

## BACKGROUND INFORMATION DOCUMENT AND INVITATION TO COMMENT

### Proposed Development of Erven 984 and 1134, Parsonsvei, for Storage, Warehousing, and Related Facilities

#### Introduction

A Basic Assessment (BA) process has commenced to assist Lurco Trading 128 (Pty) Ltd in determining the environmental and social impacts of the intended development of Erven 984 and 1134, Parsonsvei, Nelson Mandela Bay Municipality and to obtain an Environmental Authorisation (EA) from the Department of Economic Development, Environmental Affairs and Tourism (DEDEAT). The applicant, Lurco Trading 128 (Pty) Ltd, is the registered owner of both properties, which are currently vacant.

The applicant intends to develop Erf 984 Parsons Vlei, which is approximately 7.29 Ha, in line with its zoning permitted uses, which are Special Purpose Zone and Transport Zone 2. Erf 984 is subdivided into five land units. In conjunction with this approval, the applicant proposes to construct internal roads and four Special Purposes sites, which will be mainly warehousing and storage facilities. Erf 1134 Parsons Vlei, which is 3.31 Ha, will be developed in line with Business Zone 1, Open Space Zone 2, and Transport Zone 2. Erf 1134 is subdivided into eight land units. In conjunction with this approval, the applicant proposes to construct internal roads, three Business Zone 2 sites, and Open Space Zone 2 & 3 sites.



Figure 1. Aerial map of Erf 984





Figure 2. Aerial map of Erf 1134

## Background

The two erven are situated approximately 600 meters apart, where Erf 984 is along Reserve Road and Erf 1134 can be accessed via Romulus Crescent, neither has direct access via Cape Road. They are located in the south-western corner of the Parsonsvei Allotment Area, north of Hunters Retreat. Parsonsvei is part of the Western Suburbs of Port Elizabeth, and the subject sites are situated south of Cape Road, approximately 15 km away from Port Elizabeth City Centre but well within the Urban Growth boundary (NMBM, 2011). In the local context in relation to the surrounding Allotment Areas, Hunters Retreat is located to the southeast, Greenbushes is located to the west of the site, and the Farms PE Allotment Area is located to the southwest. Erf 984 is along Reserve Road, and Erf 1134 can be accessed via Romulus Crescent, as indicated below, but neither has direct access via Cape Road.

## Development in Erf 984, Parsonsvei

On February 5<sup>th</sup> 2025, the rezoning Erf 984, Parsons Vlei from Industrial Zone 2 to Special Purpose Zone and Transport Zone 2 was approved by NMBM Council in terms of Section 24(2) of the Spatial Planning and Land Use Management By-Law 2023, and Section 42 of the Spatial Planning and Land Use Management Act 16 of 2013. According to the approval, the development parameters applicable to the Special Purpose Zone include Depot and Warehouse as primary uses. Additionally, Erf 984 was subdivided into five land units. In conjunction with this approval, the applicant proposes to construct internal roads and four Special Purposes sites, which will be mainly warehousing and storage facilities.

**Proposed Rezoning & Hybrid Subdivision for Erf 984 Parsons Vlei**  
Nelson Mandela Bay Municipality

legend / key notes

--- Subject Site : 7.2975 Ha

Zoning	Portion No.	Area in m²	% Allo.
Special Purposes Zone	1 - 4	60480.00m²	82.88%
Transport Zone 2	Rem. Erf 984	12495.00m²	17.12%
<b>TOTALS</b>		72975.00m²	100.00%

**Proposed Hybrid Subdivision**

Service provider: **METROPLAN**  
TOWN AND REGIONAL PLANNERS

P.O. Box 12313, Corner 4, 7 Upper Dickens Street, Central, Cape Town, 8001 - Tel: +27 (0)21 373 1840  
E mail: plan@metroplan.co.za

Drawing number: 24002\_Par - 07  
revision no.: 0

Units of Liability & Disclaimer of Warranty  
Metroplan P/L makes no warranty of any kind, expressed or implied, with regard to the design and construction of the proposed subdivision. The design and construction of the proposed subdivision is the responsibility of the client. The design and construction of the proposed subdivision is the responsibility of the client. The design and construction of the proposed subdivision is the responsibility of the client.

