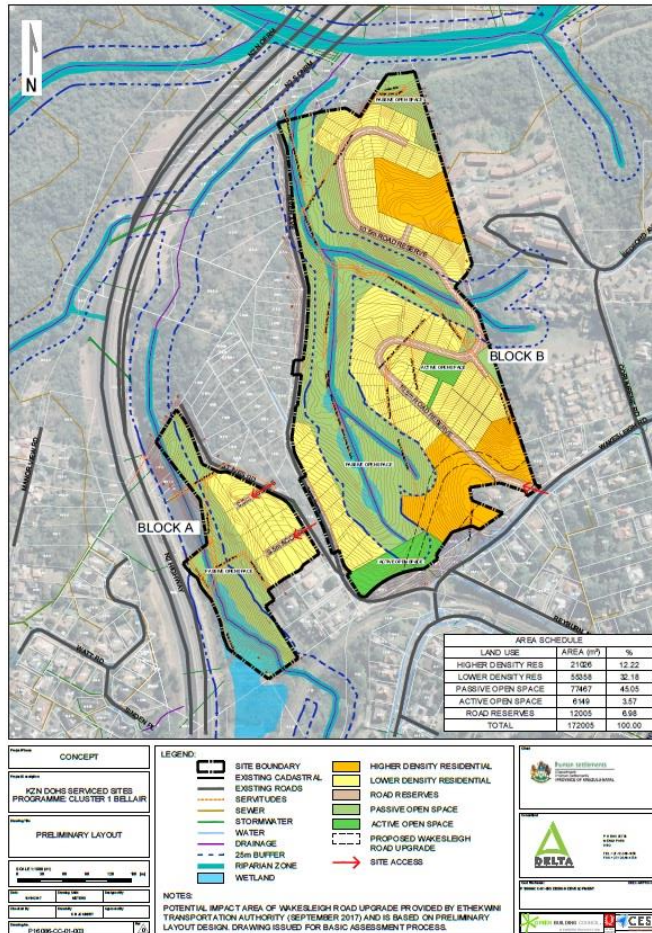


BACKGROUND INFORMATION DOCUMENT:

**Proposed Construction of Bellair Cluster 1 Housing Development eThekweni Municipality, KZN**

A Project for KZN Dept. of Human Settlements



24 NOVEMBER 2017

## DOCUMENT DESCRIPTION

**Client / Applicant:** KZN Department of Human Settlements

**Report name:** BID for the Proposed Construction of Bellair Cluster 1 Housing Development eThekwini Municipality, KZN

**Report type:** Background Information Document (BID)

**Project name:** Bellair Cluster 1 Housing Development

**Project number:** E-ET01.160136

**Version:** Original

**Compiled and Authorised by:**

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Reviewed By:	Date	Signature
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## INTRODUCTION

The objective of the Background Information document (BID) is intended to inform all I & APs of the project as well as to provide information on the roles and responsibilities of registered I & APs. The BID does not serve to provide detailed information on the potential impacts of the proposal which will be described in the basic assessment report.

The purpose of this Background Information Document (BID) is to provide information to all Stakeholders and Interested and Affected Parties (I&APs) regarding the Proposed Construction Bellair Cluster 1 (Blocks A and B) Housing Development, eThekweni Municipality, KZN.

Comments on the BID are not required, however should you have any initial comments or queries please submit to the contact person listed on the last page. Triplo4 Sustainable Solutions (hereafter referred to as Triplo4) was appointed as the Independent Environmental Assessment Practitioner for this project. The proposed activity triggers Activities 9, 10, 12, 19, 27 and 28 of Listing Notice 1 published under the NEMA EIA, 2014 Regulations (as amended). The proposed activity also requires an application subject to a Water Use License (WULA) in terms Section 21 of the National Water Act, 1998 (Act 36 of 1998) (NWA) for the following water uses:

- Section 21 (c) - impeding or diverting the flow of water in a water course; and
- Section 21 (i) - altering the bed, banks, course or characteristics of a water course.

This document provides I&APs with an initial opportunity to comment on the project and to register as a stakeholder. The comments, issues, concerns and suggestions from I&APs on any aspect of the proposed project, including the technical and public participation processes, will help to focus the application, and will ultimately assist the authorities to make a decision

## PROJECT DETAIL

Kwa-Zulu Natal Department of Human Settlements (DHS) proposes the construction of middle-income housing stands in Bellair, eThekweni, KwaZulu-Natal. The development will comprise of predominantly housing / residential component of different densities. The cluster 1 site (blocks A and B) is currently undeveloped but occurs within an urban area and is approximately 17.2 Ha for blocks A and B. The Cluster 1 site will consist of High Density, Low Density, Passive Open Spaces, Active Open Spaces, and Road Reserves.

