

BACKGROUND INFORMATION DOCUMENT

THE DEVELOPMENT OF A NEIGHBOURHOOD SHOPPING CENTRE ON ERF 1051
(ZONED PUBLIC OPEN SPACE), ROCKDALE, MIDDELBURG

Reference number assigned by AdiEnvironmental cc: BA2020/02
Reference number assigned by DARDLEA: 1/3/1/16/1N-218

Purpose of this document

- Overview of the proposed project;
- Overview of the Environmental Impact Assessment Process (EIA) to ensure that Interested and Affected Parties (I&APs) understand the process;
- Invitation to I&APs to participate in the EIA process by:
 - ⇒ Indicating their view points, issues and concerns regarding the activity;
 - ⇒ Suggesting alternatives or ways of mitigating negative impacts and enhancing positive impacts.

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Introduction and Legal Requirements

The applicant, **Chester Supplies (Pty) Ltd.**, intends to develop a neighbourhood shopping centre on Erf 1051, Rockdale, Middelburg.

The proposed site is ±2ha in extent and located in the residential area of Rockdale, adjacent to the N11 national road (Hendrina Road) (Figure 1).

The Minister of Environmental and Water Affairs listed in terms of Sections 24(2) and 24D of the National Environmental Management Act, 1998 (Act No. 107 of 1998), a number of activities that require an environmental impact assessment (either a Basic Assessment or a full Environmental Impact Assessment) before undertaking these activities.

The proposed project could involve the following listed activities (Government Notice R327 and R324 of 7 April 2017) as identified in terms of Section 24(2), 24(5), 24D and 44, read with section 47A (1)(b) of the National Environmental Management Act, 1998:

- **GN R327—Listing Notice 1, Listed Activity 27:** 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— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.

- **GN R324—Listing Notice 3, Listed Activity 12:** The clearance of 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.
- **GN R324—Listing Notice 3, Listed Activity 15:** The transformation of land bigger than 1000 square metres in size, to residential, retail, commercial, industrial or institutional use, where, such land was zoned open space, conservation or had an equivalent zoning, on or after 02 August 2010.

In order to obtain approval (authorization) for this project, a specific procedure must be followed as stipulated in the Environmental Impact Assessment Regulations, 2014 (as amended), which requires specific documentation (Basic Assessment Report) to be submitted.

Once all the required documentation has been submitted and the environmental process completed, the responsible authority must make a decision on the application.

The environmental decision making authority for this application is the Mpumalanga Department of Agriculture, Rural Development, Land and Environmental Affairs.

Part of the above-mentioned process is to inform interested and affected parties (I&APs) of the proposed project and to obtain any issues of concern. You are hereby invited to register as an I&AP and provide input with regards to the proposed activity.

Environmental Consultant

AdiEnvironmental was appointed as independent environmental consultant to conduct the required environmental impact assessment and compile the necessary documentation.

AdiEnvironmental cc

P.O. Box 647

Witbank (eMalahleni Central)

1035

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E-mail: riana@adienvironmental.co.za

Contact person: R. van Rensburg

Ad 
Environmental

Public Participation

Aim of Public Participation

- To inform Interested and Affected Parties (I&APs) and Stakeholders of the proposed project.
- To allow for the registration of I&APs and thereby present I&APs with the opportunity to comment on the project, contribute ideas, raise concerns and review reports.

*In order to ensure that you are identified as an interested and/or affected party; please submit your name, contact information and interest in the matter to the contact person within 30 days of receipt of this document (i.e. no later than **2 March 2020**).*

If you know of any other interested and affected party who should be registered as an I&AP, it would be appreciated if you could forward the relevant contact details to AdiEnvironmental.

Public meeting

At this stage, it is not anticipated that a public meeting will be held. Should this change, the public meeting will be announced and all I&APs will be invited to attend the meeting.

Who are interested and affected parties?

An interested and affected party (I&AP) can be defined as any person, group of persons or organisation interested in or affected by a proposed activity or any organ of state that may have jurisdiction over any aspect of the activity.

