

## BACKGROUND INFORMATION DOCUMENT

### Umdloti View Sub 2269 (of 1754), Cottonlands 1575 Umhloti

#### 1. CONTEXT

Indiflora cc – Environmental Services on behalf of Mr Anton Maroun of Umhloti View (the applicant) is conducting a Basic Assessment Process in respect of an application to the Department of Agriculture and Environmental Affairs (DAEA) for authorization to undertake certain scheduled activities (listed below) for the proposed residential development.

The application for authorization requires the undertaking of the minimum of a *Basic Assessment process* and compilation of a *Basic Assessment Report (BAR)* prior to the approval of such a residential development in terms of Government Notices No. R544, R545 and R546 of June 2010, as amended, of the National Environmental Management Act, Act 107 of 1998 (NEMA).

This document highlights relevant information for all interested and affected parties (I & AP's) associated with the BAR and provide further information on technical issues related to the project.

#### 2. PROPERTY LOCATION AND DESCRIPTION



Figure 1: Location of the site

The site of the proposed development is situated in the town of Umhloti on the north coast of, KwaZulu-Natal. The site is situated east of Marine Drive which is a *Cul de Sac* off Bellamont Road, on the upper slopes of the pre-historic dune above Umhloti Beach. The GPS coordinates are as follows 29 39' 57.10" S, 31 07' 13.51" E

D'MOSS (Durban Metropolitan Open Space System) is a network of open spaces of high conservation value. The development site under scrutiny falls in its entirety inside the D'MOSS zone. This has been confirmed even although the land was rezoned for development in 2003.



eThekweni GIS

Figure 2: D'MOSS zoning (green hatch)

## 1. DESCRIPTION OF PROPOSED ACTIVITY

The developer proposes to construct a four storey apartment block on the property comprising of 2 three bedroom apartments per floor, giving a total of 8 units. Above the residential floors will be two garage and parking floors. The building is located below road level with just two storeys above road level. All associated infrastructure is included. The development will be outside of the D'MOSS conservation servitude.

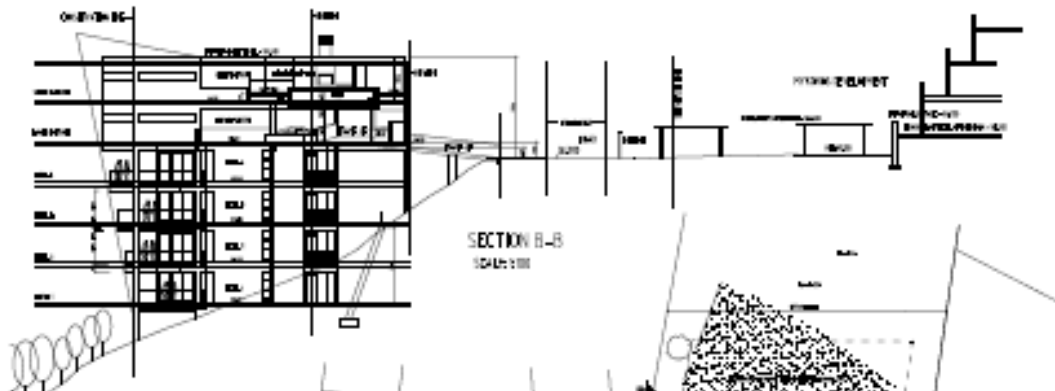


Figure 3: A section through the building

## 2. ENVIRONMENTAL LEGISLATION REQUIREMENTS

In terms of GN R544 regulations promulgated under the National Environmental Management Act, Act 107 of 1998, (NEMA) the proposed development requires approval from the Department of Agriculture and Environmental Affairs for the undertaking of the following activities:

### Activity No (s): Activity

16.	<p>Construction or earth moving activities In the sea, an estuary, or within the littoral active zone or a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever is the greater, in respect of -</p> <ul style="list-style-type: none"> <li>(i) fixed or floating jetties and slipways;</li> <li>(ii) tidal pools;</li> <li>(iii) embankments;</li> <li>(iv) rock revetments or stabilising structures including stabilising walls;</li> <li>(v) buildings of 50 square meters more; or</li> <li>(vi) infrastructure covering 50 square metres or more</li> </ul> <p>but excluding</p> <ul style="list-style-type: none"> <li>(a) if such construction or earth moving activities will occur behind a development setback line or</li> <li>(b) where such construction or earth moving activities will occur within existing ports or harbours and the construction or earth moving activities will not increase the development footprint or throughput capacity of the port or harbour,</li> <li>(c) where such construction or earth moving activities is undertaken for purposes of maintenance of the facilities mentioned in (i)-(vi) above: or</li> <li>(d) where such construction or earth moving activities is related to the construction of a port or harbour, in which case activity 24 of Notice 545 of 2010 applies</li> </ul>
18.	<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 from</p> <ul style="list-style-type: none"> <li>(i) a watercourse;</li> <li>(ii) the sea;</li> <li>(iii) the seashore;</li> <li>(iv) 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</li> </ul> <p>but excluding where such infilling depositing, dredging, excavation, removal or moving</p> <ul style="list-style-type: none"> <li>(i) is for maintenance purposes undertaken in accordance with a management plan agreed to by the relevant environmental authority: or</li> <li>(ii) occurs behind the development setback line.</li> </ul>
24.	<p>The transformation of land bigger than 1000 square metres in size, to residential, retail, commercial, industrial or institutional use, where, at the time of the coming into effect of this Schedule such land was zoned open space, conservation or had an equivalent zoning.</p>

## 3. AIM OF THE PROCESS

The aim of the environmental authorization process (in this case through a BAR) is to provide the competent authority, The Department of Agriculture and Environmental Affairs (DAEA), with enough information to make an informed decision regarding any proposed development. This is achieved by informing and involving all potentially interested and affected parties (I&AP's), identifying potential impacts (both positive and negative) that the proposed development may have, and if necessary conducting specialist studies, and making recommendations based on the identified impacts and conclusions of the specialists.

## 4. PROGRAMME OF ACTIVITIES

The environmental authorization process involves a series of activities which will be followed as listed below:

- Submission of a letter of intent to submit a Basic Assessment application for authorisation.
- Undertaking of necessary baseline studies.

- Preparation of a Background Information Document (BID)
- Communication with eThekweni Municipality regarding the proposed development
- Communication with other relevant departments and commenting authorities such as Ezemvelo KZN Wildlife (EKZNE), the Department of Water Affairs and Forestry (DWAF) and the Department of Agriculture etc.
- Notification of and consultation with stakeholders and Interested and Affected Parties (I& APs)
- Compilation of a comments report
- Compilation of a Basic Assessment Report for circulation and approval
- Preparation of Environmental Management Plan
- Record of Decision by DAEA

## 5. INVITATION TO PARTICIPATE

Should you or your organisation have any comments or queries regarding this project, or if you would like to participate in the process and provide comment on the relevant documentation, please ensure that you register as an Interested and Affected Party (I&AP), in writing, with Johan Bodenstein within 30 days of receipt of this notification.

Postal Address: PO BOX 30657, Mayville, 4058  
 Fax: 0862592840  
 Tel: 0312611265  
 Email: johan@indiflora.co.za

Please note that I&APs must provide their name, contact details (postal address, telephone, fax numbers and email address) and an indication of any direct business, financial, personal, or other interest you may have in the approval or refusal of this application. Kindly complete this questionnaire and send it to the contact provided above.

A Public meeting will be held in the La Mercy Community Hall 4 Everest Road on 24 June 2014 at 17h30.

Prepared by:

Shelley Kirby (on behalf of)  
 INDIfLora cc Environmental Services

 <b>INDIFLORA cc</b> ENVIRONMENTAL SERVICES	P.O. BOX 30657 MAYVILLE 4058 E-MAIL: <a href="mailto:johan@indiflora.co.za">johan@indiflora.co.za</a>	TELEPHONE: 0312611265 FAX NUMBER: 0867592840 CELL: 0825770898 Web page: <a href="http://www.indiflora.co.za">www.indiflora.co.za</a>
	CK: 93/023011/ 23	VAT: 4770189191

QUESTIONNAIRE

Name of I & AP: \_\_\_\_\_

Contact Details: \_\_\_\_\_

Postal Address: \_\_\_\_\_

Telephone number: \_\_\_\_\_

Fax number: \_\_\_\_\_

Email address: \_\_\_\_\_

Please indicate your preferred language for communication purposes in block provided:

English	Afrikaans	Other

Please indicate whether you wish to remain on the project mailing list in block provided:

YES	NO

We wish to raise the following issue/s of concern:

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We wish to the following suggestions to enhance benefits of the project:

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We wish to comment on the proposed public participation process for the project:

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Thank you for your participation in the above questionnaire.

Please return the questionnaire to the above postal (return envelope enclosed), fax or email address.