

BID

BACKGROUND INFORMATION DOCUMENT:

Proposed Gessla Eco Estate Development, Umhlali, KwaDukuza Municipality

A Project of Nidd Family Trust



29 October 2014

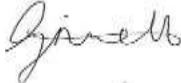
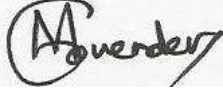

EDTEA REF NO: DC29/0032/2014

triplo4
sustainable solutions

DOCUMENT DESCRIPTION

Client / Applicant:	Nidd Family Trust
Report name:	BID for the Proposed Gessla Eco Estate, Development Umhlali, KwaDukuza Local Municipality, iLembe District Municipality, KZN
Report type:	Background Information Document (BID)
Project name:	Proposed Gessla Eco Estate Development, Umhlali, KwaDukuza Local Municipality, iLembe District Municipality, KZN
Project number:	T4B.0090
Version:	Original

Compiled and Authorised by:

Compiled By:	Date	Signature
Marvin Grimett Environmental Consultant	October 2014 / Durban	
Marilyn Govender Environmental Consultant	October 2014 / Durban	
Reviewed & Authorised By:	Date	Signature
Kushela Naidoo (EAPASA) Technical Director	October 2014 / Durban	

COMPILED BY:

Triplo 4 Sustainable Solutions (Pty) Ltd

Address: Suite 5, The Circle, Douglas Crowe Dr
Ballito, 4418

Telephone: +27 (0)31 563 4422

Facsimile: +27 (0)32 946 0826

Email: kushela@triplo4.com

www.triplo4.com

© Copyright 2014 Triplo 4 Sustainable Solutions

INTRODUCTION

The purpose of this Background Information Document (BID) is to provide information to interested and affected parties (I&AP's) regarding the proposed Gessla Eco Estate Development, Umhlali, KwaDukuza Local Municipality, iLembe District Municipality, KZN.

Based on the motivation and guidance from the KZN Department of Economic Development, Tourism and Environmental Affairs (EDTEA), a Basic Assessment Process for an environmental authorisation must be made in terms of the relevant listed activities in Listing Notice 1 (GNR 544, 18 June 2010) of the National Environmental Management Act (NEMA) as per the project scope and description.

Triplo4 Sustainable Solutions (hereafter referred to as Triplo4) was appointed as the Independent Environmental Assessment Practitioner by the Nidd Family Trust for the proposed Gessla Eco Estate Development.

This document describes the proposed development with associated infrastructure and provides an overview of the environmental authorisation processes. It also provides I & AP's with an initial opportunity to comment on the proposed project and to register as a stakeholder.

LOCATION OF PROPOSED PROJECT

The proposed Gessla Eco Estate Development is situated along the Mhlali River on a working sugarcane farm approximately 12 km North-West of Ballito on the North Coast of KwaZulu-Natal. Access is via the P103-1 district road. The Gessla Eco Estate site is located within the Kwadukuza Local Municipality and the iLembe District Municipality.

Co-ordinates of proposed development

Centre Coordinate

Latitude /Longitude	Degrees	Minutes	Seconds
South	29	26	41.68
East	31	8	42.37

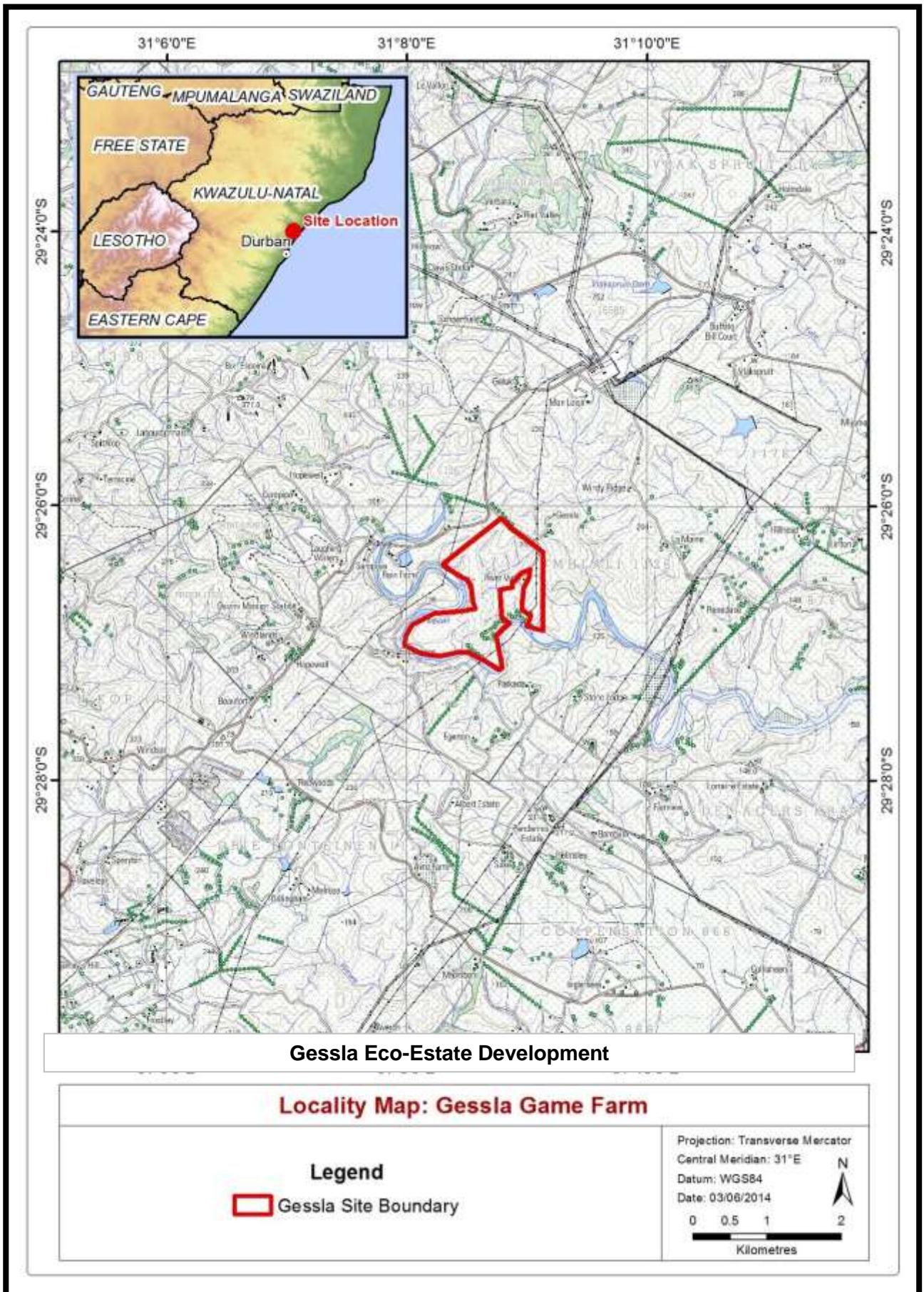
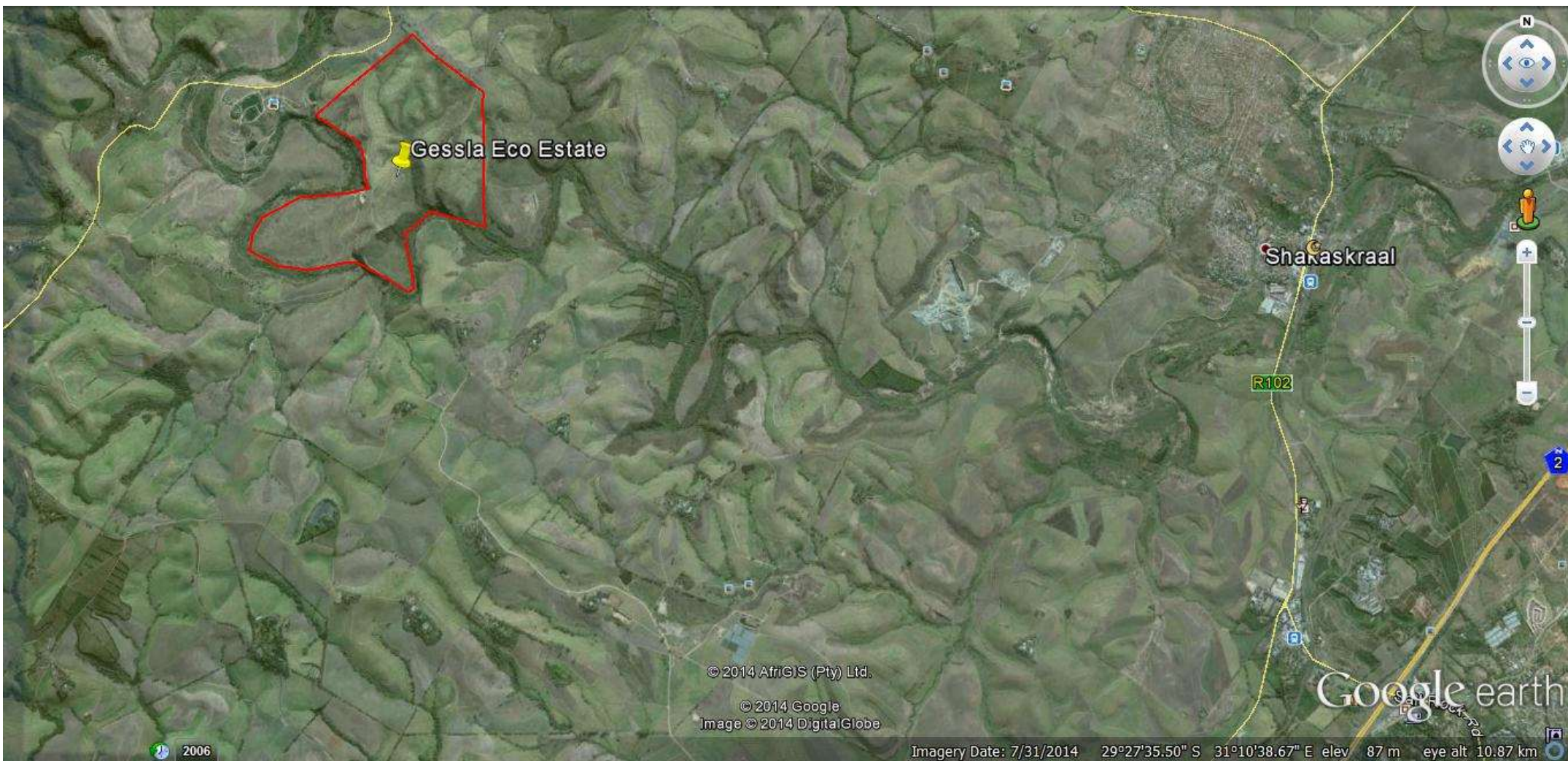


Figure 1: Locality Map showing the proposed Gessla Eco Estate.

Figure 2: A Google Image of the Proposed Gessla Eco Estate Outlined in Red



PROJECT DETAIL

The proposed development of the Gessla Eco Estate is located in Umhlali, KwaDukuza District Municipality, KZN. The proposed project is approximately 196 Hectares in total and proposes the establishment of approximately 57 residential units on 6 Hectares of the site. Thus the total development footprint will be approximately 6 Ha with the remaining 190 hectares of sugar cane contributing to conservation as the Sugar Cane will be removed and indigenous grasses and trees will be used to rehabilitate the area. The proposed project has an initial pilot phase whereby it is proposed the construction of 10 units only, on an area smaller than 1 hectare, for which environmental authorisation is not required (confirmation as per EDTEA response enquiry is appended to this application). The remaining 47 units will trigger a basic assessment to obtain environmental authorisation to consider and address the development in its entirety to ensure appropriate management of all environmental requirements associated with the total development footprint.

Activities proposed for the Gessla Eco Estate.

- The development of 47 residential units of Approximately 6 Ha
 - The electricity requirements will be met with the use of renewable energy sources, namely solar panels and wind turbines at each residential unit which will have a total output capacity of approximately 5 megawatts. The solar panels will have a development footprint of approximately 950 square meters and the wind turbines will have a development of approximately 500 square meters.
 - The potable water for the site will be sourced from boreholes.
- The conservation of the remaining 190 Ha with indigenous vegetation
- The construction of weirs and watering holes
- Construction of potable water, storm water and sewage pipelines for the provision of services to the residential units. The internal diameter of the potable water pipeline will be 32mm and 110mm for the stormwater and sewage pipelines.
- Sewage disposal will be by means of conservancy tanks where each house is to have a localised tank so there will be approximately 65 6m³ tanks
- 1 Vehicle Bridge and 3 pedestrian bridges will be constructed on the site. The vehicle bridge is approximately 4m wide and 12 m long. The pedestrian bridges are all 1m wide and 6m long.
- Expansion of existing roads by approximately 1.5m
- Walk and trail paths are proposed for the site
- The construction of a club house, offices, stores and refuse areas on the site
- The construction of a 7Ml reservoir on site

The proposed Gessla Eco Estate Development proposes a “green” footprint whereby sustainable options for services are considered either as stand-alone solutions or integrated with conventional solutions for water and energy.

PROJECT MOTIVATION

The project aims to provide an eco-friendly option for the proposed residential units within the Gessla Eco Estate. There is a growing realisation in all nodes of development in terms of the importance of sustainable development. The proposed residential development aims to promote both sustainable development and a healthier lifestyle that includes getting back to nature as the Proposed Gessla Eco estate aims to provide a residential setting that is tranquil and allows one to connect with the environment without negatively impacting on the environment itself. The overall motivation for the project is that of environmental sustainability as the development proposes a “green” footprint whereby sustainable options for services are considered either as stand-alone solutions or integrated with conventional solutions for water and energy thus it provides an eco-friendly option to the residential development. The water and energy requirements of the Proposed Eco-estate will not place strain on the environment as there will be no associated carbon footprint associated with coal generated electricity and potable water will be sourced from boreholes.

The Proposed Eco Estate will provide opportunities for local communities as the development makes provision for approximately 450 contract workers in the design and construction phase of the development with approximately 150 permanent employment opportunities being created during the operational phase. The proposed development aims to rehabilitate 190 Ha of sugar cane and thus contribute to conservation as the land will be cleared of sugar cane and re vegetated with indigenous grasses and trees. The fences from the adjacent rain farm game lodge will be removed to allow for the introduction of game in the Gessla eco estate. Therefore the Eco-Estate will contribute significantly to both conservation and the promotion of biodiversity within Eco estate and surrounding areas.

SPECIALIST EVALUATION

An independent Wetland and Ecological Habitat Assessment was conducted by Mr Clayton Cook, and the following is a summary of the findings with an additional figure (figure 3) to indicate the sensitivity of the:

- The proposed site is located within transformed hillslope dominated by sugarcane plantations within completely transformed habitats.
 - The proposed site offers limited suitable habitat for faunal species due to extensive habitat transformation and degradation on and surrounding the site.
 - The Umhlali River and wooded ravine within the adjacent Rain Farm Game and Lodge offers the most important habitat (especially for birds) for remaining plant and animal species.
 - No red data plants or animals were observed during the field survey or are likely to occur within these totally transformed habitats as these areas are of low sensitivity and conservation potential.
 - The project will have a significant **positive impact** with the rehabilitation of the majority of the site with indigenous vegetation.
- A Heritage Impact Assessment as well as a Hydro-Geological Assessment will be conducted.

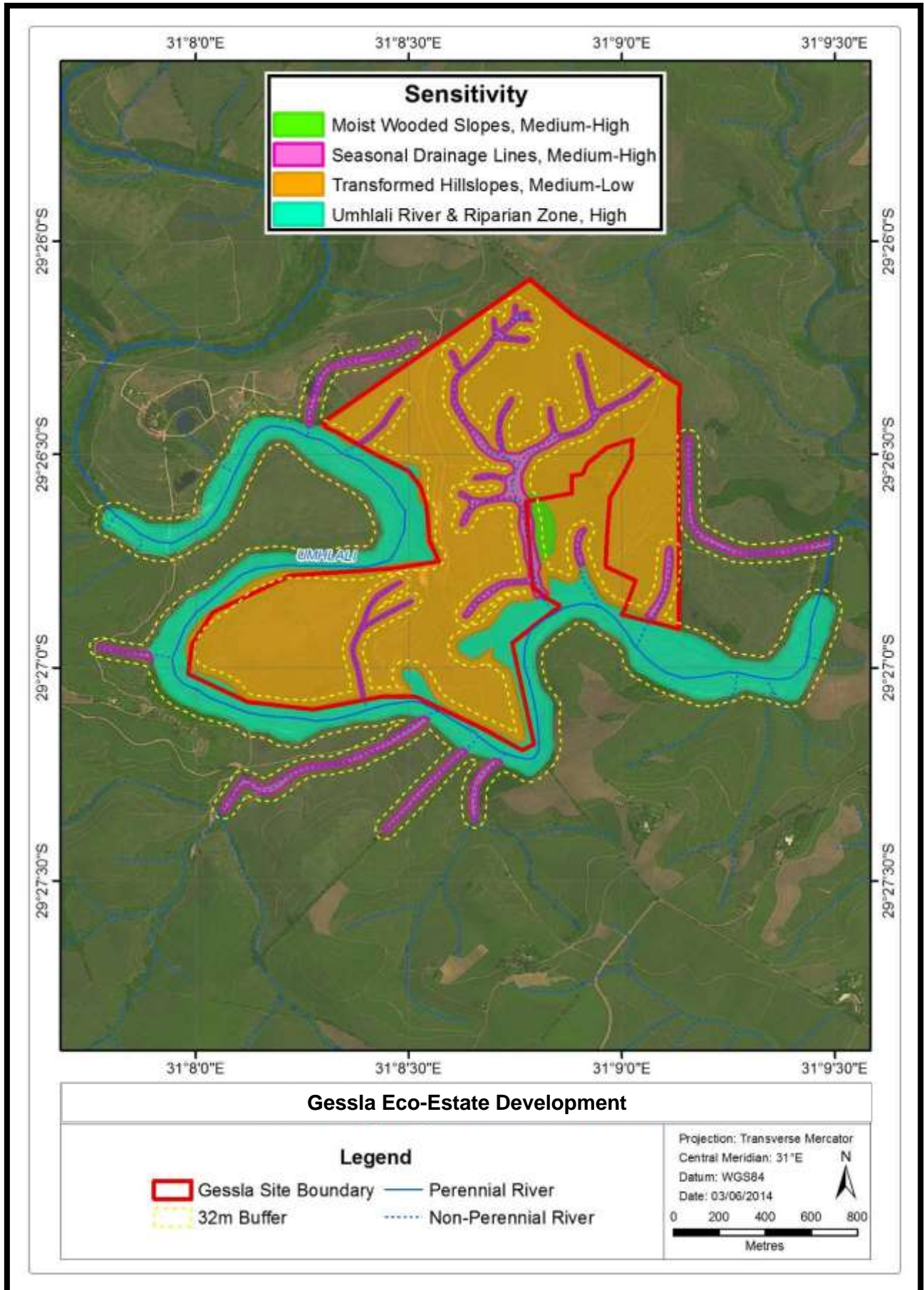


Figure 3: Preliminary Wetland Delineation Map for the Proposed Gessla Eco Estate Development