As can be seen in the layout (Figure 1-Preliminary Layout of the Bellair, Cluster 1 Development), the proposed Wakesleigh Road upgrade has been indicated. The Wakeleigh Road upgrade falls out of the KZN DoHS domain, and is still in the planning phase and is not addressed within this Basic Assessment Application; however it is depicted in the layout for information purposes only.

All bulk services (water, electricity, sewage) are available within close proximity to the site and thus will be provided by the local municipality.



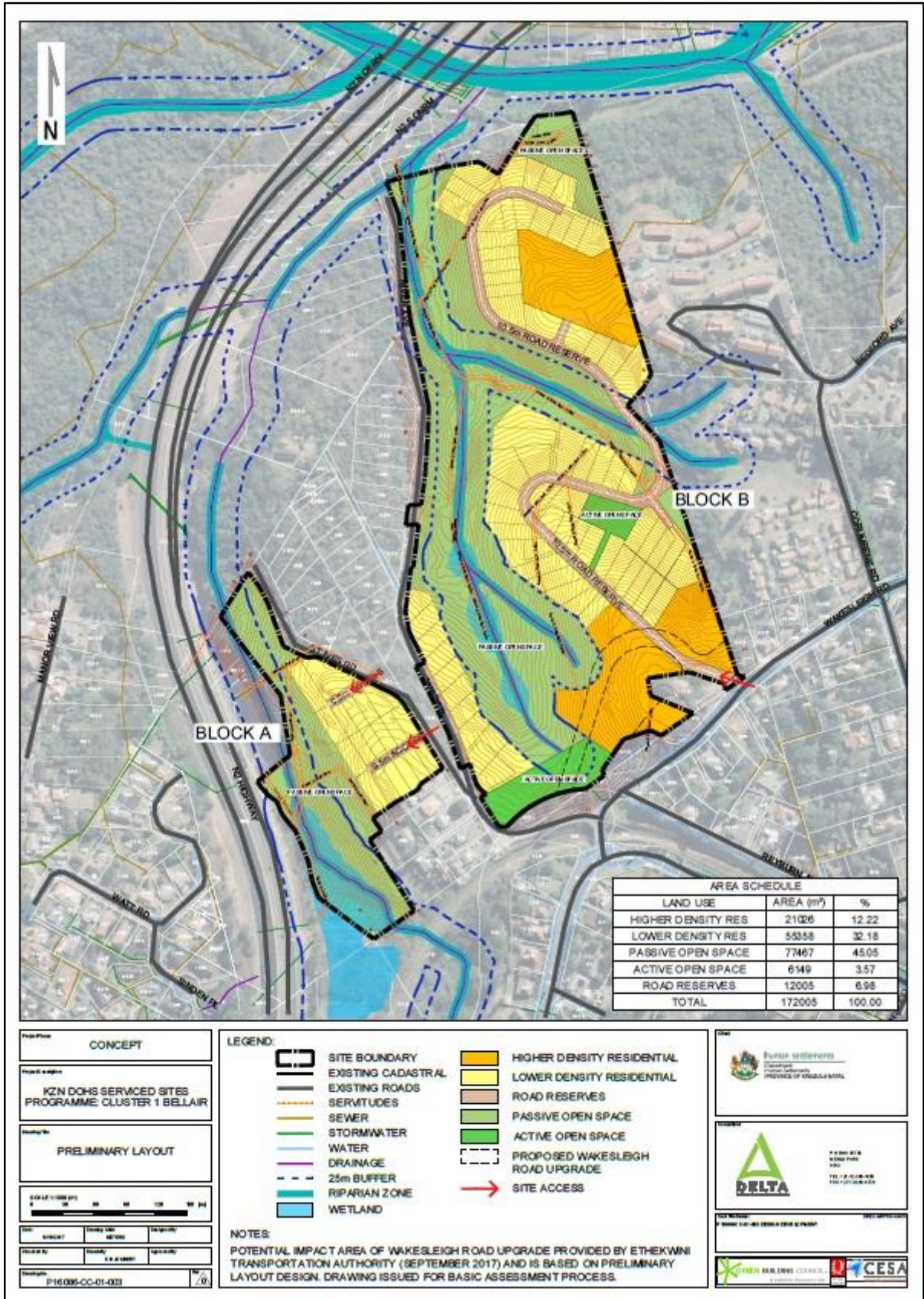


Figure 1: Preliminary Layout of the Bellair, Cluster 1 Development

## LOCATION OF PROPOSED PROJECT

The proposed development is located in Bellair, Durban, eThekweni Municipality, KZN. It is located approximately 1 km from the M7/N2 interchange. The site is located just of River Avenue in Durban. Refer to Figure 2 – Locality Map showing the location of the Proposed Bellair Cluster 1 Development. Table 1 below indicates the co-ordinates of the proposed Bellair Housing Development, Cluster: 1.

