NOTIFICATION OF AN ENVIRONMENTAL AUTHORISATION PROCESS IN TERMS OF THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS UNDER THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (ACT NO. 107 OF 1998) AS AMENDED (NEMA) FOR THE PROPOSED DEVELOPMENT OF ENGCOBO MALL AND ASSOCIATED INFRASTRUCTURE AND FACILITIES, NGCOCOBO, EASTERN CAPE

BACKGROUND INFORMATION DOCUMENT AND INVITATION TO COMMENT

Date of Publication: 04 March 2015
Billion Property Group
SEF Project Number: 506218
DEDEAT Reference: EC 137/CH/LN1/M/14-14

What is an Environmental Authorisation (EA) Process and what does it entail?

The National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) prescribes the processes to be followed when applying for EA in respect of listed activities. The process aims to ensure that all relevant factors are considered when evaluating the potential environmental impacts of a proposed project, as well as developing appropriate environmental management measures to mitigate these impacts.

The purpose of the EA Process is to assess the current environment in which a proposed activity will take place and assess all potential impacts in terms of its extent, duration, intensity and significance relating to the specific activity. The process should also provide goals and objectives for environmental management to minimise or eliminate the potential environmental impacts, the procedures to be implemented to ensure integration of environmental management into the daily operations, as well as a plan to raise awareness of employees and the surrounding community with regards to environmental management.

Motivation for the project

Ngcobo is a small town in the middle between two big towns, namely Queenstown and Mthatha. Queenstown is approximately 120 km on the west from Ngcobo and Mthatha is about 85.2 km on the east. People of Ngcobo travel these long distances when they need to make proper shopping and also access some services that are not offered in the town. The construction of the proposed development, the shopping mall, and its associated infrastructure and facilities will mean that the people of Ngcobo get their needs done and the services they require in the proximity which will make their lives easier by saving them time and costs of travelling.

Introduction and Background

Billion Group is a property development and investment company. The company specializes in retail, commercial and mixed-use development located in major cities of South Africa. Billion Property Group is one of the Billion Group’s subsidiary companies and is responsible for all the aspects of property development.

Billion Property Group proposes to develop a retail mall that includes South African Security Services Agency (SASSA) offices and a taxi rank as well as associated infrastructure and facilities.

Billion Property Group appointed Strategic Environmental Focus (Pty) Ltd (SEF) as an independent environmental consultancy to facilitate the Basic Assessment (BA) process including the public participation process. In terms of Government Notice No. 544 and 546 (Listing Notice No. 1 and 3) of the National Environmental Management Act, 1998 (Act No. 107 of 1998) [NEMA].
Figure 1: Locality Map

Legend
- Rivers
  - Non Perennial River
- Roads
  - Arterial Route
  - Other Road
- Study Site
  - Engcobo Mall

Source of Information:
- Municipal Boundaries: Planet GIS, 2011
- Roads: CDSM 2009

Map Produced By: S·E·F
Date: Nov 2014

Engcobo Mall
Locality Map

Scale: 1:10 207
Project Description

Location
The proposed retail mall development (see Figure 1) is located on the verge of Ngcobo town to the north, on Portion 0 of Erf 1 and Portion 0 of Erf 136 of Ngcobo, Eastern Cape under the jurisdiction of eNgcobo Local Municipality. Masonwabe Township is situated just in front of the proposed site after crossing the R61. The R61 extends from the south of the town traversing in front of the site to Mthatha.

Ngcobo is in the middle between two big towns, namely Queenstown and Mthatha; Queenstown is approximately 120 km on the west from Ngcobo and Mthatha is about 85.2 km on the east.

Project Details
This project involves the development of a retail mall as well as associated infrastructure and facilities. It will entail the following activities:

Infrastructure
- Two access entrances
- Office buildings for SASSA
- A taxi rank
- Security offices
- Parking area

Services
- Power/electricity will be supplied by eNgcobo Local Municipality.
- Water will be supplied by eNgcobo Local Municipality.
- Waste management will take place by means of removal of domestic waste by the relevant local municipality, eNgcobo Local Municipality.
- The roads will be tarred so as to prevent dust emissions.

Legal requirements for this Scoping and Environmental Impact Assessment

In terms of the Environmental Impact Assessment Regulations published in Government Notice (GN) No. R.543 in Government Gazette No. 33306 18 June 2010, under Section 54 of the National Environmental Management Act, 1998 (Act No.107 of 1998), as amended (NEMA), the proposed development requires prior approval from the Department of Economic Development, Environmental Affairs and Tourism (DEDEAT). Government Notice (GN) R. 544, 545 and 546 of 2010 list specific activities which require approval from the DEDEAT. For the purpose of the proposed development the following listed activities in GN R. 544, and 546 are applicable.

Table 1: Applicable Legislation

<table>
<thead>
<tr>
<th>Number and date of the relevant notice:</th>
<th>Activity No (s) (in terms of the relevant or notice):</th>
<th>Listed activity:</th>
</tr>
</thead>
</table>
(i) residential, retail, commercial, recreational, industrial or institutional use, inside an urban area, and where the total area to be transformed is 5 hectares or more, but less than 20 hectares, or  
(ii) residential, retail, commercial, recreational, industrial or institutional use, outside an urban area and where the total area to be transformed is bigger than 1 hectare but less than 20 hectares; -  
except where such transformation takes place –  
(i) for linear activities; or  
(ii) for purposes of agriculture or afforestation, in which case Activity 16 of Notice No. R. 545 applies. |
| GN R 544 | 14 | The clearance of area of 5 hectares or more of vegetation where 75% or more the vegetative cover constitutes indigenous vegetation, except where such removal of vegetation is required for –  
(i) purposes of agriculture or afforestation inside areas identified in spatial instruments adopted by the Competent Authority for agriculture or afforestation purposes; |
(ii) the undertaking of a process or activity included in the list of waste management activities published in terms of section 19 of the National Environmental Management Waste Act, 2008 (Act No. 59 of 2008) in which case the activity is regarded to be excluded from this list;
(iii) the undertaking of a linear activity falling below the thresholds in Notice 544 of 2010.

Western Cape:
(i) All areas outside urban areas.

**Specialist Investigations**

The following specialist studies will be executed as part of the BA process:

<table>
<thead>
<tr>
<th>Specialist Study</th>
<th>Appointed Company/Specialist</th>
</tr>
</thead>
<tbody>
<tr>
<td>Social Impact Assessment (SIA)</td>
<td>SEF</td>
</tr>
<tr>
<td>Ecological/ Vegetation Assessment</td>
<td>SEF</td>
</tr>
<tr>
<td>Heritage Impact Assessment</td>
<td>Archaeo Maps - Archaeological and Heritage Consultancy</td>
</tr>
<tr>
<td>Traffic Impact Study</td>
<td>eMonti Consulting Engineers</td>
</tr>
</tbody>
</table>

**Public participation process and scheduling**

The key objective of public participation during an EIA is to assist stakeholders to identify issues of concern and suggestions for enhanced benefits, and to comment on the project. The following preliminary process will be followed:

- **Step 1: Notify I&APs and identify issues**
  - Provide I&APs with a Background Information Document (BID) on the project, including a locality map and a Registration and Comment Sheet
  - I&APs are required to register their interest in the project to receive further project information.

- **Step 2: I&AP review of Draft Scoping Report**
  - Comments and concerns raised by I&APs are included in the Draft Scoping Report;
  - The report is released for a 40 day comment period
  - All registered I&APs on the project database are notified in writing of the opportunity to comment

- **Step 3: Final Scoping Report**
  - Comments received from I&APs during the review process are considered in the compilation of the Final Scoping Report before it is submitted to the Competent Authority for their decision making.

- I&APs have an opportunity to comment on the Final Scoping Report for a period of 21 days.

- **Step 4: Draft EIR for I&AP review**
  - Compilation and release of a Draft EIR for a 40 day review period

- **Step 5: Final EIR**
  - Comments received from I&APs during the review process are considered in the compilation of the Final EIR before it is submitted to the Competent Authority for their decision making
  - I&APs have an opportunity to comment on the Final Scoping Report for a period of 21 days.

- **Step 6: Notify I&APs of Environmental Authorisation and Appeal Period**
  - All registered I&APs will be notified in writing of the environmental authorisation for the project and the appeal period, as well as the manner of appeal.

**Documents for Public Review**

The Draft Basic Assessment Report (BAR) will be made available for public review and comment, from **Wednesday, 04 March 2015** to **Friday, 17 April 2015** at the following public venue:

<table>
<thead>
<tr>
<th>Venue</th>
<th>Address</th>
<th>Contact Person / details</th>
<th>Office Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ngcobo Library</td>
<td>58 Union Street, Ngcobo, 5050</td>
<td>Viva Dastile, Tel: (047) 548 5663</td>
<td>Monday to Friday (08H00 – 16H00)</td>
</tr>
</tbody>
</table>
A major part of the Public Participation Process is to notify members of the public of the proposed activities, particularly those who may be directly or indirectly affected by the proposed project. This will be achieved via the following means:

- The placement of an advertisement in a regional newspaper, i.e. the Daily Dispatch on 04 March 2015;
- Notices, in English and Xhosa will be placed at the site;
- Distribution of BIDs to landowners and occupiers of land adjacent to the proposed prospecting area and to I&APs on request; and
- Local authorities will be notified in writing and automatically registered as I&APs.

**How can I get involved?**

I&APs include any person who will be directly or indirectly involved and/or affected by the proposed project. To be recognized as an I&AP one must register with SEF to be added to the stakeholder database for the project and may communicate via post, fax, email or telephone to obtain further information or comment on the proposed project. To register and for more information on the project please contact the following person:

Ms Zikhona Wana

Strategic Environmental Focus (Pty) Ltd
PO Box 74785, Lynnwood Ridge, 0040
Tel (012) 349 1307, Fax (012) 349 1229 or
e-mail zikhona@sefsa.co.za

Please send us your comments/views so that we can address them during the BA process. Once you register, SEF will keep you informed of the availability of BAR and invite you to any public consultation meetings. Please note that should you require any one else to be contacted, please provide their contact details as well.
NOTIFICATION OF AN ENVIRONMENTAL AUTHORISATION PROCESS IN TERMS OF THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS UNDER THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (ACT NO. 107 OF 1998) AS AMENDED (NEMA) FOR THE PROPOSED DEVELOPMENT OF ENGCObO MALL AND ASSOCIATED INFRASTRUCTURE AND FACILITIES, NGCOBO, EASTERN CAPE

REGISTRATION AND COMMENT SHEET

SEF Project Number: 506218
DEDEAT Reference: EC 137/CH/LN1/M/14-14

Name:          Surname:          

Organisation / Interest:                   

Postal / Residential address

<table>
<thead>
<tr>
<th>Area:</th>
<th>Code:</th>
</tr>
</thead>
</table>

Contact details

<table>
<thead>
<tr>
<th>Tel:</th>
<th>Fax:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Mobile:</th>
<th>Email:</th>
</tr>
</thead>
</table>

Please mark with an X if you would like to participate in the Environmental Assessment and Public Participation Process:

Yes, I would like to participate in this process and receive periodical updates

No, I am not interested in participating and do not wish to receive further information

Preferred method of communication

<table>
<thead>
<tr>
<th>Email</th>
<th>Fax</th>
<th>Post</th>
</tr>
</thead>
</table>

Date commented (DD/ MM/ YYYY)

Please indicate any issues, comments and concerns with regards to the proposed project:

Please indicate in which aspects you would require more information:

Please indicate the contact details of any I&APs whom you think should be contacted:

Name:          Surname:          

<table>
<thead>
<tr>
<th>Tel:</th>
<th>Fax:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Mobile:</th>
<th>Email:</th>
</tr>
</thead>
</table>

In order to register as an I&AP for this project, kindly fax, mail, or e-mail the completed registration form before Wednesday, 4 March 2015 to Ms Zikhona Wana at:

PO BOX 74785
LYNNWOOD RIDGE
0040
TEL (012) 349 1307 / FAX (012) 349 1229
EMAIL:ZIKHONA@SEFSA.CO.ZA