

BACKGROUND INFORMATION DOCUMENT:

**PROPOSED RESIDENTIAL
DEVELOPMENT AT ERF 308 IN
PRINCE'S GRANT GOLF ESTATE,
KWADUKUZA MUNICIPALITY,
ILEMBE DISTRICT MUNICIPALITY,
KWAZULU NATAL**



27 January 2021

DOCUMENT DESCRIPTION

Client / Applicant: Mr Scott Havnar

Report name: BID for the Proposed Residential Development At Erf 308 in Prince's Grant Golf Estate, KwaDukuza Local Municipality, iLembe District Municipality, KwaZulu Natal.

Report type: Background Information Document (BID)

Project name: House Havnar at Erf 308 Prince's Grant Basic Assessment

Project number: E-BL01.200456

Version: Original

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INTRODUCTION

The purpose of this Background Information Document (BID) is to provide information to stakeholders and interested and affected parties (I&APs) regarding the proposed House Havnar - a single residential development at Erf 308 in Prince's Grant Golf Estate, KwaDukuza Local Municipality, iLembe District Municipality, KwaZulu Natal

Triplo4 Sustainable Solutions (hereafter referred to as Triplo4) was appointed as Independent Environmental Assessment Practitioner (EAP) by Mr. Havnar for the proposed House Havnar residential development.

LOCATION OF PROPOSED PROJECT

The property is located on Erf 308 within the Prince's Grant Golf Estate, in KwaDukuza Local Municipality, iLembe District, KwaZulu Natal. The Estate is located on the coast of the Indian Ocean, approx. 28km north of Ballito. Portions of the site and the development footprint are located within 100m of the High Water Mark of the sea.

Table 1: Co-ordinates of proposed development

House Havnar Erf 308 coordinates (central point)	
Latitude	29° 20' 49.64"
Longitude	31° 22' 52.19"



Figure 1: Google Image showing location of the Proposed House Havnar Residential Development on Erf 308 within the Prince's Grant Estate.

