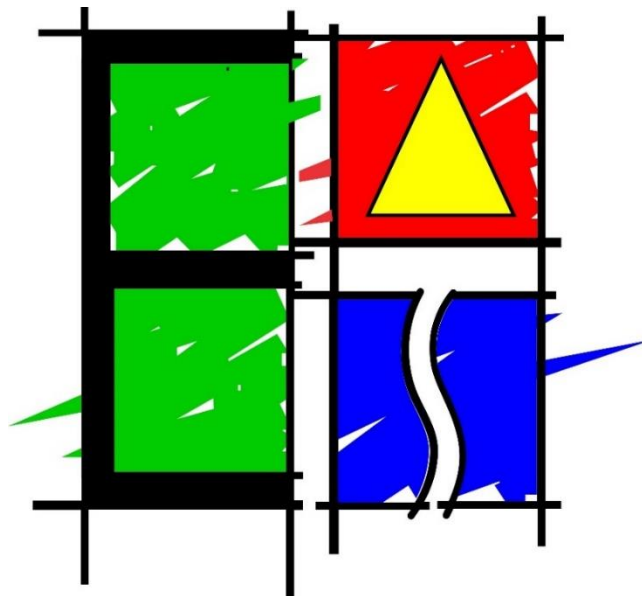

FINAL BAR COMMENTS AND RESPONSES REPORT

PROPOSED RESIDENTIAL DEVELOPMENT OF ERF 325, THEESCOMBE, GQEBERHA,
EASTERN CAPE

DEDEAT Ref No: ECm1/C/LN1&3/M/35-2025



EAS Project Number: 2211

Prepared by:

Engineering Advice & Services (Pty) Ltd

On behalf of:

C.G.S Properties Trust

Date:

September 2025

COMMENTS AND RESPONSES REPORT

Prepared for:

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This report is exclusive to the client and the described project. EAS accepts no responsibility of whatsoever nature to third parties to whom this Report, or any part thereof, is made known. Any such persons or parties rely on the report at their own risk.

Compiled by:

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<u>EAS Ref:</u> F:\2200-2299\2211\Environmental\Reports\BAR Report\Final\2211 - Appendix E - Comments and Responses Report Final.docx		

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1 Comments and Responses Report

In terms of NEMA procedures for the investigation, assessment, and communication of the potential impacts of activities on the environment must, inter alia, ensure, with respect to every application for environmental authorisation:

- coordination and cooperation between organs of state in the consideration of assessments where an activity falls under the jurisdiction of more than one organ of state;
- that the findings and recommendations flowing from an investigation, the general objectives of integrated environmental management laid down in the NEMA and the principles of environmental management set out in Section 2 of the NEMA are taken into account in any decision made by an organ of state in relation to any proposed policy, programme, process, plan or project; consequences or impacts; and
- public information and participation procedures which provide all interested and affected parties, including all organs of state in all spheres of government that may have jurisdiction over any aspect of the activity, with a reasonable opportunity to participate in those information and participation procedures.

The Public Participation Process (PPP) plays a significant role in the Environmental Authorisation process. The following requirements and recommendations on the public participation process to be followed for this project are outlined below:

Recommendations / Requirement:	EAP Response:
A public participation process ("PPP") that meets the requirements of Regulation 41 of the EIA Regulations, 2014 (as amended) must be undertaken.	Noted, to be adhered to.
A period of at least 30 days must be provided to all potential or registered interested and affected parties to submit comments on the BAR and EMPr.	Noted, to be adhered to.
In terms of Section 24O (2) and (3) of NEMA and Regulations 7(2) and 43(2) of the EIA Regulations, 2014, any State Department that administers a law relating to a matter affecting the environment relevant to the application must be requested to comment within 30 days.	All relevant and potentially affected parties have been notified, and comments have been requested.
The Environmental Assessment Practitioner ("EAP") is responsible for such consultation. Therefore, it is requested that the EAP include proof of such notification to the relevant State Departments in terms of Section 24O (2) and (3) of NEMA in the BAR, where appropriate. It is advised that the I&APs must be afforded a minimum of three (3) calendar days from the date of notification before the 30-day commenting period on the Basic Assessment Report.	Noted, please see Appendix E for proof of notification.
When notifying I&APs of the application, the minimum information to be provided in a notice, which includes placing an advertisement or fixing a notice board, must contain, inter alia, whether a Basic Assessment or Scoping & EIR process is to be followed and information on how to register as an I&AP.	Noted, adhered to.
A register of I&APs must be opened, maintained and made available to any person requesting access to the register in writing. The register must also be submitted together with the BAR.	Noted, in progress.
In accordance with Regulation 7(2), the EAP must consult with every Organ of State that administers a law relating to a matter affecting the environment relevant to that application. The EAP must notify such Organ of State, including the Competent	Noted, to be adhered to.

Authority, in writing and provide them with a copy of the Basic Assessment Report. Note: Proof of the notification and contact details of such Organs of State must accompany the report that is submitted to the Competent Authority.	
The EAP must record and respond to all comments received. The comments and responses must be captured in a Comments and Responses Report and must also include a description of the public participation process followed and this report must also be included in the public participation information to be attached to the final Basic Assessment Report. The objectives are outlined below.	Noted.

1.1 Objectives and Approach

The overall aim of the Public Participation Process (PPP) is to ensure that all Interested and Affected Parties (I&AP's) have adequate opportunity to provide input on the process and proposed project activities. More specifically, the objectives of the PPP are as follows:

- Identify all potential I&AP's and notify each I&AP of the proposed project and of the Basic Assessment process;
- Provide an opportunity for I&AP's to raise issues and concerns or comment on the proposal of the project;
- Provide an opportunity for the EAP to engage with the I&AP's regarding their views or opinions towards the project;
- Provide an on-going conversation about key issues regarding the project and enable an inter-disciplinary approach towards involving the I&AP's; and
- Provide an opportunity for I&AP's to review the draft BAR prior to its finalisation.

1.2 Public Participation Activities

The Public Participation Process that was undertaken to solicit public opinion regarding the proposed activities has included the following activities so far:

- One Newspaper Advertisement/ Legal Notice (English) of the proposed activities published in "The Herald" newspaper on **09 July 2024 (Appendix B)**;
- Placement of two A2 on-site notice boards on **09 July 2024 (Appendix B)**;
- The Background Information Document (BID) and invitation to comment on the proposed project was sent to organs of state on **10 July 2024 (Appendix B)**,
- Distribution of a [Pre-Application](#) Notification letter on **09 July 2024** to all identified Interested and Affected Parties (IAP's), and stakeholders. A copy of the letter is attached in **Appendix B**, and the list of registered IAP's and authorities is given in **Appendix A**;
- [Distribution of a second Notification Letter on 15 July 2025 to notify I&APs that the Draft Basic Assessment Report \(BAR\) had been released for 30-day public comment period. \(15 July – 16 August 2025\). A copy of the letter is attached in Appendix B.](#)
- A community meeting was held on **06 August 2024** to provide the EAP, Developer, and community an opportunity to discuss the proposed project (attached in **Appendix C**).
- Correspondence with interested and affected parties is attached in [Appendix E](#).

- Collation of public and IAP comments on the notification email and adverts, including responses to these issues (see comments and responses summary in section 1.6 and Registration forms as well as email correspondence in [Appendix E](#));
 - **Note that only those I&APs who consented to share their forms are displayed in this report**
- Inclusion of original correspondence from IAP's ([Appendix E](#));
- Preparation of a Consult and draft BAR for the EA process;
- Distribution of the Draft BAR for review by IAP's, and submission to relevant authorities;
- Provision of a 30-day comment period on the Draft BAR;

The activities to be undertaken during the application process include the following:

- Distribution of the Executive Summary to all IAP's registered for this process; and
- Distribution of the Draft BAR for public review, and submission to relevant authorities for comment.
- Submission of the Final BAR to DEDEAT for approval and a decision regarding environmental authorisation for the planned development.

1.3 DEDEAT Communication & Activities

- **04/ 07/2025** - Application form submitted to the DEDEAT.
- **04/07/2025** - Acknowledgement of receipt of submission of Application Form was received from DEDEAT
- **04/07/2025** - DEDEAT reference was communicated as **ECm1/C/LN1&3/M/35-2025**.
- **15/07/2025** - [Electronic submission of DBAR](#)
- **18/07/2025** - [Hard copy submission of DBAR](#)
- **21/07/2025** - [DEDEAT acknowledged receipt of DBAR](#)

All correspondence with DEDEAT is attached in [Appendix F](#).

The newspaper advert was placed in English in *The Herald* newspaper on **09 July 2024**. Full clipping is attached in **Appendix B**.

Figure 1: PPP Advertisement

NOTICE OF PUBLIC PARTICIPATION PROCESS:

BASIC ASSESSMENT PROCESS - PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

Notice is given in terms of Regulation 54 of the Environmental Impact Assessment (EIA) Regulations published in Government Notice No. 38282 (4 December 2014), as amended by NEMA EIA Regulations (2017): GN R327, 325 and 324 promulgated on 07 April 2017, under section 24 (5) of the National Environmental Management Act 1998 (Act No 107 of 1998), as amended, regarding the Proposed Development of Erf 325, Theescombe in Nelson Mandela Bay for a residential estate. In terms of the EIA regulations, the proposed development will require a Basic Assessment.

Project Description:

The applicant intends to utilise the site for the development of a residential estate and associated supporting infrastructure, as well as the installation of the required services.

Applicant:

CGS Property Trust

Project name:

PROPOSED DEVELOPMENT OF ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

Opportunity to participate:

Engineering Advice & Services has been appointed as an independent Environmental Assessment Practitioner, to coordinate, manage and compile the relevant Environmental Impact and Management reports, as well as to facilitate the relevant public participation process related to the proposed project in terms of the NEMA. The Basic Assessment will be submitted to the Department of Economic Development, Environmental Affairs and Tourism (DEDEAT).

Registration of Interested & Affected Parties (I&APs)

Interested and affected parties are invited to complete and submit the I&AP form at request via e-mail or via the website www.easemp.co.za. The Background Information Document (BID) will provide more information regarding the Project as well as Site Notices around the development area. Please provide feedback before 12 August 2024 in order to receive the on-going communication throughout the BA process.

Contact Details:

Mr Lea Jacobs (EAP)

Engineering Advice and Services

Tel: 041 581 2421

Fax: 086 683 9899

E-Mail: enviro@easpe.co.za

Website: <http://www.easemp.co.za>

**PLEASE NOTE: THIS IS A PUBLIC NOTIFICATION NOT A
TENDER ADVERTISEMENT**

Figure 2: PPP Advertisement

1.4.2 A2 Site notices

Two A2 size colour notice boards were fixed in two different locations adjacent to the site.



Site Notice	Latitude:	Longitude:	Facing:	Viewing Detail:
1	34° 0'13.30"S	25°32'23.66"E	NE	Next to the intersection of Blumberg Road and Merle Road, facing northeast.
2	34° 0'20.31"S	25°32'36.47"E	E	On the corner of Chopin Road facing east.

The two official Notice Signs were erected next to the corner of Blumberg Road and Merle Road, facing northeast, and the corner of Chopin Road, facing east. Notice sign 1 was placed strategically, visible to cars and pedestrians traveling/turning along the Blumberg Road and turning into Merle Road, and notice sign 2 was placed strategically on the corner of the Chopin Road, visible to cars and pedestrians traveling/turning along the road uphill. These signs are all M-Foam PVC Foam Boards printed with industrial-grade ink. The signs were erected in areas where vehicles or pedestrians could safely stop to read the signs.



Date	Sent from:	Sent to:	Content of communication:	Response:
10/07/2024	Lea Jacobs - EAS	DEDEAT	Sent an email informing a notice of a Basic Assessment process for the proposed project and attached a notification letter, background information document and a kml of the site. Subsequently, requested a confirmation receipt.	
10/07/2024	Andries Struwig - DEDEAT	EAS	Indicated that the property being applied for had an Environmental Authorisation that lapsed. Enquired why this information was not included in the background document attached and why there is a new process being followed to obtain an Environmental Authorisation from the Department. Suggested a pre-application meeting to discuss the matter prior to submitting an application to the Department.	A new Basic Assessment process independent of any previous processes that were facilitated for the site, all information pertaining to the previous applications and the history of authorisations will be divulged in the Basic Assessment report which will also be subject to a 30-day public participation process. Accepted the invitation for a pre-application meeting.
10/07/2024	Andries Struwig - DEDEAT	EAS	Indicated the importance of stating clearly that there was an Authorisation issued previously that has lapsed which is the reason for the new application process. The previous application solicited quite a number of strong opinions / objections from I&AP's and it is important to make sure that everyone is on the same page and that there is a common understanding as to the reason for the new application.	Agreed and amended the letter and sent out a second email.
10/07/2024	Lea Jacobs - EAS	DEDEAT	Sent an email in reference to the previous email and attachments. An amended Background Information Document which outlines a brief summary of the previous environmental applications that were undertaken for the development of the site was attached.	No comments received to date.
10/07/2024	Cllr Dries van der Westhuizen – Ward 1 NMBM	EAS	Acknowledged receipt of the correspondence.	
10/07/2024	Cllr Dries van der Westhuizen – Ward 1 NMBM	EAS	Acknowledged receipt of the amended Background Information document and will discard the original document	

11/06/2025	Lea Jacobs - EAS	DEDEAT	Sent an email with an Application form for the proposed project and attached a cover letter. Subsequently, requested a confirmation receipt.	
19/06/2025	Charmaine Struwig - DEDEAT	EAS	Confirmed receipt of the email. Requested amendments on Appendix 4, 5, 12, 14, and 19.	
04/07/2025	Kurt Wicht - EAS	DEDEAT	Sent an email with an amended Application form for the proposed project and attached a cover letter. Subsequently, requested a confirmation receipt.	
04/07/2025	Charmaine Struwig - DEDEAT	EAS	Acknowledged receipt of the amended Application form and allocated a Provincial reference number for the application.	
15/07/2025	Kurt Wicht - EAS	DEDEAT	Submitted soft copy of Draft BAR for 30 day public participation and comments	Confirmed receipt of DBAR submission.
15/08/2025	Ayanda Mncwabe-Mama – Department of Sport, Recreation, Arts and Culture: Museums & Heritage	EAS	Provided comment from ECPHRA for the proposed development after review of the NID, Archaeological Impact Assessment (AIA), and Palaeontological Impact Assessment (PIA) No objection was raised, provided that all specialist and ECPHRA recommendations are strictly adhered to. Key requirements include the submission of a Chance Finds Protocol (CFP), pre-construction heritage induction for all site personnel, archaeological monitoring during vegetation clearing and excavations, and a final heritage compliance report post-construction. Fossil and heritage chance finds must be reported and managed according to the approved procedures.	
08/09/2025	Lindelwa Twala - DEDEAT	DEDEAT	Acknowledged emails and communicated that she would revert back as soon as possible. (DBAR consultation period ended on 16 August)	
12/09/2025	Anderies Struwig	DEDEAT	Provided comments on the Draft BAR, Requested clarification on: - the significant differences in layout between the current and previously approved proposals, particularly the relocation of no-go areas. - The sewer pump station (Option B) within a no-go area and alternative locations; and - The necessity of the access road traversing two no-go areas	Sent a formal response letter and confirmed that all comments would be addressed in the Final BAR.

			Additionally, emphasised the need to obtain input from the DFFE Forestry Branch regarding indigenous forest clearance and requested formal confirmation from NMBM on the availability and capacity of bulk municipal services.	
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1.8 Summary of Comments and Responses from Interested and Affected Parties

Comments have been received from Interested and Affected Parties. Please see table on the next page summarising the comments received as well as the responses thereto.

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
10/07/2024	Stephen Holness - Research Associate Nelson Mandela University	EAS	Registered as an interested and affected party. Requested a site plan as soon as it is available. Wanted to confirm whether: - The access from Blumberg Rd only will be for both the estate operation and construction. I would like confirmation that there will not be heavy vehicle or pedestrian access via the other roads. - That the fencing and access control will be installed at an early stage to avoid security and disturbance issues due to formal or informal access to the site via points other than the Blumberg Rd access.	Thank you for registering as an IAP for this project. Your details have been added to our IAP database, and you will be notified as more information becomes available for this project, specifically when the draft BAR is available for public review. - I can confirm that access for both construction and operation will only be allowed from Blumberg Road, no heavy vehicle access to the site will be allowed from any other roads. - Once the site has been cleared and levels obtained, the property will be enclosed which will include security access to and from the site. One of the objectives of this is to ensure security and controlled access which will help to ensure the safety of all residents in the area as well.	- According to the TIA published in November 2024, access to the proposed development can be obtained from Blumberg Road opposite Merle Road and Chopin Road (refer to the Recommendations section of the TIA on page 24). The reference is to the proposed access route in Section 5 of the BAR. - Refer to Section 1.6 (Security) of the BAR.
10/07/2024	Owethu Pantshwa	EAS	Asked to be updated on the project's progress. Registered as an I&AP.	Registered as an I&AP	
11/07/2024	Frances Taylor	EAS	States that their property borders and overlooks the proposed development area. Asked to be registered as an I&AP	Registered as an I&AP	
11/07/2024	Pierre Pistorius	EAS	Asked to be registered as an I&AP	Registered as an I&AP	
12/07/2024	Samantha Schewitz	EAS	Asked to be registered as an I&AP	Registered as an I&AP	

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
26/07/2024	Donne Gouws	EAS	Registered as an interested and affected party. Enquired whether the residential development proposed will be low-cost housing e.g. Walmer Links or more upmarket like Salisbury Park?	Confirmed that the project is not a low-cost housing development and that the proposal will fit in well with the surrounding aesthetic of the neighbourhood. Once the draft BAR is available, the SDP and a clear project description will detail the development proposal and the types of houses the estate will hold. I hope this answers your question for now. You will be notified as soon as the draft BAR is available for public review.	Refer to Final Comments section of the SEIA, page 39.
30/07/2024	Michael Scanlen	EAS	Concerned about the impact of this project to the area (environmental and traffic) as currently during the impact assessment phase I often hear chainsaws as the bush is being cleaned out, so concerned that the process might not be followed correctly. As stated above I hear the chainsaws going in the bush clearing out the area while the assessment of the environment is supposed to be carried out, and I am very concerned about the impact it will have on traffic in this area if the entrance is in Blumberg and not in Michaelangelo	Please refer to the attached pre-application notification email. Please let me know if you would like to register as an Interested and Affected Party.	- Refer to Section 8 (page 42) of the Biodiversity Report. This section covers the conclusion and recommendations made by the specialist with regard to the impact the project will have on the environment. - Refer to page 24 of the TIA published in November 2024.
08/08/2024	Murray Versfeld	EAS	Asked to be registered as an I&AP	Registered as an I&AP	
08/08/2024	Matthew Versfeld		Asked to be registered as an I&AP	Registered as an I&AP	

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
08/08/2024	Mark Jackson	EAS	Asked to be registered as an I&AP	Registered as an I&AP	
08/08	C Botha				
08/08/2024	Noelene Greeff	EAS	Registered as an I&AP. Raised concerns with regards to the noise and increased traffic the project will bring, and the water and sewage problems.	Registered. Acknowledged receipt of email and attachments. Comments will be reviewed and addressed, and a response will be provided in due course.	- Concerns relating to increased traffic are addressed on page 24 of the TIA published in November 2024. - Concerns relating to water infrastructure are addressed in Section 1.4.2 of the BAR. - Concerns regarding the impact of the proposed project on the Foul sewer system are addressed in Section 1.4.3 of the BAR.
08/08/2024	Darren George	EAS	Registered as an I&AP. Sent a letter to the Municipal Council A community meeting was held on 6/09/2024. The following concerns were raised: - The destruction of natural habitats, forcing the removal of wildlife. - Increased traffic and noise pollution, which will undoubtedly compromise the safety and tranquility of our streets, preventing children from playing outside as they do now. - The potential for environmental harm, particularly the impact on the critically endangered Bushy Park Indian Forest and the vulnerable Sardinia Bay Forest Thicket, as highlighted in the supporting Bioregional Plan.	Registered. The approval for this development was obtained by the owner in 2020 and extension given for the rights by Council until 2025. This means the owner is fully within his rights to develop this property at any time as he has obtained the rights. He will submit a Site Development Plan to the council who will assess it for layout purposes and this will then be walked to the service divisions by the client for them to comment. Thereafter the client will be given the SDP approval letter and plan and then building plans can be submitted. These rights were in place already at the time you purchased your property.	- Refer to the Biodiversity Impact Assessment, which provides a summary of the terrestrial (plant and animal) baseline information regarding the proposed development. - Concerns relating to increased traffic are addressed on page 24 of the TIA published in November 2024. - Refer to Appendix A of the BAR regarding the final Site Development Plan for the project. - Refer to the Engineering Report regarding civil services associated with the project. - Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
			- The lack of a detailed Site Development Plan being shared with the community, leaving us in the dark about the specifics of this project. - Significant concerns regarding the handling of essential services, including water supply, water reticulation, sewerage, substations, stormwater management, subsoil issues, waste management, and refuse storage, which could attract rodents and other pests. The impact on municipal roads and traffic control, further exacerbating the strain on our already limited infrastructure.		
09/08/2024	Bernhard Schulz	EAS	Registered as an I&AP. Raised concerns with - The density of the proposed project - road infrastructure - water/ electricity infrastructure, - development won't fit in with the surrounding neighbourhood property value in the area,	Registered. Acknowledged receipt of email and attachments. Comments will be reviewed and addressed and a response will be provided in due course.	- Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024. - Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39. - Refer to the Engineering Report regarding civil services associated with the project.
09/08/2024	Fanus Gerber	EAS	Registered as an I&AP. Raised concerns with - the development not complement the surrounding properties (low-cost high density) - environmental impacts - infrastructure problems	Registered. Acknowledged receipt of email. Comments were sent to the town planner.	- Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39. - Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the BAR (Section 29).

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
					Refer to the Engineering Report regarding civil services associated with the project.
11/08/2024	Steve Kirkup	EAS	Registered as an I&AP. Raised concerns that the project: - Disrupt all existing residents - Increased traffic levels - noise pollution - Air pollution - Deterioration of road surfaces - Damage of existing environmental eco-systems such as birds and wild animals - complete disruption of the existing community and their peaceful lifestyles, - eventual increase in road traffic, present water infrastructure is barely adequate, can't overload.	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	- Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024. - Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the BAR (Section 29) and in the Biodiversity Impact Assessment Report. - Refer to the Engineering Report regarding the different civil services associated with the project. - Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.
11/08/2024	Kym Kirkup	EAS	Registered as an I&AP.	Registered.	
11/08/2024	Rosanne Smith	EAS	Registered as an I&AP. Concerned about massive loss of wildlife and green belt in a critical biodiversity area. Endangered species in Sardinia Bay Conservancy affected. 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, and trees that are home to them. Decline in neighborhood aesthetic appeal, tranquility, and desirability. Impact on property values - due to the loss of green space, the appeal of existing properties is diminished. Increased	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	- Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the BAR (Section 29) and in the Biodiversity Impact Assessment Report. - Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
			traffic and noise pollution, loss of the current peaceful environment where children play. Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.		Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.
11/08/2024	Mary-Jane Garde-van Heerden	EAS	Registered as an I&AP. Concerned about massive loss of wildlife and green belt in a critical biodiversity area. Endangered species in Sardinia Bay Conservancy affected. 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, and trees that are home to them. Decline in neighborhood aesthetic appeal, tranquility, and desirability. Impact on property values - due to the loss of green space, the appeal of existing properties is diminished. Increased traffic and noise pollution, loss of the current peaceful environment where children play. Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	- Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the BAR (Section 29) and in the Biodiversity Impact Assessment Report. - Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39. - Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.
11/08/2024	Chris Garde-van Heerden	EAS	Registered as an I&AP. Concerned about massive loss of wildlife and green belt in a critical biodiversity area. Endangered species in Sardinia Bay Conservancy affected. 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, and trees that are home to them. Decline in neighborhood aesthetic appeal,	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	- Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the BAR (Section 29) and in the Biodiversity Impact Assessment Report. - Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
			tranquility, and desirability. Impact on property values - due to the loss of green space, the appeal of existing properties is diminished. Increased traffic and noise pollution, loss of the current peaceful environment where children play. Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.		Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.
11/08/2024	Grant Smith	EAS	Registered as an I&AP. Concerned about massive loss of wildlife and green belt in a critical biodiversity area. Endangered species in Sardinia Bay Conservancy affected. 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, and trees that are home to them. Decline in neighborhood aesthetic appeal, tranquility, and desirability. Impact on property values - due to the loss of green space, the appeal of existing properties is diminished. Increased traffic and noise pollution, loss of the current peaceful environment where children play. Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	- Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the BAR (Section 29) and in the Biodiversity Impact Assessment Report. - Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39. - Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.
11/08/2024	Garreth Smith	EAS	Registered as an I&AP. Concerned about massive loss of wildlife and green belt in a critical biodiversity area. Endangered species in Sardinia Bay Conservancy affected. 17	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the BAR (Section 29) and in the Biodiversity Impact Assessment Report.

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
			hectares of displaced wildlife, birds of prey, monkeys, spiders, and trees that are home to them. Decline in neighborhood aesthetic appeal, tranquility, and desirability. Impact on property values - due to the loss of green space, the appeal of existing properties is diminished. Increased traffic and noise pollution, loss of the current peaceful environment where children play. Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.		- Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39. - Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.
11/08/2024	Browny Smith	EAS	Registered as an I&AP. Concerned about massive loss of wildlife and green belt in a critical biodiversity area. Endangered species in Sardinia Bay Conservancy affected. 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, and trees that are home to them. Decline in neighborhood aesthetic appeal, tranquility, and desirability. Impact on property values - due to the loss of green space, the appeal of existing properties is diminished. Increased traffic and noise pollution, loss of the current peaceful environment where children play. Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	- Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the BAR (Section 29) and in the Biodiversity Impact Assessment Report. - Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39. - Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
11/08/2024	Iris Ferreira	EAS	Registered as an I&AP. Concerned about massive loss of wildlife and green belt in a critical biodiversity area. Endangered species in Sardinia Bay Conservancy affected. 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, and trees that are home to them. Decline in neighborhood aesthetic appeal, tranquility, and desirability. Impact on property values - due to the loss of green space, the appeal of existing properties is diminished. Increased traffic and noise pollution, loss of the current peaceful environment where children play. Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.	Registered. Comments will be reviewed and addressed, and a response will be provided in due course.	- Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the BAR (Section 29) and in the Biodiversity Impact Assessment Report. - Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39. - Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.
11/08/2024	AJ	EAS	Concerned about massive loss of wildlife and green belt in a critical biodiversity area. Endangered species in Sardinia Bay Conservancy affected. 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, and trees that are home to them. Decline in neighborhood aesthetic appeal, tranquility, and desirability. Impact on property values - due to the loss of green space, the appeal of existing properties is diminished. Increased traffic and noise pollution, loss of the current peaceful environment where children play. Social wellness of new and existing residents due to loss	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	- Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the BAR (Section 29) and in the Biodiversity Impact Assessment Report. - Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39. - Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
			of natural environment and the cramped design of the housing.		
11/08/2024	Charles Holing	EAS	Registered as an I&AP. Concerned about: • current sewage system being overtaxed already • the current of the proposed black water purification system sewage system that already overtaxed • increased load on current roads (traffic infrastructure) • impact on the ambiance of areas/s environmental impact	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	• Refer to the Engineering Report regarding the different civil services associated with the project. • Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024. • Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the BAR (Section 29) and in the Biodiversity Impact Assessment Report.
11/08/2024	Frank van der Burg	EAS	Concerned about massive loss of wildlife and green belt in a critical biodiversity area. Endangered species in Sardinia Bay Conservancy affected. 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, and trees that are home to them. Decline in neighborhood aesthetic appeal, tranquility, and desirability. Impact on property values - due to the loss of green space, the appeal of existing properties is diminished. Increased traffic and noise pollution, loss of the current peaceful environment where children play. Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.	Registered. Comments will be reviewed and addressed, and a response will be provided in due course.	• Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39. • Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the BAR (Section 29) and in the Biodiversity Impact Assessment Report.

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
11/08/2024	Janine Palm	EAS	Registered as an I&AP. Pointed out that the already stressed infrastructure must be developed first before starting with the development.	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	Refer to the Engineering Report regarding the different civil services associated with the project and Section 1.4 of the BAR.
11/08/2024	Bitton Franscois	EAS	Registered as an I&AP. Objected to the development due to the direct impact on their property value and views.	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.
11/08/2024	Jordaan Franscois	EAS	Registered as an I&AP. Objected to the development due to the direct impact on their property value and views.	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39.
11/08/2024	Amanda Esterhuyse	EAS	Registered as an I&AP. Raised concerns regarding: - The endangerment of wildlife. - The decrease in property value as the development is a low-cost housing project and the major influx of traffic that we will experience. - Possible increase the criminal interest in the area as they will be open and vulnerable with the property to greenery ratio being seriously impeded. - Issues with no working streetlights Possible increase in accidents with an additional $\pm$ 500 vehicles using the roads.	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	- Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the BAR (Section 29) and in the Biodiversity Impact Assessment Report. - Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39. - Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.
11/08/2024	Dave McIntosh	EAS	Registered as an I&AP.	Registered	
11/08/2024	Ilona McIntosh	EAS	Registered as an I&AP.	Registered	

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
12/08/2024	L. Estelle Roodt.	EAS	Registered as an I&AP. Concerned about massive loss of wildlife and green belt in a critical biodiversity area. Endangered species in Sardinia Bay Conservancy affected. 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, and trees that are home to them. Decline in neighborhood aesthetic appeal, tranquility, and desirability. Impact on property values - due to the loss of green space, the appeal of existing properties is diminished. Increased traffic and noise pollution, loss of the current peaceful environment where children play. Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	- Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the BAR (Section 29) and in the Biodiversity Impact Assessment Report. - Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39. - Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.
12/08/2024	Mel Darlow.	EAS	Registered as an I&AP. Concerned about massive loss of wildlife and green belt in a critical biodiversity area. Endangered species in Sardinia Bay Conservancy affected. 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, and trees that are home to them. Decline in neighborhood aesthetic appeal, tranquility, and desirability. Impact on property values - due to the loss of green space, the appeal of existing properties is diminished. Increased traffic and noise pollution, loss of the current peaceful environment where children play. Social wellness of new and existing residents due to loss	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	- Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the BAR (Section 29) and in the Biodiversity Impact Assessment Report. - Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39. - Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
			of natural environment and the cramped design of the housing.		
12/08/2024	Russell Darlow.	EAS	Registered as an I&AP. Concerned about massive loss of wildlife and green belt in a critical biodiversity area. Endangered species in Sardinia Bay Conservancy affected. 17 hectares of displaced wildlife, birds of prey, monkeys, spiders, and trees that are home to them. Decline in neighborhood aesthetic appeal, tranquility, and desirability. Impact on property values - due to the loss of green space, the appeal of existing properties is diminished. Increased traffic and noise pollution, loss of the current peaceful environment where children play. Social wellness of new and existing residents due to loss of natural environment and the cramped design of the housing.	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	- Concerns relating to the environmental impacts of the proposed project are addressed in the Impact Evaluation section of the BAR (Section 29) and in the Biodiversity Impact Assessment Report. - Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39. - Concerns relating to road infrastructure and traffic are addressed on pages 23 and 24 of the TIA published in November 2024.
12/08/2024	Mark William Botha	EAS	Registered as an I&AP. Raised concerns: - increased traffic, - noise, - impact on the natural environment we all love, - water supply issues, - sewerage is already a problem, - property value, - security	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	- Concerns relating to road infrastructure are addressed on pages 23 and 24 of the TIA published in November 2024. - Concerns relating to water infrastructure are addressed in Section 1.4.2 of the BAR. - Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39. - Concerns relating to noise, pollution, and fauna are addressed in the Impact Evaluation section of the BAR (Section 29).

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
			Suggested the following studies be conducted - EIA Study - Traffic Impact Assessment - Social Impact Assessment		- Concerns regarding the impact of the proposed project on the Foul sewer system are addressed in Section 1.4.3 of the BAR. - Refer to Section 1.6 (Security) of the BAR.
12/08/2024	Cobus Joubert	EAS	Registered as an I&AP. Raised concerns with regard to: - Potential for increased traffic and noise pollution. - The development of the green belt into housing will bring increased traffic and noise pollution, which could make the area less desirable for current and future residents. - This decrease in quality of life could lead to a decline in housing demand and subsequently, property values. Impact on local infrastructure and services. - The new development could strain local infrastructure and services, such as roads, schools, and public utilities, leading to a decrease in the quality of life. This strain could make their area less attractive to potential buyers, thereby reducing property values in the surrounding neighborhoods.	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	- Concerns relating to road infrastructure are addressed on pages 23 and 24 of the TIA published in November 2024. - Concerns relating to water infrastructure are addressed in Section 1.4.2 of the BAR. - Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39. - Concerns relating to noise, pollution, and fauna are addressed in the Impact Evaluation section of the BAR (Section 29). - Concerns regarding the impact of the proposed project on the Foul sewer system are addressed in Section 1.4.3 of the BAR. - Refer to Section 1.6 (Security) of the BAR.
12/08/2024	Derek Soutter	EAS	Registered as an I&AP. Pointed out that the proposed development will double the number of houses in the area.	Registered. Comments will be reviewed and addressed and a response will be provided in due course.	- Concerns relating to road infrastructure are addressed on pages 23 and 24 of the TIA published in November 2024. - Concerns relating to water infrastructure are addressed in Section 1.4.2 of the BAR.

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
			The existing roads and traffic systems are not capable of handling such a high influx of properties,		- Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39. - Concerns regarding the impact of the proposed project on the Foul sewer system are addressed in Section 1.4.3 of the BAR.
12/08/2024	Linda Soutters	EAS	Registered as an I&AP.	Registered	
12/08/2024	Jennifer Harris	EAS	Registered as an I&AP.	Registered	
12/08/2024	Neville Bentz	EAS	Registered as an I&AP. Raised potential issues relating to: - Impact of increased traffic; - services, especially water supply and sewage; - building density; location of multi-story buildings relative to existing Pari Park homes.	Registered	- Concerns relating to road infrastructure are addressed on pages 23 and 24 of the TIA published in November 2024. - Concerns relating to water infrastructure are addressed in Section 1.4.2 of the BAR. - Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39. - Concerns relating to noise, pollution, and fauna are addressed in the Impact Evaluation section of the BAR (Section 29). - Concerns regarding the impact of the proposed project on the Foul sewer system are addressed in Section 1.4.3 of the BAR. - Refer to Section 1.6 (Security) of the BAR.
12/08/2024	Dale Bentz	EAS	Registered as an I&AP.	Registered	
12/08/2024	Dean Muller	EAS	Registered as an I&AP.	Registered	
12/08/2024	Clive Wulfon	EAS	Registered as an I&AP.	Registered	
12/08/2024	Sebastian Pillay	EAS	Registered as an I&AP. Raised concerns with:	Registered	Concerns relating to road infrastructure are addressed on pages 23 and 24 of the TIA published in November 2024.

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
			- The impact of the development on animal and plant life. - Impact of excess traffic and major security issues. - Property values are in jeopardy and loss of sea views. Over Over-saturated and local real estate. Protection of existing homeowners' investment in the area.		- Concerns relating to water infrastructure are addressed in Section 1.4.2 of the BAR. - Concerns relating to property value are addressed in the Final Comments section of the SEIA, page 39. - Concerns relating to noise, pollution, and fauna are addressed in the Impact Evaluation section of the BAR (Section 29). - Concerns regarding the impact of the proposed project on the Foul sewer system are addressed in Section 1.4.3 of the BAR. - Refer to Section 1.6 (Security) of the BAR.
12/08/2024	Ross Zietsma	EAS	Registered as an I&AP.	Registered	
15/08/2024	Michelle Caputo	EAS	Registered as an I&AP.	Registered	
15/08/2024	Cynthia Streicher	EAS	Registered as an I&AP.	Registered	
15/08/2024	Ursula Griffin	EAS	Registered as an I&AP.	Registered	
16/08/2024	Sharon Luckman	EAS	Registered as an I&AP. Requested that Chopin Road be marked the plan. I was always under the impression that Chopin Road would extend as I have a second gate on the property for access when this does happen. I currently have a servitude across the adjoining properties. I thus need to know if Chopin will extend to be a municipal road with future access directly to my	Registered. Please note that the due dates for registration and comments are a formality and have to be indicated as per the NEMA requirements, however, I run my public participation processes throughout the lifetime of the projects I work on to ensure no one is left out and that we have a transparent and inclusive (and thus productive) public participation process. Please feel free to send me any and all IAP registration requests or comments regardless of	Refer to page 22 of the Traffic Impact Assessment report, which entails the access configuration for the proposed site where Chopin Road is included.

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
			property or if Scribante has purchased the whole property.	the date. The only dates that are important to follow are the due dates for comment on the draft Basic Assessment Report (BAR). This will only happen at a later stage in the project. It is important to ensure comments are submitted prior to the due date for comment, because we only have a certain amount of time to submit the reports to the competent authority and thus have to ensure we address comments within the designated timeframes. I will emphasize the importance of those due dates once the draft BAR is made available to the public for review and comment.	
16/08/2024	Andrew Luckman	EAS	Registered as an I&AP.	Registered	
13/11/2024	Cindy Swart	EAS	Registered as an I&AP. Expressed her frustration of not being aware of the upcoming development.	Registered. Public participation is open throughout the project process and we are only in the pre-application phase of this project regarding the environmental application in terms of the NEMA EIA Regulations. Feel free to complete the comment and IAP registration form attached in Letter 1 and send it back to me. Kindly note that the majority of comments (i.e., comments relevant to the project EIA process) and concerns will be addressed in the draft Basic Assessment Report and that all registered IAP's will be notified once this report becomes available for public review.	

Date	Sent from:	Sent to:	Content of communication:	Response:	Reference:
04/02/2025	Cobus Jouberg	EAS	Wanted to know the status of the development.	Thanks for your interest in the project. We as the EAP, are just awaiting an Engineering report. Once received we will likely proceed with the application for Environmental Authorisation. You will be notified when this Application is submitted.	
21/07/2025	Cobus Joubert.	EAS	Registered as an I&AP. Expressed concern about increased traffic through residential roads due to the proposed entrance on Blumberg Road, as well as potential safety and security risks during the construction phase of the development.	Referred him to page 18 of TIA (access has been planned along practical routes from Glendore Road to distribute traffic evenly). Additional mitigation measures will be included in the Final Basic Assessment Report to address safety and security concerns during construction.	- Refer to page 18 of TIA - Refer to page 128 of FBAR
30/07/2025	Frank van der Burg	EAS	Expressed concern over CBA classification (and implications for his property rights), as well as biodiversity impacts and traffic concerns	Explained that although the erven fall within a Critical Biodiversity Area (CBA), this does not automatically prohibit development but requires stricter environmental assessment in line with NEMA regulations. A biodiversity specialist confirmed the presence of Sardinia Forest Thicket, with high-sensitivity areas excluded from development and mitigation measures proposed to reduce biodiversity impacts to Low/Very Low. The Traffic Impact Assessment found the existing road network sufficient to handle projected traffic, and all concerns raised will be considered by the competent authority before approvals are granted.	- Refer to page 23 and 24 of TIA

2 Appendices

- 2.1. Appendix A - List of Interested and Affected Parties
- 2.2. Appendix B – Notifications
 - 2.2.1. *Newspaper Notice*
 - 2.2.2. *Notice Sign*
 - 2.2.3. *Background Information Document (BID)*
 - 2.2.4. *Notification Letter 1*
 - 2.2.5. *Notification Letter 2*
 - 2.2.6. *Delivery Notification of Neighbouring Landowners*
- 2.3. Appendix C – Community Meeting Attendance Register
- 2.4. *Appendix D – I&AP Registration Forms*
- 2.5. *Appendix E – I&AP Correspondence*
- 2.6. *Appendix F – DEDEAT Correspondence*
- 2.7. *Appendix G – Other Organs of State Correspondence*

2.1 Appendix A - List of Interested and Affected Parties

NAME	OCCUPATION/AFFILIATION	TELEPHONE NUMBER POSTAL ADDRESS/ RESIDENTIAL ADDRESS	EMAIL ADDRESS
LANDOWNERS, CLIENTS & ASSOCIATES			
Mr Aldo Gregorio Scribant	CGS Property Trust	041 484 7211 P.O. Box 2179, North End, 6056, Gqeberha	aldos@scribantepe.co.za
GOVERNMENT I&AP's			
Andries Struwig (Assistant Director)	Eastern Cape Department: Economic Development, Environmental Affairs & Tourism (DEDEAT)	041 508 5808 Private Bag X5001, Greenacres, Port Elizabeth, 6057	Andries.Struwig@dedea.gov.za
Jeff Govender (Regional Director)		041 508 5800 Private Bag X5001, Greenacres, Port Elizabeth, 6057	dayalan.govender@dedea.gov.za
Lindelwa Twala (Case Officer)	Eastern Cape Department: Economic Development, Environmental Affairs & Tourism (DEDEAT)		Lindelwa.twala@dedea.gov.za
Monde Manga	EC Department of Transport	Private Bag X 0023, Bhisho, 5605, Eastern Cape	Monde.Manga@ectransport.gov.za
Mr M C Mafani	Dept of Transport (ECDOT)		mzi.mafani@ectransport.gov.za
Ayanda MaMncwabe Mama	Eastern Cape Provincial Heritage Resources Authority (ECPHRA)		amncwabe@gmail.com
Adv. Lungisa Malgas (Chief Executive Office)	South African Heritage Resources Agency (SAHRA)	021 462 4502 P.O. Box 4637, Cape Town, 8000	lmalgas@sahra.org.za
Bahlekile Keikelame	Department of Rural Development and Land Reform (DRDLR)	082 377 8295/ 043 700 7000	Bahlekile.keikelame@drdlr.gov.za
Siphokazi Ndudane		(0) 40602 5006/7 10th Floor Dukumbana Building Independence Avenue BHISHO, 5606	Siphokazi.Ndudane@drdar.gov.za
Ms Thabile Mehlomakhulu	Eastern Cape Department: Rural Development & Land Reform	043 700 7030 P.O. Box 1958, East London, 5200	thabile.mehlomakhulu@drdlr.gov.za
Babalwa Layini	Department Forestry, Fisheries & Environment (DFFE)	0637504427 Private Bag X12998, Centrahil, Port Elizabeth, 6006	babalwaL@dffe.gov.za
Nomantombazana Gazi		041 407 4003 Private Bag X12998, Centrahil, Port Elizabeth, 6006	nomantombazanaG@dffe.gov.za
Mzukisi Maneli	Department: Water & Sanitation (DWS)	041 501 0740	manelim@dws.gov.za

NAME	OCCUPATION/AFFILIATION	TELEPHONE NUMBER POSTAL ADDRESS/ RESIDENTIAL ADDRESS	EMAIL ADDRESS
		Private Bag X6041, Port Elizabeth 6000	
Portia Makhanya: Chief Director	Department: Water & Sanitation (DWS)	043) 604 5400 Private Bag X7485 KING WILLIAM'S TOWN 5600	MakhanyaP@dws.gov.za
Ms. Londeka Jilimane	Eastern Cape Parks and & Tourism Agency (ECPTA)		Londeka.Jilimane@ecpta.co.za
HOD Thandolwethu L. Manda	Eastern Cape Dept of Roads and Public Works (DRPW)	060 9600 473/040 602 4244 Qhasana Building, Independence Ave 5605, Bhisho, Eastern Cape, Private Bag X0022	Thandolwethu.Manda@ecdpcw.gov.za hod.office@ecdpcw.gov.za
MS. Itumeleng Felicity Ranyele	NMBM - Roads and Transport	041 505 4420 / 082 303 5664 Room 309, 3rd Floor, Noninzi Luzipho Building, Central, Port Elizabeth, 6001	itumelengranyele@gmail.com / jsampson@mandelametro.gov.za
Mkhuseli John Jack	NMBM - Economic Development Tourism and Agriculture	084 490 4179	idspe@iafrica.com
John Mervyn Mitchell	NMBM - Infrastructure and Engineering	084 742 7014	stagmitchell@gmail.com
Buyiswa Deliwe	NMBM - Manager: Environmental Health (Air & Noise Pollution)		bhumani@mandelametro.gov.za
Joram Mkosana	NMBM - Director Environmental Management		jmkosana@mandelametro.gov.za
Pamela Howes	NMBM - Secretary: Environmental Management	041 506 5464 15th Floor, Lilian Diedericks Building 196-200 Govan Mbeki Avenue, Central Port Elizabeth, 6000	phowes@mandelametro.gov.za
Andre de Ridder	NMBM - Senior Director: Fire & Emergency Services	041 585 2311 1st Floor, South End Fire Station South End, Port Elizabeth, 6001	aderidde@mandelametro.gov.za
Mthulisi Msimanga	NMBM – Director: Land Use and Management	041 506 1095 3rd Floor, Lillian Diedericks Building (Brister House), Central Port Elizabeth, 6000	mmsimanga@mandelametro.gov.za
Schalk Potgieter	NMBM - Strategic Planning		spotgiet@mandelametro.gov.za
Noxolo Nqwazi	NMBM - Chief Operating Officer - Acting City Manager	041 506 3209 City Hall, 1st Floor, Market Square , 32	cm@mandelametro.gov.za

NAME	OCCUPATION/AFFILIATION	TELEPHONE NUMBER POSTAL ADDRESS/ RESIDENTIAL ADDRESS	EMAIL ADDRESS
		Govan Mbeki Avenue, Port Elizabeth, 6001	
Maryka du Plessis	NMBM - Secretary to Director: Integrated Development Plan	041 505 4530 Ground Floor, Noninzi Luzipho Building Central, Port Elizabeth, 6001	idooffice@mandelametro.gov.za
Jill Miller	NMBM – Environmental Management		jmiller@mandelametro.gov.za
Joram Mkosana	NMBM – Environmental Management		jmkosana@mandelametro.gov.za
Nyasha Chamburuka	NMBM – Town Planning		nchamburuka@mandelametro.gov.za
Allister Jordan	NMBM – Acting Director Properties and Planning	041 506 3498	ajordan@mandelametro.gov.za
Dries van der Westhuizen	NMBM Ward 1 Councillor	Office: 041 5831 732/9 Whatsapp: 081 3900 329	ward1@mandelametro.gov.za
REGISTERED I&APS			
Stephen Holness		082 887-3735 11 Michelangelo Avenue, Pari Park, PE	Stephen.Holness@mandela.ac.za
Frances Taylor	Private Individual	082 570 6000 36 Blumber Rd, Providentia	frances@softfrog.co.za
Samantha Schewitz			samschewitz@gmail.com
Prof Pierre Pistorius			
Owethu Pantshwa			opantshwa@mandelametro.gov.za
Donne Gouws			
Michael Scanlen			
Noelene Greef		083 261 7110 10 Michael Angelo Av, Pari Park, Port Elizabeth	noelene@wheco.co.za
Matthew Versfeld		072 602 6015 39 Rossini Place, Pari Park, Port Elizabeth	versfeldmatthew@gmail.com
Murray Versfeld		082 567 7234 39 Rossini Place, Pari Park, Port Elizabeth	murray@waikatosa.co.za
Cheryl Botha	Long-time resident and property owner	0825688532 16 Chopin Rd , Pari Park, PE	0798992536@vodamail.co.za
Bernhard Sculz	Private	060 911 9859 33 Glendore Rd, Pari Park, PE	Bmhrd.shulz@gmail.com
Steven Kirkup	Homeowner	062 160 3136 20 Marcia Way, Providentia, PE	steve.k@one.za.com
Kym Kirkup	Homeowner	062 160 3136 20 Marcia Way, Providentia, PE	kymkirkup1@gmail.com

NAME	OCCUPATION/AFFILIATION	TELEPHONE NUMBER POSTAL ADDRESS/ RESIDENTIAL ADDRESS	EMAIL ADDRESS
Frank van der Burg		0763671333 15 Wodehouse Street, Providentia, 6070, Port Elizabeth	fmevanderburg@gmail.com
Charles Holing		069 921 1894 4 Rossini Rd, Pari Park, PE	holingcharles@gmail.com
Mary Jane Garde van Heerden		0727143864 2 Mendelssohn Road, Pari Park	more.about.being@gmail.com
Chris Garde van Heerden		0789801260 Same as above	chrishv81@gmail.com
Rosanne Smith		0814811724 4 Olga Avenue, Providentia, PE	grsmith@amoebia.co.za
Garreth Smith		0814668166 Same as above	garrethsmith@gmail.com , garrethsmith@gmail.com
Bronwyn Smith		0614243900 Same as above	bronwynsmith612@gmail.com
Grant Smith		0814811724 Same as above	smithg4@telkom.co.za
AJ Ferreira		0815706733 Pari Park, PE	Deonferreira61@gmail.com
Iris Ferreira		Same as above	Ferreira931@gmail.com
Franscois Jordaan	Co-Home Owner	066 184 5947 12 Cyril Road, Providentia, PE	heinet@lantic.net
Francscois Britton	Co-Home Owner	066 184 5946 Same as above	fbritton@algoameat.co.za
Janine Myra Palm	Personal	041 366 2004 35 Glendore Rd, Pari Park, PE	palmeng@netsurfers.co.za
Amanda Esterhuyse		0822024809 1 Blumberg Road, Pari Park, PE	amanda.esterhuyse@mandela.ac.za
Cobus Joubert		0843551022 46 Marcia way, Providentia , PE	cobus.joubert@mandela.ac.za
Lilian Estelle		0724503802 13 Rossini Road, Pari Park, PE	L.Estelle.Roodt@gmail.com
Derek Soutter	Personal	083 410 6343 31 Rossini Crescent, Pari Park, PE	derek@geosciencelab.co.za
Sebastian Pillay		074 887 3566 27 Blumberg Road Providentia, PE	sebpillay@gmail.com
Neville Bentz		083 406 3306	Neville.bentz@gmail.com

NAME	OCCUPATION/AFFILIATION	TELEPHONE NUMBER POSTAL ADDRESS/ RESIDENTIAL ADDRESS	EMAIL ADDRESS
		27 Brahms Road, Pari Park, PE	
Jennifer Harris		084 6772725 5 Blumberg Rd, Pari Park, PE	Jenniferharris960@gmail.com
Mel Darlow		0823260699 15 Harry Road, Pari Park, PE	rdarlow5@gmail.com
Russel Darlow		Same as above	Same as above
Ross Zietsman		0834003722	zietsmanfamily@imagnet.co.za
Mark Botha	Long time resident, property owner and ward committee member	0828532331 16 Chopin Rd, Pari Park, PE	mark.w.botha@vodamail.co.za
NEIGHBOURING LANDOWNERS			
Karin Henderson			
Jan Du Plessis			
Dr Janet Cherry and Ken Pinchuck			
Peter Crowther			
Rev. Roland Watson and Ruth Watson			
Dr Stephen Holness			
Bastiaan Wiegand and Mrs Jackie Syphus			
Neville Bentz			
Terence Doyle			
IAPs FROM PREVIOUS APPLICATIONS			
Carol-Anne Cash			
Esterhuyse Amanda			
David Ascher			
Dr Winter Deo			
Prof Raubenheimer Deon			
Gerhard and Renata van der Merwe			
Eddie Dyason			
Mrs Newman Elsabe, and Mr. David Fisher			
Enrico Venter			
Fanus Gerber			
Fiona Whitby			
Gary Perrin			
Jane Frauenstein			
Justin Longmore			
Karin Henderson			
Leon de Beer			
Mark Botha			

NAME	OCCUPATION/AFFILIATION	TELEPHONE NUMBER POSTAL ADDRESS/ RESIDENTIAL ADDRESS	EMAIL ADDRESS
Mike Nowick			
Neil Bisseker			
Noelene Greeff			
Peter Crowther			
Grieb Roy			
Rev. Roland Watson and Ruth Watson			
Rolf Kickhofe			
Ross and Hannie Spearing			
Dr Shaleen Els			
Shelly Desmond			
Dr Stephen Holness			
Terence Doyle			
Tony White			
Trevor & Pat Compton			
Morgan Griffiths			
Bill Sanderson			
Mrs Jane McCartney and Mr Chris McCartney			
South End Kwik Spar			
Bill Sanderson			
Joubert, Bradley John J			
Brendan McGrath			
Ishbel Birch and Craig Birch			
Deon Slabbert			
Jeanette-Mari du Plessis and Evert du Plessis			
Mr Gerber Fanus			
Fiona Whitby			
George Bowen			
Warren Guy			
Bastiaan Wiegand and Mrs Jackie Syphus			
Jan Du Plessis			
Dr Janet Cherry and Ken Pinchuck			
Michelle and Kobus			
Malcom Wait			
Niel Bisseker			
Neill Erickson			
Neville Bentz			
Mrs Noelene Greeff			
Roger Stephen			
Roy Grieb			

NAME	OCCUPATION/AFFILIATION	TELEPHONE NUMBER POSTAL ADDRESS/ RESIDENTIAL ADDRESS	EMAIL ADDRESS
Terence Doyle			
Tony White			

NOTICE OF PUBLIC PARTICIPATION PROCESS

BASIC ASSESSMENT PROCESS - PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

Notice is hereby given in terms of Regulation 41(2) of the Environmental Impact Assessment (EIA) Regulations published in Government Notice No. 982 (4 December 2014), as amended by NEMA EIA Regulations (2017): GN R326, 327, 325 and 324 promulgated on 07 April 2017, under section 24 (5) and 44 of the National Environmental Management Act 1998 (Act No 107 of 1998), as amended, regarding the proposed residential development of Erf 325, Theescombe, Nelson Mandela Bay Metropolitan Municipality. In terms of the EIA regulations, the proposed development will require a Basic Assessment.

Project Description:

The applicant, CGS Property Trust, intends to develop and utilise the site for the development of a residential estate and associated supporting infrastructure, as well as the installation of the required services. Locality: LAT: 34°00'19.92"S | LONG: 25°32'21.68"E

Opportunity to participate:

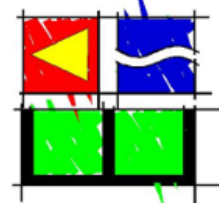
Engineering Advice and Services (Pty) Ltd have been appointed as an Independent Environmental Assessment Practitioner, to co-ordinate, manage and compile the relevant environmental impact and management reports, as well as to facilitate the relevant public participation process related to the proposed project in terms of the NEMA. The Basic Assessment will be submitted to the Eastern Cape Department of Economic Development, Environmental Affairs and Tourism (DEDEAT).

Listed Activities

A Basic Assessment is triggered by the inclusion of, but not limited to, the following "listed activity" in terms of the 2014 EIA Regulations, as amended: LN 1 (GNR No. R327) Activity 27; LN3 (GNR No. R324) Activity 12.

Registration of Interested & Affected Parties (I&APs)

Interested and affected parties are invited to complete and submit an I&AP form at request via e-mail or via the website www.easemp.co.za. The Background Information Document (BID) and Notification Letter will be provided containing more information regarding the project. Please provide feedback as soon as possible in order to receive the on-going communication throughout the BA process.



You are invited to register as an Interested and Affected Party. If you have any comments or queries, or if you require any further information, please contact:

Ms Lea Jacobs

Engineering Advice and Services

Tel: 041-581 2421

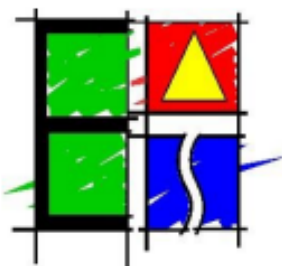
Fax: 086 683 9899

Email: enviro@easpe.co.za

Website: www.easemp.co.za

DATE OF NOTICE: 9 JULY 2024 END OF NOTICE: 12 AUGUST 2024

2.2.3 Background Information Document (BID)



BACKGROUND INFORMATION DOCUMENT AND INVITATION TO COMMENT

Proposed Residential Development of Erf 325, Theescombe, Gqeberha, Nelson Mandela Bay Municipality

Background

A Basic Assessment (BA) process has commenced to assist CGS Properties Trust in determining the environmental, economic and social impacts related to the proposed project and to obtain environmental authorisation for the Development of Erf 325 Theescombe, located within the Nelson Mandela Bay Metropolitan Municipality. The site will gain access from Blumberg Road and this will be the only entrance and exit way to and from the development. The site is bordered by residential properties to the North and East and Vacant/ peri-urban small holdings to the South and West. The site borders a large pocket of Sardinia Forest Thicket which is located to the south of the site.

The site development plan (SDP) is still in its draft stages and will be available for review during the Basic Assessment Report consultation period. All registered Interested and Affected Parties (IAPs) will be notified once more detailed plans are available for the development. At this stage of the process, it is known that the residential estate will consist of different villages that will accommodate different types of housing typologies. The residential estate will be a secure gated and fenced estate with controlled access.

All specialist input to be facilitated:

- Engineering - The engineering specialist has been appointed to address all stormwater and drainage, sewage and water reticulation aspects of the development in conjunction with the development of the SDP.
- Heritage Impact Assessment – The specialist was appointed, and the site will undergo a Phase 1 HIA. This report will be submitted to the ECPHRA for review.
- Palaeontological Impact Assessment - The specialist was appointed, and the site will undergo a PIA. This report will be submitted to the ECPHRA for review.
- Traffic Impact Assessment - The specialist has been appointed to undertake a TIA and to assess the current traffic of the connecting roads and traffic that will result from the proposed development.
- Biodiversity Impact Assessment – The specialist has been appointed to assess all terrestrial biodiversity aspects of the site. The specialist identified sensitive areas which have been indicated as no-go areas to the developer. These areas are marked as “forest corridor” sections and will not be developed. The detailed layout and description of the no-go areas will be discussed in the draft BAR. The specialist has also confirmed that there are no aquatic features within or close to the site which require any further assessment.

The proposed development will entail the following activities:

- Clearing of vegetation from the proposed site for development. All no-go areas will be clearly indicated and will not be disturbed at any stage during the development or operational phase of the project.

- Levelling and landscaping the site for roads, residential units and related infrastructure and on-site parking,
- The construction of a boundary fence/wall spanning the boundary of the property,
- Construction of internal roads to provide access to the buildings and on-site parking,
- Construction of walkways,
- Construction of residential units, gatehouse and other related infrastructure,
- Installation of stormwater infrastructure,
- Installation of sewer reticulation,
- Irrigation network installation (if required),
- Connections to existing municipal services,
- Construction activity related to access to the site, and
- Landscaping of the site to provide private open space between the buildings.

Summary of previous Environmental Applications

Erf 325, Theescombe, has previously undergone a Basic Assessment process along with multiple subsequent amendment application processes. The Environmental Authorisation, titled "Subdivision and Residential Development of Erf 325, Theescombe, Port Elizabeth, within the Nelson Mandela Bay Municipal Area," was assigned Authorization Notice Registration Number: ECm1/C/LN1&3/M/30-2013. This authorisation expired on January 11, 2023, and is no longer active. Consequently, the applicant must initiate a new Basic Assessment process for the site's development.

Public Consultation

The aim of this background Information Document is to provide stakeholders with information about this project, the process being followed and to provide them with an opportunity to be involved in the environmental assessment process. Interested and Affected Parties (IAPs) may raise issues of concern. Environmental, social and economic impacts will be examined in the Basic Assessment Process.

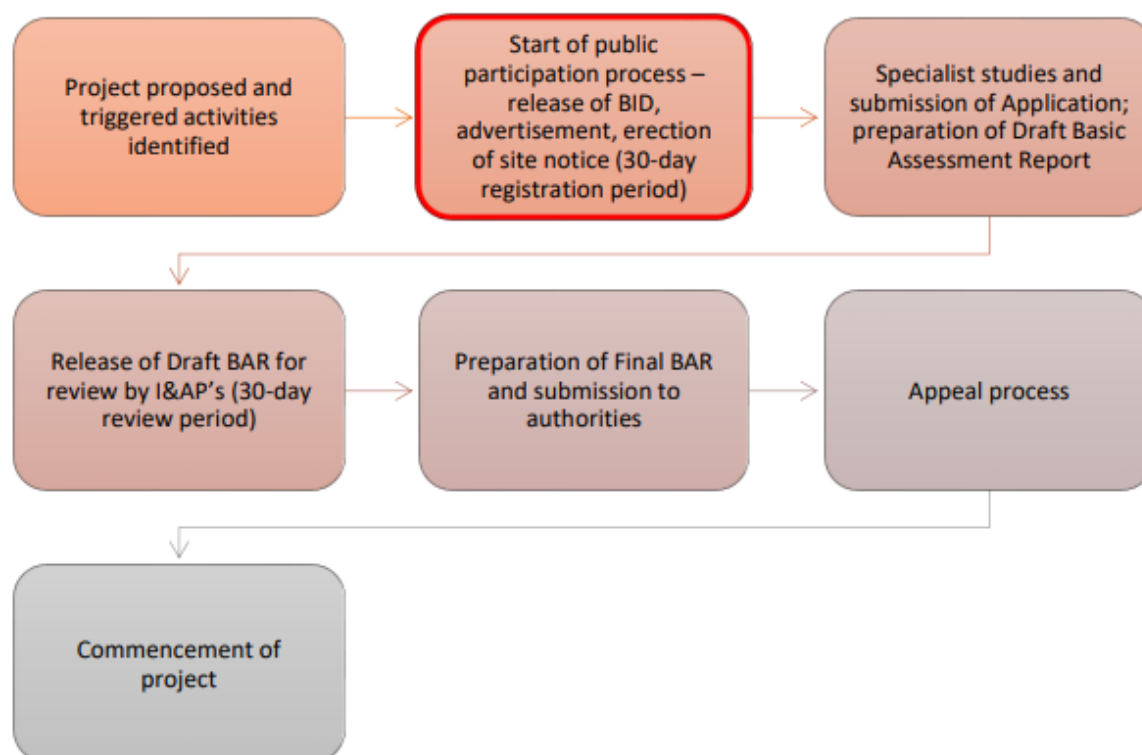
Results of the Basic Assessment process will be submitted to the Eastern Cape Department of Economic Development, Environmental Affairs and Tourism for Environmental Authorisation and the draft Basic Assessment Report will be made publicly available for 30 days for public review. All registered I&APs will receive a notification once this report is available for review. Additional project Information will be available on the following website: www.easemp.co.za as well as a link to register as an Interested and Affected Party and provide comment.

Registration as an IAP

To register, please use the website or send your contact information to the contact details below.

Engineering Advice and Services:	Ms Lea Jacobs
73 Heugh Road, Walmer, Port Elizabeth, 6013	Email: enviro@easpe.co.za
Tel: +27 (0) 41 581 2421	Fax: +27 (0) 86 683 9899

Where we are in the process



Legal Requirements

In terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) as amended ("NEMAA") and the NEMA EIA regulations, 2017: GN R324, 325, 326 and 327 published in Government Gazette 40772 on the 7 April 2017, the project requires a Basic Assessment because it includes, amongst others, listed activities in GN R327 & 342

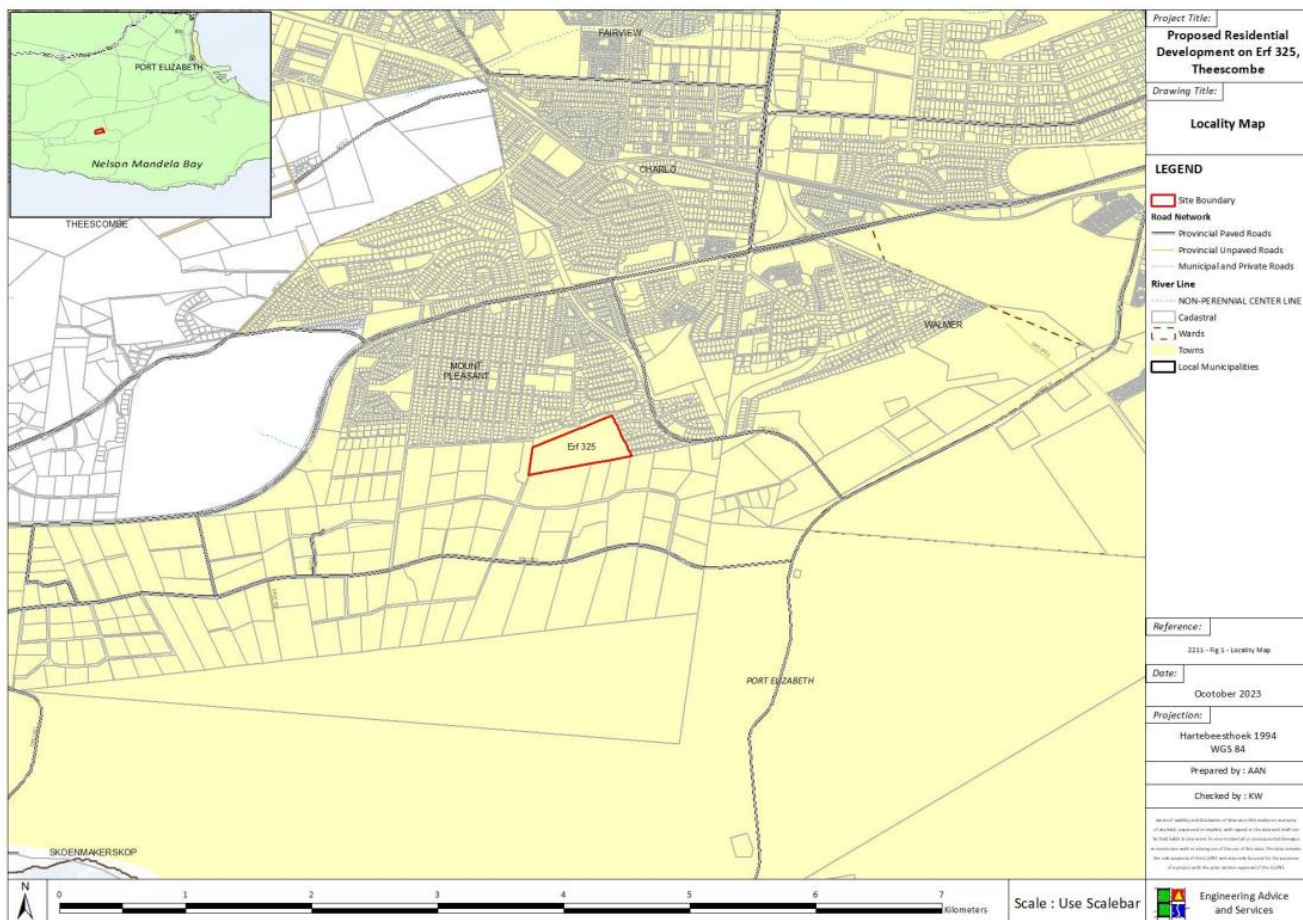
Listing Notice 1 Activities: NEMA EIA Regulations, 2017, GN R 327, requiring Basic Assessment

27	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— i) the undertaking of a linear activity; or ii) maintenance purposes undertaken in accordance with a maintenance management plan.
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Listing Notice 3 Activities: NEMA EIA Regulations, 2017, GN R 324, requiring Basic Assessment

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. (a) In Eastern Cape Province i) Within any 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; ii) Within critical biodiversity areas identified in bioregional plans;
----	---

Any other listed activities triggered by the project, will be determined during the process of compiling the application for the Basic Assessment.



2.2.4 Notification Letter 1



Engineering Advice and Services (Pty) Ltd

Associated with ULWAZI

Port Elizabeth Office:
Tel: (041) 581 2421
Fax: (086) 683 9899
E-mail: eampe@eampe.co.za
73 Heugh Rd, Walmer
PO Box 13867, Humewood
PORT ELIZABETH, 6013

VAT No : 4110162205

Dear Sir/Madam

9 July 2024

NOTICE OF BASIC ASSESSMENT PROCESS - PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

In terms of the NEMA EIA Regulations, 2014: as amended by NEMA EIA Regulations (2017): GN R327, 325 and 324 promulgated on 07 April 2017, under Chapter 5 of the National Environmental Management Act (as amended), you have been identified as an Interested and/or Affected Party (I&AP) for the above-mentioned project.

This serves as notification that a Basic Assessment process is being conducted on behalf of the applicant, CGS Property Trust, for the Development of Erf 325, Theescombe in Nelson Mandela Bay. The applicant intends to utilise the site for the development of a residential estate and associated supporting infrastructure, as well as the installation of the required services.

In terms of regulation 55 (1) (b) of Government Notice GN R326 interested and affected parties are to request in writing that their names be placed on the register of interested and affected parties. In order to register on the database, complete the comment and registration form attached to this correspondence or submit your contact details (via fax, email or the website – www.easemp.co.za) stating your full name, address and contact numbers. 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. The registration date commences on 9 July 2024 and ends on 12 August 2024.

To assist you in the submission of issues and concerns we have included with this correspondence a Background Information Document, Locality Map and a Comment Form. Project information can be accessed through the website www.easemp.co.za. Should you have any queries or require additional information please contact Ms Lea Jacobs using the contact details provided below. Once you have registered as an I&AP, you will be notified when the Basic Assessment Report is available for public review, which should provide the full scope of the project and all related activities.

NOTE: You are required to register as an I&AP in order to receive further correspondence regarding the Basic Assessment. In order to comply with Act No. 4 of 2013: Protection of Personal Information Act, 2013, you are hereby notified that all information divulged by you as an Interested and Affected Party will only be used for the purposes of this project. Kindly refer to consent on registration and comment form.

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

Step 1: Notification to Authorities and I&AP's: The first stage in the process entails notification of the intention to proceed with the BAR to the DEDEAT as well as interested and affected parties (I&APs). I&APs are required to register their interest on 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 on 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&AP's 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 DEDEAT 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 DEDEAT (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, 2017

The need for a Basic Assessment is triggered by the inclusion of, **but not limited to**, the following activities listed in GN R 327 & 324:

Listing Notice 1 Activities: NEMA EIA Regulations, 2017, GN R 327, requiring Basic Assessment

27	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— i) the undertaking of a linear activity; or ii) maintenance purposes undertaken in accordance with a maintenance management plan.	Vegetation clearing of on site will be required for the proposed infrastructure.
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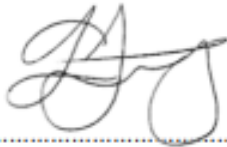
Listing Notice 3 Activities: NEMA EIA Regulations, 2017, GN R 324, requiring Basic Assessment

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. (a) In Eastern Cape Province i) Within any 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	Portion of the site is within Algoa Sandstone Fynbos which has critically endangered conservation status and portions of the site fall within the gazetted NMB
----	--	--

	Biodiversity Assessment 2004; ii) Within critical biodiversity areas identified in bioregional plans;	Bioregional Plan as a Critical Biodiversity Area.
--	--	---

Any other listed activities triggered by the project, will be determined during the process of compiling the Application form.

Kind Regards



Ms. Lea Jacobs (BSc) Cert.Sci.Nat (129284) (Reg. EAP) (EAPASA)

for Engineering Advice & Services (Pty) Ltd

Tel: 041 581 2421

Email: enviro@easpe.co.za

Fax: 086 683 9899

**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA
BAY METROPOLITAN MUNICIPALITY
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 JACOBS:

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):
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Physical Address:

Town:	Code:
-------	-------

Postal Address:

Town:	Code:
-------	-------

Consent to share above information (for the purposes of this project only)*:	Yes	No
--	-----	----

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 (email addresses are preferred) below:

PLEASE ADD MORE PAGES IF NECESSARY

*Note that all information conferred by you in this document is private information protected by the POPI Act, 2013. Kindly advise in the relevant section above whether this information can be distributed for the purposes of this project only. The NEMA EIA Regulations requires the EAP to keep an I&AP database containing the details as indicated above

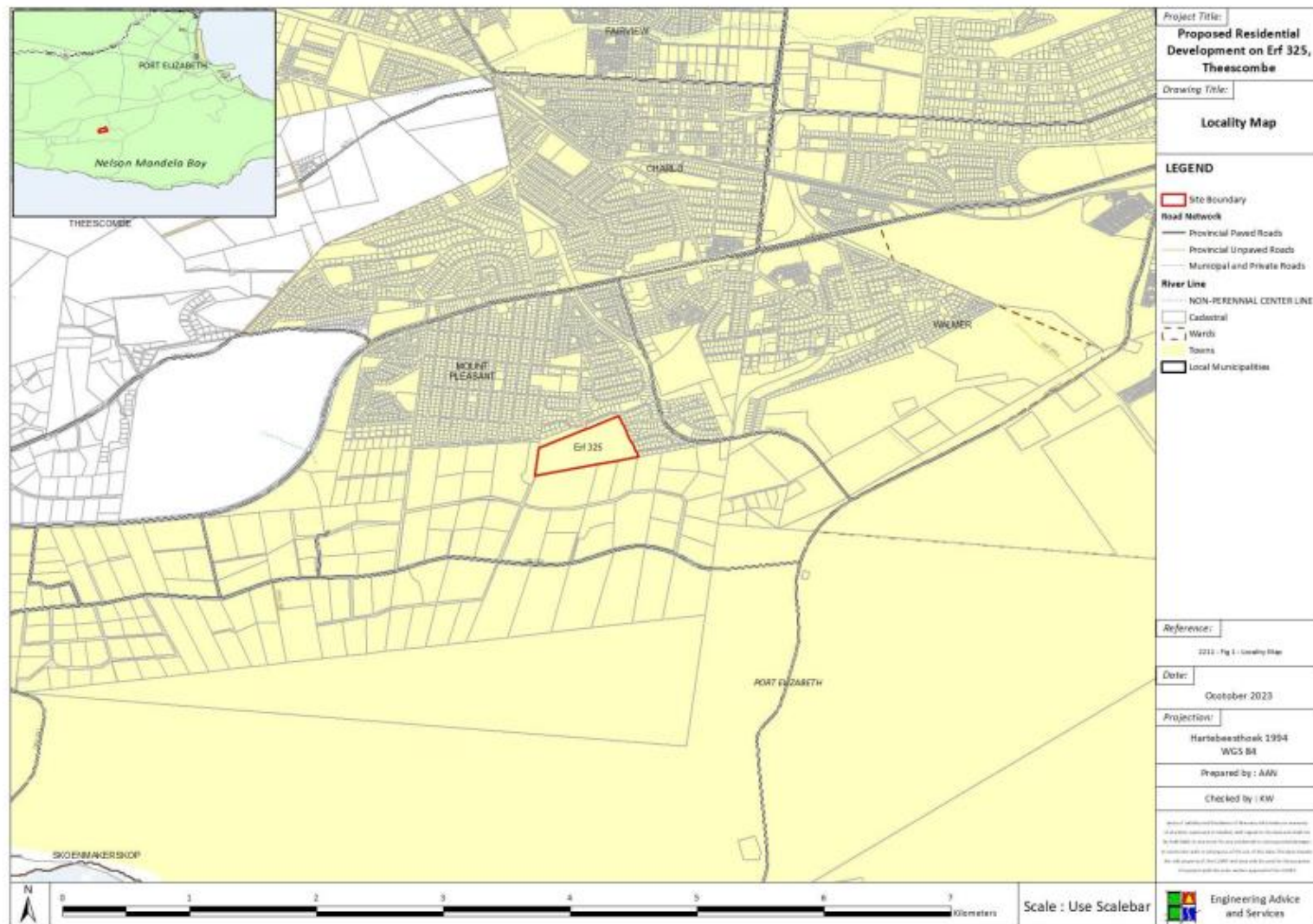




Figure 2: Aerial Map of the site



Engineering Advice and Services (Pty) Ltd

Associated with ULWAZI

Port Elizabeth Office:
Tel: (041) 581 2421
Fax: (086) 683 9899
E-mail: easpe@easpe.co.za
73 Heugh Rd, Walmer
PO Box 13867, Humewood
PORT ELIZABETH, 6013

VAT No : 4110162205

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15 July 2025

EAS Ref: 2211

DEDEAT Ref: ECm1/C/LN1&3/M/35-2025

NOTICE OF DRAFT BASIC ASSESSMENT REPORT: PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

Notice is hereby given in terms of the Environmental Impact Assessment (EIA) Regulations, 2014 (as amended in 2017) published in Government Notice No. 982 in Gazette No. 38282 (4 December 2014) published under sections 24(5) and 44 of the National Environmental Management Act, 1998 (Act No 107 of 1998), as amended, you have been identified as an Interested and/or Affected Party (I&AP) for the above-mentioned project. This serves as notification that a Basic Assessment process is being conducted on behalf of CGS Property Trust.

Engineering Advice and Services (EAS) has been appointed by CGS Property Trust to undertake an Environmental Impact Assessment process for the proposed development of a residential estate and associated supporting infrastructure, as well as the installation of required services on Erf 325, Theescombe in Nelson Mandela Bay, Eastern Cape. A Basic Assessment process is in progress by EAS, which investigates the proposed activities. Please be advised that the public comment/review period has commenced on **15 July 2025** and will end on **16 August 2025**. If you have previously registered and commented, please refer to the Comments and Responses Report and all other project reports available on the website www.easemp.co.za, or alternatively, send us an email to get access to the relevant documents.

In terms of regulation 55(1)(b) of Government Notice GN R326, interested and affected parties are to request in writing that their names be placed on the register of interested and affected parties. In order to register on the database, complete the comment and registration form attached to this correspondence or submit your contact details (via fax, email, or the website – www.easemp.co.za), stating your full name, address, and contact numbers. 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.

To assist you in the submission of concerns, we have included with this correspondence a Locality map, a Comment Form, and the executive summary. Further project information can be accessed through the website www.easemp.co.za. Should you have any queries or require additional information, please contact Ms Lea Jacobs using the contact details provided below.

Should you require other means of accessing the relevant documentation, kindly inform us, and we will gladly assist.

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 DEDEAT 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 DEDEAT 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 DEDEAT (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).

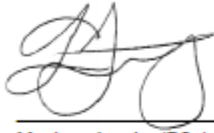
Listing Notice 1 Activities: NEMA EIA Regulations, 2017, GN R 327, requiring Basic Assessment

27	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— i) the undertaking of a linear activity; or ii) maintenance purposes undertaken in accordance with a maintenance management plan.	Vegetation clearing of on site will be required for the proposed infrastructure.
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Listing Notice 3 Activities: NEMA EIA Regulations, 2017, GN R 324, requiring Basic Assessment

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. (a) In Eastern Cape Province i) Within any 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; ii) Within critical biodiversity areas identified in bioregional plans;	Portion of the site is within Algoa Sandstone Fynbos, which has a critically endangered conservation status, and portions of the site fall within the gazetted NMB Bioregional Plan as a Critical Biodiversity Area.
----	---	--

Kind Regards



Ms. Lea Jacobs (BSc) Cert.Sci. Nat (129284) (Reg. EAP) (EAPASA)
for Engineering Advice & Services (Pty) Ltd

Tel: 041 581 2421

Email: enviro@easpe.co.za

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**PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA
BAY METROPOLITAN MUNICIPALITY
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 JACOBS:

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):

Can you communicate reliably via email?

Title: First Name: Surname:

Email:

Telephone: Fax:

Organisation & Capacity (If Applicable):

Physical Address:

Town: Code:

Postal Address:

Town: Code:

Consent to share above information (for the purposes of this project only)*: Yes No

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

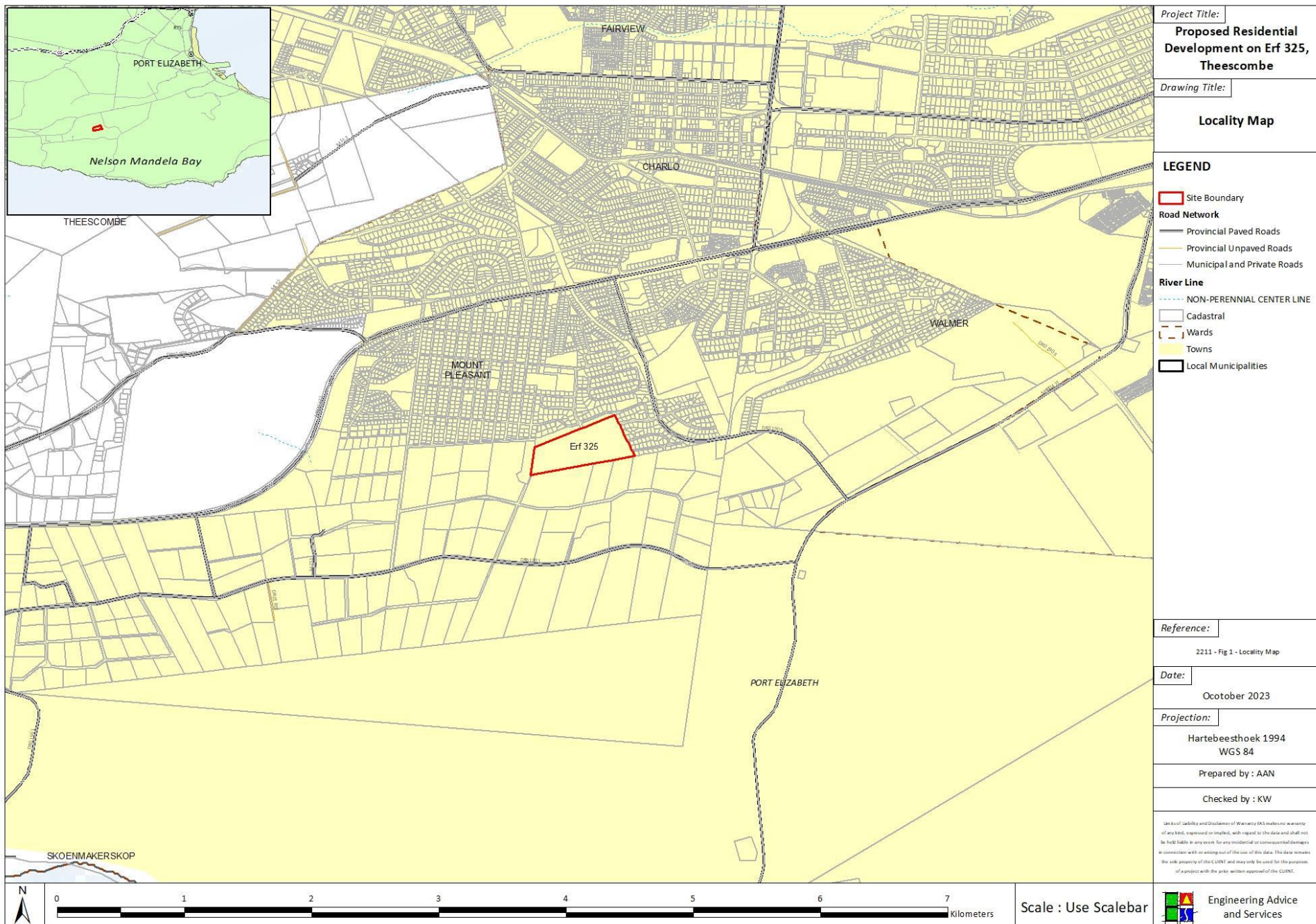
2. Do you have any comments with regards to the proposed project?

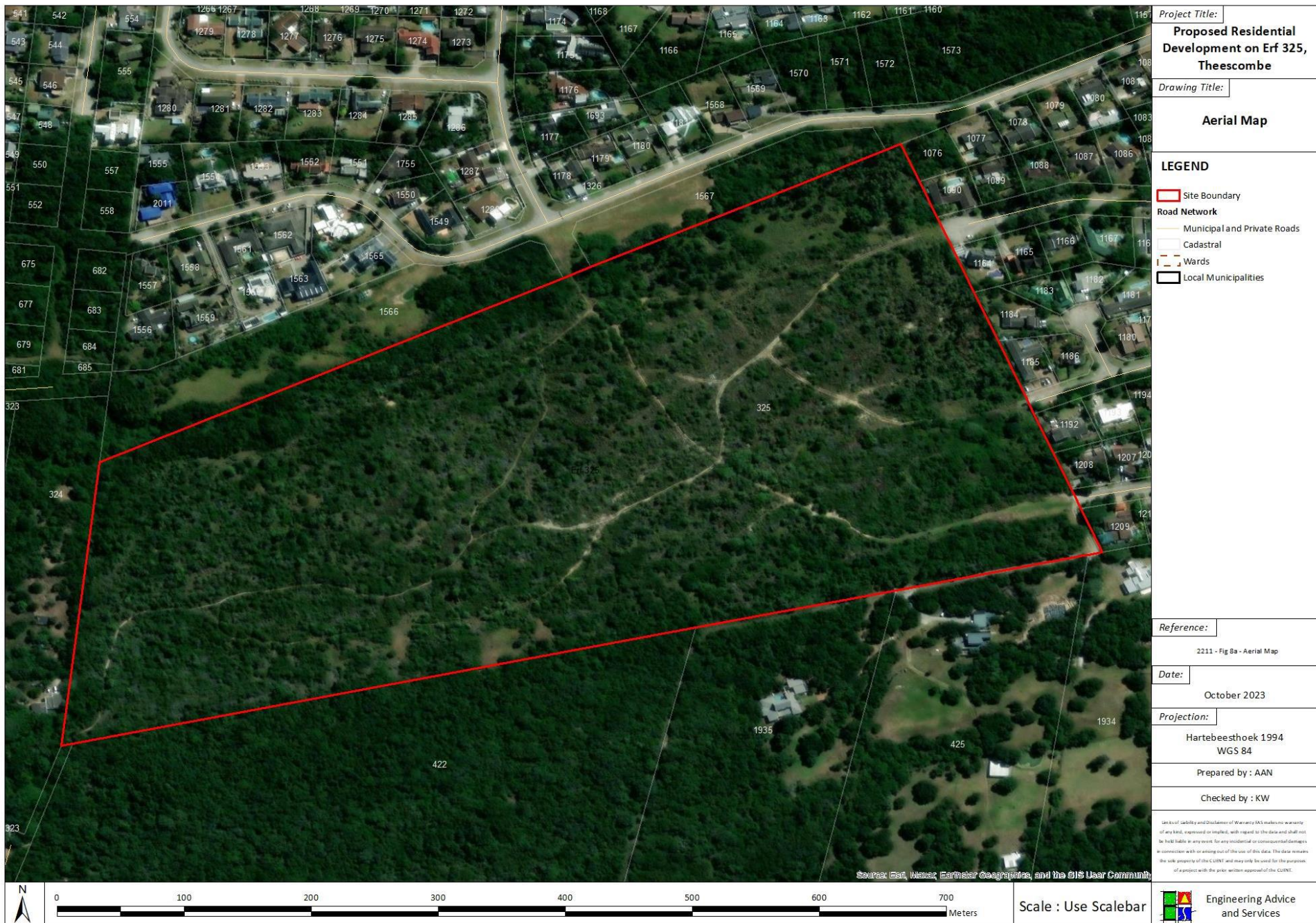
3. Are there any additional stakeholders who you think should be contacted regarding this project?

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

PLEASE ADD MORE PAGES IF NECESSARY

*Note that all information conferred by you in this document is private information protected by the POPI Act, 2013. Kindly advise in the relevant section above whether this information can be distributed for the purposes of this project only. The NEMA EIA Regulations require the EAP to keep an I&AP database containing the details as indicated above





2.3 Appendix C - Community Meeting Attendance Register

<u>ATTENDANCE REGISTER</u>				
MEETING	ERF 325 THEESCOMBE COMMUNITY FEEDBACK MEETING			
VENUE	MT PLEASANT PRIMARY AFTERCARE CENTRE, HIGH ST, MT PLEASANT			
DATE/TIME	6 AUGUST 2024 @ 18H00			
TITLE	NAME & SURNAME	CONTACT #	EMAIL	SIGNATURE
1	MS JANE BEARDSWORTH			
2	MNR Dirk Roberts			
3	MS. Donne Gaudes			
4	Mr Ethan Gaudes			
5	MR N Greeff			
6	M. C. HOLING			
7	Mrs V. Tomson			
8	MR N. Bantz			
9	MRS D. Bantz			
10				
11				
12				
13				
14				
15				

ATTENDANCE REGISTER

MEETING	ERF 325 THEESCOMBE COMMUNITY FEEDBACK MEETING
VENUE	MT PLEASANT PRIMARY AFTERCARE CENTRE, HIGH ST, MT PLEASANT
DATE/TIME	6 AUGUST 2024 @ 18H00

	TITLE	NAME & SURNAME	CONTACT #	EMAIL	SIGNATURE
1	MR	MARK W BATH			
2	MES	Tania Shrosbree			
3	MR	Robert Munnig			
4	MS	Tanya Venter			
5	MR	JAMES POWELL			
6	MR	DVAN VUREN			
7	MR	Don Westhuizen			
8		A. Kock			
9	MR	MIH VAN EEDEN			
10	MR	MARIUS LAAS			
11	MR	Rog Dewcas			
12	MR	Matthew Versfeld			
13	MR	Beverley Schuur			
14	MR	Claus Soubart			
15	MR	Henk M. M. M.			

ATTENDANCE REGISTER

MEETING	ERF 325 THEESCOMBE COMMUNITY FEEDBACK MEETING
VENUE	MT PLEASANT PRIMARY AFTERCARE CENTRE, HIGH ST, MT PLEASANT
DATE/TIME	6 AUGUST 2024 @ 18H00

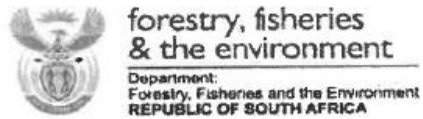
	TITLE	NAME & SURNAME	CONTACT #	EMAIL	SIGNATURE
1		ANDREAS DINSE			
2		Neil Bisseker			
3		C Streicher			
4		DARREN GEORGE			
5		Bulelwa Madlingozi			
6		Xolani Tokota			
7		Hedi Jansen			
8		Morie Conradie			
9		Ella & Mark Scherer			
10		Mgabo & Tomson			
11		Fanus Igber			
12		Michael Sava			
13		MARY-IRNE GORDE			
14		GRANT KID			
15					

ATTENDANCE REGISTER

MEETING	ERF 325 THEESCOMBE COMMUNITY FEEDBACK MEETING
VENUE	MT PLEASANT PRIMARY AFTERCARE CENTRE, HIGH ST, MT PLEASANT
DATE/TIME	6 AUGUST 2024 @ 18H00

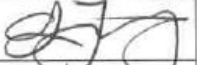
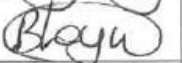
	TITLE	NAME & SURNAME	CONTACT #	EMAIL	SIGNATURE
1	MR	CHRIS TROSCHEL			
2	Mr	Reagan Robinson			
3	MRS	RAGEL RIELLY			
4	Mr	Sebastian Pillay			
5		Cheryl Botha			
6		Tony Bosch			
7		Joy MNTAMBO			
8		J MNTAMBO			
9		S Lancaster			
10		C. WATSON			
11		Marty Montgomery			
12		Mark Scherer			
13		LEA JACOBS			
14		NOXOLONCAU			
15					

2.4 Appendix D – DFFE Meeting Attendance Register



SITE INSPECTION REGISTER

VENUE: ERF 325 Theescombe
 DATE: 24/10/2024
 TIME: 10h00

NO.	NAME & SURNAME	ORGANIZATION	EMAIL ADDRESS	CELL	SIGNATURE
1.	LEA JACOBS	EAS	lea@easpe.co.za	0720482623	
2.	BABALWA LAYINI	DFFE	Blayini@dffe.gov.za	0663750107	
3.	PHELOKAZI SOMI	DFFE	PSOMI@dffe.gov.za	074556 0415	
4.					
5.					
6.					
7.					
8.					
9.					
10.					

2.5 Appendix E - I&AP Registration Forms

(ATTACHED SEPARATELY)

2.6 Appendix F - I&AP Correspondence

(ATTACHED SEPARATELY)

2.7 Appendix G - DEDEAT Correspondence

(ATTACHED SEPARATELY)

2.8 Appendix H - Other Organs of State Correspondence

(ATTACHED SEPARATELY)