The public participation process allows I&APs the opportunity to:

- Obtain clear and accurate information about the proposed activity;
- Indicate their viewpoints, issues and concerns regarding the activity;
- Suggest alternatives or ways of mitigating negative impacts and enhancing positive impacts.

What are the responsibilities of an interested and affected party?

In order to participate effectively, I&APs should:

- Become involved in the process as early as possible;
- Register as I&APs;
- Advise the consultant of other I&APs who should be consulted;
- Contribute towards the design of the public participation process to ensure that it is acceptable to all I&APs;
- Follow the process once it has been accepted;
- Read the material provided and actively seek to understand the issues involved;
- Give timeous responses to correspondence;
- Be respectful and courteous towards other I&APs and the environmental consultant;
- Refrain from making subjective, unfounded or ill-informed statements;
- Recognize that the process is confined to issues that are directly relevant to the application.

Availability of Reports

The following reports will be made available to interested and affected parties for evaluation purposes-

- Background Information Document (BID);
- Basic Assessment Report (BA) (including Environmental Management Programme (EMPr));
- Environmental Authorisation and Reasons for Decision.

A copy of the above-mentioned documents will also be provided on our website: www.adienvironmental.co.za

How to comment

Comments, questions, issues of concern or objections can be made in writing (by fax, e-mail or post). For your convenience, a comment sheet is attached to this document. Should you not be able to provide us with written comment, please give us a call.

If you do not wish to submit comments, please still provide us with your contact details and indicate whether you would like to remain on the mailing list.

Project Description

The applicant, **Chester Supplies (Pty) Ltd**, intends to develop a neighbourhood shopping centre on Erf 1051, Rockdale, Middelburg (Figure 1). The said site is located adjacent to the N11 national road (Hendrina Road) and $\pm 800\text{m}$ north of the N4 national road, within the Rockdale residential area (Figure 1). Co-ordinates for the centre of the site are: $25^{\circ}49'22.38''\text{S}$ and $29^{\circ}31'25.87''\text{E}$.

The site is $\pm 2\text{ha}$ in extent. An old borrow pit and a construction camp (for the upgrading of the N11 national road) are present on site.

The proposed shopping centre ($\pm 4039\text{m}^2$) will comprise of an anchor shop, various line shops, delivery bays and parking areas. See Figure 2 for the proposed site development plan.

The said property will be rezoned from 'Public Open Space' to 'Business 2' to allow for the development of the shopping centre.

Services will be provided by the Steve Tshwete Local Municipality. Access to the site will be obtained from an internal street connecting to the N11 national road (Figure 2).

Reason for development

The Rockdale residential area (comprising of nearly 5000 households) currently does not have a shopping centre. Residents must commute to Middelburg in order to do their shopping. The applicant plans to provide a neighbourhood shopping centre (within walking distance) where residents can buy their day-to-day convenience items.



Figure 1: Location of site

Figure 2: Site Development Plan

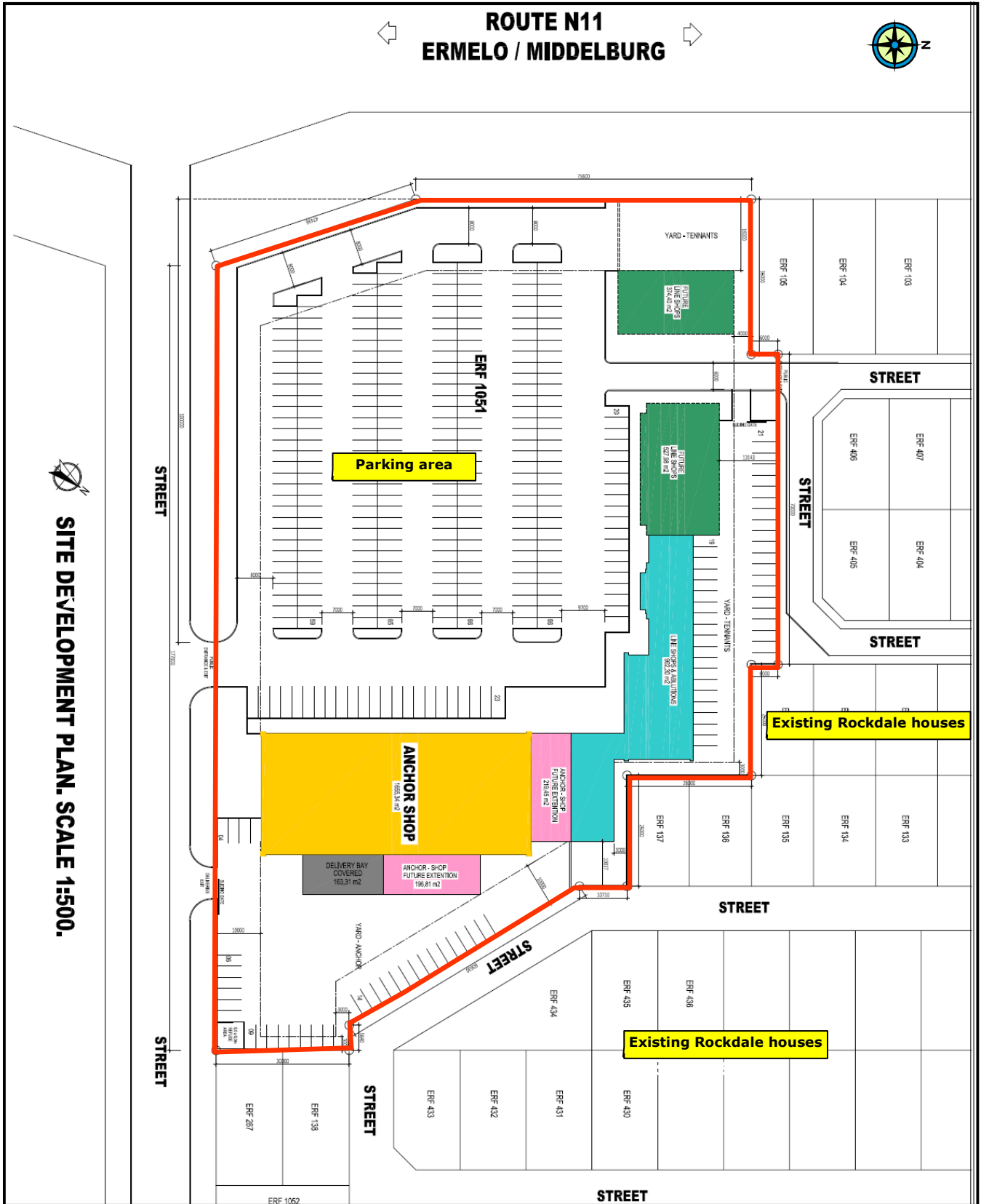


Figure 2: Site Development Plan (drafted by JSV Architecture)

Process to be followed

WE ARE HERE

Public Participation

Advertise project in local newspaper
(30 days for registration as I&AP)
31 January 2020 – 2 March 2020

Consultant to conduct basic assessment
exercise (60 days) and compile Basic
Assessment Report
February - March 2020

Submission of application form with DARDLEA
March 2020

DARDLEA to acknowledge receipt
(10 days)
April 2020

Submit draft Basic Assessment Report to I&APs
for evaluation (30 days)
April - May 2020

Revise Basic Assessment Report (10 days)
May 2020

Submit final Basic Assessment Report and
comment from I&APs to DARDLEA for
evaluation
May 2020

DARDLEA to grant or refuse authorisation
(107 days)
August 2020

Inform I&APs of DARDLEA's decision
(within 14 days)
August 2020

Appeal process

In order to determine whether approval can be obtained for a proposed activity, a specific procedure must be followed. Government Notice R326 regulates the procedure for the submission, processing and consideration of applications. In short, the Environmental Assessment Practitioner (EAP) must:

- complete an application form (Regulation 16);
- compile a Basic Assessment Report (Regulation 19 and Appendix 1 to the Regulations);
- follow a public participation process (Regulations 39–44).

The process that will be followed by the EAP as well as the anticipated timeframes are attached for perusal. The aim of the process is to ensure that the environmental impacts are considered, the relevant I&APs are consulted and the decision making authorities are provided with sufficient information to make an informed decision.

Information with regards to the following environmental features of the said site will be provided in the Basic Assessment Report:

- Topography
- Geology
- Soil
- Land use
- Natural vegetation/plant life
- Animal life
- Surface water
- Groundwater
- Air quality
- Noise
- Sites of archaeological or cultural interest
- Sensitive landscapes
- Visual aspects
- Traffic
- Sense of place
- Interested and affected parties

The Basic Assessment Report will thus provide information regarding the planned activity, the environmental features of the said site and the public participation process followed. It will also provide an indication of the potential impacts that could result during the construction and operational phases of this project as well as possible mitigation/management measures to be implemented.

PLEASE NOTE: TIMETABLE SUBJECT TO
CHANGE THROUGH PROCESS FOLLOWED

*It would be appreciated if you could complete the attached comment sheet indicating your issues of concern and/or objections and could forward this comment sheet to AdiEnvironmental by **2 March 2020**.*

**THE DEVELOPMENT OF A NEIGHBOURHOOD SHOPPING CENTRE ON ERF 1051
(ZONED PUBLIC OPEN SPACE), ROCKDALE, MIDDELBURG
Reference number assigned by AdiEnvironmental cc: BA2020/02
Reference number assigned by DARDLEA: 1/3/1/16/1N-218**

It would be appreciated if you could indicate on this form whether you have any comments with regards to the proposed activity.

FIRST NAME:	POSTAL ADDRESS:
SURNAME:	
ORGANIZATION / FARM NAME:	TEL:
	FAX:
PHYSICAL ADDRESS:	CELL:
	E-MAIL:

Do you wish to remain on the mailing list? Y N

How do you think the proposed activity will impact on you?
Any suggestions to mitigate potential impacts?
Please provide details of any other parties (e.g. Tribal Authorities, land-owners, community members, etc.) who should be consulted.
Please disclose any direct business, financial, personal or other interest that you may have in the approval or refusal of the application.
Please use additional sheet(s) if necessary

.....
Signed

.....
Date

NOTE:

Please forward the completed form to AdiEnvironmental cc.



AdiEnvironmental cc
P.O. Box 647
Witbank 1035
Tel: (013) 697-5021
e-mail: riana@adienvironmental.co.za
Contact person: Riana van Rensburg

ISAZISO SOKUQALWA KWENQUBO YOKUHLOLA UMTHELELA OYISISEKELO KWIMVELO

Lapha kunikezwa isaziso ngokweziGaba 24(2) no-24D se-National Environmental Management Act, ka-1998 (uMthetho kanombolo 107 ka-1998), njengokuchitshiyelwa kwawo, kanye ne-Environmental Impact Assessment Regulations, ka-2014 (njengokuchitshiyelwa kwawo), mayelana nenhloso **yenqubo yokuhlola indawo nomthelela oyisisekelo kwimvelo** mayelana nalo msebenzi olandelayo:

Incazelo yomsebenzi owenziwayo:

I-Chester Supplies (Pty) Ltd ihlose ukwakha indawo yokuthenga enezitolo ezehlukahlukene ku-Erf 1051, Rockdale, Middleburg. Indawo yokuthenga enezitolo ezehlukahlukene ehlongozwayo ($\pm 4039 \text{ m}^2$) izoba nesitolo esikhulu, izitolo ezidayisa impahla enhlobonhlobo, izindawo zokudiliva nezindawo zokupaka (Figure 2). Isakhiwo okukhulunywa ngaso sizoklanywa futhi sisuke ekubeni "Indawo Evulekile Yomphakathi" sibe "Eyebhizinisi 2" ukwenzela ukuthi kwakhiwe indawo yokuthenga enezitolo ezehlukahlukene.

Iphrojekthi ehleliwe izibandakanya Umsebenzi Obaliwe 27 yeSaziso Sokubala 1 (Isaziso Sikahulumeni R327 somhla ka-7 Ephreli 2017) kanye neMisebenzi Ebaliwe 12 kanye no-15 weSaziso Esibaliwe 3 (Isaziso Sikahulumeni R324 somhla ka-7 Ephreli 2017) njengoba ubaluliwe ngokweSigaba 24(2), 24(5), 24D no-44, sifundwa neSigaba 47A(1)(b) soMthetho Kazwelonke Wezokuphathwa Kwezemvelo, 1998.