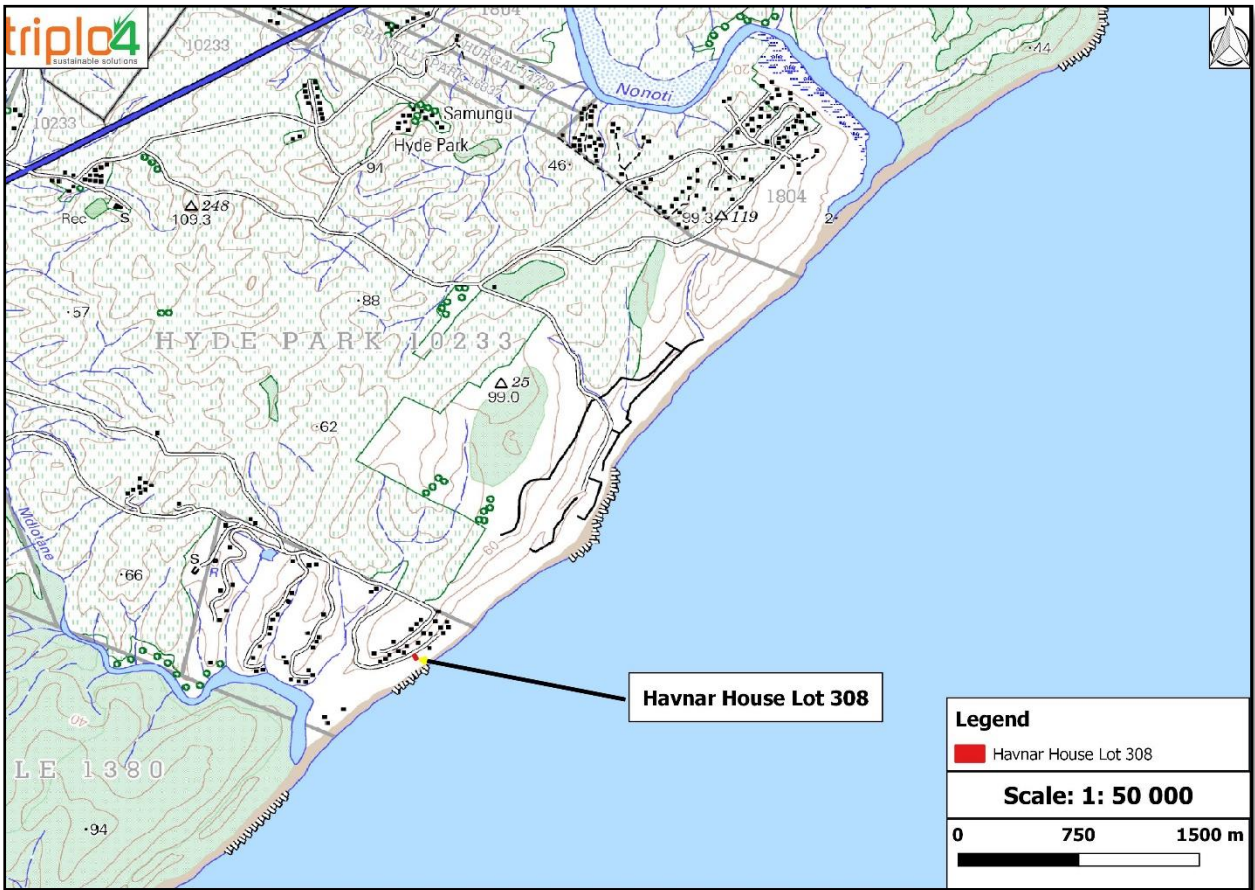


Figure 2: Locality Map showing the location of the Proposed House Havnar Residential Development on Erf 308 within Prince's Grant Estate, KwaDukuza Local Municipality.

PROJECT DETAIL

Mr. Havnar proposes the establishment of a single residential development on Erf 308 in the Prince's Gant Golf Estate. The development will consist of a two storey house, a swimming pool, a pool pump store, pool patio and a covered entrance, as well as infrastructure for bulk services to service the house. The site has a total area of 771m² and the development has an approximate footprint of 500m².

The proposed development footprint is inclusive of:

- The house, including the pool and patio (293m²);
- Landscaping/gardening (180m²); and
- Sewerage and stormwater infrastructure (30m²)

Of the proposed approx. 500m² development footprint, only 160m² development footprint falls within 100m of the High Water Mark of the Sea.

Bulk Services

The Prince's Grant Estate works on septic tank system. The proposed development will thus utilise a septic tank system which will be placed at the front of the development, 2m away from the boundaries of the site, and the overflow will run into the estate system. The septic tank will have a footprint of 30m². The proposed site falls within the safe building area, above the Hazard line.

Water will be supplied by the Prince's Grant Golf Estate and is borehole based.

The electricity supply will be from the local municipality, and a small solar system is included in the design to supplement the electricity supply.

