

BACKGROUND INFORMATION DOCUMENT (BID) FOR CONSULTATION

as a component of the
Basic Assessment

for

The Proposed Residential Dwellings on Erf 190 and Erf 191, Tinley Manor Beach, KwaDukuza Local Municipality (KZN 292), iLembe District Municipality

EIA Reference No: TBC

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1. CONTACT NAMES AND ADDRESSES

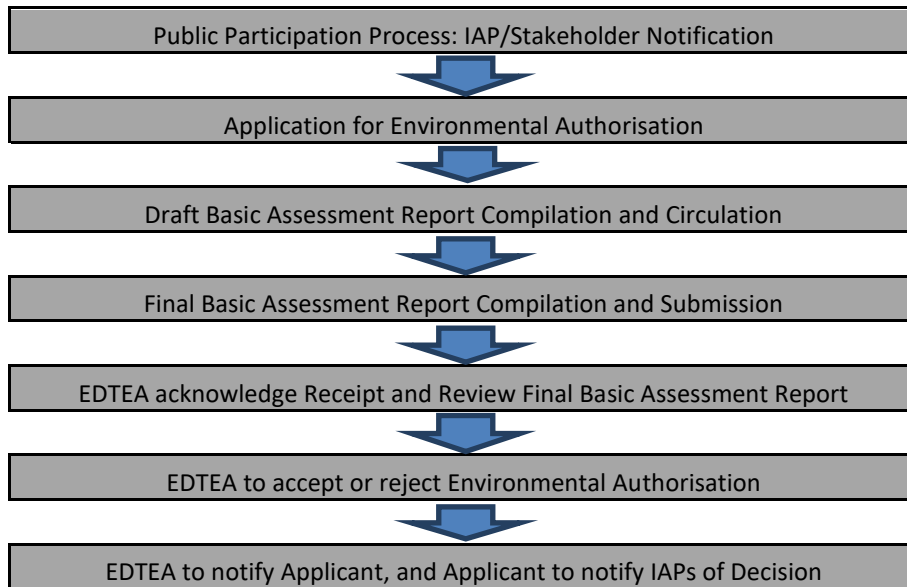
Interested and Affected Parties may contact the Environmental Consultants listed below for additional information.

Environmental Consultants:	Applicant:
	Bronze Whaler Trading cc
Enviroedge cc PO Box 1009, Kloof, 3640 Tel: 083 619 8683 Fax: (086) 654 6598 info@enviroedge.co.za www.enviroedge.co.za	192 Sea View Drive Tinley Manor Beach Tel: 082 269 3914 chadburt@mweb.co.za

2. INTRODUCTION

Notice is given in terms of Regulations 39 to 44 inclusive of the Environmental Impact Assessment Regulations, 2014 (as amended 2017), under Chapter 6 Public Participation of the National Environmental Management Act (Act 107 of 1998) as amended, that *Bronze Whaler Trading cc* intends to submit an application for environmental authorisation to the Department of Economic Development, Tourism and Environmental Affairs (EDTEA) for the proposed development of two residential dwellings, one on Erf 190 and the other on Erf 191 Tinley Manor Beach. The project area is located on the corner of Seaview Drive and Oceanview Road, Tinley Manor and falls within Ward 12 of the KwaDukuza Local Municipality, iLembe District. The site location can be found at co-ordinates 29°27'23.73"S 31°16'49.43"E.

The proposed activity requires a Basic Assessment (BA) in terms of Environmental Impact Assessment (EIA) Regulations of 2014 (Regulations in terms of Chapter 5 of the National Environmental Management Act (NEMA), 1998, as amended 2017). *EnviroEdge cc* has been appointed as the Environmental Practitioner in this regard. The Basic Assessment process is summarised below.



Background Information Document

As part of the BA and associated public participation process, this Background Information Document (BID) serves to inform all authorities, landowners, stakeholders, and Interested and/or Affected Parties (IAPs) of the applicant’s proposed development. The BID provides interested and affected parties an opportunity to submit any issues or concerns relating to the biophysical, social or socio-economic environment.

Public Participation Process

The public participation process forms part of the BA, and helps to ensure that IAPs have an opportunity to participate throughout the process by providing comments or concerns. Members of the public have the right to be informed of decisions that may affect them. The public is provided with an opportunity during this process to raise issues or concerns regarding the proposed development.

Interested and Affected Parties

All Interested and Affected Parties wishing to become registered as such and receive additional information, as well as an invitation to any public meeting, should one be required, should contact the environmental consultant to register as soon as possible. Registered IAPs will be kept informed of the project developments during the course of the Basic Assessment process and comments received will be included in the BA report submitted to EDTEA.

