

Basic Assessment Process and Water Use License Application for the Proposed Mixed-use Development on The Farm Tembe North No. 17497 at Farazela, near KwaNgwanase, Northern KwaZulu-Natal

BACKGROUND INFORMATION DOCUMENT

October 2016



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;
- ◆ Provide a brief background on the proposed project; and
- ◆ Explain the aims and objectives of the Environmental Basic Assessment Process and Water Use License Application Process.



WHAT IS THE BACKGROUND TO THIS DEVELOPMENT?

The establishment of a mixed-use development is proposed at Farazela, near KwaNgwanase, in Northern KwaZulu-Natal, within the uMhlabuyalingana Local and UMkhanyakude District Municipalities. Potential Interested and Affected Parties (I&APs) were notified about the proposed development during June 2015, however due to delays with obtaining the required specialist studies, public participation is being repeated to ensure that it is current and relevant.

The proposed development site is approximately 11 ha in extent and is located on the farm Tembe North No. 17497, situated to the south of the Mozambique border in northern KwaZulu-Natal. The site is currently undeveloped and lies approximately 3 km west of the Isimangaliso Wetland Park.

In terms of the National Environmental Management Act (Act No 107 of 1998), the Environmental Impact Assessment (EIA) Regulations 2014, published in Government Notice No. R. 982 of 2014 and Section 21 of the National Water Act (36 of 1998), the proposed expansion triggers Listed Activities that require a Basic Assessment Process, for Environmental Authorisation, and a Water Use License Application, for a Water Use License, to be conducted. The following Listed Activities are triggered by the proposed development:

GNR 983	Part 14	<i>The development of facilities or infrastructure, for the storage, or for the storage and handling, of a dangerous good, where such storage occurs in containers with a combined capacity of 80 cubic meters or more but not exceeding 500 cubic meters. The proposed development will incorporate a petrol filling station, which will have fuel storage tanks with a combined capacity greater than 80 cubic meters, but less than 500 cubic meters.</i>
GNR 983	Part 27	<i>The clearance of an area of 1 ha or more, but less than 20 ha of indigenous vegetation. The proposed project site is approximately 11ha in size and is currently undeveloped, consisting of grasses and woody shrubs. The clearing of indigenous vegetation from the site will be required for the proposed development.</i>

GNR 985	Part 4	<p><i>The development of a road wider than 4 metres with a reserve less than 13,5 meters...</i></p> <p><i>(xii) outside urban areas:</i></p> <p><i>(aa) in areas within 10 kilometers from National Parks or World Heritage sites or 5km from any other protected area identified in terms of NEMPAA or from the core area of a biosphere reserve.</i></p> <p>The proposed development will include the construction of internal roads/access roads. The project site is located approximately 3km to the west of the Isimangaliso Wetland Park, which is a World Heritage site.</p>
GNR 985	Part 6	<p><i>The development of resorts, lodges, hotels and tourism or hospitality facilities that sleeps 15 people or more...</i></p> <p><i>(xii) outside urban areas:</i></p> <p><i>(aa) in areas within 10kilometers from National Parks or World Heritage sites or 5km from any other protected area identified in terms of NEMPAA or from the core area of a biosphere reserve.</i></p> <p>The proposed mixed-use development will incorporate a hotel and rental housing. The project site is located approximately 3km to the west of the Isimangaliso Wetland Park, which is a World Heritage site.</p>
GNR 985	Part 10	<p><i>The development of facilities or infrastructure for the storage, or storage and handling of a dangerous good, where such storage occurs in containers with a combined capacity of 30 but not exceeding 80 cubic metres.</i></p> <p><i>(xiii) outside urban areas:</i></p> <p><i>(aa) in areas within 10kilometers from National Parks or World Heritage sites or 5km from any other protected area identified in terms of NEMPAA or from the core area of a biosphere reserve.</i></p> <p>The proposed development will incorporate a petrol filling station, which will have fuel storage tanks. The project site is located approximately 3km to the west of the Isimangaliso Wetland Park, which is a World Heritage site.</p>
Section 21	S21(a)	<p><i>Taking water from a water resource.</i></p> <p>This activity will be triggered as the proposed development will utilise a borehole to meet its' water requirements. Section 21(a) of the NWA is applicable to both above and below ground water extraction.</p>

Under Government Notice No R. 982 of 2014, the Applicant is required to appoint an independent Environmental Assessment Practitioner (EAP) to conduct the Environmental Authorisation process. Accordingly, the Applicant has appointed Green Door Environmental to conduct the relevant Basic Assessment Process for Environmental Authorisation from the Department of Economic Development, Tourism and Environmental Affairs (DEDTEA).

In addition, Green Door Environmental will also conduct the required Water Use License Application Process for a Water Use License from the Department of Water and Sanitation (DWS).



WHAT IS PROPOSED?

The proposed Farazela Mixed-Use development includes the following infrastructure:

- A petrol filling station;
- Truck stop;
- Fast food outlet;
- Hotel;
- Shops and
- Rental housing for border-post guards.

The proposed site for the development is located at the following GPS coordinates:

26° 52' 10.37" S
32° 49' 35.96" E

Please refer to Figure 1, below, for an aerial locality map of the site and surrounding land uses.



WHERE IS THE PROPOSED DEVELOPMENT?

