

**PROPOSED ESTABLISHMENT OF A LIGHT INDUSTRIAL
WAREHOUSING FACILITY ON PORTION 2 OF THE FARM
MENTORSKRAAL NO. 336, NEAR JEFFREY'S BAY, EASTERN CAPE
PROVINCE:**

**BASIC ASSESSMENT
BACKGROUND INFORMATION DOCUMENT
EIA REF: PENDING**

Compiled by: Sarah Baxter of *Terratest (Pty) Ltd*

Contact details: PO Box 27308
Greenacres
Port Elizabeth
6057
Tel: 041 363 4428
Fax: 041 363 1900
Email: baxters@terratest.co.za



1. INTRODUCTION

Terratest (Pty) Ltd has been appointed by the Mentorskraal Family Trust to conduct the Environmental Authorisation Application Process for the proposed establishment of a light industrial warehousing facility and associated service infrastructure on Portion 2 of the Farm Mentorskraal No. 336. The site is located within the Kouga Local Municipality, near the town of Jeffrey's Bay, in the Eastern Cape Province.

The application for Environmental Authorisation will be conducted in accordance with the Environmental Impact Assessment (EIA) Regulations (2014) promulgated under the National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA) which came into effect on 8 December 2014.

The following Listed Activities, contained in GN R 983 (Listing Notice 1) and GN R 985 (Listing Notice 3) of the EIA Regulations (2014) are triggered by the proposed development:

NUMBER AND DATE OF RELEVANT NOTICE	ACTIVITY NO	DESCRIPTION
GN R 983, 4 December 2014	27	<p><i>The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation.</i></p> <p>The proposed development will require the clearance of indigenous vegetation on the site to make way for development. It is likely that this will exceed 1 ha in extent.</p>
GN R 983, 4 December 2014	28	<p><i>Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture or afforestation on or after 1 April 1998 and where such development:</i></p> <p><i>i. Will occur inside an urban area, where the total land to be developed is bigger than 5 hectares.</i></p> <p>The proposed development comprises the establishment of commercial, retail and light industrial activities with a footprint in excess of 5 ha.</p>
GN R 985, 4 December 2014	12	<p><i>The clearance of an area of 300 square meters 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</i></p> <p><i>a. In Eastern Cape...</i></p> <p><i>ii. Within critical biodiversity areas identified in bioregional plans.</i></p> <p>The proposed development will require the clearance of in excess of 300 m² of indigenous vegetation in an area designated as a critical biodiversity area.</p>

As such, the proposed development requires Environmental Authorisation subject to a Basic Assessment process.

The role players in the project are:

APPLICANT	Mentorskraal Family Trust
ENVIRONMENTAL ASSESSMENT PRACTITIONER	Terratest (Pty) Ltd
COMPETENT AUTHORITY	Eastern Cape Department of Economic Development, Environmental Affairs and Tourism (DEDEAT)

2. SITE LOCATION AND DESCRIPTION

The property under investigation is located on Portion 2 of the Farm Mentorskraal, No. 336, located within the Kouga Local Municipality (see Figures 1 and 2).

The proposed development site measures approximately 34 ha in extent and is designated as Agricultural Zone 1 in terms of the Municipal Planning Scheme. Agricultural sheds are currently located on the site, obtaining access off St Francis Street.

Surrounding land uses include Caltex Mentors Plaza (which includes a restaurant, petrol filling station and truck stop), the Mentors Country Estate (comprising a conference / wedding venue, chapel and accommodation), industrial properties to the south, Fountain Mall shopping centre, vacant land, grazing and access roads.

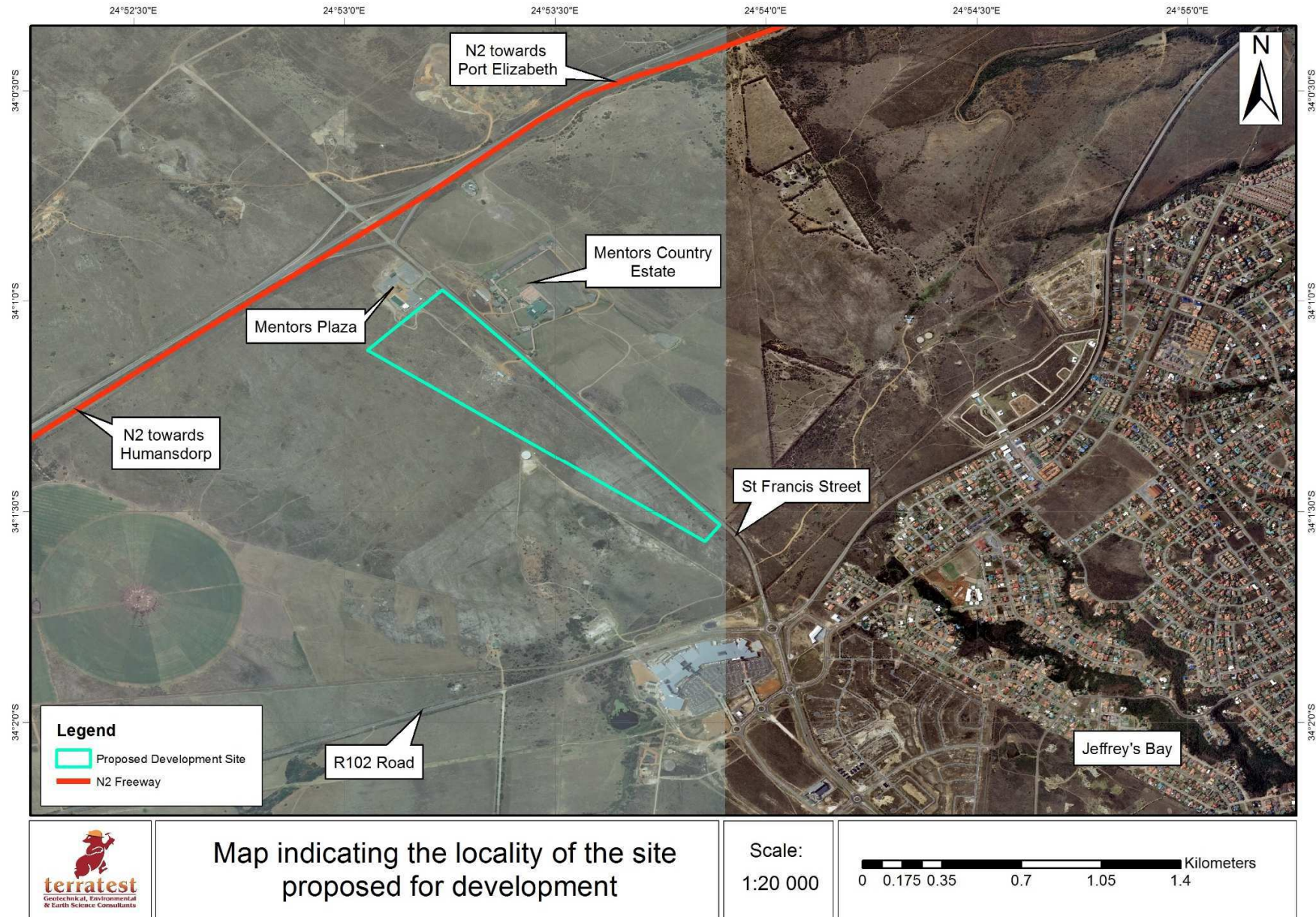


Figure 1: Aerial photo indicating the location of the proposed development site.

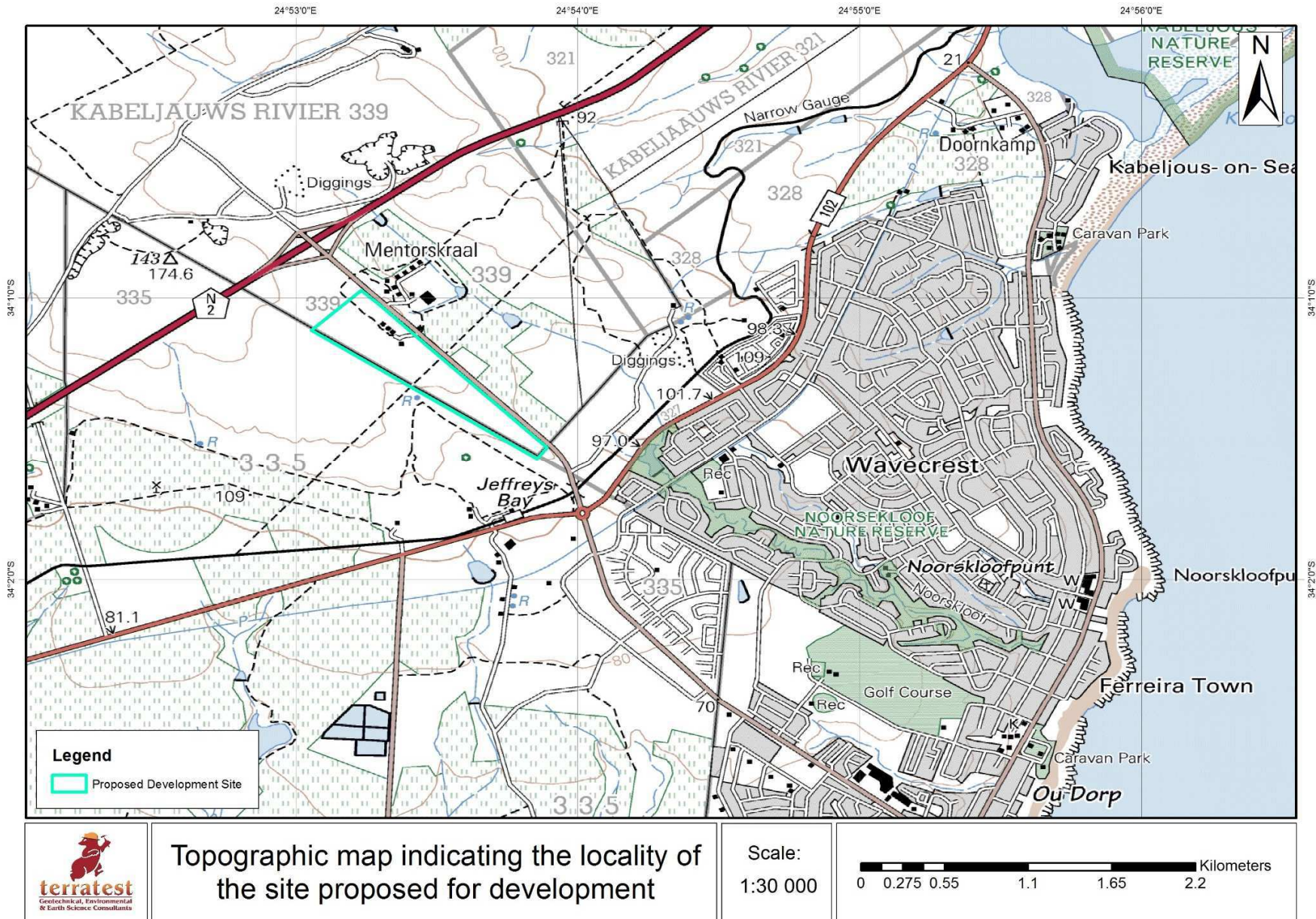


Figure 2: Topographic map indicating the location of the proposed development site.

3. PROPOSED ACTIVITY

The Proponent seeks Environmental Authorisation to develop the site for industrial and warehousing purposes.

“Industry” is defined in the Regulations made in terms of Section 35 of the Machinery and Occupational Safety Act, 1983 (Act No. 6 of 1983), which excludes “service trade” and “noxious trade”, and includes a caretakers dwelling, an office, an industrial café and any other use incidental to industry.

“Warehousing” is defined as a site, building or room where goods are stored or a wholesale business or service trade is conducted.

The proposed facility is intended to comprise the following:

- The establishment of seven warehouses;
- The creation of one, formalised vehicular access off St Francis Street (MR 00329). It will be necessary to obtain the approval of the District Roads Engineer from the Eastern Cape Department of Roads and Public Works (DRPW) for this proposed access;
- Private internal access roads; and
- Associated infrastructure and services. It is intended to source electricity from the readily available Eskom supply on the site. Water, sanitation and waste removal services are intended to be sources from the Kouga Local Municipality. A Professional Civil Engineer will, however be appointed to prepare a bulk and internal engineering services feasibility report.

The conceptual design of the proposed facility is indicated in Figure 3.

