

Riana J. van Rensburg

From: Riana J. van Rensburg <riana@adienvironmental.co.za>
Sent: Thursday, 23 July 2020 13:52
To: Loock, Marius-CoGTA; Mashabela, Frans-DAFF; Mathavhela, Samuel-DMR; Narasoo, Komilla (MTPA); Ndlhovu, Tshilidzi-DWS; Themba Mkhonto (DRDLR); Venter, Jan-Agriculture
Subject: Basic Assessment - Retail Development President Park X6, eMalahleni
Attachments: Background Information Document - President Park X6.pdf

Dear Sir/Madam

RE: THE DEVELOPMENT OF A RETAIL CENTRE ON ERVEN 20, 21 AND 22 OF PRESIDENT PARK X6, EMALAHLENI (WITBANK) (REF: BA2020/03)

The applicant (Meronox (Pty) Ltd) intends to develop a retail centre on Erven 20, 21 and 22 of President Park X6, eMalahleni. The proposed site is ±3ha in extent and located on the corner of Nita Avenue and Mandela Drive, adjacent to the Portuguese Club and opposite the Nissan dealership, eMalahleni.

AdiEnvironmental cc. has been appointed as independent environmental consultant to compile the necessary Basic Assessment Report as required in terms of the Environmental Impact Assessment Regulations, 2014 (as amended). Part of the process is to inform interested and affected parties/stakeholders/government departments of the proposed development and to obtain any issues of concern.

Having been identified as an Interested and Affected Party (I&AP), please find attached a Background Information Document and comment sheet with regards to the proposed project.

A copy of this documentation is also available on our website- www.adienvironmental.co.za. Once you have entered the website, please go to:

- Document Downloads/Retail Development on Erven 20 to 22 of President Park X6, eMalahleni (Ref: BA2020/03).
- Or follow this link: adienvironmental.co.za/documents-adienvironmental.php

It would be appreciated if you could indicate whether you have any comments w.r.t. the proposed project. Comments/issues of concern are to reach us by 25 August 2020.

If you have any queries, please don't hesitate to contact me.

Regards
Riana J. van Rensburg

AdiEnvironmental cc
Tel/fax: 013-697 5021
P.O. Box 647
Witbank
1035



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From: Riana J. van Rensburg <riana@adienvironmental.co.za>
Sent: Thursday, 23 July 2020 13:53
To: Bota, Victoria-SANRAL; Davis, Carla-TRAC; Izak van der Linde (SANRAL); Kenny (SACAA); Klaus Schmid; Ludere, Tshifhiwa (Eskom); Motsisi, Lungile (Eskom); Nkosi, R-TRAC; Smit, Johan (Telkom)
Subject: Basic Assessment - Retail Development President Park X6, eMalahleni
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Riana J. van Rensburg

From: Riana J. van Rensburg <riana@adienvironmental.co.za>
Sent: Thursday, 23 July 2020 15:25
To: 'Carla Davis'
Cc: 'Izak Van Der Linde (NR)'; 'SchmidK@nra.co.za'; 'Jandre De Beer'
Subject: RE: Basic Assessment - Retail Development President Park X6, eMalahleni

Hi Carla

Thank you for your email and the information provided. You have been registered as an I&AP as requested.

Your comments will be forwarded to the traffic engineer for his input.

Regards
Riana Janse van Rensburg

From: Carla Davis <CDavis@tracn4.co.za>
Sent: Thursday, 23 July 2020 14:24
To: Riana J. van Rensburg <riana@adienvironmental.co.za>
Cc: Izak Van Der Linde (NR) <VDLindel@nra.co.za>; Klaus Schmid (SchmidK@nra.co.za) <SchmidK@nra.co.za>; Jandre De Beer <Jandre@lsgauteng.co.za>
Subject: FW: Basic Assessment - Retail Development President Park X6, eMalahleni

Riana

Thanks for the info.

Although the N4 does not border on the proposed development, the development will probably have an impact on the traffic on the N4.

We would like to register as interested and affected party.

We will also require a TIA to be done to indicate the effect on Level of Services at the N4 terminal intersections with Mandela Drive for base year and 5 years from now.

A recent TIA was conducted by consultants for Highveld Mall. Perhaps you could find out from Jandre if you could use the TIA to be amended with your development trips.

Regards

Carla

Carla Davis
Traffic Engineer
Trans African Concessions (Pty) Limited
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📞 +2782 887 4941 (cell)
📠 +2713 752 6934 (fax)
✉ Email: cdavis@tracn4.co.za
🌐 www.tracn4.co.za



www.tracn4.co.za



TRAC Help Desk (24/7 Roadside Assistance) 0800 8722 64



@TRACN4route

Riana J. van Rensburg

From: Adie Erasmus <adie@adienvironmental.co.za>
Sent: Monday, 27 July 2020 15:55
To: CDavis@tracn4.co.za
Cc: VDLindel@nra.co.za; SchmidK@nra.co.za; 'Riana Janse van Rensburg'
Subject: RE: Basic Assessment - Retail Development President Park X6, eMalahleni
Attachments: 331278_Ptn 234 Zeekoewater_Traffic Impact Study.pdf; 20200727114014450.pdf; Approval letter_President Park Ext. 6.pdf; Env authorisation - Ptn 234.pdf

Importance: High

Good afternoon Carla

Our earlier telephonic conversation regarding this project has reference.

As telephonically indicated, a Basic Assessment was previously conducted for the proposed development and an Environmental Authorisation issued (date of issue: 1 February 2011; attached for your information). This Environmental Authorisation however lapsed/expired requiring that a new Basic Assessment be conducted in terms of the EIA Regulations, 2014 (as amended).

A Traffic Impact Assessment was undertaken as part of the townplanning process – see the attached TIA in this regard. Results of this TIA were included in the above-mentioned BAR - SANRAL and TRAC were identified as I&Aps and a copy of the BAR was made available for comment in terms of the BAR process followed.

The TIA was forwarded to SANRAL for comment – see the attached letter from Urban Dynamics to SANRAL dated: 14 May 2010. Comment from TRAC was received (facsimile dated: 15 July 2010; attached for your information). Please also see the email from Eben Kotze (Traffic Engineer) dated: 13 May 2014 and the reply from TRAC dated: 13 June 2014.

The township establishment was subsequently approved 30 October 2013 by the Emalahleni Local Municipality – conditions regarding the upgrading of roads were specified in the said approval (attached for your information).

An expiry date in terms of the township approval is not indicated in the said approval.

It would be appreciated if you could review this documentation and could indicate if you require a revised TIA (as indicated in your email below) in view of the township application having already been approved.

Kind Regards

Adie Erasmus M.Sc, Pr. Sci. Nat. (400078/96);
Registered Environmental Assessment Practitioner (EAP): 2019/604



AdiEnvironmental cc
PO Box 647
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1035
Tel: 013 - 6975021
Cell: 083 271 8260

Riana J. van Rensburg

From: Adie Erasmus <adie@adienvironmental.co.za>
Sent: Tuesday, 28 July 2020 09:01
To: 'Izak Van Der Linde (NR)'; CDavis@tracn4.co.za
Cc: 'Klaus Schmid (NR)'; 'Riana Janse van Rensburg'
Subject: RE: Basic Assessment - Retail Development President Park X6, eMalahleni

Good morning Izak

Thank you for your email – the content of which is noted. The client was querying the need thereof in view of the township establishment having already been approved.

Regards
Adie

From: Izak Van Der Linde (NR) [mailto:VDLindel@nra.co.za]
Sent: 27 July 2020 06:33 PM
To: Adie Erasmus <adie@adienvironmental.co.za>; CDavis@tracn4.co.za
Cc: Klaus Schmid (NR) <SchmidK@nra.co.za>; 'Riana Janse van Rensburg' <riana@adienvironmental.co.za>
Subject: RE: Basic Assessment - Retail Development President Park X6, eMalahleni

Dear Adie,

Surely this TIA has to be revised/updated? It has been more than 10 years since it was first prepared and a lot has changed in this time.

