

EIA/ 5809

**PLAN OF STUDY FOR THE ENVIRONMENTAL
IMPACT ASSESSMENT**

SIBAYA PRECINCT

FOR

MORELAND DEVELOPMENTS

NOVEMBER 2006



g a e a projects

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**SIBAYA PRECINCT EIA: PLAN OF STUDY
NOVEMBER 2006**

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1 BACKGROUND

Moreland Developments (Pty) Limited commissioned GAEA Projects to undertake an Environmental Impact Assessment (EIA) for the development of the Sibaya Precinct.

A scoping exercise was carried out for the proposed development and a scoping report produced for public comment. The scoping exercise identified the need for completing a full Environmental Impact Assessment and compiling an Impact Assessment Report for the Sibaya Precinct Development.

Specialist studies were recommended for each of the development nodes comprising the precinct as follows in Table 1. Node 1 comprises the development area south of Node 5, between the M4 in the west and the Mhlanga Forest in the east (Figure 1). It consists of medium density residential/ mixed use developments (14), offices (6), a resort (13) and a forest estate (15) (Figure 2).

Node 2 comprises the south and south west of the Sibaya Casino (Figure 1). It consists of hilltop resort residential (18), mixed use/ commercial (17), hotel/ resort/ entertainment (20), butterfly hilltop (22), medium/ low density hilltop residential (23) and a riverside resort (42) (Figure 2).

Node 3 comprises the area to the east of Node 2 and bordered by Forest 31 in the east (Figure 1). It consists of medium/ low density hilltop residential (23) and a new forest matrix (33), a family resort (35), public parking (36), public space (37) and a boardwalk link (38) to the beach (Figure 2). Moreland included the niche resort and spa (29, Figure 2) within their node/ precinct 3; however, we have decided to deal with this separately with environmental considerations for this node described under Node 6.

Node 4 comprises the north western section of the Precinct bordered by the MR 96 in the north, the N2 in the west, the M4 in the east and the Sibaya Casino in the south (Figure 1). It consists of mixed use - retail and offices (10), offices (6) as well as medium density residential/ mixed use developments (14) (Figure 2).

Node 5 comprises the hill behind Umdloti, and constitutes the north east corner of the Precinct (Figure 1). It consists of mixed use, commercial, hotel, high density residential, higher order civic facilities (1) as well as offices (6) (Figure 2).

Table 1. Specialist studies

STUDY	NODES					
	1	2	3	4	5	6
1. Visual assessment to determine impacts of development but also including a 'viewshed analysis' to ensure the best views and benefits.	✓	✓	✓	✓	✓	✓
2. Cost analysis for the funding and management of the conservation/ open space areas.	✓	✓	✓			✓
3. Detailed reports on the infrastructure required for each section of the Precinct such that all the impacts can be identified and where possible	✓	✓	✓	✓	✓	✓

STUDY	NODES					
	1	2	3	4	5	6
methods identified for minimising or mitigating the issue. Alternative means of service provision to be investigated for specific sections of the Precinct..						
4. Stormwater management plan.	✓	✓	✓	✓	✓	✓
5. Environmental management plan.	✓	✓	✓	✓	✓	✓
6. Wetland functionality		✓	✓	✓	✓	
7. Detailed assessment of development within Mhlanga Forest						✓
8. Detailed assessment of recreational activities associated with Nodes		✓	✓			✓

It must be noted that the development of some of the activities proposed may require their own separate EIAs to be conducted and will not form part of this EIA.

2 APPROVING AUTHORITY

Documentation will be submitted to the Department of Agriculture and Environmental Affairs (DAEA) for approval in accordance with the requirements of the Environmental Conservation Act (Act no. 73 of 1989).

3 LOCATION OF THE DEVELOPMENT

The Sibaya Precinct includes the land surrounding the Sibaya Casino, and is located between the N2 in the west and the Indian Ocean in the east and, between the Havaan Forest in the south and the Main Road (MR 96) into Umdloti in the north (Figure 3).

4 BRIEF DESCRIPTION OF THE PROPOSED ACTIVITY

The potential land uses of the proposed development (Figure 2) can be described as follows (numbers refer to corresponding numbers on the concept layout):

- The development of a new town centre (1) in the northeast corner of the Precinct (behind Umdloti). The new town centre will offer commercial, residential and recreational facilities.
- Office (6), retail (10) and medium density residential (14) in the northwest section of the precinct.
- Residential (23), resort residential (18), hotel/ resort (20), entertainment/ recreation facilities (20, 21, 22, 26, 28) on the land surrounding the Sibaya Casino (24).
- South of the casino-related developments and leading south to the Ohlanga River, the proposed land uses are medium/ low density residential (23), recreation (32, 39, 40, and 41) and new forest matrix (33).
- Medium density residential developments (14), a resort (13) and a forest estate (15) are proposed for the land south of the proposed new town centre, east of the M4 and west of the Mhlanga Forest.

- A resort (42) is proposed for the parcel of land west of the N2, north of the Ohlanga River.
- In the south east corner of the Precinct, land uses such as a family resort, (35), public parking (36) and public space (37) have been proposed.
- Within the Mhlanga Forest, at the current location of the ski boat club facilities, a niche resort and spa (29) has been proposed.
- Further recreational developments proposed include a beach groyne (30), bathing beach (31), dune boardwalk (25) and a gondola link over the Mhlanga Forest (27).

The specific land uses are defined as follows (Table 2).

Table 2. Land use descriptions (see Figure 4).

LAND USES	
LAND USE DESCRIPTION	LAND USE DETAILS
Low Density Residential – 10Du/Ha	Single dwelling units
Medium Density Residential – 40Du/ha	Cluster/Townhouse units
High Density Residential - 80Du/ha	Apartments
Resort/Hotel/ Residential	Hotels, Resort developments that include hotel and residential at low and medium densities
Resort/HD Residential	Hotels, Timeshare, flats
Commercial	Shops, Offices, Restaurants
Offices	Offices and limited shops
Recreation/Entertainment	Open Space, Walks, Running, Boardwalks, Gondola, Luge, White Water rafting, Lazy river ride, Forest Trails, Botanic Gardens, Butterfly, Monkey sanctuary, Animal Farm, open air concerts, fishing dams, wetland habitats, pedestrian bridges, etc.
Mixed-use	Retail (shops) on the ground floor, with possibly offices above and residential above that - or just the shops and residential or offices and residential

The proposed heights will vary according to the topography but will generally include two to six storey buildings with an iconic building of 10-15 storeys at key locations (Figure 5, Heights map).

In summary, the proposed development could potentially consist of:

- 6000 Residential Units
- 8 Hotels/Resorts
- 186 000m² commercial bulk (commercial and offices)
- Conservation/ Recreational/ Leisure activities – examples could include any or all of the following (some of which may require additional investigation) - luge, botanic garden types of activities, white water experience, water bodies, animal farm, monkey sanctuary, butterfly farm, gondolas, boardwalks, foofy slides, animal hides, forest trails and boardwalks, estuary trails and boardwalks, beach access and public facility, swimming beach.

5 BRIEF DESCRIPTION OF THE AFFECTED ENVIRONMENT

The area is bounded by the N2 in the west, the Indian Ocean in the east, the Hawaan Forest in the south and the Main Road (MR 96) into Umdloti in the north. The M4 bisects the development area (Figure 6).

The total area is approximately 855 Hectares and includes indigenous coastal forest (Hawaan Forest, Forest 31 and the Mhlanga Forest), grassland, the Ohlanga River and its associated floodplain and agricultural land (sugar cane).

There are a number of Red Data Book species (rare and threatened animals and plants) likely to occur in area, including:

- Blue Duiker
- Red Duiker
- Cuckoo Hawk
- Golden mole
- Kuhl's Bat
- Spotted Thrush
- Wattle-Eyed Flycatcher
- African Rock Python
- Forest Cobra
- Natal Hickory

6 KEY STAKEHOLDERS

Interested and Affected Parties and key stakeholders who were identified and/ or registered as part of the scoping exercise carried out for the proposed development are contained in the attached scoping list (**Appendix I, Scoping List**).

7 DESCRIPTION OF TASKS REQUIRED FOR THE EIA

Tasks to be performed as part of the EIA exercise includes the following:

1. A Scoping List of Relevant Authorities, key stakeholders and Interested and Affected Parties (I&APs) has been compiled based on the scoping exercise carried out (**Appendix I: Scoping List**).
2. The Terms of reference for the specialist studies identified during the scoping exercise will be circulated to all registered stakeholders and I&APs (see **Appendix II** for Draft Terms of Reference).
3. Where necessary, the Terms of Reference for each study will be workshopped separately with the authorities, key stakeholders and I&APs relevant to/ interested in each specific study.
4. Specialist studies will be commissioned.
5. Specialist reports will be circulated for comment/ review.
6. A public meeting to workshop the specialist reports will be held once I&APs and stakeholders have received reports for review.
7. The Draft Environmental Impact Report (EIR) will be compiled based on the finalised specialist reports.
8. The Draft EIR will be made available to relevant authorities, key stakeholders and I&APs for comment, both directly and in the Umdloti, Umhlanga and La Lucia Libraries as well as on the GAEA website. I&APs will be requested to submit comments on the draft two weeks from the date of availability.

9. Once all comments have been received and evaluated, a final EIR will be submitted to the KZN Department of Agriculture and Environmental Affairs for review and decision-making.

8 SCHEDULE SETTING OUT WHEN THE TASKS REQUIRED IN (7) WILL BE COMPLETED

The following table details when tasks required in (7) will be completed:

Task Ref.	Task	Date
1	Scoping list	June 2006
2	ToR circulated	December 2006
3	ToR Workshops	December 2006
4	Specialist studies commissioned	December 2006
5	Specialist studies circulated for comment	Mid-January 2006
6	Public meeting	February 2006
7	Draft EIR compiled.	February 2006
8	Draft EIR circulated for comment	March 2006
9	Final EIR submitted to DAEA for adjudication	April 2006

**APPENDIX I:
DRAFT SCOPING LIST**

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**APPENDIX II:
DRAFT TERMS OF REFERENCE FOR SPECIALIST
STUDIES**

Wetland Functionality

- Provide a functional assessment of all the on-site wetlands.
- Provide an indication of anticipated post-development changes in functionality of these wetlands.
- Facilitation of, at least, a 'No-Net Loss' approach to wetland areas.

Estuarine

- Undertake an assessment of the current ecological status of the estuary and lower reaches of the river, based on existing data and the outcomes of a visual assessment (i.e. no formal sampling).
- Interact with stormwater engineers and undertake an assessment of the impacts on the estuary relating to predicted changes in the post development runoff from the site (post implementation of the mitigation measures proposed by those engineers).
- Provide an assessment of the impacts associated with the physical infrastructure proposed as part of the development (includes development areas adjacent to the river and estuary as well as boardwalks etc).
- Prepare a report detailing the outcomes of the above investigations and recommending a way forward.
- Based on the outcomes of these assessments, interact with relevant officials (Department of Water Affairs and Forestry, Ezemvelo KZN Wildlife) to obtain consensus on the need for undertaking a Reserve determination for the river and/or an estuary flow requirements and, if such a determination is necessary, the level of that determination. There are four levels (Desktop, rapid, intermediate and comprehensive).

Stormwater

- Flow Volume Analysis: Detailed indication of daily, monthly and annual flow volumes for Virgin Land, Pre-Development and Post-Development Conditions.
- Initial planning of stormwater drainage, retention ponds and attenuation structures, and respective mitigation and recommendations for utilization by specialists undertaking ecological assessments.
- Interaction with the estuarine and wetland specialists.

Visual Assessment

- reviewing the Draft Scoping Report
- scrutinizing of the IAP comments and concerns to ensure a holistic approach to the VIA;
- planning the methodology and approach for the successful completion of the VIA;
- a preliminary desktop topographic analysis of the area by using a Geographic Information System (GIS) three dimensional software modeling package;
- identification of areas that may be visually impacted on by each node (viewsheds);
- a site visit to the area to assess the physical environment, ground-truth the viewshed and identify visually sensitive areas (viewpoints);
- the generation of viewpoints in GIS highlighting the areas of concern;
- determining the magnitude of the impact;
- determining the significance of the impact;
- attend a meeting with the key stakeholders to discuss the preliminary VIA results;
- compare alternatives and propose mitigation measures to be implemented; and
- generate a digital report that includes the above to supplement the EIA