

BACKGROUND INFORMATION DOCUMENT:

Basic Assessment for the Proposed Homestead Estate at Umhlali, KwaDukuza Municipality, KwaZulu-Natal

A Project of Spinosa Developments (Pty) Ltd



MARCH 2018

DOCUMENT DESCRIPTION

Client / Applicant: Spinosa Developments (represented by Mr Haden Keeton)




Report name: BID for the Basic Assessment for the Proposed Homestead Estate at Umhlali, KwaDukuza Municipality, KwaZulu-Natal

Report type: Background Information Document (BID)

Project name: Proposed Homestead Family Estate at Umhlali, KwaDukuza Municipality, KwaZulu-Natal

Project number: E-BL01.170186

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INTRODUCTION

The purpose of this Background Information Document (BID) is to provide information to interested and affected parties (I&APs) regarding the Basic Assessment process for the proposed Homestead Family Estate at uMhlali, KwaDukuza Municipality, KwaZulu-Natal.

Triplo4 Sustainable Solutions (hereafter referred to as Triplo4) was appointed as the Independent Environmental Assessment Practitioner by Spinosa Developments (Pty) Ltd (represented by Mr Haden Keeton) for the proposed construction of a Residential Development at Umhlali, KwaDukuza Municipality, KwaZulu-Natal.

LOCATION OF PROPOSED PROJECT

The proposed development site is located at Umhlali. It is approximately 10 km North of Ballito, KwaZulu-Natal. The proposed development falls within the KwaDukuza Local Municipality and iLembe District Municipality.

Co-ordinates of proposed development

Latitude /Longitude	Degrees	Minutes	Seconds
South	29	28	55.93
East	31	12	54.49

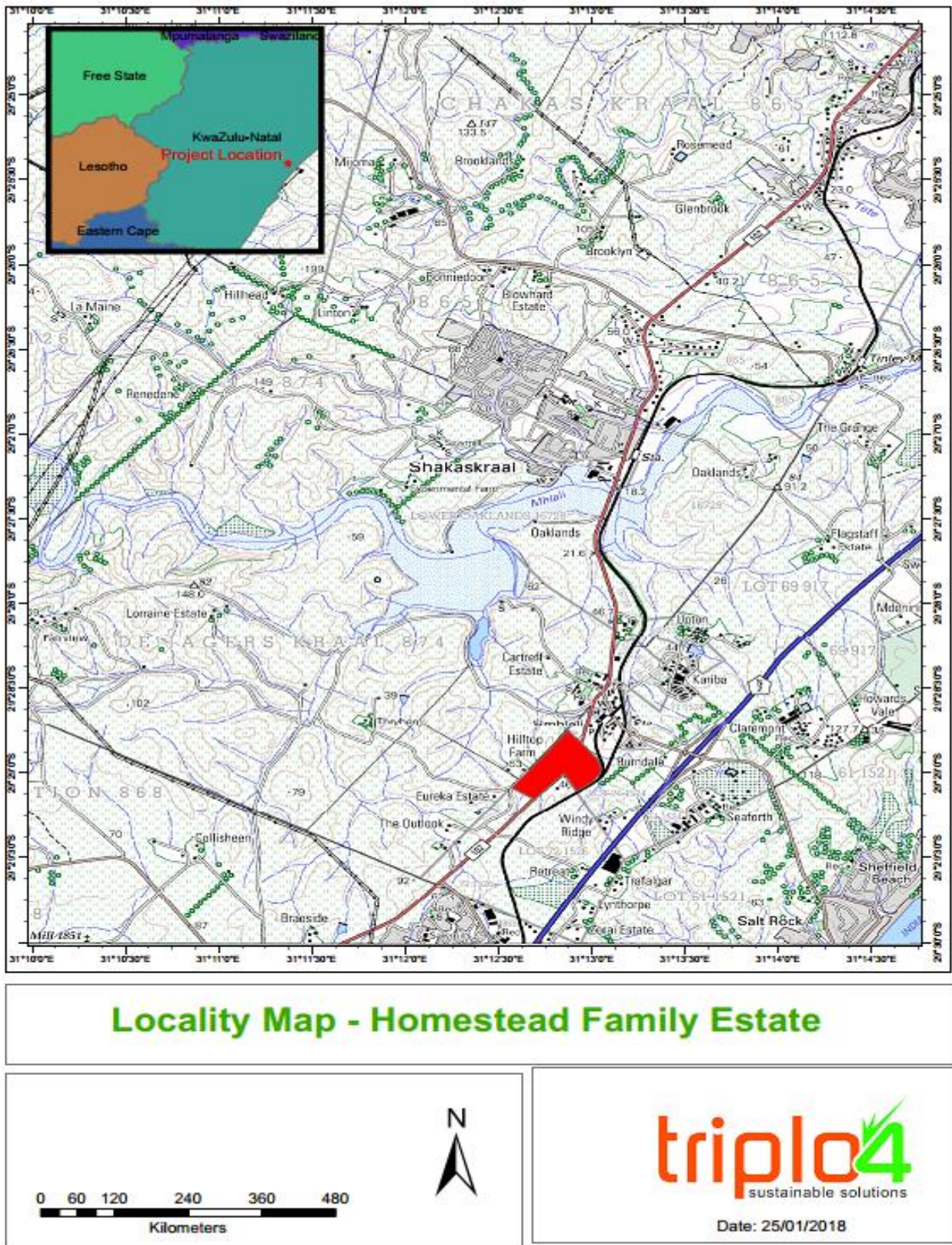
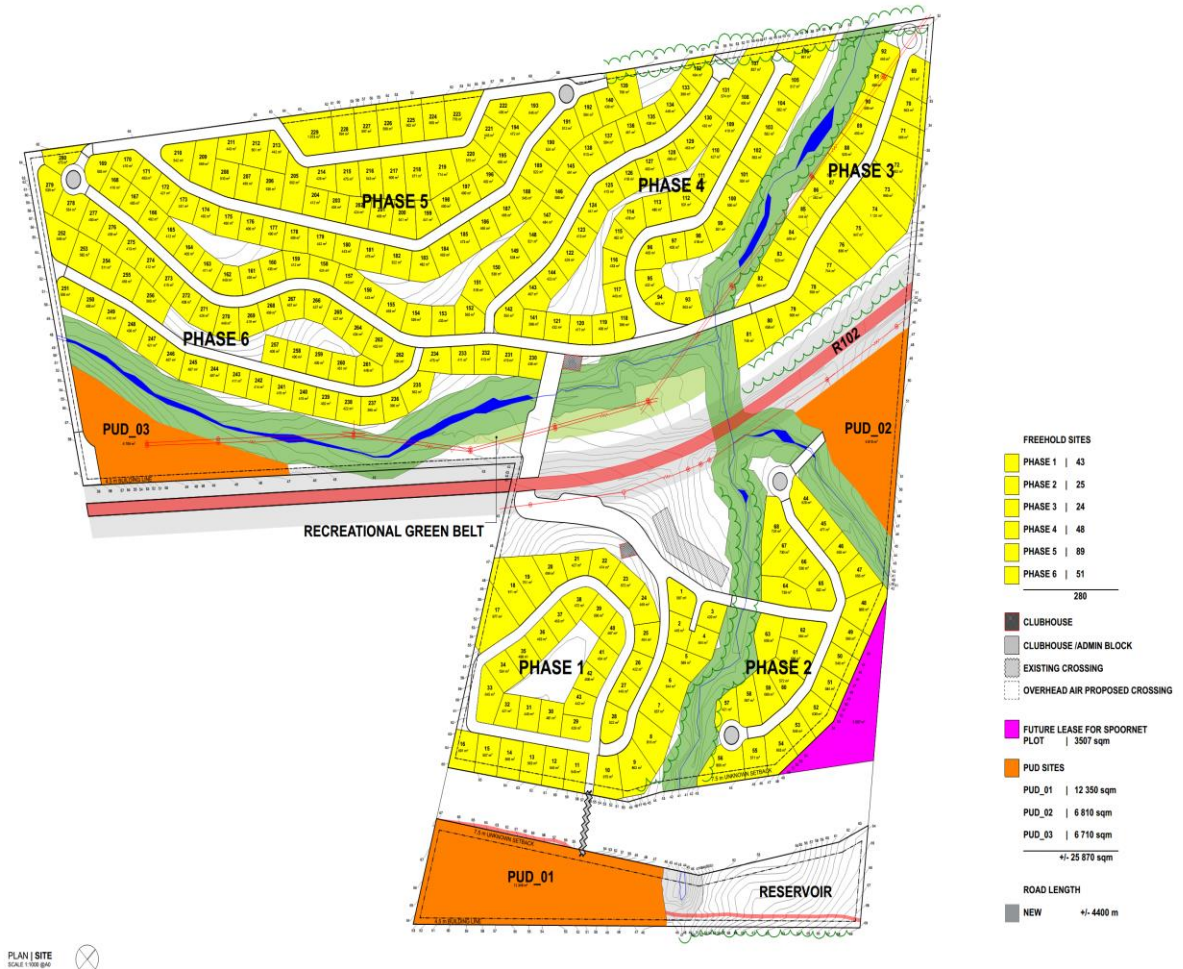


