ENVIRONMENTAL CONSULTANTS INTERNATIONAL

DESPATCH PARK MIXED-USE DEVELOPMENT ON PORTION 0 OF ERF 700, DESPATCH, NELSON MANDELA BAY MUNICIPALITY, EASTERN CAPE

DRAFT ENVIRONMENTAL IMPACT ASSESSMENT REPORT

REF: ECM1/C/LN2/M/43-2021

JANUARY 2022

DESPATCH PARK MIXED-USE DEVELOPMENT ON PORTION 0 OF ERF 700

DRAFT ENVIRONMENTAL ASSESSMENT REPORT

DEDEAT Reference Number: ECM1/C/LN2/M/43-2021

Prepared for:

Corner House Developments

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Submitted to:

Province of the EASTERN CAPE
ECONOMIC DEVELOPMENT, ENVIRONMENTAL AFFAIRS AND TOURISM

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ECI Project Code: A02019

EXECUTIVE SUMMARY

INTRODUCTION

Environmental Consultants International (Pty) Ltd. (ECI) was appointed by **Corner House Developments** (Applicant) as Environmental Assessment Practitioner (EAP) for the establishment of a mixed-use development on Portion 0 of Erf 700, Despatch, Nelson Mandela Bay Metropolitan Municipality (NMBMM), Eastern Cape. The total extent of the mixed-use development is approximately 47 hectares (ha).

An application for Environmental Authorisation as well as a Land Development Application in terms of the Spatial Planning Land Use Act, 2013 (Act 16 of 2013) for a similar development was submitted in January 2018. Both these applicant processes were not completed due to feasibility constraints at the time. The Applicant now wishes to complete both these application processes concurrently.

A Scoping and Environmental Impact Reporting (S&EIR) process is followed in compliance with Sections 24(5) and 44 of the National Environmental Management Act (Act 107 of 1998) [NEMA]. The Scoping Phase for the proposed project has been completed and the Final Scoping Report (FSR), including the Plan of Study for the Environmental Impact Report (EIR), was approved by the Eastern Cape Department of Economic Development, Environmental Affairs and Tourism (DEDEAT) on **15 November 2021**.

The Draft EIR is now available to registered Interested and Affected Parties (I&AP's) and State Departments for review and comment for a period of 30 calendar days (**Thursday, 6 January 2022 to Monday, 7 February 2022**). All comments received on the Draft EIR will be incorporated and addressed in the Final EIR which will be submitted to the DEDEAT for review and decision making.

GENERAL PROJECT DESCRIPTION

The Applicant intends to establish a mixed-use development on Portion 0 the of Erf 700, Despatch, Nelson Mandela Bay Municipality, Eastern Cape.

The proposed development includes scheduled activities under the 2014 EIA Regulations in terms of NEMA resulting in the need for Environmental Authorisation (EA) from the DEDEAT.

The proposed development also includes activities listed in terms of National Water Act, 1998 (Act 37 of 1998) (NWA) and will require a General Authorisation to be administered by the Department of Water and Sanitation (DWS).

Activities applied for in terms of NEMA include GN R No. 327 (Listing Notice 1, Activities 9, 10, 11 and 14) GN R No. 325 (Listing Notice 2, Activity 15) and GN R No. 324 (Listing Notice 3, Activities 4 and 12).

Activities applied for under the NWA includes:

- Section 21(c) “Impeding or diverting the flow of water in a watercourse”, and
- Section 21(i) “Altering the bed, banks, course or characteristics of a watercourse”.

RISK AND KEY ISSUES

Risks and key issues were identified in consultation with the Interested and Affected Parties (I&AP’s), during the Scoping Phase and will now be assessed in the EIA phase. These impacts include:

Biophysical Impacts:

- Potential impacts on soil and ground and surface water quality that may occur as a result of the spillage of hydrocarbons, hazardous chemicals and sewage *(during the construction, operational phases)*;
- Potential impacts on soil and ground and surface water quality that may occur as a result of the generation of waste *(during the construction, operational phases)*;
- Increased soil erosion as a result of vegetation clearance and increased stormwater runoff from hard surfaces *(during the construction and operational phases);*
- Potential impacts on vegetation and loss of habitat *(during the construction and operational phase).*

Socio-Economic Impacts:

- Impacts on ambient air quality dust and noise generation *(during the construction, operational phases)*;
- Change in the visual character of the area *(during the construction, operational phases)*;

- Potential impacts on existing cultural and heritage resources *(during the construction phase);*
- Potential impacts on traffic *(during the construction and operational phases); and*
- Job creation (*during the construction and operational phases*);

Cumulative Impact:

- Cumulative loss of indigenous vegetation and associated faunal habitat as a result of urban development in Despatch, Nelson Mandela Bay Municipality, Eastern Cape.

ALTERNATIVES

Based on the initial assessment of alternatives included in the Scoping Report, the following alternatives were assessed in the EIR Phase:

- Alternative 1: Proposed Activity
- Alternative 2: Density Alternative (higher density)
- No-Go Alternative

IMPACT EVALUATION

Each issue identified will be evaluated in terms of the most important parameters applicable to environmental management. These include the nature, extent, duration, intensity, probability and significance of the possible impact on the environment. The impact assessment criteria used for this assessment is from DEAT (2002) Impact Significance, Integrated Environmental Management, Information Series 5, Department of Environmental Affairs and Tourism (DEAT), Pretoria.

RECOMMENDED MANAGEMENT ACTIONS

A variety of mitigation measures have been identified that will serve to mitigate the scale, intensity, duration or significance of the impacts. These include guidelines to be applied during the construction and operational phases of the project. A detailed Environmental Management Plan (EMPr) is included in the EIR (**Annexure G**).

CONCLUSION

In conclusion, the purpose of a Scoping & Environmental Impact Reporting (S&EIR) process is to evaluate the impact of the proposed development on the receiving biophysical and socio-economic environments and to propose mitigation measures that can reduce these impacts once implemented in the planning, construction as well as the operational phases. This ensures that the proposed project will be environmentally acceptable and integrated into the surrounding environment in a sustainable way.

Although a number of potential short and long-term environmental and social impacts can be expected during the construction and operational phases of the proposed mixed-use development, it was determined in the Draft EIR that the significance of these impacts could be reduced through the successful implementation of appropriate mitigation measures.

Comments and/or concerns identified by Interested and Affected Parties (I&APs) during the review period of the Draft EIR will be incorporated into the Final EIR for further investigation. The Final EIR phase will be submitted to the registered I&AP's for consideration and to DEDEAT for decision-making. All comments on the Final EIR will also be forwarded to the DEDEAT for consideration.

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ACRONYMS

CA	Competent Authority
CRR	Comments and Responses Report
DEA	Department of Environmental Affairs
DEDEAT	Department of Economic Development, Environmental Affairs and Tourism
DWS	Department of Water and Sanitation
EAP	Environmental Assessment Practitioner
ECI	Environmental Consultants International (Pty) Ltd
EIA	Environmental Impact Assessment
EMF	Environmental Management Framework
EMPr	Environmental Management Programme
EMZ	Environmental Management Zone
GNR	Government Notice Regulation
ha	Hectares
I&AP	Interested and Affected Party
IEM	Integrated Environmental Management
NEMA	National Environmental Management Act (Act No. 107 0f 1998)
NEMBA	National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004)
NEM: WA	National Environmental Management: Waste Act
NHRA	The National Heritage Resources Act, 1999 (Act No. 25 of 1999)
NWA	The National Water Act 1998 (Act No 36 of 1998)
PoS	Plan of Study
PPP	Public Participation Process
SDF	Spatial Development Framework
S&EIR	Scoping & Environmental Impact Reporting
Sqm	Square Metres
WULA	Water Use License Application

1. INTRODUCTION

1.1 BACKGROUND TO THE STUDY

Environmental Consultants International (Pty) Ltd. (ECI) was appointed by **Corner House Developments** (Applicant) as Environmental Assessment Practitioner (EAP) for the establishment of a mixed-use development on Portion 0 of Erf 700, Despatch, Nelson Mandela Bay Municipality, Eastern Cape. The total extent of the mixed-use development will be 47 hectares (ha).

1.2 ENVIRONMENTAL AUTHORISATION IN SOUTH AFRICA

The purpose of a Scoping & Environmental Impact Reporting (S&EIR) process is to evaluate the impact of the proposed development on the receiving biophysical and social environments and to propose mitigation measures that can reduce these impacts once implemented in the planning, construction as well as the operational phases.

Environmental Impact Assessment (EIA) is intended to be a systematic and consultative process that gathers comprehensive and detailed information on the social, economic and environmental consequences of proposed developments. The relevant competent authority - in this case the Eastern Cape Department of Economic Development, Environmental Affairs and Tourism [DEDEAT] uses this information to make an informed decision on development applications that maximises socio-economic outcomes, whilst ensuring the continuance or improvement of ecological function. The objective for an EIA, therefore, is to promote sustainable development through effective management of social, economic and environmental impacts, so that:

- Valuable environmental resources are safeguarded by avoiding negative irreversible changes to the environment;
- Human health and safety are protected; and
- The social and economic benefits of the proposed development is enhanced.

The proposed development includes scheduled activities under the 2014 EIA Regulations resulting in the need for Environmental Authorisation (EA) from the DEDEAT. Proposed activities listed in terms of National Water Act, 1998 (Act 37 of 1998) (NWA) will require General Authorisation to be administered by the Department of Water and Sanitation (DWS).

1.3 SCOPING PHASE

During the Scoping phase all available information concerning the intended project and the receiving environment is gathered and subjected to a preliminary risk and impact assessment.

Interested and Affected parties (I&APs) are informed about the proposed project and their comments on issues of concern about these are invited. An important output from the information evaluation and consultation with I&APs will be a clear understanding of the key issues that must be further addressed in the EIA phase. The Scoping phase therefore determines the terms of reference for any specialist studies required during the EIA phase to follow.

1.4 EIA PHASE

An Environmental Impact Assessment (EIA) is an effective environmental planning tool. It identifies the environmental impacts of a proposed project and assists in ensuring that a project will be environmentally acceptable and integrated into the surrounding environment in a sustainable way.

The eight guiding principles that govern the entire process of EIA are as follows (see **Figure 1** below):

- **Participation:** An appropriate and timely access to the process for all interested parties.
- **Transparency:** All assessment decisions and their basis should be open and accessible.
- **Certainty**: The process and timing of the assessment should be agreed in advance and followed by all participants.
- **Accountability:** The decision-makers are responsible to all parties for their action and decisions under the assessment process.
- **Credibility:** Assessment is undertaken with professionalism and objectivity.
- **Cost-effectiveness:** The assessment process and its outcomes will ensure environmental protection at the least cost to the society.
- **Flexibility:** The assessment process should be able to adapt to deal efficiently with any proposal and decision-making situation.

- **Practicality:** The information and outputs provided by the assessment process are readily usable in decision making and planning.

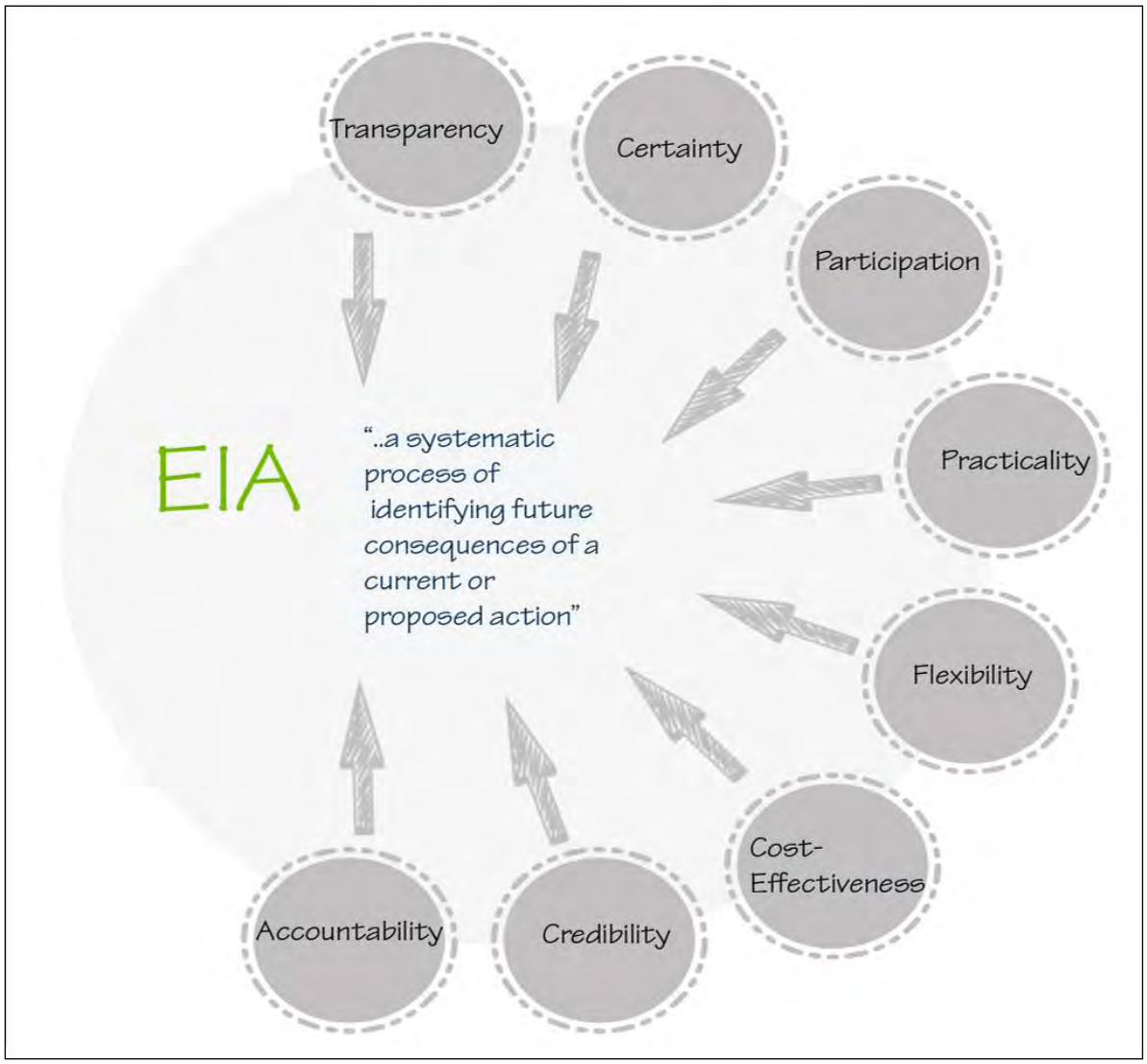

Figure 1: EIA Guiding Principles

1.4.1 NATURE AND STRUCTURE OF THIS REPORT

This report fulfils the requirements of Appendix 2 of GNR 326 of the 2014 EIA Regulations (as amended April 2017), which clearly specifies the required content of an Environmental Impact Assessment Report as summarised in **Table 1** below:

Table 1: GNR 326 Appendix 2: Environmental Impact Assessment Reporting Requirements

No.	Requirement	Reference
1 (1)	The environmental impact assessment process must be undertaken in line with the approved plan of study for environmental impact assessment.	Section 7, 8 & 9
1 (2)	The environmental impacts, mitigation and closure outcomes as well as the residual risks of the proposed activity must be set out in the environmental impact assessment report.	Section 7, 8 & 9
2	The objective of the environmental impact assessment process is to, through a consultative process—	Section 1 & 5
2 (a)	determine the policy and legislative context within which the activity is located and document how the proposed activity complies with and responds to the policy and legislative context;	Section 3
2 (b)	describe the need and desirability of the proposed activity, including the need and desirability of the activity in the context of the development footprint on the approved site as contemplated in the accepted scoping report;	Section 4
2 (c)	identify the location of the development footprint within the approved site as contemplated in the accepted scoping report based on an impact and risk assessment process inclusive of cumulative impacts and a ranking process of all the identified development footprint alternatives focusing on the geographical, physical, biological, social, economic, heritage and cultural aspects of the environment;	Section 2
2 (d)	determine the (i) nature, significance, consequence, extent, duration and probability of the impacts occurring to inform identified preferred alternatives; and (ii) degree to which these impacts— (aa) can be reversed; (bb) may cause irreplaceable loss of resources, and (cc) can be avoided, managed or mitigated;	Section 7, 8 & 9
2 (e)	identify the most ideal location for the activity within the development footprint of the approved site as contemplated in the accepted scoping report based on the lowest level of environmental sensitivity identified during the assessment;	Section 11
2 (f)	identify, assess, and rank the impacts the activity will impose on the development footprint on the approved site as contemplated in the accepted scoping report through the life of the activity;	Section 9 & 11
2 (g)	Identify suitable measures to avoid, manage or mitigate identified impacts;	Section 9
2 (h)	identify residual risks that need to be managed and monitored.	Section 9
3(1)(a)	details of— (i) the EAP who prepared the report; and (ii) the expertise of the EAP, including a curriculum vitae;	Section 1.6
3 (1)(b)	the location of the development footprint of the activity on the approved site as contemplated in the accepted scoping report, including: (i) the 21-digit Surveyor General code of each cadastral land parcel;	Section 2

No.	Requirement	Reference
	(ii) where available, the physical address and farm name; and (iii) where the required information in items (i and (ii) is not available, the coordinates of the boundary of the property or properties	
3(1)(c)	a plan which locates the proposed activity or activities applied for as well as the associated structures and infrastructure at an appropriate scale, or, if it is— (i) a linear activity, a description and coordinates of the corridor in which the proposed activity or activities is to be undertaken; (ii) on land where the property has not been defined, the coordinates within which the activity is to be undertaken;	Section 2: Figures 4 and 5
3(1)(d)	a description of the scope of the proposed activity, including— (i) all listed and specified activities triggered and being applied for; and (ii) a description of the associate structures and infrastructure related to the development;	Section 2
3(e)	a description of the policy and legislative context within which the development is located and an explanation of how the proposed development complies with and responds to the legislation and policy context;	Section 3
3(f)	a motivation for the need and desirability for the proposed development, including the need and desirability of the activity in the context of the preferred development footprint within the approved site as contemplated in the accepted scoping report;	Section 4
3(g)	a motivation for the preferred development footprint within the approved site as contemplated in the accepted scoping report;	Section 11
3(h)	a full description of the process followed to reach the proposed development footprint within the approved site as contemplated in the accepted scoping report, including: (i) details of the development footprint alternatives considered; (ii) details of the public participation process undertaken in terms of regulation 41 of the Regulations, including copies of the supporting documents and inputs; (iii) a summary of the issues raised by interested and affected parties, and an indication of the manner in which the issues were incorporated, or the reasons for not including them; (iv) the environmental attributes associated with the development footprint alternatives focusing on the geographical, physical, biological, social, economic, heritage and cultural aspects; (v) the impacts and risks identified including the nature, significance, consequence, extent, duration and probability of the impacts, including the degree to which these impacts— (aa) can be reversed; (bb) may cause irreplaceable loss of resources; and (cc) can be avoided, managed or mitigated;	Section 2 Section 5 and Annexure D Section 6 Section 7, 8 & 9 Section 8

No.	Requirement	Reference
	(vi) the methodology used in determining and ranking the nature, significance, consequences, extent, duration and probability of potential environmental impacts and risks; (vii) positive and negative impacts that the proposed activity and alternatives will have on the environment and on the community that may be affected focusing on the geographical, physical, biological, social, economic, heritage and cultural aspects; the possible mitigation measures that could be applied and level of residual risk; (viii) if no alternative development footprints for the activity were investigated, the motivation for not considering such; and (ix) a concluding statement indicating the location of the preferred alternative development footprint within the approved site as contemplated in the accepted scoping report;	Section 9 Section 11
3(i)	A full description of the process undertaken to identify, assess and rank the impacts the activity and associated structures and infrastructure will impose on the preferred development footprint on the approved site as contemplated in the accepted scoping report through the life of the activity, including— (i) a description of all environmental issues and risks that were identified during the environmental impact assessment process; and (ii) an assessment of the significance of each issue and risk and an indication of the extent to which the issue and risk could be avoided or addressed by the adoption of mitigation measures;	Section 8 Section 9
3(j)	an assessment of each identified potentially significant impact and risk, including— (i) cumulative impacts; (ii) the nature, significance and consequences of the impact and risk; (iii) the extent and duration of the impact and risk; (iv) the probability of the impact and risk occurring; (v) the degree to which the impact and risk can be reversed; (vi) the degree to which the impact and risk may cause irreplaceable loss of resources; and the (vii) degree to which the impact and risk can be mitigated;	Section 9
3(k)	where applicable, a summary of the findings and recommendations of any specialist report complying with Appendix 6 to these Regulations and an indication as to how these findings and recommendations have been included in the final assessment report;	Section 6
3(l)	an environmental impact statement which contains— (i) a summary of the key findings of the environmental impact assessment: (ii) a map at an appropriate scale which superimposes the proposed activity and its associated structures and infrastructure on the environmental sensitivities	Section 11

No.	Requirement	Reference
	of the preferred development footprint on the approved site as contemplated in the accepted scoping report indicating any areas that should be avoided, including buffers; and (iii) a summary of the positive and negative impacts and risks of the proposed activity and identified alternatives;	
3(m)	based on the assessment, and where applicable, recommendations from specialist reports, the recording of proposed impact management outcomes for the development for inclusion in the EMPr as well as for inclusion as conditions of authorisation;	Annexure E Annexure G
3(n)	the final proposed alternatives which respond to the impact management measures, avoidance, and mitigation measures identified through the assessment;	Section 11
3(o)	any aspects which were conditional to the findings of the assessment either by the EAP or specialist which are to be included as conditions of authorisation;	Section 11
3(p)	a description of any assumptions, uncertainties and gaps in knowledge which relate to the assessment and mitigation measures proposed;	Section 1.7
3(q)	a reasoned opinion as to whether the proposed activity should or should be authorised, and if the opinion is that it should be authorised, any conditions that should be made in respect of that authorisation;	Section 11
3(r)	where the proposed activity does not include operational aspects, the period for which the environmental authorisation is required and the date on which the activity will be concluded and the post construction monitoring requirements finalised;	N/A
3(s)	an undertaking under oath or affirmation by the EAP in relation to – (i) the correctness of the information provided in the reports; (ii) the inclusion of comments and inputs from stakeholders and I&APs; (iii) the inclusion of inputs and recommendations from the specialist reports where relevant; and (iv) any information provided by the EAP to interested and affected parties and any responses by the EAP to comments or inputs made by interested or affected parties;	Application Form Annexure D Annexure E Annexure G
3(t)	where applicable, details of any financial provision for the rehabilitation, closure, and ongoing post decommissioning management of negative environmental impacts;	N/A
3(u)	an indication of any deviation from the approved scoping report, including the plan of study, including— (i) any deviation from the methodology used in determining the significance of potential environmental impacts and risks; and (ii) a motivation for the deviation;	N/A
3(v)	any specific information that may be required by the competent authority;	To be included in the final EIR.

No.	Requirement	Reference
3(w)	any other matters required in terms of section 24(4)(a) and (b) of the Act.	N/A
	Where a government notice by the Minister provides for any protocol or minimum information requirement to be applied to an environmental impact assessment report the requirements as indicated in such notice will apply.	N/A

1.5 SPECIALIST STUDIES

The following specialist studies have been conducted with the aim of identifying the environmental constraints posed by the site at an early stage and to adjust the project proposal to accommodate the constraints and maximise opportunities (Refer to **Annexure E**):

- Ecological Assessment
- General Authorisation Risk Assessment
- Agricultural Impact Assessment
- Heritage Impact Assessment
- Palaeontological Impact Assessment
- Traffic Impact Assessment
- Socio-Economic Market Study
- Filling Station Market Demand Study

Details of the EAP and Specialist Team are included in Section 1.6.

1.6 DETAILS AND EXPERTISE OF STUDY TEAM

1.6.1 EXPERTISE OF THE COMPANY

The consultants of ECI have been providing environmental management services in the following areas since 1991:

- Strategic Assessment and Planning
- Landscape Architecture
- Land Management Plans
- Environmental and Social Impact Assessment
- Licensing Applications
- Biodiversity Assessments Tables

- Monitoring and Auditing
- Public Consultation and Stakeholder Engagement
- Peer Reviews
- Environmental Advisory Services

Refer to **Annexure F** for ECI's Company Portfolio.

1.6.2 EXPERTISE OF EAP

Refer to **Annexure F** for CV's and Qualifications of the Project Leader and EAP. A brief summary follows:

Project Leader: Mr Dave Rudolph

Dave Rudolph has 30 years of experience in the field of environmental management and resource planning. The experience relates to large scale spatial planning and assessment initiatives at a National, Provincial and Local level. He has managed numerous large-scale Environmental Assessment both Nationally and Internationally.

EAP: Ms Hanlie Van Greunen

Hanlie Van Greunen has a BSc degree in Landscape Architecture and a BSc Honours degree in Environmental Monitoring and Modelling and is a member of the International Association for Impact Assessment of South Africa (IAIAsa Member 6022). With 14 years of experience in the environmental industry her key performance areas include Environmental Licensing (Basic Assessment, Scoping and EIA, Water Use License Application, Waste Management Application, Air Emission License Application), Environmental Compliance Auditing, Visual Impact Assessment and Project Management.

1.6.3 EXPERTISE OF THE SPECIALIST TEAM

Refer to **Annexure F** for CV's and Qualifications of the Specialist Team. A brief summary follows:

Ecologist and Wetland Specialist: Mr Albert Van Eden

Albert Van Eden obtained his MSc Water Resources Management at the University of Pretoria and his BSc Honours Environmental Science at the North West University, and is a member of the South African Wetland Society (Membership Number: YNTANQB8). Albert has over 5 years of experience with key focus on water quality sampling, wetland delineation, wetland assessments, and ecological reserve determinations.

Ecological and Wetland Peer Reviewer: Mr Mokgatla Molepo

Mokgatla obtained his MSc Zoology at the Nelson Mandela University (Percy FitzPatrick Institute of African Ornithology Centre of Excellence) and his BSc Honours in Zoology at the University of Limpopo as well as his BSc Botany & Zoology, University of Venda. Mokgatla has 7 year's professional experience and is a SACNASP Professional natural scientist in the field of Zoological Science as well as a SACNASP Professional Natural scientist in the field of Ecological Science (Reg No. 009509). Mokgatla is also registered with British Ecological Society (BES) as well as the Zoological Society of Southern Africa (ZSSA).

Agricultural Specialist: Mr John Phipson

John Phipson is an Agricultural and Agribusiness Specialist with extensive experience of:

- Agricultural Potential and Agricultural Impact Assessments for crop potential and change of land use purposes such as Environmental Impact Assessments
- Agricultural and Agribusiness Community Development Projects, especially those with an irrigated component
- New Farmer Capacity Building Workshops and Mentorships

John is also a Registered Professional Natural Scientist in Agricultural Science (Reg No. 116608), and has worked with a wide range of State and Parastatal agencies as well as private sector investors, consultants, developers and community entities, not only throughout RSA, but also in Central and East Africa.

Heritage Specialist: Ms Karen van Ryneveld

Karen holds an MSc Albert Archaeology from the University of Witwatersrand and BSc Honours Archaeology and BA Archaeology from the University of Pretoria. Karen has 19 years of archaeology experience with a main focus on heritage assessments, monitoring and excavation, and related report writing, including artefact preparation and analysis in relevant monitoring and excavation projects.

Palaeontologist: Ms Elise Butler

With over 26 years' experience in the field of Palaeontology Elize holds a M.Sc. *Cum laude* (Zoology) obtained from the University of the Free Sate in 2009. Elize has also been a member of the Palaeontological Society of South Africa (PSSA) since 2006 and has published numerous Palaeontological Impact Assessment, national as well as international reports, posters and material in the field of Palaeontology.

Traffic Specialist: Mr C Hastie

Cary Hastie is a specialist in Traffic Engineering and Transportation Planning. Prior to joining Engineering Advice & Services (Pty) Ltd he spent twenty years with the Nelson Mandela Metropolitan Municipality, involved with traffic engineering and transportation planning matters. He was solely responsible for liaison with public transport operators through the municipal Taxi Liaison Committee and the Port Elizabeth and Uitenhage Taxi Owners Forum. He has undertaken a wide variety of projects including public transport planning, transportation planning, traffic signal design, traffic engineering, road safety audits, road design and road traffic signage design. He has also been responsible for financial control of transportation related projects. Cary also has extensive experience in traffic management projects having served as assistant manager of the NMMM's Urban Traffic Control System and being responsible for the design and implementation of various traffic engineering/ management projects. Cary is a Registered Professional Engineering Technologist, ECSA (200070122).

Economist: Mr Hein du Toit

Hein du Toit is the Managing Director at Demacon Market Studies. Hein is a specialist development economist and expert real estate analyst. Hein has 19 years field related experience. He obtained a degree in Town and Regional Planning (*Cum Laude*) at the University of Pretoria in 1994 and an MSc in real estate market studies in 2002 (*Cum Laude*). Hein is in process of reading his PhD in real estate economics and impact modelling. He is a member of the SA Property Owners Association, SA Council of Shopping Centres and SA Planning Institution. His fields of expertise include, inter alia, real estate market studies, urban and rural economics, and economic impact assessments.

Filling Station Specialist (Civil Engineer): Mike Rodel

Mike, a Civil Engineering graduate, has 30 years of experience in the real estate industry in Southern Africa and India, focussing primarily on the development, property and asset management of regional shopping centres. He has enjoyed listed fund experience as CEO of

Hyprop Investments Ltd, South Africa's premier retail focussed REIT, and as COO of the Rebosis Property Fund. Mike's retail property experience has resulted in his previous appointment to the executive committee of the ICSC (International Council of Shopping Centres) Board of Trustees.

1.7 ASSUMPTIONS AND LIMITATIONS

1.7.1 TRAFFIC IMPACT ASSESSMENT (TIA)

The scope of the TIA is limited to the project as described in the report. The scope only deals with vehicular and pedestrian traffic related impacts adjacent to the site and excludes consideration of the following:

- Any vehicular and pedestrian activity outside of Despatch area;
- The report is based on a number of assumptions and is subject to certain limitations. These are as follows:
    - That the majority of traffic generated by the proposed development is likely to approach along Botha Street;
    - That trips generated by the proposed development are distributed to and from the site based on the location of the development site relative to residential areas and the major road networks;
    - The TIA assesses the full planned scope – retail space, private school, private hospital and 5000 social housing residential opportunities – of the development, for which Site Development Plans will be submitted for phases as determined by market forces;
    - The initial town planning rights will relate to a maximum of 2343 residential opportunities and that subject to market demand, additional land-use rights will need to be applied for should market forces result in a need for additional residential opportunities; and
    - That the site will be used for the purposes as advised by the Developer.

Notwithstanding the above assumptions it is the view of the Traffic Specialist that the TIA provides the necessary framework to allow the operator to conduct activities within the necessary legal, planning and operational requirements set by the relevant road authorities.

1.7.2 ECOLOGICAL ASSESSMENT

The following assumptions and limitations are applicable to this ecological assessment:

- Project information provided by the team members and client is assumed to be accurate and sufficient for the project study. Impacts identified and assessments are based on this obtained information. If changes occur in the project information, it cannot be accounted for in this ecological assessment report.
- The current study relied on data gathered during a one-day field survey during the summer season.
- Due to the lack of rainfall the grass cover was still quite scarce during the ecological assessment and thus identification of grass species was limited.
- Due to the dense nature of the Albany thicket biome and the associated vegetation types on the study site the field survey transects couldn't penetrate every corner of the study site and thus there could be species of conservation concern present on the study site which wasn't identified during the field survey.

Vegetation surveys should include the following:

- Investigations through the different seasons of the year,
- Investigations over several years,
- Extensive sampling of the area; and
- Replication of sample plots.

However due to time and budget limitations, as well as the intended purpose of the study, such detailed data collection was deemed unnecessary and not feasible, while it is also not common practice for studies of this nature.

1.7.3 PALAEONTOLOGICAL INVESTIGATION ASSESSMENT

The following assumptions and limitations are applicable to this palaeontological assessment:

- The focal point of geological maps is the geology of the area, and the sheet explanations were not meant to focus on palaeontological heritage.
- Many inaccessible regions of South Africa have never been reviewed by palaeontologists and data is generally based on aerial photographs alone.

- Locality and geological information of museums and universities databases have not been kept up to date or data collected in the past have not always been accurately documented.
- Comparable Assemblage Zones in other areas is sourced to provide information on the existence of fossils in an area which was not documented in the past.
- When using similar Assemblage Zones and geological formations for Desktop studies it is generally assumed that exposed fossil heritage is present within the footprint. A field-assessment will thus improve the accuracy of the desktop assessment.

The field assessment indicated that the proposed site is underlined by the Kirkwood Formation. The Palaeontological Sensitivity of the Kirkwood Formation is High. However, mitigation will be put in place to ensure that little impact occurs during the construction phase.

1.7.4 AGRICULTURAL IMPACT ASSESSMENT

- The desktop assessment has relied mainly on data furnished by SANBI, various organs of the Agricultural Research Council, the Council for Geo Science as well as well as own experience of the area. Sundry other sources are mentioned as they occur, elsewhere in this study.
- This desk top study has been followed by a site verification process along the lines stipulated by the KZN Department of Agriculture (KZNDARD) Directorate of Natural Resources. The January 2018 Standards for Agricultural Land Assessment, published by the Directorate for Natural Resources and Macro-Planning, KZNDARD, are unmatched by any other province.

The specialist results have indicated that there is no agricultural potential for the target site. There is an opportunity to create pleasant and beneficial micro-ecosystems on open spaces within the site development plan.

2. PROJECT DESCRIPTION

2.1 LOCATION

The proposed mixed-use development on Portion 0 of Erf 700, Despatch, Nelson Mandela Bay Metropolitan Municipality (NMBMM), Eastern Cape Province. The property is located in the suburb of Campher Park, which occurs in the south-western part of Despatch, approximately 25 km from Port Elizabeth along the R75 provincial road.

Table 2: 21-digital Surveyor General Code

Affected cadastral land parcels	21-digit Surveyor General code
Portion 0 of Erf 700, Despatch	C07600050001188500000

Surrounding land uses include middle and low density residential, to the north, west and east. The R75 road forms the southern boundary of the property. Refer to **Figure 2: Location Map** (see **Annexure A** for A3 size map). Photographs of the proposed site are included in **Figure 3.**

2.2 ZONING

The site earmarked for the proposed development is currently zoned as 'Undetermined' and, according to the SG plan, identified as Erf 11885, Despatch. This erf was registered in the Surveyor General's office, but never registered in the Deeds office, thus the reference to portion of Erf 700, Despatch. According to the appointed Town Planner, this portion and a number of other portions were previously submitted to Council for consideration and were approved; however, the approval in respect of this portion lapsed due to life span of both the Record of Decision and Land Use Planning Ordinance, 1985.

The appointed Town Planner has therefore submitted an application to NMBMM for the following:

- Rezoning of a portion of erf 700, Despatch (Erf 11885, Despatch) from Undetermined to a sub-divisional area;
- Rezoning and subdivision of portion of erf 700 (Erf 11885) into 50 Portions including:
    - 33 x Residential Zone 1;
    - 1 x Residential Zone 3;
    - 4 x Residential Zone 4;

  - 4 x Residential Zone 5;
  - 1 x Institution Zone 1;
  - 1 x Institutional Zone 3;
  - 1 x Business Zone 3;
  - 2 Business Zone 2;
  - 1 x Business Zone 1 (with a Special consent for a filling station, drive in Restaurant, place of entertainment, supermarket and liquor store);
  - 1 x Open Space Zone 1, and
  - 1 x Transport Zone 2 (Public Road);
- Councils Special Consent to allow for a Retirement estate on the proposed Residential Zone 3 erf; and
- Councils Special Consent for a filling station, drive-in restaurant, place of entertainment, supermarket and liquor outlet on the Business Zone 1 portion.

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Figure 2: Location of the proposed development

Figure 3: Site Photographs

2.3 ALTERNATIVES

One of the objectives of an EIA is to investigate alternatives to the proposed project. The EIA Regulations 2014 define alternatives as:

"different means of meeting the general purpose and requirements of the activity, which may include alternatives to; -

a) the property on which or location where it is proposed to undertake the activity;
b) the type of activity to be undertaken;
c) the design or layout of the activity;
d) technology to be used in the activity; or
e) operational aspects of the activity"

All proposed alternatives must be both reasonable and feasible.

One Alternative (known as Alternative 2) were identified during the Scoping Phase and were assessed during the EIA Phase together with the Proposed Activity (known as Alternative 1) as well as the No-Go Alternative. A summary of each alternative is outlined below.

2.3.1 ALTERNATIVE: PROPOSED ACTIVITY (PREFERRED ALTERNATIVE)

The Proposed Activity is the preferred alternative and consists of ten phases of development including low, medium and high-density residential development, retail facilities, a health facility, a filling station and a school. The total footprint will be 47 hectares and the development will include a **maximum of 2343 residential units**. All ten phases will be developed in chronological order, starting at Phase 1 to Phase 10 and the entire development will be completed within a period of 13 years. The ten phases will be developed as follows:

- Phase 1 will consist of 480 residential units (medium to high density)
- Phase 2 will consist of a 1000m^2 retail component
- Phase 3 will consist of 355 residential units (medium to high density)
- Phase 4 will consist of 355 residential units (medium to high density)
- Phase 5 will consist of a 1000m^2 retail component
- Phase 6 will consist of 357 residential units (medium to high density)
- Phase 7 will consist of 400 residential units (medium to high density)
- Phase 8 will consist of a 1000m^2 private hospital and filling station

- Phase 9 will consist of an 8000m^2 private school
- Phase 10 will consist of 400 residential units. Areas bordering existing residential areas will be zoned as Residential 1 (low density) erven, whereas units next to R75 road will be high density units.

The filling station and retail components of Phase 2 and Phase 5 will be accessible to residents of the development from the east (by car or by foot), via Gen Smuts Ave, and to non-residents of the development, from the west, via Jansen Street.

Refer to **Figure 4: Alternative 1 – Proposed Activity** (see **Annexure B.1** for an A3 size plan).

2.3.2 ALTERNATIVE 2 (DENSITY ALTERNATIVE)

Alternative 2 is very similar to the Proposed Activity apart from the density of the residential phases. Alternative 2 also consists of ten phases of development including low, medium and high-density residential development, retail facilities, a health facility, a filling station and a school. The total footprint will be 47 hectares and the development will include a **maximum of 5000 residential units**. All ten phases will be developed in chronological order, starting at Phase 1 to Phase 10 and the entire development will be completed within a period of 13 years. The ten phases will be developed as follows:

- Phase 1 will consist of 480 residential units (high density)
- Phase 2 will consist of a 1000m^2 retail component
- Phase 3 will consist of 355 residential units (high density)
- Phase 4 will consist of 355 residential units (high density)
- Phase 5 will consist of a 1000m^2 retail component
- Phase 6 will consist of 353 residential units (high density)
- Phase 7 will consist of 400 residential units (high density)
- Phase 8 will consist of a 1000m^2 private hospital and a 5000m^2 filling station
- Phase 9 will consist of an 8000m^2 private school
- Phase 10 will consist of 400 residential units. Areas bordering existing residential areas will be zoned as Residential 1 (low density) erven, whereas units next to R75 road will be high density units.

The proposed filling station (Phase 8) and retail components of Phase 2 and Phase 5 will be accessible to residents of the development from the east (by car or by foot), via Gen Smuts Ave, and to non-residents of the development, from the west, via Jansen Street.

Refer to **Figure 5: Alternative 2 – Density Alternative** (see **Annexure B.2** for an A3 size plan).

2.3.3 NO-GO ALTERNATIVE

The No-Go Alternative relates to the status quo (i.e., what is likely to happen if the project is not authorised or does not proceed). The No-Go alternative provides the assessment with a baseline against which predicted impacts resulting from the proposed development may be compared. If the project does not proceed the housing shortage within this area will remain unaddressed.

2.3.4 DEVELOPMENT PHASING

The successful alternative will be implemented over a period of 13 years as follows:

- Phase 1 & 2: Starting 2022 which will be Year 1 (duration +-2 years)
- Phase 3 & 4: Starting in Year 3 (duration +-2 years)
- Phase 5 & 6: Starting in Year 5 (duration +-2 years)
- Phase 7: Starting in Year 7 (duration +-1 year)
- Phase 8: Starting in Year 9 (duration +-1 year)
- Phase 9: Starting in Year 11 (duration +-1 year)
- Phase 10: Starting in Year 13 (duration +-1 year)

Figure 4: Alternative 1 – Proposed Activity

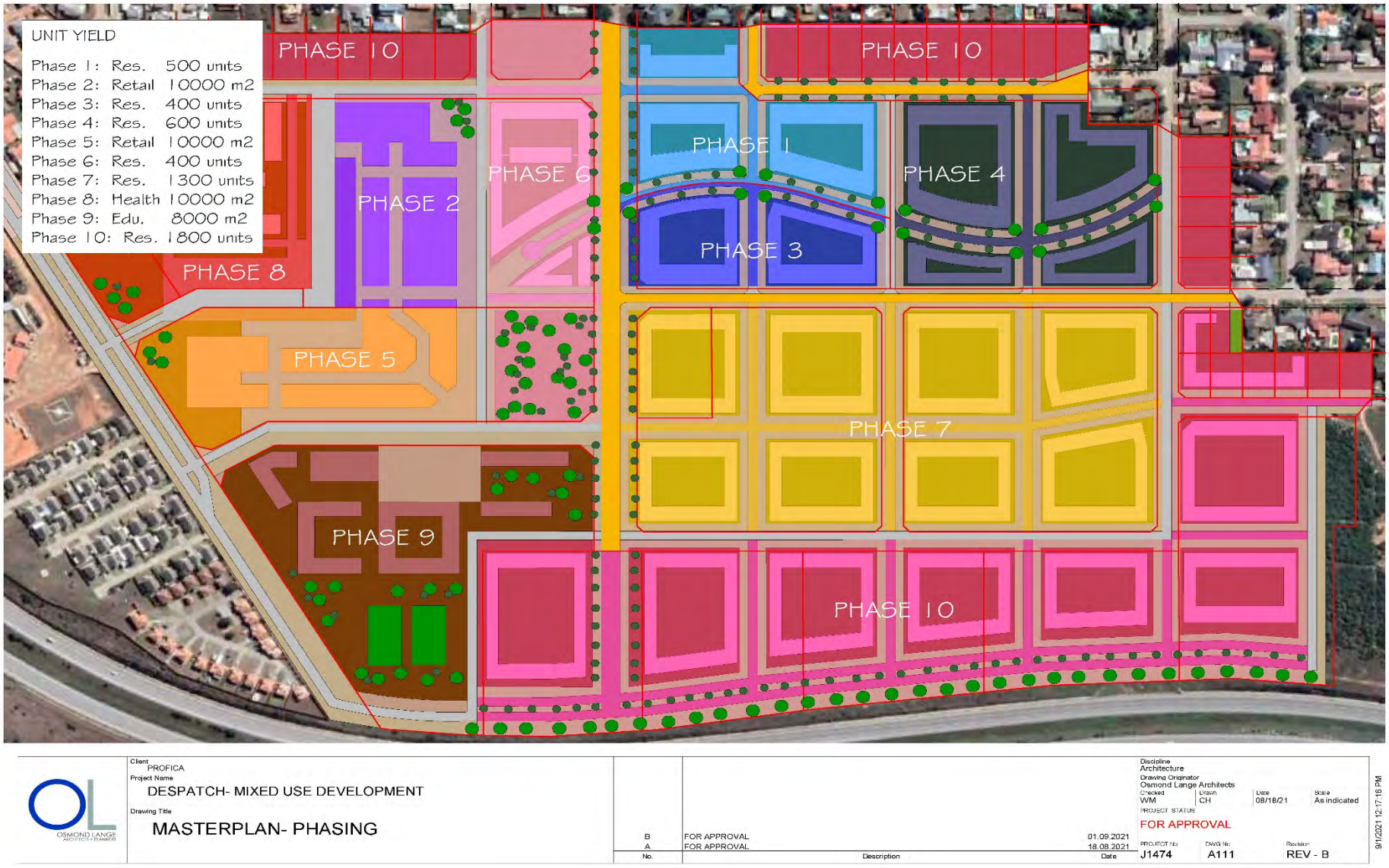

Figure 5: Alternative 2 – Density Alternative (Higher Density)

2.4 SERVICES

2.4.1 ROADS AND ACCESS

Engineering Advise and Services (Pty) Ltd compiled an initial TIA for a proposed Mixed-Use Development on Erf 11885, Despatch in February 2018.

Engineering Advise and Services (Pty) Ltd revised the TIA for a proposed Mixed-Use Development on Erf 11885, Despatch in September 2021. The NMBMM still need to consider the application recommendations/conclusions of the 2021 report (attached as **Annexure E.6)**. SANRAL has approved the TIA "in-principle". The approval letter is included directly after the TIA in **Annexure E.6.** A brief summary of the 2021 TIA is outlined below:

The proposed development is situated on the northern side of the R75 and on the south western edge of the town of Despatch in the NMBMM. The site is located with easy accessibility from all directions via the R75 National Road. The proposed development is bounded by low-density single residential land use to the north and east, and some medium density residential erven to the south west. The erstwhile Despatch drive-in theatre site, located across Jansen Street to the west, is currently used for industrial purposes. A portion of vacant land is situated along the southeast boundary of the site.

Primary access to the proposed development will be gained from Botha Street via the existing roads, namely; Orange Road (from Creswell Street and Jansen Street), Gen Smuts Avenue and Willem Olckers Street (from President Fouche Street and Grobler Street). Refer to **Figure 6** for the TIA Location Plan that highlights the existing road network as follows:

- **National Road 75 (R75)** is the main route between Port Elizabeth and Uitenhage / Despatch and is well maintained. The section in the vicinity of the proposed site is an urban freeway with two lanes per direction north of the Algoa Road interchange and three lanes per direction south of the interchange. The road carries approximately 13 500 vehicles per day.

- **Botha Street** is a provincial main road that functions as a class 3 arterial passing through Despatch the R75 and Algoa Road in the west with the R367/Perseverance Road in the east. The road comprises of two 3,7m wide surfaced traffic lanes in each direction separated by a 15m wide median island with additional right-turn lanes on the approaches to Orange Road, Gen Smuts Avenue and Willem Olckers Street.

- **Gen Smuts Avenue and Willem Olckers Street** are residential collector roads that provide access to Botha Street from the surrounding residential areas. The roads are surfaced with a single 5m wide traffic lane per direction.

- **Orange Roa**d is a residential collector street providing access to the industrial area from Botha Street. The road is configured with two 3.5m wide traffic lanes per direction separated by a 4m wide median and an additional right-turn lane at the Botha Street approach.

- **Creswell, Jansen, President Brandt, President Fouche, Rooshout, Kaaithout, Greyling and Geelhout Streets** can be classified as class 5 residential access roads. The roads are kerbed with a 3m surfaced traffic lane per direction.

