
BACKGROUND INFORMATION DOCUMENT

THE PROPOSED DEVELOPMENT OF RESIDENTIAL SITES ON A PORTION OF THE BEACHWOOD GOLF COURSE FOR DURBAN COUNTRY CLUB AUGUST 2013

PURPOSE OF THIS DOCUMENT

The purpose of this document is to provide an overview of the Basic Assessment (BA) Process for the proposed project. It invites you, as an Interested and Affected Party (I&AP), to participate in the Basic Assessment process; and to assist us in identifying possible environmental issues and impacts of the project.

INTRODUCTION

The Durban Country Club, through the Durban Country Club Trust, is proposing to develop residential sites within an estate on a portion of the Beachwood Golf Course. The development comprises low density, freehold plots in the vicinity of the existing clubhouse. The current access road (Beachwood Close) will provide access to the development and application to restrict access along this road to club members and residents will be made to the applicable authority(s).

PROJECT MOTIVATION

In order to raise capital to assist with the discharge of the Durban Country Club's current liabilities, the Chairman and Board of the Club are pursuing the option of developing a portion of the existing Beachwood Golf Course as a residential estate as described elsewhere in this document. The Club and its sporting facilities have long been a Durban feature and it is argued that this proposed development would contribute to the maintenance of a significant component of Durban's tourism and sporting attractions.

PROJECT LOCATION AND DESCRIPTION

The proposed development is located on a portion of Beachwood Golf Course which is situated within the eThekweni Municipality (see locality map).

It is proposed that the development of the residential estate will consist of:

- 19 Freehold residential plots for brick and tile residences on erven 3484, 2229 and 2147. These erven are currently zoned Private Open Space (existing golf course) and Special Residential respectively (adjacent plots).
- Realignment of existing golf course tees
- Electricity, sewage and stormwater reticulation infrastructure
- Internal road network and lighting
- Restoration of wetland habitats
- Rehabilitation of vegetation pockets on the existing land
- Restoration of dunes damaged by existing infrastructure and use.

Geographic location of Beachwood Golf Course and proposed area of residential development



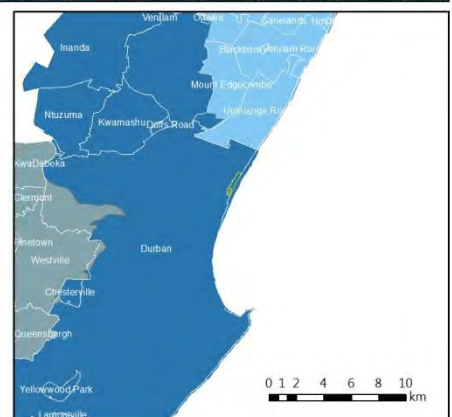
Legend

- BeachwoodGC boundary and adjacent_erven
- Roads_RSM
- Proposed layout of development Layer**
- proposed residential sites
- Existing buildings
- Existing dams
- Proposed new dam

0 50 100 200 Meters



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ENVIRONMENTAL AUTHORISATION PROCESS

The National Environmental Management Act (NEMA), No. 107 of 1998, prescribes that an EIA process must be followed to evaluate the impact of certain activities that are deemed to have a potentially negative effect on the environment.

In this particular case the Environmental Impact Assessment Regulations prescribe that a **Basic Assessment process** must be followed for this application. Once the basic assessment application is registered the DAEA will provide an EIA reference number, to be used in all future correspondence. This number will be provided to all Interested and Affected Parties (IAPs) who register their interest in the proposed development.

Description of the Basic Assessment process

The National Environmental Management Act (NEMA) provides for two assessment processes that can be used to conduct an environmental impact assessment (EIA):

1. The basic assessment report (BAR)
2. A scoping and environmental impact report (S&EIR), often referred to as an EIA.

A BAR process is usually conducted for activities with a lower threshold than those activities triggered in the S&EIR process. This does not mean, however, that either process is conducted in a less vigorous manner. A Basic Assessment is merely a scoping and environmental impact assessment process collapsed into one and has to contain all the information necessary for the competent authority to make a decision on the application. The assessment requirements of the BAR are not dissimilar to those required for the environmental impact report (EIR).

The Basic Assessment process being followed for this assessment is shown in the flow diagram with approximate timelines indicated.

Basic Assessment Process with approximate timeframes



Listed activities in this project

The construction of the estate will involve development within 32 metres of a watercourse or wetland (including the excavation of more than 5m³ of soil), and the proposed buildings will have a footprint that exceeds 50m². These activities are identified under the Environmental Impact Assessment Regulations of 2010 as requiring an environmental authorization before construction can commence.

The EIA application has therefore been registered with the competent authority, the KwaZulu-Natal Department of Agriculture and Environmental Affairs (DAEA) to request authorisation for the following activities.

