personal or other interest which they may have in the approval or refusal of the application.

Please register by **14th November 2019** by completing the enclosed registration and comment sheet and please declare the interest with regard to the project with your comments.



REGISTRATION FORM:
Proposed Sibaya Precinct Node 6 Development, eThekweni Municipality, KZN.

Attention: Rivash Pahlad

Office No: 031 563 4466

E-mail: rivash@wallaceandgreen.co.za

Fax No: 086 613 8535

Title (Mr/Mrs/Ms)		Phone	
Name		Fax	
Organisation Interest /		E-mail	
Signature			

Please tick the appropriate circle and confirm your contact details above:

Registration

<input type="radio"/>	I would like to register as an Interested and Affected Party for the BA process for this Project
<input type="radio"/>	Non stakeholder: I would like you to take me off your distribution sheet for the Proposed. I would not like to receive any further information regarding this process.

Other

If you know of any other individual or organisation that would be interested in registering as an Interested and Affected Party please provide their contact details:

Title (Mr/Mrs/Ms)		Phone	
Name		Fax	
Organisation Interest /		E-mail	
Signature			

I hereby declare the following business, financial, personal or other interest in the approval or refusal of the application:
