



Environmental Consultant (PTY) LTD

BACKGROUND INFORMATION DOCUMENT
Environmental Impact Assessment for the Proposed Mixed
Use Development, KwaMbonambi, KwaZulu Natal

Environmental Consultant (PTY) LTD

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1. INTRODUCTION TO THE PROJECT

This document aims to provide you, as an Interested and/or Affected Party (I&AP), with background information regarding the application for Environmental Authorisation for the proposed development of a commercial development, including the development of petrol filling station, car wash, truck stop, shopping complex and taxi rank. (Refer to Appendix A: Locality Map), as well as the required environmental studies to be undertaken. Any person, company, authority or other entities that might be directly or indirectly affected by the proposed activity can register as an Interested or Affected Party (I&AP). This includes, but is not limited to landowners, tenants, municipal and provincial authorities, interest groups, Non-Government Organisations and conservation groups.

This document further indicates how you can become involved in the project, receive information, or raise issues which may concern and/or interest you. The sharing of information forms the basis of the Public Participation Process and offers you the opportunity to become actively involved in the project from the onset. Input from I&APs ensures that all potential environmental issues are considered within the context of the proposed development.

2. STUDY AREA

The proposed development is situated on Erf 1653 of KwaMbonambi, uMfolozi Local Municipality, KwaZulu Province. The property portion extent is 13 ha and bordered by N2 and low cost human settlements and residential houses by the entrance of the site.

3. SITE DESCRIPTION

The Site is located approximately 1 km west of the centre of KwaMbonambi and approximately 30 km and 20 km away from Richards Bay and Empangeni respectively. The site is bounded to the east by the N2, the northern boundary of the site is the main road MR 425. The development site is currently vacant. But the site is disturbed already. In 2002 the uMfolozi municipality previously Mbonambi Municipality resolved to rezone the proposed site from Agriculture to General Commercial.

4. PROJECT DESCRIPTION

The project applicant, Empophomeni Property Investment Holdings (PTY) LTD, has appointed Green Diamond Consulting, as an independent Environmental Assessment Practitioner (EAP), to undertake environmental studies to identify and assess all potential environmental impacts associated with the

proposed project. The applicant proposes to develop the site for a mixed development use. The commercial development of 8.7 Ha, including the development of petrol filling station 2.5 Ha, car wash, truck stop, shopping complex and taxi rank. The lay-out of the proposed development as well as engineering service requirements including sewage, water, electricity, refuse disposal and stormwater management will be defined and assessed in the EIA Process.

Below is the site plan of what is being proposed on the site.

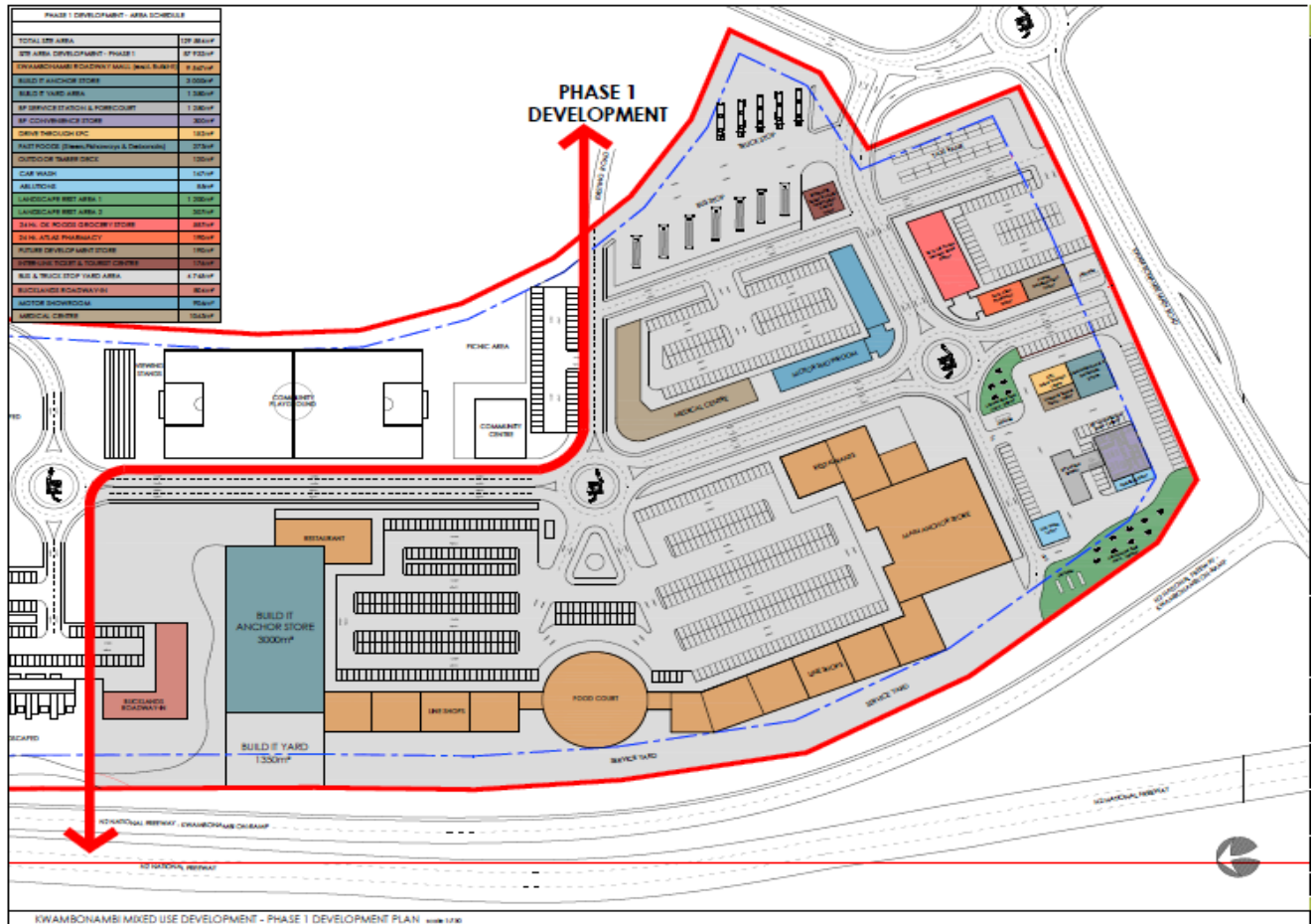


Figure 1: Map showing the site plan of the proposed development

5. POTENTIAL ENVIRONMENTAL IMPACTS

5.1. ASSOCIATED WITH THE PROPOSED PROJECT

Potential environmental impacts associated with the proposed development have been identified and will be assessed in the Environmental Impact Assessment (EIA) study. Specialist inputs which will form part of the EIA study includes:

SPECIALIST FIELD	ORGANISATION
Ecological Assessment	
Heritage Impact Assessment	AMAFA
Geo-technical Survey	Council for Geoscience
Socio-Economic Assessment	Black Diamond Creations and Projects

Table 1: Showing the Specialist studies to be undertaken

6. Environmental Legislation

The proposed developments constitute a number of listed activities in terms of the Environmental Impact Assessment (EIA) Regulations as promulgated under the National Environmental Management Act (No. 107 of 1998) (NEMA). Therefore, the proposed developments require Environmental Authorisation in terms of the EIA Regulations prior to commencement of construction and operation.

An Environmental Impact Assessment (EIA) is an effective planning and decision-making tool, which allows for the identification of potential environmental consequences of a proposed project. Listed activities to be applied and assessed in the EIA study will include:

Listing Notice	Activities
Listing Notice 1, GN.R. 983	Activity 14 Activity 25 Activity 28 Activity 56

Table 2: Showing the activities triggered by the project

The EIA application and assessment will be submitted to the KwaZulu Natal Department of Economic Development, Tourism and Environmental Affairs-uThungulu District for approval.

