

BACKGROUND INFORMATION DOCUMENT:

**Proposed Nonoti Mouth
Housing Development and
Associated Infrastructure,
iLembe District Municipality,
KZN, KZN.**



12 MAY 2021

DOCUMENT DESCRIPTION

Client / Applicant:	KwaDukuza Municipality on behalf of Inqaba Community Trust
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INTRODUCTION

The purpose of this Background Information Document (BID) is to provide information to interested and affected parties (I&APs) regarding the proposed Nonoti Mouth Housing Development and Associated Infrastructure, iLembe District Municipality, KZN.

Triplo4 Sustainable Solutions (hereafter referred to as Triplo4) was appointed as Independent Environmental Assessment Practitioner for the Environmental Impact Assessment (EIA) process required for the application for this approval.

PURPOSE OF THIS DOCUMENT

This Background Information Document (BID) is part of the public participation process for the EIA and its purpose is to:

- provide preliminary information to Interested and Affected Parties (I&APs) on the project and application process;
- invite I&APs to register;
- inform I&APs of their opportunities to participate, including commenting in response to the BID and on draft reports;
- inform I&APs of who to contact to obtain further information;
- inform I&APs of how and to whom to submit their comments.

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. The BID does not serve to provide detailed information on the potential impacts of the proposed development – these will be initially identified in the Scoping Report and then subsequently assessed in more detail in the Environmental Impact Assessment Report (EIA Report) as part of the EIA process

PROJECT DETAIL

The project entails the establishment of a housing development and associated infrastructure on approximately 250 hectares of land obtained via a successful land claim at Nonoti, situated over portions of the Farm Chantilly No 1804 and the proposed Portion A (of 33) of the Farm Hyde Park No 10233.

The proposed housing development and associated infrastructure provides for 500 residential opportunities with a planned housing footprint of approximately 40m² in size as per grant by the Department of Human Settlement. The Trust will provide further “top-up” funding to its approximate 150 beneficiaries as per agreement between the Trust and beneficiaries for bigger houses within the erven. The lay-out also provides for 45 mixed used opportunities, agricultural, community and worship sites, limited commercial opportunities as well as open and conservation areas.

The development is to comprise of the in-situ upgrade of the existing brownfields site as well as the development of the proposed greenfields site (approximately 13 hectares). The proposed site is currently zoned as agriculture and primarily consists of semi-formal and informal housing, infrastructure comprising electricity as well as tarmac and dirt track roads with grazing and subsistence agriculture.

A 0,25 Ml/day WWTP (Waste Water Treatment Plant) is proposed for the development. A reservoir of 0.5ml storage capacity is proposed to utilise the treated effluent for agricultural purposes.

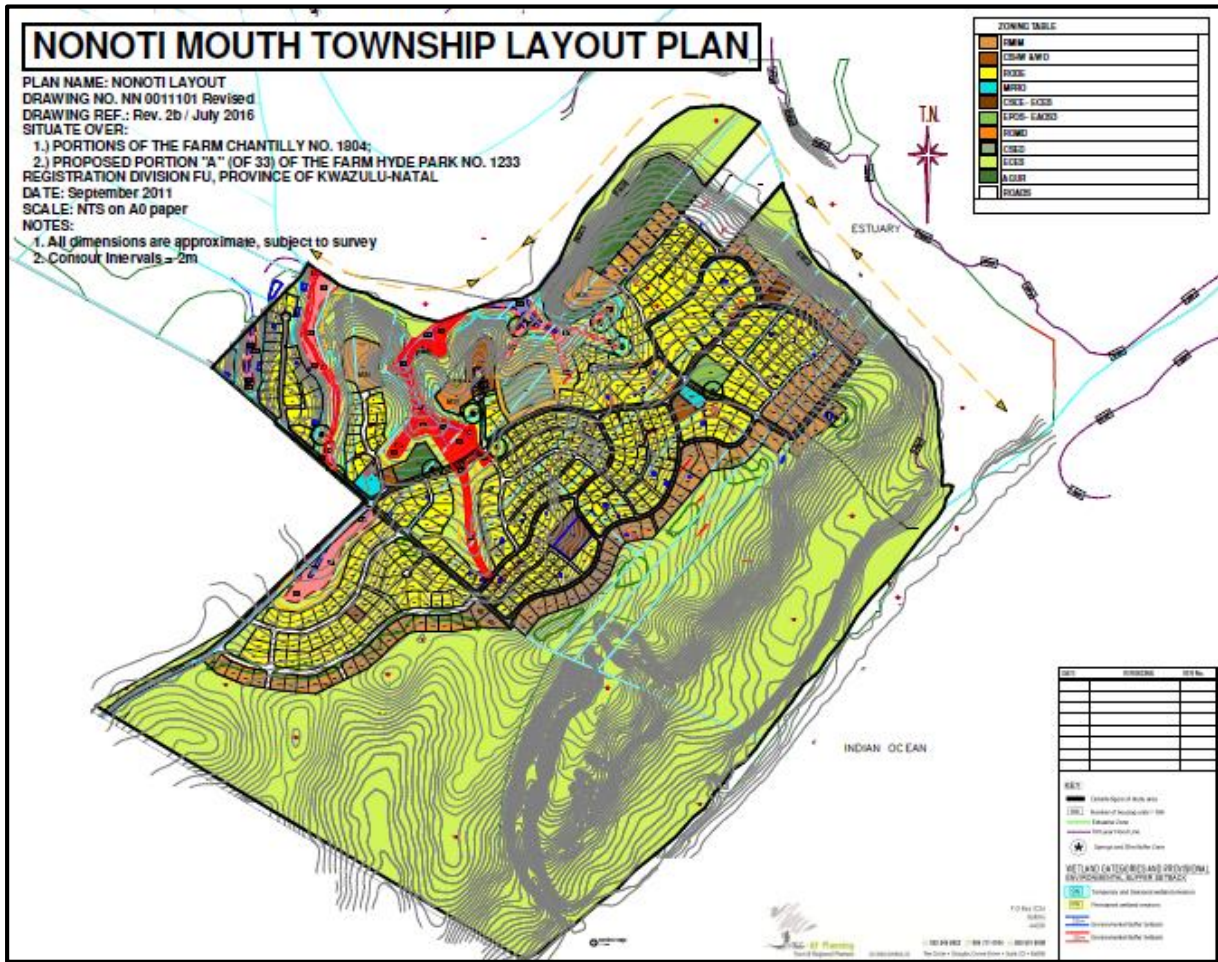


Figure 1: Nonoti Housing Layout Plan

LOCATION OF PROPOSED PROJECT

Description	Location of the Activity
District Municipality	iLembe District Municipality
Local Municipality	KwaDukuza Municipality
Area / Town / Village	Nonoti, KwaDukuza

Co-ordinates of the proposed development:

Latitude /Longitude	Degrees	Minutes	Seconds
South	29	19	2.75
East	31	24	0.85

The site is located on portions of the Farm Chantilly No.1804, KwaDukuza. The nearest towns are Stanger which lies 8 km inland of the site and Darnell 4 km to the north.

The site is adjacent to the Nonoti Estuary which is situated to the North-East/West of the site. The Nonoti site is situated approximately 20km North of Prince’s Grant Golf Course, and approx. 80km North of Durban, KZN.

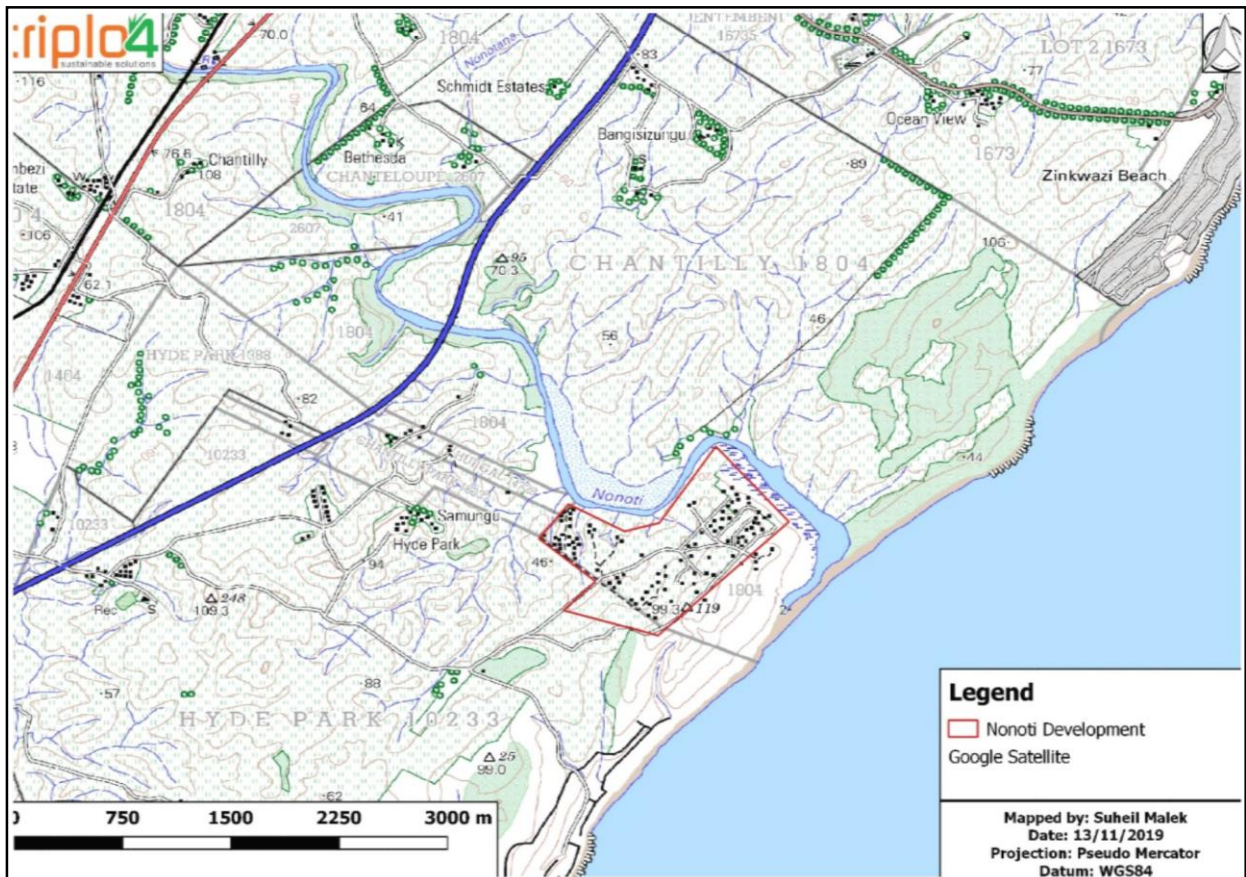


Figure 2: Locality Map showing the location of the proposed Nonoti Housing Development

ENVIRONMENTAL LICENSING APPLICATION PROCESSES

This development triggers listed activities that require Environmental Authorisation from the competent authority, the KwaZulu-Natal Economic Development, Tourism & Environmental Affairs (EDTEA) in terms of the National Environmental Management Act 107 of 1998 (NEMA).

The Environmental Impact Assessment process, including public participation will be conducted for the application according to the EIA Regulations, 2014 (as amended). The following listed activities under NEMA have been identified:

EIA REGULATIONS LISTING NOTICE 1 OF 2014 (as amended)		
ACTIVITY No.	ACTIVITY DESCRIPTION	APPLICABILITY
Activity 9	<i>The development of infrastructure exceeding 1 000 metres in length for the bulk transportation of water or storm water— (i) with an internal diameter of 0,36 metres or more; or (ii) with a peak throughput of 120 litres per second or more;</i>	The proposed development will comprise of infrastructure exceeding 1 000 metres in length for the bulk transportation of water or storm water.
Activity 10	<i>The development and related operation of infrastructure exceeding 1 000 metres in length for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes – (i) with an internal diameter of 0,36 metres or more; or (ii) with a peak throughput of 120 litres per second or more;</i>	The development will include infrastructure exceeding 1 000 metres in length for the bulk transportation of sewage, effluent, process water and waste water.
Activity 12	<i>The development of— (i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres; or (ii) infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs— (a) within a watercourse; (b) in front of a development setback; or (c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse</i>	The development of infrastructure or structures with a physical footprint of 100 square metres or more will occur within a watercourse and within 32 metres of a watercourse
Activity 19	<i>The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse</i>	It is anticipated that more than 10 cubic meters of soil, sand or rock will be excavated, infilled or moved during the installation of infrastructure and internal reticulation within wetlands.
EIA REGULATIONS LISTING NOTICE 2 OF 2014 (as amended)		
ACTIVITY No.	ACTIVITY DESCRIPTION	APPLICABILITY
Activity 15	The clearance of an area of 20 hectares or more of indigenous vegetation.	The proposed formalisation and expansions falls within the secondary grassland and will thus trigger the