Authorisation in terms of the following NEMA R544 and R546 activities will be sought:

GNR 544 NEMA 2010	11	The construction of : (x) building exceeding 50 square metres ...where such construction occurs within a watercourse or within 32 metres of a watercourse, measured from the edge of the watercourse, excluding where such construction will occur behind the development setback line.
GNR 544 NEMA 2010	18	The infilling or depositing of any material of more than 5 cubic metres into, or the, dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock or more than 5 cubic metres from (i) a watercourse ; (iv) the littoral active zone, an estuary or a distance of 100metres inland of the high water mark of the sea or an estuary, which ever distance is greater
GNR 544 18 June 2010	24	The transformation of land bigger than 1000 square metres in size, to residential, retail, commercial, industrial or institutional use,

		where, at the time of the coming into effect of this Schedule <u>or thereafter</u> such land was zoned open space, conservation or had an equivalent zoning.
GN No. R546 18 June 2010 (corrected notice GN R 1159 of 10 December 2010)	24	The expansion of (c) buildings where the buildings will be expanded by 10 square metres or more in size; or (d) infrastructure where the infrastructure will be expanded by 10 square metres or more where such construction occurs within a watercourse or within 32 metres of a watercourse, measured from the edge of a watercourse, excluding where such construction will occur behind the development setback line. In KwaZulu-Natal: iii. Inside urban areas: (aa) Areas zoned for use as open space; (bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority or zoned for a conservation purpose.

Issues identified and specialist studies

Specialist studies will be undertaken to inform the BA process, and will investigate identified potential impacts. The anticipated (but not exhaustive) factors requiring assessment for the project have been identified to be impacts on the following environments; wetlands, mangroves, coastal vegetation and the dune cordon. These studies will be made available to the public as part of the Draft Basic Assessment Report (DBAR) for comment.

The study will highlight areas and habitats that should be avoided in order to minimise potential

impacts, and evaluate the alternatives.

DETAILS OF SPECIALIST COMPANY CONDUCTING THIS STUDY

Marine and Estuarine Research is an ecological consulting company specialising in assessments biomonitoring, forensic ecology and research in coastal environments. We have provided services in KwaZulu Natal, Mozambique and the Eastern Cape for the past fifteen years and provided specialist input to over 100 Environmental Impact Assessments for development projects within South Africa.

PUBLIC PARTICIPATION PROCESS

It is important that relevant I&APs are identified and involved in the public participation process from the outset of the project. To ensure effective public participation, the process includes the following steps:

- STEP 1:** Advertise the BA Process (regional newspaper);
- STEP 2:** Register I&APs and key stakeholders on the database (on-going);
- STEP 3:** Consultation with, and transfer of information to I&APs;
- STEP 4:** Invite I&AP comment and input on the draft BA report (40-day comment period); and
- STEP 5:** Record all comments, issues and concerns raised by I&APs as an issues trail, which will form an integral part of BA Report

How you can be involved:

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 mailing or faxing it to Marine & Estuarine Research
3. Contacting consultants in writing if you have a query, comment or require further project information; and
4. By reviewing and commenting on the draft BA Report within the allowed 40-day review period.

Should you wish to express your views regarding this proposed development, please feel free to register as an Interested & Affected Party (I&AP) and send us your written comments. The names of all registered I&APs, together with the comments received will be incorporated into the Environmental Impact Assessment application and will be submitted to DAEA.

Please submit your name, contact information (address, telephone number, e-mail address, postal address) and written comments to the contact person below before **Monday 30th September 2013**.

A registration and comment form is supplied at the end of this notice for your convenience. Please feel free to add comments on a separate page should the space provided on this notice not be enough. Alternatively provide a written submission by e-mail (preferred).

Proposed construction of residential sites on Beachwood Golf Course

I&AP REGISTRATION AND COMMENT SHEET

August 2013

Title:		First name:	
Initials:		Surname:	
Organisation/ Affiliation			
Postal Address:			
Telephone:		Email:	
Cellphone:		Fax:	

Please indicate your selections in the following section with an X:

Please register me as an Interested and Affected Party:	yes	no
I am an affected landowner:	yes	no
If yes, please provide your erf number:		
I have a direct business, financial, personal or other interest in the decision which will be taken on the application:	yes	no
If yes, please disclose such interests in terms of the EIA Regulations (GNR 385):		

Specific and related issues you would like to bring to our attention:

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Additional information that the project team should be made aware of and including any other people you believe should be included on the project database:

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Please complete and return this comment sheet to Bianca Morgan and/or Nicolette Forbes:

Marine and Estuarine Research:

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Ph: 031 5722705; **Fax:** +27 86 609 0162; **Email:** coast@mer.co.za;