ENVIRONMENTAL PROCESSES

Relevant Environmental Legislation

The below mentioned environmental activities are potentially being triggered by the proposed development, requiring an Environmental Authorisation from KZN EDTEA:

Listing Notice 1 (GNR 544, 2010):

Activity No.	Listed activity as per the project description
Activity 11	The construction of infrastructure or structures covering 50 square metres or more where such construction occurs within a watercourse or within 32 metres of a watercourse. The proposed bridges, buildings and infrastructure will occur within 32 meters of a watercourse.
Activity 18	The infilling or depositing of any material of more than 5 cubic meters into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 5 cubic metres from a watercourse. It is anticipated that more than 5 cubic meters of soil or sand will be excavated or removed during the construction phase
Activity 23	The transformation of undeveloped, vacant or derelict land to – residential, retail, commercial, recreational, industrial or institutional use (ii) outside an urban area, and where the total area to be transformed is bigger than 1 hectare, but less than 20 hectares. The proposed development footprint will be approximately 6 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 activities must conduct a basic assessment process.

Legal requirements for the proposed Gessla Eco Estate

This development triggers activity 11, 18 and activity 23 of Listing Notice 1 of the EIA Regulations and will conduct a Basic Assessment Report as per The National Environmental Management Act (NEMA). A Water Use License Application is required for the proposed Gessla Eco Estate. A Water Use License (WUL) is a legal process governed by DWA requiring the authorisation of all water uses defined in section 21 of the National Water Act (Act No 36 of 1998) [NWA]. The above mentioned project requires Section 21 (c) and (i) water uses. The NWA defines a Section 21 (c) and (i) water uses as: Section 21 (c) – Impeding and diverting the flow of water in a watercourse, Section 21 (i) – Altering the bed, bank, course or characteristics of a watercourse.



Basic Assessment Process

The basic assessment process being followed comprises of the following:

- Submission of an Application for Authorization to EDTEA;
- Public participation Process:
 - Submission of a Background Information Document (this document) to identified stakeholders;
 - An advertisement in the local newspaper (**North Coast Courier**);
 - 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 for I&AP's review and comments, which will be available for review and comment at **The Rain Farm Game Lodge** for a period of 40 days from **28TH of November 2014**
- Submission of a Basic Assessment Report and details of I&AP consultation to the EDTEA, for a decision;
- Communication to I & AP's 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 27th of November 2014

- 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;
- Posting of the site notice at the site;
- Advertisement in the "**North Coast courier**" which will be available on **19th of November 2014**

Obtaining initial comment,

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

Draft BA Report 28th of November 2014 to 11th of February 2015

- Availability of the draft BA report at **The Rain Farm Game Lodge**, which will contain a full project description, alternatives considered, and relevant information.

Submitting the final BA report to Authorities, providing a comment period of 40 days (excluding public holidays); and Submitting the final BA report to EDTEA for consideration and communicating the decision to I&AP's.

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 40-day review period.

In terms of the NEMA Regulations (GN 543) you are invited to formally register as an I&AP.

Please note that in terms of Regulation 56 (c), I&AP's 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 **27th of November 2014** by completing the enclosed registration and comment sheet and please declare the interest with regard to the project with your comments.



REGISTRATION FORM:

**Proposed Gessla Eco Estate Development,
Umhlali, KwaDukuza Municipality**

Attention: Hantie Plomp

Cell: 083 308 8003

E-mail: hantie@triplo4.com / marilyn@triplo4.com

Fax: 032 946 0192

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. 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			

