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**AMENDED
BACKGROUND INFORMATION DOCUMENT**

**BASIC ASSESSMENT REPORT FOR THE PROPOSED
CONSTRUCTION OF THE RIDGE UPMARKET MIXED-USE
DEVELOPMENT IN MEERENSEE, RICHARDS BAY WITHIN THE CITY
OF UMHLATHUZE.**

JULY 2018

Prepared by: Emvelo Quality and Environmental Consultant (PTY) Ltd

**On Behalf of
Sotobe Group (Pty) Ltd.**

INTRODUCTION

Sotobe Property Group (Pty) Ltd intends to develop the area of Meerensee, a waterfront suburb of Richards Bay. The proposed development includes the construction of a mixed-use development which will consist of a lifestyle shopping Centre; high density residential accommodation; office real estate and a hotel. Meer-en-See is middle to high income suburban area to which the development is targeted for those households.

As part of the Provincial Growth and Development Plan (PGDP), The Ridge is one of The City's Catalytic Projects, which will directly encourage and leverage higher levels of development and further initiation of further projects.

NEEDS AND DESIRABILITY

The development was evaluated in terms of national, provincial, regional and municipal strategic development plans such as the Integrated Development Plan (IPD), Spatial Planning and Land Use Management Act principles (SPLUMA) etc.

The Ridge is situated along the coast of Richards Bay and is the only area that enjoys the view of the harbour and the beach because its elevation. What makes the development even more appealing is

that the site is surrounded by mixed use commercial, residential and hotels. This development will also have positive spinoffs from socio-economic enhancement perspective.

WHAT DOES THIS DOCUMENT TELL YOU?

This document aims to provide you, as an Interested or Affected Party (I&AP), with information regarding this Basic Assessment Report (BAR). It aims to obtain comments and contributions from I&AP's with regards to potential impacts to the environment.

Any person, company, authority or other entity that might be directly or indirectly affected by the proposed activity is invited to register as an I&AP, in order to assist the EAP in identifying possible impacts and to make suggestions for mitigations. These comments will be included as part of the Basic Assessment Report (BAR) which will be submitted to the Department of Economic Development, Tourism and Environmental Affairs (EDTEA).

I&APs include, but not limited to landowners, tenants, Municipal and provincial authorities, interest groups, Non-Government Organization's and conservation groups.

This document details how you can become involved in the project, receive information and raise any issues of concern or interest regarding the proposed project. The sharing of information forms the basis of the Public Participation Process (PPP) and offers the opportunity to become actively involved in the project from the outset. Input from I&APs ensures that all potential environmental issues are considered within the context of the proposed project.

STUDY AREA

The site is located in Ward 2 of Meerensee, an upmarket area approximately 1km from Alkantstrand beach and 300m from the Mzimangazi Lagoon with the following coordinates: S 28°47' 37.45" E 32° 5' 40.54".

PROJECT DESCRIPTION

The proposed Mixed Use Development will take place on consolidated and subdivided Portions 1, 2, 3, 4, 5, 6 and the remainder of Erf 17464. As such the intended land use will be described separately:

1. Portion 1 of Erf 17464

Site A: The proposed development within this land parcel will comprise of the construction of a two level 9 292m² Lifestyle shopping Centre with 422 parking bays.

2. Portion 2 of Erf 17464

Site C: The proposed development within this land parcel will comprise of the construction of a 3 x 6 and 8 high density residential with a total footprint of 8 052m² with 90 parking bays.

3. Portion 3 of Erf 17464

Site D: the proposed development within this land parcel will be the construction of a 3x 6 and 8 storey high residential with a total footprint of 8 052m² with 90 parking bays.

4. Portion 4 of Erf 17464

Site B: Will be partitioned to construct a 5 782m² 7 Storey Hotel with 241 parking bays and a 1900m² Conference. Then a 3 568m² 7 Storey Luxury Suites with 24 parking bays.

5. Portion 5 of Erf 17464

Site E: The proposed development within this land parcel will comprise of construction of 3 x 6 and 8 storey residential with a total footprint of 10 220m² and 121 parking bays.

6. Portion 6 of Erf 17464

Site F: This part will be a public open space with a physical footprint of 2 155m².

7. Remainder of Erf 17464

A 2m wide x 139 360m long wooden walkway is proposed here into the development.

Proposed Access Road 1: via Andrews Lane 14m wide x 261m long (3 654m²)

Proposed Access Road 2: via Launder Lane will be 10m wide x 262m long (2 629m²).

WHAT IS A BASIC ASSESSMENT REPORT?

A Basic Assessment Report (BAR) is an effective planning and decision-making tool, which allows for the identification of potential environmental consequences of a proposed project, and its management through the planning process.

WHY IS BASIC ASSESSMENT REQUIRED?

In terms of the National Environmental Management Act, 1998 (Act No.107 of 1998), as read with the Environmental Impact Assessment (EIA) Regulations of 04 December 2014, an Environmental Authorization must be obtained from the relevant decision-making authority, the Department of Economic Development, Tourism and Environmental Affairs (DEDTEA), prior to the commencement of certain listed activities that may result in

potential negative impacts on the environment.

The proposed project triggers the following listed activities in Listing Notices of (GNR 983).

Table 1: Listed Activities

LISTING NOTICE	ACTIVITIES	DESCRIPTION OF ACTIVITY
1	Activity 27	<p>“The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for-</p> <p>(i) The undertaking of a linear activity; or</p> <p>(ii) Maintenance purposes undertaken in accordance with a maintenance management plan.</p>

3	Activity 12	<p>The clearance off an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.</p> <p>(b) In Kwa-Zulu Natal:</p> <p>vii. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning.</p>
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WHAT IS A PUBLIC PARTICIPATION PROCESS

Public participation is the process by which an organization consults with interested or affected individuals, organizations, and

government entities before making a decision. Public participation is two-way communication and collaborative problem solving tool with the goal of achieving better and more acceptable decisions. Public participation prevents or minimizes disputes by creating a process for resolving issues before they become polarized.

WHAT ARE THE OBJECTIVES OF PUBLIC PARTICIPATION PROCESS?

- To inform the community and stakeholders about the proposed The Ridge Mixed-Use Development.
- To identify and address community and or stakeholders concerns regarding this development.

WHAT IS YOUR ROLE AS AN I&AP?

I&AP are encouraged to make use of the opportunities created by the Public Participation Process to become involved and raise any issues or concerns which affect and/or interest them. The public is invited to register as an I&AP and take part in the PPP through:

- Our contact details (phone, fax or e-mail).
- Media Notices placed in local newspapers (Zululand Observer Newspaper).

- Distribution of the BIDs.
- Notice on sites and notice boards.
- By completing the attached comment form and mailing or faxing it to Emvelo Consultant

COMMENTS AND QUERIES

I&APs may forward their written comments along with their contacts details within 14 days from receiving the document to:

Name : **Ms. Phumzile Lembede**

Tel : 035 901 8760

Cell : 078 2849332

Fax : 086 577 5220

Email: info@emveloconsultants.co.za

REGISTRATION AND COMMENT FORM

Personal Information

First Name and Surname

Please indicate whether you are
registering _____ as:
Community/Organisation/Business
and provide a name:

Physical Address

Telephone :

Cell:

Email:

General Interest in the projects.

Do you have any comment regarding the proposed project?

Do you have specific concerns regarding the proposed projects(e.g. water contamination)

What areas of focus would you like to hear about regarding the proposed development?