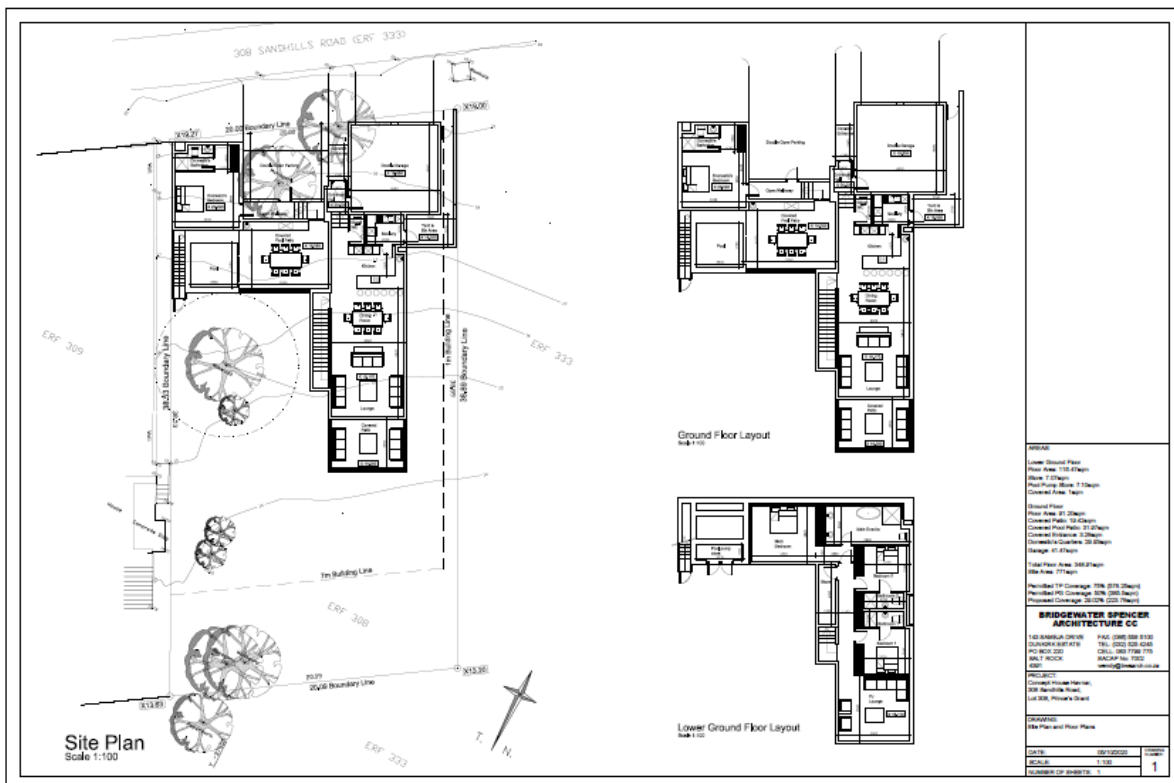


Figure 3: Proposed Layout for the House Havnar Residential Development (excluding bulk service infrastructure).



ENVIRONMENTAL AUTHORISATION

The proposed development triggers the following listed activity, and thus requiring an Environmental Authorisation from KZN EDTEA in terms of the National Environmental Management Act (NEMA) and its 2014 EIA Regulations (as amended).

EIA REGULATIONS LISTING NOTICE 1 OF 2014 (GN 983 (as amended))		
ACTIVITY No.	ACTIVITY DESCRIPTION	APPLICABILITY
17	<p>Development—</p> <ul style="list-style-type: none"> (i) in the sea; (ii) in an estuary; (iii) within the littoral active zone; (iv) in front of a development setback; or (v) if no development setback exists, within a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever is the greater; <p>in respect of—</p> <ul style="list-style-type: none"> (e) infrastructure or structures with a development footprint of 50 square metres or more — 	The site is falls within 100m of the high water mark, and the structure and infrastructure will exceed 50m ² .
19A	<p>“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 of more than 5 cubic metres from—</p> <ul style="list-style-type: none"> (i) the seashore; (ii) the littoral active zone, an estuary or a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever distance is the greater; or (iii) the sea.” 	The development is within 100m of the high water mark, and the deposition, infilling, dredging and excavation of materials such as soil, sand, shells will be greater than 5 cubic meters.
EIA REGULATIONS LISTING NOTICE 3 OF 2014 (GN 324 (as amended))		
12	<p>The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.</p> <p>vi. Within the littoral active zone or 100 metres inland from high water mark of the sea or an estuarine functional zone, whichever distance is the greater, excluding where such removal will occur behind the development setback line on erven in urban areas</p>	<p>Approx. 350m² of indigenous vegetation will be cleared on site for the proposed house and infrastructure. For landscaping and gardening, indigenous vegetation will be retained where possible.</p> <p>Overall the development footprint is approx. 500m², of which only approx. 160m² is located within 100m of the high water mark of the sea.</p>
14	<p>The development of—</p> <ul style="list-style-type: none"> (ii) infrastructure or structures with a physical footprint of 10 square metres or more; where such development occurs— <p>in front of a development setback</p>	The residential development has a physical footprint of approx. 500m ² , all located within 1km of the high water mark of the sea.

	<p>Vii. Critical biodiversity areas or ecological support areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;</p> <p>X. Outside Urban Areas</p> <p>(bb) Areas seawards of the development setback line or within 1 kilometre from the high-water mark of the sea if no such development setback line is determined;</p>	<p>EDTEA confirmed the site is outside an urban area.</p>
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A person who wishes to commence a Listing Notice 1 activity must conduct a basic assessment according to the EIA Regulations, 2014 (as amended). This process, inclusive of public participation, is described below.