Table 1: Co-ordinates of proposed development (4 corners of each block):

Latitude /Longitude		Degrees	Minutes	Seconds
<b>Block A</b>				
1	South	29	53	14.17
	East	30	56	50.21
2	South	29	53	09.00
	East	30	56	52.37
3	South	29	53	02.66
	East	30	56	45.68
4	South	29	53	08.98
	East	30	56	46.34
<b>Block B</b>				
1	South	29	53	10.59
	East	30	56	54.83
2	South	29	53	06.07
	East	30	57	03.59
3	South	29	52	48.92
	East	30	56	57.31
4	South	29	52	50.26
	East	30	56	49.88



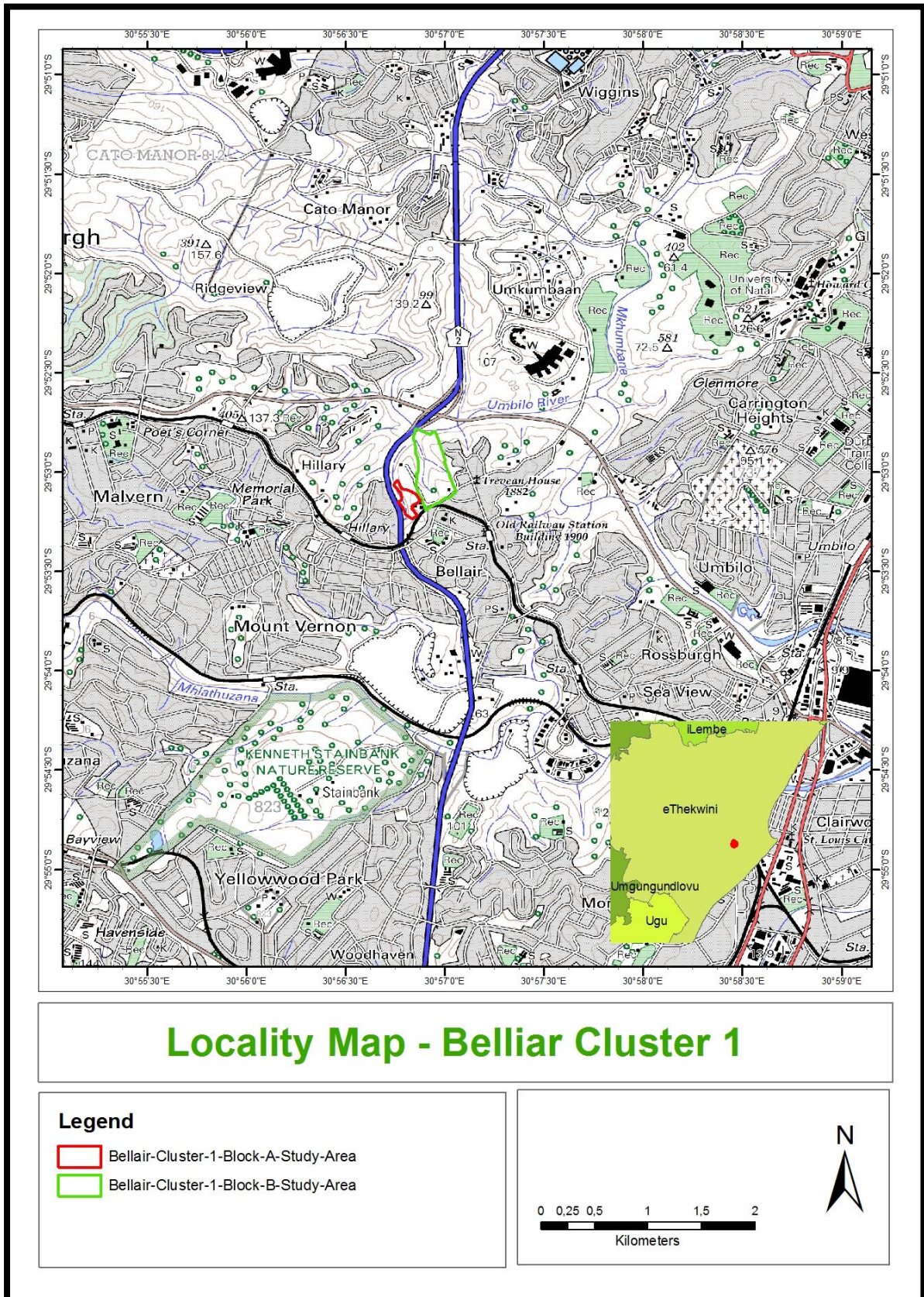


Figure 2: Locality Map showing the location of the Proposed Bellair Cluster 1 Development

## PROJECT MOTIVATION/ NEEDS AND DESIRABILITY

The programme has been initiated by DHS in order to address what has been identified as a gap in the housing market, where citizens cannot qualify for the subsidized housing, but at the same time also face challenges when approaching financial institutions for home loans. The intention is therefore to find a housing solution for this market by offering homes at a more affordable rate.

## SPECIALIST EVALUATION

The specialist studies listed in Table 2 were conducted to assess the current conditions on site and determine the environmental impacts of the activities to be undertaken by the applicant as well as provide mitigation measures to manage negative impacts.

Table 2: List of specialist studies undertaken for the proposed Bellair Housing Development, Cluster: 1

Study	Specialist	Date
Heritage Impact Assessment	Active Heritage cc	15 September 2016
Wetland Delineation and Functional Assessment	Aeon Nexus	September 2016
Ecological Impact Assessment	Aeon Nexus	September 2016
Hydrological Study and Floodline Assessment	GCS	September 2016
Geotechnical Assessment	JG Afrika	November 2016

The following are summaries of these studies' findings and recommendations:

### Ecological Impact Assessment:

An Ecological Assessment Report was conducted by Aeon Nexus in September 2016.

No red listed or critically endangered plant species were located in the study site. There were no faunal species that were critically endangered and that appear in the red data list according to IUCN and SARCA guidelines.

At the time of the field survey both sites were densely vegetated with both indigenous and Invasive Alien Plant (IAP) species occurring throughout. Care should be taken to protect as much of the indigenous biodiversity as possible. Indigenous vegetation can be protected in green zones within any development or planted as part of the landscaping process.

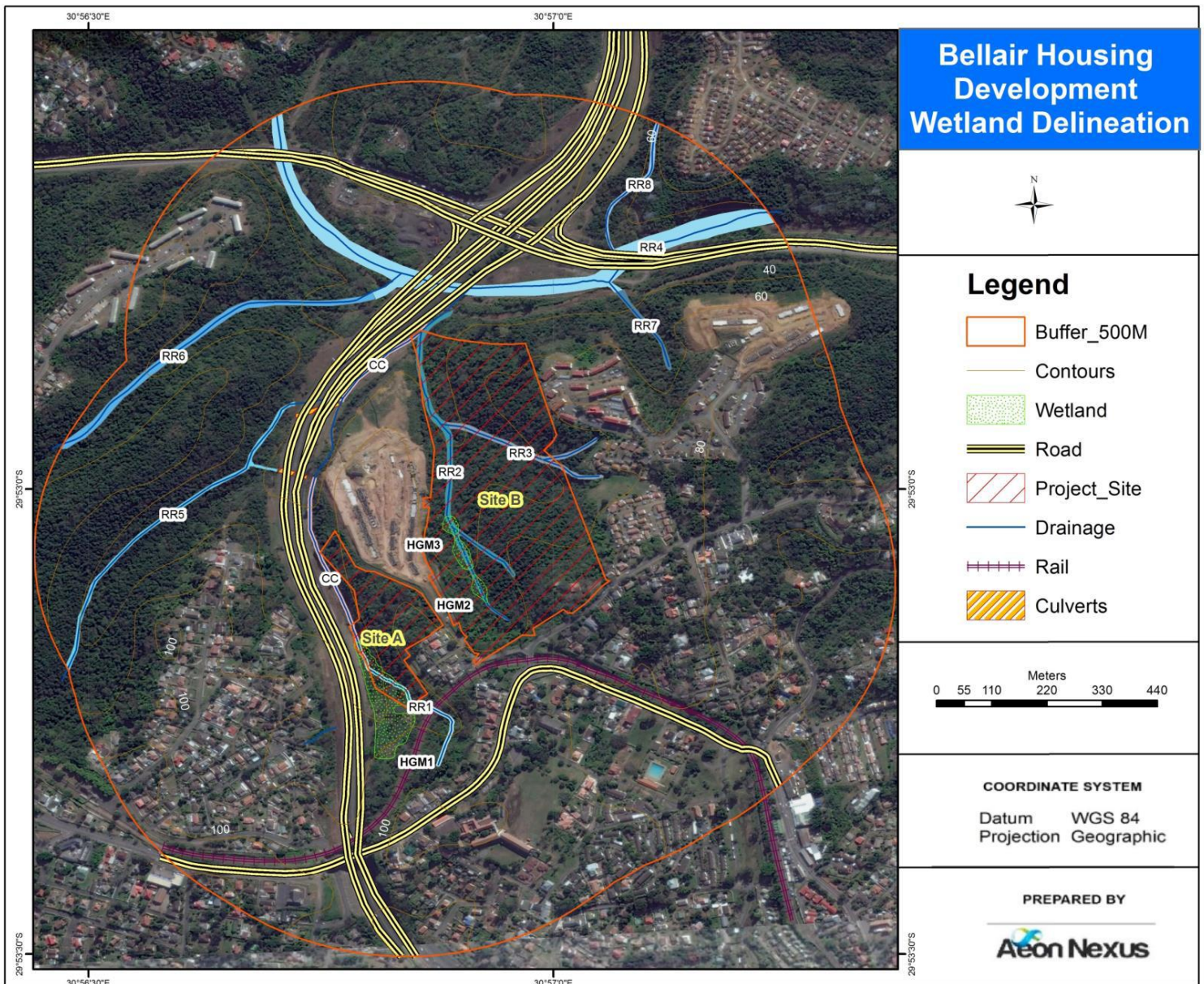
It was therefore concluded that the proposed development will only have a marginal effect on the fauna and flora of the site. The threat level posed by the proposed development is considered low and there will be little disruption in terms of ecosystem functioning, provided that rehabilitation measures are undertaken.



