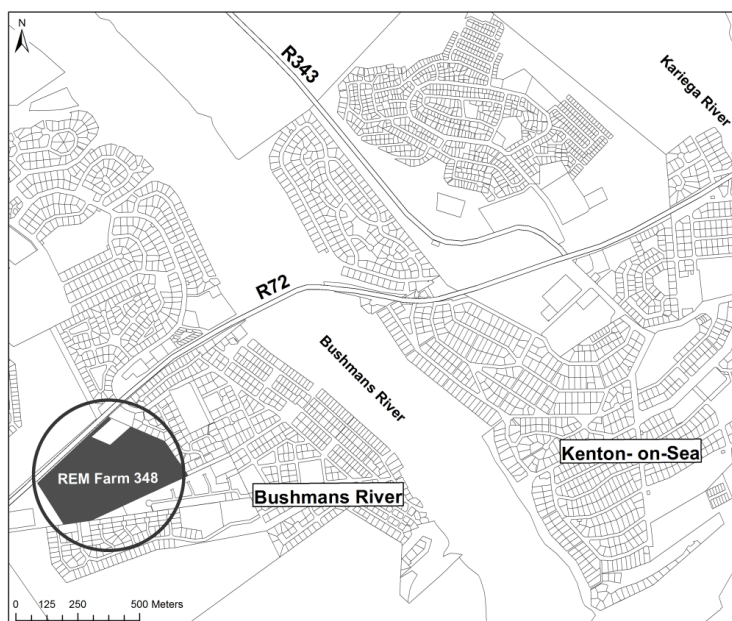

BACKGROUND INFORMATION DOCUMENT – BID

PROPOSED SUBDIVISION AND DEVELOPMENT OF FARM MARSELLE 348 (R72), BUSHMANS RIVER, EASTERN CAPE

INTRODUCTION

The owner of the Remainder of the farm Marselle No. 348 is proposing the subdivision and rezoning of the property. It is the intention that the property will be divided into seven portions which will be rezoned in order to accommodate general business (shopping mall, offices), residential housing as well as a petrol station.

This Background Information Document (BID) provides various stakeholders, interested and/or affected parties (I&APs) with details about the proposed development and the relevant Environmental Authorisation process being followed. I&APs are encouraged to raise any relevant issues or concerns regarding the proposed development.



The property R/348, Marselle, falls within the Ndlambe Local Municipality in the Sarah Baartman District Municipality of the Eastern Cape. The property is situated along the R 72 and adjoins the town of Boesmansriviermond.

Figure 1: Locality map showing REM Farm Marselle No.348.

PROJECT DESCRIPTION AND MOTIVATION

The land is currently surrounded by urban development and is thus a logical extension to the town. It is envisaged that the development will help integrate the current Bushman’s River community with the old “Marselle Township”, thereby alleviating the inequalities of the past. The shift from agriculture to a mixed use development may prompt the creation of jobs in conjunction with skills development for the local people.

The development is planned to be established in 3 phases. The first phase will include the construction of a filling station as soon as possible (2017/ 2018). The second phase will involve construction of the retail and commercial components within five years (2022) and the third phase will see the completion of the residential areas within ten years (2027).

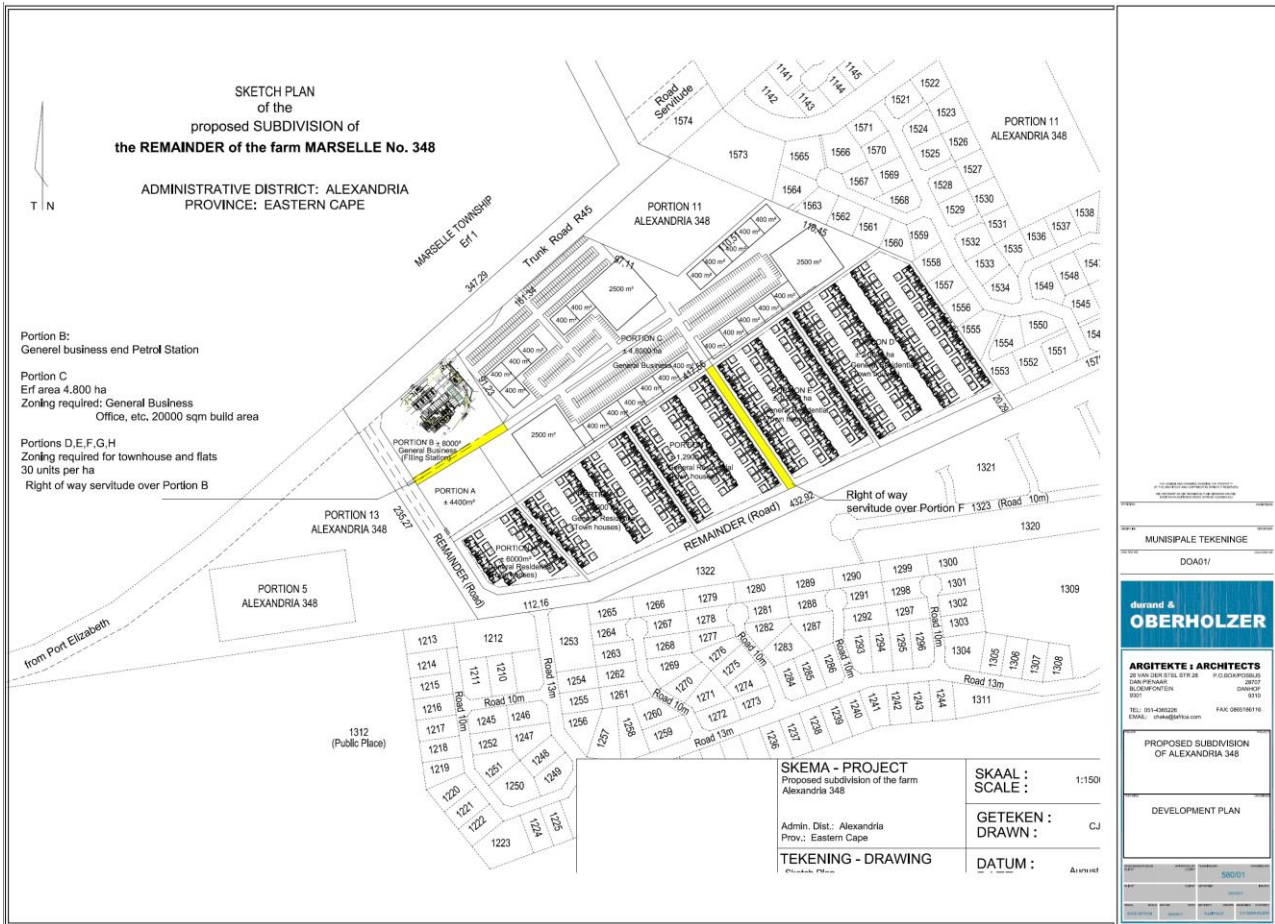


Figure 2: Provisional subdivision and development plan of the remainder of the farm Marselle.

RELEVANT LEGISLATION

According to the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended in 2006 and the Environmental Impact Assessment Regulations (2010), the proposed development requires an application for Environmental Authorisation to be submitted to the Department of Environmental Affairs (PE) and a Basic Environmental Assessment Process to be followed. Sandy van der Waal (Pr. Sci. Nat.), an Independent Environmental Consultant, has been appointed by the applicant as the Environmental Assessment Practitioner (EAP) to manage the Basic Assessment Process.

The following listed activities may be applicable to the proposed construction:

The number and date of the relevant notice:	Activity No (s) (in terms of the relevant notice)	Description of each listed activity as per project description:
Listing Notice 1 GNR 983 4 December 2014	9	The development of infrastructure exceeding 1000 metres in length for the bulk transportation of water or storm water- (i) with an internal diameter of 0,36 metres or more; or (ii) with a peak throughput of 120 litres per second or more; excluding where- (a) such infrastructure is for bulk transportation of water or storm water or storm water drainage inside a road reserve; or (b) where such development will occur within an urban area.
Listing Notice 1	10	The development and related operation of infrastructure exceeding

The number and date of the relevant notice:	Activity No (s) (in terms of the relevant notice)	Description of each listed activity as per project description:
GNR 983 4 December 2014		1000 metres in length for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes (i) with an internal diameter of 0,36 metres or more; or (ii) with a peak throughput of 120 litres per second or more; excluding where- (a) such infrastructure is for bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes inside a road reserve; or (b) where such development will occur within an urban area.
Listing Notice 1 GNR 983 4 December 2014	11	The development of facilities or infrastructure for the transmission and distribution of electricity- (i) outside urban areas or industrial complexes with a capacity of more than 33 but less than 275 kilovolts; or (ii) inside urban areas or industrial complexes with a capacity of 275 kilovolts or more.
Listing Notice 1 GNR 983 4 December 2014	14	The development of facilities or infrastructure, for the storage, or for the storage and handling, of a dangerous good, where such storage occurs in containers with a combined capacity of 80 cubic metres or more but not exceeding 500 cubic metres.
Listing Notice 1 GNR 983 4 December 2014	27	The clearance of an area of 1 hectares 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.
Listing Notice 1 GNR 983 4 December 2014	28	Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture or afforestation on or after 01 April 1998 and where such development: (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare; excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.
Listing Notice 3 GNR 985 4 December 2014		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 plan a) In Eastern Cape, Free State, Gauteng, Limpopo, North West and Western Cape provinces: ... Within critical biodiversity areas identified in bioregional management plans

ENVIRONMENTAL IMPACTS

It is the role of the EIA to report any potential socio-economic and ecological impacts to the local and regional environment as a result of the proposed development (both positive and negative). In order to achieve this, the following specialist studies will be completed:

- Feasibility Study & Socio-Economic Impact Assessment
- Archaeological Impact Study
- Ecological Impact Study
- Traffic Impact Study
- Geo-Technical & Groundwater Study

PUBLIC PARTICIPATION

As per the requirements of the National Environmental Management Act (NEMA) and related legislation, a Public Participation Process (PPP) will be conducted throughout the Basic Assessment. The key objective of public participation is to provide Interested and/or Affected Parties (I&APs) with sufficient and transparent information on an on-going basis. The PPP also affords any member of the public the opportunity to comment on the findings of both the Draft and Final Basic Assessment Reports (BAR).

Public Participation will include the following:

- Placement of site notice
- Notification of relevant stakeholders & I&APs (neighbours, organs of state etc.)
- Distribution of Background Information Document
- Release of Draft Basic Assessment Report (BAR) for public review (30 days)
- Advertisements in local and provincial Newspapers
- Ongoing liaison with I&APs
- Compilation of Comments & Responses Report for input to Final BAR
- Final liaison with I&APs
- Inform I&APs of decision made by the Department of Environmental Affairs (Environmental Authorisation granted/Not granted & conditions)
- Advertise decision made by the Department of Environmental Affairs in Local and Provincial Newspapers
- Manage appeals process

CONTACT DETAILS

Should you wish to submit any comments or concerns, or if you have any questions, please contact Ms Sandy van der Waal, details given below:

Contact details:

P.O. Box 424, Grahamstown, 6140

Email: sandyvdw@imagnet.co.za

Mobile: + 27 82 458 1716