Figure 1: Locality Map showing the location of the Proposed Homestead Estate

PROJECT DETAIL

The client proposes a residential development within the Umhlali Village, Kwa-Zulu Natal. The proposed development will comprise of approximately 280 housing units on a Greenfield site of approximately 18 hectares. The proposed development will bisect the R102 as per the google image and proposed layout above (figure 1 and 2). Each individual housing stand will be approximately 400m², however some sites may become larger as contiguous boundaries are established. The proponent also proposes to construct one gatehouse for each side of the R102, a green open space (park / play area) and one club house with admin offices. Bulk services are available within close proximity to the proposed site and development will be linked with the existing municipal infrastructure. Electricity will be provided by KwaDukuza local municipality, whilst SembCorp Siza Water will provide the water.

The client also proposes to construct a reservoir to service the residents of the proposed development which will connect to the Siza water infrastructure.



PLAN | SITE
SCALE 1:5000

HOMESTEAD UMHHLALI

2018.02.21 | SDP 1:1000

dean jay architects

Figure 2: Proposed Layout

PROJECT MOTIVATION

No significant wetland impacts or risks to infrastructure is anticipated as there were no wetlands identified within the site. As the surrounding area is mostly sugarcane plantations, limited impacts to the flora and fauna are expected. Most of the property is inclusive of predominantly sugarcane plantations and infestation of alien invasive plants. There are no protected plants identified on site. The area offers many opportunities for uplifting the lifestyle quality and job opportunities during the construction phase. The site provides the opportunity to be developed in accordance with its zoning and purpose, providing an opportunity to enjoy the benefits of residential lifestyle to the owners of the site.

SPECIALIST EVALUATION

Wetland Impact Assessment:

An independent Wetland Impact Assessment was conducted by Parisara Consulting trading as Aeon Nexus in November 2017, and the following is a summary of the findings with additional figures (Figure 3 and 4) to indicate the sensitivity of the proposed site:

An independent Wetland Impact Assessment was conducted by Parisara Consulting trading as Aeon Nexus in November 2017, and the following is a summary of the findings with additional figures (Figure 3 and 4) to indicate the sensitivity of the proposed site: The wetland study revealed that there were no wetlands that occur within the proposed development site. Only four (4) wetlands were identified in the surrounding 500m buffer during the desktop survey and subsequent infield verification. These include: two channelled valley bottom wetlands, one isolated hillslope seepage wetland and one depression wetland. Other important water features such as river riparian units were identified. These river riparian all traverse the proposed development site. These river riparian units 1, 2 and 3 are considered to be at risk from the proposed development. However, the specialist has recommended a 15m buffer from these riparian units. It must be noted that the proponent does want to incorporate the riparian units into the design of the development which will also include rehabilitating these areas. These riparian units are severely damaged and not well established due to the agricultural activities on site (sugarcane plantations).

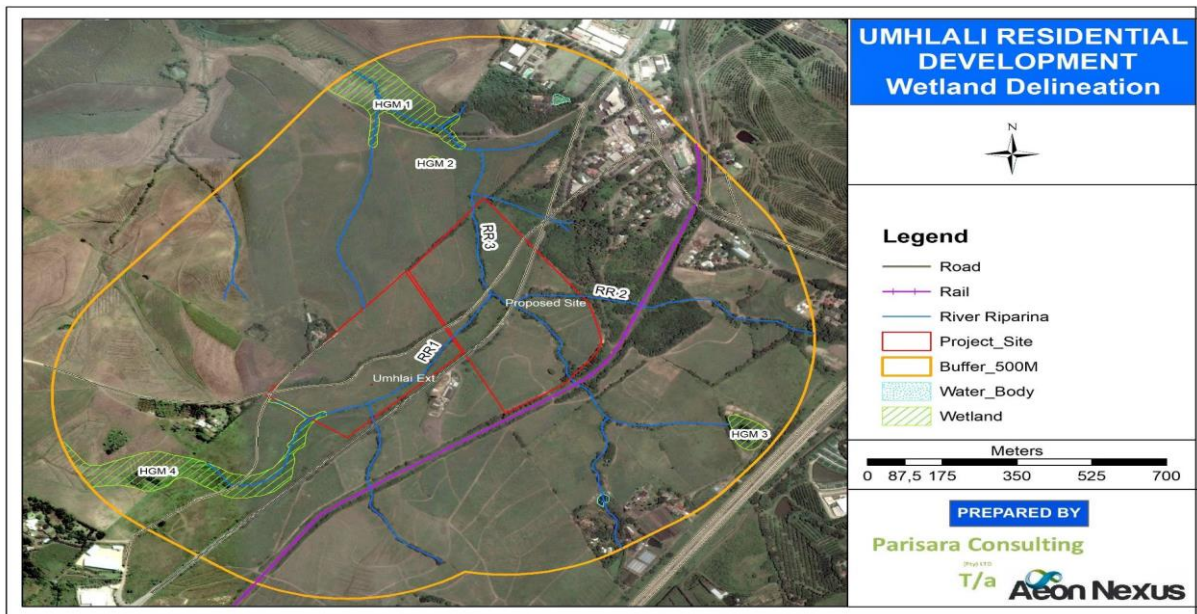


Figure 3: Wetland Delineation Map for the Proposed Homestead Estate

Ecological Assessment:

According to the Ecological Assessment, there are no species on the site that are critically endangered and appear in the red data list according to IUCN and SARCA guidelines and there were no protected or red listed species identified during the survey. However, many species were alien, probably as a result of the disturbed nature of the land as the land is surrounded largely by agricultural sugarcane plantation. Most of the property is inclusive of predominantly sugarcane plantation and infestation of alien invasive plants. In terms of Listing Notice 1 Activity 27 the site is covered with sugarcane except for the natural vegetation along watercourses. If constructed roads cross watercourses, this will trigger Listing Notice 1 Activity 27.