		clearance of more than 20 Ha (approx. 23 Ha) of indigenous vegetation.
EIA REGULATIONS LISTING NOTICE 3 OF 2014 (as amended)		
ACTIVITY No.	ACTIVITY DESCRIPTION	APPLICABILITY
Activity 4	<p><i>The development of a road wider than 4 metres with a reserve less than 13,5 metres.</i></p> <p>d. KwaZulu-Natal</p> <p><i>i. In an estuarine functional zone;</i></p> <p><i>ii. Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;</i></p> <p><i>iii. Outside urban areas:</i></p> <p><i>(aa) Areas within 10 kilometres from national parks or world heritage sites or 5 kilometres from any terrestrial protected area identified in terms of NEMPAA or from the core areas of a biosphere reserve; or</i></p> <p><i>(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; or</i></p>	The internal roads within the area will be either 3,5m or 4,5m wide and irrespective of the width the road reserve will be 8,5m.
Activity 12	<p><i>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.</i></p> <p>d. KwaZulu-Natal</p> <p><i>i. Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;</i></p> <p><i>ii. 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;</i></p> <p><i>iii. In an estuarine functional zone.</i></p>	The proposed development has a development footprint of 250 hectares. Approximately 13ha of the total footprint is greenfield which will be cleared for the proposed development.
Activity 14	<p><i>The development of—</i></p> <p><i>(ii) infrastructure or structures with a physical footprint of 10 square metres or more;</i></p> <p><i>where such development occurs—</i></p> <p><i>(a) within a watercourse;</i></p> <p>d. KwaZulu-Natal</p>	Containment in terms of a dam / reservoir for the treated effluent. Physical footprint to be confirmed.

	<p><i>i. In an estuarine functional zone;</i></p> <p><i>ii. Critical biodiversity areas or ecological support areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;</i></p> <p><i>iii. Outside urban areas:</i></p> <p><i>(aa) Areas within 10 kilometres from national parks or world heritage sites or 5 kilometres from any terrestrial protected area identified in terms of NEMPAA or from the core area of a biosphere reserve; or</i></p> <p><i>(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; or</i></p>	
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Because one of the activities is listed under Listing Notice 2, a full environmental impact assessment process (i.e. Scoping & Environmental Impact Reporting) must be applied. This process, inclusive of public participation, is described below.

The proposed development also triggers a Section 21(c) and (i) water use under the National Water Act 36 of 1998 (NWA) as it may alter the characteristics of a wetland. The applicant will be submitting a water use licence application to the Department of Water and Sanitation (DWS) under the Water Use Licence Application and Appeals Regulation, 2017.

OUTLINE OF AN ENVIRONMENTAL IMPACT ASSESSMENT PROCESS, INCLUDING PUBLIC PARTICIPATION

The EIA comprises 2 main phases, namely Scoping and Environmental Impact Reporting. A draft report is prepared for each of these phases and subjected to a public participation process before submitted to the competent authority, EDTEA.

Application, Notification, and Scoping

- Submission of application for Environmental Authorisation to EDTEA;
- Notification and distribution of the Background Information Document (this document) to identified potential I&APs, to announce the project and invite I&APs to register and participate in the public participation process;
- An English and Zulu advertisement to be published in the local newspaper namely the Stanger Weekly on the 12th May 2021;
- Placement of a site notifications (4 site notices) in two languages – English and Zulu will be strategically placed, notifying I&APs of the proposed activity and inviting them to register as I&APs;
- A Focus Group Meeting will be held during the Scoping review period, with reasonable notice period given.
- Compilation of Draft Scoping Report and making it available for I&AP comment for a period of 30 days from the **26th May – 28th June 2021**;

- Electronic copies will be available on request and/or can be accessed via an online platform such as Dropbox or GoogleDrive which will be emailed to all registered I&APs and Triplo4's website – www.triplo4.com;
- The public copy will be made available at the Nonoti Community Hall and Triplo4 Ballito Offices. Other arrangements will be made to ensure people have access to the report should they be unable to access the public venue copy or an electronic copy; and
- Submission of a final Scoping Report to EDTEA for consideration (at this point, EDTEA will either accept or refuse the Scoping Report).