Regards
Izak van der Linde

From: Adie Erasmus <adie@adienvironmental.co.za>
Sent: Monday, 27 July 2020 15:55
To: CDavis@tracn4.co.za
Cc: Izak Van Der Linde (NR) <VDLindel@nra.co.za>; Klaus Schmid (NR) <SchmidK@nra.co.za>; 'Riana Janse van Rensburg' <riana@adienvironmental.co.za>
Subject: RE: Basic Assessment - Retail Development President Park X6, eMalahleni
Importance: High

Good afternoon Carla

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Riana J. van Rensburg

From: Klaus Schmid (NR) <SchmidK@nra.co.za>
Sent: Tuesday, 28 July 2020 09:04
To: Adie Erasmus
Cc: Izak Van Der Linde (NR); 'Riana Janse van Rensburg'; CDavis@tracn4.co.za
Subject: RE: Basic Assessment - Retail Development President Park X6, eMalahleni

Dear Adie

- I would have expected at the very least a locality plan to be attached – none of the referred plans or drawings are attached.
- TRAC's comments are not attached, and neither are the e-mails referred to attached.
- I support Izak's comments – review of the TIA is a standard requirement. Please refer to Carla (TRAC) and Izak in this matter.
- Required upgrades are very localised. It does not even seem that the interchange was included in the original analysis. Please take note that the current status quo of the N4 interchange is already of particular concern with existing traffic, and any additional traffic from new development(s) cannot be supported without improvements to the interchange.

Regards

Klaus Schmid Pr Eng

Project Manager
Northern Region
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SchmidK@nra.co.za | www.sanral.co.za
Fraud Hotline Number - 0800 204 558

SANRAL



From: Adie Erasmus <adie@adienvironmental.co.za>
Sent: Monday, 27 July 2020 3:55 PM
To: CDavis@tracn4.co.za
Cc: Izak Van Der Linde (NR) <VDLindel@nra.co.za>; Klaus Schmid (NR) <SchmidK@nra.co.za>; 'Riana Janse van Rensburg' <riana@adienvironmental.co.za>
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From: Adie Erasmus <adie@adienvironmental.co.za>
Sent: Tuesday, 28 July 2020 09:17
To: 'Klaus Schmid (NR)'
Cc: 'Izak Van Der Linde (NR)'; 'Riana Janse van Rensburg'; CDavis@tracn4.co.za
Subject: RE: Basic Assessment - Retail Development President Park X6, eMalahleni
Attachments: Background Information Document - President Park X6.pdf;
20200727114014450.pdf

Importance: High

Good morning Klaus

Thank you for the email.

- Please take note that the email sent was sent in response to an email previously received from Carla. A Background Information Document (BID) was forwarded in the first email sent by Riana (23 July 2020 – see email below) regarding this project – I have once again attached the said BID for your information. A map indicating the location of the site is provided as well as other information.
- TRAC comments and the email referred to are included in the attached document – please scroll down in this document and the said information will be found.
- Carla/Izak – please indicate if you have any further comments regarding this matter.
- I take note of your comments and will inform the client accordingly.