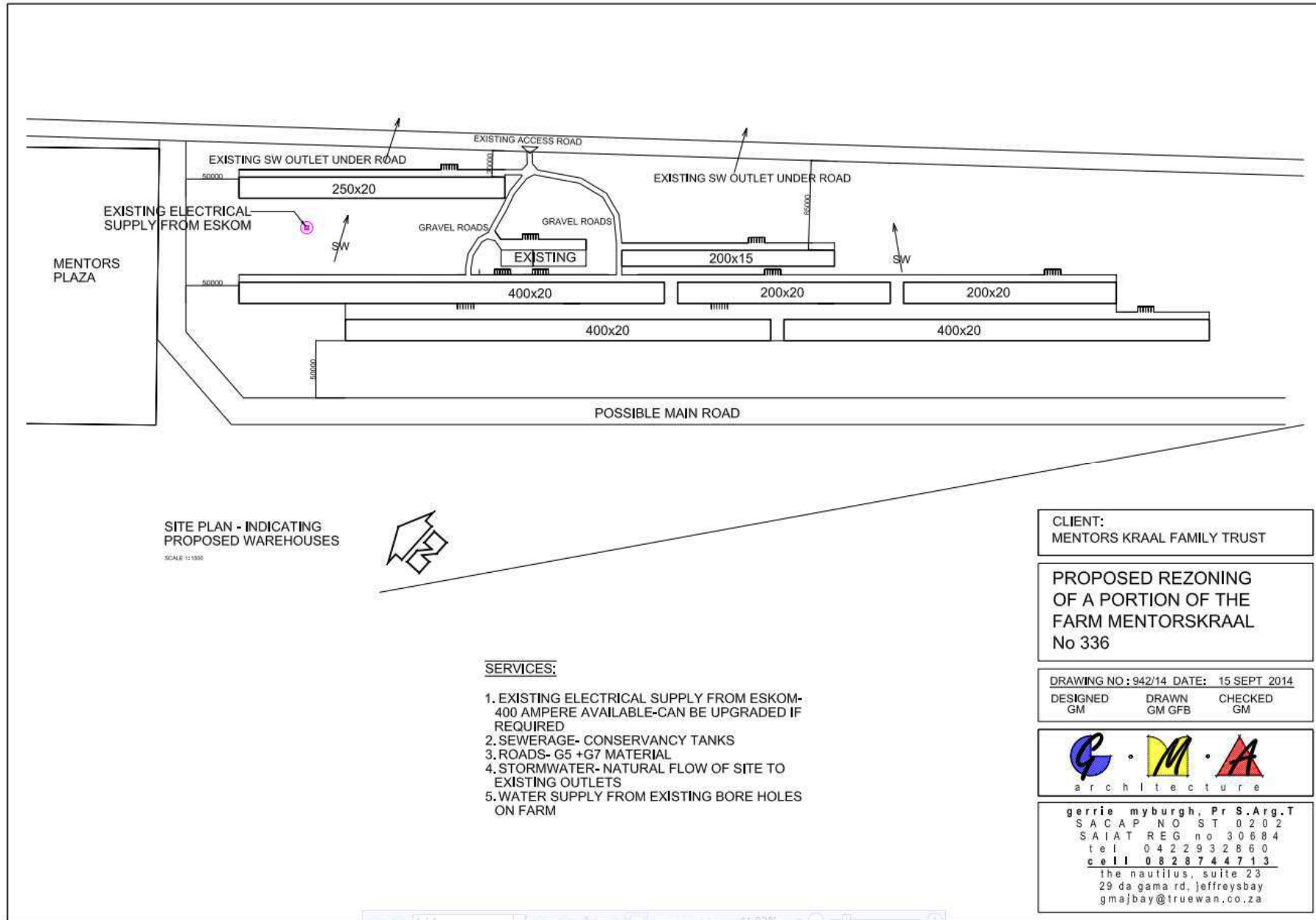


Figure 3: Conceptual design of the proposed industrial warehousing facility

4. GENERAL SITE DESCRIPTION

4.1 Vegetation

According to Mucina and Rutherford, 2006 (and updated by SANBI, 2009), the proposed development site occurs within an area predicted to support Kouga Grassy Sandstone Fynbos vegetation (see Figure 4). This vegetation type is listed, in terms of the National Biodiversity Assessment (NBA, 2004) as Least Threatened. This vegetation type is not listed in the National List of ecosystems that are threatened and in need of protection (published in GN 1002 of 9 December 2011), promulgated under the National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004) (NEMBA).

4.2 Geology and Terrain

According to the Council for Geoscience Geological Series Maps for the area, the soils in the area are acidic lithosol soils, derived from sandstones of the Table Mountain Group as well as quartzitic sandstones of the Witteberg Group (Nardouw Subgroup) (see Figure 5).

4.3 Local Hydrology and Drainage Features

According to the National Freshwater Ecosystem Priority Areas (NFEPA) database (2011), the proposed development site is not located in proximity to any surface water resources (rivers or wetlands) which have conservation significance. The location of NFEPA-listed rivers and wetlands are indicated in Figure 6. Figure 7 shows only though surface water resources identified by the NFEPA database occurring closest to the proposed development site.

The presence of surface water features on, or on proximity to the proposed development site, and the potential impact of the development on these resources (if any) will be confirmed through a field assessment of the site.

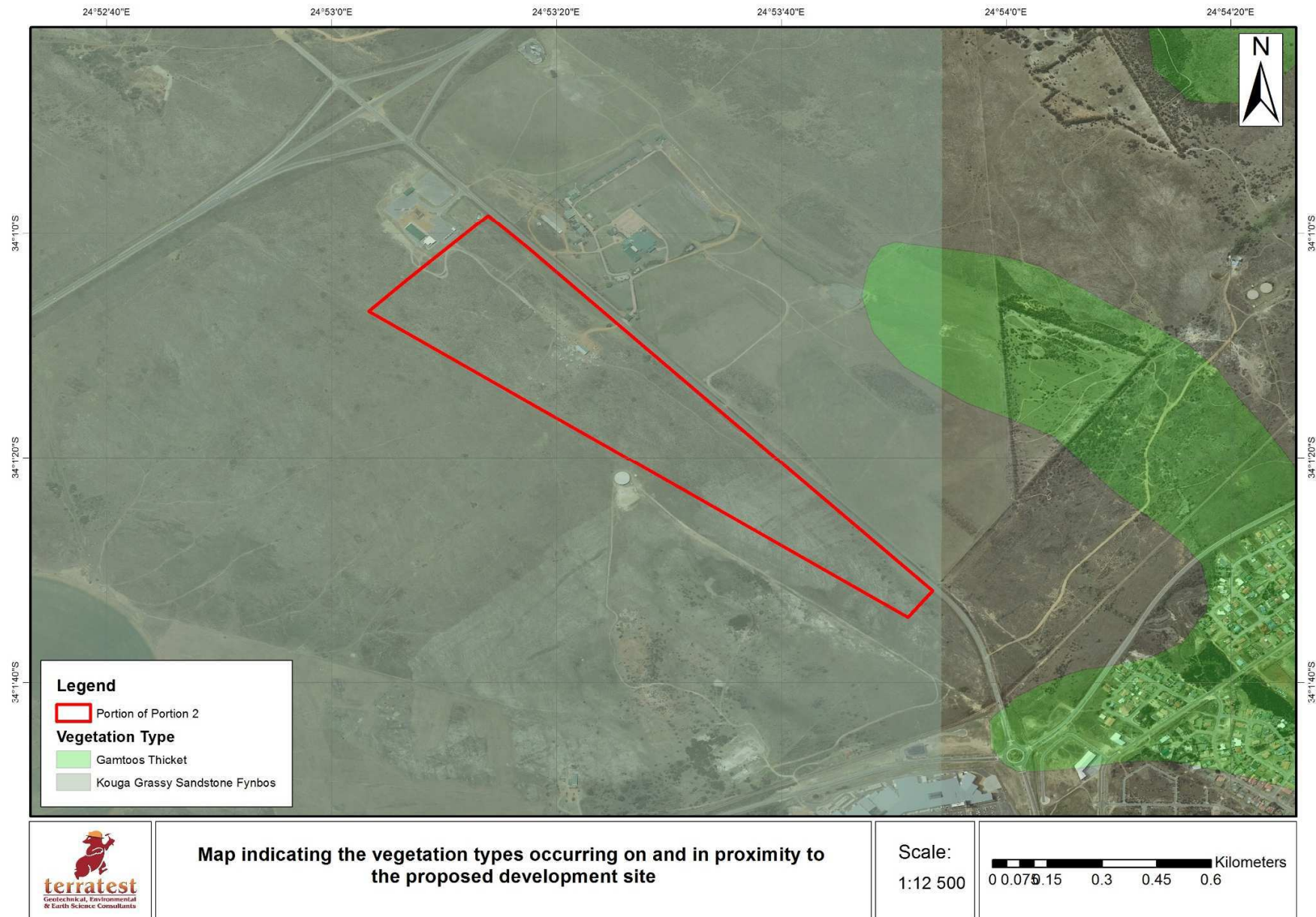


Figure 4: Map indicating the vegetation predicted to occur on the proposed development site and in the surrounding areas.

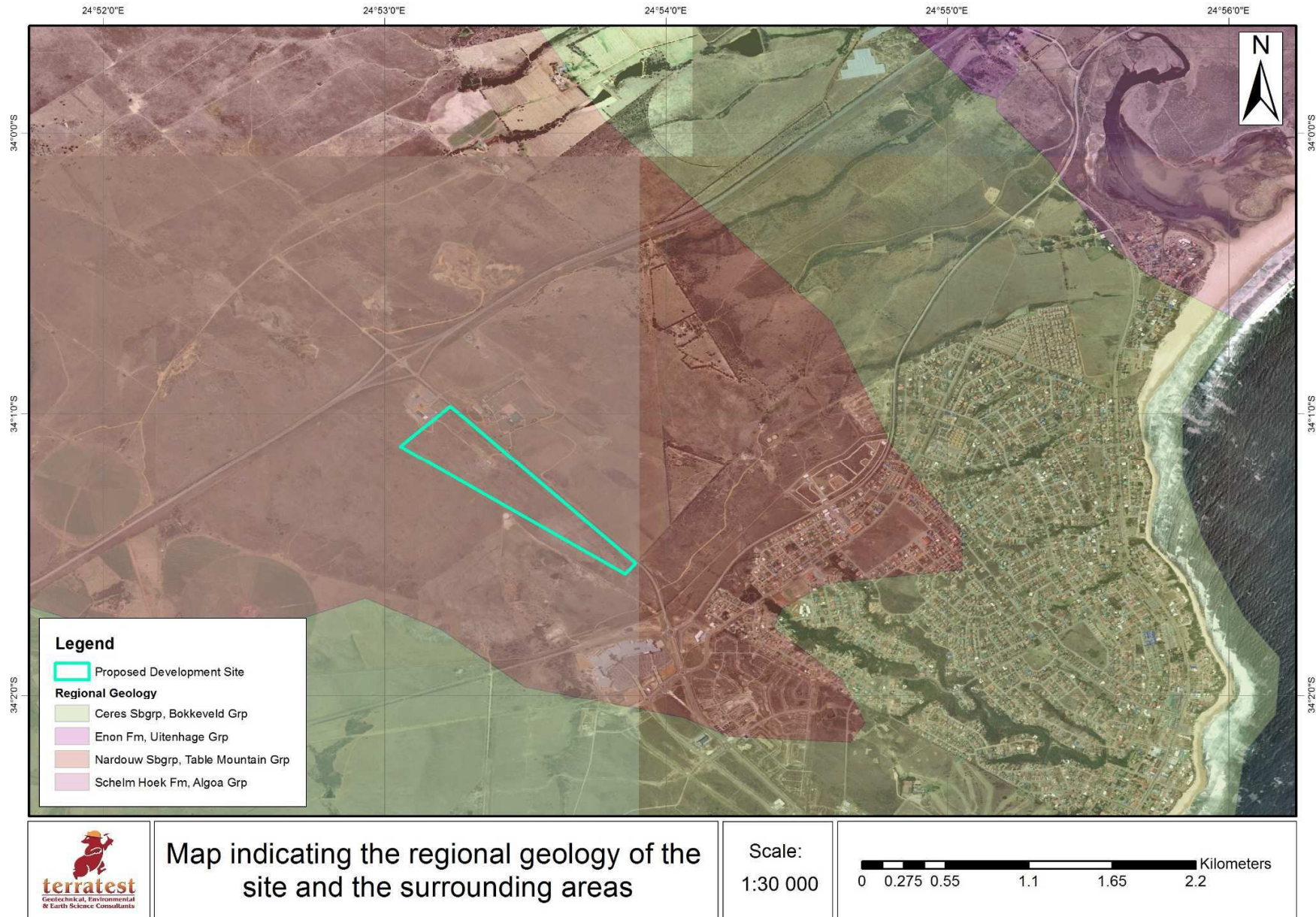


Figure 5: Regional geology occurring in proximity to the proposed development site.

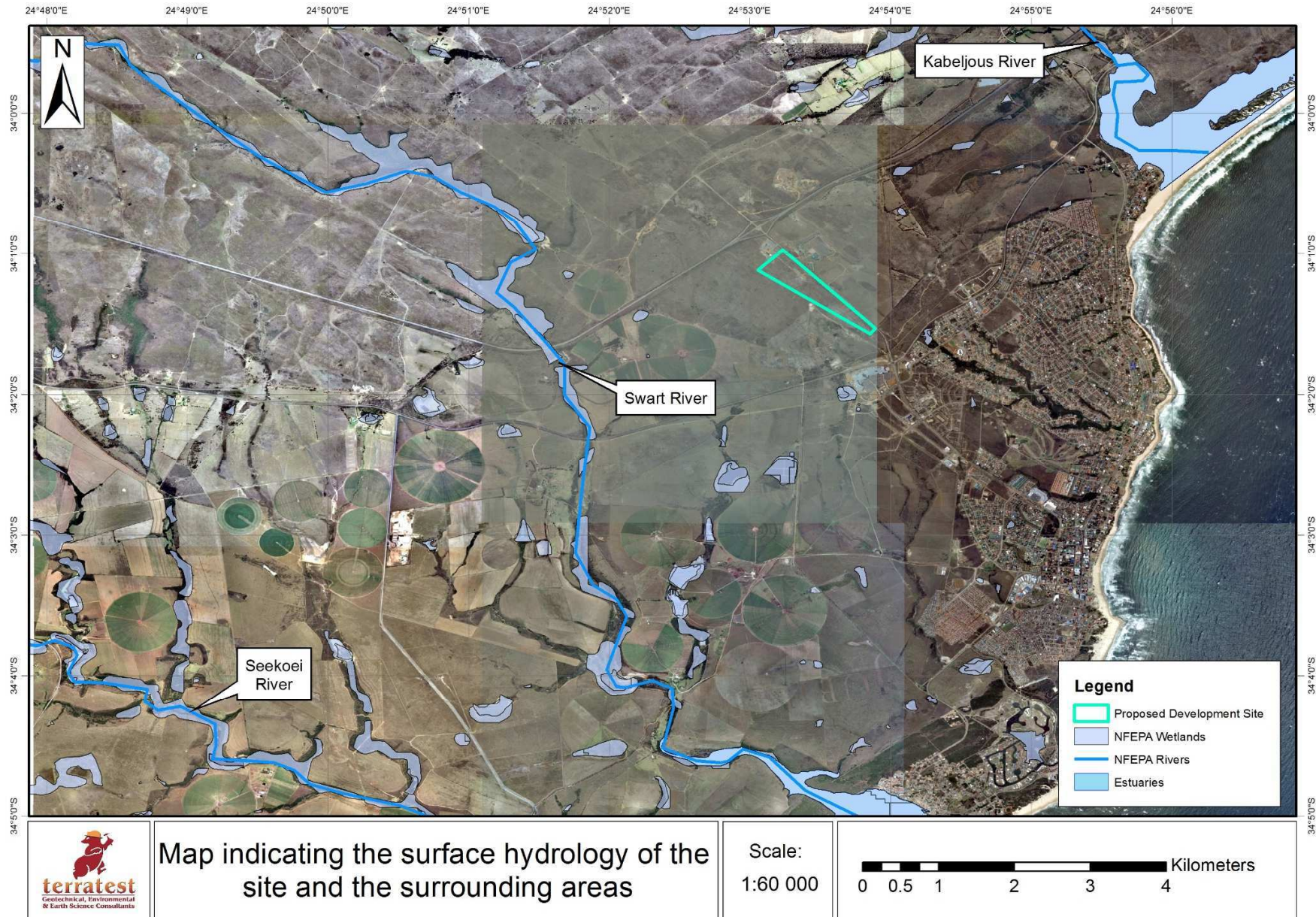


Figure 6: Map indicating the surface water resources occurring in proximity to the proposed development site.

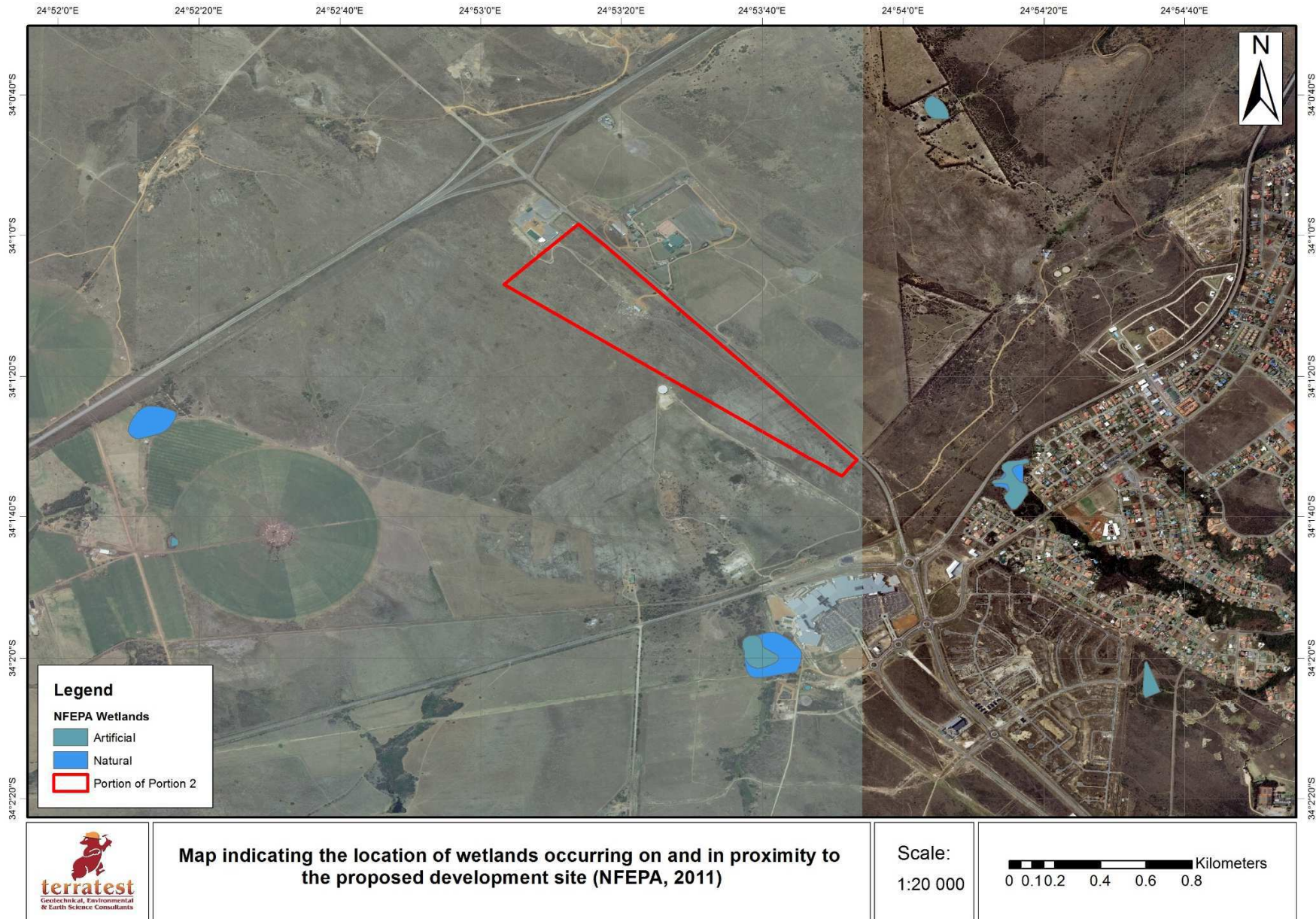


Figure 7: Map indicating the surface water resources occurring in close proximity to the proposed development site.

4.4 Heritage

The National Heritage Resources Act, 1999 (Act No. 25 of 1999) makes provision for the protection of national heritage. This forms an integral part of the environmental assessment process.

According to the PaleoMap maintained by the South African National Heritage Resources Authority (SAHRA), the proposed development site falls within an area having low paleo-sensitivity (see Figure 8). This means that no paleontological assessments are required on the site, however if resources are uncovered during construction activities, then the relevant protocols will need to be followed.

Confirmation of this will be sought from the Eastern Cape Provincial Heritage Resources Agency (ECPHRA), who is the relevant Heritage Authority, regarding the need to undertake a specialist Heritage Impact Assessment (HIA) on the property.

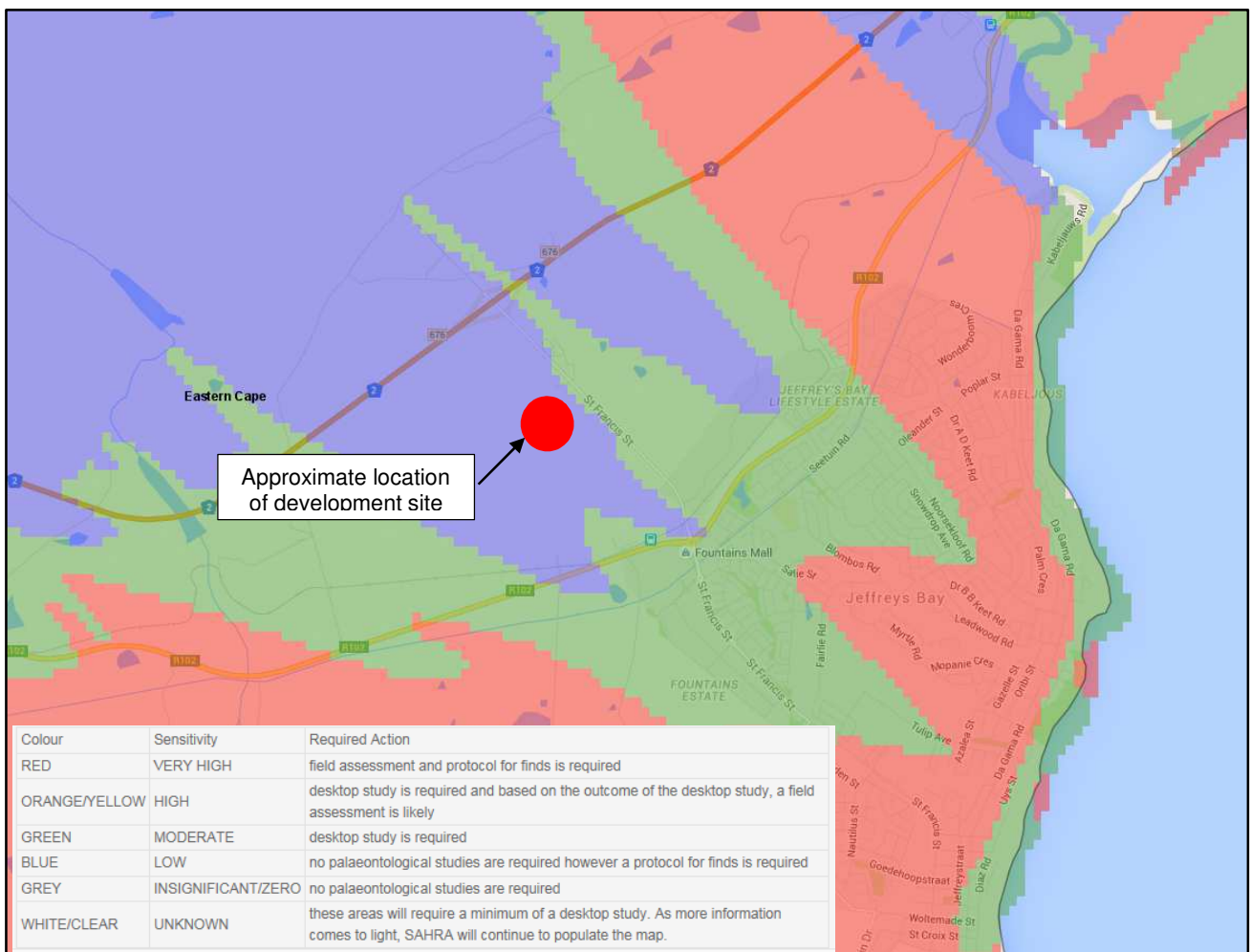


Figure 8: Extract from the SAHRA PaleoMap indicating the paleo-sensitivity of the proposed development site

5. ENVIRONMENTAL SCOPE OF WORK

The required Basic Assessment process will be undertaken in accordance with the requirements of NEMA and the EIA Regulations (2014). The EAP is required to conduct the environmental application process and manage the public participation process, which is currently underway. As part of this process, Terratest (Pty) Ltd will perform the following:

1. Identify and notify key stakeholders, authorities and municipalities, environmental groups and interested or affected parties, hereafter referred to as IAPs;
2. Compile a detailed Background Information Document (BID) for the proposed development (this document), providing details to IAPs of:
 - a. The listed activities that trigger the Environmental Authorisation process;
 - b. The scope of work;
 - c. The locality and current land use at the site;
 - d. A detailed site description;
 - e. The Basic Assessment process to be followed; and
 - f. The opportunity for IAPs to comment on the project.
3. Advertise the environmental application in a newspaper applicable to the region;
4. Place a notification poster/posters on and surrounding the site;
5. Obtain consent from the landowner to undertake the application process (if necessary);
6. Attend Public Liaison Committee (PLC) meetings and workshops, where necessary;
7. Host a Public meeting, if necessary, providing details of issues identified by the EAP, stakeholders and IAPs;
8. Record all comments of IAPs and present such comments, as well as responses provided by Terratest (Pty) Ltd, in a full Comments and Responses Report, for inclusion into the Basic Assessment Report which will be submitted to DEDEAT for decision-making; and
9. Circulate all IAP comments to the project team.

The Basic Assessment Report will be made available to all relevant stakeholders and registered IAPs for comment, before being submitted to the Department of Economic Development, Environmental Affairs and Tourism (DEDEAT) for review and decision-making.

6. HOW DO I PARTICIPATE?

Every proposed development has the potential to significantly affect the natural, social and economic environments, both at, as well as in the areas surrounding the proposed site. For this reason it is imperative that you as a stakeholder or an IAP comment on the proposed project and **highlight any issues or concerns** that you feel need to be considered during the proposed planning and implementation process.

Should you wish to register as an IAP or should you have any comments regarding the proposed development, please **state your interest** in the proposed development along with any **comments or queries** you may, on the form provided.

Please return these comments, via email, fax or post to details provided, before **21 September 2015**. Alternatively, the EAP listed below can be contacted directly.

**THE PROPOSED ESTABLISHMENT OF A LIGHT INDUSTRIAL WAREHOUSING FACILITY ON
PORTION 2 OF THE FARM MENTORSKRAAL NO. 336, NEAR JEFFREYS BAY**

REGISTRATION FORM
Name: Surname Postal Address: Postal Code: Tel No: Fax No: Cell No: e-mail :
Please state your interest in the proposed project.
Comments: (add extra pages should you need)
Do you require any additional information?
Other parties which you think should be included in the process:
<i>Your comments are highly appreciated, and will be included in the final report to be submitted to the decision-making authorities.</i>
<u>PLEASE RETURN NO LATER THAN 21 SEPTEMBER 2015 TO:</u> Sarah Baxter c/o TERRATEST (PTY) LTD PO Box 27308 Greenacres Port Elizabeth 6057 Tel: 041 363 4428 Fax: 041 363 1922 email: baxters@terratest.co.za