

Minutes of Pre-Application Meeting
Environmental Authorisation: Rem of ERF 680, Leisure Bay

Project: Residential Development Rem of ERF 680, Leisure Bay, KZN

EA Reference No.: TBC

Date of Meeting: Thursday 12th August 2021

Time of Meeting: 11h00

Minutes Compiled By: Mary Chettle

Present: Ms Melissa Packree (EDTEA)
Ms Mary Chettle (Applicant)

Apologies: Ms Vicki King – Metamorphosis Environmental Consulting (EAP)

Documents Provided:

Screening Report
Draft Site Layout Plan
Draft EA Application

Minutes:

1. Welcome:

Mary Chettle thanked Melissa Packree for meeting with her on site and conveyed Ms Vicki King's apologies for not being present, but she would be available virtually if needed.

2. Site Description:

The proposed development was discussed as per the draft site layout plan. As can be seen on the layout plan, the dwelling is proposed to be developed as far back on the site as possible. The site description will be described in detail in the Basic Assessment Report.

The report must quantify the amount of indigenous vegetation that will be removed for the development and must also quantify the volume of soil / material that will be excavated / infilled.

3. Specialist Studies:

The following specialist studies are required:

- Geotechnical Investigation: recommendations will be made on the stability, founding, earthworks, stormwater, seepage, on site effluent disposal and other. The report needs to address the presence of a potentially high water table.



- Ecological Investigation: The investigation needs to ascertain if Listed activity 12 (Listing Notice xxx) is triggered – Removal of > 300 m² of indigenous vegetation. The report must also address the strong aquatic presence on site (as per the Screening Report).
- It was determined that as the property does not fall within the 10 metre MSL contour, no Sea Attack assessment is required.

4. Other Requirements:

- Ugu District Municipality to confirm that they have the capacity to provide potable water for the site; and
- Eskom to confirm that they have the capacity to provide electricity for the site.

5. EIA Triggers:

- **Listing Notice 1 GNR 327: No 19A:**

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 of more than 5 cubic metres from—

- the seashore;
- 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; or
- the sea; —

but excluding where such infilling, depositing, dredging, excavation, removal or moving—

- will occur behind a development setback;
- is for maintenance purposes undertaken in accordance with a maintenance management plan;
- falls within the ambit of activity 21 in this Notice, in which case that activity applies;
- occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or

where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies.

- **Listing Notice 3: GNR 324, No 12: (to be confirmed – Ecological Investigation)**

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.

d. KwaZulu-Natal

- Trans-frontier protected areas managed under international conventions;
- Community Conservation Areas;
- Biodiversity Stewardship Programme Biodiversity Agreement areas;
- Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;
- Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;



- vi. 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;
- vii. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning;
- viii. A protected area identified in terms of NEMPAA, excluding conservancies;
- ix. World Heritage Sites;
- x. Sites or areas identified in terms of an international convention;
- xi. Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority or zoned for a conservation purpose;
- xii. Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority; or
- xiii. In an estuarine functional zone.

6. Conclusion:

Mary thanked Melissa; the meeting ended at 11h30.

A handwritten signature in blue ink, appearing to read 'R. du Toit', with a long horizontal stroke extending to the right.