Kind Regards

Adie Erasmus M.Sc, Pr. Sci. Nat. (400078/96);
Registered Environmental Assessment Practitioner (EAP): 2019/604



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From: Klaus Schmid (NR) [mailto:SchmidK@nra.co.za]
Sent: 28 July 2020 09:04 AM
To: Adie Erasmus <adie@adienvironmental.co.za>

Cc: Izak Van Der Linde (NR) <VDLindel@nra.co.za>; 'Riana Janse van Rensburg' <riana@adienvironmental.co.za>; CDavis@tracn4.co.za

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From: Klaus Schmid (NR) <SchmidK@nra.co.za>
Sent: Tuesday, 28 July 2020 09:19
To: Adie Erasmus
Cc: Izak Van Der Linde (NR); 'Riana Janse van Rensburg'; CDavis@tracn4.co.za
Subject: RE: Basic Assessment - Retail Development President Park X6, eMalahleni

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Klaus Schmid Pr Eng
Project Manager
Northern Region

Riana J. van Rensburg

From: Riana J. van Rensburg <riana@adienvironmental.co.za>
Sent: Thursday, 13 August 2020 10:20
To: Nkosi, Phumla (MTPA)
Subject: Basic Assessment - Retail Development President Park X6, eMalahleni
Attachments: Background Information Document - President Park X6.pdf

Dear Sir/Madam

RE: THE DEVELOPMENT OF A RETAIL CENTRE ON ERVEN 20, 21 AND 22 OF PRESIDENT PARK X6, EMALAHLENI (WITBANK) (REF: BA2020/03)

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Heritage Cases Retail development on Erven 20, 21 and 22 of President Park X6, eMalahleni, Mpumalanga has been updated.

Heritage Cases

Retail development on Erven 20, 21 and 22 of President Park X6, eMalahleni, Mpumalanga

7 reads

CaseHeader	LocationInfo	Admin	Images								
<p>ProposalDescription: The applicant, Meronox (Pty) Ltd., intends to develop a retail centre on Erven 20, 21 and 22 of President Park X6, eMalahleni, Mpumalanga. The proposed site is approximately 3ha in extent and located on the corner of Nita Avenue and Mandela Drive, adjacent to the Portuguese Club and opposite the Nissan dealership. The erven are zoned 'Business 2', which permits a number of land uses (e.g. shops, liquor outlets, laundromat, car wash, motor dealership, offices, etc.) in terms of the Emalahleni Land Use Scheme, 2020. The specific land uses to be established on site must still be finalized.</p> <p>ApplicationDate: Monday, July 20, 2020 - 14:38 CaseID: 15280 Applicants: Meronox (Pty) Ltd Consultants/Experts: Riana van Rensburg OtherReferences:</p> <table border="1"> <thead> <tr> <th>Dept</th> <th>CaseReference</th> <th>DueDate</th> <th>FinalDecision</th> </tr> </thead> <tbody> <tr> <td>DARDLEA</td> <td></td> <td>25/08/2020</td> <td></td> </tr> </tbody> </table> <p>Heritage Reports: President Park X6 HIA President Park X6 PIA</p> <p>ReferenceList:</p>				Dept	CaseReference	DueDate	FinalDecision	DARDLEA		25/08/2020	
Dept	CaseReference	DueDate	FinalDecision								
DARDLEA		25/08/2020									

AdditionalDocuments

-  [Background Information Document - President Park X6](#)

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<http://www.sahra.org.za>



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South African Heritage Resources Agency | 111 Harrington Street | Cape Town
P.O. Box 4637 | Cape Town | 8001
www.sahra.org.za

Enquiries: Nokukhanya Khumalo

Tel: 021 462 4502

Email: nkhumalo@sahra.org.za

CaseID: 15280

Date: Wednesday August 26, 2020

Page No: 1

Interim Comment

In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999)

Attention: Meronox (Pty) Ltd

The applicant, Meronox (Pty) Ltd., intends to develop a retail centre on Erven 20, 21 and 22 of President Park X6, eMalahleni, Mpumalanga.

Meranox (Pty) Ltd are proposing to construct a retail centre that will be about 3 hectares in extent, located on Erven 20, 21 and 22 of President Park X6, Portin 234 of the farm Zeekoewater 311 JS, Msukaligwa Local Municipality of Mpumalanga Province. This application includes the rezoning of parts of the portion to include three business zones and two private parks.

A Background Information Document (BID) by AdiEnvironmental (Pty) has been submitted in terms of the National Environmental Management Act, 1998 (NEMA) and for activities that trigger the NEMA 2014 EIA Regulations.

In order to meet the requirements of SAHRA for commenting in terms of section 38(8) of the National Heritage Resources Act, no. 25 of 1999 (NHRA), a Heritage Impact Assessment (HIA) by ArchaeTnos Archaeological Consulting cc and a Palaeontological Impact Assessment (PIA) by Dr H Fourie have been submitted to SAHRA for commenting.

Van Vollenhoven, A.C. May 2020. A Report on a Heritage Impact Assessment for the Proposed Development of a Retail Centre on Erven 20, 21 and 22 of President Park X6, Emalahleni, Mpumalanga Province.

The author undertook a field assessment of the proposed retail centre development area, and the author did not identify any surface heritage resources. The development area is already disturbed with buildings already on the property. The author recommends chance finds procedure in the unlikely event that heritage resources are identified during construction.

Fourie, H. May 2020. The Development of a Retail Centre on Erven 20, 21 and 22 of President Park X6, eMalahleni (Witbank) eMalahleni Local Municipality within the Mpumalanga Province Farm: Zeekoewater 311-JS. Palaeontological Impact Assessment: Desktop Study.



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The proposed development area is underlain by the Selons River Formation (it has been subdivided and renamed the Kwaggasnek and Schrikkloof Formations), Rooiberg Group, Transvaal Supergroup. No fossils have been identified in this formation, and this palaeontological zone is of low significance. But there is a concealed boundary with the Vryheid Formation, Ecca Group, Karoo Supergroup to the west, which is of Very High Palaeontological Significance. The author recommends the following chance finds procedures as per the palaeontological map sensitivity policy.

The author recommends the Fossil Chance Finds Protocol in the EMPr to be implemented by the ECO.

1. Mitigation may be needed (Appendix 2) if fossils are found.
2. No consultation with parties was necessary. The Environmental Control Officer must familiarise him- or herself with the formation present and its fossils.
3. The development may go ahead.
4. The EMPr already covers the conservation of heritage and palaeontological material that may be exposed during construction activities. For a chance find, the protocol is to immediately cease all construction activities, construct a 30 m no-go barrier, and contact SAHRA for further investigation. It is recommended that the EMPr be updated to include the involvement of a palaeontologist (pre-construction training of ECO).

Interim Comment

The South African Heritage Resources Agency (SAHRA) Archaeology, Palaeontology and Meteorites (APM) Unit cannot comment until the draft Basic Assessment report is submitted to this case.

Should you have any further queries, please contact the designated official using the case number quoted above in the case header.

Yours faithfully



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Nokukhanya Khumalo
Heritage Officer
South African Heritage Resources Agency

Phillip Hine
Manager: Archaeology, Palaeontology and Meteorites Unit
South African Heritage Resources Agency

ADMIN:

Direct URL to case: <http://www.sahra.org.za/node/538114>
(DARDLEA, Ref:)

Riana J. van Rensburg

From: Riana J. van Rensburg <riana@adienvironmental.co.za>
Sent: Thursday, 23 July 2020 13:53
To: Links, Solly (Nkangala DM); Lizelle Steyn (Ward 34); Nkabinde, E; Thwala, Andiswa (Nkangala DM)
Subject: Basic Assessment - Retail Development President Park X6, eMalahleni
Attachments: Background Information Document - President Park X6.pdf

Dear Sir/Madam

RE: THE DEVELOPMENT OF A RETAIL CENTRE ON ERVEN 20, 21 AND 22 OF PRESIDENT PARK X6, EMALAHLENI (WITBANK) (REF: BA2020/03)

The applicant (Meronox (Pty) Ltd) intends to develop a retail centre on Erven 20, 21 and 22 of President Park X6, eMalahleni. The proposed site is ±3ha in extent and located on the corner of Nita Avenue and Mandela Drive, adjacent to the Portuguese Club and opposite the Nissan dealership, eMalahleni.

