

The Independent Environmental Advisor

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BACKGROUND INFORMATION DOCUMENT

Mount Albert Storage
R102
Umdoni Municipality
Ugu District Municipality
KwaZulu-Natal

June 2021

Purpose of this document

This Background Information Document is to provide information to persons who may be interested in or affected by the proposed establishment of storage units and a private mechanical workshop on Mount Albert, Ptn 204 of Erf 184 of the Farm Mt Albert No. 2074 ET, R102, Pennington, Umdoni Local Municipality, Ugu District Municipality.

"The Independent Environmental Advisor" has been appointed as the independent environmental assessment practitioner by the applicant, Deals-4U cc, owner of the property, to seek environmental authorisation for the proposed establishment of the storage units and private mechanical workshop on the property.

Location

Mount Albert is adjacent to the R102 provincial road between Pennington and Sezela, approximately 400m from the main intersection into Pennington on the south side of the R102.

The site is characterised by very gently undulating terrain traversed by power lines and the Ugu water main.

Project Description

The development proposal is as follows:

- 5 blocks x 10 storage units
- Private workshop attached to the 5th block of storage at the south western extremity of the property
- Internal access road (grassblock or pavers)
- Parking areas for each storage unit (grassblock or pavers)

- New exit onto the R102 adjacent to the entrance to the neighbouring Ugu water reservoirs.

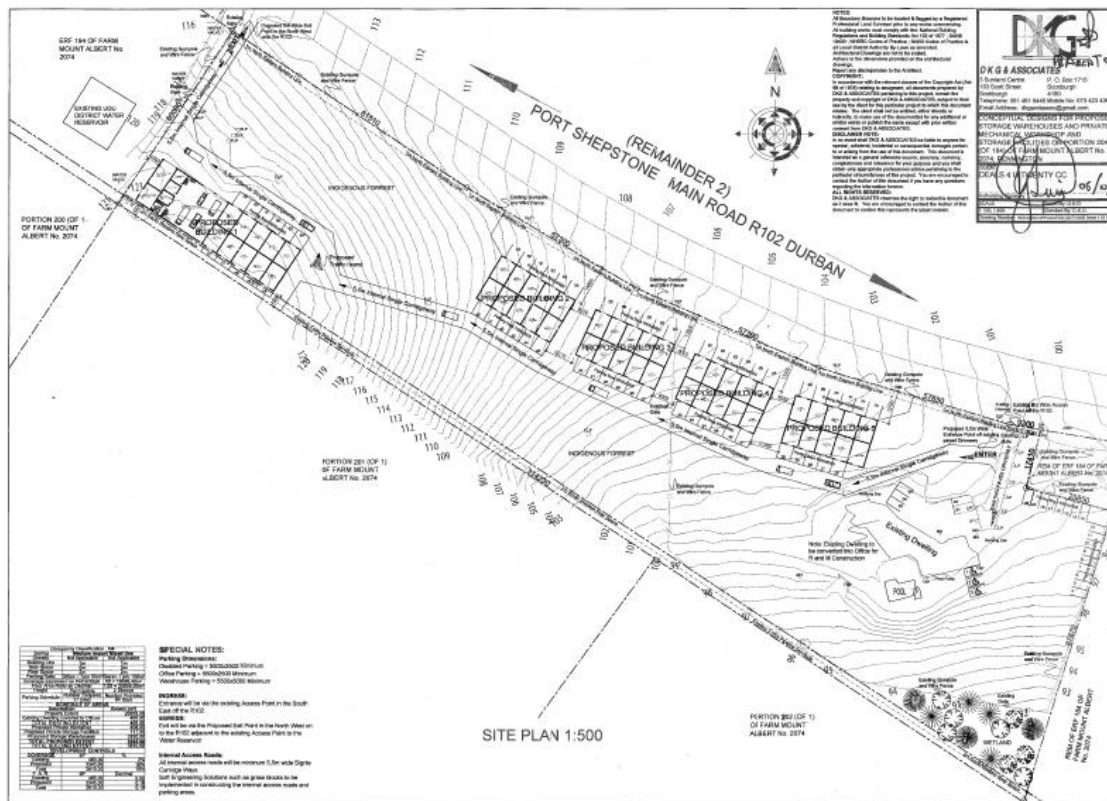


Figure 1: Conceptual Site Development Plan

There is an existing large building in the eastern part of the property that is used as dwellings and offices.

There is a power line and Ugu water main that traverse part of the property.

Specialist Studies

The property is within the Northern Coastal Forest of the Indian Ocean Coastal Belt but is mapped as critically endangered South Coast Grasslands vegetation type. A number of assessment have been conducted on the property as there is a previous environmental authorisation for residential development on the property. An ecological review and a heritage assessment have been commissioned to supplement previous studies.

Environmental Process

This application for environmental authorisation has been lodged under the 2014 EIA Regulations as amended as the following activities are triggered or may be triggered by the proposed establishment of the new crop lands (taken from the application form):

Activity Number: **Activity Description (in terms of the relevant notice) :** **Describe each listed activity as per the project description (and not as per wording of the relevant Government Notice)¹:**

Listing Notice 3: GN R324, 7 April 2017		
4(d)(viii):	The development of a road wider than 4 metres with a reserve less than 13,5 metres in Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;	New internal access roads will be needed to access the storage units and private mechanical workshop.
12	The clearance of more than 300m ² indigenous vegetation within a critically endangered or endangered ecosystem	More than 300m ² (approximately 900m ²) of indigenous vegetation will need to be cleared for the proposed storage units and internal access road

The 2014 EIA Regulations as amended are prescriptive of the process that needs to be followed to obtain environmental authorisation for a range of activities that are deemed to be detrimental to the environment and require that various aspects of the proposed development are investigated for their impact on the environment and the way these impacts can be mitigated.

The 2014 EIA Regulations as amended stipulate that the Basic Assessment Report, including an Environmental Management Programme, must be submitted within 90 days (approximately 13 weeks) of lodging the founding application form for environmental authorisation, inclusive of a 30-day public participation/comment period for I&APs and state authorities.

Interested and Affected Parties (I&APs) are encouraged to register and provide comment about any concerns using the comment sheet provided or by fax or email. Virtual meetings via platforms such as Skype, Zoom or Teams can be arranged.

¹Please note that this description should not be a repetition of the listed activity as contained in the relevant Government Notice, but should be a brief description of activities to be undertaken as per the project description, i.e. describe the components of the desired development

Invitation to Register and Comment:

If you are interested in or affected by the application for environmental authorisation of the proposed establishment of new crop lands on El Ranchito Farm, you are invited to register and submit your comments, stating any interest you have in this application (neighbour, competitor, supplier, authority) using the form below. Please forward, on or before **12 July 2021**, the form to:

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for attention Sarah Allan.

Mount Albert Storage R102, Pennington

Title (Mr/Ms/Mrs)		Phone	
Name		Fax	
Organisation/interest in application		Email	
Signature		Postal address	

I would like to raise the following issues/comments/concerns to be noted regarding the proposed storage units and private mechanical workshop:

If you know of anyone else who may have an interest in this application, please may you provide their contact details so that their participation can be facilitated:

Name	
Organisation	
Tel	
Address	

Thank you!