In order to determine the escalation in traffic as a result of the proposed development in addition to yearly traffic escalation the following methodology was used:

- Traffic flow patterns determined from surveys conducted for the initial 2018 TIA were escalated to represent current volumes given the impact of the Covid-19 pandemic on traffic patterns and the affected access points and intersections analysed, where after recommendations were made on the present need for road upgrading, without taking the proposed development into account.
- The expected trips that will be generated by the proposed development layout alternatives were determined by using trip generation rates specified in TMH 17 Volume 1 - South African Trip Data Manual.
- The distribution of the generated trips was estimated for each development phase where after the generated traffic was assigned to the surrounding road network.
- The operation of the affected intersections and proposed access points were analysed to ensure that they operate at acceptable levels of service and recommendations made on the need for road upgrading taking cognisance of the proposed development phases for the 2022 and 2027 planning horizons.
- By taking into account the major findings of the study, conclusions were made regarding the financial responsibilities of the affected parties for required road upgrading measures.
- Primary access to the proposed development will be gained from Botha Street via the existing roads, namely Orange Road (from Creswell Street and Jansen Street), Gen Smuts Avenue and Willem Olckers Street (from President Fouche Street and Grobler Street).

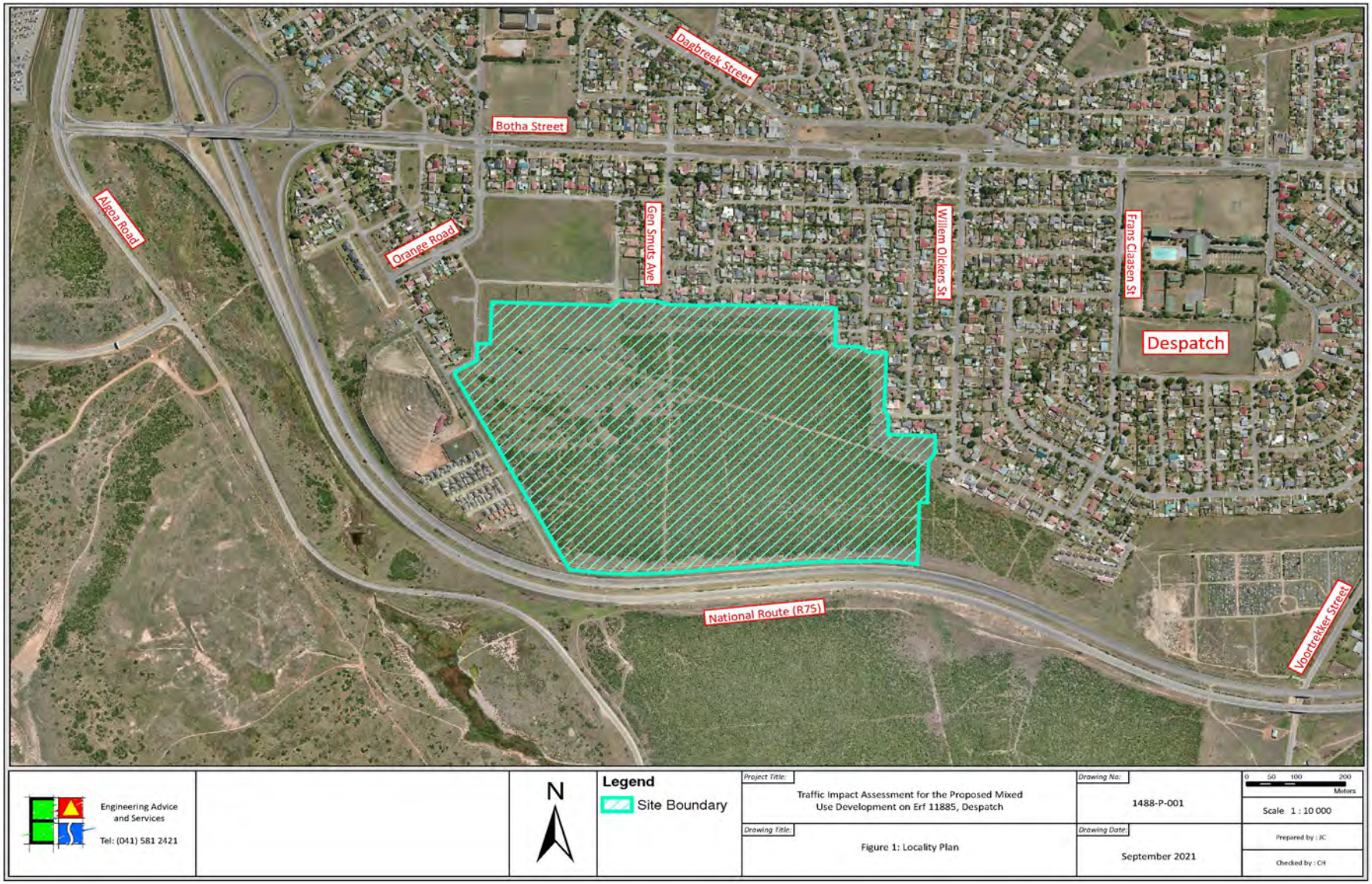

Figure 6: TIA Location Plan

The TIA recommended that in order to accommodate the proposed development the following upgrades to the existing road network must be implemented:

Proposed road upgrades in 2022 (prior to Development – Refer to Figure 7):

- The TIA must be approved by the NMBMM; and
- The intersections of Algoa Road, R75 West Terminal, Orange Road and Gen Smuts Avenue with Botha Street be upgraded by the provision of traffic signals at the cost of the NMBMM.

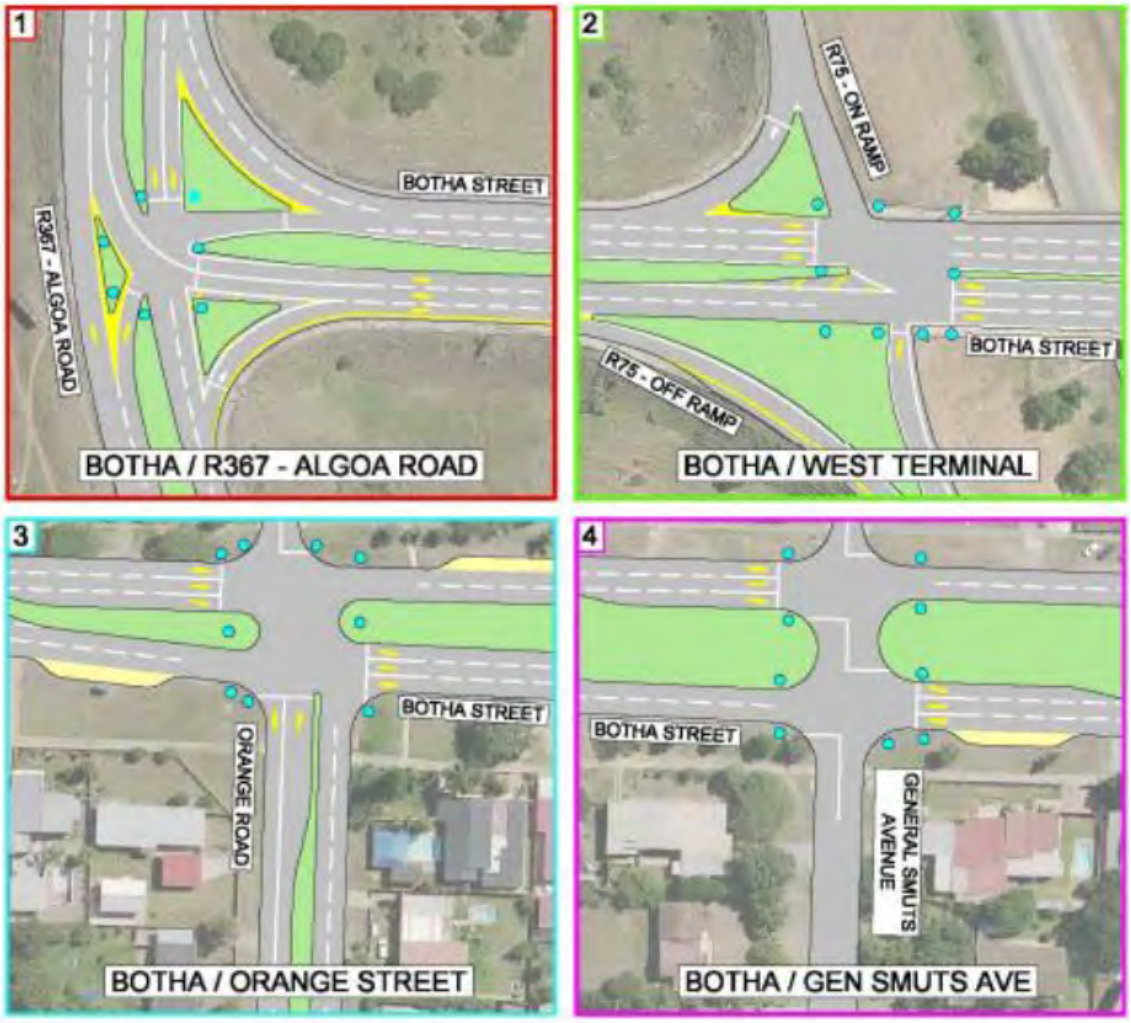

Figure 7: Proposed upgrades prior to development (2022)

Proposed road upgrades in 2022 (after Development – refer to Figure 8):

- Access to Phase 1 and Phase 2 of the proposed development be provided from Botha Street via Orange Road, Gen Smuts Avenue and Willem Olckers Street with the cost of provision of access being met by the Developer.

- Gen Smuts Avenue and Creswell Street be upgraded to improve access to the development, with the cost of upgrading being met by the Developer.
- The Cresswell Street Upgrade is related to the retail component only and the Gen Smuts Avenue upgrade related to the residential component only.
- The R75 East Terminal / Botha Street intersection be upgraded by provision of a right-turn lane on the southbound off-ramp to accommodate Phase 1 and 2 of the development with the cost being met by the Developer;
- The cost of the upgrade shall be apportioned 15% to the residential component and 85% to the retail component based on PM peak hour generated trips; and
- Traffic calming measures be introduced on Harvey, Paul Roos, Mattheus, Pres Brand, Hofmeyr, Wynand and Geelhout Streets with the cost being met by the Developer.

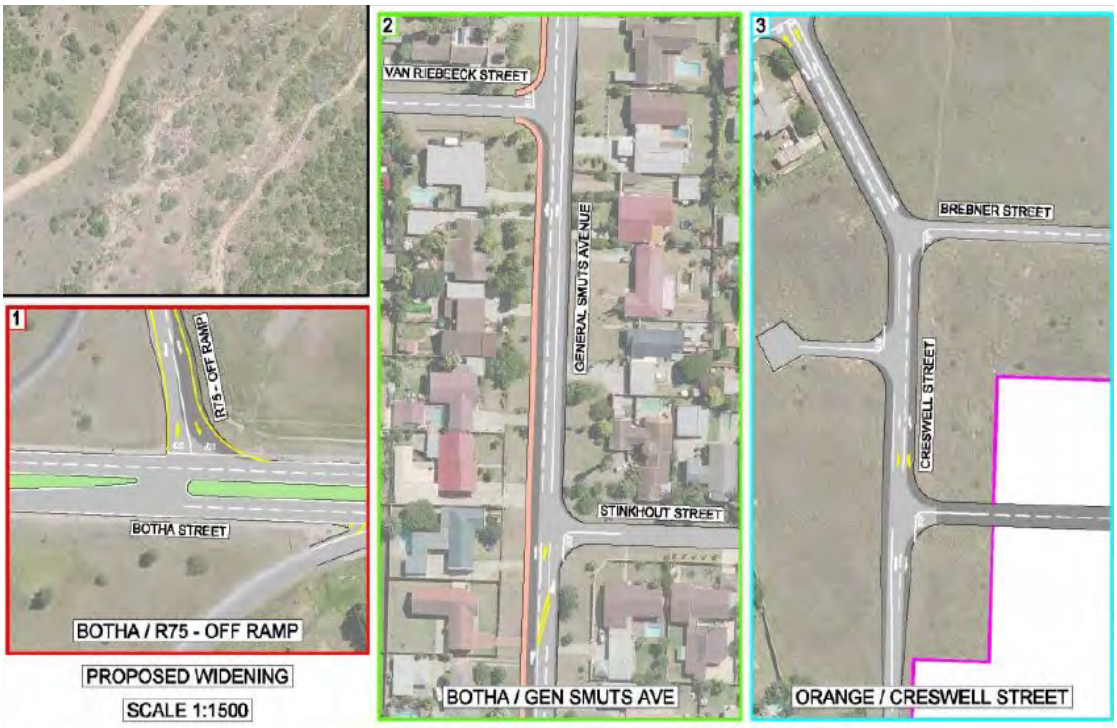

Figure 8: Proposed upgrades after development (2022)

Proposed road upgrades 2027 (after Development – refer to Figure 9):

- Access to Phases 3 to 10 of the proposed development be provided from Botha Street via Orange Road, and Gen Smuts Avenue and Willem Olckers Street with the cost to provide the accesses and improvements to the road network being met by the Developer;
- The following junction improvements be implemented at the Developer's cost:
    - Traffic signals at the Botha Street / Geelhout Street junction;

- Traffic signals at the Botha Street / R75 East Terminal junction;
- Traffic signals at the Botha Street / Willem Olckers Street junction;
- Upgrading of Gen Smuts Avenue / Botha Street junction namely:
- A double right-turn on the eastbound approach; and
- Shared left-slip and through lanes on both the westbound and northbound approaches.

- Traffic calming measures be introduced on Rooshout, Greyling, Kaaithout, President Fouche and Willem Olckers Streets with the cost being met by the Developer.

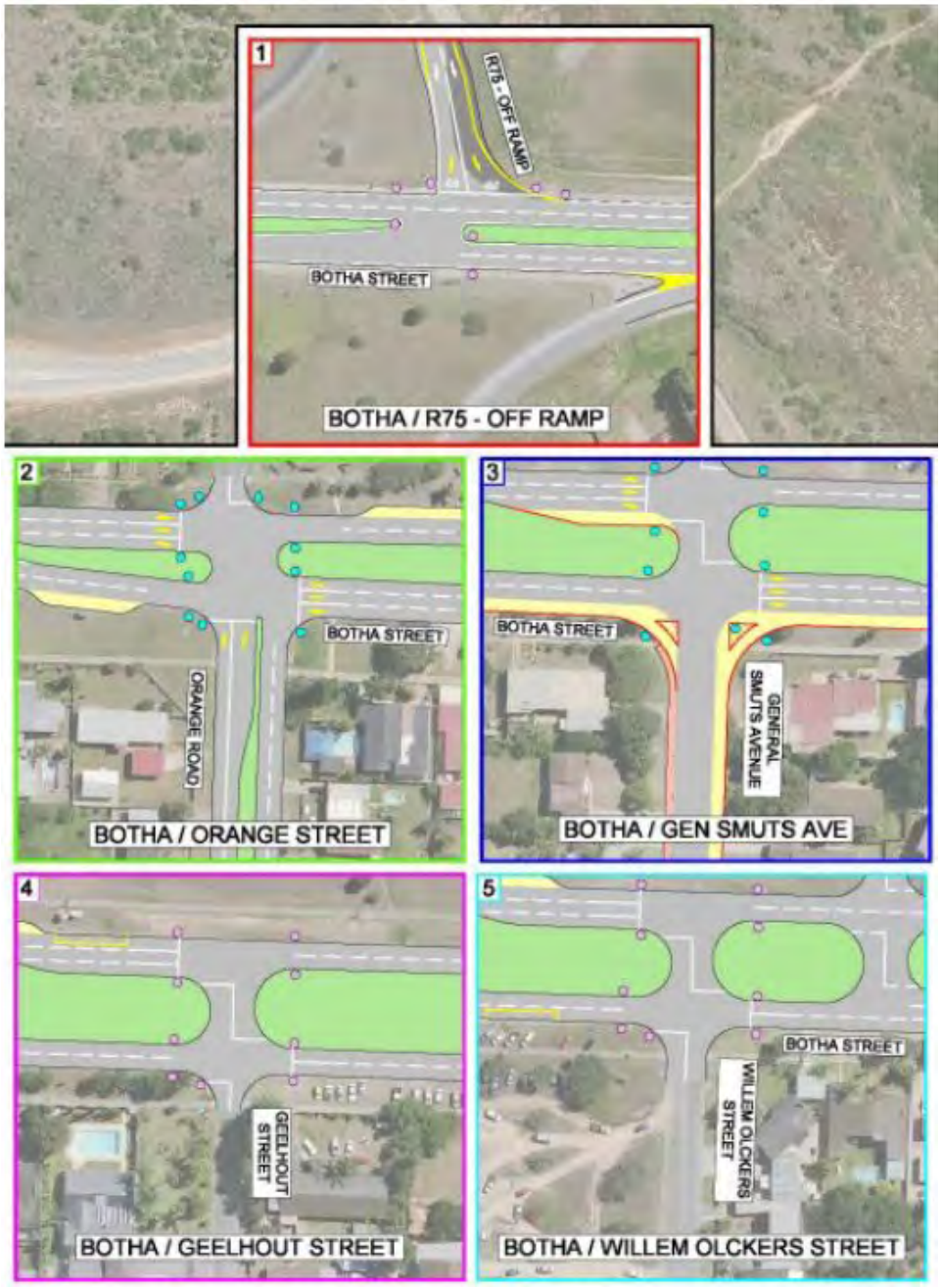

Figure 9: Proposed upgrades after development (2027)

2.4.2 ELECTRICITY

CBM Consulting Mechanical and Electrical Engineers was appointed to compile an electrical services report for the proposed development. Refer to **Annexure C.1** for the complete report. A brief summary follows:

The electrical supply for the proposed development, will be supplied by the NMBMM. Phase 1 and 2 of the proposed development will demand 2.0 MVA. This demand can be readily supplied from the existing 11 kV infrastructure located adjacent to the development site. This will be achieved either by feeding from existing substations or by cutting into existing medium voltage ring-mains. The locations of existing municipal substations are indicated **Figure 10** below.

Figure 10: Locations of existing municipal substations

The lead time required (from payment of connection fee) would typically be about 6 months. Provision of the additional 9 MVA required for subsequent phases of development would require augmentation of the medium voltage infrastructure in the area. NMBMM has a policy of “one erf, one supply”, so the nature of municipal electricity supply will depend on the extent to which erf 11885 is sub-divided. If each development component is a separate erf this will facilitate the provision of electrical supply (numerous smaller connections) rather than a single bulk electricity supply to the entire development. In general terms the NMBMM do not see any major difficulties in providing electricity supply for the entire development, however details of

method, lead times, etc. for later phases will require more information before they can be finalised.

2.4.3 WATER

Zutari Impact Engineers were appointed to compile a preliminary civil services report as included in **Annexure C.2.** A brief summary of the bulk water section of the civil services report is outlined below:

The area adjacent to the proposed development currently receives water from NMBMM supplied from the End Street Reservoir via an existing 150mm pipeline and the Voortrekker reservoir via a 200mm pipeline which runs within existing and the proposed road reserve of the site and surrounding areas. This existing supply option are illustrated in **Figure 11** below.The total provisional water demand estimates for the proposed development is approximately **14.484 Mℓ/day** for Alternative 1 and approximately **21.234 Mℓ/day** for Alternative 2. These calculations are based on the following criteria:

- A Peak Factor of 2.4
- Low Risk category
- A daily demand of 800 ℓ per dwelling unit (Low Density)
- A daily demand of 450 ℓ per dwelling unit (Medium Density)
- A daily demand of 450 ℓ per dwelling unit (High Density)

Proposed bulk water upgrades for Alternative 1

- Demolish Voortrekker Reservoirs and construct a new 4.0Mℓ reservoir;
- Install new 160mm water pipe from End Street Reservoir for phases 7, 9 and 10; and
- Install new 160mm water pipe from Voortrekker Reservoir for phases 4 to 6, 8 & 10

Proposed bulk water upgrades for Alternative 2

- Demolish Voortrekker Reservoirs and construct a new 3.0 Mℓ reservoir for Phases 1 to 2;
- Construct a new 1.5 Mℓ reservoir next to the Voortrekker reservoir to cater for Phases 3, 4, 5, 6, 8 and 10;
- Demolish End Street Reservoir and construct a new 3.0 Mℓ reservoir when Phase 10 is developed;
- Install new 250mm water pipe from End Street Reservoir for phases 7, 9 and 10; and
- Install new 160mm water pipe from Voortrekker Reservoir for phases 3 to 6, 8 & 10.

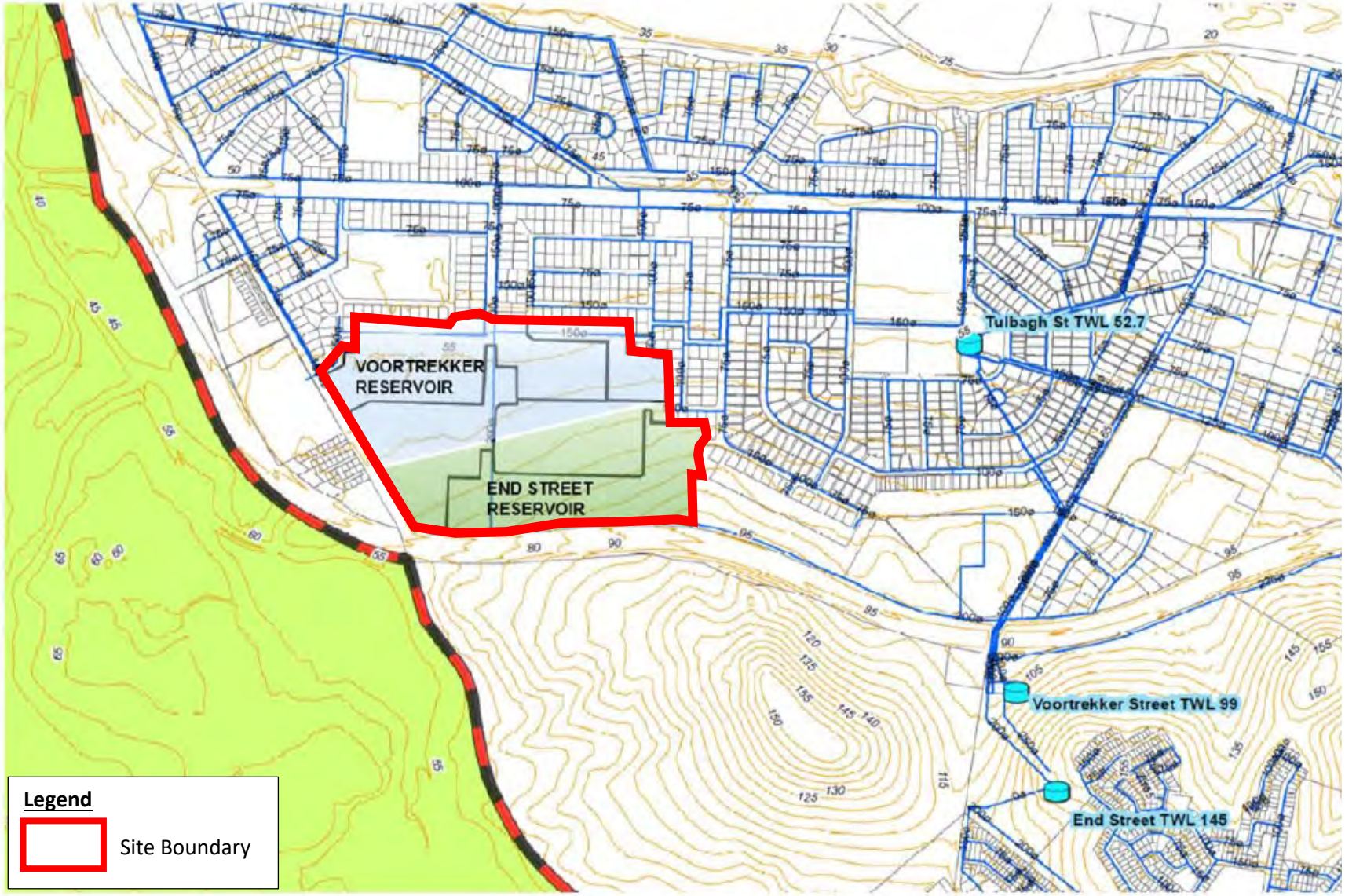

Figure 11: Existing bulk water supply network

2.4.4 SEWAGE

Zutari Impact Engineers were appointed to compile a preliminary civil services report as included in **Annexure C.2.** A brief summary of the bulk water section of the civil services report is outlined below:

In order to facilitate effective master planning, the NMBMM has been divided into thirteen (13) Drainage Areas. The proposed Despatch Development is located within the Despatch drainage area. All sewers within the proposed development drain to the Despatch Wastewater Treatment Works (WWTW). The proposed development is divided into two drainage areas (B3.1 and B1.1) which drains to 2 Bulk outfall sewers as indicated on **Figure 12** below.

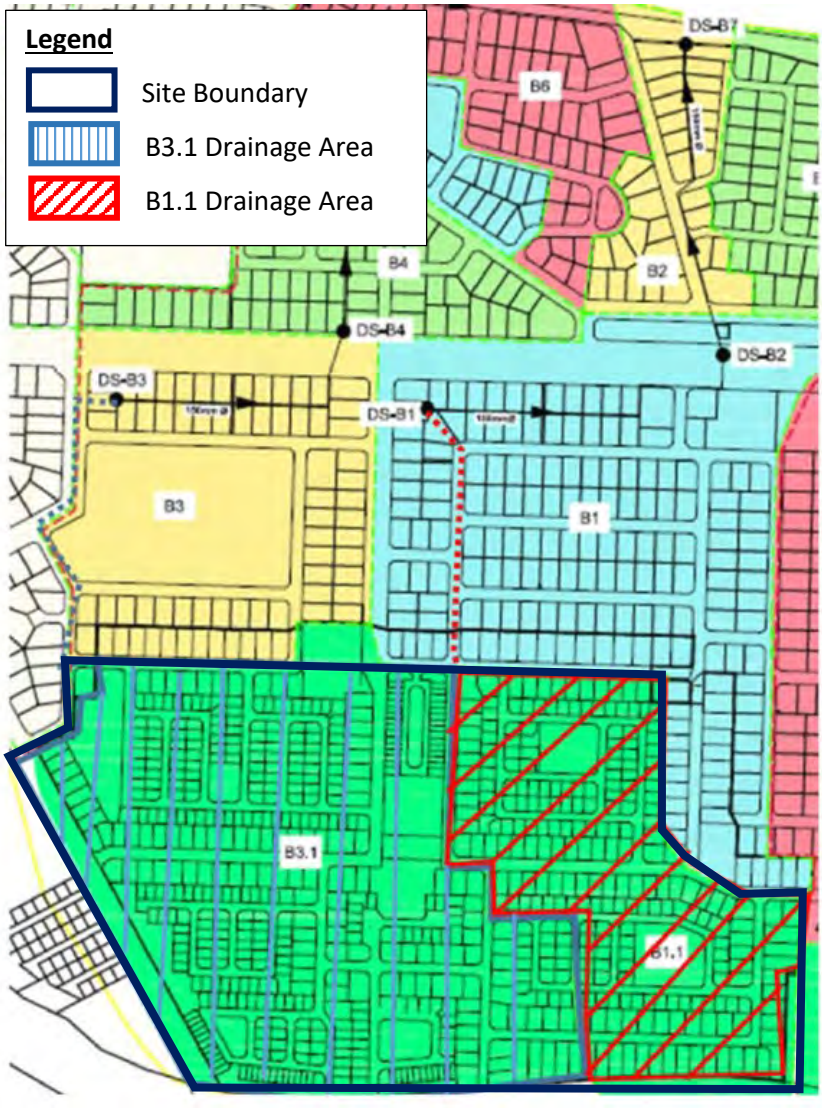

Figure 12: Relevant drainage areas and bulk outfall connections

The capacity of the Despatch WWTW is 8.9Mℓ/day and the current estimated flow is 4.6Mℓ/day. When considering Alternative 1 and Alternative 2 the demand will increase to **5.8Mℓ/day** or **7.4Mℓ/day** respectively which means no upgrades to the Despatch treatment works would be necessary.

A total of five (5) existing bulk sewer lines in the area will have to be upgraded either by the NMBMM and/or the Developer in order to sufficient ensure bulk sewer capacity for Alternative 1 while a total of seven (7) existing bulk sewer lines will have to be upgraded for Alternative 2. The details of these upgrades are outlined in detail in the Civil Services Report (**Annexure C.2**).

2.4.5 STORMWATER

A high-level stormwater assessment of the proposed development area by Zutari Impact Engineers – as included in the Civil Services Report (**Annexure C.2**). As the hard footprint of Alternative 1 and Alternative 2 are the same no distinction has been made between the two alternatives in terms of required stormwater infrastructure. A brief summary follows.

The investigation focused on the total area contributing to run-off across the areas with a view to identify areas in which stormwater run-off or ponding would affect or impede development. The effect on downstream infrastructure was also investigated and comments are included regarding master planning for the areas. It was determined that no water courses are impacted on by the development due to the location within a built-up area and the topography. This was confirmed by a Wetland Specialist as part of the General Authorisation Risk Assessment (**Annexure E.2**).

From site inspections and a desktop study of the area the proposed developments affect the existing stormwater network in the Bothasrus and remainder of the Campher Park area. Refer to **Figure 13** below for a map of the existing stormwater infrastructure.

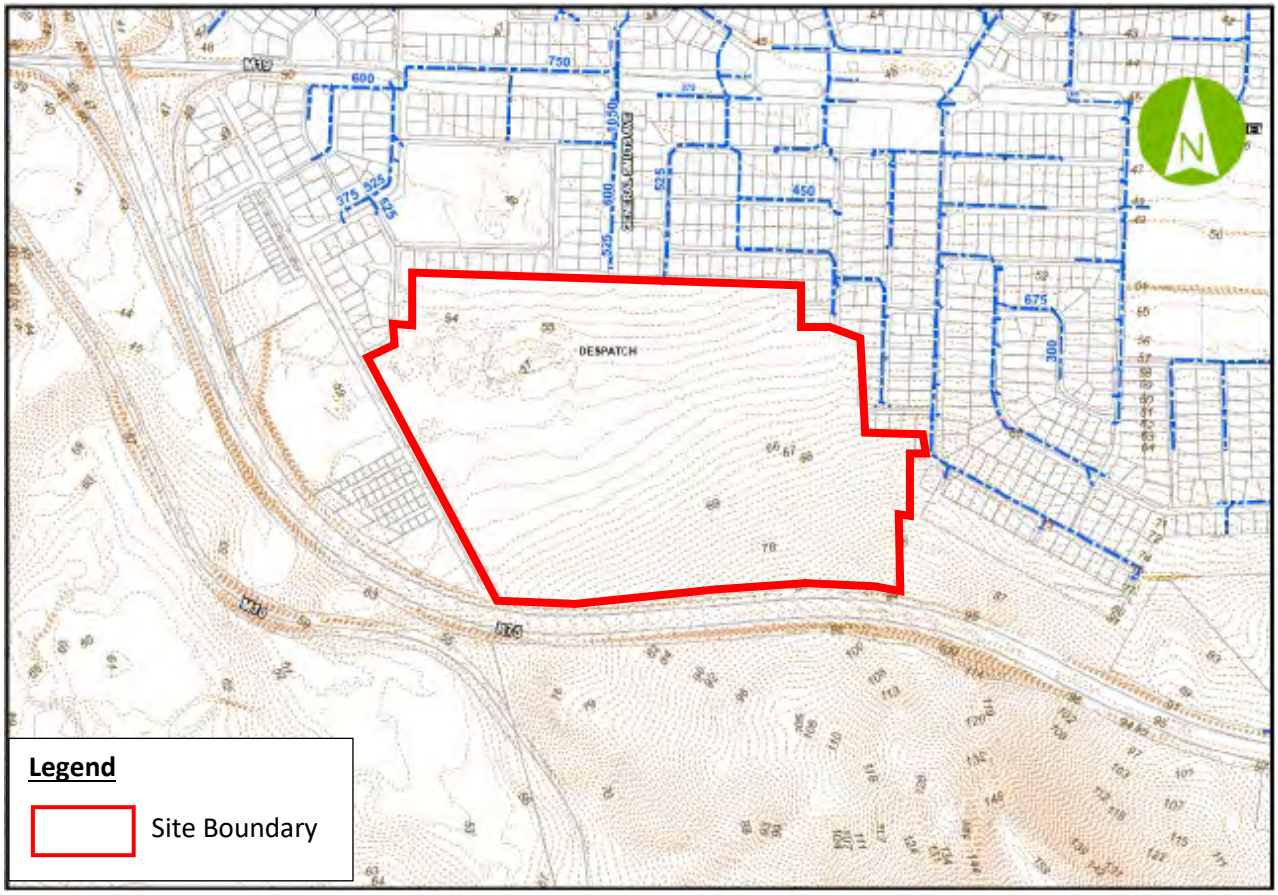

Figure 13: Existing Stormwater Infrastructure

A basic high-level analysis of the catchment areas yielded pre/post-development flows (1 in 5 year recurrence intervals) as indicated in the **Table 3** below.

Table 3: Pre / Post Development Flow calculations

Catchment	Area (ha)	Downstream Flow (m^3/s)
Erf 1184 (Pre-Development)	46 200	1.332
Erf 1184 (Post-Development)	46 200	2.566 average unit size and usage of erf

Proposed stormwater upgrades:

The road network of the proposed site will need to be designed to convey storm water runoff during major rain events. Typically, the roads are expected to function at an acceptable level of service during these times and attention is drawn to Chapter 6 of the *Guidelines for Human Settlement Planning and Design*, which prescribes that during major events the maximum encroachment by runoff on primary roads should not exceed a depth of 150 mm at the crown of the road. It is essential that the vertical and horizontal alignment of the road network be carried out in conjunction with the stormwater management planning.

The NMBMM GIS information provides for a bulk stormwater tie in point at the southern end of General Smuts Avenue, which is a 525mm pipe and similarly at the southern end of Mattheus street. It is estimated that the existing 525mm pipes will only be able to accommodate 0.498m³/s each of the 2.566 m³/s. This indicates that the 525mm pipe along General smuts Avenue, will require an upgrade to a 900mm pipe to accommodate 2.067 m³/s of the total discharge and the pipe along Mattheus street will accommodate the remaining 0.498 m³/s.

2.4.6 PROPOSED FILLING STATION

The proposed filling station to be located on Jansen Street in Despatch will form part of the proposed Despatch Park mixed-use precinct development. One access points will serve the proposed development site.

A feasibility study was undertaken by EMRE (**Annexure E.8**) in order to assess the economic impact of the proposed filling station on the existing and future developments in the surrounding area, including the existing filling stations. The existing filling stations in Despatch that fall within a 3.5 km radius of the subject site were surveyed (Refer to **Figure 14**). There are four (4) filling station sites, with the nearest being approximately 1.24 km from the subject site by the shortest route. This is a large modern filling station located on the M19, the primary route through Despatch. The other three (3) sites are smaller and older sites located over 3km away by road, serving the historic Despatch business area. The existing filling stations fulfil the demand of the respective areas in which they are located, and will all benefit from the proposed Despatch Park mixed-use precinct development which will significantly increase the number of residential units and the population of Despatch.

Calculations indicate that the proposed development site is expected to pump out approximately 400,000 litres of fuel per month in its first year, based on expected passing traffic volumes, the future development passing traffic volumes, the future road network and the average fill per vehicle of its nearby existing filling stations. The future mixed-use precinct Despatch Park development and road network will lead to an increase in sales at all filling stations within Despatch.

It is therefore recommended by the specialist that a filling station be developed on the subject site after the convenience shopping centre is open and once a significant portion of the

proposed residential development of Despatch Park has been constructed and occupied by residents.

Figure 14: Existing filling station within a 3.5km radius

3. POLICY AND LEGISLATIVE CONTEXT

3.1 RELEVANT ACTS

3.1.1 CONSTITUTION OF THE REPUBLIC OF SOUTH AFRICA ACT, 1996 (ACT NO 108 OF 1996)

Section 24 of the Constitution of South Africa No. 108 of 1996 states *that "…everyone has the right (a) to an environment that is not harmful to their health or well-being; and (b) to have the environment protected, for the benefit of present and future generations through reasonable legislative and other measures that (c) secure ecologically sustainable development and use of natural resources while promoting justifiable economic and social development."* This

protection encompasses preventing pollution and promoting conservation and environmentally sustainable development. The proposed project will ensure of such rights.

3.1.2 NATIONAL ENVIRONMENTAL MANAGEMENT ACT (ACT NO. 107 OF 1998) [NEMA]

The National Environmental Management Act (Act No. 107 of 1998) (NEMA) provides for co-operative environmental governance by establishing principles for decision-making on matters affecting the environment, institutions that will promote co-operative governance and procedures for co-ordinating environmental functions exercised by organs of the State, as well as to provide for matters connected there with.

Section 2 of NEMA establishes a set of principles that apply to the activities of all organs of state that may significantly affect the environment. These include the following:

- Development must be sustainable;
- Pollution must be avoided or minimised and remedied;
- Waste must be avoided or minimised, reused or recycled;
- Negative impacts must be minimised; and
- Responsibility for the environmental health and safety consequences of a policy, project, product or service exists throughout its life cycle.

Section 28(1) states that: "*Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring*." If such degradation/pollution cannot be prevented, then appropriate measures must be taken to minimise or rectify such pollution. These measures may include:

- Assessing the impact on the environment;
- Informing and educating employees about the environmental risks of their work and ways of minimising these risks;
- Ceasing, modifying or controlling actions which cause pollution/degradation;
- Containing pollutants or preventing movement of pollutants;
- Eliminating the source of pollution; and
- Remedying the effects of the pollution.

Listed Activities:

The proposed development includes activities that fall within the scheduled activities under the Environmental Impact Assessment (EIA) Regulations 2014 in Listing Notices 1, 2, 3 and published in Government Notices No. R. 327, R.325 and R.324. of the 2014 NEMA EIA Regulations (as amended April 2017). Activities included in Listing Notice 2 require a full Scoping and Environmental Impact Reporting (S&EIR) process. The listed activities that have been applied for are provided in **Table 4** below.

Table 4: Applicable listed activities under the EIA Regulations 2014

Listing Notices	Activity Number	Activity Description & Project Relevance
Listing Notice 1 GNR 327	**9**	The development of infrastructure exceeding 1 000 metres in length for the bulk transportation of water or storm water— (i) with an internal diameter of 0,36 metres or more; or (ii) with a peak throughput of 120 litres per second or more; excluding where— (a) such infrastructure is for bulk transportation of water or storm water or storm water drainage inside a road reserve or railway line reserve; or (b) where such development will occur within an urban area.
Listing Notice 1 GNR 327	**10**	The development and related operation of infrastructure exceeding 1 000 metres in length for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes – (i) with an internal diameter of 0,36 metres or more; or (ii) with a peak throughput of 120 litres per second or more; excluding where— (a) such infrastructure is for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes inside a road reserve or railway line reserve; or (b) where such development will occur within an urban area.
Listing Notice 1 GNR 327	**11**	The development of facilities or infrastructure for the transmission and distribution of electricity—

Listing Notices	Activity Number	Activity Description & Project Relevance
		(i) outside urban areas or industrial complexes with a capacity of more than 33 but less than 275 kilovolts; or (ii) inside urban areas or industrial complexes with a capacity of 275 kilovolts or more; excluding the development of bypass infrastructure for the transmission and distribution of electricity where such bypass infrastructure is — (a) temporarily required to allow for maintenance of existing infrastructure; (b) 2 kilometres or shorter in length; (c) within an existing transmission line servitude; and (d) will be removed within 18 months of the commencement of development.
Listing Notice 1 GNR 327	**14**	The development and related operation of facilities or infrastructure, for the storage, or for the storage and handling, of a dangerous good, where such storage occurs in containers with a combined capacity of 80 cubic metres or more but not exceeding 500 cubic metres.
Listing Notice 2 GNR 325	**15**	The clearance of an area of 20 hectares or more of indigenous vegetation, excluding 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.
Listing Notice 3 GNR 324	**4**	The development of a road wider than 4 metres with a reserve less than13,5 metres.
Listing Notice 3 GNR 324	**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. In the Eastern Cape, within any critically endangered or endangered ecosystem listed in terms of Section 52 of the NEMBA or prior to the publication of such a

Listing Notices	Activity Number	Activity Description & Project Relevance
		list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment, 2004.

3.1.3 THE NATIONAL WATER ACT 1998 (ACT NO 36 OF 1998) [NWA]

The National Water Act, 1998 (Act No. 36 of 1998) (NWA) aims to provide management of the national water resources to achieve sustainable use of water for the benefit of all water users. Section 19 of the NWA, which states that an owner of land, a person in control of land or a person who occupies or uses the land which thereby causes, has caused or is likely to cause pollution of a water resource must take all reasonable measures to prevent any such pollution from occurring, continuing or recurring and must therefore comply with any prescribed waste standard or management practices.

The proposed development will be required to register as a water user in terms of the National Water Act, 1998 (Act No. 37 of 1998) (NWA) and in accordance with General Authorisation published in Notice 509 of 2016 for the following activities:

Activities under Section 21 covered by the General Authorisation	
c	Impeding or diverting the flow of water in a watercourse
i	Altering the beds, banks, course or characteristics of a watercourse

The General Authorisation is provisional and requires that the water use is within the limits and conditions set in this General Authorisation.

According to the General Authorisation, the owner or occupier of a property on which the water use is to take place may:

(i) exercise the water use activities in terms of section 21(c) or (i) of the Act subject to the conditions of Notice 509;

(ii) use water in terms of section 21(c) or (i) of the Act if it has a **low risk** class as determined through low risk class as determined through the Risk Matrix;

(iii) do maintenance work associated with their existing lawful water use in terms section 21(c) or (i) of the Act that has a **low risk** class as determined through the Risk Matrix;

(iv) conduct river and storm water management activities as contained in a river management plan;

(v) conduct rehabilitation of wetlands (read together with Notice 1198 published in Government Gazette 32805 dated 18 December 2009) or rivers where such rehabilitation activities have a **low risk** class as determined through the Risk Matrix; or

(vi) conduct emergency work arising from an emergency situation or incident associated with the persons' existing lawful water use, provided that all work is executed and reported in the manner prescribed in the Emergency Protocol.

A General Authorisation Risk Assessment (including Matrix) was compiled (**Annexure E.2**) and the risk was determined to be low. Upon completion of registration, DWS will provide a certificate of registration to the water user.

3.1.4 NATIONAL ENVIRONMENTAL MANAGEMENT BIODIVERSITY ACT, 2004 (ACT NO. 10 OF 2004) [NEMBA]

The purpose of NEMBA is to provide for the management and conservation of South Africa's biodiversity within the framework of the NEMA and the protection of species and ecosystems that warrant national protection. As part of its implementation strategy, the National Spatial Biodiversity Assessment was developed.

The fauna and flora prevailing in the study area will be handled in terms of the NEMBA as amended, including all the pieces of legislation published in terms of this act.

3.1.5 THE NATIONAL HERITAGE RESOURCES ACT, 1999 (ACT NO. 25 OF 1999) [NHRA]

The NHRA legislates the necessity for Heritage Impact Assessment (HIA) in areas earmarked for development, which exceed 0.5 hectares (ha) and where linear developments (including roads) exceed 300 metres in length. The Act makes provision for the potential destruction to existing sites, pending the archaeologist's recommendations through permitting procedures. Permits are administered by the Provincial Heritage Resources Agency – Gauteng (PHRAG).

The HIA (see **Annexure E.4**) and EMPr (see **Annexure G**) outline the correct procedures to be followed should features, sites or artefacts of cultural significance that could be impacted on by the proposed development be identified during construction.

3.1.6 CONSERVATION OF AGRICULTURAL RESOURCES ACT, 1983 (ACT 43 OF 1983) (CARA)

The CARA aims to provide for the protection and control of utilisation of the country's agricultural resources in order to promote conservation of soils, water and natural vegetation as well as the combatting of weeds and invader plants. Sustainable utilisation is a key objective. CARA was therefore used for determining the agricultural significance, value and subsequently the adequate management of the proposed project area.

In the Eastern Cape Province, the implementation of this Act is overseen by both the National Department of Agriculture, Land Reform and Rural Development (DALRRD), as well as the Provincial Department of Rural Development and Agrarian Reform (DRDAR). Both these Departments will be invited to provide comments and recommendations on the proposed development. An Agricultural Impact Assessment is attached as **Annexure E.3.**

3.2 RELEVANT POLICIES AND GUIDELINES

3.2.1 DEPARTMENT OF ENVIRONMENTAL AFFAIRS INTEGRATED ENVIRONMENTAL MANAGEMENT GUIDELINES

Integrated Environmental Management (IEM) is a tool that encourages a holistic approach towards the decision-making process on projects that could potentially have environmental impacts. The tool informs all stakeholders about the range of tools available to align with the principles of sustainable development. The philosophy emphasises the need to integrate the social, environmental and economic aspects of every development project in all stages. Integration of environmental considerations across the full life cycle of the activity, integration of knowledge across specialist disciplines, integration all relevant stakeholders and integration pf all tools necessary for the decision-making process throughout the fully cycle of an activity. That is implies consideration of environmental issues through the pre-feasibility, feasibility, planning and design, construction, operational and decommissioning phases.

3.2.2 NELSON MANDELA BAY METROPOLITAN MUNICIPALITY INTEGRATED DEVELOPMENT PLAN

The 2017/2018 - 20221/2022 Nelson Mandela Bay Metropolitan Municipality's Integrated Development Plan (IDP) proposed strategies that contribute to the economic development of the Metro while taking into consideration the social aspect and the sustainability of the area. Chapter 8 in particular proposed the concept of smart cities where residents are do not have to travel long distance for amenities and services. Additionally, chapter 8.6 states NMBMM's mandate with regards to housing. The IDP stated that "The City's mandate in respect of human settlements is derived from the National Housing Act 107 of 1997, which provides for *"the establishment and maintenance of habitable, stable and sustainable public and private residential environments, to ensure viable households and communities in areas allowing convenient access to economic opportunities, and to health, educational and social amenities in which all citizens and permanent residents of the Republic will, on a progressive basis have access to permanent residential structures with secure tenure, ensuring internal and 164 external privacy, and providing adequate protection against the elements, potable water, adequate sanitary facilities and domestic energy supply".*

3.2.3 NATIONAL DEVELOPMENT PLAN – 2030 (NDP)

The National Development Plan (NDP) 2030 is a strategy that aims to confront and alleviate poverty and inequality using a coherent and holistic approach based on the six focused, interlinked priorities. The following are the NDP priorities that aligns with the proposed development:

Citizens active in their own development: the state must actively support and incentivise citizen engagement and citizens should actively seek opportunities for advancement, learning, experience and opportunity while working together with others in the community to advance development, resolve problems and raise the concerns of the voiceless and marginalised.

Faster and more inclusive economic growth: South Africa needs an economy that is more inclusive, more dynamic equitable. The NDP aims to have an economy that is close to full employment, equip people with the skills they need, ensure that ownership of production is more diverse and able to grow rapidly, and provide the resources to pay for investment in human and physical capital.