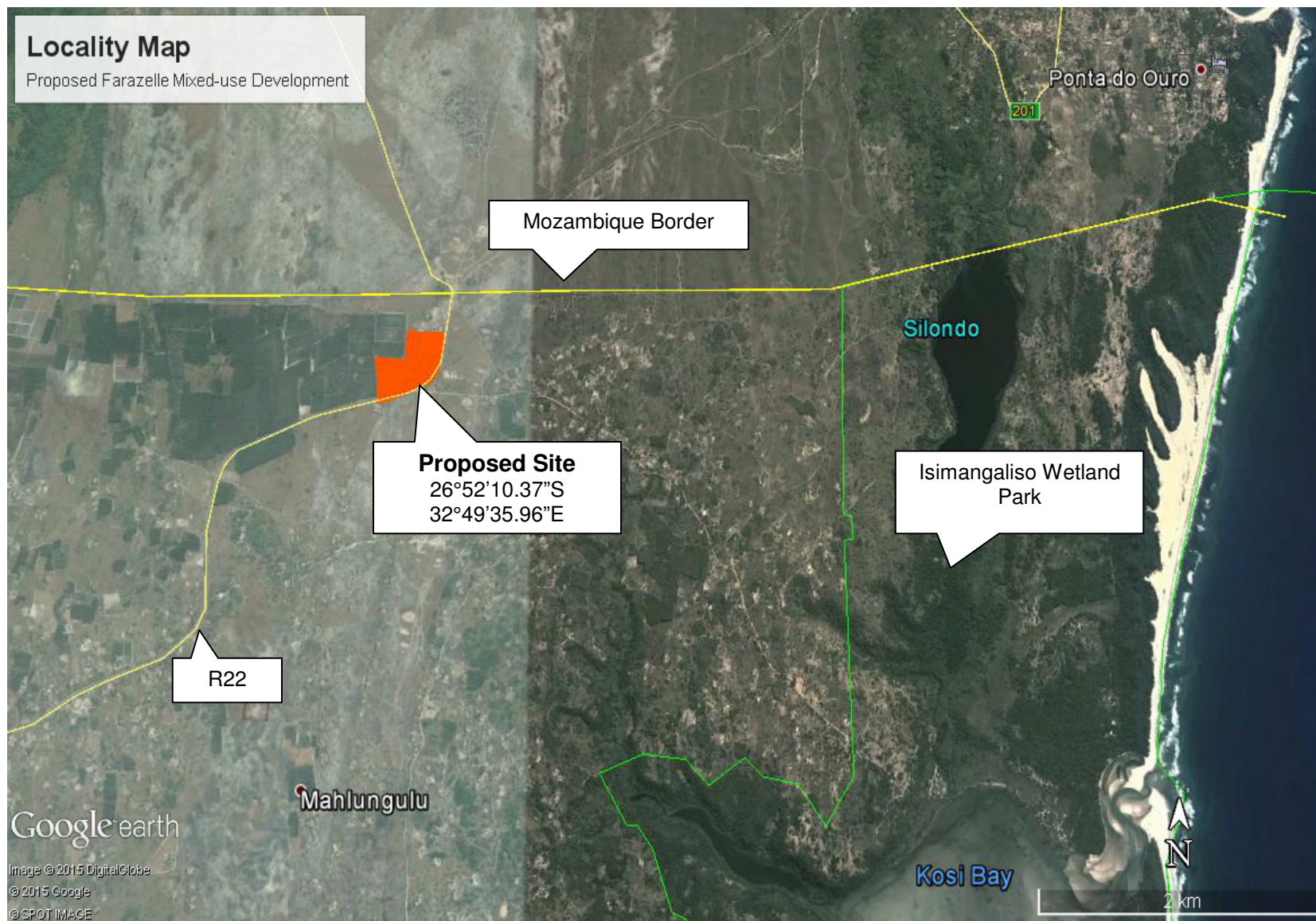


Figure 1: Aerial map showing the location of the proposed Farazela Mixed-use Development (Google Earth).



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

The Basic Assessment 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 further specialist studies if necessary; and
- ◆ Provide the DEDTEA with enough information to make an informed decision regarding the proposed development.



WHAT IS INVOLVED IN THE EIA PROCESS FOR BASIC ASSESSMENT?

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 development and lists the relevant listed activities which are triggered by this proposed development.
2. **Public Participation:**
The general public and relevant authorities are notified of the proposed development 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. 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.
8. **Water Use License Application**
The Water Use License Application process runs concurrently with the Basic Assessment Process and involves the detailed assessment of the site, in terms of impacts to water courses and water resources. The relevant specialist studies are performed and the relevant forms are completed for the application. Public Participation is conducted to obtain input from the public and relevant authorities. Once the project has received Environmental Authorisation (see point 7 above), the final Water Use License Application is lodged with the DWS for their consideration. Once the DWS is satisfied that all the required information has

been presented and that the impact of the listed Water Use is acceptable and manageable, they will issue a Water Use License.



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 EIA Process:

- ◆ The storage and handling of a dangerous substance;
- ◆ Erosion during construction;
- ◆ Ecological impacts
- ◆ Storm water drainage; and
- ◆ Traffic impacts.

As such, it is anticipated that the following specialist studies will be required / undertaken as part of the Basic Assessment process:

- ◆ Heritage Impact Assessment;
- ◆ Biodiversity Assessment;
- ◆ Percolation tests and Geotechnical Assessment;
- ◆ Bulk Services Report and Stormwater Management Plan;
- ◆ Need and Desirability Assessment; and
- ◆ Traffic Impact Assessment



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 **15 November 2016**.



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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 Basic Assessment Process for the proposed establishment of the Farazela Mixed-use Development at Farazela, near KwaNgwanase, Northern KwaZulu-Natal

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