

**Proposed Zuka Valley Residential Estate, Seaward
Ballito**

**BACKGROUND INFORMATION DOCUMENT
FOR NEMA ENVIRONMENTAL BASIC ASSESSMENT**

EIA Ref : to be registered

FEB 2019

A Basic Assessment Process has commenced relating to an application to the Department of Economic Development, Tourism and Environmental Affairs (EDTEA) for an Environmental Authorisation for this property.

The application for authorisation requires the undertaking of a *basic assessment* and compilation of a *basic assessment report*, prior to the approval of such construction in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998).

This document highlights pertinent information for all Interested and Affected Parties (I & APs) associated with the basic assessment and provides further information on technical issues related to the project.

Application is made under R 982 of listing notice 1 (of April 2017) of the National Environmental Management Act for the following activities;

Activity No (s) (in terms of the relevant notice) :	Describe each listed activity:
7	The site was previously under sugar cane (2002) but by 2006 was no longer so and had been partially cleared, now the site has been virtually undisturbed for 12 years and has reverted to a mixture of indigenous and alien vegetation. The extent of the site is slightly over 4 hectares, thus more than 1 hectare of indigenous vegetation will be removed.

Effected property

Erf 3305, Ballitoville

Footprint of proposal

Approximately 4 hectares

Central Co-ordinate

29 32 11S 31 11 53E

Developer

The developer will be RG Upneck Investment (Pty) Ptd

Environmental Assessment Practitioner

Hornby Smyly Glavovic Inc cc has been appointed by the developer as the independent environmental consultant to undertake the environmental authorization process.

The Development

The applicant, R G Upneck Investment (Pty) Ltd, wish to develop a residential estate that will form part of the greater Seaward Estate in Ballito. The development called Zuka Valley, will be a sectional title development and will comprise the following:

125 units built in 2 phases (as per the attached plan), units will be a mix of 2, 3 and 4 bedroom luxury units

Garages or parking for the residents

Visitors parking

A clubhouse and swimming pool

Associated infrastructure – internal roads <5m wide, stormwater pipes <200mm diameter, water pipes <110mm diameter, sewer pipes <160mm in diameter and domestic electricity network

The development will fall within the security fence of Seaward Estate but have it's own entrance via the R627.

All the required services are available to the site, namely water, electricity and municipal sewage – there is an existing sewer line (within a servitude) traversing the site, which the development will tie into. This sewer line, which is live, is an environmental risk to the proposal during the construction phase and will need to be clearly marked both of the construction plans and on the ground to prevent any unintentional breakage.

Storm water for phase one is to be directed away from the valley line to the north-east of the site and into the existing infrastructure adjacent to the main road. Storm water disposal for phase two will be addressed through an integrated system of storage, attenuation and split level disposal. Such stormwater infrastructure will also be integrated with existing infrastructure to cater for neighbouring properties.

The site is currently zoned for residential as part of the Seaward Estate development that was approved in 1997. At that time no environmental authorisation was required as it predated both National Environmental Management Act and the Environmental Conservation Act, hence this application.

The site extent is 4.1486 hectares and comprises of secondary vegetation associated with the Northern Coastal Forest habitat type. Some earthworks and platforming has taken place by a previous developer in the area of phase 1, however prior to 2006, the entire site was formerly under sugar cane cultivation (refer to the 2002 Google Image attached). Notable to the east of the property, outside of the site is a drainage line and wetland comprising of indigenous coastal forest that forms part of Seaward Estate's Private Open Space system.

The site is relatively flat in the west but becomes steeper towards the east (in phase 2), where erosion during construction and storm water control during the operational phase will be critical.

Specialist Reports required

The following specialist reports have been commissioned, namely;

- ecological
- geotechnical
- heritage
- engineering services
- architecture

Role of Interested and Affected Parties

Interested and Affected Parties are invited to comment on the above proposal, and all such comment will be included in the Basic Assessment report that is submitted to EDTEA for evaluation. Please forward all comments or for further information, please contact;

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Appendices

- A: locality plan
- B: site plan



Sales office at entrance to site



View looking south over phase 1