If you are aware of any IAPs who have not been informed or identified by ourselves, please let us know, so that they too may have the opportunity to register and / or receive information. Any issues, which you would like to raise and have not been identified to date, would be welcomed.

A press notice and roadside posters will notify the general public of the BA process.

3. PURPOSE OF THIS DOCUMENT

This report provides preliminary project information to enable IAPs an opportunity to comment on the proposed development. All issues and comments raised by IAPs will be documented in the BA Report. This will assist in the identification of environmental issues that could have a negative and/or positive impact on the site, the site surrounds and the community.

Before any construction of the proposed project may commence, an environmental authorisation is required from the EDTEA. In order to obtain this authorisation, a BA is currently being undertaken by *EnviroEdge cc*. The EIA Regulations identify various activities which may have a substantial detrimental effect and impact on the environment. The Regulations also list procedures for assessing potential associated environmental impacts.

4. DEVELOPMENT PROPOSAL

Bronze Whaler Trading cc propose the development of residential dwellings, one on Erf 190 and one on Erf 191, Tinley Manor. The project area is located on the corner of Seaview Drive and Oceanview Road, Tinley Manor and falls within Ward 12 of the KwaDukuza Local Municipality, Ilembe District. The site location can be found at co-ordinates 29°27'23.73"S 31°16'49.43"E.

The Erf 190 development will comprise of a basement garage for 3 cars on the northern portion of Erf 190, with a total area of 161m², and a split level 2 guest suites on the southern portion of erf 190 with a total area of 126m². Vehicles will enter the garage through garage doors on the northern side of the building off Oceanview Road. The basement garage level will sit 1.5m above the guest suite level. The groundfloor apartment will be in the central portion of the site, terraced back, with a total area of 229m² interior living area including bedrooms, kitchen, scullery, bathrooms and living areas and a balcony/deck open space area incorporating the existing milkwood trees on site at 260m². The first floor apartment consists of 146m² internal living area, 95m² upper fire place deck and wrap around deck at 95m², total area 300m². The proposed finish is plaster and paint with Chromadek roofing and aluminium doors and windows. The finished roof height, at the highest point will be 7.8m above natural ground level. Septic tank is proposed for sewage disposal, and a 15m³ subterranean stormwater tank with overflow soak away will cater for stormwater.

Lot 191 will comprise of two basement garages, one to the north, the other to the south for 3 cars each, with a total area of 75m² each. Vehicles will enter the garages through garage doors on the northern side or southern side of the building. The ground floor apartment will sit above the garage structures, with a total area of 304m² interior living area including bedrooms, kitchen, scullery, bathrooms and living areas and a wraparound balcony/deck area of 140m². The first floor apartment repeats the same floor space as the ground floor apartment, with a total area of 304m² internal living area including bedrooms, kitchen, scullery, bathrooms and living areas and a wraparound balcony/deck area of 140m². The proposed finish is plaster and paint with Chromadek roofing and aluminium doors and windows. The finished roof height, at the highest point will be 7.8m above natural ground level. Septic tank is proposed for sewage disposal, and 15m³ subterranean stormwater tank with overflow soakaway is proposed to cater for stormwater.

Water and electrical services for the site will be via municipal connections. A boundary wall is in place around the periphery of Erf 190 and 191.



Figure 1. Image taken from the southern boundary of Erf 191 looking north-north east over Erf 191 towards Erf 190.



Figure 2. Image taken on the eastern side of Erf 190 looking west over erf 190 towards Erf 191.

5. AFFECTED AREA

Location

The project area is located on the corner of Seaview Drive and Oceanview Road, Tinley Manor and falls within Ward 12 of the KwaDukuza Local Municipality, Ilembe District. The site can be found at co-ordinates 29°27'23.73"S 31°16'49.43"E

Flora and Fauna

According to The Vegetation of South Africa, Lesotho and Swaziland, the vegetation within the study area, is typically classified as KwaZulu Natal Coastal Belt (CB 3) interspersed with subtropical dune thicket and forms part of a highly dissected and undulating coastal plain which presumably used to be covered to great extent with various types of sub-tropical coastal forest. Some primary grasslands dominated by *Themeda triandra* still occur in hilly high rainfall areas where pressure from natural grazing and fire regimes prevail. At present the KZN CB 3 is affected by an intrinsic mosaic of extensive sugar cane fields, timber plantations and coastal holiday resorts, with interspersed secondary *Aristida* grasslands, thickets and patches of coastal thornveld (Mucina and Rutherford, 2006). Typically the vegetation unit is described as endangered, with a target of 25%, of which only a very small part is currently statutorily conserved in various nature reserves. About 50% has been transformed for cultivation, by urban sprawl and for road building. Aliens include *Chromolaena odorata*, *Lantana camara*, *Melia azadarach* and *Solanum mauritianum*. Erosion is low and moderate.

