

BASIC ASSESSMENT PROCESS

Proposed Residential 2 Development of a portion of Erf 4842 and Erf 4313, Hunters Retreat (suburb of Ben Kamma), Nelson Mandela Bay Municipality

BACKGROUND INFORMATION DOCUMENT, JUNE 2026



INTRODUCTION

The project proponent, Bridget Claire CC, proposes the development of a portion of Erf 4842 and Erf 4313, Hunters Retreat¹ (suburb of Ben Kamma), Nelson Mandela Bay Municipality (NMBM) for Residential 2 (Town Houses) purposes, Public Open Space and associated infrastructure (access road, internal roads, water, effluent and stormwater). The erven under assessment measure approximately 6.80 ha in combined extent and are zoned Residential 2.

In terms of the NEMA EIA Regulations, 2014 (as amended), published in GN R326, 327, 325 and 324, promulgated under Chapter Five of the National Environmental Management Act (Act 107 of 1998) (NEMAA), and published in Government Gazette 40772 on the 7 April 2017, the project requires a Basic Assessment (BA). The project proponent has appointed Sandra Wren of Public Process Consultants as the registered Environmental Assessment Practitioner (EAP) to manage the assessment, including Public Participation for this project.

PROJECT LOCALITY

The erven are located in the suburb of Ben Kamma, NMBM, South of King Road and can be accessed by travelling West along Walker Drive and then South onto Sandton Road. Erf 4842 is located southwest of the intersection of King Road and Claire Crescent, and Erf 4313 southwest of the intersection of King and Sandton Road. The locality map at the end of this document provides an overview of the location of the erven under assessment.

THIS DOCUMENT PROVIDES YOU WITH THE FOLLOWING

- Background information on the proposed development.
- An overview of the Basic Assessment and Public Participation Process.
- How to register your interest on the database for this assessment and access information on the project website (www.publicprocess.co.za)
- Where to submit comments of concern to be addressed during the BA process.

The sharing of information forms an important component of the Public Participation Process and provides you with the opportunity to become actively involved in the BA Process from the outset. Public Participation, together with scientific input received through specialist assessments, assists the Competent Authority, the Eastern Cape Department of Economic Development, Environmental Affairs and Tourism (DEDEAT), Nelson Mandela Bay Municipality, with their decision-making.

HOW CAN I PARTICIPATE IN THIS BASIC ASSESSMENT PROCESS?

The Public Participation Process (PPP) is being undertaken in line with the requirements of Regulations 41 to 44 of the NEMA EIA Regulations 2014 (as amended). The process will commence with the placement of an advert in a local newspaper and site notice boards for Interested and Affected Parties (I&APs) to register their interest on the database for this project as well as submit any comments. I&APS **MUST** register their interest on the database for this project to receive further information regarding the assessment process and opportunities to comment.

Information on the project will be made available on the website www.publicprocess.co.za. To register as an I&AP, complete the registration and comment form included with this correspondence or submit your contact details to the registered EAP indicated at the end of this document, providing your full name, address and contact details (email and contact number). **Should your contact details change at any stage of the assessment process you must notify the EAP, to ensure you continue to receive information on the Basic Assessment process.**

¹ The erven forming part of the Basic Assessment Process are located in the suburb of Ben Kamma, NMBM, **however**, in terms of the Deeds Office, the erf numbers are registered as Hunters Retreat e.g. Erf 4313 Hunters Retreat and **not Ben Kamma**.

I&APs are entitled to comment on all reports and plans submitted as part of the PPP as well as raise any issues which may be of significance to the consideration of the application. I&APs are required to disclose any direct business, financial, personal or other interests which they may have in the approval or refusal of the application. Should you no longer want to receive information on the project, this must be indicated in writing.

PROJECT OVERVIEW

Subject to the outcome of the various specialist studies forming part of this assessment, the project proponent is proposing to develop portions of Erf 4842 and Erf 4313 for the construction of 151 x Residential 2 units (Town Houses), Public Open Space and associated infrastructure (access road, internal road, water, effluent and stormwater management).

The proposed development will entail the following:

- Clearance of vegetation
- Site survey and levelling, where required
- Construction of an access road and internal roads
- Installation of internal service infrastructure for all erven and connection to existing bulk services (domestic water, effluent, electricity and stormwater)
- Construction of top structures (houses) on a demand basis over a period of ~5 years

Erf 4842 measures ~5.30 ha in extent and Erf 4313 is ~1.49 ha in extent. A total of ~6.80 ha is subject to specialist assessment for the construction of 151 x Residential 2 units, associated infrastructure and Public Open Space. Development is proposed to be in line with that constructed in the surrounding area by the same project proponent.

ALTERNATIVES AND SITE SELECTION

A key component of the Basic Assessment process is the identification and assessment of reasonable and feasible alternatives. The following alternatives have been identified and will be considered in the assessment process:

- No-go alternative.
- Layout / footprint alternatives.
- Alternatives as identified by I&APs.

Reasonable and feasible alternatives as raised by I&APs, specialists and the technical team will be considered in the assessment process.

OVERVIEW OF THE NEMA EIA REGULATIONS, 2014 (AS AMENDED)

In terms of the NEMA EIA Regulations 2014 (as amended), the project requires a Basic Assessment, and Environmental Authorisation prior to the commencement of any activities on site. The table below lists potential listed activities in GN R327 and 324, which trigger the need for a Basic Assessment. A cautious approach has been adopted towards the identification of listed activities. Where there is currently uncertainty with regards to the applicability of a listed activity, it has been included in the table below.

Table 1: Listed activities requiring Environmental Authorisation in terms of the NEMA EIA Regulations 2014 (as amended)

GN R327 - Listing Notice 1	
Listed Activity/ies	Project Components
<p>9. The development of infrastructure exceeding 1 000 metres in length for the bulk transportation of water or storm water—</p> <p>(i) with an internal diameter of 0,36 metres or more; or</p> <p>(ii) with a peak throughput of 120 litres per second or more;</p> <p>excluding where—</p> <p>(b) where such development will occur within an urban area.</p>	<p>The proposed construction will require the installation of infrastructure for water and stormwater, which may exceed 1 000 metres in length.</p> <p>Should the site be considered to fall within an urban area, this listed activity will not apply. Both erven are built up on two sides and partial development has taken place on the third side, namely Erf 4314 which is currently subject to a Section 24G Assessment.</p> <p>The applicability of this listed activity will be determined through the assessment process.</p>

<p>10. The development and related operation of infrastructure exceeding 1 000 metres in length for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes—</p> <p>(i) with an internal diameter of 0,36 metres or more; or (ii) with a peak throughput of 120 litres per second or more;</p> <p>excluding where—</p> <p>(b) where such development will occur within an urban area.</p>	<p>The proposed construction will require the installation of effluent management infrastructure installation, which may exceed 1 000 metres in length.</p> <p>Should the site be considered to fall within an urban area, this listed activity will not apply. Both erven are built up on two sides and partial development has taken place on the third side, namely Erf 4314 which is currently subject to a Section 24G Assessment.</p> <p>The applicability of this listed activity will be determined through the assessment process.</p>
<p>12. The development of —</p> <p>(ii) infrastructure or structures with a physical footprint of 100 square metres or more;</p> <p>where such development occurs —</p> <p>(c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse; —</p>	<p>An un-named tributary of the Baakens River lies to the south of Erf 4842 and Erf 4313. The combined development footprint may exceed 100 square meters. The proximity of the development to this tributary will require confirmation by the Aquatic Biodiversity Specialist through the assessment process.</p> <p>The applicability of this listed activity will be determined through the assessment process.</p>
<p>27. The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation,...</p>	<p>The project proponent proposes the clearance of more than 1 hectare of indigenous vegetation for the construction of the Residential 2 units on Erf 4842 and Erf 4313.</p> <p>This listed activity will require environmental authorisation.</p>
<p>GN R324 - Listing Notice 3</p>	
<p>4. The development of a road wider than 4 metres with a reserve less than 13,5 metres.</p> <p>a. Eastern Cape</p> <p>i. Outside urban areas:</p> <p>(ee) Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;</p>	<p>The proposed development would require the construction of internal roads, which at points may exceed 4 metres in width.</p> <p>The erven are located in the Eastern Cape, and could be considered to fall outside of an urban area as development on the one side is not complete, but the site has been transformed. Both erven have been identified as a terrestrial Critical Biodiversity Areas (CBAs) in terms of the NMBM Bioregional Plan (2014).</p> <p>Should the site be considered to fall within an urban area, this listed activity will not apply. Both erven are built up on two sides and partial development has taken place on the third side, namely Erf 4314 which is currently subject to a Section 24G Assessment.</p> <p>The applicability of this listed activity will be determined through the assessment process.</p>
<p>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.</p> <p>a. Eastern Cape</p> <p>i. Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area</p>	<p>The erven proposed for development will require clearance of more than 300 square metres of indigenous vegetation for the construction of the Residential 2 units.</p> <p>The erven are located in the Eastern Cape, in a terrestrial CBA in terms of the NMBM Bioregional Plan (2014). The erven have been identified as Algoa Sandstone Fynbos which is <i>Critically Endangered</i> in</p>

<p><i>that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;</i></p> <p><i>ii. Within critical biodiversity areas identified in bioregional plans;</i></p>	<p>terms of the National Spatial Biodiversity Assessment (NSBA) Red List of Ecosystems (2022).</p> <p>This listed activity will require environmental authorisation.</p>
<p>14. The development of —</p> <p><i>(ii) infrastructure or structures with a physical footprint of 10 square metres or more;</i></p> <p><i>where such development occurs —</i></p> <p><i>(c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse;</i></p> <p>a. Eastern Cape</p> <p><i>i. Outside urban areas:</i></p> <p><i>(ff) Critical biodiversity areas or ecosystem service areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;</i></p>	<p>A portion on the development on the south eastern boundary of Erf 4842 will exceed 10 square meters or more and may be within 32 metres of the un-named tributary of the Baakens River. The proximity of the development to this tributary will require confirmation by the Aquatic Biodiversity specialist through the assessment process.</p> <p>The erven are located in the Eastern Cape, and could be considered to fall outside of an urban area as development on the one side is not complete, but the site has been transformed. The erven have been identified as terrestrial CBAs in terms of the NMBM Bioregional Plan (2014).</p> <p>Should the site be considered to fall within an urban area, this listed activity will not apply. Both erven are built up on two sides and partial development has taken place on the third side, namely Erf 4314 which is currently subject to a Section 24G Assessment.</p> <p>The applicability of this listed activity will be determined through the assessment process.</p>

The applicability of the listed activities indicated above will be determined through the assessment process and in consultation with DEDEAT. The listed activities require Environmental Authorisation from the DEDEAT, prior to the commencement of any activities on the site.

Stakeholders who have an interest in the impact of the development on heritage resources are hereby invited to provide comments on the **Heritage Impact Assessment (HIA)** which forms part of this NEMA process.

OVERVIEW OF THE BA PROCESS AND PUBLIC PARTICIPATION

In terms of the NEMA EIA Regulations, 2014 (as amended), the objective of the Basic Assessment Report is to amongst others, through a consultative process:

- Determine policies and legislation relevant to the activity.
- Identify and assess alternatives considered.
- Describe the need and desirability of the proposed alternatives and preferred alternative.
- Undertake an impact and risk assessment process focussing on the Geographical, physical, biological, social, economic, heritage, and cultural sensitivity of the site.
- Based on the impact assessment matrix identify the preferred alternative, identify measures to avoid, manage or mitigate impacts and the management as well as monitoring of residual risks.

The Basic Assessment Process needs to show the Competent Authority, DEDEAT, and the project proponent, what the consequences of their choices will be in biophysical, social and economic terms. Public involvement forms an important component of this process, by assisting in the identification of issues and alternatives to be evaluated. The Basic Assessment Process being implemented can be divided into the following phases namely:

- **Pre-Application Phase (Current Phase)**
 - Pre-Application consultation with DEDEAT
 - Notification to DEDEAT of intention to commence with the Basic Assessment Process.
 - Special Studies and Assessment of Impacts
 - Project Announcement, Registration and Comment Period **(30-days) (WE ARE HERE)**

- **Application and Draft Basic Assessment Report Phase**
 - Submission of the Application Form to DEDEAT
 - Draft Basic Assessment Report Review and Comment Period (**30-days**)
- **Final Basic Assessment Report Phase**
 - Submission of Final Basic Assessment Report to DEDEAT
- **Decision Making and Appeal Period Phase**
 - Notice to I&APs of decision and appeal period

To meet the timeframes as prescribed in the EIA Regulations 2014 (as amended), specialist studies to be included as part of this assessment process will commence in parallel to the Application Phase. The following specialist studies are proposed to be undertaken for this assessment:

- Terrestrial Biodiversity Impact Assessment
- Aquatic Biodiversity Impact Assessment
- Archaeological and Cultural Heritage Impact Assessment
- Palaeontological Impact Assessment
- Traffic Impact Assessment
- Civil Services Report

PHASE 1: PRE-APPLICATION PHASE (*CURRENT PHASE*)

Project Announcement, Registration and Comment Period

The first stage in the process entails notification to DEDEAT, as well as I&APs of the intention to proceed with the Basic Assessment Process. I&APs proactively identified prior to the commencement of the assessment process are provided with a Background Information Document (BID) on the project, a Locality Map and Comment Form. Project information for the various stages of the Assessment will be made available on the project website www.publicprocess.co.za. An advertisement will be placed in one local newspaper and site notice boards will be placed at appropriate locations in relation to theerven under assessment. I&APs are required to register their interest on the project database and submit comments of concern within the 30-day registration and comment period provided, which extends from **22 June 2026 to 21 July 2026**. Comments submitted during this period will be included and responded to in the Draft Basic Assessment Report. Specialist studies will commence in line with this phase of the Basic Assessment process.

PHASE 2: APPLICATION FORM AND DRAFT BASIC ASSESSMENT REPORT PHASE

Application Form Submission

An Application Form for Environmental Authorisation will be compiled for submission to DEDEAT for their review and registration and prior to the commencement of the comment period for the Draft Basic Assessment Report.

Draft Basic Assessment Report (BAR) Review (30-days) (*WE ARE HERE*)

Upon registration of the Application Form by DEDEAT, the Draft BAR will be released for a minimum, **legislated 30-day comment and review period**, which will include comments received from I&APs during the Pre-Application Phase. All registered I&APs on the project database will be notified via email, or in the manner best indicated for communication, of the opportunity to comment. In order to assist I&APs with their understanding of the project and to facilitate the receipt of comments for inclusion in the Final Basic Assessment Report (Final BAR), I&APs will be provided with an Executive Summary of the Draft BAR, as well as a Comment Form. Copies of the report will be made available on the project website www.publicprocess.co.za.

PHASE 3: FINAL BASIC ASSESSMENT REPORT PHASE

The Final BAR, including comments received during the Draft BAR review period, will be compiled for submission to the Competent Authority, DEDEAT, for their decision-making. Where a Basic Assessment is applied to an application, the applicant must, within 90 days of receipt of the application by the Competent Authority, submit to the Competent Authority a BA Report, inclusive of specialist studies, which have been subjected to a 30-day Public Participation Process. All I&APs on the project database will be notified via email of the submission of the Final BAR.

PHASE 4: DECISION MAKING AND APPEAL PERIOD PHASE

The Competent Authority, DEDEAT, must within 107 days of receipt of the Final BAR, grant or refuse Environmental Authorisation. The applicant must, within 14 days of the date of the decision, notify all registered

I&APs of the decision and provide them access to the decision and reasons for the decision, as well as indicate the manner of appeal.

WHAT IS YOUR ROLE AS AN I&AP?

Should you wish to register your interest on the project database or raise issues of concern, you are required to respond to this notification:

- By emailing a comment form to the consultant indicated below, indicating your interest in the project and/or concern.
- Raise issues of concern for consideration in the assessment process and within the timeframes provided for commenting.
- By registering your interest in the project, you will be kept informed of the process and will be notified of any opportunities to comment.
- By reviewing the project information and submitting any comments/issues within the specified comment period.

If at any stage your contact details change, it is essential you notify the EAP of such changes to continue receiving information regarding this assessment process.

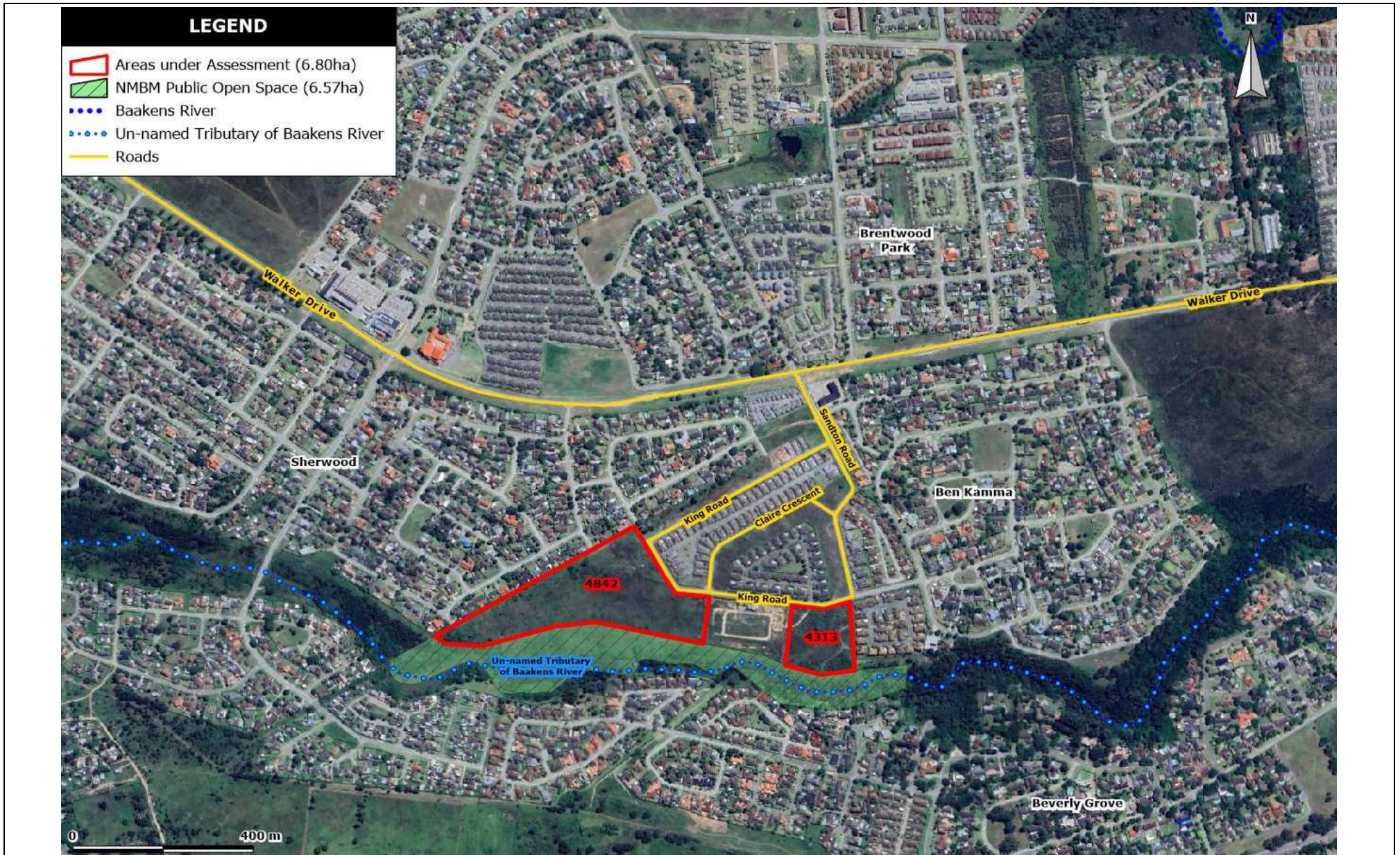
Compliance with the Protection of Personal Information Act 4 of 2013

As required by Regulation 42 of the NEMA EIA Regulations, 2014 (as amended), and the National Appeals Regulations, 2025, as a registered I&AP your contact information (e.g., name, phone number, email and postal address) will be placed on a database for the duration of the Basic Assessment process, which must be submitted to the Competent Authority, DEDEAT (Sarah Baartman Region). Should you submit a comment during this assessment process, your full name, organisation and comment raised will be included in the reports released into the public domain. If you object to any of your contact information being released into the public domain, **such objection must be highlighted in bold as part of the comment submitted**. Should you not remove your name from the database, this will be viewed as consent to provide your contact information.

WHO SHOULD YOU CONTACT TO REGISTER YOUR INTEREST OR SUBMIT A COMMENT?

Sandra Wren, Public Process Consultants, Phone: 041-374 8426 or Email: sandy@publprocess.co.za

Information on the project can be accessed from the project website: www.publicprocess.co.za



Locality Map of Erf 4842 and Erf 4313, Ben Kamma, in relation to the surrounding municipal road network and an un-named tributary of the Baakens River, Nelson Mandela Bay Municipality.