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Engineering Advice and Services (Pty) Ltd

Associated with ULWAZI

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PORT ELIZABETH, 6013

VAT No : 4110162205

30 June 2025

Dear Sir/Madam

NOTICE OF BASIC ASSESSMENT PROCESS – PROPOSED DEVELOPMENT OF ERVEN 984 AND 1134, PARSONSVLEI, FOR STORAGE, WAREHOUSING, AND RELATED FACILITIES

In terms of the NEMA EIA Regulations, 2014: as amended by NEMA EIA Regulations (2017): GN R327, 325 and 324 promulgated on 7 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 Lurco Trading 128 (Pty) Ltd. 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 purpose 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.

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, Parsonslei, 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.

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 **30 June 2025 and ends on 30 July 2025**.

To assist you in the submission of issues and concerns, we have included with this correspondence a Background Information Document, a 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 the 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&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, 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

24	The development of a road— (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 (ii) with a reserve wider than 13,5 meters, or where no reserve exists where the road is wider than 8 metres; but excluding a road— (a) which identified and included in activity 27 in Listing Notice 2 of 2014; or (b) where the entire road falls within an urban area ; or (c) which is 1 kilometre or shorter.	The applicant proposes to establish internal roads on both erven. However, both erven are situated within an urban area, which should exclude this listed activity from the proposed project.
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.	More than 1 hectare of indigenous vegetation will be cleared on Erven 1134 and 984. .

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) Eastern Cape 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; ii. Within critical biodiversity areas identified in bioregional plans; 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; iv. Outside urban areas, within 100 metres inland from an estuarine functional zone; or 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.	More than 300 m2 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. The sites are both located within CBA 2 according to ECBCA (2009).
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Any other listed activities triggered by the project will be determined during the process of compiling the Application form.

Kind Regards



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Mrs. 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 ERVEN 984 AND 1134, PARSONSVLEI, FOR STORAGE, WAREHOUSING, AND RELATED FACILITIES
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):

Physical Address:

Town:	Code:
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Postal Address:

Town:	Code:
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Consent to share above information (for the purposes of this project only)*:	Yes	No
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1. What is your primary area of interest with regards to the proposed project?

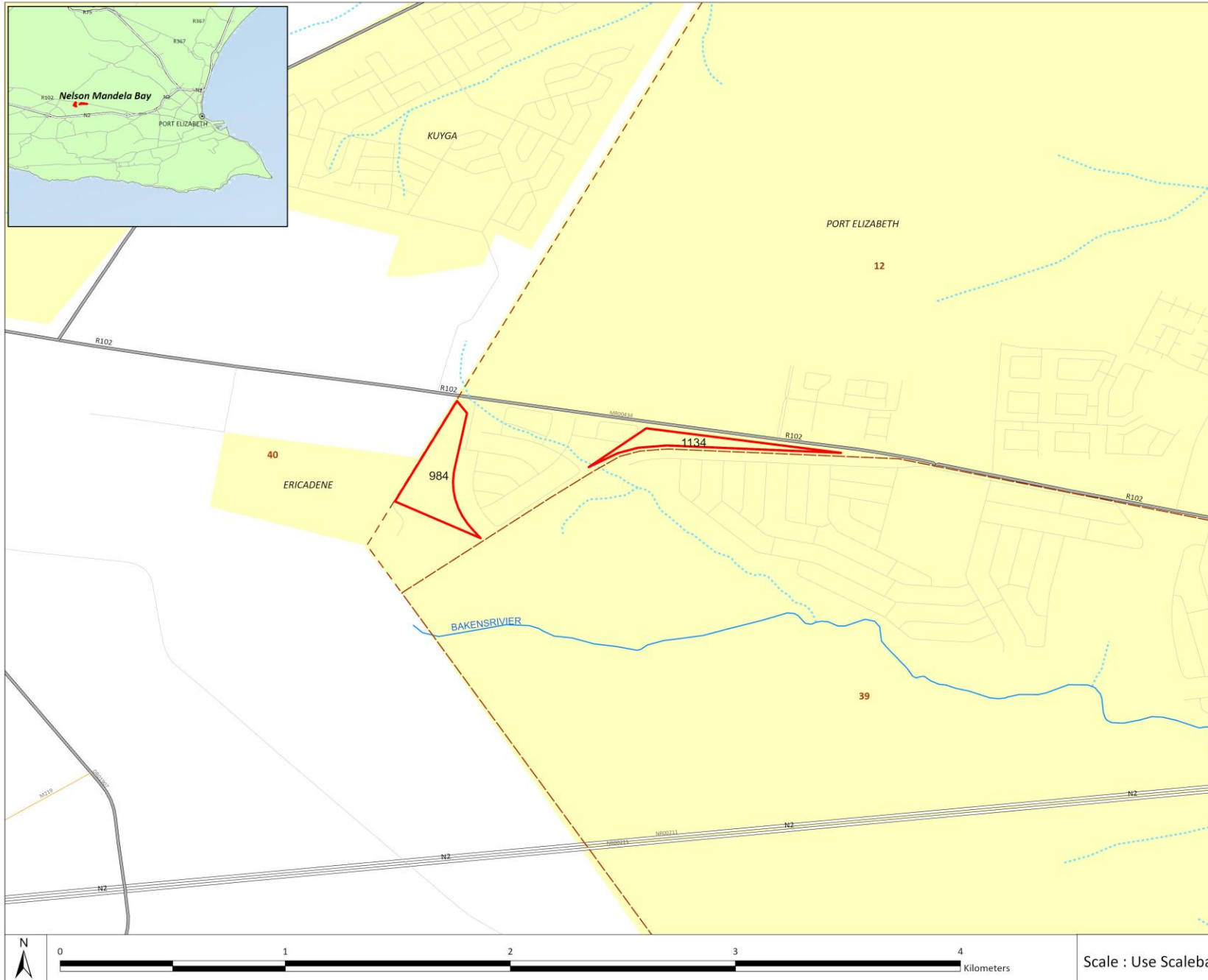
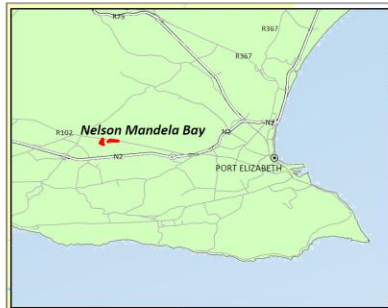
2. Do you have any comments with regards to the proposed project?

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

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

PLEASE ADD MORE PAGES IF NECESSARY

*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.



Project Title:	Proposed Development of Erf 984 & 1134 Parsons Vlei
Drawing Title:	Locality Map
LEGEND	<p>Site Boundary</p> <p>Road Network</p> <ul style="list-style-type: none"> National Roads Provincial Paved Roads Provincial Unpaved Roads Municipal and Private Roads <p>River Types</p> <ul style="list-style-type: none"> Non-Perennial Rivers Perennial Rivers <p>Settlement Types</p> <ul style="list-style-type: none"> Towns Wards
Reference:	2420 - Fig 1 - Locality Map
Date:	June 2025
Projection:	Hartebeesthoek 1994 WGS 84
	Prepared by : KW
	Checked by : LJ
<small>Limits of Liability and Disclaimer of Warranty SAS makes no warranty of any kind, expressed or implied, with regard to the data and shall not be held liable in any event for any incidental or consequential damages in connection with or arising out of the use of this data. The data remains the sole property of the CLIENT and may only be used for the purposes of a project with the prior written approval of the CLIENT.</small>	
	Scale : Use Scalebar
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