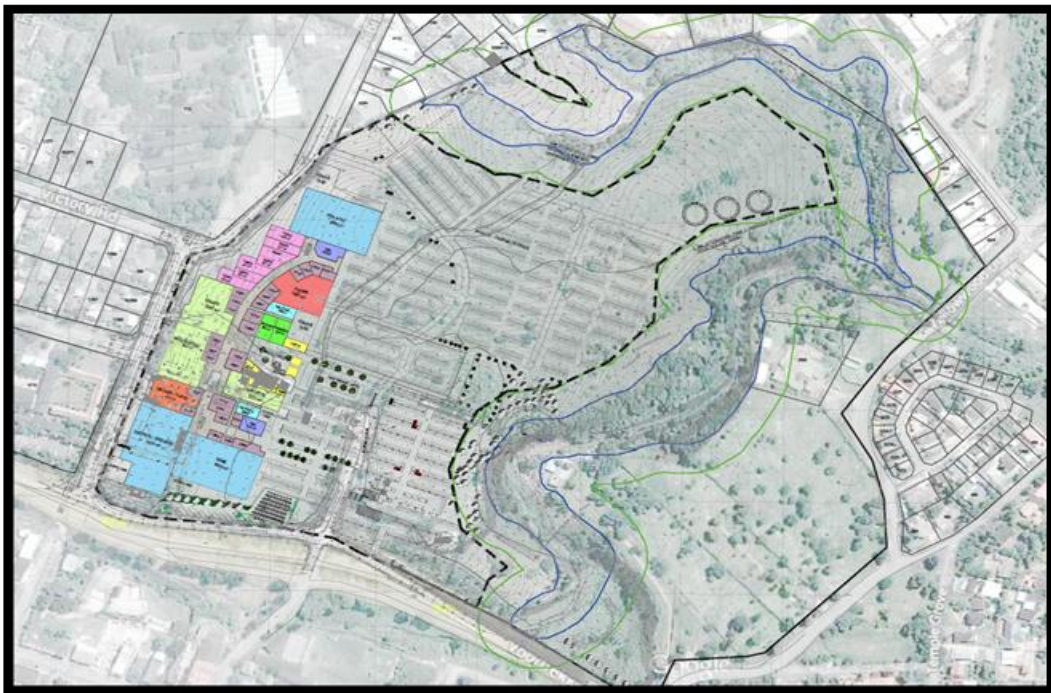


BACKGROUND INFORMATION DOCUMENT

**PROPOSED KING SHAKA MALL AND MIXED USE
PRECINCT DEVELOPMENT, KWADUKUZA
LOCAL MUNICIPALITY, KWAZULU-NATAL
EDTEA REF NO:**



28 OCTOBER 2014

Prepared by:



INTRODUCTION

The purpose of this Background Information Document (BID) is to provide information to interested and affected parties (I&APs) regarding the proposed King Shaka Mall and Mixed Use Precinct Development, KwaDukuza Local Municipality, KwaZulu-Natal.

Based on guidance from the Department of Economic Development, Tourism and Environmental Affairs (EDTEA), a Basic Assessment for environmental authorisation must be completed. The listed activities in Listing Notice 1 (18 June 2010) of the National Environmental Management Act (NEMA) are being applied for as per the project description. A Water Use License Application (WULA) in terms of the National Water Act (Act No 36 of 1998) will also be triggered by the project scope.

The application for authorisation was made by Triplo4 Sustainable Solutions, as an independent environmental assessment practitioner, on behalf of Double Ring Trading 7 (Pty) Ltd. Triplo4 Sustainable Solutions will undertake the Basic Assessment Process with the intention to obtain environmental authorisation for the proposed project.

This document describes the proposed King Shaka Mall and Mixed Use Precinct Development and provides an overview of the environmental authorisation processes. It also provides I&APs with an initial opportunity to register and comment on the proposed environmental process of the project

The Basic Assessment Report with relevant attachments will be available for public review for a period of 40 days as part of the environmental authorisation processes, to provide stakeholders with additional information and further opportunities to raise issues of concern and suggestions for enhanced benefits. Thereafter, the final Basic Assessment Report will be submitted to EDTEA for consideration.

Your comments, issues, concerns and suggestions on any aspect of the proposed project, including the technical and public participation processes, will help to focus the application, and will ultimately assist the authorities to make a decision.

Please complete the enclosed comment and registration sheet or contact Triplo4 Sustainable Solutions by mailing or faxing a letter, or by telephone or e-mail, should you wish to receive further information about the proposed project and the BA.

Return address for comments and to register as an Interested and Affected Party:

Attention: Kushela Naidoo

Triplo4 Sustainable Solutions

24 Agar Place, Riverside, Durban North, 4051

Office: 031 563 4422 Cell: 082 355 4526 Fax: 032 946 0826

E-Mail: kushela@triplo4.com

LOCATION OF PROPOSED PROJECT

The proposed King Shaka Mall and Mixed Use Precinct Development is to be situated in Northern KwaZulu-Natal, within the KwaDukuza Local Municipality. The proposed site is adjacent to the Mbozamo River in the town of KwaDukuza (Stanger).



PROJECT MOTIVATION

The project proposes to provide the surrounding communities and towns with a retail and commercial hub that is easily accessible. Many of these communities have not had ready access to a central shopping location in the past and many had to travel great distances (eg. Ballito) to shop at popular retail stores. The project also intends to increase the level of infrastructure and increase Local Economic Development in the area.

Numerous temporary employment opportunities will be offered to members of the local community during the construction phase, and labor intensive processes will be used wherever feasible. Numerous permanent employment opportunities will also be available at retail and other stores during the operational phase of the mall.

The project will also include a civic centre that will accommodate the new municipal offices.

PROJECT DETAIL

Double Ring Trading 7 (Pty) Ltd proposes the construction of Phase 1 of the King Shaka Mall and Mixed Use Precinct Development in Stanger, KwaDukuza Municipality. The proposed development is situated within the abandoned Stanger golf course which is currently zoned as recreational. The size of the property is 28 hectares with the size of the land to be physically altered being 19 hectares in size.

The site is located approximately 60km north of Durban, within the town of KwaDukuza. The site is bound to the west by Queen Elizabeth Street/Hibiscus Street, the north west/northern/north east by commercial/light industrial areas, the east by residential suburbs and the south east by an existing cemetery.

The site for the proposed development extends over a predominantly undeveloped area previously utilised as a municipal golf course, with the southern portions currently being utilised as sports fields and tennis courts. Areas of the site are also utilised as pathways towards Stanger Ext. 3 & 2, with several vagrants as well as livestock grazing activities. Vegetation currently comprises open grass fields, areas of dense vegetation and occasional large trees. Historic vegetation transformation through high density residential developments (Dawnside, Stanger Ext. 3), industrial and commercial developments (Stanger Ext. 29) occur around the site. The valley bottom has been artificially channelled during the previous golf course development as well as for stormwater management to drain stormwater from the site.

Topographically, the site is gently sloping, generally with a north easterly aspect. Several drainage lines traverse the site, with the most important located near the eastern/south eastern site boundary. Marshy areas, standing surface water and hyprophytic vegetation are observed to be associated with the low lying areas adjacent to these drainage lines.

The proposed development will include the construction of a shopping mall, civic centre, amphitheatre, pedestrian boulevard, King Shaka Square, a garden forecourt, parking provisions, taxi and bus depots. The development will also upgrade existing social amenities. Also associated with the development will be the construction of road and access infrastructure to the mall the provision of bulk water to the mall and associated buildings, the provision of sewage wastewater and the supply of electricity. Preliminary capacities have been provided below.

ALTERNATIVES & SPECIALIST EVALUATION

Three different layout alternatives being investigated are depicted below.

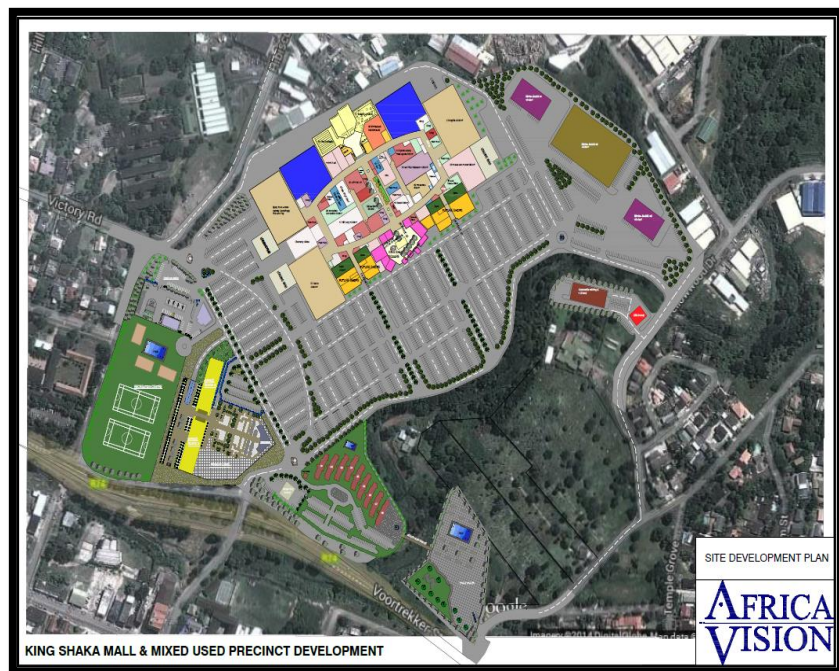


Alternative 1 (Preferred)





Alternative 2



Alternative 3

The Preferred alternative is Alternative 1. All layout options shown above are within the same site. Alternative 1, however, is environmentally preferred and supported to accommodate and to not infringe upon the riparian zone of the Mbozamo River and respect wetland buffers.