**Wetland Delineation and Functional Assessment:**

A Wetland Delineation and Functionality Assessment was conducted by Aeon Nexus in September 2016

The desktop and field survey delineated three Hydrogeomorphic (HGM) units and eight river riparian (RR) units (please see figure 3 below) on the proposed development site and 500m buffer. The watercourse screening assessment revealed that three HGM units and four RR units are potentially at risk from the proposed development. The ecological importance and sensitivity assessment revealed that some wet areas are of low importance and sensitivity. The specialist recommended that all construction activities should take place outside sensitive wetland and river riparian environments and their associated recommended buffer zone of 25 meters. HGM and RR units within the proposed development site are located adjacent/downslope of potential construction sites; consequently, they will be indirectly impacted upon. Moderate indirect impacts include erosion and sedimentation, alteration of the hydrological regime and reduction in water quality amongst other impacts. It is of the specialist's expert opinion that the Bellair Housing Development will cause low detrimental effects to the wetland environments provided mitigations are adhered to.



**Figure 3: HGM/RR units delineated within the proposed development site and 500m buffer**





## **Hydrological Study and Floodline Assessment**

A Hydrological Assessment was conducted by GCS in September 2016.

The hydrological and floodline assessment is a safety evaluation for the housing development, to aid the protection of natural resources and is a requirement for a Water Use License Application (WULA).

The climate at the Bellair Development site is described as warm and temperate with a Koppen-Geiger climate classification of Cfa (fully humid and hot summer). Rainfall for the site is based on 79 years of records at the nearby Louis Botha rainfall gauge (SAWS station: 04808 W) and historical records indicate a long-term average rainfall of 967 mm per annum.

Runoff from natural (unmodified) catchments in this area is simulated in WR2012 as being equivalent to 219 mm per annum over the surface area. The design rainfall depths were obtained from the Louis Botha rain gauge to represent the Bellair Development site in order to calculate the design flood peaks as input into the flood line calculations.

## **Heritage Study**

A Heritage Impact Assessment was conducted Active Heritage cc on 15 September 2016.

A heritage survey of the proposed sites identified no heritage sites or features within the proposed footprint. The area is also not part of any known cultural landscape. According to the specialists there is no archaeological reason why the proposed development may not proceed as planned.

## **Geotechnical Assessment**

A geotechnical assessment was conducted by JG Afrika on 16 November 2016.

The site is underlain at depth by Tillite bedrock and indicates favourable founding conditions. The site is considered suitable for the proposed development, provided that certain recommendations stipulated in the report are taken into account to address potential geotechnical constraints. Geotechnically, the steep terrain is inherently a restriction to development. Slope category analyses were undertaken for Blocks A and B, which highlight least favourable or non-developable areas. The categories utilized were as per the GSFH Specification enforced by The National Department of Housing, for geotechnically classifying sites for urban development. The investigation has ascertained that shallow bedrock conditions underlie Blocks A and B of the Bellair Housing Development, with depths ranging between 0.5 m to 1.6 m across the site. Weathering processes of the Tillite do not extend to great depths, however, may potentially be encountered in the low lying areas of the site. "Soft" excavation conditions can be anticipated during stripping of the colluvial horizons and the soft Tillite bedrock. "Intermediate" excavation conditions can be anticipated during stripping of the residual horizons and the medium hard rock Tillite bedrock.

## **ENVIRONMENTAL PROCESSES**

The below mentioned environmental activities are potentially being triggered by the proposed project, requiring an Environmental Authorisation from the Department of Economic Development Tourism and Environmental Affairs (EDTEA):

LISTED ACTIVITIES		
LISTING NOTICE 1 (GN R327)		
ACTIVITY No.	ACTIVITY DESCRIPTION	APPLICABILITY
Activity 27	<i>The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for:</i> (i) <i>the undertaking of a linear activity; or</i> (ii) <i>maintenance purposes undertaken in accordance with a maintenance management plan</i>	There will be a clearance of an area of 17.2 Ha of indigenous vegetation according to the definition of <i>indigenous vegetation</i> within the Listing Notice 1 (GN R327). However, it should be noted that the site consists mostly of alien vegetation.
Activity 28	<i>Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development:</i> (i) <i>will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or</i> (ii) <i>will occur outside an urban area, where the total land to be developed is bigger than 1 Hectare.</i>	Residential development will occur where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development that occurs inside an urban area, where the total land to be developed is bigger than 5 hectares.

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

### Basic Assessment Process

The Basic Assessment process being followed comprises the following:

- Public Participation Process (PPP) (first round – prior to submission of application):
  - Submission of a Background Information Document (this document) to identified stakeholders;
  - An advertisement in the local newspaper on the 24<sup>th</sup> of November 2017 (**Queensburgh Newspaper**);
  - Relevant I&APs consultation to address issues and concerns raised; and
  - Compilation of a Draft Basic Assessment Report for I&APs review and comments, which will be available for review and comment for a period of 30 days (13 December 2017 – 30 January 2018) at the Malvern Library (6 Knightsway Rd), before submission of the Application for Authorization to EDTEA
- Update of the Draft Basic Assessment Report to incorporate any comments received during the first round of PPP, as applicable.
- Submission of an Application for Authorisation to EDTEA.
- The updated draft Basic Assessment Report will be available for review and comments for additional period of 30 days.
- 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 Environmental Authorisation.



## **Public Participation Process**

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

### ***Announcing the opportunity to participate and register by the 08<sup>th</sup> of December 2017***

- Written notice will be made to registered I&APs on availability of documents to review as well as associated timeframes
- 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;
- Handing copies of the BID to houses adjacent to the proposed development site; and
- Advertisement in the local newspaper on the 24<sup>th</sup> of November 2017 (Queensburgh Newspaper).

### ***Obtaining initial comment***

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

### ***Draft BA Report***

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

***Submitting the draft BA report*** to Authorities and I&APs, providing a comment period of 30 days (excluding public holidays) – for two rounds, namely before and after submission of Application for Authorisation; and

***Submitting the final BA report*** to EDTEA for consideration and communicating the decision to I&APs.

### 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 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 2014 NEMA EIA Regulations (as amended) you are invited to formally register as an I&AP.

Please note that in terms of Regulation 43 (1), 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 **08 December 2017** by completing the enclosed registration and comment sheet and please declare the interest with regard to the project with your comments.





## **REGISTRATION FORM:**

**Basic Assessment for the Proposed Construction of Bellat Cluster 1, Housing Development, eThwkwini Municipality, KZN**

**Attention: Bhavisthra Ramlagan**

**E-mail: [bhavisthra@triplo4.com](mailto:bhavisthra@triplo4.com)**

**Tel: 032 946 3213**

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

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

**Registration**

- I would like to register as an Interested and Affected Party for the BA process for this Project
- Non stakeholder: I would like you to take me off your distribution sheet for the Proposed project. 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:*

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

I have the following queries/comments:

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