AdiEnvironmental cc. has been appointed as independent environmental consultant to compile the necessary Basic Assessment Report as required in terms of the Environmental Impact Assessment Regulations, 2014 (as amended). Part of the process is to inform interested and affected parties/stakeholders/government departments of the proposed development and to obtain any issues of concern.

Having been identified as an Interested and Affected Party (I&AP), please find attached a Background Information Document and comment sheet with regards to the proposed project.

A copy of this documentation is also available on our website- www.adienvironmental.co.za. Once you have entered the website, please go to:

- o Document Downloads/Retail Development on Erven 20 to 22 of President Park X6, eMalahleni (Ref: BA2020/03).
- o Or follow this link: adienvironmental.co.za/documents-adienvironmental.php

It would be appreciated if you could indicate whether you have any comments w.r.t. the proposed project. Comments/issues of concern are to reach us by 25 August 2020.

If you have any queries, please don't hesitate to contact me.

Regards
Riana J. van Rensburg

AdiEnvironmental cc
Tel/fax: 013-697 5021
P.O. Box 647
Witbank
1035



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Riana J. van Rensburg

From: Lizelle Steyn <lizelle2602@gmail.com>
Sent: Thursday, 23 July 2020 14:18
To: Riana J. van Rensburg
Cc: Links, Solly (Nkangala DM); Nkabinde, E; Thwala, Andiswa (Nkangala DM)
Subject: Re: Basic Assessment - Retail Development President Park X6, eMalahleni

Good Afternoon Riana

Can you please inform me to whom you have sent the email - it is very difficult to monitor and track Public participation if you forward the stuff left right and centre to the residents in the neighbourhood or neighbourhood watch - what is the use of including me then.

I am not very happy with the way you work - but i presume you have enough office staff to monitor emails, enquiries, inputs and complaints.

Thank you
Regards



Virus-free. www.avast.com

On Thu, Jul 23, 2020 at 1:53 PM Riana J. van Rensburg <riana@adienvironmental.co.za> wrote:

Dear Sir/Madam

RE: THE DEVELOPMENT OF A RETAIL CENTRE ON ERVEN 20, 21 AND 22 OF PRESIDENT PARK X6, EMALAHLENI (WITBANK) (REF: BA2020/03)

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Having been identified as an Interested and Affected Party (I&AP), please find attached a Background Information Document and comment sheet with regards to the proposed project.

Riana J. van Rensburg

From: Riana J. van Rensburg <riana@adienvironmental.co.za>
Sent: Wednesday, 09 September 2020 14:00
To: Ordain Riba (ELM)
Subject: Basic Assessment - Retail Development President Park X6, eMalahleni
Attachments: Background Information Document - President Park X6.pdf

Dear Mr. Riba

Your email (dated: 9 September 2020) with regards to the President Park filling station project has reference. Please also find attached a Background Information Document for the development of a retail centre on Erven 20, 21 and 22 of President Park X6.

As indicated in the email below, Mr. Erald Nkabinde was informed of the proposed project.

If you have any queries, please don't hesitate to contact me.

Regards

Riana J. van Rensburg (*Masters in Environmental Management*)
Registered Environmental Assessment Practitioner (EAP): 2019/1341

AdiEnvironmental cc
Tel: 013-697 5021
P.O. Box 647
Witbank
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From: Riana J. van Rensburg <riana@adienvironmental.co.za>
Sent: Thursday, 23 July 2020 13:53
To: Links, Solly (Nkangala DM) <linkss@nkangaladm.gov.za>; Lizelle Steyn (Ward 34) <lizelle2602@gmail.com>; Nkabinde, E <nkabindeej@emalahleni.gov.za>; Thwala, Andiswa (Nkangala DM) <thwalaan@nkangaladm.gov.za>
Subject: Basic Assessment - Retail Development President Park X6, eMalahleni

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