

Engineering Advice and Services (Pty) Ltd

Associated with ULWAZI

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09 May 2025

Dear Sir/Madam

NOTICE OF BASIC ASSESSMENT APPLICATION: PROPOSED GREATER GRABOUW HOUSING PROJECT – PORTION A OF RE/9/313 IN GRABOUW, THEEWATERSKLOOF LOCAL MUNICIPALITY, WESTERN CAPE

In terms of the NEMA Environmental Impact Assessment (EIA) Regulations, 2014 (as amended by Government Notice No. 40772 of 7 April 2017), promulgated under the National Environmental Management Act (Act No. 107 of 1998) (NEMA), you have been identified as an Interested and/or Affected Party (I&AP) for the above-mentioned project. This serves as notification of the intent to submit the above proposal for authorisation to the Department of Environmental Affairs & Development Planning (DEA&DP).

The Theewaterskloof Local Municipality proposes to develop a housing project called the Greater Grabouw Housing Project. The Greater Grabouw Housing Project involves the planning and implementation of approximately 7000 households in the Grabouw area. Per the project's planning, Portion A of RE/9/313 has been identified as the next priority housing development area in the implementation of the housing project in the Western Cape. In total, Portion A of RE/9/313 is anticipated to provide 254 housing opportunities as well as open spaces. There are currently no formal existing internal roads and infrastructure on the proposed site. All services and infrastructure will be installed as new. Portion A of RE/9/313 is mainly uninvaded and largely vacant, with only a small portion of the land being used as an informal sports field on the western side of the site, as well as livestock pens.

Basic Assessment: In terms of the EIA Regulations, 2014 (as amended) in Chapter 6 Regulation 41 (2) published in GNR. 982 (as amended in 2017), all potential interested and affected parties must be notified of the public participation process and informed of the intention to submit an application. In order to register on the database, please complete the comment and registration form attached to this correspondence or submit your contact details via fax, email, telephone, or the website – www.easemp.co.za stating your full name, address, and contact numbers as well as your preferred method of communication to receive notifications. Also, state any interest that you may have in this matter. By registering on the project database, you will be notified as and when information on the project is available. Please submit your request to register as an I&AP before **07 June 2025**.

To assist you in submitting issues and concerns, we have included with this correspondence a Background Information Document, a Locality Map, and a Registration/Comment Form. Project information can be accessed through the website www.easemp.co.za. Should the website or online file-sharing software platforms not be available to you, please inform us, and we will accommodate you to the best of our ability. Should you have any queries or require additional information, please contact Ms. Lea Jacobs using the contact details provided below.

NOTE: You are required to register as an I&AP to receive further correspondence regarding the Basic Assessment.

The steps in the Basic Assessment and Public Participation Process are as follows:

Step 1: Notification to Authorities and I&APs: The first stage in the process entails notification of the intention to proceed with the BAR to the DEA&DP as well as interested and affected parties (I&APs). I&APs are required to register their interest in the project database and raise issues of concern.

Step 2: Draft Basic Assessment (BAR) for Public Comment: The Basic Assessment is undertaken in order to identify and assess potential positive and negative environmental impacts (social, economic, and environmental) that may be associated with the proposed project. The Basic Assessment will include an overview of the affected environment in which the activity is proposed to take place and migratory measures to reduce potential negative impacts and maximise positive benefits. The Draft Basic Assessment, together with comments received from I&APs, will be made available for a 30-day review period. All I&APs on the project database will be notified in writing of the 30-day comment period for the Draft Basic Assessment, copies of the Draft Report and project information can be downloaded from www.easemp.co.za.

Step 3: Submit Final Basic Assessment Report and Application: The comments received from I&APs during the 30-day review period will be included in the Final BAR before it is submitted to DEA&DP for decision making. All I&APs will be notified in writing of the submission of the Final Report and any additional comment period.

Step 4: Notification of Outcome of Decision and Appeal Period: All I&APs on the project database will be notified in writing regarding the outcome of the decision by the DEA&DP (granting or refusal of environmental authorization) for the project and the appeal period, as well as the manner of appeal. Commencement of the development may only proceed once approval has been granted.

NEMA EIA Regulations, 2014 (as amended)

The need for a Basic Assessment is triggered by the inclusion of, but not limited to, the following listed activities: Listed Activities in GNR. 983 (as amended by GNR. 327 on 7 April 2017) and GNR. 985 (as amended by GNR. 324 on 7 April 2017)

Listing Notice 1 Activities: NEMA EIA Regulations, 2014 (as amended) GN R 327 requiring Basic Assessment

Activity No	Activity Description	Project Activity
12	The development of— (xii) infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs— (a) Within a watercourse; (b) In front of a development setback; or if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse.	The site falls within 32m of the ephemeral drainage lines.
19	The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than [5] 10 cubic metres from a [[i] watercourse; [ii] the seashore; or [iii] the littoral active zone, an estuary or a distance of 100 metres inland of the high-water mark of the sea or	Material will potentially be removed and deposited within 32m of the edge of the two ephemeral streams found on site. However, according to the Freshwater Assessment, the drainage lines have a 32m “No-Go” boundary zone, where no development is allowed.

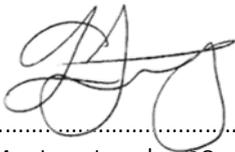
Activity No	Activity Description	Project Activity
	<p>estuary, whichever distance is the greater -]</p> <p>but excluding where such infilling, depositing, dredging, excavation, removal or moving —</p> <p>(a) will occur behind a development setback;</p> <p>(b) is for maintenance purposes undertaken in accordance with a maintenance management plan;</p> <p>(c) falls within the ambit of activity 21 in this Notice, in which case that activity applies.</p> <p>(d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or</p> <p>(e) where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies.</p>	<p>The “No-Go” zones and ephemeral drainage lines have been accommodated within the proposed development layout as open spaces.</p>
24	<p>The development of a road—</p> <p>(i) for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Government Notice 545 of 2010; or</p> <p>(ii) with a reserve wider than 13,5 meters, or where no reserve exists, where the road is wider than 8 metres;</p> <p>but excluding a road—</p> <p>(a) which is identified and included in activity 27 in Listing Notice 2 of 2014;</p> <p>(b) where the entire road falls within an urban area; or</p>	<p>Roads will be developed as part of the proposal, in areas located outside of an urban area, which comprises indigenous vegetation.</p>
27	<p>The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for—</p> <p>(i) the undertaking of a linear activity; or</p> <p>(ii) maintenance purposes undertaken in accordance with a maintenance management plan.</p>	<p>Approximately 6,4 hectares of indigenous vegetation will be cleared for the proposed development.</p> <p>About 1,17 Ha of Erf R/9/313 is currently covered by a sports field and facilities.</p>

Listing Notice 3 Activities: NEMA EIA Regulations, 2014 (as amended) GN R 324 requiring Basic Assessment

Activity No	Activity Description	Project Activity
4	<p>The development of a road wider than 4 metres with a reserve less than 13,5 metres.</p> <p>i. Western Cape</p> <p>i. Areas zoned for use as public open space or equivalent zoning;</p> <p>ii. Areas outside urban areas;</p> <p>(aa) Areas containing indigenous vegetation;</p> <p>(bb) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined; or</p> <p>iii. Inside urban areas:</p>	<p>Roads will be developed as part of the proposal, in areas located outside of an urban area, which comprises indigenous vegetation.</p>

Activity No	Activity Description	Project Activity
	(aa) Areas zoned for conservation use; or (bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority.	
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. Western Cape Within a critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;	The development will have a footprint of approximately 64000 m ² . This means more than 300 m ² of indigenous vegetation (Kogelberg Sandstone Fynbos) will be cleared.
14	The development of - (xii) infrastructure or structures with a physical footprint of 10 square metres or more; where such development occurs - a) within a watercourse; b) in front of development setback; or c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse; i. Western Cape i. Outside urban areas: (ff) Critical biodiversity areas or ecosystem service areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans; (gg) Core areas in biosphere reserves; or	According to the Western Cape Biodiversity Spatial Plan (2017), the south-eastern side of Portion A of RE/9/313 falls within a terrestrial ecological support area 1 (ESA 1: Terrestrial). According to the DFFE Protected Areas Register (PAR), the site falls within the Kogelberg Biosphere Reserve.

Kind Regards



Ms. Lea Jacobs BSc

for Engineering Advice & Services (Pty) Ltd

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PROPOSED GREATER GRABOUW HOUSING PROJECT – PORTION A OF RE/9/313 IN GRABOUW, THEEWATERSKLOOF LOCAL MUNICIPALITY, WESTERN CAPE - BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES REGISTRATION AND COMMENT FORM

KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA STEYN:

Contact Number: 041 581 2421

Fax Number: 086 683 9899

Email: enviro@easpe.co.za

PERSONAL DETAILS

Date:	Preferred method of communication (email / SMS / fax / post):
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Can you communicate reliably via email?

Title:	First Name:	Surname:
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Email:

Telephone:	Fax:
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Organisation & Capacity (If Applicable):

Physical Address:

Town:	Code:
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Postal Address:

Town:	Code:
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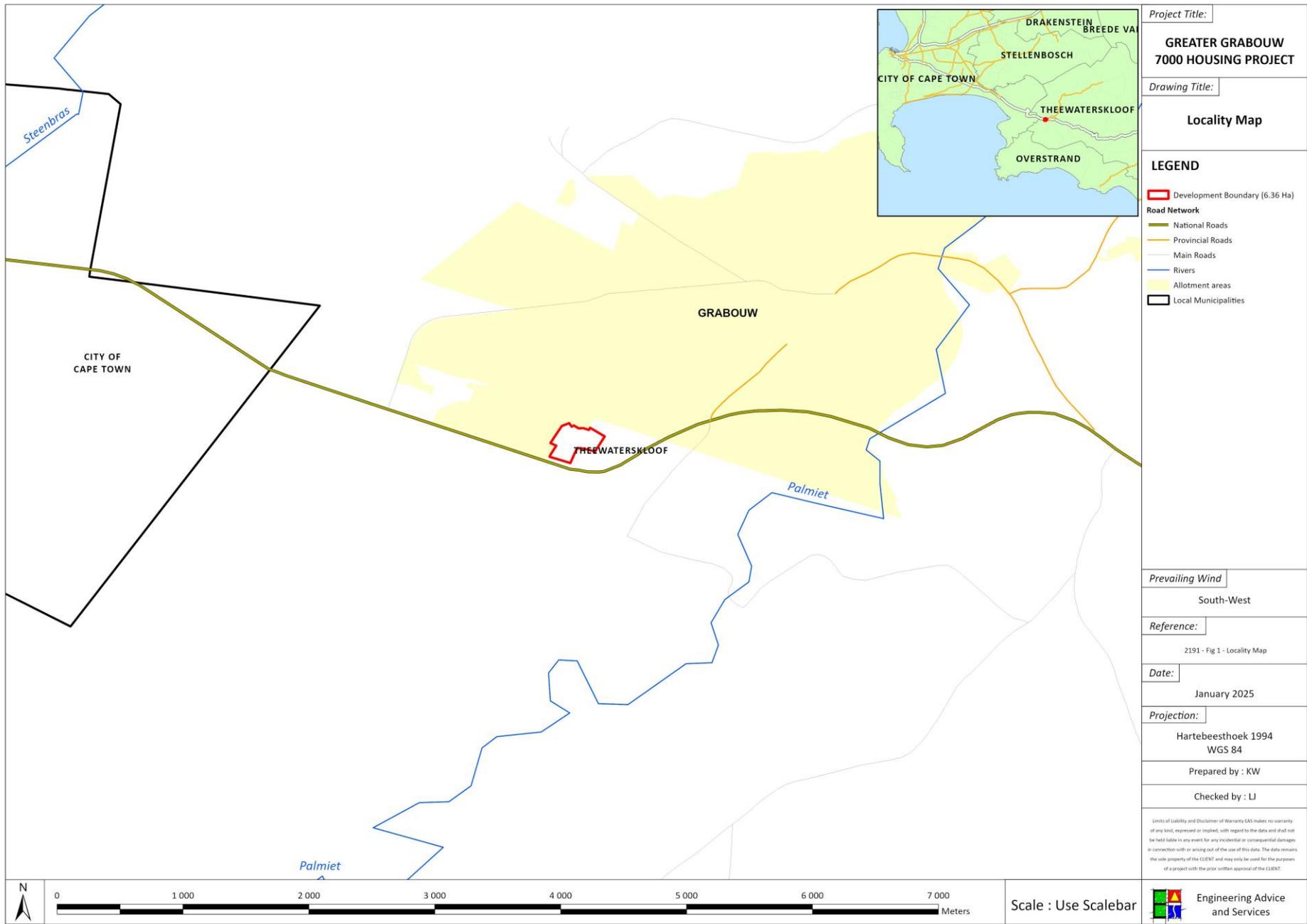
1. What is your primary area of interest with regards to the proposed project?

2. Do you have any comments with regards to the proposed project?

3. Are there any additional stakeholders who you think should be contacted regarding this project?

If "YES", please list their names and contact details below:

PLEASE ADD MORE PAGES IF NECESSARY



Locality Map



Project Title:	GREATER GRABOUW 7000 HOUSING PROJECT
Drawing Title:	Aerial Map
LEGEND	<ul style="list-style-type: none"> Development Boundary (6.36 Ha) Erven <p>Road Network</p> <ul style="list-style-type: none"> National Roads Local Municipality
Reference:	2393 - Fig 5 - Aerial Map
Date:	January 2025
Projection:	Hartebeesthoek 1994 WGS 84
	Prepared by : KW
	Checked by : LJ
	<small>Limits of Liability and Disclaimer of Warranty: EAS makes no warranty of any kind, expressed or implied, with regard to the data and shall not be held liable in any event for any incidental or consequential damages in connection with or arising out of the use of this data. The data remains the sole property of the CLIENT and may only be used for the purposes of a project with the prior written approval of the CLIENT.</small>
	 Engineering Advice and Services

Scale : Use Scalebar

Aerial Map