

Lea Jacobs

From: Ward1, NMMM <ward1@mandelametro.gov.za>
Sent: Wednesday, 10 July 2024 10:36
To: EAS Environmental
Cc: andre@andrekprojects.co.za; Kurt Wicht; Mongikazi Gxilishe; leasteyn@icloud.com
Subject: RE: PRE-APPLICATION PUBLIC PARTICIPATION: NOTICE OF BASIC ASSESSMENT PROCESS - PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

Good day Lea

The Ward 1 office acknowledges receipt of the amended Background Information document and will discard the original document.

kind regards
Heather Martens

**Ward 1 Office
of Cllr Dries van der Westhuizen**

Office: 0415831732/9

Whatsapp: 0813900329

Facebook: <https://web.facebook.com/Ward1NMB/>

From: EAS Environmental <enviro@easpe.co.za>
Sent: Wednesday, 10 July 2024 10:28
To: EAS Environmental <enviro@easpe.co.za>; EAS Environmental <enviro@easpe.co.za>
Cc: andre@andrekprojects.co.za; Kurt Wicht <kurtw@easpe.co.za>; Mongikazi Gxilishe <mongikazi@easpe.co.za>; leasteyn@icloud.com
Subject: RE: PRE-APPLICATION PUBLIC PARTICIPATION: NOTICE OF BASIC ASSESSMENT PROCESS - PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

Good day

With reference to the previous email and attachments. Please find attached an amended Background Information Document which outlines a brief summary of the previous environmental applications that were undertaken for the development of the site.

Kind regards,

Lea Jacobs Reg EAP BSc (Geology)
Engineering Advice & Services

☎ 041 581 2421 ✉ lea@easpe.co.za
☎ 072 048 2623 🌐 www.easgroup.co.za
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



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From: EAS Environmental <enviro@easpe.co.za>

Sent: Wednesday, July 10, 2024 8:54 AM

To: EAS Environmental <enviro@easpe.co.za>

Cc: andre@andrekprojects.co.za; Kurt Wicht <kurtw@easpe.co.za>; Mongikazi Gxilishe <mongikazi@easpe.co.za>; leasteyn@icloud.com

Subject: PRE-APPLICATION PUBLIC PARTICIPATION: NOTICE OF BASIC ASSESSMENT PROCESS - PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

Good Day

Please find attached a notification letter and background information document for your attention.

Engineering Advice and Services (EAS) have been appointed as the Environmental Assessment Practitioner (EAP) to undertake this application on behalf of the applicant, CGS Property Trust. The applicant proposes to develop a residential estate on Erf 325, Theescombe, Eastern Cape.

In terms of the NEMA EIA Regulations, 2014: as amended by NEMA EIA Regulations (2017): GN 326 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.

Please refer to the attached documents for additional information regarding the project and the process. The attached letter outlines the steps in the Basic Assessment and Public Participation Process that are to be followed. Please use the attached comment form and return via email or fax or register via our consultation website www.easemp.co.za. Please submit your request to register as an I&AP on or before 12 August 2024.

Kindly confirm receipt of this email.

Kind regards,

Lea Jacobs Reg EAP BSc (Geology)
Engineering Advice & Services

☎ 041 581 2421 ✉ lea@easpe.co.za
☎ 072 048 2623 🌐 www.easgroup.co.za
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Kurt Wicht

From: Ayanda Mncwabe-Mama <ayanda.mncwabe-mama@ecsrac.gov.za>
Sent: Friday, 15 August 2025 15:11
To: Lea Jacobs; EAS Environmental
Cc: Lungiswa Mzazi
Subject: Proposed Residential Estate on ERF 325 Theescombe
Attachments: Residential Estate on ERF 325, Theescombe.pdf

Dear Lea

Please find attached the heritage comment from ECPHRA, for the development on the subject line. Also, send proof of payment so that I can update the formal comment regarding the outstanding amounts for this case.

Best Regards,

Ayanda Mncwabe-Mama

Archaeologist

Department of Sport, Recreation, Arts and Culture: Museums & Heritage

5 Eales Street | Wilton Mkwazi Building | Qonce

Private Bag 0020 | Qonce | 5600

Tel: (043) 492 1370 | **Email:** ayanda.mncwabe-mama@ecsrac.gov.za |

www.ecsrac.gov.za





EASTERN CAPE
PROVINCIAL HERITAGE
RESOURCES AUTHORITY

SOUTH AFRICA

No.17 Commissioner Street, 2nd Floor Old Elco Building,
Telephone: 043 492 1940/1/2
Website: www.ecphra.org.za

PROJECT: PROPOSED RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE.

Enquiries: Ayanda Mncwabe-Mama
Date: 2025/08/015
Email: ayanda.mncwabe-mama@ecsrac.gov.za

Applicant: CGS Property Trust
Consultants: Engineering Advice and Services (EAS)
Address: 73 Heugh Road, Walmer, Gqeberha, 6013
Contact Person: Lea Jacobs
Email / Tel: enviro@easpe.co.za / (041) 581 2421

BACKGROUND

The case was tabled at the monthly ECPHRA APM committee meeting held on 30 July 2024, where a NID and a Heritage Impact Assessment was requested.

The proposed development of Erf 325 Theescombe spans an area of 17.438 hectares. The development intends to accommodate 412 units, with additional provisions for a gatehouse and a community centre. The total built-up area will be 34,656 square meters. Parking provisions include 633 bays. 74,800 square meters of open space is provided. Infrastructural development includes the installation of utilities such as water supply, sewage, electrical, and communication lines, ensuring proper drainage systems are in place, and constructing internal roads, pathways, and parking areas.

ECPHRA (Eastern Cape Provincial Heritage Authority) COMMENTS in terms of
Section 38 of the National Heritage Resources Act (25 of 1999).

This case was tabled at the Archaeology, Palaeontology and Meteorites (APM) Committee meeting held on 6 August 2025.

ECPHRA Comment:

ECPHRA acknowledges and accepts the comprehensive Archaeological Impact Assessment (Reichert, K. July 2024) and the Paleontological Impact Assessment (Nel, R. May 2024).

There are no objections to the proposed development, provided that the specialists' and ECPHRA's recommendations are adhered to.

A. ECPHRA Recommendations:

General pre/construction phase requirements:

- The project proponent/representative must notify ECPHRA of the date of commencement of the project and share the Environmental Authorisation (EA).
- A *Chance Finds Protocol* (CFP) must be submitted to ECPHRA for approval, before the start of the pre/construction phase.

- Heritage induction and training must be undertaken for all ground crew, including the ECO. Proof thereof to be shared with ECPHRA.
- There should be monitoring, after vegetation clearing by an archaeologist and reports to be submitted to ECPHRA.
- An archaeologist must be on site during excavations, owing to the important heritage and sites that have been identified close to this area (Binneman 2008, Mncwabe-Mama 2023). This may necessitate further phase 2 research. Reports after excavations must be submitted to ECPHRA.
- The PIA CFP on page 31, must be adhered to.

Post Construction phase requirements:

Upon completion of the project, a final heritage compliance report to be submitted to ECPHRA.

Project payment: (see below for further information)

R 500 NID fee (unpaid).

R 1 500 HIA assessment fee (unpaid).

B. AIA recommendations page 13 (Reichert, K. 2024).

The main impact on possible archaeological sites/remains will be the physical disturbance of the material and its context. Should such material be exposed then work must cease in the immediate area and it must be reported to the archaeologist at the Albany Museum in Makhanda (Grahamstown) (Tel: 046 622 2312) or to the Eastern Cape Provincial Heritage Resources Authority (Tel.: 043 492 1370), so that a systematic and professional investigation can be undertaken. Sufficient time should be allowed to remove/collect such material (See Appendix B for a list of possible archaeological sites that maybe found in the area). The developer must finance the costs should additional investigations be required. It is further recommended that:

1. Construction managers/foreman should be informed before clearing/construction starts on the possible types of heritage sites and cultural material they may encounter and the procedures to follow when they find sites.
2. An archaeologist/heritage practitioner should conduct a walkthrough of the proposed development area after vegetation clearing before the start of any construction activities. An archaeologist must also monitor all levelling and trenching activities that forms part of the development.
3. An archaeologist must monitor all levelling and trenching activities that forms part of the development.
4. Should the remains of build structures that are older than 60 years or concentrations of historical material be uncovered after vegetation clearing or during the construction phase, a historian / heritage practitioner must be appointed to evaluate the find and to determine if a destruction permit needs to be obtained from the Eastern Cape Heritage Resources Authority (ECPHRA) in terms of Section 34 of the National Heritage Resources Act, No. 25 of 1999.
5. If any dense concentrations of historical dump material are exposed during the development, work must stop immediately and reported to the appointed historian (who will determine if a collecting strategy is required) or to the Eastern Cape Provincial Heritage Resources Authority (043 492 1370).

C. PIA recommendations page 26 (Nel, R. 2024)

While mitigation measures are not mandatory, it is strongly recommended to follow the ensuing guidelines to ensure the discovery, preservation, and proper management of palaeontological resources during the proposed excavation and construction activities:

- The Environmental Compliance Officer responsible for project oversight should possess a comprehensive understanding of the potential presence of fossils within the project area. They must be well-informed about the likelihood of uncovering fossils when excavating into the underlying strata.
- Construction managers and supervisory personnel involved in the project should also be informed about the potential discovery of significant fossils on-site.
- During the excavation process, it is critical to conduct thorough inspections of any geological exposures encountered to identify the presence of fossil remains.
- If any fossils of significance, including trace fossils or invertebrates, are discovered, the ECO should promptly notify the appropriate authorities for further investigation (Appendix 3: Chance Fossil Finds Procedure).

NOTE: ECPHRA is the responsible heritage authority within the Eastern Cape, not SAHRA, unless there are national resources within the impacted landscape being developed. Therefore, reports should be addressed to ECPHRA not SAHRA or Albany Museum.



Mr. Azola Mkosana
ECPHRA: Manager

ECPHRA reserves the right to conduct site inspections/monitoring during the pre/construction phase of the project.

General information:

1) ECPHRA fees

The following fees apply to your application:

R 500 - NID fee and

R 1 500 – HIA reports

Banking Details:

Bank name: First National Bank (FNB);

Account name: Eastern Cape Provincial Heritage Resources Authority;

Account type: Public Sector Business Account;

Account number: 62705406248;

Branch code: 211021;

Reference: Project or Development name / SAHRIS CaseID number

Proof of payment(s) must be emailed to:

accounts@ecphra.org.za with the subject: Project or Development name / SAHRIS CaseID

2) SAHRIS

A South African Heritage Resources Information System (SAHRIS) case must be registered for the development/project (<https://sahris.sahra.org.za/about/sahris>):

- Complete all relevant sections of the SAHRIS case application.
- Proof of payment(s) must be uploaded on the SAHRIS case under the *Additional Documents* section.
- The requested NIDs must be uploaded on the SAHRIS case

Once the NID have been submitted on the SAHRIS case, notify ECPHRA by email at lungiswam@ecphra.org.za with the subject SAHRIS CaseID number–development/project name. Your case will be tabled at the next APM meeting for purposes of a NHRA Section 38(4)/(8) comment.

3) Queries

Any queries regarding your case should be addressed to lungiswam@ecphra.org.za / ayanda.mncwabe-mama@ecsrac.gov.za with the subject SAHRIS CaseID number / Development/ Project name.

Kurt Wicht

From: Kurt Wicht
Sent: Friday, 12 September 2025 13:57
To: Babalwa Layini
Subject: FW: ECm1/C/LN1&3/M/35-2025: NOTICE OF BASIC ASSESSMENT PROCESS - PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY
Attachments: 2211 - General IAP letter 2 (draft BAR).pdf

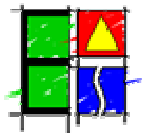
Hi Babalwa

Please see email below and attached. As discussed, we would appreciate it if you could provide comment if need be.

Kind regards

Kurt Wicht Reg EAP BSc (Botany & Geography)
Engineering Advice & Services

☎ 041 581 2421 ✉ kurtw@easpe.co.za
☎ 060 631 6302 🌐 www.easgroup.co.za
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From: EAS Environmental <enviro@easpe.co.za>
Sent: Tuesday, 15 July 2025 16:09
To: EAS Environmental <enviro@easpe.co.za>; Kurt Wicht <kurtw@easpe.co.za>; Lea Jacobs <lea@easpe.co.za>; Mongikazi Gxilishe <mongikazi@easpe.co.za>; Tess Parker <tessp@easpe.co.za>
Subject: ECm1/C/LN1&3/M/35-2025: NOTICE OF BASIC ASSESSMENT PROCESS - PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 325 THEESCOMBE, GQEBERHA, NELSON MANDELA BAY METROPOLITAN MUNICIPALITY

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

Good Day

Engineering Advice and Services (EAS) have been appointed as the Environmental Assessment Practitioner (EAP) to undertake this application on behalf of the applicant, CGS Property Trust. The applicant proposes to develop a residential estate on Erf 325, Theescombe, Eastern Cape.

A Basic Assessment (BA) process has commenced to assist the Applicant in determining the environmental, economic and social impacts and obtain environmental authorisation for the proposed development.

In terms of the Environmental Impact Assessment (EIA) Regulations, 2014 (as amended in 2017) published in Government Notice No. 982 in Gazette No. 3822 (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.

The attached letter serves to notify you that the Draft Basic Assessment Report (BAR) has been released for 30-day public comment period. The comment period commences 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 available on the website: www.easemp.co.za.

To assist you in the submission of concerns we have included with this correspondence, a Locality map and a Comment Form. Further project information can be accessed through the website www.easemp.co.za. Should you have any queries or require additional information please contact Mr Kurt Wicht (kurtw@easpe.co.za) or Ms Lea Jacobs (lea@easpe.co.za).

Should you wish to receive an electronic copy of the Draft BAR via any other possible method, as a result of the report not being accessible through the website, please inform us and we will gladly assist.

Kindly confirm receipt of this email.

Kind regards,

Kurt Wicht BSc (Botany & Geography)
Engineering Advice & Services

☎ 041 581 2421 ✉ kurtw@easpe.co.za
☎ 060 631 6302 🌐 www.easgroup.co.za
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