

BACKGROUND INFORMATION DOCUMENT

FOR THE RECTIFICATION AND CONTINUATION OF THE DEVELOPMENT OF A MULTI-STOREY RESIDENTIAL COMPLEX SITUATED AT 56 OCEAN TERRACE, ISIPINGO BEACH, LOCATED WITHIN THE ETHEKWINI MUNICIPALITY.

Purpose of a Background Information Document (BID)

The purpose of this Background Information Document (BID) is to provide Interested and Affected Parties (I&AP's) with background information on the project and introduce the Section 24G Application (S24G). The BID aims to:

- (i) inform I&AP's on how to participate in the S24G application,
- (ii) encourage responses to documents that will be distributed for review and
- (iii) encourage I&AP's to attend any public meetings.

1World Consultants (Pty) Ltd have been appointed as the independent Environmental Assessment Practitioner (EAP), to undertake the Section 24G Application for the rectification of the unlawful commencement and continuation of a listed activity situated at 56 Ocean Terrace, Isipingo Beach, located within the eThekwini Municipality.

Nature and Location of Activity

AKR Property Development (Pty) Ltd has commenced with the development of a multi-story residential complex situated at 56 Ocean Terrace, Isipingo Beach, located within the eThekwini Municipality (map 1 below).

The site is located within an urban area and lies within 100m from the High-Water Mark of the sea (HWM). The development footprint is 1600m², and 3 storeys in high. The proposed development will serve as a multi-storey residential complex.

Environmental Impact

The development involves the construction of a new entrance driveway, new boundary wall, basement and upper floor, ground floor (parking deck) and third floor. The proposed development is located within 100m from the High-Water Mark (HWM) of the sea and will require more than 5 cubic metres of material to be removed from site. Hence an Environmental Authorisation will be required.

Since development has already commenced, a Section 24G Application must be lodged for the rectification and continuation of the listed activity as per Listing Notice 1:

Activity 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-*

(ii) a distance of 100 metres inland of the high-water mark of the sea.

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The Section 24G Application and Public Participation Process (PPP)

The primary aim of the Section 24G Application is to allow for the department to retrospectively authorise the development and to ensure that any potential environmental impacts that may have occurred, due to the construction and operation of the development, are mitigated.

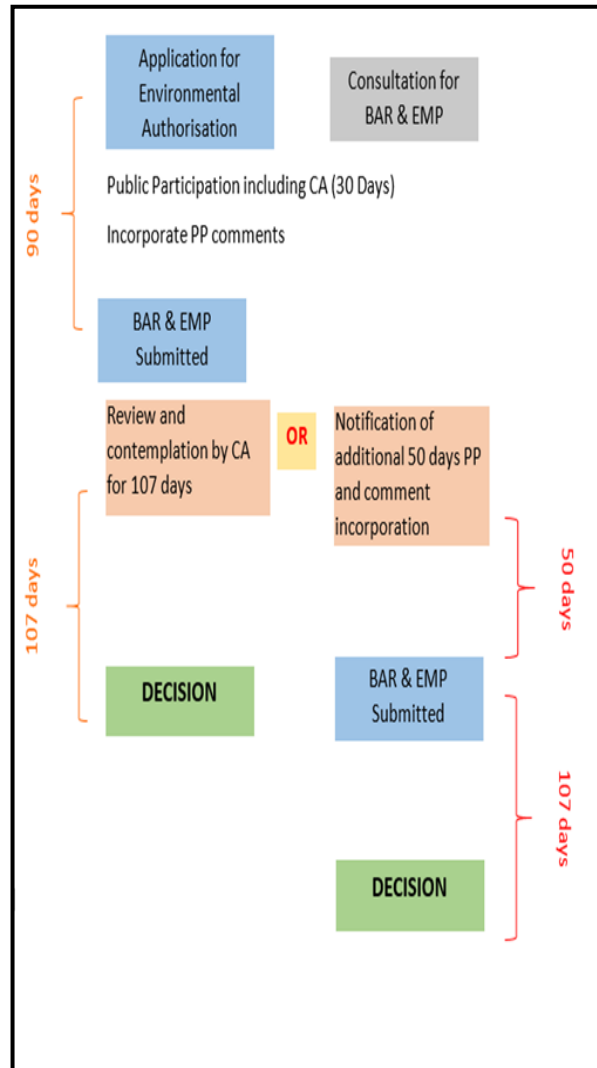
The main aspects of an S24G Application are:

- Investigate and gather information on the area,
- Describe the environment and how the development would fit in,
- Identify and involve potential I&AP's and stakeholders,
- Identify potential impacts,
- Investigate alternatives to the development,
- Recommend mitigation measures and compile an Environmental Management Plan (EMP) for the construction and operational phases.

An S24G application adheres to the same timeframe as per a Basic Assessment Report.

Mitigation Measures:

There are several risks associated with construction activities. Initial mitigation measures include a minimal working footprint, site demarcation, demarcation of no-go areas, designated and demarcated site access routes, sediment control measures, spillage control measures, dust control measures, general construction control, staff training and site rehabilitation post construction. A monitoring and auditing plan for the construction and operational phases of the development, will be formulated to ensure that the mitigation measures, detailed in the Environmental Management Plan (EMP) are followed.



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Elements of the PPP

The public will be invited to register as an I&AP and take part in the PPP through:

- Media Notices placed in newspapers.
- Distribution of this Background Information Document (BID)
- Site notice boards
- Stakeholder meetings (if necessary)
- Public meeting (if necessary)
- Submission of comments on the media notices, BID and S24G Application

Note: All information is available on request.

How to Participate?

All Interested and Affected Parties (I&AP's) are invited to register, on the database managed by 1World Consultants by email or fax using the details provided.

Comments and recommendations regarding the development are welcome and may be addressed to:

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(Environmental Assessment Practitioner)

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Map 1: General Locality of the Development Site at 56 Ocean Terrace, Isipingo Beach



January 29, 2018

56 Ocean Terrace