OUTLINE OF BASIC ASSESSMENT PROCESS, INCLUDING PUBLIC PARTICIPATION

The basic assessment process being followed comprises of the following:

- Submission of an Application for Authorization to EDTEA;
- Public Participation Process;
 - Notification and distribution of the Background Information Document (this document) to identified stakeholders and I&AP's to announce the project and inviting stakeholders to register as an I&AP and participate in the public participation process;
 - An advertisement in the local newspaper (Advertised Date: 27 January 2021, **Stanger Weekly**);
 - 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 (BAR) for I&AP's review and comments, which will be available for review and comment at the KwaDukuza Public Library for a period of 30 days from **16th February 2021 to 17th March 2021**.
 - Electronic copies of the BAR can also be accessed through Triplo4 Sustainable Solutions' website: www.triplo4.com and an online platform to the registered I&APs
- 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 decision made by EDTEA on the application for Environmental Authorisation.

SPECIALIST EVALUATION

To inform the Basic Assessment Report, an Ecological Assessment, Coastal Hazardline Assessment and Wetland Assessment have been conducted, and the key findings of which are summarised below. In addition, a Heritage Assessment and Geotechnical Investigation are also being conducted, and the findings and recommendations will be included in the draft Basic Assessment Report.

The full specialist reports will be made available for public comment as part of the Basic Assessment Report.

Ecological Assessment:

The site falls within an area designated jointly as CBA Irreplaceable and an Ecological Support Area forming part of the coastal Biodiversity Corridor and a focus area for land-based protected areas expansion. However, the site does not fall within a threatened vegetation type being located within Subtropical Dune Thicket, which is considered Least Threatened.



Figure 4: Vegetation type on the proposed site.

The site contains several protected plant species such as Milkwood and *Scadoxus puniceus*.

The overall proposed footprint of the development is approx. 500m², which will leave the remainder as natural area, thereby not placing the Corridor at risk of becoming fragmented. Further, according to the Ecological Specialist, the impacts of the proposed development can be mitigated within the acceptable limits, with the relevant permits and licences from EKZN and DEFF in place (e.g. for the removal, replanting or trimming of protected trees and/or natural forest), and the specialist does not anticipate opposition to this proposed activity.

Coastal Hazardline Assessment

The site in question is located along a sandy coast line with an erodible shoreline. To provide for future climate changes a number of sea-level rise scenarios were evaluated. It was concluded that the site is within the safe building area, which falls above the Hazard line. Furthermore, the proposed soak pit is to be located higher than the 13m AMSL contour. The siting of this proposed soak pit in this position would be safe from potential erosion as well as sufficiently far from the water's edge, to allow for sufficient percolation of the waste water discharge with no problem of sewer contamination of the seawater in the near shore.



Figure 5: Coastal Hazardline with relative to the proposed development site.

Wetland Assessment:

No wetlands or watercourses were identified within the site or within 500m of the site, apart from the ocean. Therefore, the wetland specialist had concluded that all construction activities of the proposed development can occur and no Water Use License Application will be required

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 NEMA EIA Regulations 2014 (as amended) you are invited to formally register as an I&AP. ***If you have recently received a letter from us in your name notifying you of the project, it means you are already a registered I&AP. However, you are welcome to check with us further if you are unsure about your registration status.***

Please note that in terms of Regulation 56 (c), 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 10 February 2021 by completing the enclosed registration and comment sheet and please declare the interest with regard to the project with your comments.



REGISTRATION FORM:
**Proposed House Havnar Residential Development on Erf 308 in
 Prince's Grant Golf Estate, KwaDukuza Municipality, KZN**

Attention: Chen Read

Office No: 032 946 3213

E-mail: chen@triplo4.com

Fax No: 032 946 0826

Title (Mr/Mrs/Ms)		Phone	
Name		Fax	
Organisation / Interes		E-mail	
Signature			

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

Registration

<input type="radio"/>	I would like to register as an Interested and Affected Party for the BA process for this Project.
<input type="radio"/>	Non stakeholder: I would like you to take me off your distribution sheet for the Proposed development. 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:

Title (Mr/Mrs/Ms)		Phone	
Name		Fax	
Organisation / Interes		E-mail	
Signature			

I hereby delcare the following business, financial, personal or other interest in the approval or refusal of the application:
