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Department :

Economic Development, Tourism and
Environmental Affairs

PROVINCE OF KWAZULU-NATAL

(For official use only)

File Reference Number:

DC/

NEAS Reference Number:

KZN/EIA/

Date Received:

APPLICATION FOR ENVIRONMENTAL AUTHORIZATION

Submitted in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998)(NEMA) and regulation 6 (1) and 16 (1) of the Environmental Impact Assessment (EIA) Regulations, 2014 (Government Notice No. R 982, 04 December 2014).

PROJECT TITLE

PROPOSED MOUNT VERDE SUBDIVISIONS AND RESIDENTIAL DEVELOPMENT
FOOTPRINT, HILTON, UMNGENI LOCAL MUNICIPALITY KWAZULU-NATAL.

DISTRICT MUNICIPALITY

UMGUNGUNDLOVU DISTRICT MUNICIPALITY

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IMPORTANT INFORMATION

PLEASE NOTE:

1. It is the responsibility of the applicant to confirm that the Department is the competent authority to which this application must be submitted (refer to NEMA section 24C).
2. It is the responsibility of the Applicant to ascertain whether this is the current version of this application form.
3. The application must be typed within the spaces provided in the form. The size of the space provided is not necessarily indicative of the amount of information required.
4. Where required, place a cross in the box you select.
5. Incomplete applications will be returned to the applicant for revision.
6. The use of the phrase "not applicable" in the form must be done with circumspection. Should it be done in respect of material information required by the competent authority for assessing the application, it may result in the rejection of the application as provided for in the Regulations.

FEES APPLICABLE FOR APPLICATIONS FOR ENVIRONMENTAL AUTHORIZATIONS

7. The following fees for the consideration and processing of applications for an environmental authorization will be applicable from **01 April 2014** (refer to the Annexure in Government Notice No.141 dated 28 February 2014):

Application	Fee
Application for an environmental authorization subject to a Basic Assessment in terms of the EIA Regulations	R2 000.00
Application for an environmental authorization subject to a Scoping and Environmental Impact Report in terms of the EIA Regulations	R10 000.00

8. Where an applicant is required to pay fees for an application for environmental authorization as contemplated in section 6, this must be made by means of a bank deposit or electronic fund transfer into the bank account of this Department (refer to section 8).
9. **Payment reference number for applications for environmental authorizations and banking details for the Department:**

Reference number (only reference number to be used for environmental authorization applications):	04003903
Account name:	KwaZulu-Natal Provincial Government -Economics
Bank name:	ABSA
Branch code:	630495
Account number:	4072482787

10. Proof of payment of fees (if applicable) for an environmental authorization application must be attached as **Appendix 10** to this application form and submitted with it. Proof of payment is either a stamped deposit slip or an electronic fund transfer payment advice.

INSTANCES WHERE FEES FOR APPLICATIONS FOR ENVIRONMENTAL AUTHORIZATIONS ARE NOT APPLICABLE

11. Where an application is for a community based project funded by a government grant or the application is made by an organ of state, the fees for considering and processing applications for an environmental authorization do not apply (refer to regulation 2 in Government Notice No.141 dated 28 February 2014).

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12. Where an applicant is not required to pay a fee as contemplated in section 6 of this form, a **written motivation** (with proof of funding if a government grant is applicable) must be attached as **Appendix 11** to this application form and submitted with it.
13. If you have any queries regarding the EIA process or fees applicable for applications for environmental authorizations please contact the relevant District Office of this Department. These contact details are obtainable from Regional Offices (see below).

REGIONAL OFFICE DETAILS

14. The original application must be hand delivered or posted to the appropriate Regional Offices of this Department as provided below. **No faxed or e-mailed applications will be accepted.** Regional Office details are:

- **FOR APPLICATIONS IN NORTHERN KWAZULU-NATAL** (Amajuba, Umkhanyakude, Uthungulu, Umzinyathi and Zululand District Municipalities):

Environment: North Region
KwaZulu Natal Department of Economic Development, Tourism & Environmental Affairs
Private Bag X1048, RICHARDS BAY, 3900

Block D, 1st Floor, North Park Offices
Cnr Via Verbena and Aloe Loop Streets
(Opposite uMhlathuze Sports Complex)
Veldenvlei, RICHARDS BAY

Contact Person: Ms Zama Mbanjwa

Telephone No: 035 - 780 0314

Cellular Telephone No: 073 875 7763

- **FOR APPLICATIONS IN SOUTHERN KWAZULU-NATAL** (Ethekwini Metro, Ilembe, Harry Gwala, Ugu, Umgungundlovu and Uthukela District Municipalities):

Environment: South Region
KwaZulu-Natal Department of Economic Development, Tourism & Environmental Affairs
Private Bag X9152, PIETERMARITZBURG, 3201

270 Jabu Ndlovu Street
PIETERMARITZBURG
3201

Contact Person: Ms Mavis Padayachee

Telephone No: 033 - 264 2572

Cellular Telephone No: 073 127 8907

15. Unless protected by law, all information filled in on this application will become public information on receipt by this Department. Any interested and affected party must be provided with the information contained in this application on request, during any stage of the application process.
16. Please note an exemption application must be finalized before lodging an application for environmental authorization with the Department.
17. If an Environmental Assessment Practitioner (EAP) has not been appointed at the time of the submission of this application form, the declaration from the EAP must be included in the Basic Assessment Report.
18. Pages 2 and 3 may be deleted from the application form submitted to the Department.

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LIST OF APPENDICES

		SUBMITTED	
Appendix 1	Written consent from the land owner or the person in control of the land (Regulation 39(1) (If the applicant is not the land owner and Regulation 39(2) does not apply).		N/A
Appendix 2	Correspondence from the Department confirming the Listing Notice 3 activities triggered (if applicable)		N/A
Appendix3	Approval by the Department that a combined application in terms of Regulation 11 of the EIA Regulations, 2014 may be submitted (if applicable)		N/A
Appendix4	A locality map and a plan (Regulation 16 (1) (vii)	YES	
Appendix 5	Proof of payment of environmental authorization fees (if applicable). Proof of payment includes a stamped deposit slip or an electronic fund transfer payment advice.	YES	
Appendix 6	A written motivation explaining why the payment of environmental authorization fees are not applicable (an application for a community based project funded by a government grant or an application by an organ of state).		N/A

1. PROJECT DESCRIPTION

Please provide a detailed description of the project.

The proposed project comprises the development of 92 freehold residential subdivisions and associated infrastructure within the Mount Verde Estate. The proposed subdivisions are intended to establish a low density rural residential development providing a transitional zone between the higher and lower density land uses which surround the project. The total extent of the land to be subdivided is approximately 457 hectares in extent, whilst the developable area for non-agricultural use is approximately 45.7 hectares (10% of the total property area). The remaining balance of the property (90% of the total property area) will be retained for agricultural use. This Basic Assessment application is made only for the development of the non-agricultural land uses within the proposed development site. All development will occur on land which has been previously utilised for agriculture within the past 10 years.

Servicing of the sites will be by means of septic tank and soakaway systems, electrical supply will be via the existing Eskom infrastructure, and potable water supply will be via the UMgungundlovu District Municipality for which a service level agreement is already in place. All servicing infrastructure for the sites will be located within the footprint of the internal access roads. The main access to sites will be through the existing entrance to the Mount Verde Estate and internal access roads will follow exiting agricultural roads where feasible and practical, upgrading & widening of certain existing roads within the estate will however be required in certain places. No new watercourse crossings, or upgrading thereof, will be required for the proposed development which will make use of the existing watercourse crossings for all access purposes. Furthermore, no residential dwellings or associated garden footprints will be constructed on indigenous vegetation or within 32 metres of a watercourse.

(a) Strategic Infrastructure Projects

Does the project form part of any of the Strategic Infrastructure Projects (SIPs) as described in the National Development Plan, 2011?		NO
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2. BACKGROUND INFORMATION

Project applicant:

Trading name (if any):	Mount Verde (Pty) Ltd		
Contact person:	Andre Voigts		
Physical address:	MOUNT VERDE ESTATE, WEIR DRIVE, HILTON		
Postal address:	PO Box 1300, Hilton		
Postal code:	3245	Cell:	083 703 2242
Telephone:	033 343 4303	Fax:	086 657 3173
E-mail:	andre@voigts.co.za		

Owner or person in control of the land:(if the applicant is not the owner or the person in control of the land or Regulation 39(2) in the EIA Regulations 2014 does not apply)

Contact person:	Applicant is the Landowner		
Postal address:			
Postal code:		Cell:	
Telephone:		Fax:	
E-mail:			

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District Municipality:	UMgungundlovu District Municipality		
Local Municipality:	UMngeni Local Municipality		

In instances where the project includes more than one local or district municipality, please provide a list.

<u>Contact person at Local Municipality:</u>	Mr Marc Hattingh		
Postal address:	PO Box 5 Howick		
Postal code:	3290	Cell:	0824572389
Telephone:	033 239 9261	Fax:	033 330 2965
E-mail:	hattingm@umngeni.gov.za		

In instances where there is more than one local authority involved, please include details of local authorities with their contact details in an Appendix.

Property description/physical address:

1. Portion 1 of the Farm Mount Verde No 18081
2. Portion 2 of the Farm Mount Verde No 18081
3. Portion 3 of the Farm Mount Verde No 18081
4. Portion 4 of the Farm Mount Verde No 18081
5. Portion 5 of the Farm Mount Verde No 18081

(Farm name, portion etc.) Where a large number of properties are involved (e.g. linear activities), please attach a full list in an Appendix to the application.

Nearest town/s:
Directions to the physical address:

Hilton
The proposed project is located within the Mount Verde Estate, Hilton, uMngeni Local Municipality. Access to the proposed residential subdivisions off the N3 Highway would be via Elizabeth Drive running through Hilton Gardens to the existing entrance of the Mount Verde Estate located at the end of Weir Drive. Central site coordinates are approximately 29°32'43.66"S; 30°20'14.37"E.

Current land-use zoning:

Agriculture

In instances where there is more than one current land-use zoning, please attach a list of current land use zonings in the Appendix and also indicate which portions are relevant to this application.

Is a change of land-use or a consent use application required?
Must a building plan be submitted to the local authority?

YES	
YES	

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Locality map:

An A3 locality map must be attached to the back of this document, as Appendix 9. The scale of the locality map must be relevant to the size of the development (at least 1:50 000. For linear activities of more than 25 kilometres, a smaller scale e.g. 1:250 000 can be used. The scale must be indicated on the map.) The map must indicate the following:

- an accurate indication of the project site position in relation to known landmarks such as towns/villages, as well as the positions of the alternative sites, if any;
- road access from all major roads in the area;
- road names or numbers of all major roads as well as the roads that provide access to the site(s);
- all roads within a 1km radius of the site or alternative sites; and
- a north arrow;
- a legend; and
- locality GPS co-ordinates (Indicate the position of the activity using the latitude and longitude of the centre point of the site for each alternative site. The co-ordinates should be in degrees, minutes and seconds.

Site identification and linkage

Please indicate all the Surveyor-General 21 digit site (erf/farm/portion) reference numbers for all sites (including portions of sites) that are part of the application.

N	0	F	T	0	0	0	0	0	0	0	1	8	0	8	1	0	0	0	0	1
N	0	F	T	0	0	0	0	0	0	0	1	8	0	8	1	0	0	0	0	2
N	0	F	T	0	0	0	0	0	0	0	1	8	0	8	1	0	0	0	0	3
N	0	F	T	0	0	0	0	0	0	0	1	8	0	8	1	0	0	0	0	4
N	0	F	T	0	0	0	0	0	0	0	1	8	0	8	1	0	0	0	0	5

(if there are more than 6, please expand the list with the rest of the numbers)

(These numbers will be used to link various different applications, authorizations, permits etc. that may be connected to a specific site)

Please provide the **geographical coordinates** for the site

Latitude /Longitude	Degrees	Minutes	Seconds
South	29	32	43.66
East	30	20	14.37

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3. ACTIVITIES APPLIED FOR

- a. For an application for authorization that involves more than one listed or specified activity that, together, make up one development proposal, all the listed activities pertaining to this application must be indicated.