Copyright Reserved  
Copyright © 2014 Metroplan Inc. All rights reserved. Tel: 021 373 1840 Fax: 021 373 1850 E mail: plan@metroplan.co.za

### Development in Erf 984, Parsonsvei

Erf 1134 is bounded by residential properties along Deon Street to the south and to the west along Romulus Crescent. Light industries such as storage facilities, transport warehouses etc., are located further west and north west within the Greenbushes allotment area.



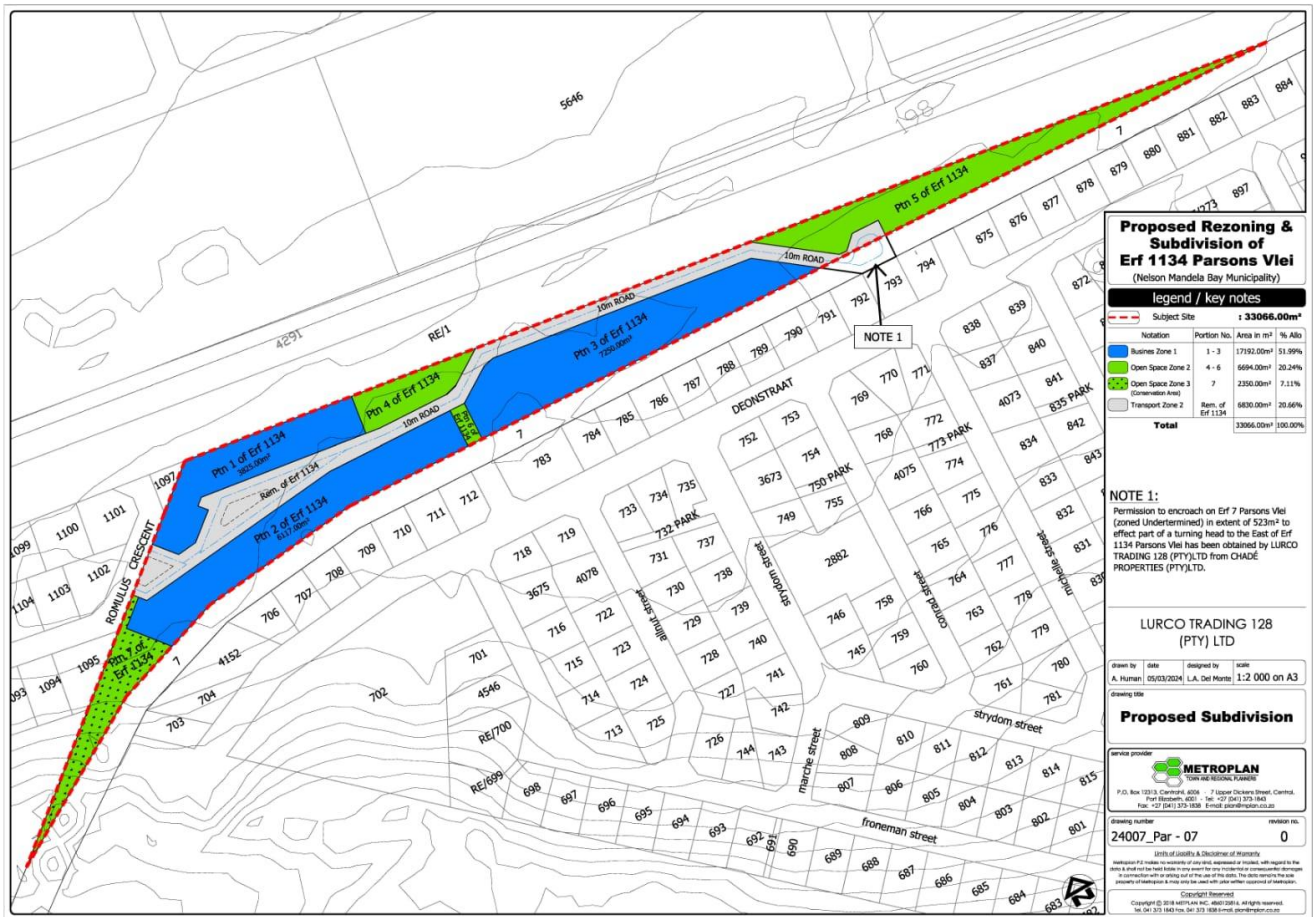


Figure 4. Zoning and hybrid subdivision for Erf 1134, Parsons Vlei

## Project Information

Lurco Trading 128 (Pty) Ltd is the registered owner of both properties. The construction activities will include, inter alia:

- ✓ Clearing of vegetation from the proposed sites for development
- ✓ Levelling and landscaping the sites for roads, buildings and on-site parking
- ✓ Construction of roads to provide access to the plots
- ✓ A 5m building line shall be observed along Old Cape Road on Erf 1134
- ✓ Construction of services and integration into the present network
- ✓ Construction of facilities in line with the permitted uses for each site.
- ✓ Construction of a guardhouse/s to assist with access control
- ✓ Construction and installation of fencing and walls to separate plots and assist with the implementation of safety measures
- ✓ Establishment of open space south-west boundary of Erf 1134

## **SPECIALIST INPUT**

All specialist input to be facilitated:

- **Traffic Impact Assessment** – Report completed
- **Terrestrial Biodiversity Impact Assessment** – The specialist report is available; however, it will be required to undergo a review.
- **Archaeological Assessment** – The specialist has completed an archaeological assessment of the site, and no full Phase 1 Archaeological Impact Assessment was deemed necessary on the two sites.

## **Summary of Previously Granted Environmental Authorisations**

An Environmental Authorisation was previously granted by the Department of Economic Development, Environmental Affairs and Tourism (DEDEAT), dated 26 September 2008, in terms of the National Environmental Management Act, Act 107 of 1998 and the EIA Regulations, 2006 for the proposed development of Erf 984 for the purposes of establishing an industrial park and Erf 1134 rezoning from Undetermined to Business 1 and Industrial 2. The DEDEAT Ref: EC,1/386/M/07-128. The following activities were approved under the 2006 EIA Regulations: R386 Activity (1k), (12), (15), (16), and (18). The Environmental Authorisation lapsed as the activities were not completed within the stipulated timeframes as indicated in the Environmental Authorisation.

Additionally, an Environmental Authorisation was previously granted by the Department of Economic Development, Environmental Affairs and Tourism (DEDEAT), dated 13 June 2022, in terms of Section 24 of the National Environmental Management Act, Act 107 of 1998 to undertake a listed activity as scheduled in the Environmental Impact Assessment Regulations, 2014, as amended, for the proposed development of Erf 1134 and 984, Parsonsvej, within the Nelson Mandela Bay Municipality. The DEDEAT Ref is ECm1/C/LN1&3/M/61-2021. The following activities were approved under the 2014 EIA Regulations: GN R.327 Activity (27) and GN R.324 Activity (12). The Environmental Authorisation lapsed as the activities on the site did not commence within the stipulated timeframes as indicated in the Environmental Authorisation. Hence, the new Basic Assessment Application.

## **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](http://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:

73 Heugh Road, Walmer, Port Elizabeth, 6013

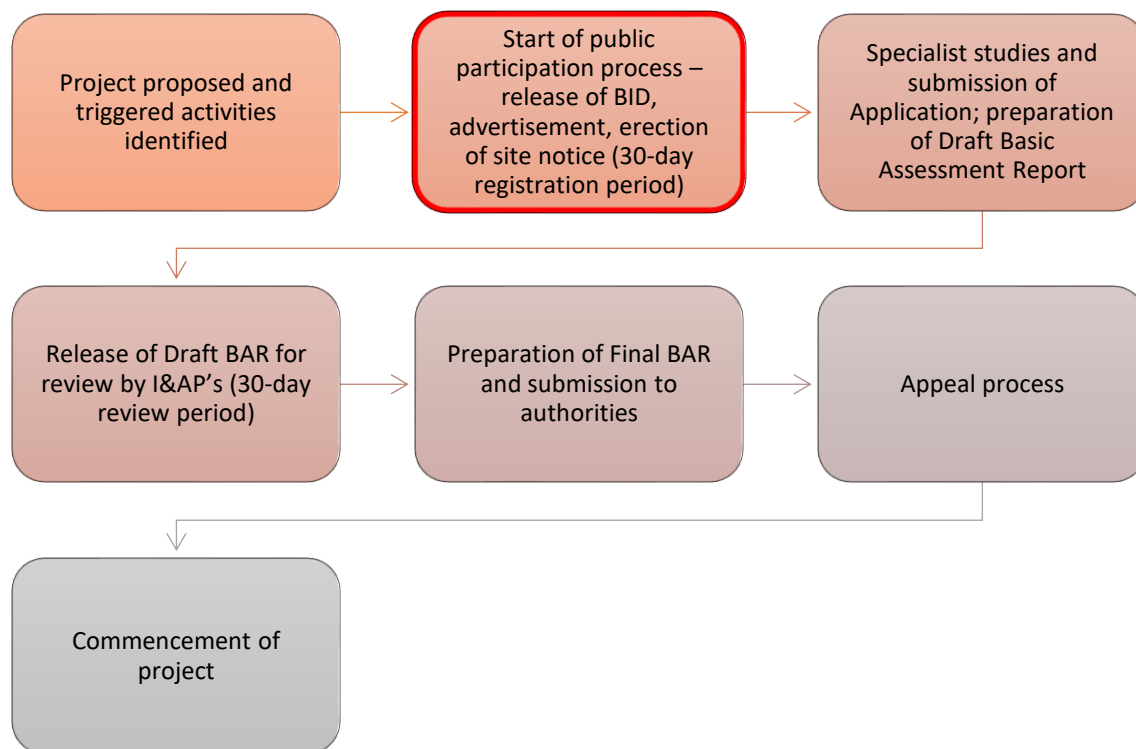
Tel: +27 (0) 41 581 2421

Ms Lea Jacobs

Email: [enviro@easpe.co.za](mailto:enviro@easpe.co.za)

Fax: +27 (0) 86 683 9899

## Where we are in the process



## Legal Requirements

In terms of the NEMA EIA regulations, 2014: GN R 982, 983, 984, 985 as amended in 2017: GN R 326, 327, 325, and 324 published in Government Gazette No. 40772 on 7 April 2017 promulgated under the National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA) (as amended), the proposed development requires a Basic Assessment as it is anticipated that the following listed activities (amongst others) will be triggered:

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

Activity No	Activity Description	Project Activity
24	<p>The development of a road—</p> <p>(i) for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Government Notice 545 of 2010; or</p> <p>(ii) with a reserve wider than 13,5 meters, or where no reserve exists where the road is wider than 8 metres;</p> <p>but excluding a road—</p> <p>(a) which identified and included in activity 27 in Listing Notice 2 of 2014; or</p> <p>(b) <b>where the entire road falls within an urban area</b>; or</p> <p>(c) which is 1 kilometre or shorter.</p>	<p>The applicant proposes to establish internal roads on both erven. However, both erven are situated within an urban area, which should <b>exclude this listed activity from the proposed project.</b></p>
27	<p>The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for—</p> <p>(i) the undertaking of a linear activity; or</p> <p>(ii) maintenance purposes undertaken in accordance with a maintenance management plan.</p>	<p>More than 1 hectare of indigenous vegetation will be cleared on Erven 1134 and 984. .</p>

**Listing Notice 3 Activities: NEMA EIA Regulations, 2017, GN R 324 requiring Basic Assessment**

Activity No	Activity Description	Project Activity
12	<p>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.</p> <p><b>(a) Eastern Cape</b></p> <ul style="list-style-type: none"> <li>i. Within any <u>critically endangered or endangered ecosystem</u> 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;</li> <li>ii. Within critical biodiversity areas identified in bioregional plans;</li> <li>iii. Within the littoral active zone or 100 metres inland from the high-water mark of the sea, whichever distance is the greater, excluding where such removal will occur behind the development setback line on erven in urban areas;</li> <li>iv. Outside urban areas, within 100 metres inland from an estuarine functional zone; or</li> <li>v. On land, where, at the time of the coming into effect of this Notice or thereafter, such land was zoned open space, conservation or had an equivalent zoning.</li> </ul>	<p>More than 300 m<sup>2</sup> of indigenous vegetation will be cleared. The subject site is located within an area indicating the presence of the Algoa Sandstone Fynbos vegetation type, which is listed as a critically endangered ecosystem.</p> <p>The sites are both located within CBA 2 according to ECBCA (2009).</p>