7. Public Participation Process

Public participation is an integral part of the EIA process and aims to involve Interested and Affected Parties (IAPs) in the process by notifying them of the proposed project and encouraging them to voice their issues and concerns. Through the EIA process the project is transparent and allows IAPs to comment on the project or raise concerns which are included in the Impact Assessment Reports and are taken into consideration during the authorities' assessment of the project.

Key activities to be undertaken as part of the public participation programme include:

- Identification of IAPs and development of a comprehensive and detailed IAP database;
- Notification of IAPs by means of advertisements in newspapers and placement of posters
- Development of a Background Information Document (BID) (this document) for distribution to IAPs;
- Co-ordination and facilitation of focus group and one-on one meetings;
- Meetings (either one-on-one, key focus or public) and workshops with key identified stakeholders;
- Recording and collation of IAP correspondence received (verbal and written);
- Responses to all IAPs who submit a verbal or written comment and/or issue regarding the project;
- Distribution of the Draft BAR (included the Draft Plan of Study for the Impact Assessment Report) at designated locations (e.g. libraries) and to key IAPs for review and comment;
- Public meeting to discuss the findings of the Draft BAR and Inclusion of comments received on the Draft BAR into Final BAR which is submitted to the authorities for review and decision making.

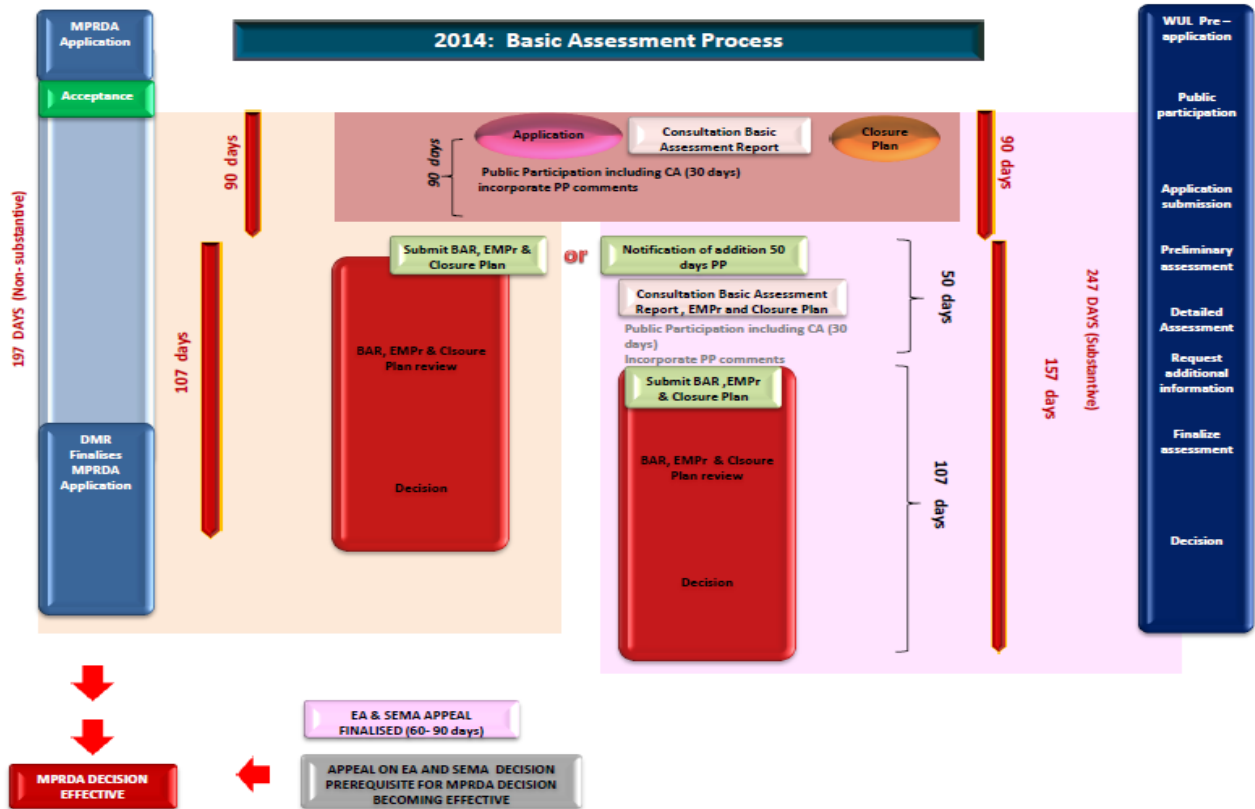
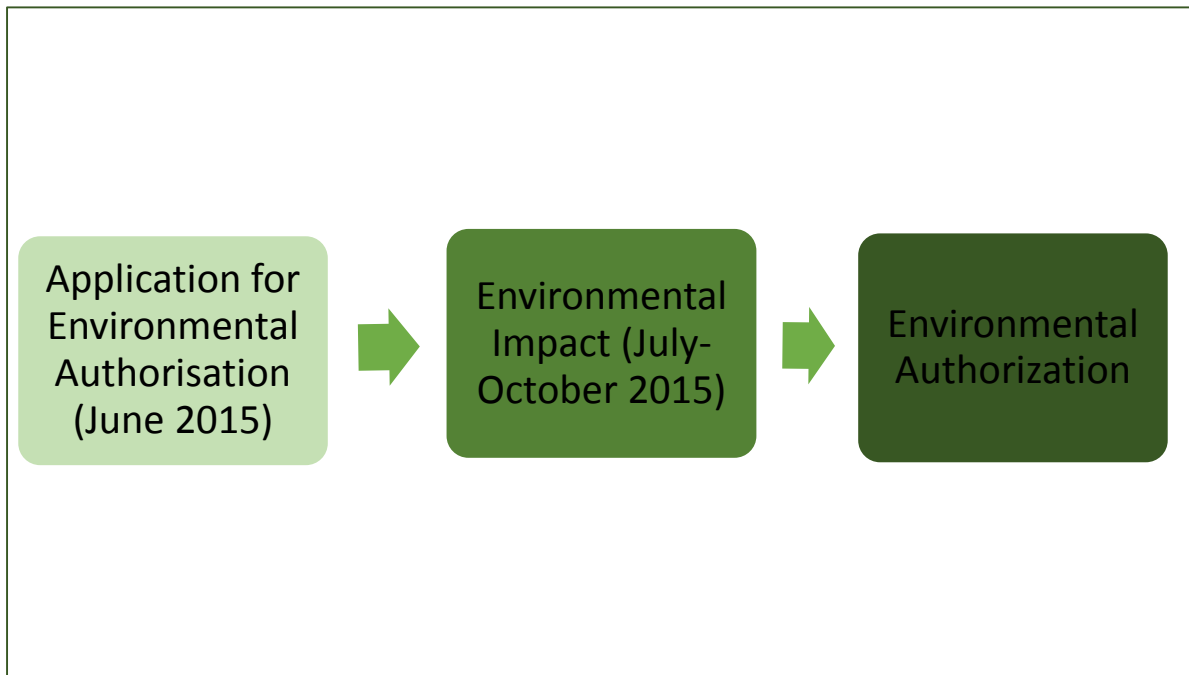


Figure 2: Showing the Basic Assessment process

The process shown in figure 2, will be followed to ensure that all the legislative requirements are met during the Environmental Impact Assessment process. As part of the EIA process all I&APs will be actively involved through a public participation process. The project will consist of three major phases as seen in figure 3 below:

- a) Phase 1: Application for Environmental Authorisation
- b) Phase 2: Environmental Impact phase and Environmental Management Programme (EMPr)

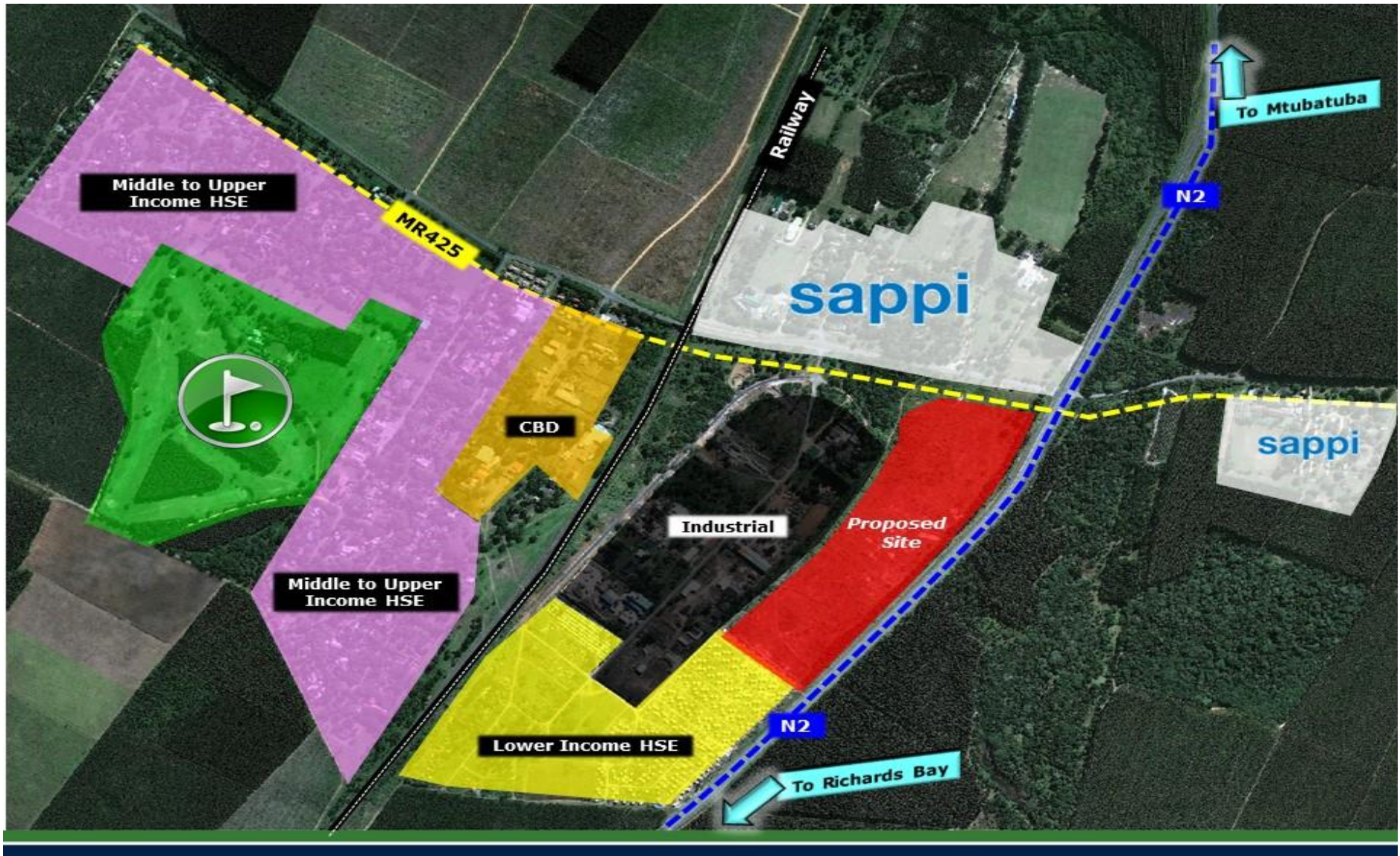
These two phases will conclude in the approval or rejection of the project i.e. positive or negative Environmental Authorisation.



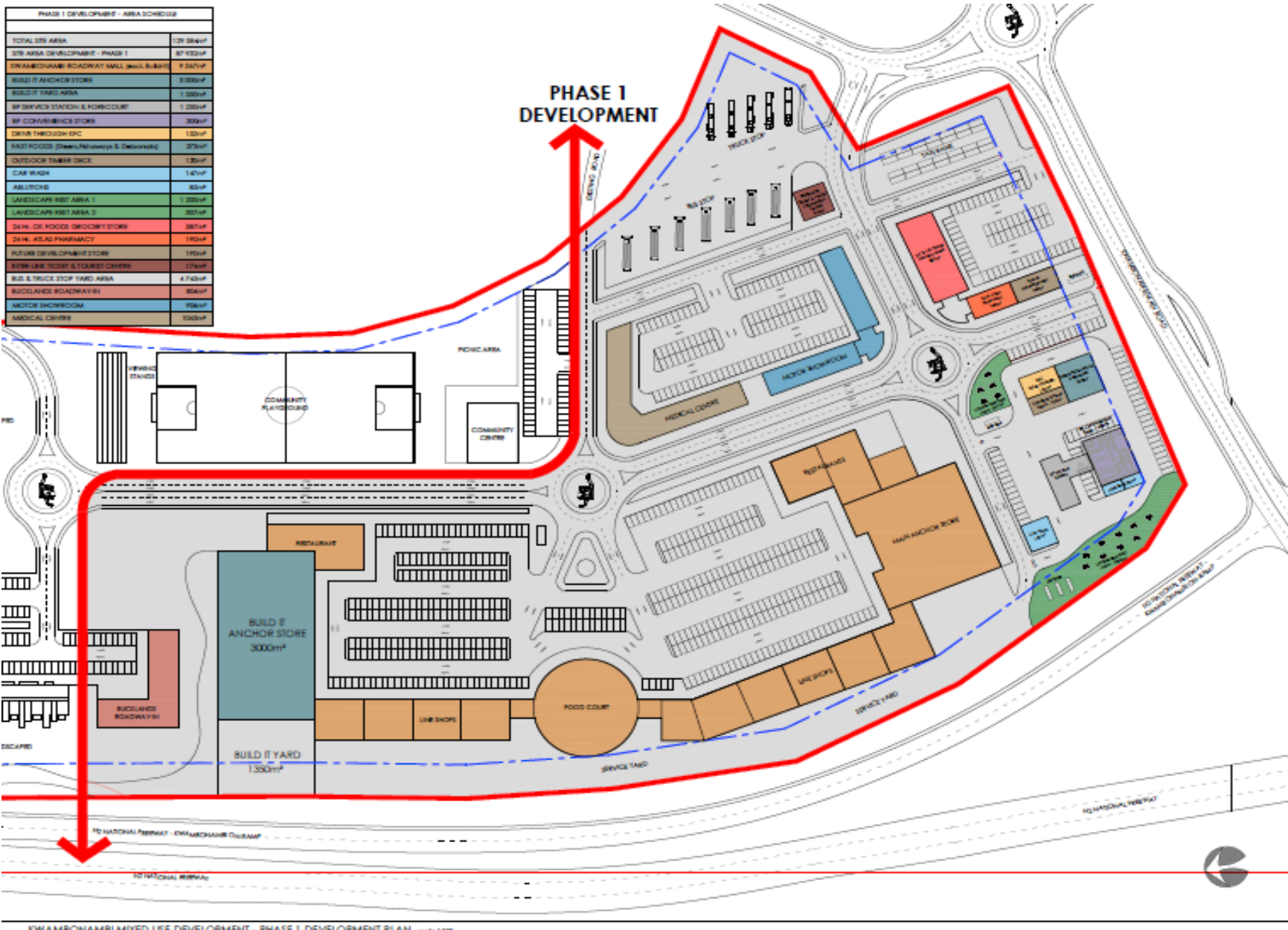
7.1. Your Role in the Process

If you consider yourself an I&AP for the proposed project, we encourage you to make use of the opportunities created by the Public Participation Process to become involved in the process and raise the issues and concerns which affect and/or interest you, and about which you require more information. By completing and submitting the accompanying registration form, we will ensure that you are registered as an I&AP for the project, and that your concerns or queries regarding the project will be noted and assessed as part of the process. We will also ensure that you are provided with future information concerning to the project as well as the availability of the draft and final Environmental Reports for comment.

Annexure A



PHASE 1 DEVELOPMENT - AREA SCHEDULE	
TOTAL SITE AREA	129 384m ²
SITE AREA DEVELOPMENT - PHASE 1	87 933m ²
EWAMBONAMBI ROADWAY MALL (incl. SUBS)	7 347m ²
BUILD IT ANCHOR STORE	3 000m ²
BUILD IT YARD AREA	1 500m ²
SP SERVICES STATION & PORCHCOURT	1 200m ²
SP CONVENIENCE STORE	300m ²
DRINK THROUGH KFC	150m ²
FAST FOODS (Steaks, Patisseries & Delicatessen)	275m ²
OUTDOOR TAMER DECK	1 350m ²
CAR WASH	147m ²
RECREATION	85m ²
LANDSCAPE REST AREA 1	1 300m ²
LANDSCAPE REST AREA 2	307m ²
24 HR. DRUG STORE (MEDICINE STORE)	387m ²
24 HR. ROAD PHARMACY	170m ²
FUTURE DEVELOPMENT STORE	170m ²
DEVELOPMENT STORE & STORAGE CANOPY	170m ²
BUS & TRUCK STOP YARD AREA	4 743m ²
BUCKLANDS ROADWAY (R)	804m ²
ANCHOR SHOWROOM	950m ²
MEDICAL CENTRE	1000m ²



Job No.	Type	Draw No.	Revision
101	(D)	001	00

Notes

1. General information only. Use of this document for the building of structures is at the client's risk. The client is responsible for obtaining all necessary approvals.
2. The drawings are for information only and do not constitute a contract. They are subject to change without notice.
3. The drawings are not to be used for construction without the prior written consent of the architect.
4. Copyright reserved.

Date	Description	Drawn	Check	Date

Author: Sign: _____

Client: Sign: _____

architects

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Project: PROPOSED EWAMBONAMBI MIXED USED DEVELOPMENT, RICHARDS BAY

Drawing No: PARTIAL SITE PLAN PHASE 1 DEVELOPMENT PLAN

Name	AT/BI/TSD	Date	MM/YY
Project Coordinator			RM

Name	Date	MM/YY
Scheme Design		

Job No.	Type	Draw No.	Revision
101	(D)	001	00

Comments and Queries

Please direct all comments ,queries or issues to:

Dumsani Shoyisa or Nozipho Mthembu

Green Diamond Environmental Consulting

PO Box 1204

Hyper By The Sea

4052.

Tel : 031 309 1204

Fax : 086 567 9501

Emails: dumisani@greendiamondconsultings.co.za OR

nozipho@greendiamondconsultings.co.za

**Environmental Impact Assessment for the Proposed Mixed Use Development on Erf 1653,
KwaMbonambi, KwaZulu Natal**

REGISTRATION FORM

KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN IT TO:

Dumisani Shoyisa

Tel: 031 309 1204

Green Diamond and Environmental Consultants

Fax: 086 567 9501

PO Box 1204

dumisani@greendiamondconsulting.co.za

Hyper By The Sea

Durban

4052.

PERSONAL DETAILS:

Title:

First Name:

Surname:

Telephone: Fax:

Organisation (If applicable).....

Capacity (e.g. Chairperson, member, etc.):

Physical Address:

Town: Code.....

Postal Address:

Town :..... Code:

1. What is your main area of interest with regards to the proposed project?

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2. Do you have any points of concern or support regarding the proposed project

Y

N

If "yes", please briefly list these in point form

.....
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3. Are there any stakeholders who you feel should be consulted with regards to the proposed project? Y N

If "yes", please briefly list their names and contact details below:

.....
.....
.....
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.....

Please add more pages if necessary