



04 August 2016

BACKGROUND INFORMATION DOCUMENT

For the proposed development of a wedding venue, including restaurant and accommodation on Portion 1 of Erf 3350, Pietermaritzburg, 335A Parker Road, Chase Valley, Msunduzi Local Municipality, uMgungundlovu District Municipality, KwaZulu-Natal

What is the purpose of this document?

The purpose of the Background Information Document (BID) is to –

- Inform Interested and Affected Parties (IAPs) of the proposed development of a wedding venue that requires an Environmental Impact Assessment (EIA) to be undertaken;
- Inform IAPs of the EIA process;
- Provide a brief background of the proposed project; and
- Invite IAPs to participate in the EIA process.

Notification

Notice is hereby given in terms of Regulation 41 of GNR 982 of the National Environmental Management Act (NEMA, No. 107 of 1998), EIA Regulations (2014), of an application to the Department of Economic Development Tourism and Environmental Affairs (DEDTEA) for Environmental Authorization. Details as follows:

Table 1: Relevant information pertaining to involved parties and location of project.

| | |
|---|---|
| Proponent | Bryce Venter – Tromp Plumbers |
| Location | Portion 1 of Erf 3350, Pietermaritzburg, 335A Parker Road, Chase Valley, Pietermaritzburg. Travelling northwest on Town Bush Road in Pietermaritzburg, go past Greys Hospital on your LHS and turn right into Montgomery Drive. Continue for 220m then keep left onto Twickenham Road, in 280m turn left onto Chase Valley Road. After 650m turn right into Parker Road and continue for another 2km to find 335A Parker Road on your LHS. GPS co-ordinates for the site: 29°33'12.94" S; 30°22'09.66" E. See the locality map attached. |
| Environmental Assessment Practitioners (EAP) | Roger van Tonder & Susan Carter-Brown, NatureStamp (Pty) Ltd PO Box 949, Hilton, 3245 Tel 033 343 1352, Cell 079 317 2585 & 083 289 4912 respectively Email roger@naturestamp.co.za & susan@naturestamp.co.za |

Project information

A wedding venue is proposed to be developed in Chase Valley. The proposed development would include a chapel, two halls, twenty Bed and Breakfast rooms, a restaurant, homestead and associated internal roads and parking. The Chase Valley wedding venue aims to have a natural ambiance and would include landscaped indigenous gardens. See figure 1 below for the proposed site plan.