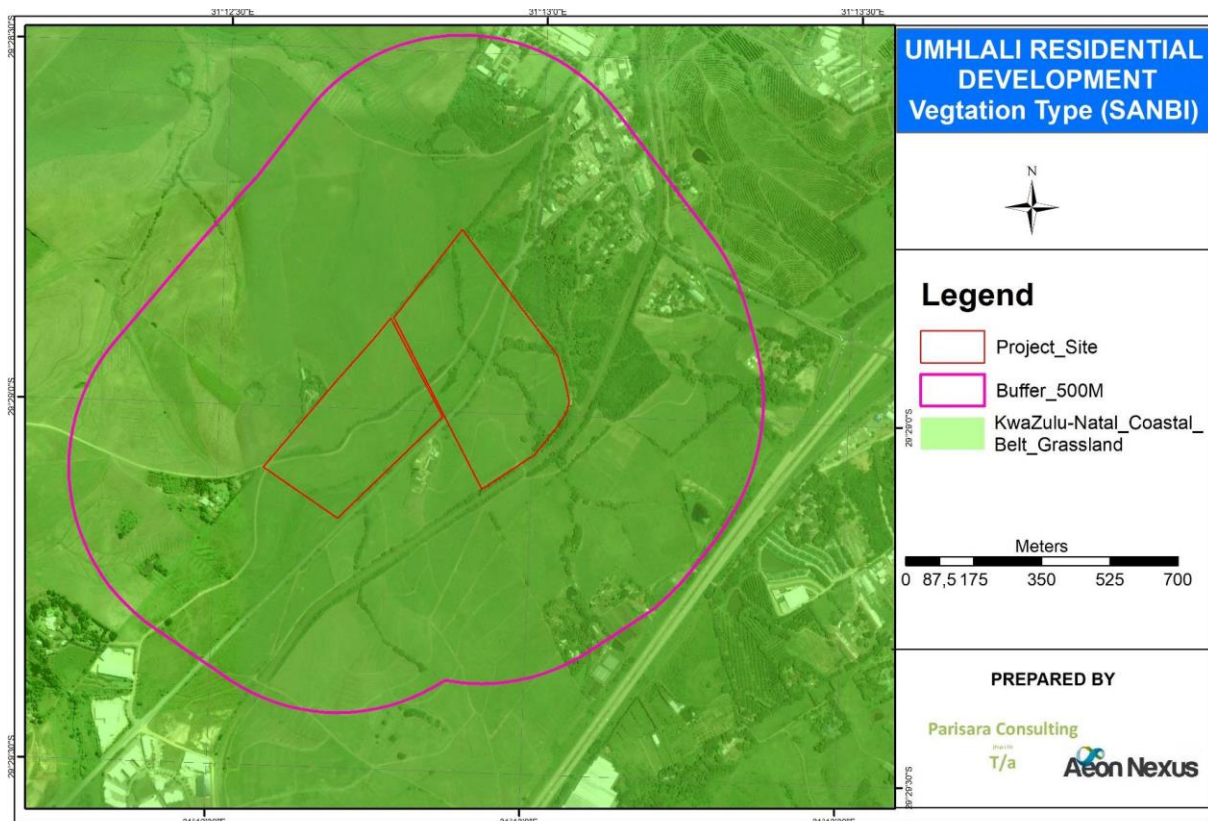


Figure 4: Ecological Sensitivity map for the Homestead Estate

Geotechnical and Geohydrological Study:

The Geotechnical and Geohydrological study indicates that the site appears to be generally stable and suitable for the development as proposed. The site is classified as a “medium” to “high” risk, particularly in view of the natural drainage courses that intersect the site. It is considered that the fill, colluvial, residual soils and very soft to soft bedrock will be easily excavatable in terms of hardness down to refusal depths of field tests. Geologically, the site at the positions profiled is underlain by a moderate to thick sequence of colluvial and residual clayey soils of low to medium potential expansiveness that are underlain by weathered shale bedrock. Hydrogeologically, the site comprise an intergranular and fractured aquifer system relating to shale lithology with approximate yields in the range 0.1 to 0.5 l/s. Due to the variations in geotechnical conditions encountered and anticipated at the site, it is

recommended that adequate supervision by Geosure be allowed for during the development of the earthworks and foundations. Based on geotechnical and hydrogeological perspectives, the proposed development can proceed, provided the recommendations on the report are adhered to.

Heritage Study:

The archaeological database indicates that there are archaeological sites in the general area. These sites include all types of Stone Age and Iron Age sites. However no sites occur within the development site. In addition no national monuments, battlefields, or historical cemeteries are known to occur in the study area. There are several cemeteries outside of the study area.

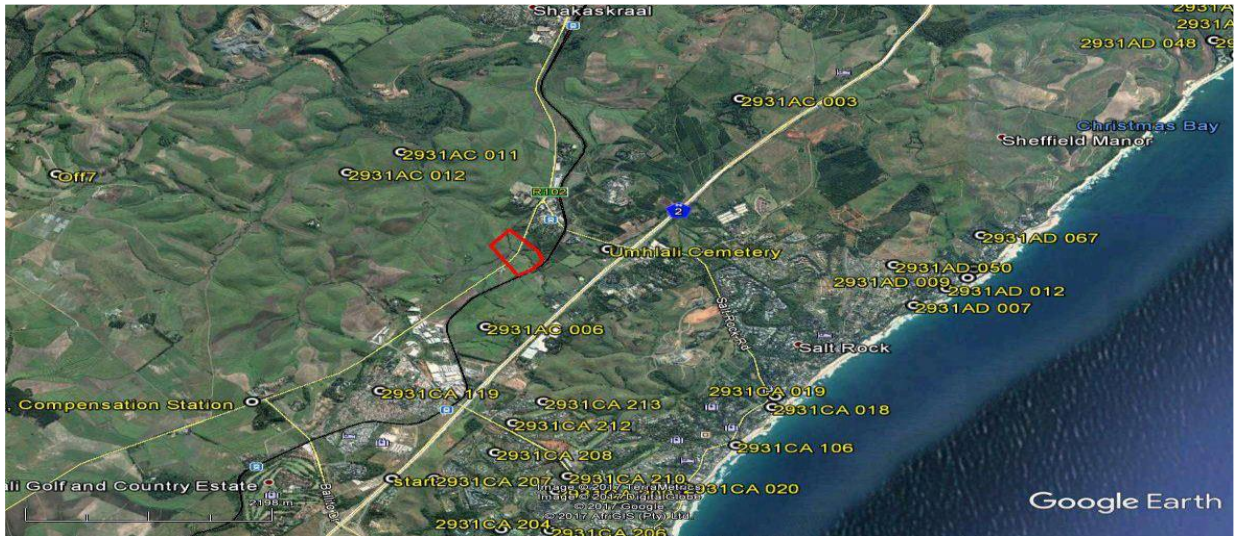


Figure 5: Location of known heritage sites near the study area

****Please note that additional specialist studies were requested by EDTEA during the Pre-application meeting which include, a Wetland Rehabilitation Plan and Agricultural Potential Assessment. These assessments are currently being undertaken and will be included on the final submission of the BAR.***