Indicate the number and date of the relevant notice:	Activity No(s) (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 :
GN. R 983 (Listing Notice 1 of 2014)	Listed Activity 28	<p>“Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture or afforestation on or after 01 April 1998 and where such development:</p> <p>(ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare.</p> <p><i>This Listed Activity is relevant as the proposed transformation of 10% of the overall site to non-agricultural activities results in a development footprint of 45.7 hectares on land which has since 01 April 1998 been utilised for agricultural activities.</i></p>
GN. R 985 (Listing Notice 3 of 2014)	Listed Activity 4	<p>The development of a road wider than 4 metres with a reserve less than 13,5 metres:</p> <p><u>(d) In KwaZulu-Natal:</u></p> <p><u>xii. Outside urban areas:</u> (aa) Areas within 10 kilometres from national parks or world heritage sites or 5 kilometres from any other protected area identified in terms of NEMPAA or from the core areas of a biosphere reserve.</p> <p><i>This Listed Activity is relevant as the proposed project will require the development of some new internal access roads wider than 4 metres which fall within 5 kilometres of the Queen Elizabeth Park and Hilton College Stewardship sites which are proclaimed in terms of the NEM: Protected Areas Act.</i></p>
GN. R 985 (Listing Notice 3 of 2014)	Listed Activity 14	<p>The development of:</p> <p><u>(xii) infrastructure or structures with a physical footprint of 10 square metres or more;</u></p>

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

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		<p>where such development occurs:</p> <p><u>(c) within 32 metres of a watercourse, measured from the edge of a watercourse:</u></p> <p><u>(d) In KwaZulu-Natal:</u></p> <p><u>x. Outside urban areas:</u> (aa) Areas within 10 kilometres from national parks or world heritage sites or 5 kilometres from any other protected area identified in terms of NEMPAA or from the core areas of a biosphere reserve.”</p> <p><i>This Listed Activity is relevant as the proposed project will require the development of some new internal access roads wider than 4 metres within 32 metres of a watercourse, which fall within 5 kilometres of the Queen Elizabeth Park and Hilton College Stewardship sites which are proclaimed in terms of the NEM: Protected Areas Act.</i></p>
GN. R 985 (Listing Notice 3 of 2014)	Listed Activity 18	<p>The widening of a road by more than 4 metres, or the lengthening of a road by more than 1 kilometre:</p> <p><u>(d) In KwaZulu-Natal:</u></p> <p><u>xii. Outside urban areas:</u> (aa) Areas within 10 kilometres from national parks or world heritage sites or 5 kilometres from any other protected area identified in terms of NEMPAA or from the core areas of a biosphere reserve.”</p> <p><i>This Listed Activity is relevant as the proposed project will require the widening of some existing agricultural roads by more than 4 metres to provide access to the proposed subdivisions which fall within 5 kilometres of the Queen Elizabeth Park and Hilton College Stewardship sites which are proclaimed in terms of the NEM: Protected Areas Act.</i></p>
GN. R 985 (Listing Notice 3 of 2014)	Listed Activity 23	<p>The expansion of:</p> <p><u>(xii) infrastructure or structures where the physical footprint is expanded by 10 square metres or more;</u></p> <p>where such development occurs:</p> <p><u>(c) within 32 metres of a watercourse, measured from the edge of a watercourse:</u></p> <p><u>(d) In KwaZulu-Natal:</u></p>

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		<p>x. Outside urban areas: (aa) Areas within 10 kilometres from national parks or world heritage sites or 5 kilometres from any other protected area identified in terms of NEMPAA or from the core areas of a biosphere reserve.</p> <p><i>This Listed Activity is relevant as the proposed project will require the expansion of some existing internal access roads by more than 4 metres within 32 metres of a watercourse, which falls within 5 kilometres of the Queen Elizabeth Park and Hilton College Stewardship sites which are proclaimed in terms of the NEM: Protected Areas Act.</i></p>
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Please note that any authorization that may result from this application will only cover activities specifically applied for.

4. STATE DEPARTMENTS IDENTIFIED IN TERMS OF S240

Please indicate to which State departments reports related to your application will be forwarded to provide comments in terms of section 24 0 (2) of NEMA:

Please note: details of the relevant contact person and the address of the State department must be provided. Add the names and other details for State departments not listed.

YES	NO	Name of Department	Contact person	Address
x		Ezemvelo KZN Wildlife	Andy Blackmore	PO Box 13053 CASCADES Pietermaritzburg, 3201
x		Amafa	Wesiwe Tshabalala	P.O. Box 2685 Pietermaritzburg, 3201
x		Department of Water & Sanitation	Strinivasen Govender	PO Box 1018, Durban, 4000
x		Department of Agriculture, Forestry and Fisheries	Mashudu Marubini	Private Bag X120 Pretoria, 0001
	x	Department of Cooperative Governance and Traditional Affairs		
x		Department of Transport	Judy Reddy	Private Bag X 9043 Pietermaritzburg, 3200
	x	Department of Human Settlements		
	x	Department of Health		
x		SANRAL	Casper Landman	PO Box 100410, Scottsville, 3209
x		ESKOM	Simangele Hlongwane	PO Box 5 Mkondeni 3212
x		DAEA: Macro Planning	Nonhlanhla Myeni	Private Bag X9059 Pietermaritzburg 3200
x		Ward Councillor	Craig Millar	1 Ladsworth Lodge, Winstead Road, Hilton 3245
x		Msunduzi Local Municipality	Rodney Bartholomew	P O Box 321, Pietermaritzburg 3200
x		Umgeni Local Municipality	Marc Hattingh	P.O. Box 5 Howick 3290

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x		uMgungundlovu District Municipality	Mandisa Khomo	PO Box 3235, Pietermaritzburg, 3200
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Please note that: The EAP must request comments from all relevant State departments and remind such departments that failure to submit comments with 30 days will, in terms of sub-regulation 3(4) of the EIA Regulations, 2014 be regarded as no comments..

5. ECONOMIC AND SOCIAL INFORMATION


Provide details on the anticipated socio-economic values associated with the proposed project

Anticipated CAPEX value of the project on completion	R350 million
What is the expected annual turnover to be generated by or as a result of the project?	R28 million
New skilled employment opportunities created in the construction phase of the project	1479
New skilled employment opportunities created in the operational phase of the project	10
New un-skilled employment opportunities created in the construction phase of the project	3500
New un-skilled employment opportunities created in the operational phase of the project	360
What is the expected value of the employment opportunities during the operational and construction phase?	R140 million

6. TYPE OF APPLICATION

(a) Application for Basic Assessment (BA)

This is an application that is subject to a basic assessment (EIA Regulations 2014: Chapter 4, Part 2)) and Regulation 19 in the EIA Regulations 2014 will be complied with.

YES	
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(b) Application for Scoping and Environmental Impact Assessment (S/EIA)

This is an application that is subject to Scoping and EIA (EIA Regulations 2014: Chapter 4: Part 3) and Regulation 21 in the EIA Regulations 2014 will be complied with.

	NO
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7. DECLARATIONS

(a) Declaration by the applicant

I, ANDRÉ VOIGTS, declare that I-

- am, or represent², the applicant in this application;
- have appointed an environmental assessment practitioner to act as the independent environmental assessment practitioner for this application;
- will provide the environmental assessment practitioner and the KZN Department of Economic Development, Tourism & Environmental Affairs with access to all information at my disposal that is relevant to this application;
- will be responsible for the costs incurred in complying with the Environmental Impact Assessment Regulations, 2014, including but not limited to –
 - costs incurred in connection with the appointment of the environmental assessment practitioner;
 - costs incurred in respect of the undertaking of any process required in terms of the Regulations;
 - costs in respect of any fee prescribed by the Minister or MEC in respect of the Regulations;
 - costs in respect of specialist reviews, if the competent authority decides to recover costs; and
 - the provision of security to ensure compliance with conditions attached to an environmental authorization, should it be required by the KZN Department of Economic Development, Tourism & Environmental Affairs;
- will ensure that the environmental assessment practitioner is competent to comply with the requirements of the EIA Regulations, 2014 and will take reasonable steps to verify whether the EAP complies with the Regulations;
- will inform all registered interested and affected parties of any suspension of the application, as well as of any decisions taken by the KZN Department of Economic Development, Tourism & Environmental Affairs in this regard;
- am responsible for complying with the conditions of any environmental authorization issued by the KZN Department of Economic Development, Tourism & Environmental Affairs;
- hereby indemnify the Government of the Republic of South Africa, the KZN Department of Economic Development, Tourism & Environmental Affairs and all its officers, agents and employees, from any liability arising out of the content of any report, any procedure or any action which the applicant or environmental assessment practitioner is responsible for in terms of the EIA Regulations, 2014;
- will not hold the KZN Department of Economic Development, Tourism & Environmental Affairs responsible for any costs that may be incurred by the applicant in proceeding with an activity prior to obtaining an environmental authorization or prior to an appeal being decided in terms of the EIA Regulations, 2014;
- I will perform all other obligations as expected from an applicant in terms of the EIA Regulations, 2014;
- all the particulars furnished by me in this form are true and correct; and

I am aware that a person is guilty of an offence in terms of Regulation 48 (1) of the EIA Regulations, 2014, if that person provides incorrect or misleading information. A person who is convicted of an offence in terms of sub-regulation 48(1) (a)-(e) is liable to the penalties as contemplated in section 49B-(1) of the National Environmental Management Act, 1998 (Act 107 of 1998)

Signature of the applicant³/ Signature on behalf of the applicant

Mount Verde (Pty) Ltd

Trading name (if applicable)

10/06/2016

Date

²If this is signed on behalf of the applicant, proof of such authority from the applicant must be attached.

³If the applicant is a juristic person, a signature on behalf of the applicant is required as well as proof of such authority.

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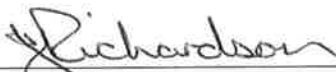
(b) Declaration by the environmental assessment practitioner.

Environmental assessment practitioner (EAP):⁴

Trading name (if any):	Terratest (Pty) Ltd		
Contact person:	John Richardson		
Postal address:	PO Box 794 Hilton		
Postal code:	3245	Cell:	072 508 0906
Telephone:	033 343 6700	Fax:	033 3436701
E-mail:	richardsonj@terrest.co.za		
Education Qualifications ⁵ :	BSc (Hons) Geography & Environmental Management		
Professional affiliation(s) (if any) ⁶	IAIAsa – KZN Branch Chairman		

I, **John Richardson** declare that I

- am the independent environmental practitioner in this application;
- will comply with the requirements for an EAP as stipulated in Regulation 13 of the EIA Regulations, 2014;
- do not have and will not have any vested interest (either business, financial, personal or other) in the undertaking of the proposed activity, other than remuneration for work performed in terms of the Environmental Impact Assessment Regulations, 2014;
- will perform the work relating to the application in an objective manner, even if this results in views and findings that are not favourable to the applicant;
- declare that there are no circumstances that may compromise my objectivity in performing such work;
- have expertise in conducting environmental impact assessments, including knowledge of the National Environmental Management Act, 1998 (Act107 of 1998), regulations and any guidelines that have relevance to the proposed activity;
- will comply with the National Environmental Management Act, 1998 (Act107 of 1998), regulations and all other applicable legislation;
- 2014undertake to disclose to the applicant and the KZN Department of Economic Development, Tourism & Environmental Affairs all material information in my possession that reasonably has or may have the potential of influencing its decision with respect to this application;
- will ensure that information containing all reports in respect of this application is distributed or made available to interested and affected parties and that their participation is facilitated in such a manner that they will be provided with a reasonable opportunity to participate and provide comments on the reports;
- will provide the competent authority with access to all information at my disposal regarding this application, whether such information is favourable to the applicant or not;
- declare that all the particulars furnished by me in this form are true and correct;
- I am aware that a person is guilty of an offence in terms of Regulation 48 (1) of the EIA Regulations, 2014, if that person provides incorrect or misleading information. A person who is convicted of an offence in terms of sub-regulation 48(1) (a)-(e) is liable to the penalties as contemplated in section 49B(1) of the National Environmental Management Act, 1998 (Act 107 of 1998); and
- I will comply with all the requirements as indicated in the National Environmental Management Act, 1998(Act 107 of 1998) and Environmental Impact Assessment Regulations, 2014.



Signature of the environmental assessment practitioner

Terratest (Pty) Ltd
Trading name

10/06/2016
Date

⁵⁸Please include details of names, education qualifications and professional affiliations of the EAP and each representative of the EAP appointed to manage this application.

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 Appendix 9 – Locality Map

