



Background Information Document (March 2008)

PROPOSED RE-DEVELOPMENT OF REM OF 898 SCOTTBURGH EAST OF MARINE TERRACE AND WEST OF THE RAILWAY LINE AT SCOTTBURGH BASIC ASSESSMENT IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT

1. Context

Indiflora cc - Environmental Services on behalf of Intersite Property Management Services (Pty) Ltd is conducting a Basic Assessment Process in respect of an application to the Department of Agriculture and Environmental Affairs (DAEA) for authorisation to undertake certain scheduled activities (listed below) resulting from the proposed re-development of the property known as Rem of Erf 898 Scottburgh, situated between the existing railway line and Marine Terrace. (the property is locally known as the Carwash)

The application for authorisation requires the undertaking of the minimum of a *Basic Assessment process* and compilation of a *Basic Assessment Report (BAR)* prior to the approval of such development in terms of Government Notices R385, R386, R387, dated 21 April 2006 and effective 3 July 2006, of the National Environmental Management Act, Act 107 of 1998 (NEMA).

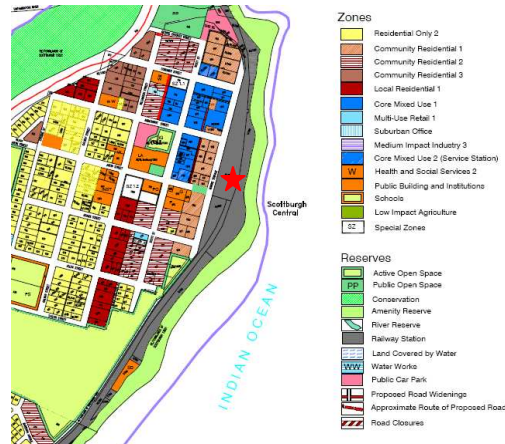
Other legislation is also pertinent to the proposed re-development.

This document highlights relevant information for all Interested and Affected Parties (I & AP's) associated with the BAR and provides further information on technical issues related to the project.

2. Locality Plan of the Proposed Activity



Extract 1:50 000 Locality Plan



Extract Scottburgh Zoning Plan

3. Description of the Proposed Activity

The developer, Intersite Property Management Services (Pty) Ltd, acting on behalf of the landowner, South African Rail Commuter Corporation Limited, is proposing to release for re-development the land in their ownership adjacent the existing railway line/Scottburgh Station.

The proposal comprises the establishment of multi storey residential /holiday apartment blocks, a commercial component, associated parking, associated infrastructure and public access links across the railway line to the beach.

The property is presently zoned Railway Station/Reserve in terms of the Umdoni Town Planning Scheme and rezoning process to rezone the property to Core Mixed Use 1 and Community Residential 1 will be undertaken simultaneously with the environmental process by the town planners.

The applicant site is known as a Portion of the Remainder of Erf 898 Scottburgh in extent approximately 2.0686Ha, located between the existing railway line/Scottburgh station and Marine Terrace, and falls within the jurisdiction of the Umdoni Municipality, and Ugu District Municipality.

The proposed development will enjoy a full municipal level of infrastructural service including reticulated water supply, reticulated sewage disposal, reticulated electricity, an engineered stormwater control system, and municipal solid waste removal.

4. Environmental Legislation Requirements

In terms of GN R. 386, regulations promulgated under the National Environmental Management Act, Act 107 of 1998, (NEMA) the proposed development requires approval from the Department of Agriculture and Environmental Affairs for the undertaking of the following activities:

1 (k)	The bulk transportation of sewage and water, including stormwater, in pipelines with – (i) an internal diameter of 0,36 or more; or a peak throughput of 120 litres per second or more
2.	Construction or earth moving activities in the sea or within 100 metres inland of the high water mark of the sea, in respect of (a) facilities for the storage of material and the maintenance of vessels; (b) fixed or floating jetties and slipways; (c) tidal pools; (d) embankments; (e) stabilising walls; (f) buildings; or (g) infrastructure.
3.	The prevention of the free movement of sand, including erosion and accretion, by means of planting vegetation, placing synthetic material on dunes and exposed sand surfaces within a distance of 100 metres inland of the high-water mark of the sea.
5.	The removal or damaging of vegetation of more than 10 square metres within a distance of 100 metres inland of the high-water mark of the sea.
6.	The excavation, moving, removal, depositing or compacting of soil, sand, rock or rubble covering an area exceeding 10 square metres in the sea or within a distance of 100 metres inland of the high-water mark of the sea.
15.	The construction of a road that is wider than 4 metres or that has a reserve wider than 6 metres, excluding roads that fall within the ambit of another listed activity or which are access roads of less than 30 metres long.

The application is also subject to all other relevant environmental legislation including, The Biodiversity Act, The National Water Act, etc., as well as the planning legislation relating to the development of land.

5. Aim of the process

The aim of the Environmental Impact Assessment process is to provide the competent authority, The Department of Agriculture and Environmental Affairs (DAEA), with enough information to make an informed decision regarding any proposed development. This is achieved by informing and involving all potentially interested and affected parties (I&AP's), identifying potential impacts (both

positive and negative) that the proposed development may have, if necessary conducting specialist studies, and making recommendations based on the identified impacts and conclusions of the specialists.

6. Programme of Activities

The environmental process involves a series of activities which will be followed as listed below:

- Submission of a letter of intent to submit a Basic Assessment application for authorisation
- Conduct necessary baseline studies
- Preparation of a Background Information Document (BID)
- Communication with Umhloni and Ugu Municipalities regarding the proposed development
- Communication with other relevant departments and commenting authorities such as Ezemvelo KZN Wildlife (EKZNW) and the Department of Water Affairs and Forestry (DWAF)etc
- Notification of and consultation with stakeholders and Interested and Affected Parties(I & AP's)
- Compilation of a comments report
- Compilation of a Basic Assessment Report for circulation and approval
- Submission of the Final Basic Assessment Report to DAEA for consideration
- Preparation of Environmental Management Plan
- Record of Decision by DAEA

7. Invitation to Participate

In order to ensure that you are identified and registered as an interested and/or affected party, please submit your name, contact information and interest in the matter to:

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If you have any queries or would like any additional information please contact:

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