Building capabilities: This refers to building institutions, infrastructure (telecommunications, water, energy and transport), the education and training system, sustainable management of the environment, systems of innovation and patterns of spatial development.

A capable and developed state: a South African developmental state will intervene to support and guide development so that benefits accrue across society (especially to the poor), and build consensus so that long-term national interest trumps short-term, sectional concerns. Chapter 8 of the NDP focuses on strategies and approaches towards transformation of human settlements. The strategies include efficient planning systems that are integrated across all government spheres and upgrade of informal suitable informal settlements and have more people closer to their places of work with access to quality public transport.

3.2.4 SPATIAL DEVELOPMENT FRAMEWORK

The Nelson Mandela Bay Metropolitan Spatial Development Framework is a core for the Integrated Development Plan (IDP) and focuses on outlining the desired spatial development of the metropolitan area as guided by the Spatial Planning and Land Use Management Act, 2013 (SPLUMA).

The NMBM identified geographic entities that provide guidance on where the priority capital investment in the SDF. These areas are:

- Core economic areas;
- Infill priority areas;
- Strategic development areas; and
- Service upgrading priority areas National.

In addition to the graphic entities, the SDF states that the “National Treasury has prioritised the development of what is termed an Urban Network Strategy. This Strategy defines areas such as nodes, hubs and corridors into which government grant funding from National Treasury will be channelled. The NMBM, in conjunction with National Treasury, is working on defining an acceptable Urban Network Strategy, which will be approved by Council and form part of the SDF”. The proposed development falls in the Uitenhage/Despatch area. This are is known for its large industrial base and the thriving commercial activities. The SDF states that the business districts of this are established and fulfil a wide commercial trade. The proposed area therefore forms part of the urban nodes that are defined in the SDF.

3.2.5 NATIONAL SPATIAL DEVELOPMENT PLAN 2019

The National Spatial Development Framework of 2019 has identified the Nelson Mandela Bay Metropolitan region as one of the National Urban Core. This implies that the Metro has a

population of more than 500 000 people with an economic output that is greater than R9 700 million per year. The National Urban Cores are areas with a projected high economic and population growth.

3.2.6 BIOREGIONAL PLAN

The South African National Biodiversity Institute (SANBI) defines Bioregional Plan is a tool that is used to identify areas that has terrestrial and aquatic features which are critical for biodiversity conservation and maintaining ecosystem functions. The plan provides a map of biodiversity priorities of different areas in order to inform land use activities which could potentially impact the biodiversity. The map shows whether different areas are protected, Critical Biodiversity Area (CBAs), or Ecological Support Area (ESAs), and the land use objective of that category.

According to the NMBMM Bioregional Plan, the proposed development site does not support any CBAs or ESAs (Refer to **Figure 15**). As such, the management recommendations contained in this document are not of relevance in the planning of the proposed development.

Figure 15: Map showing the CBAs in the Nelson Mandela Bay Municipality

4. NEED AND DESIRABILITY

As stated in the DEA Need and Desirability guideline (GNR 891 of 2014), it is essential that growth in the economy addresses national policies and strategies. The implementation of these policies (social and economic) needs to take into consideration concerns such as climate change, food security and the status of ecosystem services. To achieve a better quality of life for all, society needs to improve the efficiency and responsibility with which resources are used. The proposed activity was considered under the following two strategic goals:

4.1 PROMOTING JUSTIFIABLE ECONOMIC AND SOCIAL DEVELOPMENT

The Municipal Spatial Development Framework (SDF), 2015 identifies the CBD's of Port Elizabeth, Uitenhage and Despatch as nodes of metropolitan significance in shaping the economic form and identity and interface of the Nelson Mandela Bay Metropolitan Municipality (NMBMM). These are seen as the geo-economic nodes which are the central-core to the economic network of the Metro and have a greater sphere of influence relative to other nodes. The Metropolitan nodes define an inner core area of approximately 10km radius where densification and restructuring initiatives are proposed to be concentrated.

The relevant property falls within the urban edge of the NMBMM and is therefore included in the SDF (2015). According to this plan, the proposed development site falls within an area identified for future residential expansion.

According to market studies undertaken in the area by Demacon in 2017 there is a great demand for housing in the Despatch Node – especially in the Finance Linked Individual Subsidy Programme (FLISP) & Bonded Units, Social Units and Entry Level Units markets. Apart from housing the study also showed a high demand in the retail, private education and health care markets. The study concluded that the proposed development will positively influence economic development on a regional and metropolitan level.

In addition to providing housing in an area that shows a great demand, the proposed project will also generate a large number of employment opportunities. The statistics indicate the Nelson Mandela Bay Municipality has an unemployment rate of 21,02% (http://www.statssa.gov.za).

According to a feasibility study by EMRE (**Annexure E.8**) and based on the expected passing traffic volumes in the future the site is also feasible for a filling station. It was estimated that the proposed filling station site will create 100+ jobs during the development phase. This includes specialist consultants and contractors.

According to EMRE temporary employment opportunities will be created for local individuals and their dependent during the construction phase. This is seen as a positive socio-economic impact with a low to medium significance as the employment opportunities will only last for the duration of the construction phase. Relevant individuals will, however, be able to sell their newly acquired skills within and beyond the boundaries of the local economy long after the completion of the construction phase. This positive impact has a high significance rating.

According to EMRE the operational phase of the proposed development could also see the development and transfer of skills taking place. Skills development and transfer will grant the formerly unskilled or unemployed access to permanent employment and associated benefits. This will have positive socio-economic implications for the individuals involved as well as their dependents. This positive impact has a high significance rating.

One of the priorities as outlined in the Nelson Mandela Bay Municipal Economic Development Strategy (IDP 2017/18 – 2021/22) is to create new employment opportunities in the Despatch Node. According to these statistics new job creation is needed to stem the rising unemployment rate. The proposed development is therefore in line with this strategy.

4.2 SECURING ECOLOGICAL SUSTAINABLE DEVELOPMENT AND USE OF NATURAL RESOURCES

This goal aims to improve the efficiency and responsibility with which resources are used. Thus, while there is a need for economic and social development, all of the impacts have to be taken into consideration in order to ensure long-term sustainable development.

According to the NMBMM Bioregional Plan, the proposed development site does not support any CBAs or ESAs (Refer to **Figure 17**). According to the Ecological Assessment (**Annexure E.1**) the habitat of the study site has undergone, and is still subject to, various levels of anthropogenic degradation. The forms of anthropogenic degradation include alien invasive vegetation, illegal dumping of various kinds of waste, vegetation clearance, soil excavations and associated soil heaps as well as tracks which have become preferential flow

paths which poses an erosion risk. The study site is also surrounded by different residential developments and a major road which has resulted in the study site suffering from edge effects and being isolated from other natural habitats. This has a restricting influence on the movement of fauna and flora in and out of the site as well as corresponding gene flow.

All stormwater and waste water to be generated by the proposed development will be directed to the formal municipal bulk systems. According the Wetland Risk Assessment (**Annexure E.2**) the closest wetland system lies 270m to the South-west and is separated from the study site by the R75 which is a major highway with two double lanes as well as the the R368, a lesser order road, which constitutes that the risk posed by the proposed development to surface water bodies is low.

Although a number of potential short and long-term environmental and social impacts can be expected during the construction and operational phases of the proposed development, this Environmental Impact Assessment demonstrates that the identified impacts can be mitigated to acceptable levels (low to medium significance) through the implementation of appropriate mitigation and management measures (Refer to **Section 9**).

The Proposed Activity therefore seeks to deliver a housing, commercial services, economic growth and employment, in an area where the demand is great, in line with the spatial development strategies and without compromising the biophysical environment.

5. PUBLIC PARTICIPATION

Public consultation is a legal requirement throughout the S&EIR process. All documents must be made available for public review and comment by the proponent, these include the Scoping Report and Terms of Reference for the EIA, the draft and final EIA reports and the decision of the Competent Authority.

The method of public consultation to be used depends largely on the location of the development and the preferred language and level of literacy of those being impacted on by the project. Required means of public consultation include:

- Site notice(s);
- Newspaper advertisements;

- Letters of notification and information to affected landowner(s), stakeholders and registered I&APs;
- Stakeholder meetings; and
- Authority and Stakeholder engagement

Refer to **Annexure D** for proof of the public participation process to date.

5.1 NOTIFICATION OF INTERESTED AND AFFECTED PARTIES

The proposed activity was advertised in the **UD Express** on **17 February 2021**. The advertisement provided an overview of the details of the proposed development and provided I&APs with the information on how and where to register their interest or provide comment. In addition to the newspaper advert the following actions were undertaken:

- Four site notices were placed at visible locations; and
- Notification letters were sent to Adjacent Landowners,

The Draft Scoping Report was advertised for a 30-day commenting period **(from Monday, 23 August 2021 to Wednesday, 22 September 2021).** Notifications were sent out to all Registered I&AP's, relevant State Departments, Parastatals and NGO's. A section 38 Application was also lodged on the SHARIS portal.

Proof of the above notifications as well as correspondence and comments received to date can be found in **Annexure D** of this Draft EIR.

5.2 SCOPING PHASE

All comments received during the draft and final scoping phases have been captured and addressed in the Comments and Responses Report (CRR). Refer to **Annexure D**.

5.3 ENVIRONMENTAL IMPACT REPORTING PHASE

The Draft EIR is now available to registered Interested and Affected Parties (I&AP's) and State Departments for review and comment for a period of 30 calendar days (**Thursday, 6 January 2022 to Monday, 7 February 2022**). All comments received on the Draft EIR will be incorporated and addressed in the Final EIR which will be submitted to the DEDEAT for review and decision making.

6. DESCRIPTION OF THE RECEIVING ENVIRONMENT

6.1 BIOPHYSICAL ENVIRONMENT

The appointed Ecologist and EAP conducted a joint site on 10 February 2021 and findings are outlined below (refer to **Annexure E.1**) for the Ecological Assessment Report.

6.1.1 CURRENT LAND USE

During the field survey it was clearly evident that the habitat and ecological condition of the study site has been degraded and deviated from its natural state due to various anthropogenic factors such as historical soil excavations with its associated soil heaps. This has led to parts of the study site's pedology being disturbed, which in turn negatively impacts on soil fertility and compromises growing conditions for vegetation. Another anthropogenic impact is the presence of rubble heaps which has been dumped on various locations on the study site.

6.1.2 CLIMATE

The study site falls in an area with highly variable rainfall patterns, with rainfall possible throughout the whole year. Droughts can be quite a common occurrence. The Mean Annual Precipitation (MAP) for the Sundays Thicket vegetation type is 334 mm. Frost does occur with up to 8 days of frost possible. Proximity to the coast will influence temperature, rainfall and frost. An oceanic climate prevails. Mean Annual Temperature is 17.5°C. Monthly maximum and minimum temperatures for this vegetation unit near Uitenhage is 36.9°C and 1.3°C for February and July, respectively. It is dry for 215 days a year with an average humidity of 52% and an UV-index of 5.

6.1.3 VEGETATION

The vegetation type description included in the Scoping Report only referred to the description from Mucina and Rutherford (2006). Please note that this section was updated to include the latest available information from "Vegmap" by the South African National Biodiversity Institute's (SANBI) Biodiversity Geographic Information System (BGIS), 2019.

The desktop study that was undertaken, made use of The Vegetation of South Africa, Lesotho and Swaziland by Mucina & Rutherford as well as the Vegmap of the South African National

Biodiversity Institute's (SANBI) Biodiversity Geographic Information System (BGIS). According to these sources the following vegetation information is applicable to the study site:

- Biome – Albany thicket
- Vegetation type – Sundays thicket & Albany Alluvial Vegetation.

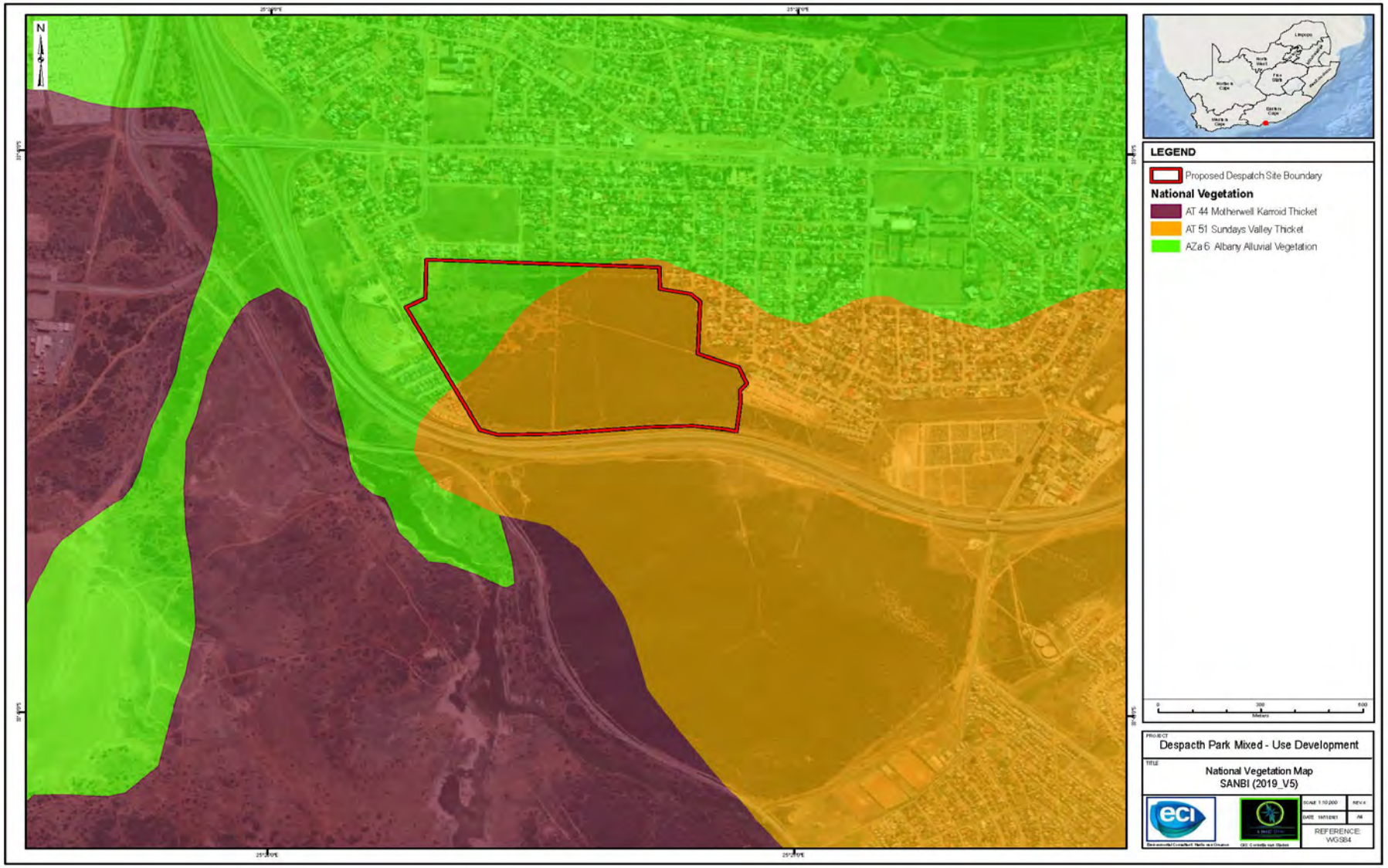

Figure 16: The National Vegetation Map as it relates to the study site

Table 5: Description of relevant vegetation types

	Sundays Thicket	Albany Alluvial
Climate	The study site falls in an area with highly variable rainfall patterns, with rainfall possible throughout the whole year. Droughts can be quite a common occurrence. The Mean Annual Precipitation (MAP) for the Sundays thicket vegetation type is 334 mm. Frost does occurs with up to 8 days of frost possible. Proximity to the coast will influence temperature, rainfall and frost. An oceanic climate prevails. Mean Annual Temperature is 17.5°C. Monthly maximum and minimum temperatures for this vegetation unit near Uitenhage is 36.9°C and 1.3°C for February and July, respectively. It is dry for 215 days a year with an average humidity of 52% and an UV-index of 5.	Characterised by undifferentiated, year-round precipitation regime, with only two slight peaks in March and November. The overall MAP is 350 mm (range 300–717 mm). Warm-temperate climate (overall MAT 18°C; range 15.7–18.3°C). The river valleys are often hotter than the surrounding landscape (due to exposed steep slopes), whereas riverine zones closer to the coast enjoy an ameliorated climate due to its proximity to the sea.
Conservation Status	The conservation status of this vegetation type is classified as **Least Threatened**. This vegetation type is conserved within the greater Addo Elephant National Park, Groendal Wilderness area, Swartkops valley and Springs nature reserves. Various private game farms and concessions also contribute to the protection of this vegetation type. More than 6% is transformed due to various anthropogenic influences such as cultivation overgrazing and urban expansion. This vegetation type in its degraded state resembles thornveld or grassland with a strong presence of alien invasive weed species. In this degraded state most of the indigenous thicket species has disappeared. Erosion ranges from moderate to very low.	**Endangered**. Target 31%. Only about 6% statutorily conserved in the Greater Addo Elephant National Park, Baviaanskloof Wilderness Area, Loerie Dam, Springs, Swartkops Valley and Yellowwoods Nature Reserves and the Double Drift Reserve Complex. About 2% enjoys protection in eight private conservation areas. More than half of the area has been transformed for cultivation, urban development, road building and plantations. Alien invaders include Acacia saligna, Nerium oleander and Eucalyptus species.

	Sundays Thicket	Albany Alluvial
Geology, Soil & Hydrology	Dominated by deep red loamy to clayey soils form the Mesozoic Uitenhage Group in the south, whereas the soils in the Zuurberg are more nutrient poor sandy soils belonging to the Cape Supergroup. The inland regions of the Sundays river has soils which originated from the Ecca Group Shales and mudstones which are heavy due to the high clay content.	Underlain by Jurassic-Cretaceous sediments of the Uitenhage Group. The alluvial zones (recent alluvial deposits of various textures, but usually with high clay content) can become flooded following the west-east passage of frontal systems in autumn and winter or during intensive local storms in summer.
Distribution	The altitude ranges from 0m above sea level in the coastal regions 800m above sea level. This vegetation type is confined to the Eastern Cape specifically the area surrounding Uitenhage, the northern parts of Gqeberha/Port Elizabeth. From here it stretches into the lower Sundays river valley to the East of Colchester. From here it runs Northwards towards the beginning of the Zuurberg mountains. The areas North of the Groot and Klein Wintershoek mountains are also included.	Between East London and Cape St Francis on wide floodplains (usually close to the coast where the topography becomes flatter) of the large rivers such as the Sundays, Zwartkops, Coega, Gamtoos, Baviaanskloof, Great Fish River etc. This alluvial unit is embedded within the Albany Thicket Biome. Altitude ranging from 20–1 000 m.
Vegetation & Landscape Features	Low undulating plains, hills and foothills covered with tall dense thicket. Trees, succulents and shrubs are common within these thickets. Spinescent species occurs in numerous numbers. The higher there is moved along the aridity index the more the woody species decrease and *Portulacaria afra* increases. This vegetation type has a high structural heterogeneity	Two major types of vegetation pattern are observed in these zones, namely riverine thicket and thornveld *(Vachellia natalitia)*. The riverine thicket tends to occur in the narrow floodplain zones in regions close to the coast or further inland, whereas the thornveld occurs on the wide floodplains further inland.
Important taxa	Refer to **Annexure E.1** (pages 18 – 20) for a complete list	Refer to **Annexure E.1** (pages 21 – 22) for a complete list

Table 6: Vegetation species recorded during the field survey

Indigenous species			Non-indigenous species		Invasive Category
Scientific name	**Common name**	**Threat category**	**Scientific name**	**Common name**	
Portulacaria afra	Porkbush	Least Concern	*Opuntia ficus-indica*	Prickly pear	Category 1b
Bulbine frutescens	Stalked bulbine	Least Concern	*Agave americana*	American agave	Category 3 in Western Cape. Not listed elsewhere
Aloe africana	Uitenhage aloe	Least Concern	*Yucca spp.*	Yucca	Not listed
Aloe ferox	Cape aloe	Least Concern	*Melia azedarach*	Chinaberry	Category 1b Category 3 in urbanareas.
Schotia afra var. afra	Karoo boer-bean	Least Concern			
Boscia albitrunca	Shepherd's tree	Least Concern (protected)			
Vachelia natalitia	Pale-barksweet thorn	Least Concern			
Curio radicans	Banana vine	Least Concern			
Crassula ovata	Jade plant	Least Concern			
Sansevieria hyacinthoides	Mother-in-laws tongue	Least Concern			
Euclea undulata	Small-leaved guarri	Least Concern			
Aristida adscensionis	Sixweeks threeawn	Least Concern			
Euphorbia ledienii	Blounoorsdoring	Least Concern			
Aristida congesta	Buffalo grass	Least Concern			
Viscum crassulae	Spekboom mistletoe	Least Concern			
Tragus berteronianus	Carrot grass	Least Concern			

Indigenous species			Non-indigenous species		Invasive Category
Scientific name	**Common name**	**Threat category**	**Scientific name**	**Common name**	
Gymnosporia polyacantha	Hedge spikethorn	Least Concern			
Euphorbia mauritanica	Yellow Milk Bush	Least Concern			
Asparagus multiflorus	-	Least Concern			
Carissa bispinosa	Forest num-num	Least Concern			
Searsia longispina	Spiny current	Least Concern			
Gymnosporia capitata	Ashy spike thorn	Least Concern			
Mystroxylon aethiopicum	Kooboo berry	Least Concern			
Asparagus crassicladus	-	Least Concern			
Putterlickia pyracantha	False spike thorn	Least Concern			
Maerua cafra	Common bushcherry	Least Concern			
Crassula rogersii	-	Least Concern			
Crassula cultrata	Bush plakkie	Least Concern			
Azima tetracantha	Beehanger	Least Concern			
Hyparrhenia hirta	Common ThatchingGrass	Least Concern			
Leonotis leonurus	Lion's ear	Least Concern			
Aloe gracilis	Climbing aloes	Least Concern			
Osteospermum imbricatum	-	Least Concern			
Zygophyllum foetidum	Twin leaf	Least Concern			
Kalanchoe rotundifolia	Common Kalanchoe	Least Concern			
Crassula perforata	Concertina plant	Least Concern			

Indigenous species			Non-indigenous species		Invasive Category
Scientific name	**Common name**	**Threat category**	**Scientific name**	**Common name**	
Rhoiacarpos capensis	Granaatbessie	Least Concern			
Sporobolus fimbriatus	Common dropseed	Least Concern			
Cynodon dactylon	Couch grass	Least Concern			
Ehrharta calycina	Perennial veldgrass	Least Concern			
Eustachys paspaloides	Brown Rhodesgrass	Least Concern			

6.1.4 SOUTH AFRICAN NATIONAL BIODIVERSITY INSTITUTE (SANBI) BGIS DATABASE

The Nelson Mandela Bay Conservation Assessment (NMBCA) Plan as contained within the SANBI BGIS database aims to conserve as many representative habitats, species and ecological processes so as to maintain and support biodiversity. The NMBCA Plan database provides the basis from which to create a Critical Biodiversity Areas Map. This Critical Biodiversity Areas map distinguishes between the following categories namely Critical Biodiversity Areas (CBA's), Ecological Support Areas (ESA's) and Protected Areas (PA's).

According the NMBCA plan the study site is not classified as a CBA, ESA or Protected Area as can clearly be seen in **Figure 17**. There is however CBA's and ESA's present within the broader region as indicated by the green and yellow areas in the map below.

There are no indigenous forest patches present within the boundaries of the study site according to the BGIS DWAF Indigenous Forest Patches layer. The soils on the study site are freely drained and structureless according to the BGIS National Soil classes layer. No formal or informal protected areas forms part of the study site according to the National Protected Area information BGIS layer.

6.1.5 HYDROLOGY

The proposed development site is located to the south of the Swartkops River and to the east of the Brak River, a tributary of the Swartkops River. A number of smaller, non-perennial drainage lines, and associated wetlands, drain from the surrounding areas into the Swartkops River (Refer to **Figure 18**).

No NFEPA wetlands or rivers are present within the boundaries of the study site according to the BGIS database. This was confirmed on site by the wetland specialist.

Figure 17: Critical Biodiversity Areas in the NMBMM

Figure 18: The NFEPA data layer shows no NFEPA rivers or wetlands present on the study site

6.1.6 AGRICULTURAL POTENTIAL

Mzansi Agriculture was appointed to conduct Agricultural Assessment Investigation for the proposed development and a brief summary of the findings of the assessment follows:

The Agricultural Assessment conducted by Mzansi confirmed that there is no agricultural potential for the target site. There is an opportunity to create pleasant and beneficial micro-ecosystems on open spaces within the site development plan Approximately one quarter of the target site, making up the north-eastern portion is covered by open rangeland, interspersed with scrub and scattered thickets.

There has been extensive dumping, soil mining and other abuses of this area. The remainder of the site is covered by virtually impenetrable thicket. The terrain is mainly rough, broken and interspersed with erosion gullies. Any domestic livestock or wild game that could survive in these two ecosystems would have a zero-life expectancy due to the proximity of a substantial population. A mean annual rainfall of 340 to350 mm is half the minimum required for crop production without irrigation, but is sufficient to support wild game and domestic livestock.

The complete Agricultural Assessment Report is included in **Annexure E.3** of this Draft EIR.

6.1.7 PALAEONTOLOGY

Banzai Environmental was appointed to conduct Palaeontological Impact Assessment and a brief summary of the findings are as follows:

The proposed development is mostly underlain by the Kirkwood Formation (Uitenhage Group) in the south while Quaternary sediments is present in the northern portion of the development. The PalaeoMap of the South African Heritage Resources Information System indicates that the Palaeontological Sensitivity of the Kirkwood Formation is Very High. However, this map indicates that the northern portion of the development is underlain by unknown sediment (Almond and Pether, 2009; Almond et al., 2013).

A site-specific field survey of the development footprint was conducted on foot and by motor vehicle on 23 October 2021 by Elize Butler of Banzai Environmental. It was found that the site is covered by dense vegetation and no visible evidence of fossiliferous outcrops was identified.

As the geology of the two alternatives is the same there is not a preference for a specific alternative from a Palaeontological point of view. Fossils are abundantly found in the Kirkwood Formation (Uitenhage Group).

The complete Palaeontological Assessment Report is included in **Annexure E.5** of this Draft EIR.

6.2 SOCIO-ECONOMIC ENVIRONMENT

Demacon produced a Market Research Study of the proposed development in 2017. Refer to **Annexure E.7** for the complete Study. A brief summary is of the findings is outlined under the subsequent headings.

6.2.1 POPULATION

According to the Demacon study the current population of Nelson Mandela Bay is 1 271 776 (Stats SA), with a growth rate of 1.36 %, which is lower than that of other metropolitan areas, such as Ekurhuleni (2.47%) and Tshwane (3.1%). Demographic trends between 2001 and 2011, together with projections going forward, indicate that the population of the City is steadily increasing. Such increase can be attributed to migration patterns, increasing birth rates and decreasing mortality rates. The Metro is characterised by a youthful population, with the age group of 5 to 14 years dominating. The most densely populated areas of the City are: Ibhayi (New Brighton, Zwide and KwaZakhele); Uitenhage – KwaNobuhle; the Northern Areas; and Motherwell. These areas constitute more than 40% of the total population of the City. The highest number of people with a low income or low education, the unemployed and low health standards is concentrated in these areas. The Despatch area has a population of about 20 656, which is relatively low.

6.2.2 SURROUNDING LAND USES

The property is located in the suburb of Campher Park, which occurs in the south-western part of Despatch, which itself is located in the northern part of the NMBM. The development site is currently undeveloped and is therefore covered by indigenous vegetation. The site is located in an area where mixed-use developments are encouraged: being within a 10-km radius from the CBD and other employment areas. The site is located within a defined urban edge and is identified in the Municipality's Housing sector Plan as an area of intensity where densities should be higher due to proximity of various opportunities.

6.2.3 GOVERNMENT

The proposed project falls within the Nelson Mandela Bay Municipality, Eastern Cape Province. Nelson Mandela Bay comprises an area of 1,959 km², 60 wards, and has 60 councillors and about 1 271 776 million residents.

6.2.4 HERITAGE

Refer to **Annexure E.4** for the Heritage Impact Assessment Report by ArchaeoMaps. A brief summary follows:

The area was accessed by vehicle and investigated on foot. The surface visibility of the Despatch Park Mixed-Use Development, Portion o of Erf 700, Despatch, Nelson Mandela Bay Municipality, Eastern Cape study site can be described as fair, restricted to the north-western quarter of the site, with the remainder of the study site inaccessible due to thick vegetation, aside from very limited access tracks.

A low density of Stone Age artefacts is present at the site. Lithic artefacts were found in such low quantities that an artefact ratio (artefacts:m^2) description is not possible. Stone Age artefacts were produced from quartzite, available onsite, and comprise primarily of cores, chunks and a few flakes, mainly cortical flakes. The low-density Stone Age occurrence is assigned a Middle Stone Age (MSA) designation, based on flake size knapped from more formal cores; no fossiles directeurs or diagnostic artefacts were observed for purposes of industry level identification. Stone Age artefacts seem to be surface, or surface level restricted; no identifiable in-situ anthropogenic stratigraphic member was observed in exposed sections. The low-density Stone Ace occurrence at the site is, from a heritage point of view, insignificant.

The proposed development poses no ‘Fatal Flaws’ with reference to archaeological and cultural heritage resources. Development at the study site, being of no specific archaeological or cultural heritage significance, will by definition have no cumulative impact on such protected heritage resources.

7. IDENTIFIED IMPACTS

7.1 POTENTIAL ENVIRONMENTAL ISSUES AND IMPACTS

The environmental issues and resulting impacts that have been identified for all phases of the project are provided below. The identification of these impacts resulted the recommendation of specialist assessments. These identified impacts were identified during the scoping phase and will now be assessed further as part of the EIA phase (**Section 9**). Appropriate mitigation measures will be recommended in order to reduce the significance of these potential impacts.

7.1.1 BIOPHYSICAL IMPACTS

- Potential impacts on soil and ground and surface water quality that may occur as a result of the spillage of hydrocarbons, hazardous chemicals and sewage *(during the construction, operational phases)*;
- Potential impacts on soil and ground and surface water quality that may occur as a result of the generation of waste *(during the construction, operational phases)*;
- Increased soil erosion as a result of vegetation clearance and increased stormwater runoff from hard surfaces *(during the construction and operational phases);*
- Potential impacts on vegetation and loss of habitat *(during the construction and operational phase).*

7.1.2 SOCIO-ECONOMIC IMPACTS

- Impacts on ambient air quality dust and noise generation *(during the construction, operational phases)*;
- Change in the visual character of the area *(during the construction, operational phases)*;
- Potential impacts on existing cultural and heritage resources *(during the construction phase);*
- Potential impacts on traffic *(during the construction and operational phases);*
- Job creation (*during the construction and operational phases*); and

7.1.3 CUMULATIVE IMPACTS

- Cumulative loss of indigenous vegetation and associated faunal habitat as a result of urban development in Despatch, Nelson Mandela Bay Municipality, Eastern Cape.

8. IMPACT ASSESSMENT CRITERIA

8.1 IMPACT IDENTIFICATION AND ASSESSMENT

The assessment criteria must clearly identify the environmental impacts of the proposed development. The environmental impacts identified will be quantified and the significance of the impacts assessed according to the criteria set out below. The EAP must make a clear statement, identifying the environmental impacts of the construction, operation and management of the proposed development. As far as possible, the EAP must quantify the suite of potential environmental impacts identified in the study and assess the significance of the impacts according to the criteria set out below. Each impact will be assessed and rated. The assessment of the data must, where possible, be based on accepted scientific techniques, failing which the specialist is to make judgements based on his/ her professional expertise and experience.

For the purpose of assessing impacts the project will be divided into two phases from which impacting activities can be identified, namely:

- The **construction phase** (All constructed related activities on site, until the contractor leaves the site)
- The **operational phase** (All activities including the operation and maintenance of the development)

8.2 APPROACH TO THE ASSESSMENT OF CUMULATIVE IMPACTS

Cumulative impacts can arise from one or more activities. A cumulative impact may result in an additive impact i.e. where it adds to the impact which is caused by other similar impacts or an interactive impact i.e. where a cumulative impact is caused by different impacts that combine to form a new kind of impact. Interactive impacts may be either countervailing (the net adverse cumulative impact is less than the sum of the individual impacts) or synergistic

(the net adverse cumulative impact is greater than the sum of the individual impacts). Possible cumulative impacts of the project will be evaluated in this EIR.

8.3 ASSESSMENT CRITERIA

The potential negative, positive and cumulative environmental impacts of the Proposed Activity were assessed and the impact significance were determined using criteria as set out in the guideline document: DEAT (2002) Impact Significance, Integrated Environmental Management, Information Series 5, Department of Environmental Affairs and Tourism (DEAT), Pretoria.

An assessment of the potential impacts is provided, identifying the impacts that are potentially significant and recommending management and mitigation measures to reduce the impacts.

In general, it is recognised that every development has the potential to pose various risks to the environment as well as to the residents or businesses in the surrounding area. Therefore, it is important that these possible risks are taken into account during the planning phase of the development. Risks and key issues were identified and addressed through an internal process based on similar developments, and an environmental evaluation.

Significance is determined through a synthesis of impact characteristics. Significance is an indication of the importance of the impact in terms of both physical extent and time scale, and therefore indicates the level of mitigation required.

The classes are rated as follows:

1) No significance
The impact is not substantial and does not require any mitigatory action.

2) Low
The impact is of little importance, but may require limited mitigation.

3) Medium
The impact is of importance and therefore considered to have a negative impact. Mitigation is required to reduce the negative impacts to acceptable levels.

4) High

The impact is of great importance. Failure to mitigate, with the objective of reducing the impact to acceptable levels, could render the entire development option or entire project proposal unacceptable. Mitigation is therefore essential.

The assessment of the impacts was conducted according to a synthesis of criteria as set out below:

Extent The physical and spatial scale of the impact.	Footprint	The impacted area extends only as far as the activity, such as footprint occurring within the total site area.
	Site	The impact could affect the whole, or a significant portion of the site.
	Regional	The impact could affect the area including the neighbouring farms, the transport routes and the adjoining towns.
	National	The impact could have an effect that expands throughout the country (South Africa).
	International	Where the impact has international ramifications that extend beyond the boundaries of South Africa.
Duration The lifetime of the impact, that is measured in relation to the lifetime of the proposed development.	Short Term	The impact will either disappear with mitigation or will be mitigated through a natural process in a period shorter than that of the construction phase.
	Short-Medium Term	The impact will be relevant through to the end of a construction phase.
	Medium Term	The impact will last up to the end of the development phases, where after it will be entirely negated.
	Long Term	The impact will continue or last for the entire operational lifetime of the development, but will be mitigated by direct human action or by natural processes thereafter.
	Permanent	This is the only class of impact, which will be non-transitory. Mitigation either by man or natural process will not occur in such a way or in such a time span that the impact can be considered transient.
Intensity Is the impact destructive or benign, does it destroy the	Low	The impact alters the affected environment in such a way that the natural processes or functions are not affected.
	Medium	The affected environment is altered, but functions and processes continue, albeit in a modified way.

	High	Function or process of the affected environment is disturbed to the extent where it temporarily or permanently ceases.
Probability The likelihood of the impacts actually occurring. The impact may occur for any length of time during the life cycle of the activity, and not at any given time.	Improbable	The possibility of the impact occurring is none, due either to the circumstances, design or experience. The chance of this impact occurring is zero (0%).
	Possible	The possibility of the impact occurring is very low, due either to the circumstances, design or experience. The chances of this impact occurring is defined as 25%.
	Likely	There is a possibility that the impact will occur to the extent that provisions must therefore be made. The chances of this impact occurring is defined as 50%.
	Highly Likely	It is most likely that the impacts will occur at some stage of the development. Plans must be drawn up before carrying out the activity. The chances of this impact occurring is defined as 75%.
	Definite	The impact will take place regardless of any prevention plans, and only mitigation actions or contingency plans to contain the effect can be relied on. The chance of this impact occurring is defined as 100%.

8.4 ALTERNATIVES TO BE ASSESSED

Based on the initial assessment of alternatives included in the Scoping Report, the following alternatives will be assessed in the EIR Phase:

- Alternative 1: Proposed Activity
- Alternative 2: Density Alternative
- No-Go Alternative

8.4.1 MITIGATION AND MANAGEMENT

Mitigation measures should be recommended in order to enhance benefits and minimise negative impacts. The following will be addressed:

- Mitigation objectives;
- Recommended mitigation measures;
- Effectiveness of mitigations measures; and
- Recommended monitoring and evaluation programme.

9. IMPACT ASSESSMENT

The potential negative environmental impacts of the Proposed Activity were assessed and the impact significance were determined using criteria as set out in the guideline document: DEAT (2002) Impact Significance, Integrated Environmental Management, Information Series 5, Department of Environmental Affairs and Tourism (DEAT), Pretoria. A key of numeric values and the formula used is provided below for ease of reference:

Probability:	**P**	**Duration:**	**D**
Definite	**5**	Permanent	**5**
Highly probable	**4**	Long-term (15 yrs until operation ceases)	**4**
Medium probability	**3**	Medium-term (5 - 15yrs)	**3**
Low probability	**2**	Short-term (0 - 5 yrs)	**2**
Improbable	**1**	Immediate	**1**
None	**0**		

Scale:	**S**	**Magnitude:**	**M**
International	**5**	Very high	**10**
National	**4**	High	**8**
Regional	**3**	Moderate	**6**
Local	**2**	Low	**4**
Site only	**1**	Minor	**2**
		None	**0**

Formula: **SP = (P+D+S) x M**

Significance:		
SP ≤ 30		**LOW**
SP 31 ≥ 60		**MEDIUM**
SP≥ 61		**HIGH**

SBM	=	Significance Before Mitigation
SAM	=	Significance After Mitigation

9.1 CONSTRUCTION PHASE NEGATIVE IMPACTS (BIOPHYSICAL IMPACTS)

Potential Impact	Occurrence		Severity		Significance		Recommended Mitigation Measures
	P	D	S	M			
9.1.1 Potential impacts on soil and ground and surface water quality that may occur as a result of the spillage of hydrocarbons, hazardous chemicals and sewage.	**Alternative 1: Proposed Activity**						• Choice of site for the Contractor's storage area requires the ECO's approval and must consider ecologically sensitive areas, including flood and drainage lines. • A site plan/layout (indicating areas for storage of hazardous chemicals, ablution facilities, waste yards, etc.) must be submitted to the ECO for approval. • Storage areas must be designated, demarcated and fenced/secured (in the case of hazardous materials). • A walled concrete platform, dedicated store with adequate flooring or bermed (110% capacity) area should be used to accommodate chemicals such as fuel, oil, paint, herbicide and insecticides, as appropriate, in well-ventilated areas. • Clear signage must be placed at all storage areas containing hazardous materials/substances. • Material Safety Data Sheets (MSDSs) shall be readily available on site for all chemicals and hazardous substances to be used on site. Where possible, the available MSDSs should additionally include information on ecological impacts and measures to minimise negative environmental impacts during accidental releases or escapes. • Storage of potentially hazardous materials should be above any 100-year flood line, or as agreed with the ECO. • Sufficient care must be taken when handling hazardous materials/substances to prevent pollution. Staff dealing with these hazardous materials/substances must be aware of their potential impacts and follow the appropriate safety measures. • Concrete or cement are not to be mixed on bare soil but only in a suitable mixing tray.
	4	2	2	8	SBM=	**64**	
	4	2	2	6	SAM=	**48**	
	Alternative 2: Density Alternative						
	4	2	2	8	SBM=	**64**	
	4	2	2	6	SAM=	**48**	
	The **No-Go Alternative** will have no additional negative impact in terms of pollution of soil, surface and ground water quality.						

9.1 CONSTRUCTION PHASE NEGATIVE IMPACTS (BIOPHYSICAL IMPACTS)						
Potential Impact	**Occurrence**		**Severity**		**Significance**	**Recommended Mitigation Measures**
	P	**D**	**S**	**M**		
						• All excess cement and concrete mixes are to be contained on the construction site prior to disposal off site at a licenced hazardous waste site. • Construction vehicles are to be maintained in good working order, to reduce the probability of leakage of fuels and lubricants. • Surface water draining off contaminated areas containing oil and petrol would need to be channelled towards a sump which will separate these chemicals and oils; • Portable septic toilets are to be provided and maintained for construction crews. Maintenance must include their removal without sewage spillage. • Portable septic toilets are to be located outside of the 1:100 year floodline. • Spilled hydrocarbons shall be treated with oil absorbent such as Drizit or similar and this material should be disposed at an approved waste site. • Topsoil or soil polluted by hazardous substances or cement should also be disposed at an approved waste site. • Emergency plans must be in place in case of spillages on the study site that could affect the study site as well as areas off-site. • In the case of pollution of any surface or groundwater, the Regional Representative of the Department of Water and Sanitation (DWS) must be informed immediately. • Any spillage, which may occur, shall be investigated and immediate action must be taken. This must also be reported to the ECO and depending on the severity reported to the DEDEAT as stipulated in the conditions of the Environmental Authorisation.

<table>
<tr><th colspan="7">9.1 CONSTRUCTION PHASE NEGATIVE IMPACTS (BIOPHYSICAL IMPACTS)</th></tr>
<tr><th rowspan="2" colspan="2">Potential Impact</th><th colspan="2">Occurrence</th><th colspan="2">Severity</th><th>Significance</th><th rowspan="2">Recommended Mitigation Measures</th></tr>
<tr><th>P</th><th>D</th><th>S</th><th>M</th><th></th></tr>
<tr><td colspan="2"></td><td colspan="5"></td><td>• Keep written records detailing the necessary information regarding the spill and remedial measures implemented. Such progress reporting is important for monitoring and auditing purposes and the written reports may afterwards be used for training purposes to prevent similar future occurrences.
• The filling station forecourt must be fitted with a cut-off drain and separator pit. Stormwater runoff from the forecourt must be directed to the cut-off drain and separator pit.
• Monitoring wells and boreholes must be implemented upstream and downstream of the filling station tanks.</td></tr>
<tr><td>9.1.2</td><td>Potential impacts on soil and ground and surface water quality that may occur as a result of the generation of waste.</td><td colspan="5">Alternative 1: Proposed Activity
4 | 2 | 1 | 8 | SBM= | 56
4 | 2 | 1 | 6 | SAM= | 42
Alternative 2: Density Alternative
4 | 2 | 1 | 8 | SBM= | 56
4 | 2 | 1 | 6 | SAM= | 42
The No-Go Alternative will have no impacts in terms of pollution of soil, surface and ground water quality, in addition to the existing impacts caused by excessive illegal dumping of waste.</td><td>• Implement site access control to stop the continued use of the study site as an illegal dumping area.
• The contractor must have a waste policy and waste management procedure and engage a service provider who trains the operations staff on measures for implementing the plan as well as auditing.
• Adequate waste management measures must be implemented preventing possible illegal dumping and littering of adjacent sensitive areas.
• Sufficient non-leachable refuse bins should be provided on site for construction crews. A zero-tolerance littering policy should be implanted by the various contractors.
• The excavation and use of rubbish pits are forbidden.
• A fenced area must be allocated for waste sorting and disposal.
• Individual skips for different types of waste should be provided.
• Conduct ongoing staff awareness programs so as to reinforce the need to avoid littering.</td></tr>
</table>

9.1 CONSTRUCTION PHASE NEGATIVE IMPACTS (BIOPHYSICAL IMPACTS)						
Potential Impact	**Occurrence**		**Severity**		**Significance**	**Recommended Mitigation Measures**
	P	**D**	**S**	**M**		
						• Provide bins for construction workers and staff at appropriate locations, particularly where food is consumed. • Waste bins should be cleaned out on a weekly basis by an appointed service provider to prevent any windblown waste and/or visual disturbance. • The construction site should be cleaned daily and litter removed. • Different waste bins, for different waste streams must be provided to ensure correct waste separation. Bins should be clearly marked and lined for efficient control and safe disposal of waste. • A fenced area must be allocated for waste sorting and disposal on the site. • General waste produced on site is to be collected in skips for disposal at the local municipal waste site. A waste disposal service provider must be appointed by the contractor to carry out disposal of waste as required. Hazardous waste is not to be mixed or combined with general waste earmarked for disposal at the municipal landfill site. • Under no circumstances is waste to be burnt or buried on site. • A hazardous waste disposal certificate must be obtained from the waste removal company as evidence of correct disposal. • In the case of a spill of hydrocarbons, chemicals or bituminous substance, the spill should be contained and cleaned up and the material together with any contaminated soil collected and disposed of as hazardous waste to minimize pollution risk and reduce bunding capacity. • Reporting of spills and mitigation done must be done in accordance with section 10 of the minimum requirements for the

<table>
<tr><th colspan="7">9.1 CONSTRUCTION PHASE NEGATIVE IMPACTS (BIOPHYSICAL IMPACTS)</th></tr>
<tr><th colspan="2" rowspan="2">Potential Impact</th><th colspan="5">Occurrence / Severity / Significance</th><th rowspan="2">Recommended Mitigation Measures</th></tr>
<tr><th>P</th><th>D</th><th>S</th><th>M</th><th></th></tr>
<tr><td colspan="2"></td><td colspan="5"></td><td>handling, classification and disposal of hazardous waste (3rd edition, 2005).
• Vehicles are to be checked for leakage before and after entering the construction area.</td></tr>
<tr><td>9.1.3</td><td>Increased soil erosion as a result of vegetation clearance and increased stormwater runoff from hard surfaces.</td><td colspan="5">Alternative 1: Proposed Activity
4 | 2 | 3 | 8 | SBM= | 72
4 | 2 | 3 | 6 | SAM= | 54

Alternative 2: Density Alternative
4 | 2 | 3 | 8 | SBM= | 72
4 | 2 | 3 | 6 | SAM= | 54

The No-Go Alternative will imply that the flow regime remains un-altered and no additional erosion and/or siltation will take place.</td><td>• A Stormwater Management Plan must be approved and implemented prior to construction commencing.
• Clearing activities and earth scraping should preferably be restricted to the dry season in order to prevent erosion and siltation of the adjacent non-perennial drainage lines.
• As much vegetation as possible should remain on site wherever possible to help decrease surface water flow velocity, and increase filtration.
• Soil stockpiling areas must follow environmentally sensitive practices and be situated a sufficient distance away from drainage areas.
• The careful position of soil piles, and runoff control, during all phases of development, and planting of some vegetative cover after completion (indigenous groundcover, grasses etc.) will limit the extent of erosion occurring on the site.
• Stockpiles must not exceed more than 2m in height.
• Any stockpile stored for long periods must be retained in a bermed area.
• Backfill must be compacted to form a stabilised and durable blanket.
• Topsoil must be reused where possible to rehabilitate disturbed areas to facilitate re-growth of species that occur naturally in the area.</td></tr>
</table>

9.1 CONSTRUCTION PHASE NEGATIVE IMPACTS (BIOPHYSICAL IMPACTS)						
Potential Impact	**Occurrence**		**Severity**		**Significance**	**Recommended Mitigation Measures**
	P	**D**	**S**	**M**		
						• Stockpiled topsoil should be free of deleterious matter such as large roots, stones, refuse, stiff or heavy clay and noxious weeds, which would adversely affect its suitability for planting. • Where excessive loose sediment is created, attenuation swales and / or soils screens should be installed. • Ensure silt fences and sediment curtains are inspected on a weekly basis and after any rainfall events exceeding 10mm. • Where soils have been compacted, these should be loosened to a depth of 30cm. • All erosion control mechanisms need to be regularly maintained. • After construction, the site should be contoured to ensure free flow of runoff and to prevent ponding of water. • Drainage must be controlled to ensure that runoff from the site will not culminate in off-site pollution or result in rill and gully erosion in the non-perennial drainage lines. • Erosion must not be allowed to develop on a large scale before action is taken. • Runoff from roads must be managed to avoid erosion. • All areas susceptible to erosion must be protected and should be vegetated with species naturally occurring in the area; and • Surface water or stormwater must not be allowed to concentrate, or flow down slopes without erosion protection measures being put in place. • All stockpiles must be protected from erosion, stored on flat areas where run-off will be minimised, and be surrounded by bunds. It should also only be stored for the minimum amount of time necessary.

9.1 CONSTRUCTION PHASE NEGATIVE IMPACTS (BIOPHYSICAL IMPACTS)

<table>
<tr><th rowspan="2">Potential Impact</th><th colspan="5">Occurrence / Severity / Significance</th><th rowspan="2">Recommended Mitigation Measures</th></tr>
<tr><th>P</th><th>D</th><th>S</th><th>M</th><th></th></tr>
<tr><td></td><td colspan="5"></td><td>• Erosion control measures should be in place on the study site to deter any sedimentation into the immediate surrounding and the broader region which has aquatic features.
• Silt traps and culverts should be regularly maintained and cleared so as to ensure effective drainage.</td></tr>
<tr><td>• Potential impacts on vegetation and loss of habitat</td><td colspan="5">Alternative 1: Proposed Activity
4 | 2 | 3 | 8 | SBM= | 72
4 | 2 | 3 | 6 | SAM= | 54

Alternative 2: Density Alternative
4 | 2 | 3 | 8 | SBM= | 72
4 | 2 | 3 | 6 | SAM= | 54

The No-Go Alternative will imply that no additional vegetation will be cleared and the indigenous vegetation and habitat will remain intact.

Opportunities relating to the Spekboom Biodiversity Offset Plan (such as local employment, awareness and landscaping of green open space areas in Despatch) will be lost.</td><td>• Spekboom Biodiversity Offset Plan must be implemented.
• All alien seedlings and saplings must be removed and eradicated.
• Manual / mechanical removal is preferred to chemical control.
• Any species used in landscaping should be indigenous and preferably endemic to the region and the vegetation type.
• All the specimens of Boscia albitrunca and Sideroxylon inerme which are protected trees needs to be protected from any destruction or damage that can be caused by the proposed development. The trees need to be clearly demarcated during the construction phase and the development planned around them. It is advised to incorporate these trees into the developments open space system.
• Re-vegetation of disturbed areas must be undertaken with site indigenous species and in accordance with the instructions issued by the Environmental Control Officer (ECO). Areas where soil compaction or ruts developed should be rehabilitated.
• The control of alien invasives on the study site should be a priority by implementing an alien invasive control programme which should ensure that aliens don’t escape from the site the invest the broader region which in turn will lead to biodiversity decline.</td></tr>
</table>

9.1 CONSTRUCTION PHASE NEGATIVE IMPACTS (BIOPHYSICAL IMPACTS)						
Potential Impact	**Occurrence**		**Severity**		**Significance**	**Recommended Mitigation Measures**
	P	**D**	**S**	**M**		
						• No construction shall take place in areas of high sensitivity such i.e., “NO-GO Areas”. • All no-go areas must be demarcated with red tape under guidance of the ECO. • Any proclaimed weed or alien species that germinates during the contract period shall be cleared by hand before flowering. • Imported fill material should be monitored during and after construction for the presence of any alien species. Any such species should be removed immediately. • Provision of adequate toilet facilities must be implemented to prevent the possible contamination of ground water in the area. • All temporary stockpile areas, litter and dumped material and rubble must be removed on completion of construction. • All alien invasive plant and tree species should be removed from the site to prevent further invasion. • Vegetation clearance should be restricted to the areas under construction allowing remaining animals opportunity to move away from the disturbance. • No animals should be intentionally killed or destroyed and poaching and hunting should not be permitted on the site. No hunting with firearms (shotguns, air rifles or pellet guns) or catapults should be permitted on the property as well as neighbouring areas.

9.2 CONSTRUCTION PHASE NEGATIVE IMPACTS (SOCIO-ECONOMIC IMPACTS)

Potential Impact	Occurrence		Severity		Significance		Recommended Mitigation Measures
	P	D	S	M			
9.2.1 Impacts on ambient air quality (dust and noise generation).	**Alternative 1: Proposed Activity**						*Air Quality* • Implement a programme of stakeholder communication that includes community engagement before and during work on site. • Provide a complaint register on site where complaints can be made. This register should enable effective communication of complaints details of steps taken to resolve complaints. • Clearly display the contact details of the environmental site office and manager at the site entrance. • Weekly site inspections should be undertaken in the vicinity of sensitive receptors. Records should be made of these routine inspections. • Implement and maintain a Dust and Emission Management Plan which provides clear details on preventing, maintaining and improving the air quality in terms of site-specific activities. This plan could possibly incorporate a dust fallout monitoring programme should it be evident that dust emissions is a problem. • Should activities be undertaken during dry and windy conditions, special focus must be taken on the impact and results of the conditions to ensure that minimal impact is occurring. • Should the conditions require it, erect screens and barriers around the sensitive receptors. • Ensure that all areas, fencing, barriers and scaffolding is kept clear of debris and dust. • Ensure that all areas, fencing, barriers and scaffolding is kept clear of debris and dust. • Ensure that all vehicles are maintained in good working condition and that they are services on regular intervals.
	4	2	3	8	SBM=	**72**	
	4	2	3	6	SAM=	**54**	
	Alternative 2: Density Alternative						
	4	2	3	8	SBM=	**72**	
	4	2	3	6	SAM=	**54**	
	The **No-Go Alternative** will have no construction related dust or noise associated with it.						

9.2 CONSTRUCTION PHASE NEGATIVE IMPACTS (SOCIO-ECONOMIC IMPACTS)						
Potential Impact	**Occurrence**		**Severity**		**Significance**	**Recommended Mitigation Measures**
	P	**D**	**S**	**M**		
						• Ensure that all vehicles are switched off when stationary- no vehicles should be idling for extended period. • Avoid the use of diesel- or petrol-powered generators and use mains electricity or battery powered equipment where practicable. • Impose and regulate a speed limit of 30 km/h on the site at all times. • Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems. • Ensure an adequate water supply on the site for effective dust particulate matter suppression (non-potable water) where possible. • Ensure equipment is readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods. • Only use registered waste carriers to take waste off-site. • Bonfires and burning of waste materials is prohibited. • Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable. Use hessian, mulches or tackifiers where it is not possible to re-vegetate or cover with topsoil, as soon as practicable. Only remove the cover in a small area during work and not all at once. • Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place.

9.2 CONSTRUCTION PHASE NEGATIVE IMPACTS (SOCIO-ECONOMIC IMPACTS)						
Potential Impact	**Occurrence**		**Severity**		**Significance**	**Recommended Mitigation Measures**
	P	**D**	**S**	**M**		
						• Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in appropriate storage with suitable emission control systems to prevent escape of material and overfilling during delivery. • For smaller supplies of fine power materials ensure bags are sealed after use and stored appropriately to prevent dust. • Use water-assisted dust sweeper(s) on the access and local roads, to remove, as soon as practicable any material tracked out of the site. This may require the sweeper being continuously in use. • Avoid dry sweeping of large areas. • Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport • Record all inspections of haul routes and any subsequent action in a site log book. • Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowsers and regularly cleaned. • Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as practicable *Noise:* • Construction site yards and other noisy fixed facilities should be located well away from noise sensitive areas adjacent to the development site. • All construction vehicles and equipment are to be kept in good repair.

9.2 CONSTRUCTION PHASE NEGATIVE IMPACTS (SOCIO-ECONOMIC IMPACTS)							
Potential Impact	**Occurrence**		**Severity**		**Significance**		**Recommended Mitigation Measures**
	P	**D**	**S**	**M**			• Where possible, stationary noisy equipment (for example compressors, pumps, pneumatic breakers,) should be encapsulated in acoustic covers, screens or sheds. Proper sound insulation can reduce noise by up to 20dBA. • Portable acoustic shields should be used in the case where noisy equipment is not stationary (for example drills, angle grinders, chipping hammers, poker vibrators). • Construction activities should be limited to 07:00 to 17:00 daily. • Machines in intermittent use should be shut down in the intervening periods between active working or throttled down to a minimum. • In general, construction activities should meet the noise standard requirements of the Occupational Health and Safety Act (Act No 85 of 1993). • Construction staff working in areas where the 8-hour ambient noise levels exceed 75dBA should wear ear protection equipment.
9.2.2 Change in the visual character of the area.	**Alternative 1: Proposed Activity**						• Locate the construction camps in areas that are already disturbed or where it is not necessary to remove established vegetation; • Utilise the existing screening capacity of the site and improve it by enclosing the construction site and stockyards with a dark green or khaki brown shade cloth of at least 20% density and at least 3 metres high, as an additional screen;
	5	2	3	8	SBM=	**80**	
	5	2	3	4	SAM=	**40**	
	Alternative 2: Density Alternative						
	5	2	3	8	SBM=	**80**	
	5	2	3	4	SAM=	**40**	

<table>
<tr><th colspan="7">9.2 CONSTRUCTION PHASE NEGATIVE IMPACTS (SOCIO-ECONOMIC IMPACTS)</th></tr>
<tr><th rowspan="2">Potential Impact</th><th colspan="4">Occurrence / Severity</th><th>Significance</th><th rowspan="2">Recommended Mitigation Measures</th></tr>
<tr><th>P</th><th>D</th><th>S</th><th>M</th><th></th></tr>
<tr><td></td><td colspan="5">The No-Go Alternative will not alter the visual character of the landscape in any way.</td><td>• Exposed soil must be covered or 'camouflaged' using a biodegradable soil mat and vegetation cover to reduce the duration of visible scarring of the landscape;
• Retain the existing vegetation cover of the site through selective clearing, where practical;
• Dust suppression techniques should be implemented especially on windy days, preferably using biodegradable binding agent;
• Remove rubble and other construction rubbish off site as soon as possible or place it in containers in order to keep the construction site free from additional unsightly elements;
• Keep the construction sites and camps neat, clean and organised in order to portray a tidy appearance; and
• Monitor all areas for rehabilitation failure and implement remedial action immediately.</td></tr>
<tr><td>9.2.3 Potential impacts on existing cultural and heritage resources.</td><td colspan="5">Alternative 1: Proposed Activity
4 | 2 | 2 | 6 | SBM= | 48
4 | 2 | 2 | 4 | SAM= | 32
Alternative 2: Density Alternative
4 | 2 | 2 | 6 | SBM= | 48
4 | 2 | 2 | 4 | SAM= | 32
The No-Go Alternative will not lead to the potential discovery of fossils / historical artefacts.</td><td>• The Environmental Control Officer (ECO), responsible for the development should be aware of the possibility of finding fossils in the Kirkwood Formation.
• Training of accountable supervisory personnel by a qualified palaeontologist in the recognition of fossil heritage is necessary.
• If Palaeontological Heritage is uncovered during surface clearing and excavations the Chance find Protocol attached should be implemented immediately. These discoveries ought to be protected (if possible, in situ) and the ECO must report to SAHRA (Contact details: Eastern Cape Provincial Heritage Resources Authority (ECPHRA), 16 Commissioner Street, East London, 5201, South Africa. Tel: 043 745 0888. Fax: 043 745 0889., email: info@ecphra.org.za; Web: https://www.ecphra.org.za/) so</td></tr>
</table>

9.2 CONSTRUCTION PHASE NEGATIVE IMPACTS (SOCIO-ECONOMIC IMPACTS)						
Potential Impact	**Occurrence**		**Severity**		**Significance**	**Recommended Mitigation Measures**
	P	**D**	**S**	**M**		
						that correct mitigation (recording and collection) can be carry out by a palaeontologist. • The developer / construction consultant should ensure that an adequate heritage contingency budget is accommodated within the project budget to facilitate and streamline the heritage compliance process in the event of identification of incidental palaeontological, archaeological and cultural heritage resources during the course of development, including as a norm during vegetation clearing, surface scraping, trenching and excavation phases, when resources not visible at the time of the surface assessment may well be exposed. • Should any palaeontological, archaeological or cultural heritage resources, including human remains / graves, as defined and protected by the NHRA 1999, be identified during the construction phase of development (including as a norm during vegetation clearing, surface scraping, trenching and excavation phases), it is recommended that the process described below be followed: • The identifier should immediately notify his / her supervisor of the find. • The identifier's supervisor should immediately (and within 24 hours after reporting by the identifier) report the incident to the onsite SHE / SHEQ officer. • The on-site SHE / SHEQ officer should immediately (and within 24 hours after reporting by the relevant supervisor) report the incident to the appointed ECO / ELO officer. [Should the find relate to human remains the SHE / SHEQ officer should

9.2 CONSTRUCTION PHASE NEGATIVE IMPACTS (SOCIO-ECONOMIC IMPACTS)						
Potential Impact	**Occurrence**		**Severity**		**Significance**	**Recommended Mitigation Measures**
	P	**D**	**S**	**M**		
						immediately notify the nearest SAPS station informing them of the find]. • The ECO / ELO officer should ensure that the find is within 72 hours after the SHE / SHEQ officers report reported on SAHRIS and that a relevant heritage specialist is contacted to make arrangements for a heritage site inspection. [Should the find relate to human remains the ECO / ELO officer should ensure that the archaeological site inspection coincides with a SAPS site inspection, to verify if the find is of forensic, authentic (informal / older than 60 years), or archaeological (older than 100 years) origin]. • The appointed heritage specialist should compile a 'heritage site inspection' report based on the site-specific findings. The site inspection report should make recommendations for the destruction, conservation or mitigation of the find and prescribe a recommended way forward for development. The 'heritage site inspection' report should be submitted to the ECO / ELO, who should ensure submission thereof on SAHRIS. • SAHRA / the relevant PHRA will state legal requirements for development to proceed in the SAHRA / PHRA Comment on the 'heritage site inspection' report. • The developer should proceed with implementation of the SAHRA / PHRA Comment requirements. SAHRA / PHRA Comment requirements may well stipulate permit specifications for development to proceed. • Should permit specifications stipulate further Phase 2 archaeological investigation (including grave mitigation) a suitably accredited heritage specialist should be appointed to

9.2 CONSTRUCTION PHASE NEGATIVE IMPACTS (SOCIO-ECONOMIC IMPACTS)							
Potential Impact	**Occurrence**		**Severity**		**Significance**		**Recommended Mitigation Measures**
	P	**D**	**S**	**M**			
							conduct the work according to the applicable SAHRA/PHRA process. The heritage specialist should apply for the permit. Upon issue of the SAHRA / PHRA permit the Phase 2 heritage mitigation program may commence. • Should permit specifications stipulate destruction of the find under a SAHRA / PHRA permit the developer should immediately proceed with the permit application. Upon the issue of the SAHRA / PHRA permit the developer may legally proceed with destruction of the palaeontological, archaeological or cultural heritage resource. • Upon completion of the Phase 2 heritage mitigation program the heritage specialist will submit a Phase 2 report to the ECO / ELO, who should in turn ensure submission thereof on SAHRIS. Report recommendations may include that the remainder of a heritage site be destroyed under a SAHRA / PHRA permit. • Should the find relate to human remains of forensic origin the matter will be directly addressed by the SAPS: A SAHRA/PHRA permit will not be applicable.
9.2.4 Potential impacts on traffic in the area.	**Alternative 1: Proposed Activity**						• Place adequate advance warnings (Turning Trucks) along Botha Street. • Manage the increase in construction traffic in terms of congestion, road surface damage, safety concerns, dust and erosion. • All vehicular traffic on site should adhere to road safety measures; • All vehicles should be road worthy;
	4	2	3	8	SBM=	**72**	
	4	2	3	4	SAM=	**54**	
	Alternative 2: Density Alternative						
	4	2	3	8	SBM=	**72**	
	4	2	3	6	SAM=	**54**	

9.2 CONSTRUCTION PHASE NEGATIVE IMPACTS (SOCIO-ECONOMIC IMPACTS)						
Potential Impact	**Occurrence**		**Severity**		**Significance**	**Recommended Mitigation Measures**
	P	**D**	**S**	**M**		
	The **No-Go Alternative** will not lead to elevated levels of construction related traffic.					• Only designated roads should be used for construction vehicles; and • Ensure drivers and operators of equipment are familiar with the safety policies and regulations.

9.3 OPERATIONAL PHASE NEGATIVE IMPACTS (BIOPHYSICAL IMPACTS)

Potential Impact	Occurrence		Severity		Significance		Recommended Mitigation Measures
	P	D	S	M			
9.3.1 Potential impacts on soil and ground and surface water quality that may occur as a result of the spillage of hydrocarbons, hazardous chemicals and sewage.	**Alternative 1: Proposed Activity**						• Empty oil cans at the filling station must be stored in a bunded area. • The filling station forecourt must be de-greased regularly. • The filling station separator pit must be inspected weekly and cleaned accordingly. • The filling station monitoring wells and boreholes must be inspected weekly. • All maintenance vehicles should be kept in good working condition; • Spilled hydrocarbons shall be treated with oil absorbent such as Drizit or similar and this material should be disposed at an approved waste site. • All maintenance vehicles should be parked in demarcated areas when not in use and drip trays should be placed under vehicles to collect any spillages/ leaks; • In the case of pollution of any surface or groundwater, the Regional Representative of the Department of Water and Sanitation (DWS) must be informed immediately. • A regular maintenance regime should be implemented to the stormwater and wastewater infrastructure on the site as well as where it links up the broader Despatch infrastructure. • Only species which are endemic should be used in landscaping to promote water conservation and biodiversity resilience.
	3	5	2	4	SBM=	40	
	3	5	2	3	SAM=	30	
	Alternative 2: Density Alternative						
	3	5	2	8	SBM=	80	
	3	5	2	6	SAM=	60	
	The **No-Go Alternative** will have no additional negative impact in terms of pollution of soil, surface and ground water quality.						

9.3 OPERATIONAL PHASE NEGATIVE IMPACTS (BIOPHYSICAL IMPACTS)

Potential Impact	Occurrence		Severity		Significance		Recommended Mitigation Measures
	P	D	S	M			
9.3.2 Potential impacts on soil and ground and surface water quality that may occur as a result of the generation of waste	**Alternative 1: Proposed Activity**						• The development should supply sealable and properly marked waste collection bins and all solid waste collected shall be disposed of at a licensed disposal facility. • Waste must be stored in suitable containers (not on bare soil) until collection. • Storage containers must have lids to prevent any windblown waste and/or accessibility to wild animals. • Hazardous waste is not to be mixed or combined with general waste earmarked for disposal at the municipal landfill site.
	3	5	2	4	SBM=	40	
	3	5	2	3	SAM=	30	
	Alternative 2: Density Alternative						
	3	5	2	8	SBM=	80	
	3	5	2	6	SAM=	60	
	The **No-Go Alternative** will have no impacts in terms of pollution of soil, surface and ground water quality, in addition to the existing impacts caused by excessive illegal dumping of waste.						
9.3.3 Increased soil erosion as a result of vegetation clearance and increased stormwater runoff from hard surfaces	**Alternative 1: Proposed Activity**						• A Stormwater Management Plan, approved by the NMBMM, must be implemented. • Vehicular and pedestrian movement must be limited to the established roads and footpaths. • If any signs of erosion occur in high trafficked areas or as a result of concentrated flow of stormwater runoff these areas should be rehabilitated according to instructions from a qualified Ecologist. • All alien invasive tree species should be replaced with indigenous (to the area) species. Introduced indigenous tree species must be sourced from a local nursery in order to prevent possible genetic contamination.
	3	5	2	8	SBM=	80	
	3	5	2	4	SAM=	40	
	Alternative 2: Density Alternative						
	3	5	2	8	SBM=	80	
	3	5	2	4	SAM=	40	
	The **No-Go Alternative** will imply that the flow regime remains un-altered and no additional erosion and/or siltation will take place.						

9.3 OPERATIONAL PHASE NEGATIVE IMPACTS (BIOPHYSICAL IMPACTS)

Potential Impact	Occurrence		Severity		Significance		Recommended Mitigation Measures
	P	D	S	M			
9.3.4 Potential impacts on vegetation and loss of habitat	**Alternative 1: Proposed Activity**						• The Spekboom Biodiversity Offset Plan must be implemented. • Outside lighting should be designed to minimize impacts on fauna. All outside lighting should be directed away from the natural open space of the development. Fluorescent and mercury vapour lighting should be avoided, and sodium vapour (yellow) lights should be used wherever possible. • Gardens or landscaped areas around the proposed development should be planted with indigenous (preferably using endemic or local species from the area) grasses, forbs, shrubs and trees, which are water wise and require minimal horticultural practices. A species list of suitable species should be compiled for the property owner. • A Re-vegetation and Rehabilitation Manual should be prepared for the use of contractors, landscape architects and groundsmen. Where herbicides are used to clear vegetation, specimen-specific chemicals should be applied to individual plants only. General spraying should be prohibited.
	3	5	2	4	SBM=	**40**	
	3	5	2	3	SAM=	**30**	
	Alternative 2: Density Alternative						
	3	5	2	3	SBM=	**40**	
	3	5	2	3	SAM=	**30**	
	The **No-Go Alternative** will imply that no additional vegetation will be cleared and the indigenous vegetation and habitat will remain intact. Opportunities relating to the Spekboom Biodiversity Offset Plan (such as local employment, awareness and landscaping of green open space areas in Despatch) will be lost.						

9.4 OPERATIONAL PHASE NEGATIVE IMPACTS (SOCIO-ECONOMIC IMPACTS)

<table>
<tr><th colspan="2" rowspan="2">Potential Impact</th><th colspan="4">Occurrence / Severity</th><th>Significance</th><th rowspan="2">Recommended Mitigation Measures</th></tr>
<tr><th>P</th><th>D</th><th>S</th><th>M</th><th></th></tr>
<tr><td>9.4.1</td><td>Impacts on ambient air quality (dust and noise generation).</td><td colspan="5">Alternative 1: Proposed Activity
3 | 5 | 2 | 8 | SBM= 80
3 | 5 | 2 | 4 | SAM= 40

Alternative 2: Density Alternative
3 | 5 | 3 | 8 | SBM= 88
3 | 5 | 3 | 6 | SAM= 66

The No-Go Alternative will have no change in the ambient air quality.</td><td><u>Dust:</u>.
• Provide a complaint register on site where complaints can be made. This register should enable effective communication of complaints details of steps taken to resolve complaints.
• Bonfires and burning of waste materials is prohibited.

<u>Noise:</u>
• Maintenance activities should be limited to 07:00 to 17:00.
• Machines in intermittent use should be shut down in the intervening periods between active working or throttled down to a minimum.
• In general, operations should meet the noise standard requirements of the Occupational Health and Safety Act (Act No 85 of 1993).</td></tr>
<tr><td>9.4.2</td><td>Change in the visual character of the area.</td><td colspan="5">Alternative 1: Proposed Activity
3 | 5 | 2 | 8 | SBM= 80
3 | 5 | 2 | 4 | SAM= 40

Alternative 2: Density Alternative
3 | 5 | 3 | 8 | SBM= 88
3 | 5 | 3 | 6 | SAM= 66

The No-Go Alternative will not alter the visual character of the landscape in any way.</td><td>• Natural trees, shrubbery and grass species must be retained wherever possible;
• Structures must be painted using earthy colours to blend in with vegetation;
• Treat all steelwork with a matt paint to limit reflection;
• Be sensitive towards the use of glass or materials with a high reflectivity to avoid glare from the shiny surfaces and to avoid visual discomfort for viewers during the day;
• Deflect all external lighting downwards, and
• Maintain the development to a high standard (buildings as well as landscaping).</td></tr>
</table>

<table>
<tr><th colspan="8">9.4 OPERATIONAL PHASE NEGATIVE IMPACTS (SOCIO-ECONOMIC IMPACTS)</th></tr>
<tr><th rowspan="2">Potential Impact</th><th colspan="2">Occurrence</th><th colspan="2">Severity</th><th colspan="2">Significance</th><th rowspan="2">Recommended Mitigation Measures</th></tr>
<tr><th>P</th><th>D</th><th>S</th><th>M</th><th colspan="2"></th></tr>
<tr><td>9.4.3 Potential impacts on traffic in the area.</td><td colspan="6">Alternative 1: Proposed Activity
3 | 5 | 2 | 8 | SBM= | 80
3 | 5 | 2 | 4 | SAM= | 40

Alternative 2: Density Alternative
3 | 5 | 3 | 8 | SBM= | 88
3 | 5 | 3 | 6 | SAM= | 66

The No-Go Alternative will lead to a much slower increase of traffic (over a longer period as the population grows) however, the opportunity of road upgrades to be undertaken by a private developer would be lost.</td><td>• The NMBMM must approve the TIA prior to commencement;
• All vehicular traffic on site should adhere to road safety measures.
• All access points must be wide enough for emergency vehicles.
• Implement proposed road upgrades as per the approved TIA.</td></tr>
</table>

9.4.4 CUMULATIVE IMPACT

The Proposed Activity will result in the cumulative loss of indigenous vegetation and associated faunal habitat as a result of urban development in Despatch, Nelson Mandela Bay Municipality, Eastern Cape.

The only feasible mitigation measure that can be assigned to this impact is the implementation of a Biodiversity Offset. Refer to **Figure 19** for the Biodiversity Mitigation Hierarchy.

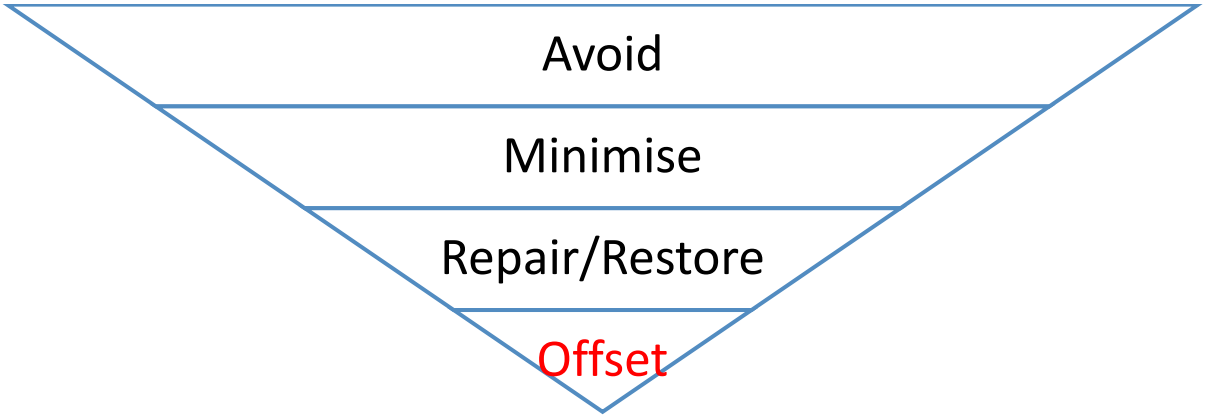

Figure 19: Biodiversity Mitigation Hierarchy (Source: Western Cape Department of Environmental Affairs and Development Planning).

Biodiversity offsets therefore aim to ensure that residual impacts that are measured as medium high in significance on biodiversity and the ecosystem are compensated for in a way that ecological integrity is maintained and that developments throughout the Environmental Impact Assessment (EIA) process remains sustainable.

Biodiversity management in South Africa is delegated to the national Department of Forestry Fisheries and Environment, while biodiversity management at the provincial level is the responsibility of the provincial departments. Provincial environmental management must be aligned with national policy.

Currently, there is no standard method of determining offsets in the Eastern Cape. Nonetheless, environmental management standards and guidelines set in the National Environmental Management Act (108 of 1998) which apply to all authorities who are environmental policy and decision makers, whose decision influence the environment enable the consideration of biodiversity offset.

9.4.5 PROPOSED BIODIVERSITY OFFSET PLAN

The objective of the proposed biodiversity offset plan is to facilitate ecological restoration. In addition to set-aside large areas of the site to Open Space, the plan is to focus on the rescue, propagation and reestablishment of *Portulacaria afra* (Spekboom) that grows abundantly across the proposed site.

Spekboom belongs to the succulent thicket plant community of South Africa, found in the Thicket Biome. These plants are known for their ability to sequestrates an exceptional amount of carbon dioxide (due to its photosynthetic properties), particularly for a warm, semi-arid region and in this capacity is more akin to forest ecosystems (Paviour, 2014). The ecological assessment conducted by Bara Asah Ecological Services indicated that Spekboom dominates the proposed site. It is therefore only sensible to use this plant with its ecological restoration for post development landscaping purposes.

Figure 20: *Portulacaria Afra* (Spekboom) found on site

Benefits of Spekboom

- Spekboom plant can be used as soil binder. This help prevent soil erosion. Furthermore, because of their ability to spread quick, they a cover for the soil from the

harmful solar rays, creating favourable conditions for insects and soil organisms while organic matter from the plant nourishes the soil under the Spekboom cover.

- Spekboom have the ability to sequestrate (absorb) carbon, the number one greenhouse gas and that causes warming of the earth. According to the South African National Biodiversity Institute (SANBI), the Spekboom has the ability to make use of two different photosynthetic pathways, when conditions are favourable it manufactures its food to sustain growth by using the same method (pathway) that most other plants use.
- The Spekboom plant require less water due to their succulent nature and are well adapted to thrive in harsh environmental conditions. This is good for our already water scares areas.
- The Spekboom plant can be propagated without from cuttings with ease.

Implementation

- All Spekboom plants must be excavated from their roots and taken to an onsite nursery to be located in one of the areas allocated for open space.
- The rescued plants must be divided into cuttings and bagged.
- Plants must be watered and maintained throughout the construction period.
- The Developer must make use of local labour for the rescue, propagation and ongoing maintenance activities of the Spekboom nursery.
- After construction the Spekboom plants must be made used for landscaping purposes.
- Should an abundance of Spekboom plants be produced, these plants must also be made available to the NMBMM for landscaping purposes of other green open spaces within Despatch.

10. ENVIRONMENTAL MANAGEMENT PROGRAMME

The EMPr informs the Applicant and the technical team of the guidelines which will need to be followed during construction to ensure that there are no lasting or cumulative negative impacts of the construction process on the environment. This includes:

- The standards and guidelines that must be achieved in terms of environmental legislation;
- Mitigation measures and environmental specifications which must be implemented for all phases of the project to minimise the extent of environmental impacts, to manage environmental impacts and where possible to improve the condition of the environment;

- Guidance through method statements that are required to be implemented to achieve the environmental specifications;
- Corrective actions that must be taken in the event of non-compliance with the specifications of the EMPr; and
- Measures to prevent long-term or permanent environmental degradation.
  - Rainwater runoff from roofs and hard surfaces will be harvested and used for irrigation of landscaped areas;
  - All water supply lines will be metered and monitored for leak detection;
  - Drip irrigation methods will be used;
  - Water wise plants (indigenous and endemic) will be utilised;
  - Energy efficient light fittings will be specified;
  - Solar power will be used supplementary;
  - Residences will face north where possible;
  - Passive heating and cooling techniques will be utilized;
  - Building roofs and walls will be insulated;
  - Recycling will be encouraged;
  - Separation at source (kerbside collection of recyclables will be facilitated);
  - Composting will be encouraged;
  - On-site utilisation of green waste (after shredding);
  - Passive heating and cooling techniques will be utilized;
  - A Stormwater Management Plan in line with sustainable urban design standards (SUDS) must be compiled and implemented during the construction and operational phases of the project.

11. EAP'S RECOMMENDATION

11.1.1 COMPARATIVE ASSESSMENT OF ALTERNATIVES

Although a number of potential short and long-term environmental and social impacts can be expected during the construction and operational phases of the Proposed Activity, it was found that the significance of these impacts could be reduced through the successful implementation of appropriate mitigation measures. Refer to **Table 7** for a comparative assessment of alternatives. Alternative 1 is preferred over Alternative 2 for the following reason:

Pressure on municipal services and resources:

Although the footprints and components of the two alternatives are similar the scale of the residential component of Alternative 2 (with 5000 residential units) is much greater than Alternative 1 (with 2343 residential units).

The higher density of Alternative 2 may be perceived positive from a housing shortage point of view however the additional pressure on waste generation, air quality, visual character and traffic will be higher after mitigation for Alternative 2 than it will be for Alternative 1. This is evident in the significance of the operational phase impacts, after mitigation, as outlined in Table 7 below:

Table 7: Comparative Assessment of Impact Significance After Mitigation

Construction Phase Impacts	Significance after Mitigation	
	Alternative 1	Alternative 2
Potential impacts on soil and ground and surface water quality that may occur as a result of the spillage of hydrocarbons, hazardous chemicals and sewage	**Medium**	**Medium**
Potential impacts on soil and ground and surface water quality that may occur as a result of the generation of waste.	**Medium**	**Medium**
Increased soil erosion as a result of vegetation clearance and increased stormwater runoff from hard surface	**Medium**	**Medium**
Potential impacts on vegetation and loss of habitat	**Medium**	**Medium**
Impacts on ambient air quality dust and noise generation	**Medium**	**Medium**
Change in the visual character of the area	**Medium**	**Medium**
Potential impacts on existing cultural and heritage resources	**Medium**	**Medium**
Potential impacts on traffic	**Medium**	**Medium**
Job creation	**High Positive**	

Operational Phase Impacts	Significance after Mitigation	
	Alternative 1	Alternative 2
Potential impacts on soil and ground and surface water quality that may occur as a result of the spillage of hydrocarbons, hazardous chemicals and sewage	**Low**	**Medium**
Potential impacts on soil and ground and surface water quality that may occur as a result of the generation of waste	**Low**	**Medium**
Increased soil erosion as a result of vegetation clearance and increased stormwater runoff from hard surface	**Medium**	**Medium**
Potential impacts on vegetation and loss of habitat	**Low**	**Low**
Impacts on ambient air quality dust and noise generation	**Medium**	**High**
Change in the visual character of the area	**Medium**	**High**
Potential impacts on traffic	**Medium**	**High**
Job creation	**High Positive**	
Reducing housing shortage in the local area	**High Positive**	

11.1.2 EAP'S STATEMENT

The Market Study (Demacon 2017) showed that there is a great demand for Finance Linked Individual Subsidy Programme (FLISP) & Bonded Units, Social Units and Entry Level Units in the Despatch area. The Proposed Activity will assist in reducing this demand.

The Market Study (Demacon 2017) also showed that the Despatch area has a low employment rate and the Proposed Activity will create job opportunities during the construction as well as the operational phase of the project, in an area much needed.

According to the NMBMM Bioregional Plan, the proposed development site does not support any CBAs or ESAs. The site was found to be in a degraded state and deviated from its natural state due to various anthropogenic factors such as historical soil excavations with its associated soil heaps. This has led to parts of the study site's pedology being disturbed, which in turn negatively impacts on soil fertility and compromises growing conditions for vegetation.

Another anthropogenic impact is the presence of rubble heaps which has been dumped on various locations on the study site.

No drainage lines or wetlands could be identified on site and the risk of the development on surface water bodies was determined as Low.

No fatal flaws in terms of cultural heritage and/or palaeontology could be identified.

Although a number of potential short and long-term environmental and social impacts can be expected during the construction and operational phases of the Proposed Activity, it was found that the significance of these impacts could be reduced through the successful implementation of appropriate mitigation measures.

The EAP recommends that Alternative 1 should be authorised by DEDEAT as the significance of the negative impacts, after mitigation, is lower than Alternative 2 taking into the aspect of scale and pressure on municipal services delivery.

Should Environmental Authorisation for the proposed Despatch Park Mixed-use Development be granted, by DEDEAT, it should be subject to the following conditions:

- All mitigation measures in **Section 9** of the EIR and recommendations made by the specialist studies (**Annexure E**) should be adhered to during the Construction and Operational Phases of the development;
- All recommendations and mitigation measures in the Environmental Management Programme (EMPr) and Mitigation Plans (**Annexure G**) should be complied with and monitored during the Pre-Construction, Construction as well as the Operational Phases;
- The proposed Biodiversity Offset Plan must be incorporated into the Development;
- A Stormwater Management Plan in line with the sustainable urban design standards (SUDS) must be approved by NMBMM and implemented during the construction and operational phases of the project;
- The TIA must be approved by NMBMM and implemented during the construction and operational phases of the project;

- An Environmental Control Officer (ECO) must be appointed during the construction phase to ensure environmental compliance;
- Conditions attached to the General Authorisation to be issued by DWS must be complied with.

12. CONCLUSION

In conclusion, the purpose of a Scoping & Environmental Impact Reporting (S&EIR) process is to evaluate the impact of the proposed development on the receiving biophysical and socio-economic environments and to propose mitigation measures that can reduce these impacts once implemented in the planning, construction as well as the operational phases. This ensures that the proposed project will be environmentally acceptable and integrated into the surrounding environment in a sustainable way.

Although a number of potential short and long-term environmental and social impacts can be expected during the construction and operational phases of the proposed mixed-use development, it was determined in the Draft EIR that the significance of these impacts could be reduced through the successful implementation of appropriate mitigation measures.

Comments and/or concerns identified by Interested and Affected Parties (I&APs) during the review period of the Draft EIR will be incorporated into the Final EIR for further investigation. The Final EIR phase will be submitted to the registered I&AP's for consideration and to DEDEAT for decision-making. All comments on the Final EIR will also be forwarded to the DEDEAT for consideration.

13. REFERENCES

- An Agricultural Impact Assessment and Recommendations for a Proposed Change of Land Use from Vacant Land to an Integrated Township situated on Portion 0 Of Erf 700 Despatch, Nelson Mandela Bay Metropolitan Municipality, Eastern Cape Province, Mzansi Agriculture, October 2021.

- Despatch Mixed Use Market Study, Market Research Findings and Recommendation, Demacon, September 2017

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- Despatch Shopping Centre, Remaining Extent of Erf 700 Despatch, Feasibility Report Bulk Services, Zutari Port Elizabeth, Rev 4, October 202

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- The 2017/2018 - 2021/2022 Nelson Mandela Bay Municipality Integrated Development Plan.

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- Marie Grimm and Johann Köppel (2019). Biodiversity Offset Program Design and Implementation

Annexure D – Public Participation

D1 - Site Notices

NOTICE OF APPLICATION FOR ENVIRONMENTAL AUTHORISATION AND AVAILABILITY OF THE DRAFT SCOPING REPORT FOR THE PROPOSED DESPATCH PARK MIXED-USE DEVELOPMENT LOCATED ON PORTION 0 OF ERF 700, DESPATCH, NELSON MANDELA BAY MUNICIPALITY, EASTERN CAPE PROVINCE
ECI REF NO.: A02019

Notice is given in terms of Chapter 6 of Government Notice Regulation (GN R) No.326 as amended in Government Gazette No. 40772 (7 April 2017) of the National Environmental Management Act, 1998 (Act No.107 of 1998), as amended [NEMA], that **Corner House Developments** intends to construct a mix-use development on Portion 0 of Erf 700 Despatch, to be known as the **Despatch Park**. The proposed development, of approximately 47 hectares in extent, falls within the within the urban edge of the Nelson Mandela Bay Municipality, and triggers a number of listed activities in terms of the 2014 NEMA Environmental Impact Assessment (EIA) Regulations (as amended April 2017) resulting in the need for Environmental Authorisation (EA) from the Eastern Cape Department of Economic Development, Environmental Affairs and Tourism (DEDEAT).

In terms of **GN R No. 327 (Listing Notice 1: Activities 9, 10, 11 and 14), GN R No. 325 (Listing Notice 2: Activity 15) and GN R No. 324 (Listing Notice 3: Activities 4 and 12)** of the 2014 NEMA EIA Regulations (as amended April 2017) the proposed development requires EA by way of a Scoping and Environmental Impact Assessment (S&EIA) Process.

The Draft Scoping Report for the abovementioned project is available for public review and comment for a **30-day period (from Wednesday, 17 February 2021 to Friday, 19 March 2021)** on ECI's website (www.ecinternational.net) under the "Public Documents" drop down heading.

Interested and/or affected parties (I&APs) who wish to participate on the project, or who would like to obtain more information, should please contact Ms Hanlie van Greunen **before Friday, 19 March 2021**:

Postal Address: Postnet Suite #150, Private Bag X1, Woodhill 0076
Tel (012) 942 9666
Fax: 086 214 1208
Email: hanlie@ecinternational.co.za

ENVIRONMENTAL CONSULTANTS INTERNATIONAL

PROOF OF SITE NOTICE

D2 - Newspaper Adverts

2021: Eerste skooldag anders as ooit tevore

LINKS: Josh Hermans, 'n gr. 8-leerling aan die Hoërskool Brandwag, ontvang van Steven Zietsman, die skoolhoof, 'n kers en 'n brosjure oor hoe om 'n Brandwagter te wees. Elke gr. 8-leerling kry 'n kers as 'n simbool van kennis en lig op hul pad gedurende hul hoërskooljare. FOTO: KAREN PIENAAR

REGS: By die Laerskool Susannah Fourie op Despatch is afskortings tussen leerlinge se skoolbanke aangebring om te help dat hulle nie in direkte kontak met mekaar is tydens die koronaviruspandemie nie. FOTO: CARA-LEE DORFLING

Zianka en Morné Knoetzé groet hul seun Monré (6) voor hy Maandag saam met sy gr.1-juffrou by die Laerskool Innes in Uitenhage by die skool ingestap het. FOTO: CARA-LEE DORFLING

CARA-LEE DORFLING

SOOS baie graad 1-leerlinge op hul eerste skooldag, was hul ouers in die Nelson Mandelabaaimetro Maandag bykans ewe hartseer toe hulle reeds by die skoolhekke hul kinders se hande moes los.

Die tradisie van ouers wat hul gr. 1-kinders help dra aan die oorgroot skooltasse tot by hul skoolbanke, kon nie vanjaar gevolg word nie omdat skole uit voorsorg teen die verspreiding van die koronavirus, ouers toegang tot skoolgeboue verbied het.

Randall Mapoe, skoolhoof van die Laerskool Winterberg in Uitenhage, staan by die skool se ingang om self die leerlinge se hande te ontsmet. Hier spuit hy handreiniger en verwelkom hy vir Lelitha Botha (6), 'n gr.1-leerling, op haar eerste skooldag. FOTO: CARA-LEE DORFLING

"My hart is so seer om hier te moet staan en kyk hoe my kind wag voor sy klas, maar ek is tog so trots om te sien hoe netjies hulle almal in die nuwe skoolklere lyk," het Eunice Berrie Maandagoggend voor die Laerskool Winterberg in Uitenhage gesê terwyl sy deur die grensdraad na haar seun op sy eerste skooldag kyk.

By die ingang van dié skoolhek het Randall Mapoe, skoolhoof, met 'n spuitbottel vol handreiniger gestaan waarmee hy elke leerling op hul eerste skooldag verwelkom en aan ouers verduidelik het hoekom dit veiliger is dat slegs leerlinge toegelaat word.

"Dit help natuurlik dat hulle (die gr. 1-leerlinge) reeds vir oriëntasie hier was en vertroud is met die skool," sê Randall.

Ook by die Laerskool Innes in Uitenhage het die meeste van die nuwelinge geen probleem gehad om by hul gr. 1-juffrou voor die skool aan te meld nie sodat die juffrou hul koors kon meet en hul hande kon ontsmet voordat hulle sonder hartseergesiggies totsiens vir hul ouers gewuif het.

Koos Britz, skoolhoof van die Laerskool Innes, sê die dra van maskers is nou deel van die skoolreëls. Danksy skenkings is 'n masker aan elke gr. 1-leerling gegee.

"Die klasse is Vrydag ontsmet. Ons is gereed, ek glo die ouers is ook meer gerus, maar ons kan nie oorgerus raak nie."

Charl Basson, skoolhoof van die Laerskool Frans Conradie in Despatch, sê hulle het Maandag gesien dat heelwat meer leerlinge teruggekeer het skool toe as verlede jaar.

"Dit wys ouers het weer vertroue in die stelsel en aanvaar ons doen alles moontlik om leerlinge veilig te hou.

"Sover is ons geseënd met bitter min ouers en personeellede wat deur die virus geraak is."

Omdat klaskamers hier te klein is om minstens 1 m tussen leerlinge te handhaaf, is klasse verdeel met leerlinge wat in twee verskillende groepe skool sal bywoon. Dié reël geld wel nie vir gr. 7's nie, wat elke dag in die spesiaal ingerigte skoolsaal onderrig ontvang.

By die Laerskool Susannah Fourie het André Crous, skoolhoof, gesê hulle probeer soveel moontlik doen om die veiligheid van hul leerlinge en onderwysers te verseker. Daarom is deursigtige skeidings tussen skoolbanke aangebring, terwyl leerlinge se hande met die aanvang van die skooldag ontsmet word, asook deur die loop van die dag en selfs by die uitgang van kleedkamers.

"Ons waag geen kanse nie, ons het reeds vanoggend (Maandag) 'n klompie leerlinge huis toe gestuur wat nie voldoende op die vrae (van siftingstoetse) kon antwoord nie."

Ondanks hul noukeurige siftingstoetse, gebeur dit soms dat leerlinge eers later bekendmaak hulle was in kontak met iemand wat die virus opgedoen het. Crous sê dit plaas geweldige druk op onderwysers en die skool om die nodige reëlings vir sanitasie te tref.

● Mali Mtima, woordvoerder van die Oos-Kaapse onderwysdepartement, het Maandagmiddag gesê hulle wag nog op verslae voordat hulle sal kan sê of alle skole wel Maandag hul deure geopen het.

"Oor die volgende twee weke sal verskeie afgevaardigdes moontlike probleemgebiede besoek sodat ons amptenare self die uitdagings sien en 'n oplossing hiervoor kan bespoedig," sê Mtima.

D3 - Written Notices

Initial Notification

10 February 2021

ECI Ref No.: A02019

Dear Stakeholder

NOTICE OF APPLICATION FOR ENVIRONMENTAL AUTHORISATION AND AVAILABILITY OF THE DRAFT SCOPING REPORT FOR THE PROPOSED DESPATCH PARK MIXED-USE DEVELOPMENT LOCATED ON PORTION 0 OF ERF 700, DESPATCH, NELSON MANDELA BAY MUNICIPALITY, EASTERN CAPE PROVINCE

Environmental Consultants International (Pty) Ltd (ECI) was appointed by **Corner House Developments** as an independent Environmental Assessment Practitioner (EAP) to undertake the required Environmental Authorisation application- and associated stakeholder engagement process for the proposed Despatch Park Mixed-use Development on Portion 0 of Erf 700 Despatch, Nelson Mandela Bay Municipality, Eastern Cape Province. Refer to **Figure 1: Locality Map.**

The proposed project will have a footprint of approximately 47 hectares and will comprise of residential, business, institutional and open space land uses and will include the establishment of single residential units, a retirement village, town houses and flats, as well as a shopping centre, filling station, office space, a private school and a private hospital, together with all necessary service infrastructure.

The proposed project triggers a number of listed activities in terms of the 2014 NEMA Environmental Impact Assessment (EIA) Regulations (as amended April 2017) resulting in the need for Environmental Authorisation (EA) from the Eastern Cape Department of Economic Development, Environmental Affairs and Tourism (DEDEAT).

In terms of **GN R No. 327 (Listing Notice 1: Activities 9, 10, 11 and 14), GN R No. 325 (Listing Notice 2: Activity 15) and GN R No. 324 (Listing Notice 3: Activities 4 and 12)** of the 2014 NEMA EIA Regulations (as amended April 2017) the proposed development requires EA by way of a Scoping and Environmental Impact Assessment (S&EIA) process.

The S&EIA process is being conducted to ensure that the environmental impacts that may be associated with the proposed project are taken into consideration. Interested and Affected Parties (I&APs) have an opportunity to comment on the Draft Scoping Report by providing comments, raising issues of concern and/or suggestions for enhanced benefits and/or alternatives and to ensure that the DEDEAT has sufficient information to make decisions.

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Web: www.ecinternational.net

ENVIRONMENTAL CONSULTANTS INTERNATIONAL (PTY) LTD | REG NO. 2016/357060/07 | Director: J A von Maltitz

The Draft Scoping Report for the abovementioned project is available for public review and comment for a 30-day period (**from Wednesday, 17 February 2021 to Friday, 19 March 2021**) on ECI's website (www.ecinternational.net) under the "Public Documents" drop down heading.

Interested and/or affected parties (I&APs) who wish to participate on the project, or who would like to obtain more information, should please contact **Ms Hanlie van Greunen before Friday, 19 March 2021**:

Postal Address: Postnet Suite #150, Private Bag X1, Woodhill 0076
Tel (012) 942 9666
Fax: 086 214 1208
Email: hanlie@ecinternational.co.za

Kind regards,

Hanlie van Greunen

ENVIRONMENTAL CONSULTANT

For: Environmental Consultants International (Pty) Ltd

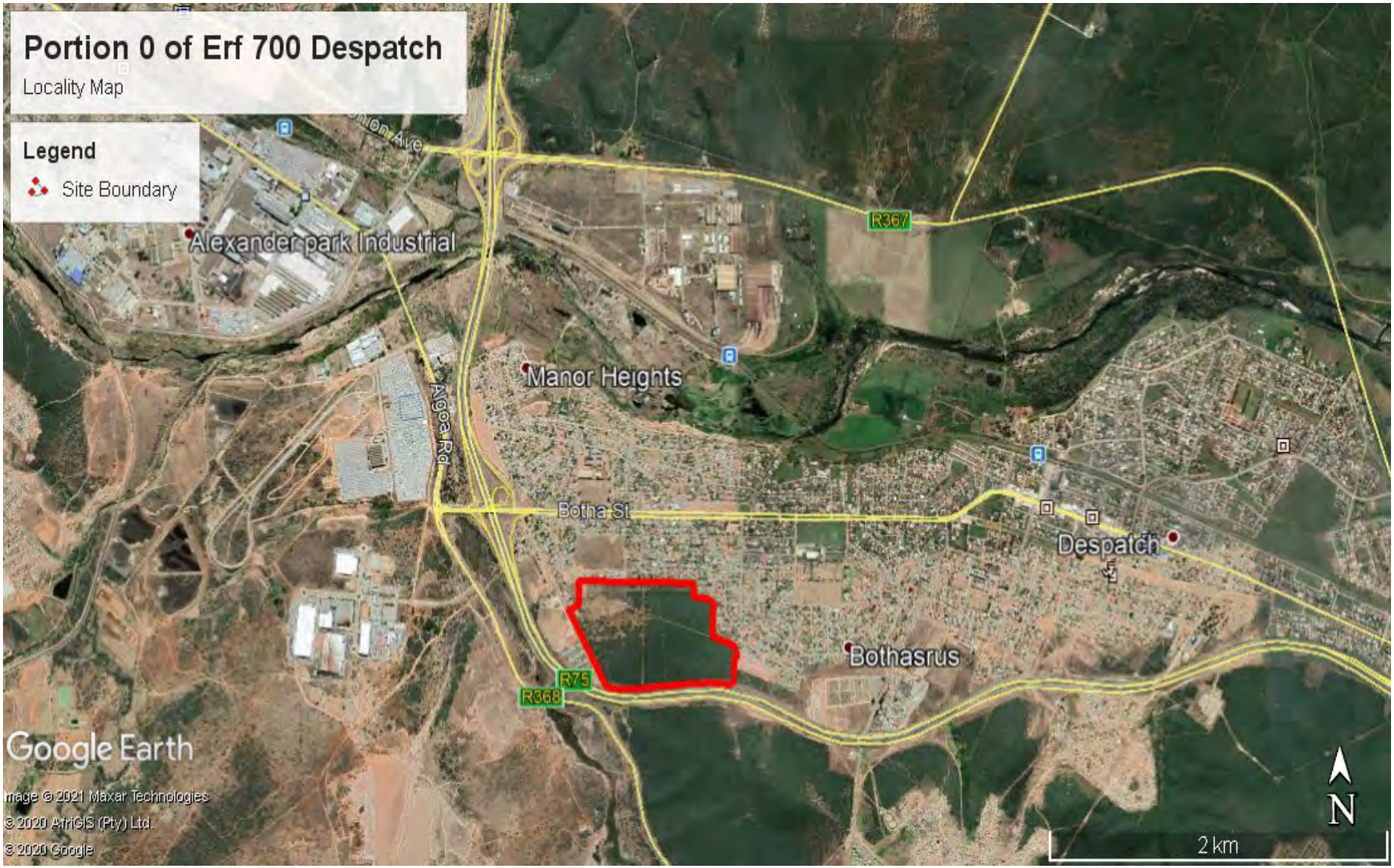

Figure 1: Locality Map

REGISTRATION AND COMMENTS SHEET

NOTICE OF APPLICATION FOR ENVIRONMENTAL AUTHORISATION AND AVAILABILITY OF THE DRAFT SCOPING REPORT FOR THE PROPOSED DESPATCH PARK MIXED-USE DEVELOPMENT LOCATED ON PORTION 0 OF ERF 700, DESPATCH, NELSON MANDELA BAY MUNICIPALITY, EASTERN CAPE PROVINCE

ECI REF NO.: A02019

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FAX NUMBER		
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E-MAIL ADDRESS		

I would like to be registered as an interested and Affected Party (I&AP) so that I may receive project updates for the duration of the proposed project.	**YES**	**NO**
Please send me notifications by	Fax	
	E-mail	
	Cell phone (SMS)	
	Post	

MY COMMENTS/ ISSUES/ CONCERNS ON THE PROPOSED PROJECT ARE AS FOLLOWS:

You are more than welcome to attach additional comments should the space provided not be sufficient.

PLEASE ALSO ADD THE FOLLOWING I&AP IN YOUR DATABASE FOR FUTURE CORRESPONCE

NAME AND SURNAME		
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E-MAIL		
RESIDENTIAL ADDRESS		
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POSTAL ADDRESS		
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Your contribution in this process is highly appreciated.

ENVIRONMENTAL CONSULTANTS INTERNATIONAL

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BG van Rooyen
28 Greyling St.
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NG Doro
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Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

No _____

Post Office

Addressed to/Geadresseer aan

E. Weitz
19 Genl Klopper St
Campher St.
Despatch 6219 Postcode Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC468248295ZA

CUSTOMER COPY 301028R

Date stamp of delivery

LYNNWOODRIDGE
Datumstempel van aflewering
1
0040

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____ Post Office, counter No
Poskantoor, toonbanknr _____

within 30 days of date received at delivery office/
binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

No _____

Post Office

Addressed to/Geadresseer aan

M. Jonker
24 Genl. Smuts Ave
Campher Park
Despatch 6219 Postcode Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC468248304ZA

CUSTOMER COPY 301028R

Date stamp of delivery

LYNNWOODRIDGE
FEB 202
Datumstempel van aflewering
1
0040

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____ Post Office, counter No
Poskantoor, toonbanknr _____

within 30 days of date received at delivery office/
binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

No _____

Post Office

Addressed to/Geadresseer aan

A. Gerber
Unit 2, Sederberg
3 Genl. Klopper St.
Campher Park
Despatch 6219 Postcode Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC468248321ZA

CUSTOMER COPY 301028R

Date stamp of delivery

LYNNWOODRIDGE
Datumstempel van aflewering
23 FEB 2021
1
0040

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____ Post Office, counter No
Poskantoor, toonbanknr _____

within 30 days of date received at delivery office/
binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

No _____

Post Office

Addressed to/Geadresseer aan

J Gouws
3 Genl Klopper St
Compher Park
Despatch 6219
Postcode
Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC468246318ZA
CUSTOMER COPY 301028R

Date stamp of delivery

Datumstempel van aflewering

LYNNWOODRIDGE
23 FEB 2021
0240

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____
Post Office, counter No
Poskantoor, toonbanknr _____

within 30 days of date received at delivery office/
binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

No _____

Post Office

Addressed to/Geadresseer aan

CJ Coetzee
15 Genl. Klopper St
Compher Park
Despatch 6219
Postcode
Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC468246349ZA
CUSTOMER COPY 301028R

Date stamp of delivery

Datumstempel van aflewering

LYNNWOODRIDGE
23 FEB 2021
0240

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____
Post Office, counter No
Poskantoor, toonbanknr _____

within 30 days of date received at delivery office/
binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

No _____

Post Office

Addressed to/Geadresseer aan

GI Nandile
11 Genl Klopper St
Compher Park
Despatch 6219
Postcode
Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC468246335ZA
CUSTOMER COPY 301028R

Date stamp of delivery

Datumstempel van aflewering

LYNNWOODRIDGE
23 FEB 2021
0240

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____
Post Office, counter No
Poskantoor, toonbanknr _____

within 30 days of date received at delivery office/
binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

No _____

Post Office

Addressed to/Geadresseer aan

TL Gamanda
13 Genl Klopper St
Compher Park
Despatch 6219
Postcode
Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC468246336ZA
CUSTOMER COPY 301028R

Date stamp of delivery

Datumstempel van aflewering

LYNNWOODRIDGE
23 FEB 2021
0240

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____
Post Office, counter No
Poskantoor, toonbanknr _____

within 30 days of date received at delivery office/
binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

No _____

Post Office

Addressed to/Geadresseer aan

Y Skorbinski
Unit 1 Sederberg
3 Genl Klopper St
Comphor Park
Despatch 6219

Postcode
Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC482463527A
CUSTOMER COPY 301028R

Date stamp of delivery

LYNNWOODRIDGE
23 FEB 2021
0040

Datumstempel van aflewering

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____
Post Office, counter No
Poskantoor, toonbanknr _____

within 30 days of date received at delivery office/
binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

No _____

Post Office

Addressed to/Geadresseer aan

Ani Le Raix
5 Genl Klopper St
Comphor Park
Despatch 6219

Postcode
Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC482463532A
CUSTOMER COPY 301028R

Date stamp of delivery

LYNNWOODRIDGE
23 FEB 2021
0040

Datumstempel van aflewering

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____
Post Office, counter No
Poskantoor, toonbanknr _____

within 30 days of date received at delivery office/
binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

No _____

Post Office

Addressed to/Geadresseer aan

T. Mandeka
17 Karel Bremer St.
Comphor Park
Despatch 6219

Postcode
Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC482463702A
CUSTOMER COPY 301028R

Date stamp of delivery

LYNNWOODRIDGE
23 FEB 2021
0040

Datumstempel van aflewering

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____
Post Office, counter No
Poskantoor, toonbanknr _____

within 30 days of date received at delivery office/
binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

No _____

Post Office

Addressed to/Geadresseer aan

PK Terblanche
9 Genl Klopper St
Comphor Park
Despatch 6219

Postcode
Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC482463972A
CUSTOMER COPY 301028R

Date stamp of delivery

LYNNWOODRIDGE
23 FEB 2021
0040

Datumstempel van aflewering

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____
Post Office, counter No
Poskantoor, toonbanknr _____

within 30 days of date received at delivery office/
binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

No _____

Post Office

Addressed to/Geadresseer aan

V. Deyzel
Unit 1, 7 Unit 2 Larinell
21 Creswell St
Campher Park
Despatch 6219

Postcode
Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC468248406ZA
CUSTOMER COPY 301028R

Date stamp of delivery

LYNNWOODRIDGE
23 FEB 2021
0040

Datumstempel van aflewering

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____

Post Office, counter No
Poskantoor, toonbanknr _____

within 30 days of date received at delivery office/
binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

No _____

Post Office

Addressed to/Geadresseer aan

Jan Visser Eiendomme cc
17 Genl. Klopper St
Campher Park
Despatch 6219

Postcode
Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC468248410ZA
CUSTOMER COPY 301028R

Date stamp of delivery

LYNNWOODRIDGE
23 FEB 2021
0040

Datumstempel van aflewering

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____

Post Office, counter No
Poskantoor, toonbanknr _____

within 30 days of date received at delivery office/
binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

No _____

Post Office

Addressed to/Geadresseer aan

WE van Eyk
83 Jansen St.
Campher Park
Despatch 6219

Postcode
Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC468248423ZA
CUSTOMER COPY 301028R

Date stamp of delivery

LYNNWOODRIDGE
23 FEB 2021
0040

Datumstempel van aflewering

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____

Post Office, counter No
Poskantoor, toonbanknr _____

within 30 days of date received at delivery office/
binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

No _____

Post Office

Addressed to/Geadresseer aan

Vivian Deyzel
Unit 2 Larinell
21 Creswell St.
Campher Park
Despatch 6219

Postcode
Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC468248437ZA
CUSTOMER COPY 301028R

Date stamp of delivery

LYNNWOODRIDGE
23 FEB 2021
0040

Datumstempel van aflewering

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____

Post Office, counter No
Poskantoor, toonbanknr _____

within 30 days of date received at delivery office/
binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER No _____
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

Post Office

Addressed to/Geadresseer aan

R L Rudman
Unit 4 Larinell
21 Cresswell Street
Compher Park
Despatch 6219 Postcode / Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall reg 111 592 www.sapo.co.za
RC462484452A
CUSTOMER COPY 301028R

Date stamp of delivery

LYNNWOODRIDGE
Datumstempel van aflewering
23 FEB 2021
1
0040

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____
Post Office, counter No
Poskantoor, toonbanknr _____

within 30 days of date received at delivery office/
binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER No _____
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

Post Office

Addressed to/Geadresseer aan

PE Geraus
9 Cresswell St.
Campher Park
Despatch 6219 Postcode / Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall reg 111 592 www.sapo.co.za
RC462484542A
CUSTOMER COPY 301028R

Date stamp of delivery

LYNNWOODRIDGE
Datumstempel van aflewering
1
0040

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____
Post Office, counter No
Poskantoor, toonbanknr _____

within 30 days of date received at delivery office/
binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER No _____
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

Post Office

Addressed to/Geadresseer aan

A Swart
18 Matthews St.
Campher Park
Despatch 6219 Postcode / Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall reg 111 592 www.sapo.co.za
RC462484482A
CUSTOMER COPY 301028R

Date stamp of delivery

LYNNWOODRIDGE
Datumstempel van aflewering
1
0040

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____
Post Office, counter No
Poskantoor, toonbanknr _____

within 30 days of date received at delivery office/
binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER No _____
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

Post Office

Addressed to/Geadresseer aan

JJ v. Wyk
9 Matthews St.
Campher Park
Despatch 6219 Postcode / Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall reg 111 592 www.sapo.co.za
RC462484471ZA
CUSTOMER COPY 301028R

Date stamp of delivery

LYNNWOODRIDGE
Datumstempel van aflewering
1
0040

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____
Post Office, counter No
Poskantoor, toonbanknr _____

within 30 days of date received at delivery office/
binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER No _____
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)
Post Office

Addressed to/Geadresseer aan
H Muller
21 Brebner St.
Campher Park
Despatch 6219 Postcode Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC468248485ZA
CUSTOMER COPY 301028R

Date stamp of delivery
LYNNWOODRIDGE
23 FEB 2021
0040
Datumstempel van aflewering

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____
Post Office, counter No
Poskantoor, toonbanknr _____
within 30 days of date received at delivery office/
binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER No _____
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)
Post Office

Addressed to/Geadresseer aan
G L Landman
19 Brebner St
Campher Park
Despatch 6219 Postcode Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC468248498ZA
CUSTOMER COPY 301028R

Date stamp of delivery
LYNNWOODRIDGE
Datumstempel van aflewering
0040

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____
Post Office, counter No
Poskantoor, toonbanknr _____
within 30 days of date received at delivery office/
binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER No _____
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)
Post Office

Addressed to/Geadresseer aan
S. Engelbrecht
17 Brebner St
Campher Park
Despatch 6219 Postcode Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC468248508ZA
CUSTOMER COPY 301028R

Date stamp of delivery
LYNNWOODRIDGE
23 FEB 2021
Datumstempel van aflewering
0040

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____
Post Office, counter No
Poskantoor, toonbanknr _____
within 30 days of date received at delivery office/
binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER No _____
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)
Post Office

Addressed to/Geadresseer aan
J. Terblanche
15 Brebner St.
Campher Park
Despatch 6219 Postcode Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC468248517ZA
CUSTOMER COPY 301028R

Date stamp of delivery
LYNNWOODRIDGE
23 FEB 2021
Datumstempel van aflewering
0040

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____
Post Office, counter No
Poskantoor, toonbanknr _____
within 30 days of date received at delivery office/
binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER No _____
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

Post Office

Addressed to/Geadresseer aan

E van Niekerk
13 Brebner St.
Campher Park
Despatch 6219 Postcode Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC468248525ZA No
CUSTOMER COPY 301028R

Date stamp of delivery

WOODRIDGE 3 FEB 2021

Datumstempel van aflewering

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____ Post Office, counter No
Poskantoor, toonbanknr _____

within 30 days of date received at delivery office/
binne 30 dae vanaf datum ontvang by afleweringskantoor 701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER No _____
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

Post Office

Addressed to/Geadresseer aan

A. Reynecke
7 Brebner St.
Campher Park
Despatch 6219 Postcode Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
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ShareCall 0860 111 502 www.sapo.co.za
RC468248538ZA
CUSTOMER COPY 301028R

Date stamp of delivery

WOODRIDGE 3 FEB 2021

Datumstempel van aflewering

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____ Post Office, counter No
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Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER No _____
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

Post Office

Addressed to/Geadresseer aan

JA Barnard
11 Brebner St.
Campher Park
Despatch 6219 Postcode Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC468248542ZA
CUSTOMER COPY 301028R

Date stamp of delivery

WOODRIDGE 3 FEB 2021

Datumstempel van aflewering

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____ Post Office, counter No
Poskantoor, toonbanknr _____

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binne 30 dae vanaf datum ontvang by afleweringskantoor 701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER No _____
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

Post Office

Addressed to/Geadresseer aan

Y Huiter
Unit 3 Larinell
21 Creswell Street
Campher Park
Despatch 6219 Postcode Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
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Date stamp of delivery

WOODRIDGE 3 FEB 2021

Datumstempel van aflewering

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____ Post Office, counter No
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binne 30 dae vanaf datum ontvang by afleweringskantoor 701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

No _____

Post Office

Addressed to/Geadresseer aan

L Horak
21 Genl Smuts Ave
Cumpher Park
Despatch 6219 Postcode Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
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ShareCall 0860 111 502 www.sapo.co.za
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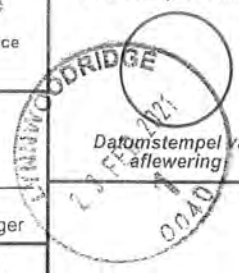
Date stamp of delivery



Datumstempel van aflewering

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Paraaf van ontvangsbeampte

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Amptelike bewys van identifikasie noodsaaklik

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Haal asseblief af by _____ Post Office, counter No
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Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

No _____

Post Office

Addressed to/Geadresseer aan

HO van Rooyen
9 Brebner Street
Cumpher Park
Despatch 6219 Postcode Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

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Datumstempel van aflewering

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Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

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Haal asseblief af by _____ Post Office, counter No
Poskantoor, toonbanknr _____

within 30 days of date received at delivery office/
binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

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ate stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

No _____

Post Office

Addressed to/Geadresseer aan

JL Botha
5 Brebner St.
Cumpher Park
Despatch 6219 Postcode Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

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Datumstempel van aflewering

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____ Post Office, counter No
Poskantoor, toonbanknr _____

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701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
raaf van aflewingsbeampte

REGISTERED LETTER
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

No _____

Post Office

Addressed to/Geadresseer aan

J Landman
4 Fichardt St.
Cumpher Park
Despatch 6219 Postcode Poskode

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Handtekening van ontvanger

REGISTERED LETTER
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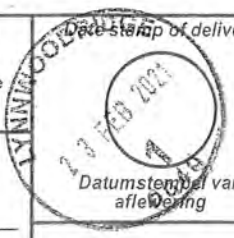
ShareCall 0860 111 502 www.sapo.co.za
RC4682486002A
CUSTOMER COPY 301028R

Date stamp of delivery



Datumstempel van aflewering

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____ Post Office, counter No
Poskantoor, toonbanknr _____

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binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER No _____
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

Post Office

Addressed to/Geadresseer aan

AP Derfling
3 Fichardt St.
Compher Park
Despatch 6219 Postcode Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
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CUSTOMER COPY 301028R

Date stamp of delivery

LYNNWOODRIDGE
13 FEB 2021
0040

Datumstempel van aflewering

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____
Post Office, counter No
Poskantoor, toonbanknr _____

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binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER No _____
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

Post Office

Addressed to/Geadresseer aan

E. Greyling
21 Pres. Brand St.
Compher Park
Despatch 6219 Postcode Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC4682486132A
CUSTOMER COPY 301028R No

Date stamp of delivery

LYNNWOODRIDGE
13 FEB 2021
0040

Datumstempel van aflewering

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

Please collect at
Haal asseblief af by _____
Post Office, counter No
Poskantoor, toonbanknr _____

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binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER No _____
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

Post Office

Addressed to/Geadresseer aan

H. Coetzer
24 Greyling St
Compher Park
Despatch 6219 Postcode Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
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ShareCall 0860 111 502 www.sapo.co.za
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CUSTOMER COPY 301028R

Date stamp of delivery

LYNNWOODRIDGE
13 FEB 2021
0040

Datumstempel van aflewering

Initial of receiving officer
Paraaf van ontvangsbeampte

Official proof of identification essential
Amptelike bewys van identifikasie noodsaaklik

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Haal asseblief af by _____
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Poskantoor, toonbanknr _____

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binne 30 dae vanaf datum ontvang by afleweringskantoor

701282

Date stamp of delivery

Datumstempel van aflewering

Initial of delivery officer
Paraaf van aflewingsbeampte

REGISTERED LETTER No _____
GEREGISTREERDE BRIEF
(with an insurance option/met 'n verskeringsopsie)

Post Office

Addressed to/Geadresseer aan

CJ Kruger
26 Greyling St.
Compher Park
Despatch 6219 Postcode Poskode

FINAL/FINAAL

Signature of recipient
Handtekening van ontvanger

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC4682486442A
CUSTOMER COPY 301028R

Date stamp of delivery

LYNNWOODRIDGE
13 FEB 2021
0040

Datumstempel van aflewering

Initial of receiving officer
Paraaf van ontvangsbeampte

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Please collect at
Haal asseblief af by _____
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Poskantoor, toonbanknr _____

within 30 days of date received at delivery office/
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701282

Draft Scoping Report Notification

23 August 2021

ECI Ref No.: A02019
DEDEAT Ref: ECm1/C/LN2/M/43-2021

Dear Stakeholder

NOTICE OF AVAILABILITY OF THE DRAFT SCOPING REPORT FOR THE PROPOSED DESPATCH PARK MIXED-USE DEVELOPMENT LOCATED ON PORTION 0 OF ERF 700, DESPATCH, NELSON MANDELA BAY MUNICIPALITY, EASTERN CAPE PROVINCE

Environmental Consultants International (Pty) Ltd (ECI) was appointed by **Corner House Developments** as an independent Environmental Assessment Practitioner (EAP) to undertake the required Environmental Authorisation application- and associated stakeholder engagement process for the proposed Despatch Park Mixed-use Development on Portion 0 of Erf 700 Despatch, Nelson Mandela Bay Municipality, Eastern Cape Province. Refer to **Figure 1: Locality Map.**

The proposed project will have a footprint of approximately 47 hectares and will comprise of residential, business, institutional and open space land uses and will include the establishment of single residential units, a retirement village, town houses and flats, as well as a shopping centre, filling station, office space, a private school and a private hospital, together with all necessary service infrastructure.

The proposed project triggers a number of listed activities in terms of the 2014 NEMA Environmental Impact Assessment (EIA) Regulations (as amended April 2017) resulting in the need for Environmental Authorisation (EA) from the Eastern Cape Department of Economic Development, Environmental Affairs and Tourism (DEDEAT).

In terms of **GN R No. 327 (Listing Notice 1: Activities 9, 10, 11 and 14), GN R No. 325 (Listing Notice 2: Activity 15) and GN R No. 324 (Listing Notice 3: Activities 4 and 12)** of the 2014 NEMA EIA Regulations (as amended April 2017) the proposed development requires EA by way of a Scoping and Environmental Impact Assessment (S&EIA) process.

The S&EIA process is being conducted to ensure that the environmental impacts that may be associated with the proposed project are taken into consideration. Interested and Affected Parties (I&APs) have an opportunity to comment on the Draft Scoping Report by providing comments, raising issues of concern and/or suggestions for enhanced benefits and/or alternatives and to ensure that the DEDEAT has sufficient information to make decisions.

The Draft Scoping Report for the abovementioned project is available for public review and comment for a 30-day period (**from Monday, 23 August 2021 to Wednesday, 22 September 2021**) on ECI's website (www.ecinternational.net) under the "Public Documents" drop down heading.

Interested and/or affected parties (I&APs) who wish to participate on the project, or who would like to obtain more information, should please contact **Ms Hanlie van Greunen before Wednesday, 22 September 2021.**

If you are a State Department and would like a Hard Copy of the Draft Scoping Report to be couriered to you, please send an e-mail to Hanlie with your relevant address and the number of copies that you require.

Postal Address: Postnet Suite #150, Private Bag X1, Woodhill 0076
Tel (012) 942 9666
Fax: 086 214 1208
Email: hanlie@ecinternational.co.za

Kind regards,

Hanlie van Greunen

ENVIRONMENTAL CONSULTANT

For: Environmental Consultants International (Pty) Ltd

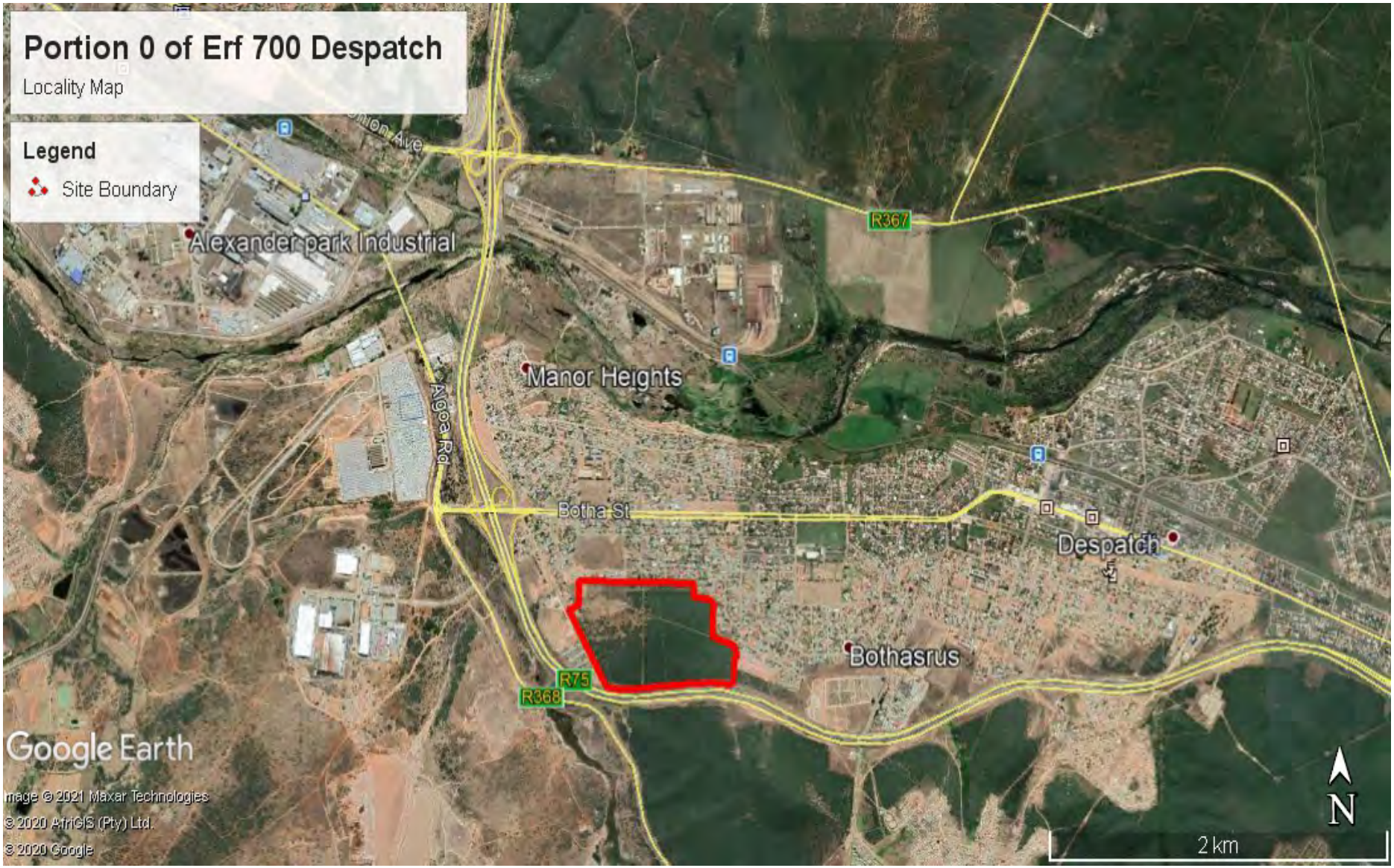

Figure 1: Locality Map

REGISTRATION AND COMMENTS SHEET

NOTICE OF AVAILABILITY OF THE DRAFT SCOPING REPORT FOR THE PROPOSED DESPATCH PARK MIXED-USE DEVELOPMENT LOCATED ON PORTION 0 OF ERF 700, DESPATCH, NELSON MANDELA BAY MUNICIPALITY, EASTERN CAPE PROVINCE

ECI REF NO.: A02019

DEDEAT REF: ECM1/C/LN2/M/43-2021

NAME AND SURNAME		
ORGANISATION		
E-MAIL		
RESIDENTIAL ADDRESS		
	POSTAL CODE	
POSTAL ADDRESS		
	POSTAL CODE	
TELEPHONE NUMBER		
FAX NUMBER		
CELL PHONE NUMBER		
E-MAIL ADDRESS		

I would like to be registered as an interested and Affected Party (I&AP) so that I may receive project updates for the duration of the proposed project.	**YES**	**NO**
Please send me notifications by	Fax	
	E-mail	
	Cell phone (SMS)	
	Post	

MY COMMENTS/ ISSUES/ CONCERNS ON THE PROPOSED PROJECT ARE AS FOLLOWS:

You are more than welcome to attach additional comments should the space provided not be sufficient.

PLEASE ALSO ADD THE FOLLOWING I&AP IN YOUR DATABASE FOR FUTURE CORRESPONCE

NAME AND SURNAME		
ORGANISATION		
E-MAIL		
RESIDENTIAL ADDRESS		
	POSTAL CODE	
POSTAL ADDRESS		
	POSTAL CODE	
TELEPHONE NUMBER		
FAX NUMBER		
CELL PHONE NUMBER		
E-MAIL ADDRESS		

Your contribution in this process is highly appreciated.

From:	Hanlie van Greunen
To:	Andries.Struwig@dedea.gov.za; Riyadh.Casoojee@dedea.gov.za; Nangamso.Seti@ecdpw.gov.za; Sisanda.Mcoseli@ecdpw.gov.za; babalwal@daff.gov.za.; BloemM@dws.gov.za; zukile.pityi@drdlr.gov.za; Zimkita.Tyala@dmr.gov.za; info@ecphra.org.za; jmkosana@mendelametro.gov.za; jmiller@mandelametro.gov.za; nkivido@mandelametro.gov.za; waste@mandelametro.gov.za; ward52@mandelametro.gov.za; francois.german@gmail.com; PetersonS@nra.co.za; MalizaS@nra.co.za; TsanwaniL@nra.co.za; christo@laeveld.co.za; lizettehorak@gmail.com; llewellynhorak@gmail.com; ecgma@telkomsa.net; teresavj@just.property; tasneemc@just.property; allisonjordaan8@gmail.com; k.brent2013@gmail.com; Hein1983@hotmail.com; despatchexchange@gmail.com; hcoetzer@gmail.com; hcoetzer@gmail.com
Subject:	Despatch Park Draft Scoping Report Notification (DEDEAT Ref: ECm1/C/LN2/M/43-2021)
Date:	Monday, 23 August 2021 11:54:50
Attachments:	DSR Notification.pdf

Dear Stakeholder

Please find attached a notification for your attention.

The **Draft Scoping Report** for the above project is now available for comment and can be downloaded from the link below:

https://764051e3-8d49-45e8-8158-5980332f8e1f.filesusr.com/ugd/c7ffdb_6399378e9ea247a3a72569743ef65115.pdf

If you are a State Department and would like a hard copy of the Draft Scoping Report to be couriered to you, please send an e-mail to Hanlie with your relevant address and the number of copies that you require.

Looking forward to receiving your comments.

Regards,

HANLIE VAN GREUNEN
SENIOR ENVIRONMENTAL CONSULTANT
Environmental Consultants International (Pty) Ltd
E-mail: hanlie@ecinternational.co.za
Cell: +27 (0)82 779 4092
Tel: +27 (0)12 942 9666
Fax: +27 (0)86 214 1208
www.ecinternational.net

WAYBILL

Delivery on behalf of : **Environmental Consultants International**

Waybill No. 5397081

Customer ref	A02019 (Despatch)		
Collect From	ECI Pretoria Mooikloof Office Park West, Building 8, Ground Flo c/o Atterbury & Jollify Main Road Mooikloof, Pretoria	**Deliver To**	Nelson Mandela Metropolitan Municipality 46 Harrower Road North End Port Elizabeth
Contact Person	Hanlie Van Greunen	**Contact Person**	Nathaniel Kivido / Angel Lusawana
Telephone No.	0129429666 / 0827794092	**Telephone No.**	0829544556 / 0829544556
Collect After	Time 14:30 Date 24 Aug 2021	**Deliver Before**	Time 16:00 Date 25 Aug 2021
	NO CONTACT, Take photograph		Nathaniel Kivido NO CONTACT, Take 25-8-21 Don't sign, scan
No. items sent		**No. items received**	1

Please record any discrepancy in space below

Collecting Driver's Signature	**Delivery Drivers's Signature**

Fold Here

Special Instructions	NO CONTACT, Take photograph.

Customer ref A02019 (Despatch)
Deliver before **Time 16:00 Date 25 Aug 2021**
Deliver to **Nathaniel Kivido / Angel Lusawana, Nelson Mandela Metropolitan Municipality, 46 Harrower Road, North End, Port Elizabeth**

5397081

SAHRIS

Despatch Park Mixed-use Development, including residential and commercial uses.

6 reads

CaseHeader | LocationInfo | Admin | Images

ProposalDescription:
Environmental Consultants International (Pty) Ltd (ECI) was appointed by Corner House Developments as environmental consultants for the establishment of a mixed-use development on Portion 0 the of Erf 700, Despatch, Nelson Mandela Bay Municipality, Eastern Cape. The residential component will include: • Single residential units; • A retirement village; • Town houses; and • Flats. The commercial component will include: • A shopping centre; A filling station; • Office space; • A private school; and • A private hospital.

Expanded_Motivation:
A low density of Stone Age artefacts is present at the site. Lithic artefacts were found in such low quantities that an artefact ratio (artefacts: m²) description is not possible. Stone Age artefacts were produced from quartzite, available on-site, and comprise primarily of cores, chunks and a few flakes, mainly cortical flakes. The low-density Stone Age occurrence is assigned a Middle Stone Age (MSA) designation, based on flake size knapped from more formal cores; no fossiles directeurs or diagnostic artefacts were observed for purposes of industry level identification. Stone Age artefacts seem to be surface, or surface level restricted; no identifiable in-situ anthropogenic stratigraphic member was observed in exposed sections. The low-density Stone Ace occurrence at the site is, from a heritage point of view, insignificant. . The proposed development poses no 'Fatal Flaws' with reference to archaeological and cultural heritage resources. From an archaeological and cultural heritage point of view consideration of a 'No Development' option is irrelevant. Development at the study site, being of no specific archaeological or cultural heritage significance, will by definition have no cumulative impact on such protected heritage resources. No management or mitigation measures, inclusive of an EC PHRA Site Destruction Permit, is necessary with reference to the identified low-density Stone Age occurrence, not during the 1) construction or 2) operation / implementation or use phases of the development proposal. [In the event of any incidental archaeological and cultural heritage resources, as defined and protected by the NHRA 1999, being identified during the course of development the process described in 'Appendix B – Heritage Protocol for Incidental Finds during the Construction Phase' should be followed. The developer is advised to ensure a sufficient heritage contingency budget to address incidental finds during the course of development.

ApplicationDate: Tuesday, August 31, 2021 - 11:11
CaseID: 17046
Applicants: Aysha Alexander
Consultants/Experts: Hanlie Van Greunen
OtherReferences:
Heritage Reports: Despatch Park Pahse 1 HIA
ReferenceList:

AdditionalDocuments

1. Despatch Park Draft Scoping Report.pdf

Back to Top

South African Heritage Resources Agency (SAHRA)
Head Office
111 Harrington Street
CAPE TOWN
8001

PO Box 4637
Cape Town, 8000
Tel 021 462 4502/Fax 021 462 4509
Email info@sahra.org.za
Web www.sahra.org.za (http://www.sahra.org.za)

Final Scoping Report Notification

29 September 2021

ECI Ref No.: A02019
DEDEAT Ref: ECm1/C/LN2/M/43-2021

Dear Stakeholder

NOTICE OF SUBMISSION OF THE FINAL SCOPING REPORT FOR THE PROPOSED DESPATCH PARK MIXED-USE DEVELOPMENT LOCATED ON PORTION 0 OF ERF 700, DESPATCH, NELSON MANDELA BAY MUNICIPALITY, EASTERN CAPE PROVINCE

Environmental Consultants International (Pty) Ltd (ECI) was appointed by **Corner House Developments** as an independent Environmental Assessment Practitioner (EAP) to undertake the required Environmental Authorisation application- and associated stakeholder engagement process for the proposed Despatch Park Mixed-use Development on Portion 0 of Erf 700 Despatch, Nelson Mandela Bay Municipality, Eastern Cape Province. Refer to **Figure 1: Locality Map.**

The proposed project will have a footprint of approximately 47 hectares and will comprise of residential, business, institutional and open space land uses and will include the establishment of single residential units, a retirement village, town houses and flats, as well as a shopping centre, filling station, office space, a private school and a private hospital, together with all necessary service infrastructure.

The proposed project triggers a number of listed activities in terms of the 2014 NEMA Environmental Impact Assessment (EIA) Regulations (as amended April 2017) resulting in the need for Environmental Authorisation (EA) from the Eastern Cape Department of Economic Development, Environmental Affairs and Tourism (DEDEAT).

In terms of GN **R No. 327 (Listing Notice 1: Activities 9, 10, 11 and 14), GN R No. 325 (Listing Notice 2: Activity 15) and GN R No. 324 (Listing Notice 3: Activities 4 and 12)** of the 2014 NEMA EIA Regulations (as amended April 2017) the proposed development requires EA by way of a Scoping and Environmental Impact Assessment (S&EIA) process.

The S&EIA process is being conducted to ensure that the environmental impacts that may be associated with the proposed project are taken into consideration. Interested and Affected Parties (I&APs) had an opportunity to comment on the Draft Scoping Report by providing comments, raising issues of concern and/or suggestions for enhanced benefits and/or alternatives and to ensure that the DEDEAT has sufficient information to make decisions. All comments received during the process were captured and addressed in the Comment and Response Report (included in **Annexure C.5** of the Final Scoping Report).

HEAD OFFICE : GAUTENG
PostNet Suite #150, Private Bag X1, Woodhill, Pretoria, 0076
Tel: +27 (0)12 942 9666 | Fax: +27 (0)86 214 1208
Email: info@ecinternational.co.za | Web: www.ecinternational.net
CAPE TOWN

ENVIRONMENTAL CONSULTANTS INTERNATIONAL (PTY) LTD
REG NO. 2016/357060/07 | Director: DB Rudolph

The Final Scoping Report for the abovementioned project has been submitted to the DEDEAT and can be accessed for a 30-day period (from **Wednesday, 29 September 2021 to Thursday, 28 October 2021**) on ECI's website (www.ecinternational.net), under the "Public Documents" drop down heading.

Interested and/or affected parties (I&APs) who wish to submit comments on the Final Scoping Report should send comments directly to **Mr. Riyadh Casoojee of DEDEAT** (before or on **Thursday, 28 October 2021)**:

Tel: 041 508 5800
Email: riyadh.casoojee@dedea.gov.za

If you are a State Department and would like a Hard Copy of the Final Scoping Report to be couriered to you, please send an e-mail to Hanlie with your relevant address and the number of copies that you require.

Please copy **Ms Hanlie Van Greunen of ECI** in correspondence:

Postal Address: Postnet Suite #150, Private Bag X1, Woodhill 0076
Tel (012) 942 9666
Fax: 086 214 1208
Email: hanlie@ecinternational.co.za

Kind regards,

Hanlie van Greunen

ENVIRONMENTAL CONSULTANT

For: Environmental Consultants International (Pty) Ltd

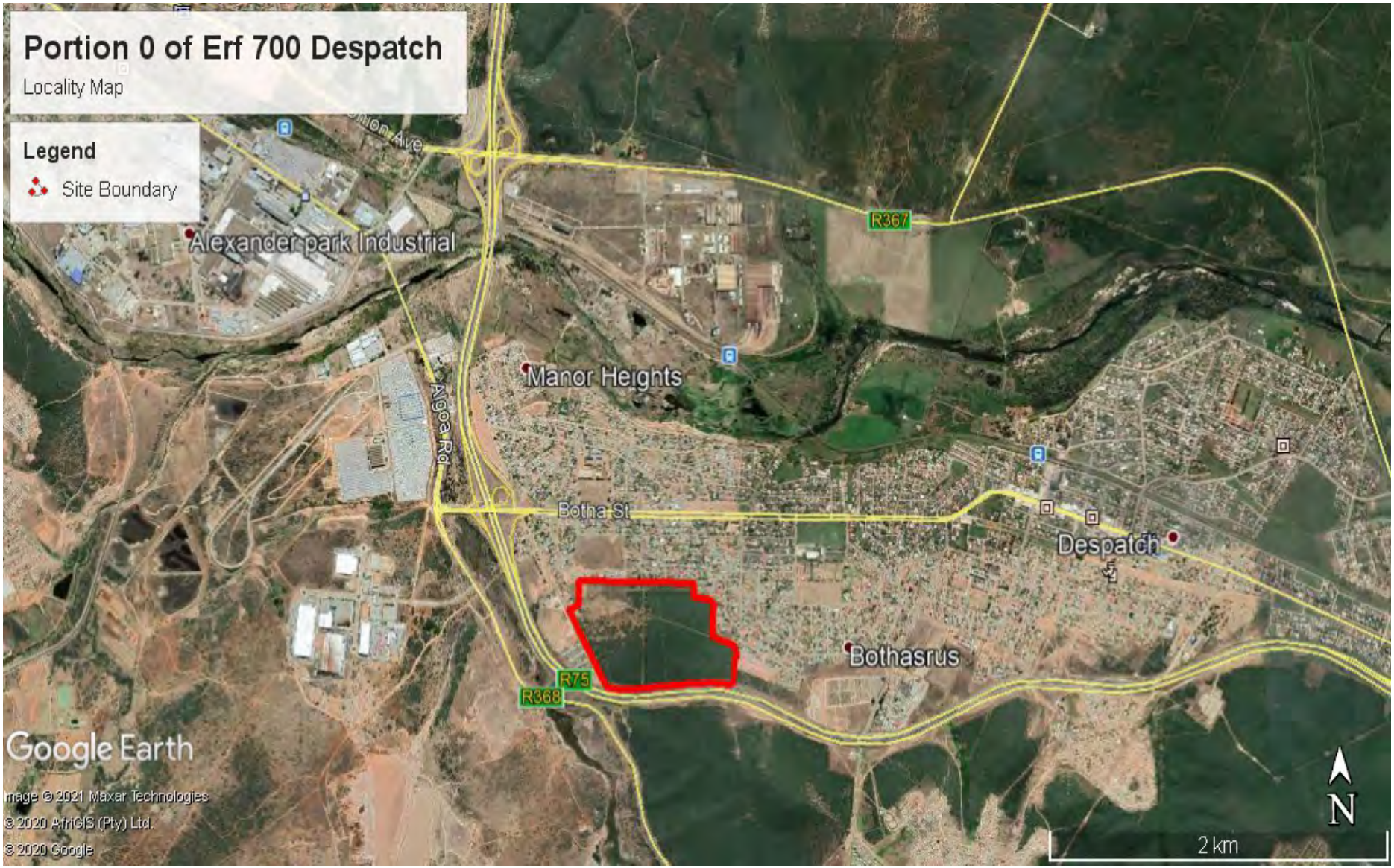

Figure 1: Locality Map

From:	Hanlie van Greunen
To:	"Andries.Struwig@dedea.gov.za"; "Riyadh.Casoojee@dedea.gov.za"; "thembani.nyokana@drdar.gov.za"; "nomfundo.mxenge@drdar.gov.za"; "babalwal@daff.gov.za"; "HettieB@Dalrrd.gov.za"; "Nangamso.Seti@ecdpw.gov.za"; "Sisanda.Mcoseli@ecdpw.gov.za"; "BloemM@dws.gov.za"; "zukile.pityi@drdlr.gov.za"; "Zimkita.Tyala@dmr.gov.za"; "info@ecphra.org.za"; "jmiller@mandelametro.gov.za"; "jmkosana@mendelametro.gov.za"; "nkivido@mandelametro.gov.za"; "waste@mandelametro.gov.za"; "PetersonS@nra.co.za"; "francois.german@gmail.com"; "PetersonS@nra.co.za"; "ward52@mandelametro.gov.za"; "MalizaS@nra.co.za"; "TsanwaniL@nra.co.za"; "christo@laeveld.co.za"; "lizettehorak@gmail.com"; "llewellynhorak@gmail.com"; "ecgma@telkomsa.net"; "teresavj@just.property"; "tasneemc@just.property"; "allisonjordaan8@gmail.com"; "k.brent2013@gmail.com"; "Hein1983@hotmail.com"; "despatchexchange@gmail.com"; "hcoetzer@gmail.com"
Subject:	Despatch Park Final Scoping Report Notification (DEDEAT Ref: ECm1/C/LN2/M/43-2021)
Date:	Wednesday, 29 September 2021 15:43:14
Attachments:	FSR Notification Letter.pdf

Dear Stakeholder

Please find attached a notification for your attention.

The **Final Scoping Report** for the above project is now available and can be downloaded from the link below:

https://764051e3-8d49-45e8-8158-5980332f8e1f.filesusr.com/ugd/c7ffdb_cf9c197ceca74a0cbc5e5a622b5033cf.pdf

If you are a State Department and would like a hard copy of the Final Scoping Report to be couriered to you, please send an e-mail to Hanlie with your relevant address and the number of copies that you require.

Looking forward to receiving your comments.

Regards,

D4 - Comments Received to date

Correspondence with Stakeholders

From:	Hanlie van Greunen
To:	ward52@mandelametro.gov.za
Subject:	Proposed development on Erf 700 Despatch
Date:	Thursday, 01 April 2021 10:28:00
Attachments:	IAP Letter.pdf

Dear Tanya

Please find attached a Notification Letter that was circulated in February. You are now registered as an Interested and Affected Party and will receive all future notifications via e-mail. You are also welcome to still submit any written comments on the Draft Scoping Report via e-mail to me.

The Draft Scoping Report, with more information about the proposed project, can be downloaded from our website at the link below:

https://www.ecinternational.net/public-documents

We can also have a zoom meeting with the Councillor if he would prefer that.

Regards,

HANLIE VAN GREUNEN
SENIOR ENVIRONMENTAL CONSULTANT
Environmental Consultants International (Pty) Ltd
Cell: +27 (0)82 779 4092
Tel: +27 (0)12 942 9666
Fax: +27 (0)86 214 1208
E-mail: hanlie@ecinternational.co.za
www.ecinternational.net

From: Hanlie van Greunen
To: Lizette Horak
Cc: llewellynhorak@gmail.com
Subject: RE: Erf 700, DESPATCH
Date: Thursday, 01 April 2021 11:22:00

Goeie more Lizette

Dankie vir jou registrasie en kommentaar.
Ons sal voortaan volledig daarop reageer.

Groete,

HANLIE VAN GREUNEN
SENIOR ENVIRONMENTAL CONSULTANT
Environmental Consultants International (Pty) Ltd
Cell: +27 (0)82 779 4092
Tel: +27 (0)12 942 9666
Fax: +27 (0)86 214 1208
E-mail: hanlie@ecinternational.co.za
www.ecinternational.net

From: Lizette Horak <lizettehorak@gmail.com>
Sent: 01 April 2021 11:13 AM
To: Hanlie van Greunen <hanlie@ecinternational.co.za>
Cc: llewellynhorak@gmail.com
Subject: Erf 700, DESPATCH

Goeie more

Ek heg kommentaar aan rakende die voorgestede ontwikkeling van Erf 700 Despatch.
Ons eiendom grens aan die voorgestelde eerste ontwikkeling; Genl Smutslaan 21

Llewellyn en Lizette Horak
083 409 6435
--
Lizette Horak

From: Hanlie van Greunen
To: Christo Coetzee
Subject: RE: ECI Ref No: A02019
Date: Thursday, 01 April 2021 08:17:00

Dear Christo

Thank you for registering. You will receive all future notifications and information about the project via e-mail.

Regards,

HANLIE VAN GREUNEN
SENIOR ENVIRONMENTAL CONSULTANT
Environmental Consultants International (Pty) Ltd
Cell: +27 (0)82 779 4092
Tel: +27 (0)12 942 9666
Fax: +27 (0)86 214 1208
E-mail: hanlie@ecinternational.co.za
www.ecinternational.net

From: Christo Coetzee <christo@laeveld.co.za>
Sent: 01 April 2021 08:09 AM
To: Hanlie van Greunen <hanlie@ecinternational.co.za>
Subject: ECI Ref No: A02019

Good day Hanlie.

Sorry for the late reply, only got the registered letter yesterday.

Would you please still allow me to register as a interested party.

Thank you

Regards

Christo Coetzee
Tel: +27(0)41 369 0084 Sel: +27(0)83 601 2096 Epos: christo@laeveld.co.za
Web: www.laeveld.co.za FB: www.facebook.com/Laeveld
Oesbeskerming | Plantvoeding | Dieregesondheid | Presisiemonitering

REGISTRATION AND COMMENTS SHEET

NOTICE OF APPLICATION FOR ENVIRONMENTAL AUTHORISATION AND AVAILABILITY OF THE DRAFT SCOPING REPORT FOR THE PROPOSED DESPATCH PARK MIXED-USE DEVELOPMENT LOCATED ON PORTION 0 OF ERF 700, DESPATCH, NELSON MANDELA BAY MUNICIPALITY, EASTERN CAPE PROVINCE

ECI REF NO.: A02019

NAME AND SURNAME	Christo Coetzee	
ORGANISATION	—	
E-MAIL	christo@laeveld.co.za.	
RESIDENTIAL ADDRESS	Klopperstraat 15, Despatch	
	POSTAL CODE	
POSTAL ADDRESS	Ditto.	
	POSTAL CODE	
TELEPHONE NUMBER	083 601 2096.	
FAX NUMBER	—	
CELL PHONE NUMBER	083 601 2096	
E-MAIL ADDRESS	christo@laeveld.co.za.	

I would like to be registered as an interested and Affected Party (I&AP) so that I may receive project updates for the duration of the proposed project.	~~YES~~	NO
Please send me notifications by	Fax	
	~~E-mail~~	
	Cell phone (SMS)	
	Post	

MY COMMENTS/ ISSUES/ CONCERNS ON THE PROPOSED PROJECT ARE AS FOLLOWS:

Low Cost Housing Developments.

You are more than welcome to attach additional comments should the space provided not be sufficient.

PLEASE ALSO ADD THE FOLLOWING I&AP IN YOUR DATABASE FOR FUTURE CORRESPONCE

NAME AND SURNAME		
ORGANISATION		
E-MAIL		
RESIDENTIAL ADDRESS		
	POSTAL CODE	
POSTAL ADDRESS		
	POSTAL CODE	
TELEPHONE NUMBER		
FAX NUMBER		
CELL PHONE NUMBER		
E-MAIL ADDRESS		

Your contribution in this process is highly appreciated.

From:	Allison Jordaan
To:	Hanlie van Greunen
Subject:	Housing Development Despatch plot number 700
Date:	Thursday, 22 July 2021 15:26:17

Good day i am contacting regarding the new housing development in despatch plot 700 what is the requirements regarding this thank you.

Kindly Regarda
A. Jordaan

From: Teresa Van Jaarsveld
To: Hanlie van Greunen
Subject: ECI Ref No : A02019 ECm1/C/LN2/M/33-2021
Date: Thursday, 22 July 2021 11:42:01

Good day Hanlie

I found your contact details on the facebook notice of the new development in Despatch Bothasrus area.

Please keep me up to date with development and further communication on this project.
We would like to be involved in marketing the units and managing the rentals. Just Property has specialist brokers in the commercial and specialist agents in the residential departments.

I am looking forward to hearing from you.

Thank you

Kind Regards

TERESA VAN JAARSVELD

OFFICE SUPERVISOR

JUST PROPERTY UITENHAGE

View My Listings

041 992 4316

063 251 8887

23 Barkly Street, Kariega, Eastern Cape, 6229.

Rate our service

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From:	Heinrich Gerber
To:	Hanlie van Greunen
Subject:	Development Enquiry
Date:	Friday, 23 July 2021 11:11:28

Good Day Hanlie

Trust all is well.

The reason for my email is regarding the new Development in Despatch.

I have a transport business for rubble, building material and equipment.

Kindly if possible could you provide me with any information where I will be able to apply for a contract to be part of the protect?

Best regards

Heinrich Gerber
067 218 2413

From:	Ron at DESPATCH/SUNRIDGE GAME BOOK CD DVD EXCHANGE 0419333999
To:	Hanlie van Greunen
Subject:	ECI REF NO A02019
Date:	Saturday, 24 July 2021 04:06:01
Attachments:	Screenshot_20210724-040222.png Screenshot_20210724-040401.png

---

Good day
More info please.
Ron

From: Nangamso Seti
To: Sisanda Mcoseli
Cc: Hanlie van Greunen
Subject: Fw: ECm1/C/LN2/M/33-2021 - Despatch Draft Scoping Report Notification
Date: Monday, 26 July 2021 08:56:35
Attachments: DSR Notification.pdf

Good day

Kindly assist the the attached request.

Regards
Nangamso Seti

_____
From: DPWI Central e-mail
Sent: Thursday, July 22, 2021 11:47:07 AM
To: Akhona Zondeka; Nokuzola Mbuqe; Nangamso Seti
Subject: FW: ECm1/C/LN2/M/33-2021 - Despatch Draft Scoping Report Notification

Please assist

From: Hanlie van Greunen [mailto:hanlie@ecinternational.co.za]
Sent: Wednesday, July 21, 2021 4:14 PM
To: Riyadh.Casoojee@dedea.gov.za; DPWI Central e-mail <info@ecdpw.gov.za>; ward52@mandelametro.gov.za; francois.german@gmail.com; nkivido@mandelametro.gov.za; MgcaN@dws.gov.za; manelim@dws.gov.za; FourieL4@dws.gov.za; zukile.pityi@drdlr.gov.za; Zimkita.Tyala@dmr.gov.za; info@ecphra.org.za; DanfredA@nra.co.za; waste@mandelametro.gov.za; christo@laeveld.co.za; lizettehorak@gmail.com; llewellynhorak@gmail.com; ecgma@telkomsa.net
Cc: Tshepho Mamashela <tshepho@ecinternational.co.za>
Subject: ECm1/C/LN2/M/33-2021 - Despatch Draft Scoping Report Notification

Dear Stakeholder

Please find attached a Notification for your attention.

Regards,
[cid:image002.jpg@01D77E4B.5869BA90]<http://www.ecinternational.net/>

From:	Heinrich Coetzer
To:	Hanlie van Greunen
Subject:	Despatch Park - Information
Date:	Thursday, 29 July 2021 09:28:57

Hi Hanlie,

Is it possible to send me more information regarding this project? I am interested in buying and participate in this project.

Regards,
Heinrich Coetzer
0825502562

From:	Bloem Marisa
To:	Hanlie van Greunen
Subject:	Despatch Mixed Use Development
Date:	Thursday, 12 August 2021 12:55:23
Attachments:	Comments for Despatch Mixed Use Dev.pdf

Good day Hanlie

Please find comments for the above mentioned project from the Department of Water and Sanitation.

Kind regards
Marisa

From: Kim Brent
To: Hanlie van Greunen
Subject: RE: PROPOSED DESPATCH PARK MIXED-USE DEVELOPMENT LOCATED ON PORTION 0 OF ERF 700, DESPATCH, NELSON MANDELA BAY MUNICIPALITY, EASTERN CAPE PROVINCE
Date: Wednesday, 18 August 2021 12:17:59

Hi Hanlie

Thank you for the confirmation.

Not a problem at all.

Could you register my personal details:

Kim Brent
k.brent2013@gmail.com
079 5111 032

Thanks
Kind regards
Kim

Kim Brent Pr Sci Nat
Senior Environmental Scientist
Manager: Environmental Management & Sustainability

JG AFRIKA
EXPERIENCE QUALITY INTEGRITY

Tel: +27 41 390 8700 | Fax: +27 41 363 1922
Email: BrentK@jgafrika.com | Web: http://www.jgafrika.com
Southern Life Gardens, Block D – Ground Floor, 70 – 2nd Avenue, Newton Park, Port Elizabeth, 6045, Eastern Cape, South Africa
P.O. Box 27308, Greenacres, 6057, South Africa

From: Hanlie van Greunen <hanlie@ecinternational.co.za>
Sent: 17 August 2021 3:35 PM
To: Kim Brent <BrentK@jgafrika.com>
Subject: RE: PROPOSED DESPATCH PARK MIXED-USE DEVELOPMENT LOCATED ON PORTION 0 OF ERF 700, DESPATCH, NELSON MANDELA BAY MUNICIPALITY, EASTERN CAPE PROVINCE

Dear Kim

Apologies for the delayed response. We've had to re-apply as we ran out of time for the scoping process.

You have been registered and will get the new notification tomorrow.

Kind regards,

eci
HANLIE VAN GREUNEN
SENIOR ENVIRONMENTAL CONSULTANT
Environmental Consultants International (Pty) Ltd
E-mail: hanlie@ecinternational.co.za
Cell: +27 (0)82 779 4092
Tel: +27 (0)12 942 9666
Fax: +27 (0)86 214 1208
www.ecinternational.net

From: Kim Brent <BrentK@jgafrika.com>

Sent: Wednesday, 28 July 2021 15:26
To: Hanlie van Greunen <hanlie@ecinternational.co.za>
Subject: RE: PROPOSED DESPATCH PARK MIXED-USE DEVELOPMENT LOCATED ON PORTION 0 OF ERF 700, DESPATCH, NELSON MANDELA BAY MUNICIPALITY, EASTERN CAPE PROVINCE

Good day Hanlie

I hope you are well.

I refer to my email below. Could you please confirm registration.

Thank you
Kind regards
Kim

Kim Brent Pr Sci Nat
Senior Environmental Scientist
Manager: Environmental Management & Sustainability

JG AFRIKA
EXPERIENCE QUALITY INTEGRITY

Tel: +27 41 390 8700 | Fax: +27 41 363 1922
Email: BrentK@jgafrika.com **| Web:** http://www.jgafrika.com
Southern Life Gardens, Block D – Ground Floor, 70 – 2nd Avenue, Newton Park, Port Elizabeth, 6045, Eastern Cape, South Africa
P.O. Box 27308, Greenacres, 6057, South Africa

From: Kim Brent
Sent: 22 July 2021 5:04 PM
To: hanlie@ecinternational.co.za
Subject: PROPOSED DESPATCH PARK MIXED-USE DEVELOPMENT LOCATED ON PORTION 0 OF ERF 700, DESPATCH, NELSON MANDELA BAY MUNICIPALITY, EASTERN CAPE PROVINCE

Good day Hanlie

I hope you are well.

Please can you register me for the above development as an I&AP. I am an interested EAP.

Thank you
Kind regards
Kim

From:	Nathaniel Kivido
To:	Hanlie van Greunen
Subject:	Re: Despatch Park Draft Scoping Report Notification (DEDEAT Ref: ECm1/C/LN2/M/43-2021)
Date:	Monday, 23 August 2021 15:44:09

Hi Hanlie

Could you kindly courier two (2) hard copies for the attention of Ms Angel Lusawana to 46 Harrower Road, North End, Gqeberha, 6001.

Kind regards

Nathaniel Kivido
Senior Electrical Technologist
Electricity & Energy Directorate
Projects - Planning
Cell: 082 954 4556
Tel: 041 392 4252
Fax: 041 392 4262
Email: nkivido@mandelametro.gov.za

>>> Hanlie van Greunen <hanlie@ecinternational.co.za> 2021/08/23 11:54 >>>
Dear Stakeholder

Please find attached a notification for your attention.

The **Draft Scoping Report** for the above project is now available for comment and can be downloaded from the link below:

https://764051e3-8d49-45e8-8158-5980332f8e1f.filesusr.com/ugd/c7ffdb_6399378e9ea247a3a72569743ef65115.pdf

If you are a State Department and would like a hard copy of the Draft Scoping Report to be couriered to you, please send an e-mail to Hanlie with your relevant address and the number of copies that you require.

Looking forward to receiving your comments.

Regards,

From: Teresa Van Jaarsveld
To: Hanlie van Greunen
Subject: Re: Despatch Park Draft Scoping Report Notification (DEDEAT Ref: ECm1/C/LN2/M/43-2021)
Date: Monday, 23 August 2021 12:25:07
Attachments: Registration - Despatch Park.pdf

Good day Hanlie

Attached please find the completed registration form to be kept up to date with the progress of this well needed development to the Depatch area.

Thank you

Kind Regards

TERESA VAN JAARSVELD
OFFICE SUPERVISOR
JUST PROPERTY UITENHAGE
View My Listings
041 992 4316
063 251 8887
23 Barkly Street, Kariega, Eastern Cape, 6229.
Rate our service
Disclaimer | Our Awards

On Mon, Aug 23, 2021 at 11:55 AM Hanlie van Greunen <hanlie@ecinternational.co.za> wrote:

> Dear Stakeholder
>
> Please find attached a notification for your attention.
>
> The **Draft Scoping Report** for the above project is now available for comment and can be downloaded from the link below:
>
> https://764051e3-8d49-45e8-8158-5980332f8e1f.filesusr.com/ugd/c7ffdb_6399378e9ea247a3a72569743ef65115.pdf
>
> If you are a State Department and would like a hard copy of the Draft Scoping Report to be couriered to you, please send an e-mail to Hanlie with your relevant address and the number of copies that you require.
>
> Looking forward to receiving your comments.

Regards,

REGISTRATION AND COMMENTS SHEET

NOTICE OF AVAILABILITY OF THE DRAFT SCOPING REPORT FOR THE PROPOSED DESPATCH PARK MIXED-USE DEVELOPMENT LOCATED ON PORTION 0 OF ERF 700, DESPATCH, NELSON MANDELA BAY MUNICIPALITY, EASTERN CAPE PROVINCE

ECI REF NO.: A02019

DEDEAT REF: ECM1/C/LN2/M/43-2021

NAME AND SURNAME	Teresa van Jaarsveld	
ORGANISATION	Just Property Port Elizabeth	
E-MAIL	teresavj@just.property	
RESIDENTIAL ADDRESS	97 Church Street, Heuwelkruin, Despatch	
	POSTAL CODE	6220
POSTAL ADDRESS	23 BARKLY STR, COLLEGE HILL, UITENHAGE	
	POSTAL CODE	6229
TELEPHONE NUMBER	0419924316	
FAX NUMBER		
CELL PHONE NUMBER	0632518887	
E-MAIL ADDRESS	uitenhage@just.property	

I would like to be registered as an interested and Affected Party (I&AP) so that I may receive project updates for the duration of the proposed project.	YES X	NO
Please send me notifications by	Fax	
	X E-mail	
	Cell phone (SMS)	
	Post	

MY COMMENTS/ ISSUES/ CONCERNS ON THE PROPOSED PROJECT ARE AS FOLLOWS:

Just Property is a franchisee owned by Andrea Stevens. We have interest in both private and commercial property. Just Property would love to be part of marketing this project.

Despatch is in need for a project of this size that will have a positive growth to the economy and creating job opportunities.

You are more than welcome to attach additional comments should the space provided not be sufficient.

PLEASE ALSO ADD THE FOLLOWING I&AP IN YOUR DATABASE FOR FUTURE CORRESPONCE

NAME AND SURNAME	Teresa van Jaarsveld	
ORGANISATION	Just Property Port Elizabeth	
E-MAIL	teresavj@just.property	
RESIDENTIAL ADDRESS	97 Church Street, Heuwelkruin, Despatch	
	POSTAL CODE	6220
POSTAL ADDRESS	23 BARKLY STR, COLLEGE HILL, UITENHAGE	
	POSTAL CODE	6229
TELEPHONE NUMBER	0419924316	
FAX NUMBER		
CELL PHONE NUMBER	0632518887	
E-MAIL ADDRESS	uitenhage@just.property	

Your contribution in this process is highly appreciated.

From:	Tshepho Mamashela
To:	jmkosana@mendelametro.gov.za; jmiller@mandelametro.gov.za
Cc:	Hanlie van Greunen
Subject:	FW: Despatch Park Draft Scoping Report Notification (DEDEAT Ref: ECm1/C/LN2/M/43-2021)
Date:	Wednesday, 22 September 2021 11:50:06
Attachments:	DSR Notification.pdf

Good day

I hope this email finds you well.

This is a reminder that today is the last day to submit comments for the Despatch Park Draft Scoping Report.
Looking forward to receiving comments from your department.

Regards

TSHEPHO MAMASHELA
ENVIRONMENTAL ASSISTANT
Environmental Consultants International (Pty) Ltd
E-mail: tshepho@ecinternational.co.za
Cell: +27 (0)71 450 0408
Tel: +27 (0)12 942 9666
Fax: +27 (0)86 214 1208
www.ecinternational.net

From: Hanlie van Greunen <hanlie@ecinternational.co.za>
Sent: Wednesday, 22 September 2021 11:42 AM
To: Tshepho Mamashela <tshepho@ecinternational.co.za>
Subject: FW: Despatch Park Draft Scoping Report Notification (DEDEAT Ref: ECm1/C/LN2/M/43-2021)

From: Hanlie van Greunen
Sent: Monday, 23 August 2021 11:55
To: Andries.Struwig@dedea.gov.za; Riyadh.Casoojee@dedea.gov.za; Nangamso.Seti@ecdpw.gov.za; Sisanda.Mcoseli@ecdpw.gov.za; babalwal@daff.gov.za.; BloemM@dws.gov.za; zukile.pityi@drdlr.gov.za; Zimkita.Tyala@dmr.gov.za; info@ecphra.org.za; jmkosana@mendelametro.gov.za; jmiller@mandelametro.gov.za; nkivido@mandelametro.gov.za; waste@mandelametro.gov.za; ward52@mandelametro.gov.za; francois.german@gmail.com; PetersonS@nra.co.za; MalizaS@nra.co.za; TsanwaniL@nra.co.za; christo@laeveld.co.za; lizettehorak@gmail.com; llewellynhorak@gmail.com; ecgma@telkomsa.net; teresavj@just.property; tasneemc@just.property; allisonjordaan8@gmail.com; k.brent2013@gmail.com; Hein1983@hotmail.com; despatchexchange@gmail.com; hcoetzer@gmail.com; hcoetzer@gmail.com
Subject: Despatch Park Draft Scoping Report Notification (DEDEAT Ref: ECm1/C/LN2/M/43-2021)

Dear Stakeholder

Please find attached a notification for your attention.

The **Draft Scoping Report** for the above project is now available for comment and can be downloaded from the link below:

https://764051e3-8d49-45e8-8158-5980332f8e1f.filesusr.com/ugd/c7ffdb_6399378e9ea247a3a72569743ef65115.pdf

If you are a State Department and would like a hard copy of the Draft Scoping Report to be couriered to you, please send an e-mail to Hanlie with your relevant address and the number of copies that you require.

Looking forward to receiving your comments.

Regards,

From:	Tshepho Mamashela
To:	babalwal@daff.gov.za
Cc:	Hanlie van Greunen
Subject:	FW: Despatch Park Draft Scoping Report Notification (DEDEAT Ref: ECm1/C/LN2/M/43-2021)
Date:	Wednesday, 22 September 2021 11:56:04
Attachments:	DSR Notification.pdf

Good day

I hope this email finds you well.

This is a reminder that today is the last day to submit comments for the Despatch Park Draft Scoping Report.
Looking forward to receiving comments from your department.

Regards

TSHEPHO MAMASHELA
ENVIRONMENTAL ASSISTANT
Environmental Consultants International (Pty) Ltd
E-mail: tshepho@ecinternational.co.za
Cell: +27 (0)71 450 0408
Tel: +27 (0)12 942 9666
Fax: +27 (0)86 214 1208
www.ecinternational.net

From: Hanlie van Greunen <hanlie@ecinternational.co.za>
Sent: Wednesday, 22 September 2021 11:42 AM
To: Tshepho Mamashela <tshepho@ecinternational.co.za>
Subject: FW: Despatch Park Draft Scoping Report Notification (DEDEAT Ref: ECm1/C/LN2/M/43-2021)

From: Hanlie van Greunen
Sent: Monday, 23 August 2021 11:55
To: Andries.Struwig@dedea.gov.za; Riyadh.Casoojee@dedea.gov.za; Nangamso.Seti@ecdpw.gov.za; Sisanda.Mcoseli@ecdpw.gov.za; babalwal@daff.gov.za.; BloemM@dws.gov.za; zukile.pityi@drdlr.gov.za; Zimkita.Tyala@dmr.gov.za; info@ecphra.org.za; jmkosana@mendelametro.gov.za; jmiller@mandelametro.gov.za; nkivido@mandelametro.gov.za; waste@mandelametro.gov.za; ward52@mandelametro.gov.za; francois.german@gmail.com; PetersonS@nra.co.za; MalizaS@nra.co.za; TsanwaniL@nra.co.za; christo@laeveld.co.za; lizettehorak@gmail.com; llewellynhorak@gmail.com; ecgma@telkomsa.net; teresavj@just.property; tasneemc@just.property; allisonjordaan8@gmail.com; k.brent2013@gmail.com; Hein1983@hotmail.com; despatchexchange@gmail.com; hcoetzer@gmail.com; hcoetzer@gmail.com
Subject: Despatch Park Draft Scoping Report Notification (DEDEAT Ref: ECm1/C/LN2/M/43-2021)

Dear Stakeholder

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The **Draft Scoping Report** for the above project is now available for comment and can be downloaded from the link below:

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If you are a State Department and would like a hard copy of the Draft Scoping Report to be couriered to you, please send an e-mail to Hanlie with your relevant address and the number of copies that you require.

Looking forward to receiving your comments.

Regards,

From:	Tshepho Mamashela
To:	info@ecphra.org.za
Cc:	Hanlie van Greunen
Subject:	FW: Despatch Park Draft Scoping Report Notification (DEDEAT Ref: ECm1/C/LN2/M/43-2021)
Date:	Wednesday, 22 September 2021 12:00:06
Attachments:	DSR Notification.pdf

Good day

I hope this email finds you well.

This is a reminder that today is the last day to submit comments for the Despatch Park Draft Scoping Report.
Looking forward to receiving comments from your department.

Regards

TSHEPHO MAMASHELA
ENVIRONMENTAL ASSISTANT
Environmental Consultants International (Pty) Ltd
E-mail: tshepho@ecinternational.co.za
Cell: +27 (0)71 450 0408
Tel: +27 (0)12 942 9666
Fax: +27 (0)86 214 1208
www.ecinternational.net

From: Hanlie van Greunen <hanlie@ecinternational.co.za>
Sent: Wednesday, 22 September 2021 11:42 AM
To: Tshepho Mamashela <tshepho@ecinternational.co.za>
Subject: FW: Despatch Park Draft Scoping Report Notification (DEDEAT Ref: ECm1/C/LN2/M/43-2021)

From: Hanlie van Greunen
Sent: Monday, 23 August 2021 11:55
To: Andries.Struwig@dedea.gov.za; Riyadh.Casoojee@dedea.gov.za; Nangamso.Seti@ecdpw.gov.za; Sisanda.Mcoseli@ecdpw.gov.za; babalwal@daff.gov.za.; BloemM@dws.gov.za; zukile.pityi@drdlr.gov.za; Zimkita.Tyala@dmr.gov.za; info@ecphra.org.za; jmkosana@mendelametro.gov.za; jmiller@mandelametro.gov.za; nkivido@mandelametro.gov.za; waste@mandelametro.gov.za; ward52@mandelametro.gov.za; francois.german@gmail.com; PetersonS@nra.co.za; MalizaS@nra.co.za; TsanwaniL@nra.co.za; christo@laeveld.co.za; lizettehorak@gmail.com; llewellynhorak@gmail.com; ecgma@telkomsa.net; teresavj@just.property; tasneemc@just.property; allisonjordaan8@gmail.com; k.brent2013@gmail.com; Hein1983@hotmail.com; despatchexchange@gmail.com; hcoetzer@gmail.com; hcoetzer@gmail.com
Subject: Despatch Park Draft Scoping Report Notification (DEDEAT Ref: ECm1/C/LN2/M/43-2021)

Dear Stakeholder

Please find attached a notification for your attention.

The **Draft Scoping Report** for the above project is now available for comment and can be downloaded from the link below:

https://764051e3-8d49-45e8-8158-

5980332f8e1f.filesusr.com/ugd/c7ffdb_6399378e9ea247a3a72569743ef65115.pdf

If you are a State Department and would like a hard copy of the Draft Scoping Report to be couriered to you, please send an e-mail to Hanlie with your relevant address and the number of copies that you require.

Looking forward to receiving your comments.

Regards,

From:	Riyadh S. Casoojee
To:	Hanlie van Greunen
Cc:	Andries Struwig
Subject:	RE: Despatch Park Draft Scoping Report Notification (DEDEAT Ref: ECm1/C/LN2/M/43-2021)
Date:	Thursday, 23 September 2021 15:56:09
Attachments:	image005.png image006.png 43-2021 DSR comments.pdf

Good Day Ms. Van Greunen

I hope you are keeping well. Please find the attached comments on the DSR. Apologies, we have been having issues internally with the sending and receiving of emails, hence the delay.

Hope you have a good weekend and stay safe

Kind Regards

Riyadh Casoojee

Environmental Officer: Environmental Affairs

Environmental Impact Management Unit

Cacadu Regional Office, Port Elizabeth

Province of the EASTERN CAPE
ECONOMIC DEVELOPMENT, ENVIRONMENTAL AFFAIRS AND TOURISM

Riyadh Casoojee Pr. Sci. Nat.
Tel: 041 508 5800 • Fax: 086 675 4327
Corner Belmont Terrace & Castle Hill Museum Streets
Central Port Elizabeth, 6057
P/Bag X5001, South Africa, 6057
http://www.dedea.gov.za/
riyadh.casoojee@dedea.gov.za

From: Hanlie van Greunen <hanlie@ecinternational.co.za>
Sent: Thursday, 23 September 2021 2:19 PM
To: Riyadh S. Casoojee <Riyadh.Casoojee@dedea.gov.za>
Cc: Andries Struwig <Andries.Struwig@dedea.gov.za>
Subject: FW: Despatch Park Draft Scoping Report Notification (DEDEAT Ref: ECm1/C/LN2/M/43-2021)

Dear Riyadh

I trust you are well.

As the Draft Scoping Report review period for the Despatch Park project ended yesterday I thought I would follow up to see whether you are still planning to submit any comments. I will wait for your response before we finalise the report for submission. We have had comments from DWS but we are still following up with the Municipality, DAFF and others (with no success to date).

Looking forward to your reply.

Regards,

From:	Hanlie van Greunen
To:	"Nyasha, Chamburuka"; Schalk, Potgieter
Cc:	Bridget, Loggenberg; SIZWE, MVUNELWA; NOZUKO, RALARALA; Jill, Miller; Mthulisi Msimanga
Subject:	RE: Despatch Park Mixed-use Development
Date:	Thursday, 06 January 2022 10:05:12
Attachments:	image005.png image008.png

Dear Nyasha

Thank you for your reply.

I have registered all parties and everybody should receive an e-mail with the Notification Letter and link to the document by close of business today.

Please contact me should you have any queries regarding the project.

Kind regards,

HANLIE VAN GREUNEN
SENIOR ENVIRONMENTAL CONSULTANT
Environmental Consultants International (Pty) Ltd
E-mail: hanlie@ecinternational.co.za
Cell: +27 (0)82 779 4092
Tel: +27 (0)12 942 9666
Fax: +27 (0)86 214 1208
www.ecinternational.net

From: Nyasha, Chamburuka <nchamburuka@mandelametro.gov.za>
Sent: Thursday, 06 January 2022 09:21
To: Hanlie van Greunen <hanlie@ecinternational.co.za>; Schalk, Potgieter <SPotgiet@mandelametro.gov.za>
Cc: Bridget, Loggenberg <bloggenberg@mandelametro.gov.za>; SIZWE, MVUNELWA <smvunelwa@mandelametro.gov.za>; NOZUKO, RALARALA <nralarala@mandelametro.gov.za>; Jill, Miller <jmiller@mandelametro.gov.za>; Mthulisi Msimanga <mmsimanga@mandelametro.gov.za>
Subject: RE: Despatch Park Mixed-use Development

Good Day Hanlie
In relation to your email below, a link to the document will be sufficient. May you please also include the people copied in this email when you send the link as they are responsible for Environment Management in Public Health Directorate and Land Use.

Regards

Mrs. Nyasha Bhebhe (Chamburuka)
Pr.Pln (A/1874/2014)
Director: Metro Planning Spatial Development Framework (SDF)
Human Settlements Directorate
Nelson Mandela Bay Municipality
189 Govan Mbeki Avenue - Lilian Diedericks Building - 17th Floor
Tel: 041-506 2201
Cell: 082 728 9531
Fax: 041-506 2167
email: nchamburuka@mandelametro.gov.za

Take it a day at a time.....!

From: Hanlie van Greunen <hanlie@ecinternational.co.za>
Sent: Wednesday, 05 January 2022 11:16
To: Nyasha, Chamburuka <nchamburuka@mandelametro.gov.za>; Schalk, Potgieter <SPotgiet@mandelametro.gov.za>
Subject: FW: Despatch Park Mixed-use Development

Dear Nyasha and Schalk

We want to submit the Draft EIA Report for the proposed Despatch Park Development tomorrow for comment (for a 30 day period).

Kindly indicate the format you wish to receive the report in. We can provide you with a link to download the report from our website and/or courier hard copie(s) to your offices – kindly provide the number of hard copies required and the address.

Many thanks

HANLIE VAN GREUNEN
SENIOR ENVIRONMENTAL CONSULTANT
Environmental Consultants International (Pty) Ltd
E-mail: hanlie@ecinternational.co.za
Cell: +27 (0)82 779 4092
Tel: +27 (0)12 942 9666
Fax: +27 (0)86 214 1208
www.ecinternational.net

From: Pheeha Molele <pmolele@mandelametro.gov.za>
Sent: Friday, 10 December 2021 09:28
To: Hanlie van Greunen <hanlie@ecinternational.co.za>
Cc: Aysha Alexander <aysha.alexander@profica.com>
Subject: Re: Despatch Park Mixed-use Development

Good morning Hanlie

I would advice that you send the draft EIA Report for comments to Nyasha Bhebhe at nchamburuka@mandelametro.gov.za and Schalk Potgieter at SPotgiet@mandelametro.gov.za

Kind regards

Pheeha Arthur Molele (Mr)

Pr. Pln A/1907/2014
Professional Town Planner
Land Planning & Management Division
HUMAN SETTLEMENTS DIRECTORATE
76 Cuyler Street, Uitenhage (Kariega)
Tel: 041 506 2798
Fax: 041 506 2167
Email: pmolele@mandelametro.gov.za
Website: www.mandelametro.gov.za

>>> Hanlie van Greunen <hanlie@ecinternational.co.za> 18-11-2021 11:29 AM >>>
Good day Pheeha

I trust you are well.

Our environmental Scoping Report was approved by DEDEAT earlier this week and we are now moving into the EIA Phase of the Despatch Park Mixed-Use Development.

To date we have not had any comments on the environmental process from the Municipality despite two rounds of public participation.

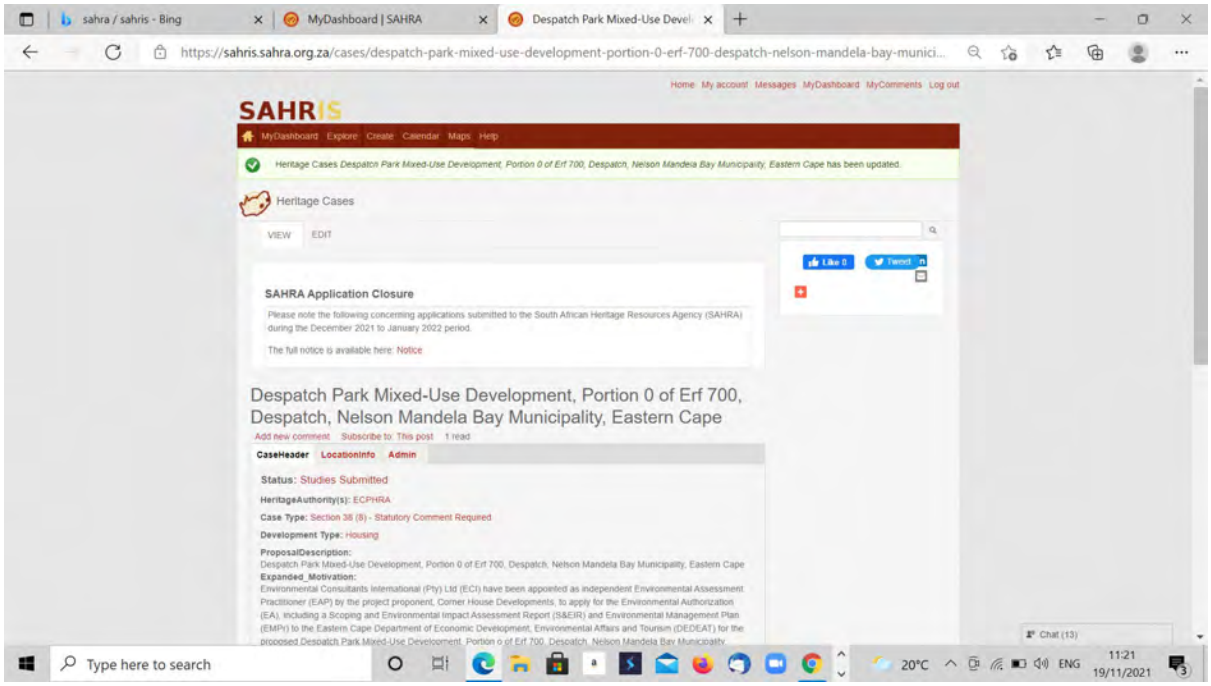
Could you kindly put us into contact with the relevant person(s) in the Environmental Division whom we can consult with. It is important that we get the municipalities' comments on the Draft EIA Report ,which is due to be published shortly.

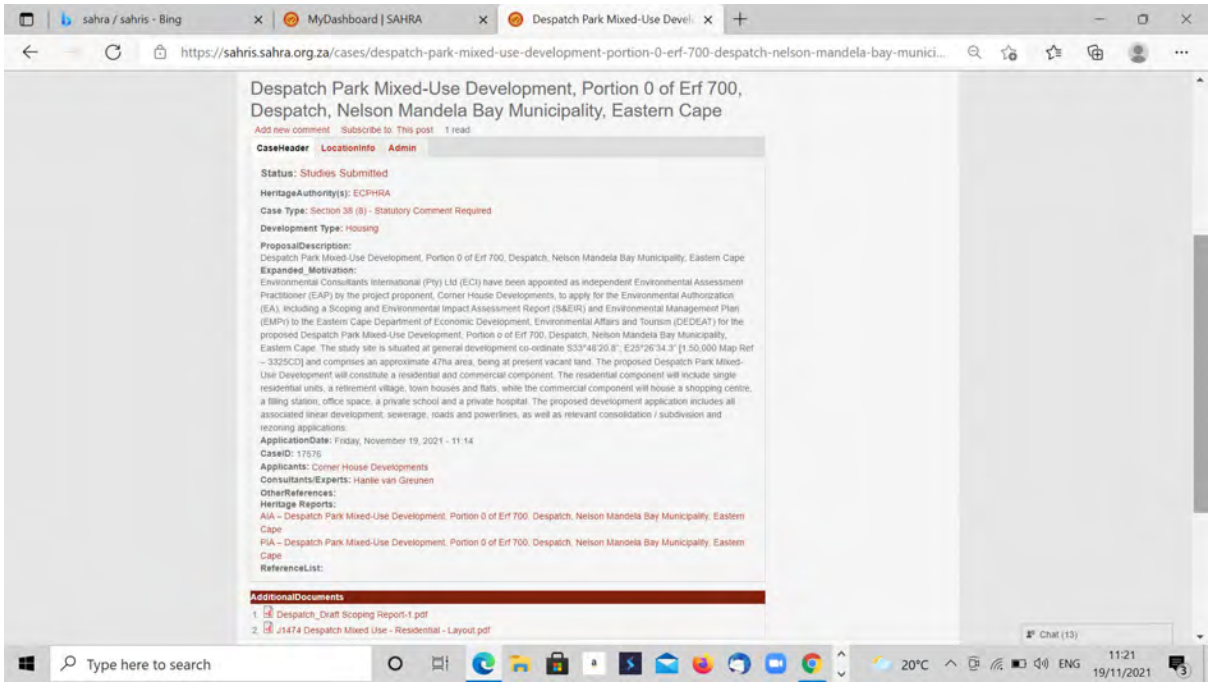
Thanking you in advance for your assistance.

Regards,

SAHRIS CaseID: 17576

https://sahris.sahra.org.za/cases/despatch-park-mixed-use-development-portion-0-erf-700-despatch-nelson-mandela-bay-municipality





Comments on Draft Scoping Report

Province of the
EASTERN CAPE
ECONOMIC DEVELOPMENT,
ENVIRONMENTAL AFFAIRS & TOURISM

Corner Athol Fugard Terrace / Castle Hill Central Port Elizabeth 6001
Private Bag X5001 Greenacres 6057 Republic of South Africa
Contact Person: *Riyadh Casoojee*
Tel: 041 5085800 Fax: 041 5085865 Email: riyadh.casoojee@dedea.gov.za

Ref: ECm1/C/LN2/M/43-2021
Enq: R. Casoojee

Environmental Consultants International (Pty) Ltd
Mooikloof Office Park West, Building 8, Ground Floor
Jollify Main Road
Mooikloof
Pretoria
Attention: Hanlie Van Greunen

E-mail: hanlie@ecinternational.co.za **Fax: 086 214 1208**

APPLICATION FOR AUTHORISATION IN TERMS OF SECTION 24 OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, ACT 107 OF 1998 TO UNDERTAKE A LISTED ACTIVITY AS SCHEDULED IN THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014AS AMENDED: PROPOSED DESPATCH PARK MIXED-USE DEVELOPMENT ON PORTION 0 OF ERF 700, DESPATCH, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

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1. Refer to the Draft SR titled "Despatch Park Mixed-Use Development on Portion 0 Of Erf 700, Despatch, Nelson Mandela Bay Municipality, Eastern Cape" dated August 2021 and submitted to the Department on 23 August 2021.
2. You are hereby informed that the Department has reviewed the Draft SR and in this regard comments as follows:

2.1. **Services:**

2.1.1. **Water supply:** From THE context within the DSR it is assumed that the development will make use of municipal water during the operational phase. Confirmation from the Nelson Mandela Bay Metropolitan Municipality that they will be able to meet the water needs of the future development must be included in the FSR.

2.1.2. **Sewage treatment:** The DSR states that the Despatch Wastewater Treatment Works should be able to accommodate the development's sewage needs. However as with the above, confirmation from the Municipality is required that the Despatch Wastewater Treatment Works will indeed be able to accommodate the sewage effluent from the proposed development.

2.2. **Alternatives:** It is noted that the DSR failed to consider alternative options for development, be it differing layouts or differing land use. The only alternatives considered were the preferred layout alternative and the "no-go" option. This is to be rectified in the FSR and it is expected that amongst others alternative layout options will be considered.

2.3. **Need and desirability**:

2.3.1. The need and desirability section of the DSR currently leaves a lot to be desired and motivation for the project cannot solely be job creation and "sustainable development". Is there for instance a need for housing in the area of the development location; is there a lack of filling stations, schools and/or hospitals, as all of these are included as part of the proposed project. However, these are not mentioned in the need and desirability of the development? This must be rectified in the FSR. Furthermore it is expected that a detailed socio-economic study will be done that will address the proposed filling station and the potential impacts it may have on other filling stations in the area.

2.4. **Specialist Studies:**

2.4.1. The National Screening Tool reports, as attached in the application form, show the need for the following specialist studies due to high sensitivity ratings for the area, these must be included in the scope of study:

2.4.1.1. Botanical
2.4.1.2. Ecological (with attention to aves)
2.4.1.3. Aquatic
2.4.1.4. Palaeontological

2.4.2. It is also noted that the area has a high agricultural significance as per the National Screening Tool report, thus an Agricultural Agro-Ecosystem Study or an Agricultural Compliance Statement will be required.

2.4.3. It must furthermore be noted that it is expected that the protocols as published by the DFFE will be fully complied with.

3. General comments:

3.1. Figure 3 on page 15 of the DSR does not have a legend and it is thus not possible to determine what is represented in the layout plan. Additionally, in Annexure B more detail is given on "Phase 1" which is a few residential buildings, but other than this no other clarity is given as to what is represented in the layout plans, again due to the lack of a legend or explanation. This must be rectified in the FSR. The FSR must also provide clarity with regard to the proposed phasing of the development.

3.2. The DSR mentions DRDAR as being invited to comment in the report under section 4.1.6 where CARA is discussed. However they are not included in the EAP data base. Considering that the National Screening Tool views the area as one of high Agricultural importance, the lack of DRDAR's inclusion as an I&AP must be rectified.

3.3. During the operational phase measures to lower environmental impact; such as installation of LED lights as opposed to halogen bulbs, solar panels, water saving measures etc. should be done to curb contributions of the proposed development to climate change etc.

4. Please note that you are required to address the above comments in detail in the FSR inclusive of the assessment of the alternatives as previously advised. Furthermore, any changes to the DSR in order to produce the FSR is to be clearly indicated in red text in the FSR.

5. You are furthermore advised to remain aware of the 44 day timeframe for submission off the Final SR as contained within the 2014 Regulations as amended, which period will lapse on 29 September 2021.

6. An electronic copy of the Final SR is to be submitted to the competent authority (i.e. DEDEAT: Cacadu Region).

7. The Environmental Assessment Practitioner is required to notify and inform the applicant in writing that the activity may not commence prior to an environmental authorisation being granted by the competent authority.

ANDRIES STRUWIG
MANAGER: EQM
CACADU REGION

DATE: 23 September 2021

water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

P.O. Box X6041, Port Elizabeth 6000	**Tel: 041 501 0717**	**Enquiries: M. Bloem**
E-mail: **bloemm@dws.gov.za**	**Fax 086 537 4689**	**Ref**: **Despatch Mixed Use Dev**

Environmental Consultants International
PostNet Suit No. 150
Private Bag X 1
Woodhill
PRETORIA
0076

Attention: Ms. H. Van Greunen

DRAFT SCOPING REPORT FOR THE PROPOSED DESPATCH PARK MIXED-USE DEVELOPMENT LOCATED ON PORTION 0 OF ERF 700, DESPATCH, NELSON MANDELA BAY MUNICIPALITY, EASTERN CAPE PROVINCE

This Department does not have any objections to the proposed development. However, the following must be noted:

1. Section 21(c) and (i) water uses regulates activities that occurs 1:100 year flood line or the delineated riparian habitat; whichever is the greatest and those within 500m from the boundary of a wetland.

2. Development of any infrastructure within the regulated areas of watercourses constitutes a water use and requires water use authorisation in terms of the National Water Act 36 of 1998 (the Act).

3. For the infrastructure that will be developed within the regulated area, an application for water use authorisation must be submitted and authorisation be granted before undertaking the activities

The following is taken from the Draft Scoping Report:

“The proposed development site is located to the south of the Swartkops River and to the east of the Brak River (which drains into the Swartkops River). A number of smaller, non-perennial drainage lines, and associated wetlands, drain from the surrounding areas into the Swartkops River, as shown in Figure 7. No watercourses or wetlands occur on the proposed development site.”

Therefore, an authorisation must be obtained from this Department prior to undertaking any activity within the Regulated areas in terms of Section 21 c and/or i of the Act.

Please note that any use of water (as stipulated under Section 21) without an authorization is a contravention as in accordance with Section 151 of the National Water Act, 1998 (Act 36 of 1998).

Please do not hesitate to contact this office should you have any enquiries.

Yours Faithfully

pp _____

DIRECTOR: MZIMVUBU- TSITSIKAMMA PROTO CMA

Date: 12 August 2021

Comments on Final Scoping Report

Province of the
EASTERN CAPE
ECONOMIC DEVELOPMENT,
ENVIRONMENTAL AFFAIRS & TOURISM

Corner Athol Fugard / Castle Hill Central Port Elizabeth 6001
Private Bag X5001 Greenacres 6057 Republic of South Africa
Contact Person: *Andries Struwig*
Tel: 041 5085800 Fax: 041 5085865 Email: Andries.Struwig@dedea.gov.za

Ref: ECm1/C/LN2/M/43-2021
Enq: R. Casoojee

Environmental Consultants International (Pty) Ltd
Mooikloof Office Park West, Building 8, Ground Floor
Jollify Main Road
Mooikloof
Pretoria
Attention: Hanlie Van Greunen

E-mail: hanlie@ecinternational.co.za **Fax: 086 214 1208**

APPLICATION FOR AUTHORISATION IN TERMS OF SECTION 24 OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, ACT 107 OF 1998 TO UNDERTAKE A LISTED ACTIVITY AS SCHEDULED IN THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014: PROPOSED DESPATCH PARK MIXED-USE DEVELOPMENT ON PORTION 0 OF ERF 700, DESPATCH, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

1. Refer to the Final Scoping Report for the proposed Despatch mixed-use development within the Nelson Mandela Bay Metropolitan Municipality submitted electronically to the Department on 29 September 2021, read together with the email correspondence between the Department and Environmental Consultants International between 08 November 2021 and 12 November 2021.

2. The Final Scoping Report has been reviewed by the Department and is found to satisfy the requirements for a Scoping Report as set out in Appendix 2 of the 2014 EIA Regulations as amended inclusive of how comments from I&AP's and organs of state on the Draft Scoping Report has been incorporated into the Final Scoping Report and documented in the Comments & Response Register.

3. That being said, and with reference to discussions during the site visit that took place on 20 August 2021, the Department requires the following to be addressed in the EIA phase of the assessment:

   3.1 Biodiversity off-sets/set-asides must be considered for the project;

   3.2 As discussed within the correspondence between 08 November and 12 November 2021, the EIA reports will need to use the most current information available to describe the site and assess impacts, particularly the VegMap, ECBCP and NMBM bioregional plan, amongst others;

3.3 The EIR to address the oversight relating to the relevant paragraphs that were not appropriately referenced in the Final Scoping Report including that this was an oversight on the part of the EAP.

4. In terms of Regulation 22(a) the Final Scoping Report is hereby accepted by the Department and the Plan of Study contained in Section 10 of the Final Scoping Report is approved.

5. You are thus advised to proceed with the EIA phase of the assessment provided that the comments as raised above are addressed in the EIA phase**. Please note that the final date for submission of the Final EIR will be 106 days from the date of signature of this letter.**

6. All specialist studies or compliance statements are to be in line with the gazetted protocols relating to the National Screening Tool; for the assessment and minimum criteria for reporting on identified Environmental Themes in terms of section 24(5)(a) and (h) and 44 of NEMA.

7. The Environmental Assessment Practitioner is required to notify and inform the applicant in writing that the activity may not commence prior to an environmental authorisation being granted by the competent authority.

ANDRIES STRUWIG
MANAGER: EQM
CACAUD REGION

DATE: 15 November 2021

Reference:	S11/3/3-R75/1-1	Fax Number:	+27 (0) 41 492 0200/01
Date:	13 December 2021	Direct Line:	**+27 (0) 41 398 3245**
Email:	tsanwanil@nra.co.za	Website:	www.nra.co.za

SANRAL
BUILDING SOUTH AFRICA THROUGH BETTER ROADS

Engineering Advice & Services (Pty) Ltd
P O Box 13867
Humewood
6013

Attention: Mr Carry Hastie Email: caryh@easpe.co.za

Dear Sir

THE SOUTH AFRICAN NATIONAL ROAD AGENCY LIMITED AND NATIONAL ROAD ACT 1998 (ACT 7 OF 1998): NATIONAL ROUTE R75 SECTION 1: PROPOSED MIXED-USE DEVELOPMENT AND ACCESS APPLICATION ON ERF 11885 ON PORTION OF THE REMAINDER OF ERF 700 DISPATCH, NELSON MANDELA METRO MUNICIPALITY

Reference is made to your TIA dated September 2021 and received by this office on 15th November 2021. This response is addressed to you in terms of sections 44 & 47 of SANRAL Act 7, 1998. After our acknowledgement receiving your submission, we took note the technical content, conclusions and recommendations of your TIA report F:\1400-1499\1488\Reports\Version 2\REP002- TIA for Despatch.

The South African National Roads Agency SOC Limited (SANRAL) accept "in-principle" the recommendations contained in the TIA. Our "in-principle" acceptance of the recommendations contained in the TIA does not relieve the applicant of any obligations to ensure that the assumptions and outcomes of the TIA will maintain acceptable levels of service (LOS) of traffic operations on the national road. SANRAL has the following conditions regarding your application:

1. With the exception of existing structures, no structure or anything whatsoever shall be erected, constructed or established within a distance of 10m building lines for the business respectively measured from the national road reserve boundary, without the written approval of the SANRAL

2. Provision of Traffic signals permitted at an existing National Road Inter-change R75/Botha Road to ease the traffic flow as mentioned on your TIA.

3. Provision of one more lane for right turn on the direct access from the national road R75 is permitted as shown on figure 14 prior to the following:

    (i) The approval of the design by SANRAL will be specifically required and must be submitted before any construction or action arising from the authorisation is taken. The design must satisfy the requirements set out in the Geometric Guidelines.

4. SANRAL may at any time alter, substitute, or cancel a condition that has been imposed or impose a new condition and insert it in the authorisation. Such amended condition(s) can include a

requirement for upgrading or relocation if deemed necessary. Factors affecting such review may include, but are not limited to:

(i) changed traffic volumes, patterns or composition;
(ii) recorded or foreseen road safety concerns;
(iii) Adverse weather conditions (including blinding by the sun at certain times, mist or fog, etc.);
(iv) access consolidation for mobility and road safety considerations;
(v) the Spatial Development Framework of the local municipality and other plans arising from the implementation of the Spatial Planning and Land Use Management Act, Act 16 of 2013 and related legislation;
(vi) and any other considerations in the interests of the road user.

5. The applicant may not alter, amend, or extend a development utilising the approved access without SANRAL's prior written approval.

6. The SANRAL will use the Site Development Plan (SDP) to monitor conditions 1-5 of this correspondence.

7. No free-standing advertising signs will be allowed in terms of Regulations on Advertising on or visible from the National Road as published in Government Gazette no 6968 dated 22 December 2000, the South African Road Traffic Signs Manual and Act 7 of 1998. Any advertisement on subject properties along the R75 section 1 must be submitted to the SANRAL for approval prior erection.

8. All the roadwork improvements required along R75 section 1, road markings, road signs, stormwater management drainage structures, public transport facilities, street furniture and affected non-motorised facilities along the subject national route will be at the cost of the developer, i.e., SANRAL is exempted from any costs associated with any road improvements at this above-mentioned intersection and roads.

9. The applicant shall arrange for the safe accommodation of traffic as per Volume 2 Chapter 13 of the South African Road Traffic Signs Manual during the improvement of the access.

10. The applicant indemnifies SANRAL against, and holds it harmless from, any claim or damage which may be instituted or suffered by any person, including legal costs incurred, as a result of:

(i) The erection or establishment of any works on the site.
(ii) The failure by the applicant to properly maintain and safeguard the access or other works on the site, or the non-compliance of the applicant with any condition to which this permission relates
(iii) The amendment or cancellation of any condition pertaining thereto or the imposition of any new condition
(iv) The lapsing of approval
(v) Any alteration to the national road

11. The proclaimed national road reserve shall not form part of the development. The developer should determine the exact position of the road reserve fence in conjunction with the SANRAL's Regional Manager beforehand or should the road reserve be proclaimed on co-ordinates he should act accordingly.

12. No direct vehicular or pedestrian access from the National Road R75 except at the existing access point. All road improvements for the development being submitted to SANRAL for consideration and all cost associated with the road network improvements will be solely for the developer's account.

13. Concerning drainage, Section 47(2) of Act 7 of 1998, specifies that the developer shall receive and dispose of the storm water discharged or diverted from the national road and the SANRAL shall not be liable for any damage caused in the development by the storm water. Where the development drains towards the national road, the developer shall submit a drainage scheme to the SANRAL for approval, simultaneously with the submission of the scheme to the relevant local authority. Should the SANRAL believe the drainage structures underneath the national road are not sufficient to accommodate the expected storm water flow, the developer will be required to install additional structures at his own cost or take such steps as may be prescribed by the SANRAL.

14. Such facilities, as referred to above in Condition 13, as are necessary for the control and disposal of storm water from the land development area shall be constructed to the satisfaction of the SANRAL. Prior to the establishment of the proposed development a storm water management plan must be submitted to the SANRAL for approval.

15. The Applicant guarantees all work within the national road reserve for a period of one year calculated from the date of certificate of acceptance.

a) <u>Notification of Commencement and Completion</u>

The developer shall at least fourteen (14) days prior to the commencement of the work advise the SANRAL Regional Manager in Port Elizabeth in writing of the date upon which the work shall commence. The SANRAL Regional Manager shall also be advised in writing, within thirty (30) days after the completion of the work, of the date upon which the work was completed.

b) <u>Additional Legal requirements</u>

b.1. This approval shall bind any successor-in-title to the land to which this approval relates and agree in writing to these conditions.
b.2. This approval shall not be exempt from the provisions of any other Act.
b.3. Should any damage be caused to the national road or a user of the national road or property as a result of the erection, use or removal of any structure erected or established on the site, the property owner shall be liable for such damage and shall compensate the SANRAL therefore, and indemnify the SANRAL against any claim from a third party.

Yours Faithfully

Marlize Nel-Verwey
Acting for MS Peterson, 13 December 2021

Regional Manager: Southern Region

Copy to: thompsonr@nra.co.za

Attention: Roland Thompson (SANRAL Project Manager)

D5 - Comment and Response Report

DESPATCH PARK MIXED-USE DEVELOPMENT
COMMENT AND RESPONSE REPORT

Prepared for:

Corner House Developments (Pty) Ltd.
Cnr 10th and Wessels Road, Rivonia,
2128, Sandton
Johannesburg

Submitted to:

Province of the EASTERN CAPE
ECONOMIC DEVELOPMENT, ENVIRONMENTAL AFFAIRS AND TOURISM

Eastern Cape Department of Economic Development, Environmental Affairs and Tourism
Floor 2 Indwe Hse,
Circular Dve,
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Date: January 2021
ECI Project Code: A02019

PREFACE

In terms of Section 44 of Government Notice Regulation (GNR.) 982 as published in Government Gazette No. 38282 of 04 December 2014 of the National Environmental Management Act, 1998 (Act No.107 of 1998), as amended (NEMA), comments of Interested and Affected Parties (I&APs) should be recorded in reports and plans, and such written comments, including responses to such comments and records of meetings, are attached to the reports and plans that are submitted to the competent authority [in this case, the Gauteng Department of Agriculture and Rural Development (GDARD)].

This report constitutes the Comments and Responses Report (CRR) which captures the issues raised by stakeholders during the Scoping and Environmental Impact Reporting (S&EIR) process for the proposed mixed-use development, on Portion 0 the of Erf 700, Despatch, Nelson Mandela Bay Municipality, Eastern Cape.

As part of the announcement, notification letters which append registration sheets are being sent to all identified I&APs. Two (2) site notices are being erected at places conspicuous to and accessible by the public at the boundary of the proposed site. One (1) newspaper advertisement has been placed in the UD Express on **17 February 2021.** The Draft Scoping Report project was available for public review and comment for a **30-day** period (**from Monday, 23 August 2021 to Wednesday, 22 September 2021**) on ECI's website (www.ecinternational.net) under the "Public Documents" drop down heading. All comments received from Stakeholders to date have been captured and responded to in this CRR (Refer to Table 1 and Table 2).

Table 1: Comments received during Draft Scoping and Environmental Impact Assessment Report Review Period

COMMENT, ISSUES AND SUGGESTIONS RAISED BY STAKEHOLDERS	NAME AND ORGANISATION OF THE I&AP	SOURCE & DATE	RESPONSE BY ECI
Low cost housing developments	Christo Coetzee	01/04/2021 Via email	Dear Christo Thank you for registering as an Interested and Affected Party and for providing us you're your comments. Could you kindly clarify your comment? Are you interested in low-cost housing or are your concerned about it?
Just Property is a franchisee owned by Andrea Stevens. We have interest in both private and commercial property. Just Property would love to be part of marketing this project. Despatch is in need for a project of this size that will have a positive growth to the economy and creating job opportunities.	Teresa van Jaarsveld Just Property Port Elizabeth	22/07/2021 via email	Dear Theresa Thank you for registering as an Interested and Affected Party and for providing us you're your positive comments. You will be notified of the project progress as the process unfolds.
DRAFT SCOPING REPORT FOR THE PROPOSED DESPATCH PARK MIXED-USE DEVELOPMENT LOCATED ON PORTION 0 OF ERF 700, DESPATCH, NELSON MANDELA BAY MUNICIPALITY, EASTERN CAPE PROVINCE This Department does not have any objections to the proposed development. However, the following must be noted: 1. Section 21(c) and (i) water uses regulates activities that occurs 1:100 year flood line or the delineated riparian habitat; whichever is the greatest and those within 500m from the boundary of a wetland. 2. Development of any infrastructure within the regulated areas of watercourses constitutes a water use and requires water use	Bloem Marisa Department of Water and Sanitation	12/08/2021 via e-mail	Dear Marissa Thank you for the comments on the Draft Scoping Report provided. Although no watercourses or wetlands could be identified on site we agree that the proposed project falls within the DWS Regulated Area. A section 21 (c) and (i) water use registration application process will be lodged with the Department via the EWULAA's system during the EIA phase that will follow the Scoping Phase. For this purpose we have included an Aquatic Risk Assessment in our Plan of Study for the EIA Phase.

COMMENT, ISSUES AND SUGGESTIONS RAISED BY STAKEHOLDERS	NAME AND ORGANISATION OF THE I&AP	SOURCE & DATE	RESPONSE BY ECI
authorisation in terms of the National Water Act 36 of 1998 (the Act). 3. For the infrastructure that will be developed within the regulated area, an application for water use authorisation must be submitted and authorisation be granted before undertaking the activities The following is taken from the Draft Scoping Report: “The proposed development site is located to the south of the Swartkops River and to the east of the Brak River (which drains into the Swartkops River). A number of smaller, non-perennial drainage lines, and associated wetlands, drain from the surrounding areas into the Swartkops River, as shown in Figure 7. No watercourses or wetlands occur on the proposed development site.” Therefore, an authorisation must be obtained from this Department prior to undertaking any activity within the Regulated areas in terms of Section 21 c and/or i of the Act. **Please note that any use of water (as stipulated under Section 21) without an authorization is a contravention as in accordance with Section 151 of the National Water Act, 1998 (Act 36 of 1998).**			

COMMENT, ISSUES AND SUGGESTIONS RAISED BY STAKEHOLDERS	NAME AND ORGANISATION OF THE I&AP	SOURCE & DATE	RESPONSE BY ECI
APPLICATION FOR AUTHORISATION IN TERMS OF SECTION 24 OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, ACT 107 OF 1998 TO UNDERTAKE A LISTED ACTIVITY AS SCHEDULED IN THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014AS AMENDED: PROPOSED DESPATCH PARK MIXED-USE DEVELOPMENT ON PORTION 0 OF ERF 700, DESPATCH, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY 1. Refer to the Draft SR titled "Despatch Park Mixed-Use Development on Portion 0 Of Erf 700, Despatch, Nelson Mandela Bay Municipality, Eastern Cape" dated August 2021 and submitted to the Department on 23 August 2021. 2. You are hereby informed that the Department has reviewed the Draft SR and, in this regard, comments as follows: **2.1. Services:** **2.1.1. Water supply:** From THE context within the DSR it is assumed that the development will make use of municipal water during the operational phase. Confirmation from the Nelson Mandela Bay Metropolitan Municipality that they will be able to meet the water needs of the future development must be included in the FSR.	Riyadh Casoojee Environmental Officer: Environmental Affairs Environmental Impact Management Unit	23/09/2021 via e-mail	Dear Riyadh Thank you for the comments on the Draft Scoping Report provided. **Water Supply:** Preliminary discussions regarding a similar development proposal took place with the Nelson Mandela Bay Metropolitan Municipality in 2018. A meeting Mr Dave Turner and Mr Lyle Francis was held on 27 February 2018. Based on the information received a Preliminary Bulk Services Report was generated. Please refer to **Annexure D** of the FSR for a copy of the previous bulk services report. This report will be updated for the proposed development during the EIA Phase of this Application.

COMMENT, ISSUES AND SUGGESTIONS RAISED BY STAKEHOLDERS	NAME AND ORGANISATION OF THE I&AP	SOURCE & DATE	RESPONSE BY ECI
2.1.2. Sewage treatment: The DSR states that the Despatch Wastewater Treatment Works should be able to accommodate the development's sewage needs. However as with the above, confirmation from the Municipality is required that the Despatch Wastewater Treatment Works will indeed be able to accommodate the sewage effluent from the proposed development. **2.2. Alternatives:** It is noted that the DSR failed to consider alternative options for development, be it differing layouts or differing land use. The only alternatives considered were the preferred layout alternative and the "no-go" option. This is to be rectified in the FSR and it is			Confirmation on the availability of the water to satisfy the proposed demand will be sought from NMBM based on the findings the updated engineering bulk services report which will be included in Draft EIR. **Sewer:** The bulk services report that was carried out for the previous similar development proposal (as attached in **Annexure D** of the FSR) indicated that the capacity of the Despatch WWTW is 12.4Mℓ/day and considering the proposed development and existing developments up to 2018, the capacity required should be 11.98 Mℓ/day, which means no upgrades to the Despatch treatment works was necessary in 2018. This report will now be updated with the latest information for the existing and proposed development during the EIA Phase of this Application. Confirmation on the availability of the sewer capacity to satisfy the proposed demand will be sought from NMBM based on the findings the updated engineering bulk services report which will be included in Draft EIR. **Alternatives:** In addition to the Proposed Activity (to be known as Alternative 1), a layout alternative (to be known as Alternative 2) is now being considered. Refer to **Annexure B** of the FSR for Layout Plans of Alternative 1:

COMMENT, ISSUES AND SUGGESTIONS RAISED BY STAKEHOLDERS	NAME AND ORGANISATION OF THE I&AP	SOURCE & DATE	RESPONSE BY ECI
expected that amongst others alternative layout options will be considered.			Proposed Activity (the preferred alternative) as well as Alternative 2: Layout Alternative. The difference between the two alternative is the housing density. In offering a total of 2347 residential units Alternative 1 will be less dense than Alternative 2 which proposes a total of 5000 residential units.
2.3. Need and desirability: **2.3.1.** The need and desirability section of the DSR currently leaves a lot to be desired and motivation for the project cannot solely be job creation and "sustainable development". Is there for instance a need for housing in the area of the development location; is there a lack of filling stations, schools and/or hospitals, as all of these are included as part of the proposed project. However, these are not mentioned in the need and desirability of the development? This must be rectified in the FSR. Furthermore, it is expected that a detailed socio-economic study will be done that will address the proposed filling station and the potential impacts it may have on other filling stations in the area.			**Need and Desirability:** The need and desirability section in the FSR has been updated to include findings of a Market Study that was done by Demacon in 2017 for a similar development proposal. The proposed development is therefore in line with the findings of the market studies as well as the municipal spatial development policies (which were also referenced in this updated section). The Plan of Study for the EIA Phase has been extended to include a Socio-Economic Impact Assessment including a filling station feasibility study.
2.4. Specialist Studies: **2.4.1.** The National Screening Tool reports, as attached in the application form, show the need for the following specialist studies due to high sensitivity ratings for the area, these must be included in the scope of study:			The Plan of Study for the EIA Phase has been extended to include the studies as outlined in the National Screening Tool Report and confirmed in your comments. All Specialist

COMMENT, ISSUES AND SUGGESTIONS RAISED BY STAKEHOLDERS	NAME AND ORGANISATION OF THE I&AP	SOURCE & DATE	RESPONSE BY ECI
2.4.1.1. Botanical **2.4.1.2.** Ecological (with attention to aves) **2.4.1.3**. Aquatic **2.4.1.4.** Palaeontological **2.4.2**. It is also noted that the area has a high agricultural significance as per the National Screening Tool report, thus an Agricultural Agro-Ecosystem Study or an Agricultural Compliance Statement will be required. **2.4.3.** It must furthermore be noted that it is expected that the protocols as published by the DFFE will be fully complied with.			Studies will comply with relevant protocols as published by DFFE (March 2020). Although the proposed site falls within the DWS Regulated area, no wetlands or prominent drainage lines could be identified on site. The EAP therefore included an Aquatic Risk Assessment [to accompany the EA and Section 21 (c) and (i) water use registration application] which will be completed in accordance with General Authorisation conditions as published in Notice 509 of 2016. The Plan of Study has been extended to include an Agricultural Compliance Statement.
3. General comments:			
3.1. Figure 3 on page 15 of the DSR does not have a legend and it is thus not possible to determine what is represented in the layout plan. Additionally, in Annexure B more detail is given on "Phase 1" which is a few residential buildings, but other than this no other clarity is given as to what is represented in the layout plans, again due to the lack of a legend or explanation. This must be rectified in the FSR. The FSR must also provide clarity with regard to the proposed phasing of the development.			The Layout Plans of both alternatives have been updated to include a legend that outlines the relevant phase, size or density of the relevant component. The FSR has also been updated to include a section on the proposed phasing of the development.
3.2. The DSR mentions DRDAR as being invited to comment in the report under section 4.1.6 where CARA is discussed. However, they are not included in the EAP data base. Considering that the National Screening Tool views the area as one of high Agricultural			Thank you for drawing our attention to this, the DRDAR Director and Personal Assistant has been included in the registered I&AP database and will receive all future notifications.

COMMENT, ISSUES AND SUGGESTIONS RAISED BY STAKEHOLDERS	NAME AND ORGANISATION OF THE I&AP	SOURCE & DATE	RESPONSE BY ECI
importance, the lack of DRDAR's inclusion as an I&AP must be rectified.			
3.3. During the operational phase measures to lower environmental impact; such as installation of LED lights as opposed to halogen bulbs, solar panels, water saving measures etc. should be done to curb contributions of the proposed development to climate change etc.			A section regarding climate change resilient measures has been included in Section 10.6 of the FSR and will be carried over to the Environmental Management Programme which will accompany the Draft EIR.
4. Please note that you are required to address the above comments in detail in the FSR inclusive of the assessment of the alternatives as previously advised. Furthermore, any changes to the DSR in order to produce the FSR is to be clearly indicated in red text in the FSR.			All changes to the DSR have been marked in red text in the FSR.
5. You are furthermore advised to remain aware of the 44-day timeframe for submission off the Final SR as contained within the 2014 Regulations as amended, which period will lapse on 29 September 2021.			The deadline is duly noted.
6. An electronic copy of the Final SR is to be submitted to the competent authority (i.e. DEDEAT: Cacadu Region).			Noted.
7. The Environmental Assessment Practitioner is required to notify and inform the applicant in writing that the activity may not commence prior to an environmental authorisation being granted by the competent authority.			Noted.

Table 2: Comments received during Final Scoping Report Review Period

COMMENT, ISSUES AND SUGGESTIONS RAISED BY STAKEHOLDERS	NAME AND ORGANISATION OF THE I&AP	SOURCE & DATE	RESPONSE BY ECI
APPLICATION FOR AUTHORISATION IN TERMS OF SECTION 24 OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, ACT 107 OF 1998 TO UNDERTAKE A LISTED ACTIVITYAS SCHEDULED IN THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014: PROPOSED DESPATCH PARK MIXED-USE DEVELOPMENT ON PORTION 0 OF ERF 700, DESPATCH, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY 1. Refer to the Final Scoping Report for the proposed Despatch mixed-use development within the Nelson Mandela Bay Metropolitan Municipality submitted electronically to theDepartment on 29 September 2021, read together with the email correspondence between the Department and Environmental Consultants International between 08 November 2021 and 12 November 2021. 2. The Final Scoping Report has been reviewed by the Department and is found to satisfy therequirements for a Scoping Report as set out in Appendix 2 of the 2014 EIA Regulations asamended inclusive of how comments from I&AP's and organs of state on the Draft ScopingReport has been incorporated into the Final Scoping Report and documented in the Comments & Response Register. 3. That being said, and with reference to discussions during the site visit that took place on 20 August 2021, the Department requires the following to be addressed in the	Andries Struwig: Environmental Affairs Environmental Impact Management Unit	15/11/2021 via e-mail	Thank you for your comments 1. Noted 2. Noted 3. Noted

COMMENT, ISSUES AND SUGGESTIONS RAISED BY STAKEHOLDERS	NAME AND ORGANISATION OF THE I&AP	SOURCE & DATE	RESPONSE BY ECI
EIA phaseof the assessment: 3.1 Biodiversity off-sets/set-asides must be considered for the project; 3.2 As discussed within the correspondence between 08 November and 12 November 2021, the EIA reports will need to use the most current information available to describe the site and assess impacts, particularly the VegMap, ECBCP and NMBM bioregional plan, amongst others; 3.3 The EIR to address the oversight relating to the relevant paragraphs that were not appropriately referenced in the Final Scoping Report including that this was an oversight on the part of the EAP. 4. In terms of Regulation 22(a) the Final Scoping Report is hereby accepted by the Department and the Plan of Study contained in Section 10 of the Final Scoping Report is approved. 5. You are thus advised to proceed with the EIA phase of the assessment provided that the comments as raised above are addressed in the EIA phase**. Please note that the final datefor submission of the Final EIR will be 106 days from the date of signature of this letter.** 6. All specialist studies or compliance statements are to be in line with the gazetted protocols relating to the National Screening Tool; for the assessment and minimum criteria for reporting on identified Environmental Themes in terms of section 24(5)(a) and (h) and 44 of NEMA. 7. The Environmental Assessment Practitioner is required to			3.1 A Biodiversity off-set plan has been included in Section 9.4.5 of the Draft EIR. 3.2 All maps and descriptions have been updated to the most current available spatial layers. 3.3 All previous studies and information referred to in the Draft EIR are referenced. A list of references used are also included in Section 13 of the Draft EIR. 4. Noted 5. Noted 6. Noted 7. Noted

COMMENT, ISSUES AND SUGGESTIONS RAISED BY STAKEHOLDERS	NAME AND ORGANISATION OF THE I&AP	SOURCE & DATE	RESPONSE BY ECI
notify and inform the applicantin writing that the activity may not commence prior to an environmental authorisation being granted by the competent authority.			

D6 - Registered I&AP Database

Sector	Name	Surname	Company
Competent Authority	Andries	Struwig	Dept of Economic Development, Environmrntal Affairs & Tourims (Nelson Mandela Bay/Sarah Baartman)
Competent Authority	Riyadh	Casoojee	Dept of Economic Development, Environmrntal Affairs & Tourims (Nelson Mandela Bay/Sarah Baartman)
Provincial Authority	Thembani	Nyokana	Dept of Rural Development & Agrarian Reform (Sarah Baartman)
Provincial Authority	Babalwa	Layini	Dept of Agriculture, Land Reform and Rural Development
Provincial Authority	Nangamso	Seti	Department of Public Works and Infrastructure
Provincial Authority	Sisanda	Mcoseli	Department of Public Works and Infrastructure
Regulatory Authority	Marissa	Bloem	EC Department of Water and Sanitation
Regulatory Authority	Zukile	Pityi	Chief Director: Land Restitution Support (Eastern Cape Province)
Regulatory Authority	Zimkita	Tyala	Department of Mineral Resources (Secretary Regional managers office)
Regulatory Authority	Africa	Maxongo	Eastern Cape Provincial Heritage Resources Authority (ECPHRA)
Local Authority	Joram	Mkosana	Nelson Mandela Metropolitan Municipaity (Electricity)
Local Authority	Nathaniel	Kivido	Nelson Mandela Metropolitan Municipaity (Electricity)
Local Authority			Nelson Mandela Metopolitan Municipality (Waste)
Local Authority	Schalk	Potgieter	Nelson Mandela Metopolitan Municipality (Environmental Management / Public Health and Land Use Directorate)
Local Authority	Nyasha	Chamburuka	Nelson Mandela Metopolitan Municipality (Environmental Management / Public Health and Land Use Directorate)
Local Authority	Bridget	Loggenberg	Nelson Mandela Metopolitan Municipality (Environmental Management / Public Health and Land Use Directorate)
Local Authority	Siwe	Nvunelwa	Nelson Mandela Metopolitan Municipality (Environmental Management / Public Health and Land Use Directorate)
Local Authority	Nozuko	Ralarala	Nelson Mandela Metopolitan Municipality (Environmental Management / Public Health and Land Use Directorate)
Local Authority	Jill	Miller	Nelson Mandela Metopolitan Municipality (Environmental Management / Public Health and Land Use Directorate)
Local Authority	Mthulisi	Mmsimanga	Nelson Mandela Metopolitan Municipality (Environmental Management / Public Health and Land Use Directorate)
Local Authority	Pheeha	Molele	Nelson Mandela Metopolitan Municipality (Land Planning and Management / Human Settlements Directorate)
Parastatal/Service Provider	Mbulelo	Peterson	SANRAL - Regional Manager
Parastatal/Service Provider	Francois	Greyling	Nelson Mandela Metropolitan Municipaity (Ward 52)
Parastatal/Service Provider	Mbulelo	Peterson	SANRAL - Regional Manager
Parastatal/Service Provider	Tanya-lee	Pienaar	Nelson Mandela Metropolitan Municipaity (Ward 52)
Parastatal/Service Provider	Siphokazi	Mtolo	SANRAL - Southern Region Statutory Control Officer
Parastatal/Service Provider	Lindelani	Tsanwani	SANRAL - PROJECT MANAGER: TRANSPORTATION
Intersted and Affected Party	Christo	Coetsee	Resident
Intersted and Affected Party	Lizette	Horak	Resident
Intersted and Affected Party	Llewyllyn		Resident
Intersted and Affected Party		Horak	ECGMA
Intersted and Affected Party	Terasa	Van Jaarsveld	Just Property Uitenhage
Intersted and Affected Party	Tasneem	Coetzee	Just Property Uitenhage

Sector	Name	Surname	Company
Intersted and Affected Party	Allison	Jordaan	Resident
Intersted and Affected Party	Kim	Brent	JG Afrika
Intersted and Affected Party	Heinrich	Gerber	Resident
Intersted and Affected Party	Ron		Resident
Intersted and Affected Party	Heinrich	Coetzer	Resident

Annexure G – Environmental Management Programme

ENVIRONMENTAL CONSULTANTS INTERNATIONAL

DESPATCH PARK MIXED-USE DEVELOPMENT ON PORTION 0 OF ERF 700, DESPATCH, NELSON MANDELA BAY MUNICIPALITY, EASTERN CAPE

ENVIRONMENTAL MANAGEMENT PROGRAMME

REF: ECM1/C/LN2/M/43-2021

JANUARY 2022

DESPATCH PARK MIXED-USE DEVELOPMENT ON PORTION 0 OF ERF 700

ENVIRONMENTAL MANAGEMENT PROGRAMME

DEDEAT Reference Number: ECM1/C/LN2/M/43-2021

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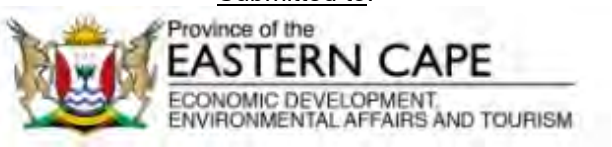
Submitted to:



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Date: January 2022
ECI Project Code: A02019

Table of Contents

Glossary

Activity (Development)	An action either planned or existing that may result in environmental impacts through pollution or resource use. In this report, the terms 'activity' and 'development' are freely interchanged.
Alien Species	A species that is not an indigenous species; or an indigenous species translocated to a place outside its natural distribution range in nature, but not an indigenous species that has extended its natural distribution range by natural means of migration or dispersal without human intervention.
Alternatives	Different means of meeting the general purpose and requirements of the activity, which may include site or location alternatives; alternatives to the type of activity being undertaken; the design or layout of the activity; the technology to be used in the activity and the operational aspects of the activity.
Applicant	The project proponent or Developers responsible for submitting applications (Environmental Authorisation, Waste Management Licence, Water Use Licence etc.) to the relevant environmental authority
Biodiversity	The diversity of animals, plants and other organisms found within and between ecosystems, habitats, and the ecological complexes.
Buffer	A buffer is an area that protects adjacent communities from unfavourable conditions. A buffer zone is usually an artificially imposed zone included in a management plan.
Building & Demolition Waste	Building and demolition waste means waste, excluding hazardous waste, produced during the construction, alteration, repair or demolition of any structure, and includes rubble, earth, rock and wood displaced during that construction, alteration, repair or demolition which include (a) discarded concrete, bricks, tiles and ceramics; (b) discarded wood, glass and plastic; (c) discarded metals; (d) discarded soil, stones and dredging spoil; (e) other discarded building and demolition waste.
Construction	The building, erection or establishment of a facility, structure or infrastructure that is necessary for the undertaking of a listed or specified activity but excludes any modification, alteration or expansion of such a facility, structure or infrastructure and excluding the reconstruction of the same facility in the same location, with the same capacity and footprint.

Contractor	Companies appointed on behalf of the Client to undertake activities, as well as their sub-contractors and suppliers.
Cumulative Impact	The impact of an activity that may not be significant but may become significant when added to the existing and potential impacts eventuating from similar or diverse activities or undertakings in the area.
Decommissioning	The demolition of a building, facility, structure or infrastructure.
Degradation	The lowering of the quality of the environment through human activities e.g. river degradation, soil degradation.
Demolition	The tearing-down of buildings and other structures, the opposite of construction.
Direct Impact	Impacts that are caused directly by the activity and generally occur at the same time and at the same place of the activity. These impacts are usually associated with the construction, operation or maintenance of an activity and are generally quantifiable.
Domestic Waste	Waste, excluding hazardous waste that emanates from premises that are used wholly or mainly for residential, educational, health care, sport or recreation purposes, which include (a) garden and park waste; (b) municipal waste and (c) food waste.
Emergency	An undesired event that results in a significant environmental impact and requires the notification of the relevant statutory body such as a local or provincial authority.
Environment	The surroundings within which humans exist and that are made up of: i. the land, water and atmosphere of the earth; ii. micro-organisms, plants and animal life; iii. any part or combination of (i) or (ii) and the interrelationships among and between them; and iv. the physical, chemical, aesthetic and cultural properties and conditions of the foregoing that influence human health and wellbeing.
Environmental Control Officer	An individual nominated through the Developer to be present on site to act on behalf of the Developer in matters concerning the implementation and day to day monitoring of the EMPr and conditions stipulated by the authorities.
Environmental Impact	A change to the environment, whether adverse or beneficial, wholly or partially resulting from an organisation's activities, products or services.
Environmental Assessment	The generic term for all forms of environmental assessment for projects, plans, programmes or policies and includes

	methodologies or tools such as environmental impact assessments, strategic environmental assessments and risk assessments.
Environmental Authorisation	An authorisation issued by the competent authority in respect of a listed activity, or an activity which takes place within a sensitive environment.
Environmental Assessment Practitioner (EAP)	The individual responsible for planning, management and coordination of environmental impact assessments, strategic environmental assessments, environmental management programmes or any other appropriate environmental instrument introduced through the EIA Regulations.
Environmental Impact Assessment (EIA)	In relation to an application to which scoping must be applied, means the process of collecting, organising, analysing, interpreting and communicating information that is relevant to the consideration of that application as defined in NEMA.
Environmental Management	Ensuring that environmental concerns are included in all stages of development, so that development is sustainable and does not exceed the carrying capacity of the environment.
Environmental Management Programme (EMPr)	A detailed plan of action prepared to ensure that recommendations for enhancing or ensuring positive impacts and limiting or preventing negative environmental impacts are implemented during the life cycle of a project. This EMPr focuses on the construction phase, operation phase and decommissioning phase of the proposed project. Fatal Flaw An event or condition that could cause an unanticipated problem and/or conflict which will could result in a development being rejected or stopped.
General Waste	General waste means waste that does not pose an immediate hazard or threat to health or to the environment, and includes – i. domestic waste; ii. building and demolition waste; iii. business waste; and iv. inert waste.
General Waste Landfill Site	A waste disposal site that is designed, managed and permitted to allow for the disposal of general waste. Hazardous Waste Hazardous waste means any waste that contains organic or inorganic elements or compounds that may, owing to the inherent physical, chemical or toxicological characteristics of that waste, have a detrimental impact on health and the environment.
Hazardous Waste Landfill Site	A waste disposal site that is designed, managed and permitted to allow for the disposal of hazardous waste.
Human Waste	Excrement, faeces or other waste material discharged from the human body. Impact A description of the potential effect or

	consequence of an aspect of the development on a specified component of the biophysical, social or economic environment within a defined time and space.
Incident	An undesired event which may result in a significant environmental impact but can be managed through internal response.
Indirect Impacts	Indirect or induced changes that may occur as a result of the activity. These types if impacts include all the potential impacts that do not manifest immediately when the activity is undertaken or which occur at a different place as a result of the activity.
Integrated Environmental Management	A philosophy that prescribes a code of practice for ensuring that environmental considerations are fully integrated into all stages of the development and decision-making process. The IEM philosophy (and principles) is interpreted as applying to the planning, assessment, implementation and management of any proposal (project, plan, programme or policy) or activity - at local, national and international level - that has a potentially significant effect on the environment. Implementation of this philosophy relies on the selection and application of appropriate tools for a proposal or activity. These may include environmental assessment tools (such as strategic environmental assessment and risk assessment), environmental management tools (such as monitoring, auditing and reporting) and decision-making tools (such as multi-criteria decision support systems or advisory councils).
Interested and Affected Party (I&AP)	Any person, group of persons or organisation interested in or affected by an activity; and any organ of state that may have jurisdiction over any aspect of the activity.
Invasive Species	Any species whose establishment and spread outside of its natural distribution range.
Method Statement	A method statement is a written submission by the Contractor to the Engineer in response to the specification or a request by the Engineer, setting out the plant, materials, labour and method the Contractor proposes using to carry out an activity, identified by the relevant specification or the Engineer when requesting a Method Statement. It contains sufficient detail to enable the Engineer to assess whether the Contractor's proposal is in accordance with the Specifications and/or will produce results in accordance with the Specifications.
Mitigate	The implementation of practical measures designed to avoid, reduce or remedy adverse impacts or enhance beneficial impacts of an action.

Pollution	Any change in the environment caused by – substances; radioactive or other waves; or noise, odours, dust or heat emitted from any activity, including the storage or treatment of waste or substances, construction and the provision of services, whether engaged in by any person or an organ of state, where that change has an adverse effect on human health or well-being or on the composition, resilience and productivity of natural or managed ecosystems, or on materials useful to people, or will have such an effect in the future.
Rehabilitation	Rehabilitation is defined as the return of a disturbed area to a state which approximates the state (wherever possible) which it was before disruption. Rehabilitation for the purposes of this Environmental Management Programme is aimed at post-reinstatement re-vegetation of disturbed areas and the stability of the land surface. In attempt to achieve this purpose, disturbed areas should be rehabilitated with the establishment of suitable indigenous vegetation. Revegetation should aim to accelerate the natural succession processes so that the plant community develops in the desired way, i.e. promote rapid vegetation establishment.
Sensitive Environments	Any environment identified as being sensitive to the impacts of the development.
Topsoil	The A-horizon of the soil profile. Topsoil is the upper layer of soil from which plants obtain their nutrients for growth. It is often darker in colour, due to the organic (humus) fraction. Where topsoil is referred to, it is deemed to be the soil and grass / ground cover fraction. For the purposes of this management programme, where: topsoil is deemed as the layer of soil from the surface (approximately 300 mm) to the specified depth required for excavation.
Waste	Any substance, whether or not that substance can be reduced, re-used, recycled and recovered - i. that is surplus, unwanted, rejected, discarded, abandoned or disposed of; ii. which the generator has no further use of for the purposes of production; iii. that must be treated or disposed of; or iv. that is identified as a waste by the Minister by notice in the Gazette, and includes waste generated by the mining, medical or other sector, but— v. a by-product is not considered waste; and vi. vi. any portion of waste, once re-used, recycled and recovered, ceases to ix be waste.
Waste Disposal Facility	Any site or premise used for the accumulation of waste with the purpose of disposing of that waste at that site or on that premises.

Watercourse	Defined as: i. a river or spring; ii. a natural channel or depression in which water flows regularly or intermittently; iii. a wetland, lake or dam into which, or from which, water flows; and iv. any collection of water which the Minister may, by notice in the Gazette, declare to be a watercourse as defined in the National Water Act, 1998 (No 36 of 1998) and a reference to a watercourse includes, where relevant, its bed and banks.
Water Pollution	Direct or indirect alteration of the physical, chemical or biological properties of a water resource so as to make it – less fit for any beneficial purpose for which it may reasonably be expected to be used; or harmful or potentially harmful (aa) to the welfare, health or safety of human beings; (bb) to any aquatic or non-aquatic organisms; (cc) to the resource quality; or (dd) to property". Wetland Land which is transitional between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is periodically covered with shallow water, and which land in normal circumstances supports or would support vegetation typically adapted to life in saturated soil.
Workforce	The entire project team including people employed by the Developers or the Contractor, persons involved in activities related to the project, or person present at or visiting the construction area, including permanent contactors and casual labour.

ACRONYMS

DEA	Department of Environmental Affairs
DEAT	Department of Environmental Affairs and Tourism
DEDEAT	Department of Economic Development Environment Agriculture and Tourism
DWS	Department of Water and Sanitation
EAP	Environmental Assessment Practitioner
ECI	Environmental Consultants International (Pty) Ltd
EIA	Environmental Impact Assessment
EMPr	Environmental Management Programme
GNR	Government Notice Regulation
ha	Hectares
I&AP	Interested and Affected Party
IEM	Integrated Environmental Management
NEMA	National Environmental Management Act (Act No. 107 0f 1998)
NEMBA	National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004)
NEM: WA	National Environmental Management: Waste Act
NHRA	The National Heritage Resources Act, 1999 (Act No. 25 of 1999)
NMBMM	Nelson Mandela Bay Metropolitan Municipality
NWA	The National Water Act 1998 (Act No 36 of 1998)
S&EIR	Scoping & Environmental Impact Reporting
Sqm	Square Metres
WULA	Water Use License Application

1. GENERAL INTRODUCTION

The Environmental Management Programme (EMPr) aims to ensure 'good environmental practice' by taking a holistic approach to the management of environmental impacts during the construction and operation of the project.

1.1 Purpose of the EMPr

In terms of The Constitution of the Republic of South Africa (1996), everyone has the right to an environment that is not harmful to their health or well-being and to have the environment protected, for benefit of present and future generations, through reasonable legislation and other measures that prevent pollution and ecological degradation, promote conservation and secure ecologically sustainable development and use of natural resources while promoting justifiable economic and social development (Section 24). The needs of the environment as well as affected parties should therefore be integrated into all levels of every project that has the potential to harm people and the environment.

The requirements of the Constitution inform and are supported by the Specific Environmental Management Acts (SEMAs), including:

- National Environmental Management Act (No 107 of 1998 - NEMA),
- National Environmental Management: Waste Act (No 59 of 2008 - NEM:WA),
- National Environmental Management: Air Quality Act (No 39 of 2004 - NEM:AQA),
- National Environmental Management Biodiversity Act (No 10 of 2004 - NEM:BA),
- National Environmental Management Protected Areas Act (No 57 of 2003 - NEM:PAA), and
- National Water Act (No 36 of 1998 - NWA)

This EMPr is developed in terms of the NEMA's and ensures that construction activities meet the requirements of existing environmental legislation and good environmental practice in terms of international norms and standards. This is achieved by identifying those activities for the proposed development that may have a negative impact on the environment; outlining the mitigation measures that will need to be taken and the steps necessary for their implementation and describing the reporting system to be undertaken during construction.

1.2 Objectives of the EMPr

The EMPr has the following objectives:

- To ensure compliance with regulatory authority stipulations and guidelines; which may be local, provincial, national, and/or, international;
- To outline functions and responsibilities of responsible persons;
- To state standards and guidelines, which are required to be achieved in terms of environmental legislation;

- To outline mitigation measures and environmental specifications, which are required to be implemented for all phases of the project to minimise the extent of environmental impacts, and to manage environmental impacts;
- To prevent long-term or permanent environmental degradation;
- To establish a method of monitoring and auditing environmental management practices during all phases of development;
- Detail specific actions deemed necessary to assist in mitigating the environmental impact of the project;
- Ensure that all workers, subcontractors and other involved in the project meet legal and other requirements regarding environmental management;
- Incorporate environmental management into project design and operating procedures; and
- Address concerns and issues addressed in the EIA's stakeholder consultation process and those that will likely to continue to arise during the project's lifetime.

An independent **Environmental Control Officer (ECO)** must be appointed (by the proponent) to ensure compliance with the EMPr. The EMPr will be considered an extension of the Conditions of Approval as set forth by the Gauteng Department of Agriculture and Rural Development. Non-compliance with the EMPr will constitute non-compliance with the said Conditions.

2. DETAILS OF THE EAP

Environmental Consultants International (Pty) Ltd
Postal Address:
Postnet Suite #150
Private Bag X1
Woodhill
0076

Physical Address:
Building 8
Mooikloof Office Park West
Pretoria
0084
Tel: 012 942 966
Email: hanlie@ecinternational.co.za

2.1 Environmental Consultants International (Pty) Ltd

The consultants of ECI have been providing environmental management services in the following areas since 1991:

- Strategic Assessment & Planning
- Site selection & Due Diligence
- Landscape Architecture
- Land Management Plans
- Environmental & Social Impact Assessment
- Licensing Applications
- Biodiversity Assessments
- Monitoring & Auditing
- Public Consultation & Stakeholder Engagement
- Peer Reviews
- Environmental Advisory Services

2.2 Expertise and Experience of the EAP

Hanlie Van Greunen has a BSc degree in Landscape Architecture and a BSc Honours degree in Environmental Monitoring and Modelling and is a member of the International Association for Impact Assessment of South Africa (IAIAsa Member 6022). With 15 years' experience in the environmental industry her key performance areas include Environmental Licensing (Basic Assessment, Scoping and EIA, Water Use License Application, Waste Management Application, Air Emission License Application), Environmental Compliance Auditing, Visual Impact Assessment and Project Management.

3. PROJECT DESCRIPTION

3.1 General Project Description

Environmental Consultants International (Pty) Ltd. (ECI) was appointed by **Corner House Developments** (Applicant) as Environmental Assessment Practitioner (EAP) for the establishment of a mixed-use development on Portion 0 the of Erf 700, Despatch, Nelson Mandela Bay Municipality, Eastern Cape. The total extent of the mixed-use development is approximately 47 hectares (ha).
Refer to **Figure 1: Locality Map**.

3.2 Specific Activities Covered by the EMPr

The proposed development will consist of residential, business, institutional and open space land uses and will include the establishment of single residential units, a retirement village, town houses and flats, as well as a shopping centre, filling station, office space, a private school and a private hospital, together with all necessary service infrastructure. Refer to **Figure 2: Layout Plan**.

3.3 Identified Impacts

Although a number of potential short and long-term environmental and social impacts can be expected during the construction and operational phases of the Proposed Activity, it was found that the significance of these impacts could be reduced through the implementation of appropriate mitigation measures. Refer to **Table 1.**

Table 1: Identified Impacts after mitigation

Construction Phase Impacts	**Significance after mitigation**
Potential impacts on soil and ground and surface water quality that may occur as a result of the spillage of hydrocarbons, hazardous chemicals and sewage	**Medium**
Potential impacts on soil and ground and surface water quality that may occur as a result of the generation of waste.	**Medium**
Increased soil erosion as a result of vegetation clearance and increased stormwater runoff from hard surface	**Medium**
Potential impacts on vegetation and loss of habitat	**Medium**
Impacts on ambient air quality dust and noise generation	**Medium**
Change in the visual character of the area	**Medium**

Potential impacts on existing cultural and heritage resources	**Medium**
Potential impacts on traffic	**Medium**
Job creation	**High Positive**

Operational Phase Impacts	**Significance after mitigation**
Potential impacts on soil and ground and surface water quality that may occur as a result of the spillage of hydrocarbons, hazardous chemicals and sewage	**Low**
Potential impacts on soil and ground and surface water quality that may occur as a result of the generation of waste	**Low**
Increased soil erosion as a result of vegetation clearance and increased stormwater runoff from hard surface	**Medium**
Potential impacts on vegetation and loss of habitat	**Low**
Impacts on ambient air quality dust and noise generation	**Medium**
Change in the visual character of the area	**Medium**
Potential impacts on traffic	**Medium**
Job creation	**High Positive**
Reducing housing shortage in the local area	**High Positive**

Figure 1: Location Map

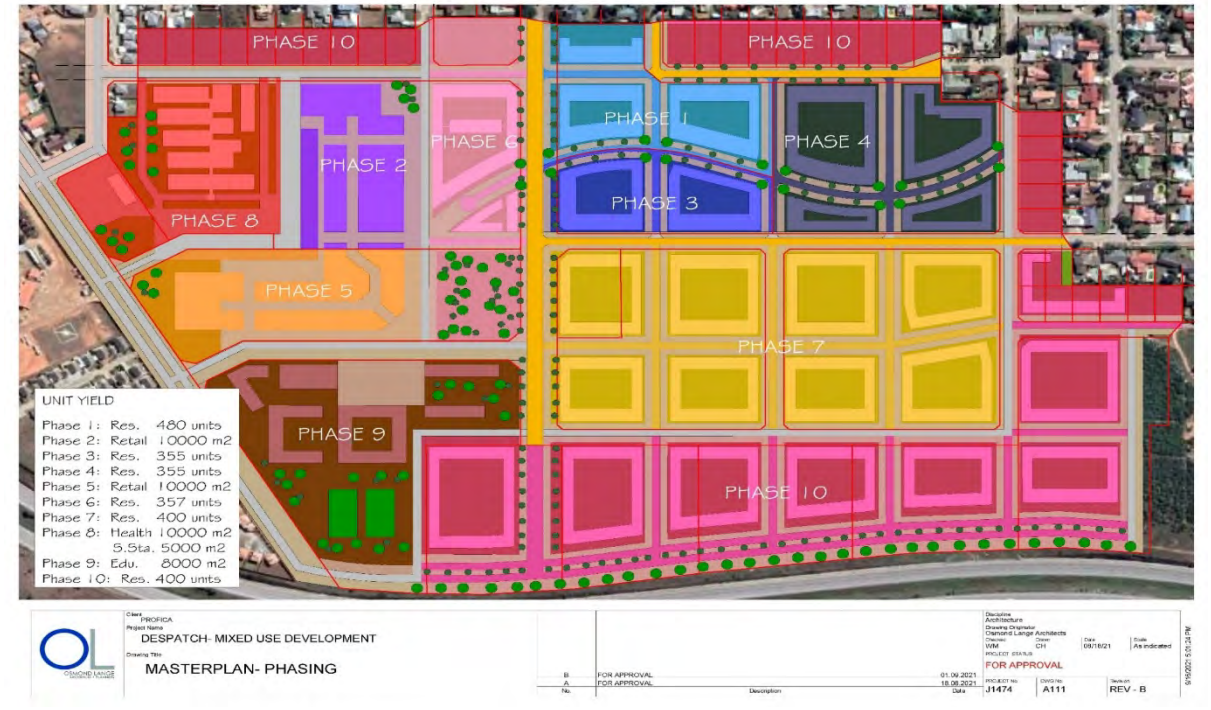

Figure 2: Alternative 1 – Proposed Activity

4. ADMINISTRATIVE STRUCTURE AND RESPONSIBILITIES

4.1 Roles and Responsibilities

PRINCIPAL AGENT / DEVELOPER
• Ensure that this EMPr forms part of any contractual agreements with a Contractor(s) and subcontractors for the execution of the proposed project. • Ensure that the Contractor/s is aware of all specifications, legal constraints and standards and procedures pertaining to the project specifically with regards to the environment. • Ensure that all stipulations within the EMPr are communicated and adhered to by its appointed Contractor(s).

CONTRACTOR
• Appoint an Environmental Control Officer (ECO) for the contract. • Ensure that this EMPr forms part of any contractual agreements with a Contractor(s) and subcontractors for the execution of the proposed project. • Be responsible for the finalisation of the EMPr in terms of methodologies which are required to be implemented to achieve the environmental specifications contained herein and the relevant requirements contained in the EA; • Be responsible for the overall implementation of the EMPr in accordance with the requirements of the contract specifications; • Ensure that all third parties who carry out all or part of the contractor's obligations under the contract comply with the requirements of this EMPr; • Adhering to any instructions issued by the SHE Officer on advice of the ECO; and • Arrange for all employees and those of sub-contractors to receive training before the commencement of construction in order that they are aware of the conditions of the EMPr.

ENVIRONMENTAL CONTROL OFFICER (ECO)
• Confirming that all the environmental authorisations and permits required in terms of the applicable legislation have been obtained prior to construction commencing • Reviewing and approving construction method statements with input from the ESO and engineer, where necessary, to ensure that the environmental specifications contained within this EMPr and EA are adhered to; • Monitor the implementation of the EMPr during construction activities until the site is handed over by the Contractor. • Be fully conversant of the recommendations and mitigation measures of all authorisations, permits and this EMPr for the project. • Ensure site protection measures are implemented on site. • Ensure that the Principal Contractor, sub-contractors, construction teams and the Principal Agent comply with the EMPr at all times.

- Monitor all site activities for compliance.
- Conduct audits of the site according to the EMPr, and report findings to the Principal Agent/Contractor.
- Recommend corrective action for any environmental non-compliance at the site and issue instructions to the contractor where environmental considerations call for action to be taken.
- Compile a monthly report highlighting any non-compliance issues as well as progress and compliance with the EMPr prescriptions.
- The ECO shall submit regular written reports to the Developer, the Principal Agent (if not the Developer) and the environmental authority (DEDEAT) monthly or as required.
- Conduct once-off training with the Contractor on the EMPr and general environmental awareness.
- Submission of an environmental audit report to the Client and Principal Agent upon completion of the project.
- It must be noted that the responsibility of the ECO is to monitor compliance and give advice on the implementation of the EMPr and not to enforce compliance.
- Ensuring compliance is the responsibility of the Principal Agent and the SHE Officer.
- Identifying and facilitating any amendments to the EMPr that may become necessary during construction

SAFETY HEALTH AND ENVIRONMENT (SHE) OFFICER

- Be fully conversant with the Environmental Management Programme.
- Be fully conversant with all relevant environmental legislation applicable to the project, and ensure compliance with them.
- Compilation of Method Statements together with the Principal Contractor that will specify how potential environmental impacts in line with the requirements of the EMPr will be managed, and, where relevant environmental best practice and how they will practically ensure that the objectives of the EMPr are achieved.
- Convey the contents of this EMPr to the construction site staff and discuss the contents in detail with the Contractor.
- Undertake regular and comprehensive inspection of the site and surrounding areas to monitor compliance with the EMPr.
- Take appropriate action if the specifications contained in the EMPr are not followed.
- Monitor and verify that environmental impacts are kept to a minimum, as far as possible.
- Order the removal from the construction site of any person(s) and/or equipment in contravention of the specifications of the EMPr.
- Report any non-compliance or remedial measures that need to be applied to the appropriate environmental authorities, in line with the requirements of the EMPr.
- Submit a report at each site meeting which will document all incidents that have occurred during the period before the site meeting.
- Ensure that the list of transgressions issued by the ECO is available on request.

- Maintain an environmental register which keeps a record of all incidents which occur on the site during construction. These incidents include:
    - Public involvement / complaints
    - Health and safety incidents
    - Incidents involving hazardous materials stored on site
    - Non-compliance incidents.

5. TRAINING AND ENVIRONMENTAL AWARENESS

The Contractor's Team must have the appropriate level of environmental awareness and competence to ensure continued environmental due diligence and ongoing minimisation of environmental harm. It is vital that all personnel are adequately trained to perform their designated tasks to an acceptable standard.

The Contractor shall ensure that its employees and sub-Contractors who carry out all or part of the Contractor's obligations are adequately trained regarding the implementation of the EMPr, as well as environmental legal requirements and obligations. Training shall be conducted by the Contractor SHE/EO as and when required, as determined by the ECO. The environmental training is aimed at:

- Promoting environmental awareness;
- Informing the Contractor of all applicable environmental procedures, policies and programmes;
- Providing generic training on the implementation of environmental management specifications; and
- Providing job-specific environmental training to understand the key environmental features of the construction site and the surrounding environment.

Training will be done in a verbal and visual format. The training will be a once-off event; however the Contractor should make provision for weekly training or Toolbox Talks. In addition to training, general environmental awareness must be fostered among the project's workforce to encourage the implementation of environmentally sound practices throughout its duration. This ensures that environmental accidents are minimised and environmental compliance maximised.

The Contractor will ensure that records of all training interventions are kept in accordance with the record keeping and documenting control requirements as set out in this EMPr and records must be sent to the ECO at intervals determined by the ECO. The training records shall verify each of the targeted personnel's training experience. If necessary, the ECO and/or a translator should be called to the site to further explain aspects of environmental or social behaviour that are unclear.

The Environmental Training shall address the following:

- The importance of conformance with all environmental policies;
- The environmental impacts, actual or potential, of all work activities;
- The environmental benefits of improved personal performance;
- Workers' roles and responsibilities in achieving conformance with the environmental policy and procedures and with the requirement of the EA, EMPr and relevant permits, including emergency preparedness and response requirements;
- The potential consequences of departure from specified operating procedures;
- The mitigation measures required to be implemented when carrying out their work activities.

- Environmental legal requirements and obligations;
- Details regarding floral/faunal species of special concern and protected species and the procedures to be followed should these be encountered during the construction phase;
- The importance of not littering;
- The importance of using supplied toilet facilities;
- The need to use water sparingly;
- Details of and encouragement to minimise the production of waste and re-use, recover and recycle waste where possible; and
- Details regarding archaeological and/or historical sites which may be unearthed during construction and the procedures to be followed should these be encountered.

It is the responsibility of the Contractor or site manager of the project to train the workmen and foremen in the procedure to follow when a fossil is accidentally uncovered. In the absence of the Contractor, a member of the staff must be appointed to be responsible for the proper implementation of the chance find protocol as not to compromise the conservation of fossil material.

6. DETAILED ENVIRONMENTAL MANAGEMENT PLAN

6.1 Pre- Construction / Planning Phase

Requirements for the Pre-construction phase include:

- A services survey (of all above and underground infrastructure) must be undertaken and Wayleave must be obtained from the NMBMM prior to commencement of construction.

- The Traffic Impact Assessment must be approved by NMBMM and implemented during the construction and operational phases of the project

- A Stormwater Management Plan in line with the sustainable urban design standards (SUDS) must be approved by BMBMM and implemented during the construction and operational phases of the project

- Proper, timeous, and continuous liaison between the developer, the contractor and landowners to ensure all parties are appropriately informed at all times.

- The developer must ensure that this EMPr forms part of any contractual agreements with a Contractor(s) and sub-contractors for the execution of the proposed project and a declaration of implementation must be signed by the Developer, Contractor and ECO.

- The EMPr must be updated with general and specific Conditions of the Environmental Authorisation as well as the Water Use License (General Authorisation).

- A site layout plan should be submitted to the Engineer and ECO, and be available on site for inspection.

- All man-made as well as natural (vegetation) structures outside the boundary of the development footprint shall be protected against damage at all times and any damage shall be reported and rectified immediately. Proper documentation and record keeping of all complaints and actions taken.

- The adjacent landowners must be informed of the starting date of construction as well as the phases in which the construction shall take place.

- A formal communications protocol should be set up during this phase. The aim of the protocol is to ensure that effective communication on key issues that may arise during construction is maintained between key parties such as the ECO, PM, Environmental Officer (EO) and Contractor.

- Environmental awareness training should be conducted for construction staff, concerning the prevention of accidental spillage of hazardous chemicals and oil; pollution of water resources (both surface and groundwater), air pollution and litter control and identification of archaeological artefacts.

- Continuous awareness and training programs shall be implemented and updated.

6.2 Construction Phase

Aspect	Impact	Measures and Controls	Monitoring Frequency	Responsible Person(s)
6.2.1 Site Preparation and Establishment				
Site preparation activities	Damage to surrounding areas	• No-Go Areas must be identified and demarcated. • Spekboom must be rescued and an onsite nursery should be established; • The footprint (clearance area) must be minimised; • The area to be cleared must be clearly demarcated and this footprint strictly maintained.	Weekly	Contractor
	Erosion of topsoil	• A Stormwater Management Plan must be approved prior to construction commencing. • Clearing activities and earth scraping should preferably be restricted to the dry season in order to prevent erosion and siltation of the adjacent non-perennial drainage lines. • As much vegetation as possible should remain on site wherever possible to help decrease surface water flow velocity, and increase filtration. • Soil stockpiling areas must follow environmentally sensitive practices and be situated a sufficient distance away from drainage areas. • The careful position of soil piles, and runoff control, during all phases of development, and planting of some vegetative cover after completion (indigenous groundcover, grasses etc.) will limit the extent of erosion occurring on the site. • Stockpiles must not exceed more than 2m in height. • Any stockpile stored for long periods must be retained in a bermed area. • Backfill must be compacted to form a stabilised and durable blanket.	Weekly	Contractor

Aspect	Impact	Measures and Controls	Monitoring Frequency	Responsible Person(s)
		• Topsoil must be reused where possible to rehabilitate disturbed areas to facilitate re-growth of species that occur naturally in the area. • Stockpiled topsoil should be free of deleterious matter such as large roots, stones, refuse, stiff or heavy clay and noxious weeds, which would adversely affect its suitability for planting. • Where excessive loose sediment is created, attenuation swales and / or soils screens should be installed. • Ensure silt fences and sediment curtains are inspected on a weekly basis and after any rainfall events exceeding 10mm. • Where soils have been compacted, these should be loosened to a depth of 30cm. • All erosion control mechanisms need to be regularly maintained. • After construction, the site should be contoured to ensure free flow of runoff and to prevent ponding of water. • Drainage must be controlled to ensure that runoff from the site will not culminate in off-site pollution or result in rill and gully erosion in the non-perennial drainage lines. • Erosion must not be allowed to develop on a large scale before action is taken. • Runoff from roads must be managed to avoid erosion. • All areas susceptible to erosion must be protected and should be vegetated with species naturally occurring in the area; and • Surface water or stormwater must not be allowed to concentrate, or flow down slopes without erosion protection measures being put in place.		

Aspect	Impact	Measures and Controls	Monitoring Frequency	Responsible Person(s)
		• All stockpiles must be protected from erosion, stored on flat areas where run-off will be minimised, and be surrounded by bunds. It should also only be stored for the minimum amount of time necessary. • Erosion control measures should be in place on the study site to deter any sedimentation into the immediate surrounding and the broader region which has aquatic features. • Silt traps and culverts should be regularly maintained and cleared so as to ensure effective drainage.		
Storage of materials including hazardous materials	Incorrect storage of material has the potential to pollute surface water resources as well as soils.	• Choice of site for the Contractor's storage area requires the ECO's approval and must consider ecologically sensitive areas, including flood and drainage lines. • A site plan/layout (indicating areas for storage of hazardous chemicals, ablution facilities, waste yards, etc.) must be submitted to the ECO for approval. • Storage areas must be designated, demarcated and fenced/secured (in the case of hazardous materials). • A walled concrete platform, dedicated store with adequate flooring or bermed (110% capacity) area should be used to accommodate chemicals such as fuel, oil, paint, herbicide and insecticides, as appropriate, in well-ventilated areas. • Clear signage must be placed at all storage areas containing hazardous materials/substances. • Material Safety Data Sheets (MSDSs) shall be readily available on site for all chemicals and hazardous substances to be used on site. Where possible, the available MSDSs should additionally include information on ecological impacts and measures to minimise negative	Weekly	Contractor & ECO

Aspect	Impact	Measures and Controls	Monitoring Frequency	Responsible Person(s)
		environmental impacts during accidental releases or escapes. • Storage of potentially hazardous materials should be above any 100-year flood line, or as agreed with the ECO. • Sufficient care must be taken when handling hazardous materials/substances to prevent pollution. Staff dealing with these hazardous materials/substances must be aware of their potential impacts and follow the appropriate safety measures. • Concrete or cement are not to be mixed on bare soil but only in a suitable mixing tray. • All excess cement and concrete mixes are to be contained on the construction site prior to disposal off site at a licenced hazardous waste site. • Construction vehicles are to be maintained in good working order, to reduce the probability of leakage of fuels and lubricants. • Surface water draining off contaminated areas containing oil and petrol would need to be channelled towards a sump which will separate these chemicals and oils; • Portable septic toilets are to be provided and maintained for construction crews. Maintenance must include their removal without sewage spillage. • Portable septic toilets are to be located outside of the 1:100 year floodline. • Spilled hydrocarbons shall be treated with oil absorbent such as Drizit or similar and this material should be disposed at an approved waste site. • Topsoil or soil polluted by hazardous substances or cement should also be disposed at an approved waste site.		

Aspect	Impact	Measures and Controls	Monitoring Frequency	Responsible Person(s)
		• Emergency plans must be in place in case of spillages on the study site that could affect the study site as well as areas off-site. • In the case of pollution of any surface or groundwater, the Regional Representative of the Department of Water and Sanitation (DWS) must be informed immediately. • Any spillage, which may occur, shall be investigated and immediate action must be taken. This must also be reported to the ECO and depending on the severity reported to the DEDEAT as stipulated in the conditions of the Environmental Authorisation. • Keep written records detailing the necessary information regarding the spill and remedial measures implemented. Such progress reporting is important for monitoring and auditing purposes and the written reports may afterwards be used for training purposes to prevent similar future occurrences. • The filling station forecourt must be fitted with a cut-off drain and separator pit. Stormwater runoff from the forecourt must be directed to the cut-off drain and separator pit. • Monitoring wells and boreholes must be implemented upstream and downstream of the filling station tanks.		
6.2.2 Flora				
Vegetation Clearance	Potential impacts on vegetation and loss of habitat	• The Spekboom Biodiversity Offset Plan must be implemented. • All alien seedlings and saplings must be removed and eradicated.	Weekly	Contractor & ECO

Aspect	Impact	Measures and Controls	Monitoring Frequency	Responsible Person(s)
		• Manual / mechanical removal is preferred to chemical control. • Any species used in landscaping should be indigenous and preferably endemic to the region and the vegetation type. • All the specimens of Boscia albitrunca and Sideroxylon inerme which are protected trees needs to be protected from any destruction or damage that can be caused by the proposed development. The trees need to be clearly demarcated during the construction phase and the development planned around them. It is advised to incorporate these trees into the developments open space system. • Re-vegetation of disturbed areas must be undertaken with site indigenous species and in accordance with the instructions issued by the Environmental Control Officer (ECO). Areas where soil compaction or ruts developed should be rehabilitated. • The control of alien invasives on the study site should be a priority by implementing an alien invasive control programme which should ensure that aliens don't escape from the site the invest the broader region which in turn will lead to biodiversity decline. • No construction shall take place in areas of high sensitivity such i.e., "NO-GO Areas". • All no-go areas must be demarcated with red tape under guidance of the ECO. • Any proclaimed weed or alien species that germinates during the contract period shall be cleared by hand before flowering.		

Aspect	Impact	Measures and Controls	Monitoring Frequency	Responsible Person(s)
		• Imported fill material should be monitored during and after construction for the presence of any alien species. Any such species should be removed immediately. • Provision of adequate toilet facilities must be implemented to prevent the possible contamination of ground water in the area. • All temporary stockpile areas, litter and dumped material and rubble must be removed on completion of construction. • All alien invasive plant and tree species should be removed from the site to prevent further invasion. • Vegetation clearance should be restricted to the areas under construction allowing remaining animals opportunity to move away from the disturbance. • No animals should be intentionally killed or destroyed and poaching and hunting should not be permitted on the site. No hunting with firearms (shotguns, air rifles or pellet guns) or catapults should be permitted on the property as well as neighbouring areas.		
6.2.3 Soils				
Storage and replacement of topsoil	Erosion of topsoil resulting in loss of topsoil and nutrients, flooding and downstream siltation	• During construction a sufficient Stormwater Management Plan should be implemented to prevent sedimentation taking place as a result of vegetation clearance and compaction of soil. • Clearing activities and earth scraping should preferably be restricted to the dry season in order to prevent erosion and siltation of the adjacent non-perennial drainage lines. • Soil stockpiling areas must follow environmentally sensitive practices and be situated a sufficient distance away from drainage areas.	Weekly	Contractor & ECO

Aspect	Impact	Measures and Controls	Monitoring Frequency	Responsible Person(s)
		• The careful position of soil piles, and runoff control, during all phases of development, and planting of some vegetative cover after completion (indigenous groundcover, grasses etc.) will limit the extent of erosion occurring on the site. • Limit construction, maintenance and inspection activities to dry periods in order to curb occurrence/ augmentation of erosion in areas of existing erosion. • As much vegetation as possible should remain on site wherever possible to help decrease surface water flow velocity, and increase filtration. • Backfill must be compacted to form a stabilised and durable blanket. • Topsoil must be reused where possible to rehabilitate disturbed areas to facilitate re-growth of species that occur naturally in the area. • Stockpiled topsoil should be free of deleterious matter such as large roots, stones, refuse, stiff or heavy clay and noxious weeds, which would adversely affect its suitability for planting. • Where excessive loose sediment is created, attenuation swales and / or soils screens should be installed. • No stockpiles or construction materials may be stored or placed within any drainage line on site, or in areas where water naturally accumulates. • Stockpiles must not exceed more than 2m in height. • Any stockpile stored for long periods must be retained in a bermed area.		

Aspect	Impact	Measures and Controls	Monitoring Frequency	Responsible Person(s)
		• Ensure silt fences and sediment curtains are inspected on a weekly basis and after any rainfall events exceeding 10mm. • Where soils have been compacted, these should be loosened to a depth of 30cm. • All erosion control mechanisms need to be regularly maintained. • After construction, the site should be contoured to ensure free flow of runoff and to prevent ponding of water. • Drainage must be controlled to ensure that runoff from the site will not culminate in off-site pollution or result in rill and gully erosion in the non-perennial drainage lines.		
6.2.4 Surface Water				
General construction activities	Poor storm water management could lead to the siltation (pollution) of down steam watercourses	• Construction of temporary soil berms should be erected at the edge of the cleared area to ensure that no storm water carrying any pollutants leaves the active area. • The dumping of construction material, including fill or excavated material into, or close to surface water features that may then be washed into these features is prohibited. • Construction vehicles are to be maintained in good working order, to reduce the probability of leakage of fuels and lubricants. • A walled concrete platform, dedicated store with adequate flooring or bermed area should be used to accommodate chemicals such as fuel, oil, paint, herbicide and insecticides, as appropriate, in well-ventilated areas.	Weekly	Contractor & ECO

Aspect	Impact	Measures and Controls	Monitoring Frequency	Responsible Person(s)
		• Surface water draining off contaminated areas containing oil and petrol would need to be channelled towards a sump which will separate these chemicals and oils; • Oil residue shall be treated with oil absorbent such as Drizit or similar and this material removed to an approved waste site; • The bulk supply of wet concrete is the preferred method of concrete production over mixing of concrete on site. Concrete mixing, where used, is to be mixed on mixing trays only, not on exposed soil; • Stormwater shall not be allowed to flow through the batching area. Cement sediment shall be removed from time to time and disposed of in a manner as instructed by the ECO; • Concrete and tar (where applicable) shall be mixed only in areas which have been specially demarcated for this purpose; • All concrete and tar that is spilled outside these areas shall be promptly removed by the Contractor and taken to an approved dumpsite; • After all the concrete / tar mixing is complete all waste concrete / tar shall be removed from the batching area and disposed of at an approved dumpsite; • All construction materials liable to spillage are to be stored in appropriate structures with impermeable flooring; • Portable septic toilets are to be provided and maintained for construction crews. Maintenance must include their removal without sewage spillage. • Under no circumstances may ablutions occur outside of the provided facilities;		

Aspect	Impact	Measures and Controls	Monitoring Frequency	Responsible Person(s)
		• No uncontrolled discharges from the lay down areas (where applicable) to any surface water resources shall be permitted. Any discharge points need to be approved by the relevant authority; • In the case of pollution of any surface or groundwater by hazardous substances, the Regional Representative of the Department of Water and Sanitation must be informed immediately; • Store all litter carefully so it cannot be washed or blown into any of the water courses within the study area; • Provide bins for construction workers and staff at appropriate locations, particularly where food is consumed; • The construction site should be cleaned daily and litter removed; • Conduct on-going contractor/staff awareness programs so as to reinforce the need to avoid littering; • Ensure all guidelines as specified in Department of Water Affairs and Forestry (2005b) are strictly adhered to.		
6.2.5 Waste				
General waste generated on site	Pollution of surrounding areas	• Implement site access control to stop the continued use of the study site as an illegal dumping area. • The contractor must have a waste policy and waste management procedure and engage a service provider who trains the operations staff on measures for implementing the plan as well as auditing. • Adequate waste management measures must be implemented preventing possible illegal dumping and littering of adjacent sensitive areas.	Weekly	Contractor & ECO

Aspect	Impact	Measures and Controls	Monitoring Frequency	Responsible Person(s)
		• Sufficient non-leachable refuse bins should be provided on site for construction crews. A zero-tolerance littering policy should be implanted by the various contractors. • The excavation and use of rubbish pits are forbidden. • A fenced area must be allocated for waste sorting and disposal. • Individual skips for different types of waste should be provided. • Conduct ongoing staff awareness programs so as to reinforce the need to avoid littering. • Provide bins for construction workers and staff at appropriate locations, particularly where food is consumed. • Waste bins should be cleaned out on a weekly basis by an appointed service provider to prevent any windblown waste and/or visual disturbance. • The construction site should be cleaned daily and litter removed. • Different waste bins, for different waste streams must be provided to ensure correct waste separation. Bins should be clearly marked and lined for efficient control and safe disposal of waste. • A fenced area must be allocated for waste sorting and disposal on the site. • General waste produced on site is to be collected in skips for disposal at the local municipal waste site. A waste disposal service provider must be appointed by the contractor to carry out disposal of waste as required. Hazardous waste is not to be mixed or combined with general waste earmarked for disposal at the municipal landfill site.		

Aspect	Impact	Measures and Controls	Monitoring Frequency	Responsible Person(s)
		• Under no circumstances is waste to be burnt or buried on site. • A hazardous waste disposal certificate must be obtained from the waste removal company as evidence of correct disposal. • In the case of a spill of hydrocarbons, chemicals or bituminous substance, the spill should be contained and cleaned up and the material together with any contaminated soil collected and disposed of as hazardous waste to minimize pollution risk and reduce bunding capacity. • Reporting of spills and mitigation done must be done in accordance with section 10 of the minimum requirements for the handling, classification and disposal of hazardous waste (3rd edition, 2005). • Vehicles are to be checked for leakage before and after entering the construction area.		
6.2.6 Air Quality				
General Construction Activities	Impacts adjacent landowners with regards to ambient air quality (dust and odour)	• Implement a programme of stakeholder communication that includes community engagement before and during work on site. • Provide a complaint register on site where complaints can be made. This register should enable effective communication of complaints details of steps taken to resolve complaints. • Clearly display the contact details of the environmental site office and manager at the site entrance. • Weekly site inspections should be undertaken in the vicinity of sensitive receptors. Records should be made of these routine inspections.	Weekly	Contractor & ECO

Aspect	Impact	Measures and Controls	Monitoring Frequency	Responsible Person(s)
		• Implement and maintain a Dust and Emission Management Plan which provides clear details on preventing, maintaining and improving the air quality in terms of site-specific activities. This plan could possibly incorporate a dust fallout monitoring programme should it be evident that dust emissions is a problem. • Should activities be undertaken during dry and windy conditions, special focus must be taken on the impact and results of the conditions to ensure that minimal impact is occurring. • Should the conditions require it, erect screens and barriers around the sensitive receptors. • Ensure that all areas, fencing, barriers and scaffolding is kept clear of debris and dust. • Ensure that all areas, fencing, barriers and scaffolding is kept clear of debris and dust. • Ensure that all vehicles are maintained in good working condition and that they are services on regular intervals. • Ensure that all vehicles are switched off when stationary- no vehicles should be idling for extended period. • Avoid the use of diesel- or petrol-powered generators and use mains electricity or battery powered equipment where practicable. • Impose and regulate a speed limit of 30 km/h on the site at all times. • Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems.		

Aspect	Impact	Measures and Controls	Monitoring Frequency	Responsible Person(s)
		• Ensure an adequate water supply on the site for effective dust particulate matter suppression (non-potable water) where possible. • Ensure equipment is readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods. • Only use registered waste carriers to take waste off-site. • Bonfires and burning of waste materials is prohibited. • Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable. Use hessian, mulches or tackifiers where it is not possible to re-vegetate or cover with topsoil, as soon as practicable. Only remove the cover in a small area during work and not all at once. • Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place. • Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in appropriate storage with suitable emission control systems to prevent escape of material and overfilling during delivery. • For smaller supplies of fine power materials ensure bags are sealed after use and stored appropriately to prevent dust. • Use water-assisted dust sweeper(s) on the access and local roads, to remove, as soon as practicable any material tracked out of the site. This may require the sweeper being continuously in use. • Avoid dry sweeping of large areas.		

Aspect	Impact	Measures and Controls	Monitoring Frequency	Responsible Person(s)
		• Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport • Record all inspections of haul routes and any subsequent action in a site log book. • Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowsers and regularly cleaned. • Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as practicable.		
General Construction Activities	Impacts adjacent landowners with regards to noise generation	• Construction site yards and other noisy fixed facilities should be located well away from noise sensitive areas adjacent to the development site. • All construction vehicles and equipment are to be kept in good repair. • Where possible, stationary noisy equipment (for example compressors, pumps, pneumatic breakers,) should be encapsulated in acoustic covers, screens or sheds. Proper sound insulation can reduce noise by up to 20dBA. • Portable acoustic shields should be used in the case where noisy equipment is not stationary (for example drills, angle grinders, chipping hammers, poker vibrators). • Construction activities should be limited to 07:00 to 17:00 daily. • Machines in intermittent use should be shut down in the intervening periods between active working or throttled down to a minimum. • In general, construction activities should meet the noise standard requirements of the Occupational Health and Safety Act (Act No 85 of 1993).	Weekly	Contractor & ECO

Aspect	Impact	Measures and Controls	Monitoring Frequency	Responsible Person(s)
		• Construction staff working in areas where the 8-hour ambient noise levels exceed 75dBA should wear ear protection equipment.		
6.2.7 Visual				
General Construction Activities	Change in landscape character relating to construction activities	• Locate the construction camps in areas that are already disturbed or where it is not necessary to remove established vegetation; • Utilise the existing screening capacity of the site and improve it by enclosing the construction site and stockyards with a dark green or khaki brown shade cloth of at least 20% density and at least 3 metres high, as an additional screen; • Exposed soil must be covered or 'camouflaged' using a biodegradable soil mat and vegetation cover to reduce the duration of visible scarring of the landscape; • Retain the existing vegetation cover of the site through selective clearing, where practical; • Dust suppression techniques should be implemented especially on windy days, preferably using biodegradable binding agent; • Remove rubble and other construction rubbish off site as soon as possible or place it in containers in order to keep the construction site free from additional unsightly elements; • Keep the construction sites and camps neat, clean and organised in order to portray a tidy appearance; and • Monitor all areas for rehabilitation failure and implement remedial action immediately.	Weekly	Contractor & ECO

Aspect	Impact	Measures and Controls	Monitoring Frequency	Responsible Person(s)
6.2.8 Traffic				
Construction traffic	An increase of traffic and number of construction vehicles and trucks on the road during the construction period.	• Place adequate advance warnings (Turning Trucks) along Botha Street. • Manage the increase in construction traffic in terms of congestion, road surface damage, safety concerns, dust and erosion. • All vehicular traffic on site should adhere to road safety measures; • All vehicles should be road worthy; • Only designated roads should be used for construction vehicles; and • Ensure drivers and operators of equipment are familiar with the safety policies and regulations.		
6.2.9 Heritage				
Discovery of important cultural and historical artefacts and/or fossils.	Important cultural and historical artefacts or fossils could be damaged or lost and graveyards disturbed.	• If an artefact or grave on site is uncovered, work in the immediate vicinity must be stopped immediately. • The contractor must take reasonable precautions to prevent any person from removing or damaging any such article and must immediately, upon discovery thereof, inform the Client or ECO of such discovery. A heritage expert will need to be contacted for the way forward. • Work may only resume once clearance is given in writing by the archaeologist. • The Environmental Control Officer (ECO), responsible for the development should be aware of the possibility of finding fossils in the Kirkwood Formation. • Training of accountable supervisory personnel by a qualified palaeontologist in the recognition of fossil heritage is necessary.	Initially and ad hoc thereafter	Contractor & ECO

Aspect	Impact	Measures and Controls	Monitoring Frequency	Responsible Person(s)
		• If Palaeontological Heritage is uncovered during surface clearing and excavations the Chance find Protocol attached should be implemented immediately. These discoveries ought to be protected (if possible, in situ) and the ECO must report to SAHRA (Contact details: Eastern Cape Provincial Heritage Resources Authority (ECPHRA), 16 Commissioner Street, East London, 5201, South Africa. Tel: 043 745 0888. Fax: 043 745 0889., email: info@ecphra.org.za; Web: https://www.ecphra.org.za/) so that correct mitigation (recording and collection) can be carry out by a palaeontologist. • The developer / construction consultant should ensure that an adequate heritage contingency budget is accommodated within the project budget to facilitate and streamline the heritage compliance process in the event of identification of incidental palaeontological, archaeological and cultural heritage resources during the course of development, including as a norm during vegetation clearing, surface scraping, trenching and excavation phases, when resources not visible at the time of the surface assessment may well be exposed. • Should any palaeontological, archaeological or cultural heritage resources, including human remains / graves, as defined and protected by the NHRA 1999, be identified during the construction phase of development (including as a norm during vegetation clearing, surface scraping, trenching and excavation phases), it is recommended that the process described below be followed: • The identifier should immediately notify his / her supervisor of the find.		

Aspect	Impact	Measures and Controls	Monitoring Frequency	Responsible Person(s)
		• The identifier's supervisor should immediately (and within 24 hours after reporting by the identifier) report the incident to the onsite SHE / SHEQ officer. • The on-site SHE / SHEQ officer should immediately (and within 24 hours after reporting by the relevant supervisor) report the incident to the appointed ECO / ELO officer. [Should the find relate to human remains the SHE / SHEQ officer should immediately notify the nearest SAPS station informing them of the find]. • The ECO / ELO officer should ensure that the find is within 72 hours after the SHE / SHEQ officers report reported on SAHRIS and that a relevant heritage specialist is contacted to make arrangements for a heritage site inspection. [Should the find relate to human remains the ECO / ELO officer should ensure that the archaeological site inspection coincides with a SAPS site inspection, to verify if the find is of forensic, authentic (informal / older than 60 years), or archaeological (older than 100 years) origin]. • The appointed heritage specialist should compile a 'heritage site inspection' report based on the site-specific findings. The site inspection report should make recommendations for the destruction, conservation or mitigation of the find and prescribe a recommended way forward for development. The 'heritage site inspection' report should be submitted to the ECO / ELO, who should ensure submission thereof on SAHRIS. • SAHRA / the relevant PHRA will state legal requirements for development to proceed in the SAHRA / PHRA Comment on the 'heritage site inspection' report. • The developer should proceed with implementation of the SAHRA / PHRA Comment requirements. SAHRA /		

Aspect	Impact	Measures and Controls	Monitoring Frequency	Responsible Person(s)
		PHRA Comment requirements may well stipulate permit specifications for development to proceed. • Should permit specifications stipulate further Phase 2 archaeological investigation (including grave mitigation) a suitably accredited heritage specialist should be appointed to conduct the work according to the applicable SAHRA/PHRA process. The heritage specialist should apply for the permit. Upon issue of the SAHRA / PHRA permit the Phase 2 heritage mitigation program may commence. • Should permit specifications stipulate destruction of the find under a SAHRA / PHRA permit the developer should immediately proceed with the permit application. Upon the issue of the SAHRA / PHRA permit the developer may legally proceed with destruction of the palaeontological, archaeological or cultural heritage resource. • Upon completion of the Phase 2 heritage mitigation program the heritage specialist will submit a Phase 2 report to the ECO / ELO, who should in turn ensure submission thereof on SAHRIS. Report recommendations may include that the remainder of a heritage site be destroyed under a SAHRA / PHRA permit. • Should the find relate to human remains of forensic origin the matter will be directly addressed by the SAPS: A SAHRA/PHRA permit will not be applicable.		
6.2.10 Rehabilitation				
	Rehabilitation of all impacted areas	• Left-over excavated material should be removed from site (no stockpiles to remain).	Upon completion and one month after completion	Contractor & ECO

Aspect	Impact	Measures and Controls	Monitoring Frequency	Responsible Person(s)
		• All affected and compacted areas must be scarified to a depth of 200mm in order to encourage natural re-vegetation.		

6.3 Operational Phase

Aspect	Impact	Measures and controls	Monitoring Frequency	Responsible Person(s)
6.3.1 Flora				
Residential gardens	Potential impacts on vegetation and loss of habitat	• Gardens or landscaped areas around the proposed development should be planted with Spekboom plants form the on-site tree nursery. • Other plants to be used for landscaping should preferably be endemic or local species from the area) grasses, forbs, shrubs and trees, which are water wise and require minimal horticultural practices. A species list of suitable species should be compiled for the property owner. • A Re-vegetation and Rehabilitation Manual should be prepared for the use of contractors, landscape architects and groundsmen. Where herbicides are used to clear vegetation, specimen-specific chemicals should be applied to individual plants only. General spraying should be prohibited.	Ongoing	Operator/ Owner
6.3.2 Soils				

Aspect	Impact	Measures and controls	Monitoring Frequency	Responsible Person(s)
General Activities	Potential impacts on soil and ground and surface water quality that may occur as a result of the spillage of hydrocarbons, hazardous chemicals and sewage.	• Empty oil cans at the filling station must be stored in a bunded area. • The filling station forecourt must be de-greased regularly. • The filling station separator pit must be inspected weekly and cleaned accordingly. • The filling station monitoring wells and boreholes must be inspected weekly. • A walled concrete platform, dedicated store with adequate flooring or bermed (110% capacity) area should be used to accommodate chemicals such as fuel, oil, paint, herbicide and insecticides, as appropriate, in well-ventilated areas. • Material Safety Data Sheets (MSDSs) shall be readily available on site for all chemicals and hazardous substances to be used. • Spilled hydrocarbons shall be treated with oil absorbent such as Drizit or similar and this material should be disposed at an approved waste site. • All maintenance vehicles should be kept in good working condition; • All maintenance vehicles should be parked in demarcated areas when not in use and drip trays should be placed under vehicles to collect any spillages/ leaks; • In the case of pollution of any surface or groundwater, the Regional Representative of the Department of Water and Sanitation (DWS) must be informed immediately.	Ongoing	Operator/ Owner
6.3.3 Surface Water				

Aspect	Impact	Measures and controls	Monitoring Frequency	Responsible Person(s)
General	Alien and Invasive infestation Destruction Increased soil erosion as a result of vegetation clearance and increased stormwater runoff from hard surfaces	• General and Specific conditions of the GA to be obtained from DWS should be implemented during the operational phase. • Vehicular and pedestrian movement must be limited to the established roads and footpaths. • If any signs of erosion occur in high trafficked areas or as a result of concentrated flow of stormwater runoff these areas should be rehabilitated according to instructions from a qualified Ecologist.	Following the first rain after completion and then on a bi-annual basis until successful re-vegetation.	Operator/ Owner
6.3.4 Waste				
Domestic waste and biowaste generated on site	Potential impacts on soil and ground and surface water quality that may occur as a result of the generation of waste.	• Domestic waste generated on site must be removed on a weekly basis. • Waste must be stored in a central location in a suitable container (not on bare soil) until collection. • Storage containers must have lockable lids to prevent any windblown waste and/or accessibility to wild animals. • Provide bins for staff and residents at appropriate locations, particularly where food is consumed.	Weekly	Operator/ Owner

Aspect	Impact	Measures and controls	Monitoring Frequency	Responsible Person(s)
		• Different waste bins, for different waste streams must be provided to ensure correct waste separation. Bins should be clearly marked and lined for efficient control and safe disposal of waste. • Hazardous waste is not to be mixed or combined with general waste earmarked for disposal at the municipal landfill site. • Under no circumstances is waste to be burnt or buried on the property.		
6.3.5 Air Quality				
General Operational Activities	Impacts adjacent landowners with regards to ambient air quality (dust and odour)	• Implement a programme of stakeholder communication that includes community engagement before and during work on site. • Provide a complaint register on site where complaints can be made. This register should enable effective communication of complaints details of steps taken to resolve complaints. • Clearly display the contact details of the environmental site office and manager at the site entrance. • Weekly site inspections should be undertaken in the vicinity of sensitive receptors. Records should be made of these routine inspections. • Implement and maintain a Dust and Emission Management Plan which provides clear details on preventing, maintaining and improving the air quality in terms of site-specific activities. This plan could possibly incorporate a dust fallout monitoring programme should it be evident that dust emissions is a problem.	Weekly	Operator/ Owner

Aspect	Impact	Measures and controls	Monitoring Frequency	Responsible Person(s)
		• Ensure that all vehicles are maintained in good working condition and that they are services on regular intervals. • Ensure that all vehicles are switched off when stationary- no vehicles should be idling for extended period. • Avoid the use of diesel- or petrol-powered generators and use mains electricity or battery powered equipment where practicable. • Impose and regulate a speed limit of 30 km/h on the site at all times. • Ensure an adequate water supply on the site for effective dust particulate matter suppression (non-potable water) where possible. • Only use registered waste carriers to take waste off-site. • Bonfires and burning of waste materials is prohibited. • Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport • Record all inspections of haul routes and any subsequent action in a site log book.		
	Impacts adjacent landowners with regards to noise generation	• Where possible, stationary noisy equipment (for example compressors, pumps, pneumatic breakers,) should be encapsulated in acoustic covers, screens or sheds. Proper sound insulation can reduce noise by up to 20dBA. • Operational activities should be limited to 07:00 to 17:00 daily. • Machines in intermittent use should be shut down in the intervening periods between active working or throttled down to a minimum.	Weekly	Operator/ Owner

Aspect	Impact	Measures and controls	Monitoring Frequency	Responsible Person(s)
		• In general, operations should meet the noise standard requirements of the Occupational Health and Safety Act (Act No 85 of 1993). • Staff working in areas where the 8-hour ambient noise levels exceed 75dBA should wear ear protection equipment.		
6.3.6 Visual				
General Operational Activities	Change in landscape character relating to construction activities	• Natural trees, shrubbery and grass species must be retained wherever possible; • Structures must be painted using earthy colours to blend in with vegetation; • Treat all steelwork with a matt paint to limit reflection; • Be sensitive towards the use of glass or materials with a high reflectivity to avoid glare from the shiny surfaces and to avoid visual discomfort for viewers during the day; • Deflect all external lighting downwards, and • Maintain the development to a high standard (buildings as well as landscaping).	Weekly	Operator/ Owner
6.3.7 Traffic				

Aspect	Impact	Measures and controls	Monitoring Frequency	Responsible Person(s)
Operational traffic	An increase of traffic and number of vehicles, including trucks, on the road	• The NMBMM must approve the TIA prior to commencement; • All vehicular traffic on site should adhere to road safety measures. • All access points must be wide enough for emergency vehicles. • Implement proposed road upgrades as per the approved TIA.	Weekly	Operator/ Owner
6.3.8 Sustainability				
Green Building measures to be implemented	The following measures should be implemented during the operational phase	• Rainwater runoff from roofs and hard surfaces will be harvested and used for irrigation of landscaped areas; • All water supply lines will be metered and monitored for leak detection; • Drip irrigation methods will be used; • Water wise plants (indigenous and endemic) will be utilised; • Energy efficient light fittings will be specified; • Solar power will be used supplementary; • Residences will face north where possible; • Passive heating and cooling techniques will be utilized; • Building roofs and walls will be insulated; • Recycling will be encouraged; • Separation at source (kerbside collection of recyclables will be facilitated); • Composting will be encouraged; • On-site utilisation of green waste (after shredding); • Passive heating and cooling techniques will be utilized;	Ad Hoc	Operator/ Owner/ ECO

6.4 Closure and/or Decommissioning Phase

The closure and/or decommissioning of the proposed development is not envisaged at this stage. Should this become necessary, the developer or owner of the activity must appoint a suitably qualified professional to develop a site specific EMPr.