ENVIRONMENTAL PROCESSES

Relevant Environmental Legislation

The below table indicate the environmental activities that are being triggered by the proposed development, requiring an Environmental Authorisation from KZN EDTEA:

LISTED NOTICES		
LISTING NOTICE 1 (GN R 983)		
ACTIVITY NO.	ACTIVITY DESCRIPTION	APPLICABILITY
Activity 12	<i>The development of— (x) buildings exceeding 100 square metres in size (xii) infrastructure or structures with a physical footprint of 100 square metres</i>	This development will entail development of buildings and infrastructure or structures that are anticipated to exceed 100 square metres in size within 32 meter of

	<p><i>or more</i></p> <p><i>where such development occurs-</i></p> <p><i>(c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse;</i></p>	<p>watercourse. The proposed development is situated within a non-urban area.</p> <p>This activity is deemed triggered</p>
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 5 cubic metres from-</i></p> <p>(i) <i>a watercourse;</i></p>	<p>It is anticipated that construction is to occur within river riparian units which traverse the proposed development site, moving, removing or infilling of soil, sand and/or rock will exceed 10 cubic metres.</p> <p>This activity is deemed triggered.</p>
Activity 27	<p><i>The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation</i></p>	<p>The site is covered with sugarcane except for the natural vegetation along watercourses. The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation will take place along the watercourses.</p>
Activity 28	<p><i>Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture on or after 01 April 1998 where such development Will occur inside an urban, where the total land to be developed is bigger than 5 hectares;</i></p>	<p>The proposed land was used for agriculture after 01 April 1998 and is situated within a non-urban area.</p> <p>In addition, the total size of the property is 18 ha.</p>

A person who wishes to commence, undertake or conduct an activity listed in terms of the National Environmental Management Act (NEMA) EIA Listing Notice 1 and 3 activities must conduct a basic assessment process.

LEGAL REQUIREMENTS FOR THE PROPOSED HOMESTEAD ESTATE AT UMHLALI

This development triggers activity 19 and 28 of Listing Notice 1 of the EIA Regulations and will conduct a Basic Assessment as per The National Environmental Management Act (NEMA).

A Water Use License (WUL) is a legal process governed by DWS requiring the authorisation of all water uses defined in section 21 of the National Water Act (Act No 36 of 1998) [NWA]. The above mentioned project requires the undertaking WULA process. These two processes will run concurrently.

Basic Assessment Process

The basic assessment process being followed comprises of the following:

- Submission of an Application for Authorization to EDTEA;
- Public participation Process:
 - Submission of a Background Information Document (this document) to identified stakeholders;
 - An advertisement in the local newspaper (**North Coast Courier - 21 March 2018**);
 - 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 Draft Basic Assessment Report for I&AP's review and comments, which will be available for review and comment for a period of 30 days from **16 April 2018 – 15 May 2018**
- Submission of a Basic Assessment Report and details of I&AP consultation to the EDTEA, for a decision;
- Communication to I&AP's regarding the Environmental Authorisation.

Public Participation Process

The public participation process and time frames are summarized as follows:

Announcing the opportunity to participate and register, 21 March 2018

- Distribution of the Background Information Document to all identified stakeholders to announce the project and inviting stakeholders to register as an I&AP and participate in the public participation process;
- Posting of site notices at the site and surrounding area (total of 1 sign);
- Advertisement in the "North Coast Courier" which will be available on **21 March 2018**

Obtaining initial comment,

- Providing this BID and comment sheets to stakeholders; and
- Capturing all comments in a Comment and Response Report / Issues Trial.

Draft BA Report

Availability of the draft BA report will contain a full project description, alternatives considered, and relevant information;

- The report will be distributed to all registered I&APs, as well as identified stakeholders and authorities.

THE FINAL BA REPORT, INCLUDING INPUT PROVIDED DURING THE PUBLIC PARTICIPATION PROCESS, WILL BE SUBMITTED TO EDTEA FOR CONSIDERATION AND DECISION.

Your contributions are important

You can get involved in the process:

1. By responding (by phone, fax or email) to our invitation for your involvement in the process;
2. By completing the attached comment form and e-mailing, posting or faxing it to Triplo4 Sustainable Solutions;
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&AP's 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 21 March 2018 by completing the enclosed registration and comment sheet and please declare the interest with regard to the project with your comments.