The site in question (Erf 190 and 191) currently does not resemble the original form of Coastal Belt Vegetation. The site and surrounds have been transformed by development. The site vegetation consists primarily of manicured lawn, with a number of *Strelitzia nicolai* stands, *Allophylus natalensis*, and isolated *Mimusops caffra* and *Brachylaena discolor* trees. Owing to the isolated nature of the trees, the vegetation is not considered Coastal Forest. The development proposal will incorporate the *Mimusops caffra* into the design and these trees will become a feature of the development. A vegetation appraisal by a suitably qualified and experienced ecologist will be included in the Draft Basic Assessment.

No faunal species were observed on site, during the site visit.

Climate

Tinley Manor Beach receives approximately 872mm of rain per year, with most rainfall occurring during summer. Blythedale receives the lowest rainfall (17mm) in July and the highest (119mm) in February. The average midday temperatures range from 22.5°C in July to 27.9°C in February. The region is the coldest during June when the mercury drops to 10°C on average during the night. (<http://www.saexplorer.co.za>).

Topography and Hydrology

The high point of the site is at the centre point of Erf 190 and Erf 191, with a decreasing medium graded east facing slope. The high point is approximately 17masl. The Mhlali River Estuary is located to the west of the development site, within 32 metres of the eastern boundary of Erf 191. No groundwater points have been noted. The site is located within the U30E quaternary catchment. The proposed development is located approximately 25m from the eastern edge of the Umhlali River Estuarine Functional Zone Delineation (Draft 2017).

Geology and Soils

The geology and soils of the project area (ordinarily under coastal belt vegetation) consist of Ordovician Natal Group Sandstone, Dwyka tillite, Ecca Shale and Mapumulo gneiss. Weathering of old dunes has produced the red sand, called Berea Red Sand, in places. The soils supported by the aforementioned rocks are shallow over hard sandstones and deeper over younger softer rocks (Mucina and Rutherford, 2006).

From the Geotechnical Investigation undertaken by (Marula Eng, 2018) it is reported that the site is underlain by silty, Sandy soils, of the Berea Red Formation, which are estimated to be in excess of 9m below existing ground level. The proposed residential dwelling was considered to be feasible and is not expected to cause any unforeseen ground instability, provided the recommendations set out by the Geotechnical Engineer are abided by.

Culture and Heritage

The presence of any features of cultural or historical importance is currently unknown.

National and District Roads

The proposed project site is located 4km from the main N2, which passes the site to the west. The P467 leads from the N2 into the town of Tinley manor and then become the main road (Seaview Drive).

Services

The site will serviced with all the requisite amenities such as water and electricity through municipal connections. All relevant government departments or parastatals will be consulted as part of the Public Participation Process. Stormwater will be managed on site by subterranean water storage tanks with overflow soak aways. Sewage will be catered for by means of septic tanks.

Land use and Socio-economic Structure

Land use surrounding the site consists primarily of residential dwellings and existing asphalt roads. A vacant Lot (Erf 189) is located to the immediate north of the site. Further afield some sugar cane agriculture exists to the north, and the Indian Ocean Shoreline (Tinley Manor Beach) to the south.

6. POTENTIAL KEY ISSUES

Surface Water Runoff – The construction activities may affect the area through changed hydrological patterns and may have an ecological impact. Permanent alteration of flow patterns is a risk and could lead to detrimental effects on the vegetation if these are not mitigated during and after construction. Storm water management associated with the proposed development must be incorporated into the design and must take into consideration the erosion potential of the region.

Alien Invasive Plant Establishment – Any alien plants establishing during construction or post-construction must be removed in accordance with best horticultural practices. Alien Invasive Management to be included in the project Environmental Management Programme.

Vegetation clearance – Where it is necessary for vegetation to be removed, this must not occur as a once off clearance, but must be phased, as needed, in order to help to reduce soil erosion potential and the proliferation of exotic weeds. Weeds will thrive in disturbed soil, and will present an eradication problem later should these plants set seed. Trimming or felling of protected plant species may not be undertaken without a permit from the Department Agriculture, Forestry and Fisheries (DAFF).

Erosion – Potential erosion should always be considered during and after construction activities. If strict mitigation measures are implemented these potential factors can be prevented / reduced. Mitigation measures include soil stabilisation (including wind erosion) and re-vegetation of affected areas as well as the avoidance (during construction and operation phases) of all areas susceptible to erosion. Transboundary erosion and sedimentation emanating from the development must be managed due to proximity to the uMhlali Estuary and Indian Ocean Shoreline.

The area to be disturbed by the proposed development is expected to be relatively small and predominantly within the existing property boundary. A site specific Environmental Management Programme must be developed and implemented. It is imperative; however, that the construction activities occur over as small an area as is practical.

References

Mucina. L & Rutherford. MC (eds) 2006. *The Vegetation of South Africa, Lesotho and Swaziland*. Strelitzia 19. South African National Biodiversity Institute. Pretoria.

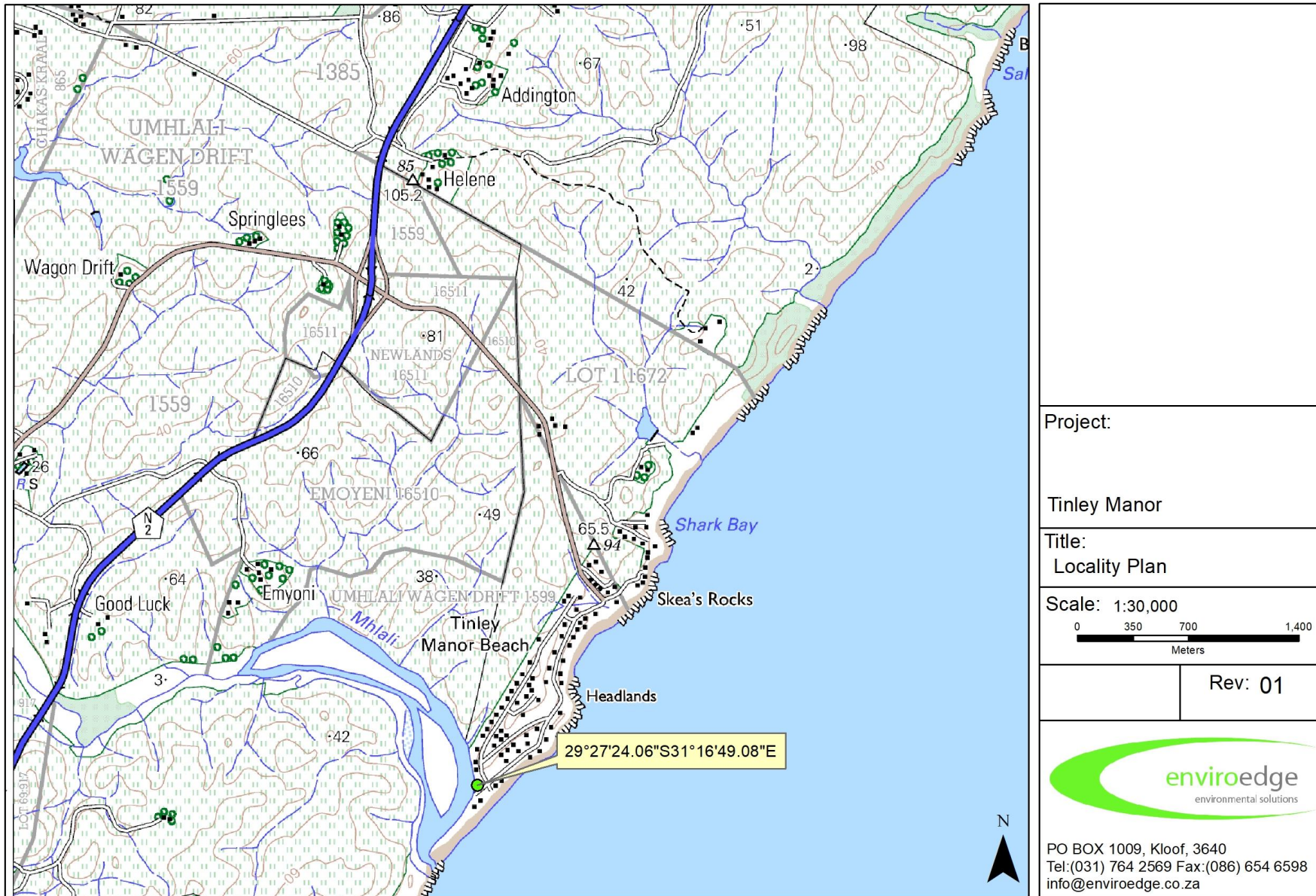


Figure 3. Location map

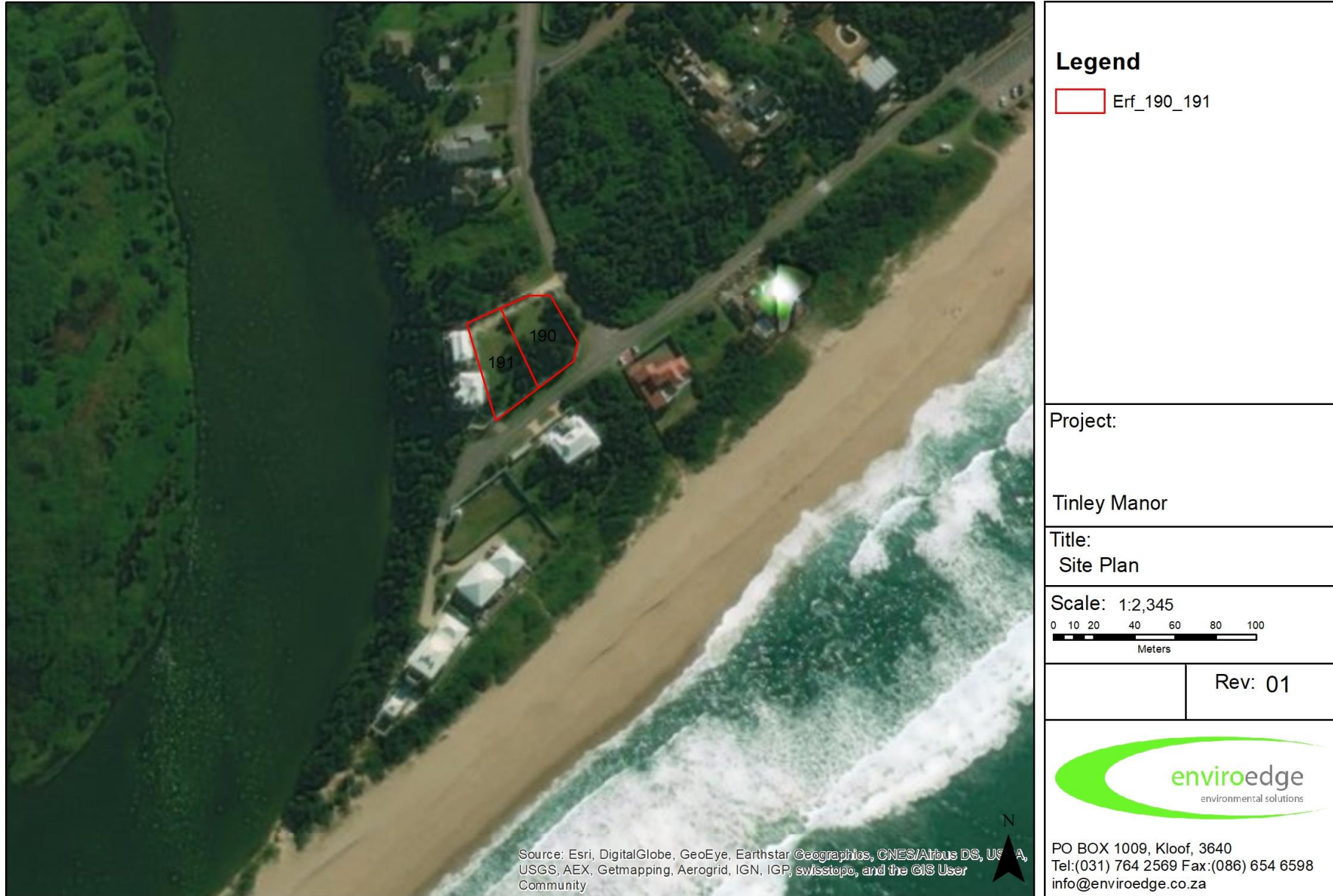


Figure 4. Site Plan

STAKEHOLDER/INTERESTED OR AFFECTED PARTY REGISTER FOR THE PROPOSED RESIDENTIAL DWELLINGS ON ERF 190 AND ERF 191, TINLEY MANOR BEACH BASIC ASSESSMENT

KINDLY COMPLETE THIS FORM AND RETURN IT TO:

EnviroEdge cc
 PO BOX 1009, Kloof, 3640
 Tel:(031) 764 2569
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 info@enviroedge.co.za

Title	
First Name	
Surname	
Email	
Telephone	
Fax	
Organisation	
Capacity	
Physical Address	
Postal Address	
1. What is your main interest with regards to the proposed project?	
2. Do you have any issues or points of concern or support regarding the proposed project?	
3. Are there any additional stakeholders who you feel should be consulted with regards to the proposed project?	