Indawo yomsebenzi:

Indawo ezothuthukiswa ehlongozwayo izoba ku-Erf 1051, Rockdale, Middleburg (Figure 1).

Ubukhulu bendawo ezothuthukiswa:

I-Erf 1051 ingu-1.9999 ha ubukhulu.

Igama laloyo ohlongozayo:

Chester Supplies (Pty) Ltd

Usuku lokukhangisa:

31 January 2020

*Ukuze uqinisekise ukuthi waziwa njengomuntu onentshisekelo kanye/noma othintekayo noma ukuze uthole ikhophi yeBhukwana Eliyisandulelalwazi; sicela uthumele igama lakho, imininingwane yokuxhumana kanye nentshisekelo yakho kulowo muntu okuxhunywana naye ngomhla/noma engakadluli umhla wezi-2 **Mashi 2020**. Ikhophi yalesi saziso kanye neBhukwana Eliyisandulelalwazi (Background Information Document [BID]) kungehliswa kuwebhsaythi yethu (www.adienvironmental.co.za) noma ungathunyelelwa yona uma ucela ukuba uthunyelelwe yona.*

Inombolo yeriferensi enikezwe yi-AdiEnvironmental cc: BA2020/02. Inombolo yeriferensi enikezwe nguMnyango WezoLimo, Nokuthuthukiswa Kwezindawo Zasemakhaya, Ezomhlaba Nezindaba Zezemvelo [Department of Agriculture, Rural Development, Land and Environmental Affairs]: 1/3/1/16/1N-218

Igama likaMeluleki:

AdiEnvironmental cc.

P.O. Box 647, Witbank, 1035

Ucingo: 013-697 5021

I-imeyili: riana@adienvironmental.co.za

Umuntu ongaxhumana naye: Riana van Rensburg

NOTICE OF THE COMMENCEMENT OF A BASIC ENVIRONMENTAL ASSESSMENT PROCESS

Notice is herewith given in terms of Section 24(2) and 24D of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended, and the Environmental Impact Assessment Regulations, 2014 (as amended), of the intent to carry out a **basic environmental assessment process** for the following activity:

Description of the activity:

Chester Supplies (Pty) Ltd intends to develop a neighbourhood shopping centre on Erf 1051, Rockdale, Middleburg. The proposed shopping centre ($\pm 4039 \text{ m}^2$) will comprise of an anchor shop, various line shops, delivery bays and parking areas (Figure 2). The said property will be rezoned from "Public Open Space" to "Business 2" to allow for the development of the shopping centre.

The proposed project would involve Listed Activity 27 of Listing Notice 1 (Government Notice R327 of 7 April 2017) and Listed Activities 12 and 15 of Listing Notice 3 (Government Notice R324 of 7 April 2017) as identified in terms of Section 24(2), 24(5), 24D and 44, read with Section 47A(1)(b) of the National Environmental Management Act, 1998.

Location of the activity:

The proposed development will be located on Erf 1051, Rockdale, Middleburg (Figure 1).

Extent (area) of the development:

Erf 1051 is 1.9999 ha in extent.

Name of proponent:

Chester Supplies (Pty) Ltd

Date of advertisement:

31 January 2020

*In order to ensure that you are identified as an interested and/or affected party or to obtain a copy of the Background Information Document; please submit your name, contact information and interest in the matter to the contact person on/before **2 March 2020**. A copy of this notice and a Background Information Document (BID) can be downloaded from our website (www.adienvironmental.co.za) or can be forwarded on request.*

Reference number assigned by AdiEnvironmental cc: BA2020/02.

Reference number assigned by Department of Agriculture, Rural Development, Land and Environmental Affairs: 1/3/1/16/1N-218

Name of consultant:

AdiEnvironmental cc.

P.O. Box 647, Witbank, 1035

Tel: 013-697 5021

E-mail: riana@adienvironmental.co.za

Contact person: Riana van Rensburg



Sicela uqaphele: Awukho Umsebenzi

Please note: No Jobs Available



Figure 1: Location of site

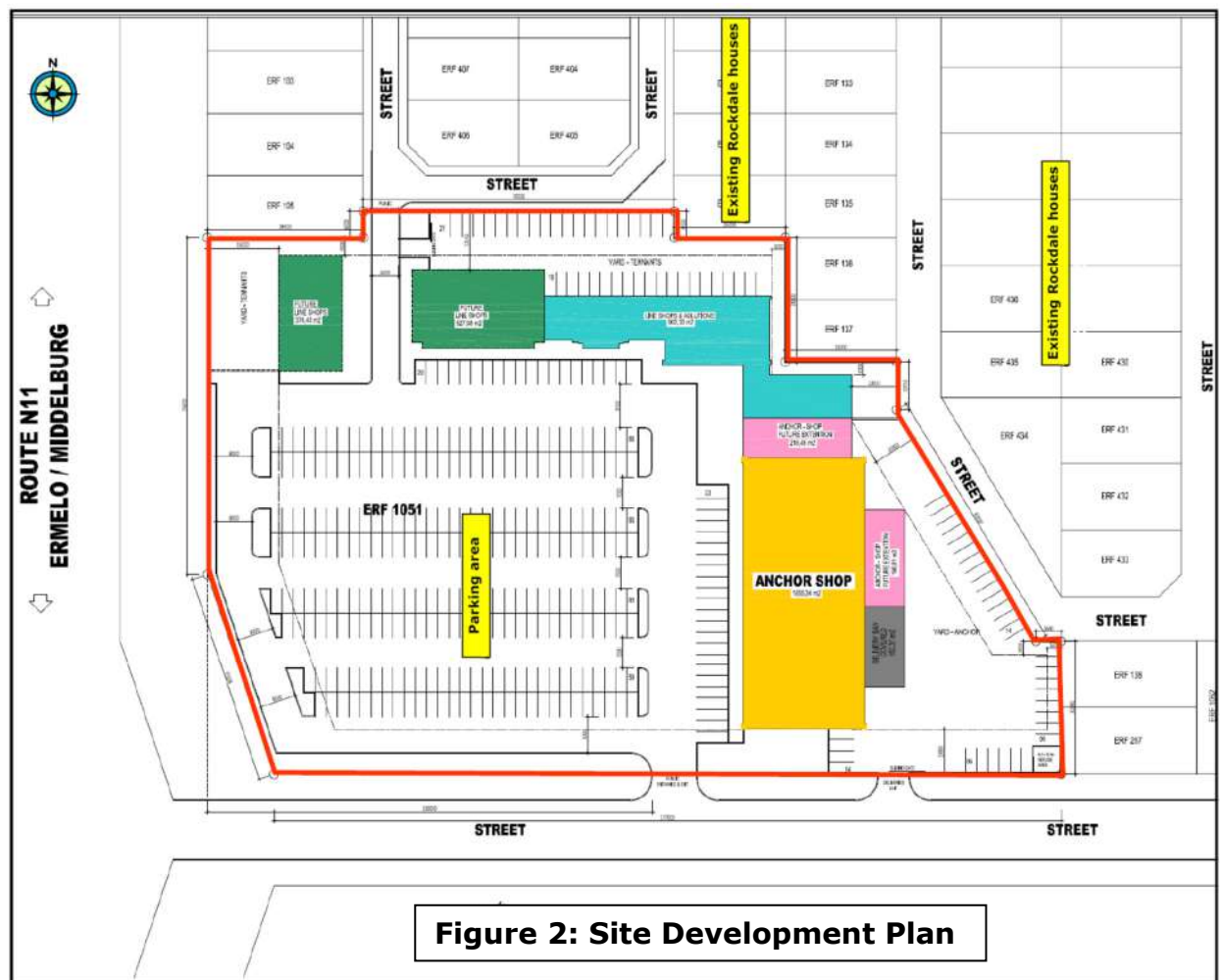


Figure 2: Site Development Plan