

Background Information Document for the Part 2 Amendment for the Residential and Commercial Activities at the VMH Development on Portion 176, 179 and 178 [of 3] of the farm Compensation No 868 (Erven 4057 - 4072 Ballitoville)

and

Woodlands Estate on Portion 178 [of 3] of the farm Compensation No 868 (Erven 4055 and 4056 Ballitoville) Ballito, KwaDukuza Local Municipality, KwaZulu-Natal

Introduction and Purpose of the Background Information Document (BID)

The applicant, Blue Moonlight Properties 187 (Pty) Ltd as landowner of Portion 178 [of 3] of the farm Compensation No 868 (Erven 4057 - 4072 Ballitoville), together with ARCIS KZN (Pty) Ltd, the landowner of Portion 178 [of 3] of the farm Compensation No 868 (Erven 4055 and 4056 Ballitoville), proposes amendments to split the authorised development VMH Development (EIA/DC29/S24G/0001/08) into two developments namely the VMH Development and Woodlands Estate (Erven 4055 and 4056) on Portion 178 [of 3] of the farm Compensation No 868, located West of the N2 and North of the Main Road MR445, in Ballito, within the jurisdiction of KwaDukuza Municipality.

The purpose of this Background Information Document (BID) is to provide information to stakeholders and Interested and Affected Parties (I&APs) to participate in the Public Participation Process regarding the proposed Part 2 Amendment for the VMH Development and Woodlands Estate for the conditions within the original EA (EIA/DC29/S24G/0001/08) situated within Ballito, KwaDukuza Local Municipality, KwaZulu-Natal. This BID also provides information on the roles and responsibilities of registered I&APs. This BID does not serve to provide detailed information on the potential impacts of the proposed development.

Project Description

The proposed amendment will result in a number of administrative changes. The following two EA's are proposed:

- EA 1: Residential and Commercial Activities at the VMH Development on Portion 176, 179 and 178 [of 3] of the farm Compensation No 868 (Erven 4057 - 4072 Ballitoville), located West of the N2 and North of the Main Road MR445, in Ballito, within the jurisdiction of KwaDukuza Municipality.

The proposed establishment of residential and light commercial activities at VMH Development on Portion 176, 179 and 178 [of 3] of the farm Compensation No 868 (Erven 4057 - 4072 Ballitoville), located West of the N2 and North of the Main Road MR445, in Ballito within the jurisdiction of the KwaDukuza Municipality. The proposed development comprises the provision of services such as water, sewer lines including stormwater pipes. In addition, the proposed VMH development would be developed according to the KwaDukuza Municipality's land use controls.

- EA 2: Woodlands Estate on Portion 178 [of 3] of the farm Compensation No 868 (Erven 4055 and 4056 Ballitoville), located West of the N2 and North of the Main Road MR445, in Ballito, within the jurisdiction of KwaDukuza Municipality

The proposed establishment of residential estate at Woodlands Estate (Erven 4055 and 4056) on Remainder 3 of the Farm Compensation No, 868, located west of the N2 and north of the Main Road MR 445, in Ballito within the jurisdiction of the KwaDukuza Municipality. The proposed development comprises the provision of residential units, access gatehouse, clubhouse and associated infrastructure (potable water, stormwater & attenuation, sewer & 2 pump stations, roads). In addition, the proposed Woodlands Estate would be developed according to the KwaDukuza Municipality's land use controls.

Locality



Figure 1: Overview of the VMH Development

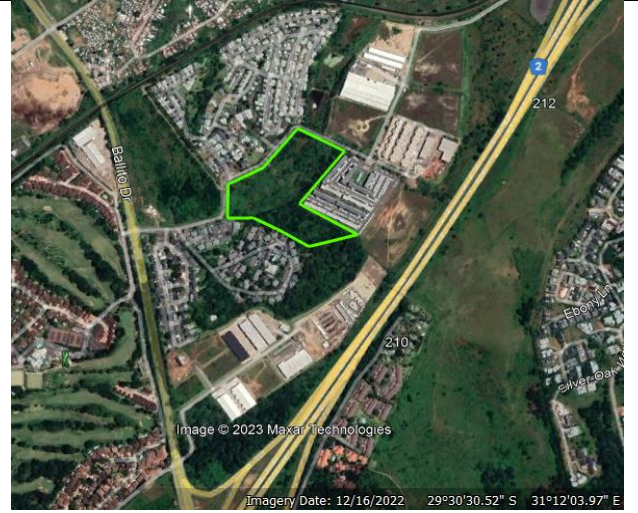


Figure 2: Overview of the Woodland Sites (Erven 4055 and 4056)

Environmental Legislation

Environmental Authorisation (EA) was granted for this development in terms of Subsection 2(b) of Section 24G of the National Environmental Management Act, Act No. 107 of 1998 (NEMA) in June 2008. There are no additional or new activities are triggered in relation to the EIA Regulations, 2014 (as amended),

The splitting of the EA and associated EMPr does not result in a change of the scope of existing EA, nor does it increase the level or nature of the impacts which were originally assessed and considered when the initial Section 24G application, or subsequent amendments thereto, were made.

Outline of the Part 2 Amendment Process, Including Public Participation

The Part 2 Amendment process being followed comprises of the following:

- Submission of an Application for Amendment to EDTEA;
- Public Participation Process;
 - Notification and distribution of the Background Information Document (this document) to identified stakeholders and registered I&AP's to announce the proposed scope changes and inviting stakeholders and registered I&APs to participate in the public participation process;
 - 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 Part 2 Assessment Report for I&AP's review and comments, which will be available for review and comment at the Triplo4 Ballito offices, Suite 5, The Circle, Douglas Crowe Drive, Ballito and Ballito Public Library for a period of 30 days from **30th August – 02nd October 2024**.
- Electronic copies will be available on request and/or can be accessed via a GoogleDrive link provided and Triplo4's website – www.triplo4.com.
- Submission of a Final Part 2 Amendment 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 Amendment of the Environmental Authorisation.

Your contributions are important

In terms of the NEMA EIA Regulations 2014 (as amended), you are invited to formally register as an Interested and Affected Party (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 participate:

- 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; and
- By reviewing and commenting on the draft Amendment Report within the 30-day review period.

In terms of Regulation 43(1), I&APs 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 register by completing the enclosed registration and comment sheet and please declare the interest with regard to the project with your comments.



Please note that it is incumbent on all I&APs 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 FORM:
Proposed VMH Development and Woodlands Estate - Part 2
Amendment, KwaDukuza, KZN**

Attention: Mrs. Melissa Gopaul / Ms. Hajira Bux

Office No:032 946 3213

E-mail: melissa@triplo4.com / hajira@triplo4.com

Fax No: 032 946 0826

Title (Mr/Mrs/Ms)		Phone	
Name		Fax	
Organisation / Interest		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 Amendment process for this Project.
<input type="radio"/>	Non stakeholder: I would like you to take me off your distribution sheet for the Proposed Project. 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 / Interest		E-mail	
Signature			

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