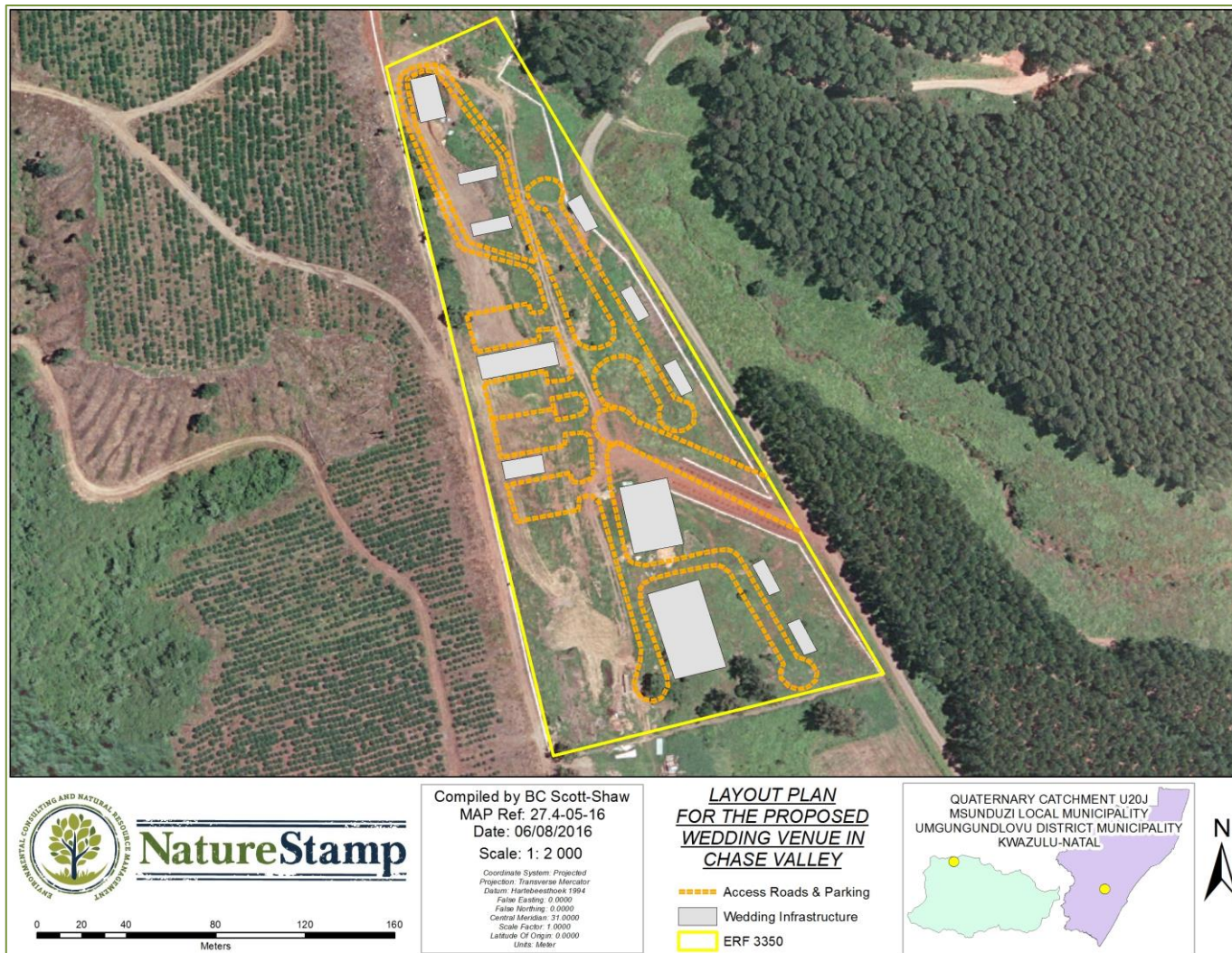


Figure 1: Layout Plan for the proposed wedding venue developments.

The site would be of low density with infrastructure sensitively placed within the natural environment. All steeply sloping areas would be avoided. Table 2 shows the footprint area of each aspect of the proposed development.

Table 2: Surface area of proposed infrastructure

| Item | Surface Area (m ²) | Description of site |
|---------------------------------|--------------------------------|--|
| Roads | 3120 | Existing tracks |
| Parking | 4550 | Transformed area |
| 20 BnB rooms | 2100 | Largely transformed area, some indigenous vegetation |
| Chapel | 96 | Transformed area |
| Hall 1 | 290 | Transformed area |
| Hall 2 | 420 | Transformed area |
| Restaurant | 300 | Transformed area |
| Homestead | 90 | Transformed area |
| Total footprint | 10 966 m² | |
| Total new transformation | Max 2 100 m² | |

The property is currently undergoing a re-zoning application with the Msunduzi Municipality from “Special Residential” to “Special Area 1”.

The following issues have been identified by the EAP as potential impacts and would, amongst other issues, be investigated during the Basic Assessment Report (BAR) process:

- Potential impacts on watercourse travelling through property;
- Potential impacts on fauna and flora (biodiversity);
- Potential for increased pollution and litter to surrounding area;
- Noise and dust disturbance to surrounding area;
- Increased fire hazard to surrounding plantations due to human negligence; and
- Additional traffic on Parker road.



Figure 2: Google Earth image indicating site for location of proposed wedding venue.

Further project information would be provided in the draft BAR circulated to all registered IAPs.

The EIA process

The Msunduzi Environmental Management Framework (EMF) identifies areas that are considered sensitive due to their environmental attributes. The Chase Valley wedding venue site has been recognized as a “sensitive area” according to the Msunduzi EMF due to ‘steep slopes’ and ‘high biodiversity’. Through previous investigation and consultation with Msunduzi and the DEDTEA, it was determined that the site is in fact not sensitive.

As the proposed wedding venue is within 5km of the Queen Elizabeth Park Protected Area, it triggers the following activity under the NEMA, EIA Regulations 2014 –

Table 3: Relevant Listed Activity under NEMA EIA Regulations 2014

| Number of Govt notice | Activity No. | Description of listed activity (emphasis in bold) |
|-----------------------|--------------|---|
|-----------------------|--------------|---|

| | | |
|---------|----|---|
| GNR 985 | 6. | <p>The development of resorts, lodges, hotels and tourism or hospitality facilities that sleeps 15 people or more in:</p> <p>(d). In KwaZulu-Natal:</p> <p>(xii). Outside urban areas:</p> <p>(aa). Areas within 10 kilometres from national parks or world heritage sites or 5 kilometres from any other protected areas identified in terms of NEMPAA or from the core area of a biosphere reserve;</p> |
|---------|----|---|

Accordingly, an EIA, in the form of a Basic Assessment Report (BAR) must be undertaken in application for Environmental Authorization before commencement of the development of the hospitality facilities.

The EIA would identify the potential environmental impacts, assess their significance, and offer mitigatory measures to render impacts acceptable and sustainable. The BAR serves as an application to the DEDTEA for the Environmental Authorization.

The EIA is transparent and open. It includes a public participation process that allows any member of the public interested or affected in the project to register as an IAP with the EAP conducting the EIA.

In becoming a registered IAP, you will receive all information relating to the project and can provide your input for the EAP and proponent to consider. IAPs must take note of legislated timeframes wherein comments can be made.

Where to from here?

All IAPs, neighbouring landowners and other stakeholders are invited to register and submit their matter of interest in the project with the EAP (see comment sheet attached). Comments received before 1st September 2016 will be included in the draft BAR. Further opportunity to comment will be provided later in the process.

Should it be required, a public meeting describing all details of the project will be held to further inform IAPs. This will be dependent on the interest shown in the project and at the discretion of the EAP.

Registered IAPs will be kept informed of all progress on the project.

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COMMENT SHEET

| | |
|--------------------------------------|--|
| Name | |
| Department / Title / Property | |
| Address | |
| Tel | |
| Cell | |
| Email | |

Please state any comments / concerns you may have regarding the proposed development, including issues you would like to be addressed in the Basic Assessment Report.

The following other potential IAP should be contacted –

| | |
|-------------------------|--|
| Name: | |
| Organization: | |
| Contact details: | |
| Name: | |
| Organization: | |
| Contact details: | |

| | | | |
|------------------|--|-------------|--|
| Signature | | Date | |
|------------------|--|-------------|--|

Thank you!