The specialist studies which have been identified and will be conducted include:

- Ecological Impact Assessment;
- Wetland Impact Assessment;
- Heritage Impact Assessment;
- Geotechnical and Geohydrological Investigations;

- Stormwater Management Plan; and
- Rehabilitation Plan

ENVIRONMENTAL PROCESSES

Relevant Environmental Legislation

The below mentioned environmental activities are potentially being triggered by the proposed development, requiring a Basic Assessment Process to be conducted and thus Environmental Authorisation from EDTEA:

| Indicate the number and date of the relevant notice: | Activity No (s) (in terms of the relevant or notice) : | Describe each listed activity as per the project description (and not as per wording of the relevant Government Notice) ¹ : |
|--|--|---|
| GNR 544, 2010 Listing Notice 1 | Activity 11: | the construction of: vi. bulk stormwater outlet structures; x. buildings exceeding 50 square metres in size; or xi. infrastructure or structures covering 50 square metres or more; where such construction occurs within a watercourse or within 32m of a watercourse, measured from the edge of a watercourse, excluding where such construction will occur behind the development setback line. It is anticipated that buildings and infrastructure exceeding 50 square metres will be located within 32m of a watercourse. |
| Listing Notice 1 | Activity 18 | 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 or more than 5 cubic metres from: (i) a watercourse; More than 5 cubic metres of material will be excavated during construction. |
| Listing Notice 1 | Activity 23 | The transformation of undeveloped, vacant or derelict land to – (i) residential, retail, commercial, recreational, industrial or institutional use, inside an urban area, and where the total area to be transformed is 5 hectares or more, but less than 20 hectares, or (ii) residential, retail, commercial, recreational, industrial or institutional use, outside an urban area and where the total area to be transformed is bigger than 1 hectare but less than 20 hectares; The development footprint of the proposed site will be 19 hectares. |

¹ Please 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

A person who wishes to commence, undertake or conduct an activity listed in terms of the National Environmental Management Act, or NEMA EIA Listing Notice 1 activities must conduct a basic assessment process.

Basic Assessment Process

The basic assessment process being followed comprises of the following:

- Submission of an Application for Authorization to EDTEA;
- Public participation Process:
 - Submission of a Background Information Document (this document) to identified stakeholders;
 - An advertisement in the local newspaper
 - Placement of a site notification at the site notifying I&AP's of the proposed activity and inviting them to register; and;
 - Relevant I&AP's consultation to address issues and concerns raised;
- Compilation of Draft Basic Assessment Report for I&AP's review and comments, which will be available for review and comment for a period of 40 days;
- Submission of a Basic Assessment Report and details of I&AP consultation to the EDTEA, for a decision;
- Communication to I&AP's regarding the Environmental Authorisation.

Public Participation Process

The public participation process and time frames are summarized as follows:

Announcing the opportunity to participate and register,

- Written notice will be made to registered I&AP's on availability of documents to review as well as associated timeframes
- Distribution of the Background Information Document to all identified stakeholders to announce the project and inviting stakeholders to register as an I&AP and participate in the public participation process;
- Posting of the site notice at the site;
- Advertisement in the local newspaper.

Obtaining initial comment,

- Providing this BID and comment sheets to stakeholders; and
- Capturing all comments in a Comment and Response Report / Issues Trial.

Draft BA Report

- Availability of the draft BA report which will contain a full project description, alternatives considered, and relevant information.

Submitting the final BA report to Authorities, providing a comment period of 40 days (excluding public holidays); and

Submitting the final BA report to EDTEA for consideration and communicating the decision to I&AP's.

Your contributions are important

You can get involved in the process:

1. By responding (by phone, fax or e-mail) to our invitation for your involvement in the process;
2. By completing the attached comment form and e-mailing, posting or faxing it to Triplo4 Sustainable Solutions;
3. In writing contacting or telephoning consultants if you have a query, comment or require further project information; and
4. By reviewing and commenting on the BA Report within the allowed 40-day review period.

In terms of the NEMA Regulations (GN 543) you are invited to formally register as an I&AP.

Please note that in terms of Regulation 56 (c), I&AP's need to disclose any direct business, financial, personal or other interest which they may have in the approval or refusal of the application.

Please register by 12 December 2014 by completing the enclosed registration and comment sheet and please declare the interest with regard to the project with your comments.

REGISTRATION FORM:
King Shaka Mall and Mixed Use Precinct Development,
KwaZulu-Natal

Attention: Kushela Naidoo
E-mail: kushela@triplo4.com

Tel: 031 563 4422
Fax: 032 946 0192

| | | | |
|-------------------------------|--|---------------|--|
| Title (Mr/Mrs/Ms) | | Phone | |
| Name | | Fax | |
| Organisation / Interes | | E-mail | |
| Signature | | | |

Please tick the appropriate circle and confirm your contact details above:

Registration

- I would like to register as an Interested and Affected Party for the BA process for this Project
- Non stakeholder: I would like you to take me off your distribution sheet for the Proposed project. I would not like to receive any further information regarding this process.

Other

If you know of any other individual or organisation that would be interested in registering as an Interested and Affected Party please provide their contact details:

| | | | |
|-------------------------------|--|---------------|--|
| Title (Mr/Mrs/Ms) | | Phone | |
| Name | | Fax | |
| Organisation / Interes | | E-mail | |
| Signature | | | |

I have the following queries/comments:

