

BACKGROUND INFORMATION DOCUMENT (BID) FOR THE PROPOSED CONSTRUCTION OF PCI PROPERTIES GROUP SA TRUST (SPRINGFIELD WAREHOUSE) ON PORTION 16 (OF 9) OF ERF 301 AT SPRINGFIELD, DURBAN, WITHIN ETHEKWINI MUNICIPALITY, KWAZULU – NATAL.

1. Project Background

Picronamix Investments is proposing to construct a Warehouse on portion 16 (of 9) of erf 301 at Springfield, Durban.

2. Project Location

The site can be accessed via Inanda Road and Anthirium Place, approaching from the north east of the site. It is located between Umhlangane and Umngeni Rivers, and these form the north eastern and southern boundaries of the site respectively. The project site co-ordinates are: 29° 48' 23.12"S; 30° 59' 38.14"E.



Figure 1 - Google image of the site (35 Athirium Place)

3. Project description

The proposed Facility will encompass the general warehousing, steel manufacturing (roof), pre-packed cement and logistics yard. There will be no storage and handling of dangerous goods on site.

All buildings are single storey, and the project footprint is still to be determined on the finalization of the layout plan in due course.

4. Site Description

The site is 2 HAs in extent, flat with no vegetation in the form of trees and grass. The general area and its surrounds seem to have been filled over time to accommodate development in the Springfield area. As is the case with most properties within Springfield area, according to eThekweni database this site occurs within the 100-year floodline.

In terms of the geotechnical investigation done by Geosure, a shallow perched groundwater was not observed during an investigation to the depths investigated. However, Geosure did mention that due to the modified nature of the riverine setting the risk of intermittent groundwater activity at shallow depths is not inconceivable. Such a condition is likely to occur during and after periods of sustained heavy rainfall, and this may also be influenced by tidal fluctuations.

In the main, the site is currently fully operational used for the storage of containers, trucks and trailers, with the remainder of the site used for concrete mixing facility.



Figure 2 - Site photo showing the yard

5. Services on site

The site is fully accessible via Anthirium Place on its north east side. The site is located within a connectable distance of sewer, water and electricity. The waste service will be done through the private contractor or an arrangement with eThekweni Municipality.

6. Environmental legislative imperatives; and activities triggered in terms of the EIA Regulations of 2014 as amended.

Based on our site visit and inspection conducted on 15 January 2019, we analyzed potential triggered activities and submitted an enquiry to the Department of Economic Development, Tourism and Environmental Affairs (EDTEA). Our view based on the analysis was that no activity is triggered.

The Department of Economic Development, Tourism and Environmental Affairs (EDTEA) confirmed that no activity is triggered, and therefore the project does not require an environmental authorization in terms of the EIA Regulations 2014 as amended. **(see attached enquiry response).**

In this regard, it must be emphasized that the developer is still responsible for compliance with the provisions of Duty of Care and Remedial Action of Damage in accordance with section 28 of the above-mentioned Act, where the determination of environmental degradation and the need for remedial action is still decided by the Department of Economic Development, Tourism and Environmental Affairs' Compliance, Monitoring & Enforcement Section. The latter Department retains the right to inspect the proposed project during both construction and operational phases.

Furthermore, this does not exclude the applicant from compliance with any other relevant and applicable legislation administered by other government Departments.

It is against this background that we have compiled the attached Environmental Management Programme (EMPr) to guide all phases of the project, in order to safeguard against any possible environmental degradation.

To this end you have been identified as an important stakeholder, and your comments will be crucial in the finalization of the EMPr.

7. Identified project stakeholders

In view of the above, the following stakeholders have been identified to provide comments to the project EMPr:

- eThekweni Municipality (various relevant Units).
- Department of Water and Sanitation.
- Ezemvelo KZN Wildlife
- Amafa AkwaZulu - Natali
- Department of Agriculture, Forestry and Fisheries (DAFF)
- Department of Economic Development, Tourism and Environmental Affairs

- Neighbours to the proposed facility.

8. Project beneficiaries

Jobs are likely to be created by the project during both construction and operational phases of the project.

The facility will be developed in line with the local economic development (LED) goals, and take the eThekweni Municipality's integrated development plan (IDP) into account.

It is against this background that we request for your comments on the project from your constitutional mandate's perspective.

9. FIGURES / ATTACHMENTS:

- Figure 1 – Site Google image.
- Figure 2 – Site Photo showing the yard
- Attachment 1 – Site SG diagram
- Attachment 2 – EDTEA enquiry response
- Attachment 3 – eThekweni enquiry response