Environmental Impact Reporting (should EDTEA accept the Scoping Report):

- An email notification to registered I&APs will be sent out to inform them of the availability of the Draft Environmental Impact Assessment (EIA) Report for review.
- A Draft EIA Report will be made available to I&APs for public comment for period of 30 days. The report will be available on the Triplo4 website (www.triplo4.com). In addition, the EIA Report will also be electronically available via an online platform such as Dropbox or GoogleDrive which will be emailed to all registered I&APs;
- The public copy will be made available at the Nonoti Community Hall and Triplo4 Ballito Offices. Other arrangements will be made to ensure people have access to the report should they be unable to access the public venue copy or the electronic copy.
- A Focus Group Meeting will be held during the EIAR review period, with reasonable notice period given.
- I&AP comments on the draft EIA Report will be addressed and incorporated into a final EIA Report, inclusive of the EMPr and specialist reports, which will be submitted to EDTEA for consideration and a decision on the application for environmental authorisation;
- Registered I&APs will be notified of EDTEA's this decision and their opportunity to appeal.

SPECIALIST AND TECHNICAL STUDIES

To inform the Scoping and the EIR phases, a number of specialist studies will be undertaken. These are the specialist studies that envisaged and which will inform and be informed by the Scoping:

- Wetland Delineation and Functional Assessment;
- Terrestrial Ecological Assessment ;
- Biodiversity Assessment;
- Biophysical Study;
- Socio-Economic Perspective;
- Heritage Assessment;
- Estuarine Functional Assessment;
- Geotechnical Assessment;
- Geohydrological Assessment;
- Groundwater Comment;
- Wetland Rehabilitation Plan;
- Engineering Reports & Stormwater Reports.

The findings and recommendations of the above-mentioned studies will be discussed in the Environmental Assessment Report.

YOUR CONTRIBUTIONS ARE IMPORTANT

In terms of the NEMA EIA Regulations 2014 (as amended), you are invited to formally register as an I&AP.

Please register by completing the enclosed registration and comment sheet and please declare the interest with regard to the project with your comments.

You can get involved:

- By responding (by phone, fax or e-mail) to our invitation for your participation in the process;
- By completing the attached registration and comment form and e-mailing, posting or faxing it to Triplo4 Sustainable Solutions;
- In writing, contacting or telephoning us if you have a query, comment or require further project information;
- By attending meetings; and
- By reviewing and commenting on the draft Scoping Report and draft EIA Report within the 30-day review period.

In terms of Regulation 43 (1), I&AP's are required to disclose any direct business, financial, personal or other interest which they may have in the approval or refusal of the application.

Please note that it is incumbent on all I&APs and Stakeholders to notify Triplo4 if contact details change. Triplo4 will not be held responsible if information pertaining to the proposed project is undeliverable due to contact details changing.

REGISTRATION AND COMMENT SHEET:

Proposed Nonoti Mouth Housing Development & Associated Infrastructure, iLembe District Municipality, KZN

ATTENTION: Shanice Singh & Melissa Gopaul
E-MAIL: shanice@triplo4.com / melissa@triplo4.com

OFFICE NO: 032 946 3213
FAX: 032 946 0826

I would like to register as an interested and affected party for the EIA process of this project

Name and Surname		Phone	
Organisation / Interest		Cell	
Postal Address		Email	

Registration

<input type="radio"/>	I would like to register as an Interested and Affected Party for the EIA process for this Project.
<input type="radio"/>	I permit my contact details to be included in the EIA reports that will be accessible to the public.
<input type="radio"/>	I would like you to take me off your distribution list for the Proposed Project. I would not like to receive any further information regarding this process.

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

Comments:
