Draft Basic Assessment Report

PROPOSED AMATHOLE DISTRICT MUNICIPALITY OFFICE PARK, STUTTERHEIM, EASTERN CAPE

DEDEAT Reference: EC/18/A/LN1/23(ii)/13-07

Prepared for:
Amathole District Municipality

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December 2013
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PROVINCE OF THE EASTERN CAPE
DEPARTMENT OF ECONOMIC DEVELOPMENT
ENVIRONMENTAL AFFAIRS AND TOURISM

BASIC ASSESSMENT REPORT

(For official use only)

File Reference Number: ______________________
Application Number: ______________________
Date Received: ______________________


Kindly note that:

1. This basic assessment report is a standard report that may be required by a competent authority in terms of the EIA Regulations, 2010 and is meant to streamline applications. Please make sure that it is the report used by the particular competent authority for the activity that is being applied for.

2. The report must be typed within the spaces provided in the form. The size of the spaces provided is not necessarily indicative of the amount of information to be provided. The report is in the form of a table that can extend itself as each space is filled with typing.

3. Where applicable tick the boxes that are applicable or black out the boxes that are not applicable in the report.

4. An incomplete report may be returned to the applicant for revision.

5. The use of “not applicable” in the report must be done with circumspection because if it is used in respect of material information that is required by the competent authority for assessing the application, it may result in the rejection of the application as provided for in the regulations.

6. This report must be handed in at offices of the relevant competent authority as determined by each authority.

7. No faxed or e-mailed reports will be accepted.

8. The report must be compiled by an independent environmental assessment practitioner.
9. Unless protected by law, all information in the report will become public information on receipt by the competent authority. Any interested and affected party should be provided with the information contained in this report on request, during any stage of the application process.

10. A competent authority may require that for specified types of activities in defined situations only parts of this report need to be completed.
SECTION A: ACTIVITY INFORMATION

Has a specialist been consulted to assist with the completion of this section?  
If YES, please complete form XX for each specialist thus appointed:  
Any specialist reports must be contained in Appendix D.

1. ACTIVITY DESCRIPTION

Describe the activity, which is being applied for, in detail

1. BACKGROUND TO THE STUDY

Amathole District Municipality (ADM) is proposing to develop a Municipal Office Park on 3 ha of undeveloped area on Erf 1874 and surrounding commonage at Stutterheim, within the Amahlathi Local Municipality of the Eastern Cape Province.

In accordance with the requirements of the National Environmental Management Act No. 107 of 1998, and relevant Environmental Impact Assessment (EIA) regulations made in terms of this Act (Government Notice No R.544 and 546) and promulgated in 2010, the proposed project requires a Basic Environmental Assessment.

Coastal & Environmental Services (CES) have been appointed by ADM as Environmental Assessment Practitioner (EAP) to conduct the EIA.

2. LOCATION AND SITE DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed project is located on a remainder of Erf 1874 in Stutterheim, Eastern Cape (Figure 1.1 and 1.2), with a total area of approximately 3 ha.

Figure 1.1: Generalised topographical map that identifies the site at Stutterheim.
3. BIO-PHYSICAL ENVIRONMENT

3.1. Climate

Stutterheim normally receives about 598mm of rain per year, with most rainfall occurring during summer. The chart below (left) shows the average rainfall values for Stutterheim per month. It receives
the lowest rainfall (7mm) in July and the highest (91mm) in February. The monthly distribution of average daily maximum temperatures (centre) shows that the average midday temperatures for Stutterheim range from 17.9°C in June to 25.7°C in February. The region is the coldest during July when the mercury drops to 4°C on average during the night.

![Average rainfall and temperature variation over a 12 month period.](image1)

**3.2. Topography**

The study area slopes up from the N6 in an easterly direction before it levels off, and then slopes down to the Cumakala River which is approximately 1500 m away from the study area. The elevation between the N6 and the highest point in the area is in the order of 10 m.

![General topography of the study area, Stutterheim](image2)

**3.3. Geology and Soils**

On sedimentary rocks of the Beaufort Group (Karoo Supergroup) overlaid by deep, freely drained, highly weathered soils are found in the study area. These rocks date back to the Phanerozoic period and consist mainly of mudstone and arenite (Eastern Cape Province GIS data 2005). Weakly developed lithosols are also found in places. Soils are shallow to medium sandy loam with an E-horizon above the bedrock (Department of Agriculture).
3.4. Vegetation and floristics

According to SANBI, the vegetation type found in this study area is Amathole Montane Grassland (Gd 1). This vegetation type consists of low mountain ranges and moderately undulating landscapes characterised by short grassland with high species richness of forbs, especially those of the family Asteraceae. The grasslands are dominated by a variety of grasses, including Themeda triandra, Elionurus muticus, Sporobolus africanus, Eragrostis chloromelas, E. curvula, Heteropogon contortus, Alloteropsis semialata and Tristachya leucothrix. Amathole Montana Grassland (Gd1) is considered “Least Threatened” by SANBI.

![SANBI Vegetation map](image)

Figure 1.6: SANBI Vegetation map (Mucina and Rutherford, 2006) with a Google Earth overlay. The vegetation found in the area is Amathole Montana Grassland (Gd 1). The red area indicates the study site.

3.5. Eastern Cape Biodiversity Conservation Plan (ECBCP)

In terms of ECBCP, the area proposed for the ADM Stutterheim office park falls within the class of “towns and settlements” and does not impact on the recommended land use management of the area.
4. SOCIO-ECONOMIC PROFILE

4.1. Population

Over 50% of the Amahlathi LM population is younger than 20 years. This indicates a youthful age profile, and consequent continuing population growth in the study area. As a result, there is a need for the development of appropriate facilities and a focus on education and skills training.

4.2. Income and poverty levels
Income figures obtained during the 2001 Census suggest that some 86% of the households within the Amahlathi LM earn less that R 1 600 per month. The residents of these households should be regarded as living below the Household Subsistence Level.

4.3. Employment

Only 17% of the economically active population within the Amahlathi LM are employed, although only 23% of the population are actively seeking employment. This suggests a relatively low participation rate in the local economy.

4.4. Economic Activity

At Municipal level in the study area, the Community, Social and Personal Services sector is the key economic sector, accounting for 27% of employment. This is followed by the Agriculture, Forestry, Fishing and Hunting Sector (accounting for 22% of employment).

With regards the local economic development, locally, the manufacturing sector is identified as one with significant potential, especially where local produce is being processed for other markets. Tourism, too, is noted as being a potential growth sector, particularly given the many areas of scenic beauty and historical interest in Amahlathi LM.

Stutterheim is the largest service node in the Amahlathi LM; however, services and markets are also sought in East London and King William's Town. It is likely that this trend will continue.

2. FEASIBLE AND REASONABLE ALTERNATIVES

“alternatives”, in relation to a proposed activity, means different means of meeting the general purpose and requirements of the activity, which may include alternatives to—

(a) the property on which or location where it is proposed to undertake the activity;
(b) the type of activity to be undertaken;
(c) the design or layout of the activity;
(d) the technology to be used in the activity;
(e) the operational aspects of the activity; and
(f) the option of not implementing the activity.

Describe alternatives that are considered in this application. Alternatives should include a consideration of all possible means by which the purpose and need of the proposed activity could be accomplished in the specific instance taking account of the interest of the applicant in the activity. The no-go alternative must in all cases be included in the assessment phase as the baseline against which the impacts of the other alternatives are assessed. The determination of whether site or activity (including different processes etc.) or both is appropriate needs to be informed by the specific circumstances of the activity and its environment. After receipt of this report the competent authority may also request the applicant to assess additional alternatives that could possibly accomplish the purpose and need of the proposed activity if it is clear that realistic alternatives have not been considered to a reasonable extent.

Paragraphs 3 – 13 below should be completed for each alternative.

ALTERNATIVES

Various layouts and locations were considered and scrutinised, and environmental input was used as a guide to come up with the most environmentally sustainable alternatives.

The No-Go option will also be assessed.
3. **ACTIVITY POSITION**

Indicate the position of the activity using the latitude and longitude of the centre point of the site for each alternative site. The co-ordinates should be in degrees and decimal minutes. The minutes should have at least three decimals to ensure adequate accuracy. The projection that must be used in all cases is the WGS84 spheroid in a national or local projection.

List alternative sites if applicable.

<table>
<thead>
<tr>
<th>Alternative:</th>
<th>Latitude (S):</th>
<th>Longitude (E):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alternative S1(^1) (preferred or only site alternative)</td>
<td>32° 34.883'</td>
<td>27° 25.767'</td>
</tr>
</tbody>
</table>

4. **PHYSICAL SIZE OF THE ACTIVITY**

Indicate the physical size of the preferred activity/technology as well as alternative activities/technologies (footprints):

<table>
<thead>
<tr>
<th>Alternative:</th>
<th>Size of the activity:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alternative A1(^2) (preferred activity alternative)</td>
<td>25 000m(^2)</td>
</tr>
</tbody>
</table>

Indicate the size of the alternative sites or servitudes (within which the above footprints will occur):

<table>
<thead>
<tr>
<th>Alternative:</th>
<th>Size of the site(servitude):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alternative A1 (preferred activity alternative)</td>
<td>35 000m(^2)</td>
</tr>
</tbody>
</table>

5. **SITE ACCESS**

Does ready access to the site exist?  
If NO, what is the distance over which a new access road will be built

Describe the type of access road planned:

Access to the site is via the existing N6.

Include the position of the access road on the site plan and required map, as well as an indication of the road in relation to the site.

6. **SITE OR ROUTE PLAN**

A detailed site or route plan(s) must be prepared for each alternative site or alternative activity. It must be attached as Appendix A to this document.

The site or route plans must indicate the following:

6.1 the scale of the plan which must be at least a scale of 1:500;
6.2 the property boundaries and numbers of all the properties within 50 metres of the site;
6.3 the current land use as well as the land use zoning of each of the properties adjoining the site or sites;

---

\(^1\) *Alternative S..* refer to site alternatives.

\(^2\) *Alternative A..* refer to activity, process, technology or other alternatives.
6.4 the exact position of each element of the application as well as any other structures on the site;
6.5 the position of services, including electricity supply cables (indicate above or underground), water supply pipelines, boreholes, street lights, sewage pipelines, storm water infrastructure and telecommunication infrastructure;
6.6 all trees and shrubs taller than 1.8 metres;
6.7 walls and fencing including details of the height and construction material;
6.8 servitudes indicating the purpose of the servitude;
6.9 sensitive environmental elements within 100 metres of the site or sites including (but not limited thereto):
   ▪ rivers;
   ▪ the 1:100 year flood line (where available or where it is required by DWA);
   ▪ ridges;
   ▪ cultural and historical features;
   ▪ areas with indigenous vegetation (even if it is degraded or invested with alien species);
6.9 for gentle slopes the 1 metre contour intervals must be indicated on the plan and whenever the slope of the site exceeds 1:10, the 500mm contours must be indicated on the plan; and
6.10 the positions from where photographs of the site were taken.

7. SITE PHOTOGRAPHS

Colour photographs from the centre of the site must be taken in at least the eight major compass directions with a description of each photograph. Photographs must be attached under Appendix B to this form. It must be supplemented with additional photographs of relevant features on the site, if applicable.

8. FACILITY ILLUSTRATION

A detailed illustration of the activity must be provided at a scale of 1:200 as Appendix C for activities that include structures. The illustrations must be to scale and must represent a realistic image of the planned activity. The illustration must give a representative view of the activity.

9. ACTIVITY MOTIVATION

9(a) Socio-economic value of the activity
What is the expected capital value of the activity on completion?

<table>
<thead>
<tr>
<th>R million</th>
</tr>
</thead>
<tbody>
<tr>
<td>60</td>
</tr>
</tbody>
</table>

What is the expected yearly income that will be generated by or as a result of the activity?

Will the activity contribute to service infrastructure?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>YES</td>
<td>NO</td>
</tr>
</tbody>
</table>

Is the activity a public amenity?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>YES</td>
<td>NO</td>
</tr>
</tbody>
</table>

How many new employment opportunities will be created in the development phase of the activity?

What is the expected value of the employment opportunities during the development phase?

What percentage of this will accrue to previously disadvantaged individuals?

<table>
<thead>
<tr>
<th>Not Determined</th>
</tr>
</thead>
</table>

How many permanent new employment opportunities will be created during the operational phase of the activity?

What is the expected current value of the employment opportunities during the first 10 years?

<table>
<thead>
<tr>
<th>Not Determined</th>
</tr>
</thead>
</table>
What percentage of this will accrue to previously disadvantaged individuals? Not Determined

9(b) Need and desirability of the activity

Motivate and explain the need and desirability of the activity (including demand for the activity):

Amathole District Municipality (ADM) requires a new office park, which is strategically and centrally located.

Indicate any benefits that the activity will have for society in general:

The proposed ADM office park will be strategically and centrally located, which will improve strategic service delivery.

Indicate any benefits that the activity will have for the local communities where the activity will be located:

The proposed ADM office park will provide temporary job opportunities during construction phase, but above all, it will aid in more efficient service delivery for the whole District.

10. APPLICABLE LEGISLATION, POLICIES AND/OR GUIDELINES

List all legislation, policies and/or guidelines of any sphere of government that are applicable to the application as contemplated in the EIA regulations, if applicable:

<table>
<thead>
<tr>
<th>Title of legislation, policy or guideline</th>
<th>Administering authority</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>National Heritage Resources Act (No. 25 of 1999)</td>
<td>South African Heritage Resources Agency (SAHRA)</td>
<td>1999</td>
</tr>
<tr>
<td>National Environmental Management: Biodiversity Act (Act No 10 of 2004)</td>
<td>Department of Environmental Affair (DEA)</td>
<td>2004</td>
</tr>
</tbody>
</table>

11. WASTE, EFFLUENT, EMISSION AND NOISE MANAGEMENT

11(a) Solid waste management

Will the activity produce solid construction waste during the construction/initiation phase? YES NO

If yes, what estimated quantity will be produced per month? 150m³

How will the construction solid waste be disposed of (describe)?

All solid waste will be collected at a central location at the construction site and will be stored temporarily until removed to an appropriately permitted landfill site near the construction site.

Where will the construction solid waste be disposed of (describe)?

Solid waste will be removed to an appropriately permitted landfill site near the construction site.

Will the activity produce solid waste during its operational phase? YES NO

If yes, what estimated quantity will be produced per month? 200m³

How will the solid waste be disposed of (describe)?
It will be transported to the nearest licensed landfill site.

Where will the solid waste be disposed if it does not feed into a municipal waste stream (describe)?

N/A

If the solid waste (construction or operational phases) will not be disposed of in a registered landfill site or be taken up in a municipal waste stream, then the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

Can any part of the solid waste be classified as hazardous in terms of the relevant legislation?

If yes, inform the competent authority and request a change to an application for scoping and EIA.

Is the activity that is being applied for a solid waste handling or treatment facility?

If yes, then the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

11(b) Liquid effluent

Will the activity produce effluent, other than normal sewage, that will be disposed of in a municipal sewage system?

If yes, what estimated quantity will be produced per month?

Will the activity produce any effluent that will be treated and/or disposed of on site?

If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

Will the activity produce effluent that will be treated and/or disposed of at another facility?

If yes, provide the particulars of the facility:

| Facility name: | N/A |
| Contact person: |     |
| Postal address: |     |
| Postal code: |     |
| Telephone: |     |
| E-mail: |     |

Describe the measures that will be taken to ensure the optimal reuse or recycling of waste water, if any:


11(c) Emissions into the atmosphere

Will the activity release emissions into the atmosphere?

If yes, is it controlled by any legislation of any sphere of government?

If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

If no, describe the emissions in terms of type and concentration:

Nuisance dust as a result of construction activities
11(d) Generation of noise

Will the activity generate noise?
If yes, is it controlled by any legislation of any sphere of government?
If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.
If no, describe the noise in terms of type and level:

12. WATER USE

Please indicate the source(s) of water that will be used for the activity by ticking the appropriate box(es)

<table>
<thead>
<tr>
<th>municipal</th>
<th>water board</th>
<th>groundwater</th>
<th>river, stream, dam or lake</th>
<th>other</th>
<th>the activity will not use water</th>
</tr>
</thead>
</table>

If water is to be extracted from groundwater, river, stream, dam, lake or any other natural feature, please indicate the volume that will be extracted per month:

Does the activity require a water use permit from the Department of Water Affairs?
If yes, please submit the necessary application to the Department of Water Affairs and attach proof thereof to this application if it has been submitted.

13. ENERGY EFFICIENCY

Describe the design measures, if any, that have been taken to ensure that the activity is energy efficient:

ADM is applying for a Green Star Rating. The Green Building Council of South Africa develops the Green Star SA rating tools, based on the Australian Green Building Council tools, to provide the property industry with an objective measurement for green buildings and to recognise and reward environmental leadership in the property industry.

The objectives of a Green Star SA rating is to:
- Establish a common language and standard of measurement for green buildings
- Promote integrated, whole-building design
- Raise awareness of green building benefits
- Recognise environmental leadership
- Reduce the environmental impact of development

Describe how alternative energy sources have been taken into account or been built into the design of the activity, if any:

Solar PV’s, (solar hot water geysers, etc.)
SECTION B: SITE/AREA/PROPERTY DESCRIPTION

Important notes:
1. For linear activities (pipelines, etc) as well as activities that cover very large sites, it may be necessary to complete this section for each part of the site that has a significantly different environment. In such cases please complete copies of Section C and indicate the area, which is covered by each copy No. on the Site Plan.

Section C Copy No. (e.g. A):

2. Paragraphs 1 - 6 below must be completed for each alternative.

3. Has a specialist been consulted to assist with the completion of this section?

YES
NO

If YES, please complete form XX for each specialist thus appointed:
All specialist reports must be contained in Appendix D.

1. GRADIENT OF THE SITE

Indicate the general gradient of the site.

Alternative S1:

<table>
<thead>
<tr>
<th>Flat</th>
<th>1:50</th>
<th>1:40</th>
<th>1:30</th>
<th>1:20</th>
<th>1:15</th>
<th>1:10</th>
<th>1:7,5</th>
<th>1:5</th>
</tr>
</thead>
</table>

Alternative S2 (if any):

<table>
<thead>
<tr>
<th>Flat</th>
<th>1:50</th>
<th>1:40</th>
<th>1:30</th>
<th>1:20</th>
<th>1:15</th>
<th>1:10</th>
<th>1:7,5</th>
<th>1:5</th>
</tr>
</thead>
</table>

Alternative S3 (if any):

<table>
<thead>
<tr>
<th>Flat</th>
<th>1:50</th>
<th>1:40</th>
<th>1:30</th>
<th>1:20</th>
<th>1:15</th>
<th>1:10</th>
<th>1:7,5</th>
<th>1:5</th>
</tr>
</thead>
</table>

2. LOCATION IN LANDSCAPE

Indicate the landform(s) that best describes the site:

2.1 Ridgeline
2.2 Plateau
2.3 Side slope of hill/mountain
2.4 Closed valley
2.5 Open-valley
2.6 Plain
2.7 Undulating plain / low-hills
2.8 Dune
2.9 Seafrent
3. GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE

Is the site(s) located on any of the following (tick the appropriate boxes)?

<table>
<thead>
<tr>
<th>Alternative S1:</th>
<th>Alternative S2 (if any):</th>
<th>Alternative S3 (if any):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shallow water table (less than 1.5m deep)</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>Dolomite, sinkhole or doline areas</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>Seasonally wet soils (often close to water bodies)</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>Unstable rocky slopes or steep slopes with loose soil</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>Dispersive soils (soils that dissolve in water)</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>Soils with high clay content (clay fraction more than 40%)</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>Any other unstable soil or geological feature</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>An area sensitive to erosion</td>
<td>YES</td>
<td>YES</td>
</tr>
</tbody>
</table>

If you are unsure about any of the above or if you are concerned that any of the above aspects may be an issue of concern in the application, an appropriate specialist should be appointed to assist in the completion of this section. (Information in respect of the above will often be available as part of the project information or at the planning sections of local authorities. Where it exists, the 1:50 000 scale Regional Geotechnical Maps prepared by the Council for Geo Science may also be consulted).

4. GROUNDCOVER

Indicate the types of groundcover present on the site:

4.1 Natural veld – good condition
4.2 Natural veld – scattered aliens
4.3 Natural veld with heavy alien infestation
4.4 Veld dominated by alien species
4.5 Gardens
4.6 Sport field
4.7 Cultivated land
4.8 Paved surface
4.9 Building or other structure
4.10 Bare soil

The location of all identified rare or endangered species or other elements should be accurately indicated on the site plan(s).
If any of the boxes marked with an "E" is ticked, please consult an appropriate specialist to assist in the completion of this section if the environmental assessment practitioner doesn’t have the necessary expertise.

5. **LAND USE CHARACTER OF SURROUNDING AREA**

Indicate land uses and/or prominent features that currently occur within a 500m radius of the site and give description of how this influences the application or may be impacted upon by the application:

<table>
<thead>
<tr>
<th>Sport field</th>
<th>Cultivated land</th>
<th>Paved surface</th>
<th>Building or other structure</th>
<th>Bare soil</th>
</tr>
</thead>
</table>

5.1 Natural area
5.2 Low density residential
5.3 Medium density residential
5.4 High density residential
5.5 Informal residential
5.6 Retail commercial & warehousing
5.7 Light industrial
5.8 Medium industrial
5.9 Heavy industrial
5.10 Power station
5.11 Office/consulting room
5.12 Military or police base/station/compound
5.13 Spoil heap or slimes dam
5.14 Quarry, sand or borrow pit
5.15 Dam or reservoir
5.16 Hospital/medical centre
5.17 School
5.18 Tertiary education facility
5.19 Church
5.20 Old age home
5.21 Sewage treatment plant
5.22 Train station or shunting yard
5.23 Railway line
5.24 Major road (4 lanes or more)
5.25 Airport
5.26 Harbour
5.27 Sport facilities
5.28 Golf course
5.29 Polo fields
5.30 Filling station
5.31 Landfill or waste treatment site
5.32 Plantation
5.33 Agriculture
5.34 River, stream or wetland
5.35 Nature conservation area
5.36 Mountain, koppie or ridge
5.37 Museum
5.38 Historical building
5.39 Protected Area
5.40 Graveyard
5.41 Archaeological site
5.42 Other land uses (describe)

If any of the boxes marked with an “N” are ticked, how will this impact / be impacted upon by the proposed activity.

The proposed development will affect traffic flow on the national route N6, as it is close to the route. The vehicles to and from the office park will alter the traffic flow.

If any of the boxes marked with an “Arn” are ticked, how will this impact / be impacted upon by the proposed activity.

If YES, specify and explain:

If YES, specify:

If any of the boxes marked with an “Hn” are ticked, how will this impact / be impacted upon by the proposed activity.

If YES, specify and explain:

If YES, specify:
6. **CULTURAL/HISTORICAL FEATURES**

Are there any signs of culturally or historically significant elements, as defined in section 2 of the National Heritage Resources Act, 1999, (Act No. 25 of 1999), including Archaeological or palaeontological sites, on or close (within 20m) to the site?  
If **YES**, explain:  
If uncertain, conduct a specialist investigation by a recognised specialist in the field to establish whether there is such a feature(s) present on or close to the site.  
Briefly explain the findings of the specialist:  

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
</table>

Will any building or structure older than 60 years be affected in any way?  
Is it necessary to apply for a permit in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?  
If yes, please submit or, make sure that the applicant or a specialist submits the necessary application to SAHRA or the relevant provincial heritage agency and attach proof thereof to this application if such application has been made.
SECTION C: PUBLIC PARTICIPATION

1. ADVERTISEMENT

The person conducting a public participation process must take into account any guidelines applicable to public participation as contemplated in section 24J of the Act and must give notice to all potential interested and affected parties of the application which is subjected to public participation by—

(a) fixing a notice board (of a size at least 60cm by 42cm; and must display the required information in lettering and in a format as may be determined by the competent authority) at a place conspicuous to the public at the boundary or on the fence of—
   (i) the site where the activity to which the application relates is or is to be undertaken; and
   (ii) any alternative site mentioned in the application;
(b) giving written notice to—
   (i) the owner or person in control of that land if the applicant is not the owner or person in control of the land;
   (ii) the occupiers of the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;
   (iii) owners and occupiers of land adjacent to the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;
   (iv) the municipal councillor of the ward in which the site or alternative site is situated and any organisation of ratepayers that represent the community in the area;
   (v) the municipality which has jurisdiction in the area;
   (vi) any organ of state having jurisdiction in respect of any aspect of the activity; and
   (vii) any other party as required by the competent authority;
(c) placing an advertisement in—
   (i) one local newspaper; or
   (ii) any official Gazette that is published specifically for the purpose of providing public notice of applications or other submissions made in terms of these Regulations;
(d) placing an advertisement in at least one provincial newspaper or national newspaper, if the activity has or may have an impact that extends beyond the boundaries of the metropolitan or local municipality in which it is or will be undertaken: Provided that this paragraph need not be complied with if an advertisement has been placed in an official Gazette referred to in subregulation 54(c)(ii); and
(e) using reasonable alternative methods, as agreed to by the competent authority, in those instances where a person is desiring of but unable to participate in the process due to—
   (i) illiteracy;
   (ii) disability; or
   (iii) any other disadvantage.

2. CONTENT OF ADVERTISEMENTS AND NOTICES

A notice board, advertisement or notices must:

(a) indicate the details of the application which is subjected to public participation; and
(b) state—
   (i) that the application has been submitted to the competent authority in terms of these Regulations, as the case may be;
   (ii) whether basic assessment or scoping procedures are being applied to the application, in the case of an application for environmental
authorisation;
(iii) the nature and location of the activity to which the application relates;
(iv) where further information on the application or activity can be obtained; and
(iv) the manner in which and the person to whom representations in respect of the application may be made.

3. **PLACEMENT OF ADVERTISEMENTS AND NOTICES**

Where the proposed activity may have impacts that extend beyond the municipal area where it is located, a notice must be placed in at least one provincial newspaper or national newspaper, indicating that an application will be submitted to the competent authority in terms of these regulations, the nature and location of the activity, where further information on the proposed activity can be obtained and the manner in which representations in respect of the application can be made, unless a notice has been placed in any Gazette that is published specifically for the purpose of providing notice to the public of applications made in terms of the EIA regulations.

Advertisements and notices must make provision for all alternatives.

4. **DETERMINATION OF APPROPRIATE MEASURES**

The practitioner must ensure that the public participation is adequate and must determine whether a public meeting or any other additional measure is appropriate or not based on the particular nature of each case. Special attention should be given to the involvement of local community structures such as Ward Committees, ratepayers associations and traditional authorities where appropriate. Please note that public concerns that emerge at a later stage that should have been addressed may cause the competent authority to withdraw any authorisation it may have issued if it becomes apparent that the public participation process was inadequate.

5. **COMMENTS AND RESPONSE REPORT**

The practitioner must record all comments and respond to each comment of the public before the application is submitted. The comments and responses must be captured in a comments and response report as prescribed in the EIA regulations and be attached to this application. The comments and response report must be attached under Appendix E.

6. **AUTHORITY PARTICIPATION**

Authorities are key interested and affected parties in each application and no decision on any application will be made before the relevant local authority is provided with the opportunity to give input. The planning and the environmental sections of the local authority must be informed of the application at least 30 (thirty) calendar days before the submission of the application.
List of authorities informed:

- Department of Water Affairs
- South African Heritage Resources Agency
- Eastern Cape Provincial Heritage Resources Authority
- Department of Economic Development, Environmental Affairs and Tourism (DEDEAT) – Amathole
- Amahlathi Local Municipality
- Amathole District Municipality – Environment
- Amathole District Municipality – Manager
- Amahlathi Local Municipality – Cllr S Malawu (Ward 17)

List of authorities from whom comments have been received:

No comments have been received as BAR still has to undergo public review.
7. CONSULTATION WITH OTHER STAKEHOLDERS

Note that, for linear activities, or where deviation from the public participation requirements may be appropriate, the person conducting the public participation process may deviate from the requirements of that subregulation to the extent and in the manner as may be agreed to by the competent authority.

Any stakeholder that has a direct interest in the site or property, such as servitude holders and service providers, should be informed of the application at least 30 (thirty) calendar days before the submission of the application and be provided with the opportunity to comment.

Has any comment been received from stakeholders? [YES [NO]

If “YES”, briefly describe the feedback below (also attach copies of any correspondence to and from the stakeholders to this application):

BAR still has to undergo public review
SECTION D: IMPACT ASSESSMENT

The assessment of impacts must adhere to the minimum requirements in the EIA Regulations, 2010, and should take applicable official guidelines into account. The issues raised by interested and affected parties should also be addressed in the assessment of impacts.

1. ISSUES RAISED BY INTERESTED AND AFFECTED PARTIES

List the main issues raised by interested and affected parties.

| None yet received, BAR still to undergo Public Review |

Response from the practitioner to the issues raised by the interested and affected parties (A full response must be given in the Comments and Response Report that must be attached to this report):

| N/A |

2. IMPACTS THAT MAY RESULT FROM THE PLANNING AND DESIGN, CONSTRUCTION, OPERATIONAL, DECOMMISSIONING AND CLOSURE PHASES AS WELL AS PROPOSED MANAGEMENT OF IDENTIFIED IMPACTS AND PROPOSED MITIGATION MEASURES

List the potential direct, indirect and cumulative property/activity/design/technology/operational alternative related impacts (as appropriate) that are likely to occur as a result of the planning and design phase, construction phase, operational phase, decommissioning and closure phase, including impacts relating to the choice of site/activity/technology alternatives as well as the mitigation measures that may eliminate or reduce the potential impacts listed.

<table>
<thead>
<tr>
<th>DISTRIBUTION OF IMPACTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>The following table provides a summary of the distribution of impacts in terms of High, Medium and Low significance, pre and post mitigation.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Summary of impact assessment significance, pre- and post-mitigation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PRE-MITIGATION</strong></td>
</tr>
<tr>
<td>LOW</td>
</tr>
<tr>
<td>Planning and Design</td>
</tr>
<tr>
<td>Construction</td>
</tr>
<tr>
<td>Operation</td>
</tr>
<tr>
<td>TOTAL</td>
</tr>
</tbody>
</table>

As can be seen, **ALL HIGH** impacts could be mitigated to a **MODERATE or LOW** level with the implementation of appropriate mitigation measure.

SUMMARY OF SIGNIFICANT IMPACTS (all impacts that are High pre-mitigation)

The proposed development will result in a number of impacts, both positive and negative, during the Planning and Design, Construction and Operation Phases (see table below). The phase with the
highest number of impacts is the construction phase; however these impacts are not rated as significant. The following table provides a summary of the pre-mitigation impacts that were ranked as HIGH.

### PLANNING & DESIGN PHASE

<table>
<thead>
<tr>
<th>Impacts</th>
<th>Significance pre-mitigation</th>
<th>Significance post-mitigation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SOCIAL</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Job creation during the proposed development’s lifespan.</td>
<td>HIGH POSITIVE</td>
<td>HIGH POSITIVE</td>
</tr>
<tr>
<td>- Temporary job creation and skills development.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>ECOLOGY</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Disturbance of Vegetation</td>
<td>HIGH NEGATIVE</td>
<td>LOW NEGATIVE</td>
</tr>
<tr>
<td>- Unnecessary disturbance of pristine vegetation within the proposed development site.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>WATERCOURSES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drainage Lines</td>
<td>HIGH NEGATIVE</td>
<td>LOW NEGATIVE</td>
</tr>
<tr>
<td>- Development may impact on the drainage line which occurs at the heart of the development site.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>STORMWATER CONTAMINATION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Offsite Contamination</td>
<td>HIGH NEGATIVE</td>
<td>LOW NEGATIVE</td>
</tr>
<tr>
<td>- Poor stormwater planning can lead to contamination of areas surrounding the study area due to offsite movement of stormwater containing silt, litter and other contaminants.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TRAFFIC</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Traffic congestion</td>
<td>HIGH NEGATIVE</td>
<td>MODERATE NEGATIVE</td>
</tr>
<tr>
<td>- Inadequate planning for high volume construction vehicles on the surrounding roads will impact traffic flow.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Site is also located adjacent to a high traffic route with risks of congestion and accidents.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### CONSTRUCTION PHASE

<table>
<thead>
<tr>
<th>Impacts</th>
<th>Significance pre-mitigation</th>
<th>Significance post-mitigation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>STORM WATER MANAGEMENT</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Offsite contamination due to runoff.</td>
<td>HIGH NEGATIVE</td>
<td>LOW NEGATIVE</td>
</tr>
<tr>
<td>- Runoff of stormwater containing contaminants, silt, sand and litter may contaminate the surrounding environment.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SOCIAL</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Job creation during the proposed development’s lifespan.</td>
<td>HIGH POSITIVE</td>
<td>HIGH POSITIVE</td>
</tr>
<tr>
<td>- Temporary job creation and skills development.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
3. ENVIRONMENTAL IMPACT STATEMENT

Taking the assessment of potential impacts into account, please provide an environmental impact statement that summarises the impact that the proposed activity and its alternatives may have on the environment after the management and mitigation of impacts have been taken into account, with specific reference to types of impact, duration of impacts, likelihood of potential impacts actually occurring and the significance of impacts.

BACKGROUND

Amathole District Municipality (ADM) is proposing to develop a Municipal Office Park on 3 Ha of undeveloped area on Erf 1874 and surrounding commonage at Stutterheim, in the Eastern Cape Province.

In accordance with the requirements of the National Environmental Management Act No. 107 of 1998, and relevant Environmental Impact Assessment (EIA) regulations made in terms of this Act (Government Notice No R.544 and 546) and promulgated in 2010, the proposed project requires a Basic Environmental Assessment.

ALTERNATIVES

Various layouts and locations were considered and scrutinised, and environmental input was used as a guide to come up with the most environmentally sustainable alternatives. The No-Go option will also be assessed.

BIOLOGICAL ENVIRONMENT

Vegetation

The vegetation of the area is described by SANBI as predominantly Grassland, namely Amathole Montane Grassland (Gd 1).

This vegetation is considered “least threatened” by SANBI.

CONSERVATION STATUS

Eastern Cape Biodiversity Conservation Plan (ECBCP)

In terms of the ECBCP for the area, the surrounding landform is categorised as CBA 4, which is categorised as towns and settlements, and the recommended land use management is to manage the area for sustainable development. This means that the development does not impact on the recommended land use management of the area.

CONSIDERATION OF ALTERNATIVES

The following alternatives were assessed as part of the Basic Assessment:

- Municipal Office Park on 3.5ha of land
- Layout alternatives
- No-Go or no development option.

OPINION OF THE EAP

Coastal and Environmental Services (the EAP) hereby provides the following opinion concerning the proposed ADM Municipal Office Park in Stutterheim.

It is the opinion of Coastal and Environmental Service that NO FATAL FLAWS are associated with the proposed Office Park Development and that all impacts can be adequately mitigated to reduce the risk or significance of impacts to an acceptable level.

It is the opinion of CES that this Basic Assessment Report contains sufficient information to allow DEDEAT to make an informed decision. CES therefore recommends that the application for
Authorisation should be approved on condition that the recommended mitigation measures stated herein are effectively implemented.
SECTION E. RECOMMENDATIONS OF PRACTITIONER

Is the information contained in this report and the documentation attached hereeto sufficient to make a decision in respect of the activity applied for (in the view of the environmental assessment practitioner)?

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
</table>

Is an EMPr attached?
The EMPr must be attached as Appendix F.

If “NO”, indicate the aspects that should be assessed further as part of a Scoping and EIA process before a decision can be made (list the aspects that require further assessment):

If “YES”, please list any recommended conditions, including mitigation measures that should be considered for inclusion in any authorisation that may be granted by the competent authority in respect of the application:

### MITIGATION MEASURES

#### Planning & Design Phase

**POLICY COMPLIANCE**
- Development must comply with relevant legislation and/or policy, e.g. ECBCP, Municipal By-laws, SDFs, etc.

**ECOLOGY**

- **Soil erosion**
  - Appropriate and effective storm water management plans, must be included into the final engineering design.

- **Disturbance of vegetation**
  - Clearing of pristine vegetation must be minimised where possible.
  - All disturbed areas must be rehabilitated.

**WATERCOURSES**
- No development must occur within 32 m of the watercourse.
- A water use license application must be submitted to the DWA, to receive authorisation to develop along a watercourse (drainage line and wetland).

**STORMWATER CONTAMINATION**
- A Stormwater Management Plan must be implemented to prevent accumulation of contaminated groundwater during construction and operation. This will include planning for the construction of litter/silt traps and sumps.

**CLIMATE CHANGE & ENERGY EFFICIENCY**
- Incorporate ‘green’, environmental friendly and energy conserving technologies into the office park, like, energy sever lights, solar heaters and geysers, natural lights, etc.

**TRAFFIC**
- A Traffic Impact Assessment must be conducted and its recommendations must be implemented.

**WASTE MANAGEMENT**
- A proper Waste Management Plan must be designed and implemented.
<table>
<thead>
<tr>
<th>Construction Phase</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SOIL MANAGEMENT</strong></td>
</tr>
<tr>
<td>– Vegetation must only be stripped as construction progresses.</td>
</tr>
<tr>
<td>– The time that stripped areas are exposed must be minimised wherever possible.</td>
</tr>
<tr>
<td>– The sites must be re-vegetated (landscaped) or stabilised as soon as possible during the construction phase.</td>
</tr>
<tr>
<td>– Soil erosion control and stabilisation measures must be employed to address Erosion, in consultation with the ECO.</td>
</tr>
<tr>
<td><strong>HAZARDOUS SUBSTANCE STORAGE &amp; USAGE</strong></td>
</tr>
<tr>
<td>– Cement and plaster must not be mixed directly on the ground, or during rainfall events when the potential for transport to the stormwater system is the greatest (as per the EMPr).</td>
</tr>
<tr>
<td>– Cement and Plaster must be mixed only in the area demarcated for this purpose and on an impermeable substratum.</td>
</tr>
<tr>
<td>– Oil trays must be placed under the machinery to avoid soil contamination. All areas affected during the Construction Phase should be rehabilitated.</td>
</tr>
<tr>
<td><strong>WASTE MANAGEMENT</strong></td>
</tr>
<tr>
<td>– Construction rubble must be disposed of in pre–agreed, demarcated spoil dumps that have been approved by Amahlathi Local Municipality.</td>
</tr>
<tr>
<td><strong>ESTABLISHMENT OF ACCESS ROADS</strong></td>
</tr>
<tr>
<td>– A Traffic Management Plan must be implemented during construction phase.</td>
</tr>
<tr>
<td><strong>VISUAL</strong></td>
</tr>
<tr>
<td>– Limited mitigation to contain the impact of auxiliary activities such as clearance of vegetation, limited new road construction and control of waste and littering on camp sites.</td>
</tr>
<tr>
<td><strong>SOCIAL</strong></td>
</tr>
<tr>
<td><em>Job creation</em></td>
</tr>
<tr>
<td>– People in the surrounding community must be contracted for construction.</td>
</tr>
<tr>
<td><em>Heritage resources</em></td>
</tr>
<tr>
<td>– Two settlements were noted to have existed pre 1959 and therefore the area should be noted as being sensitive for possible human remains.</td>
</tr>
<tr>
<td>– The area around the previous settlements should have a 50m sensitivity zone placed around it.</td>
</tr>
<tr>
<td>– If human remains are found during earth moving activities SAHRA and SAPS should be contacted immediately</td>
</tr>
<tr>
<td><strong>STORMWATER MANAGEMENT</strong></td>
</tr>
<tr>
<td>– The site must be managed in a manner that prevents pollution of drains, downstream watercourses or groundwater, due to suspended solids, silt or chemical pollutants.</td>
</tr>
<tr>
<td>– Temporary cut-off drains and berms may be required to capture storm water and promote infiltration.</td>
</tr>
<tr>
<td><strong>ECOLOGICAL</strong></td>
</tr>
</tbody>
</table>
– Landscaping in the development area must be done with indigenous grasses local to the area and that require minimal horticultural maintenance.
– All weeds and invasive vegetation must be eradicated.
– The final layout and construction method must be reviewed by the appointed ECO.
– ECO must closely monitor construction activities (at least twice a week).
– Ensure that a buffer zone of 32 metres is maintained. No development activities may occur within wetland areas without prior approval by the DWA.

**Operation Phase**

**MAINTENANCE**
– Regular inspection of the stormwater system & silt traps within the office-park must take place to monitor its up keep.
– Stormwater drainage must be kept open and clear of silt, litter and other debris.
– Regular cleaning of the site must take place to avoid litter contamination and littering.
– Solid waste must store at a safe and closed point as per the Waste Management Plan until it can be collected by the municipal services. This site must be easily accessed by municipal removal services.
– Solid waste should be separated, recycled and well managed.

**CARBON FOOTPRINT & ENERGY EFFICIENCY**
– Ensure that energy efficient and other 'green' technologies are used during maintenance and replacement of broken and damaged equipment, eg. lights, light bulbs, etc.
SECTION F: APPENDICES

The following appendixes must be attached as appropriate:

Appendix A: Site plan(s)
Appendix B: Photographs
Appendix C: Impact Assessment
Appendix D: Specialist reports
Appendix E: Comments and responses report
Appendix F: Environmental Management Programme (EMPr)
Appendix G: Other information
Figure A-1: Proposed site layout
Figure A-2: SANBI Vegetation map showing Amathole Montane Grassland (Gd 1) (Mucina and Rutherford, 2006). The proposed development is indicated by the red outline.
Figure A-3: ECBCP map of the surrounding area. The red outline indicates the site proposed for development.
Appendix B
PHOTOGRAPHS

Access route to proposed site

The steep slope of the proposed site
## Appendix C
### IMPACT ASSESSMENT

#### PLANNING AND DESIGN PHASE

<table>
<thead>
<tr>
<th>Nature of impact</th>
<th>Impact Description</th>
<th>Temporal</th>
<th>Spatial</th>
<th>Likelihood</th>
<th>Severity</th>
<th>Significance</th>
<th>Mitigation</th>
<th>Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>POLICY COMPLIANCE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Legal &amp; policy compliance</td>
<td>The proposed development may not be consistent with relevant policy and/or spatial guideline documents.</td>
<td>Permanent</td>
<td>Localised</td>
<td>Possible</td>
<td>Severe</td>
<td>MODERATELY NEGATIVE</td>
<td>Development must comply with relevant legislation and/or policy, e.g. ECBCP, Municipal By-laws, SDFs, etc.</td>
<td>LOW NEGATIVE</td>
</tr>
<tr>
<td><strong>SOCIAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Job creation</td>
<td>Temporary job creation and skills development</td>
<td>Short term</td>
<td>Surrounding areas</td>
<td>Probable</td>
<td>Beneficial</td>
<td>HIGH POSITIVE</td>
<td>No mitigation</td>
<td>HIGH POSITIVE</td>
</tr>
<tr>
<td><strong>ECOLOGY</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Soil erosion</td>
<td>Slope erosion as a result of poor storm water management, planning and design will result in unnecessary loss of topsoil.</td>
<td>Long Term</td>
<td>Project Level</td>
<td>Possible</td>
<td>Moderately Severe</td>
<td>MODERATELY NEGATIVE</td>
<td>Appropriate and effective storm water management plans must be included into the final engineering design.</td>
<td>LOW NEGATIVE</td>
</tr>
</tbody>
</table>
| Disturbance of Vegetation | Unnecessary disturbance of pristine vegetation within the proposed development site. | Long term | Surrounding areas | Possible | Severe | HIGH NEGATIVE | • Clearing of pristine vegetation must be minimised where possible.  
• All disturbed areas must be rehabilitated | LOW NEGATIVE |
| **WATERCOURSE** | | | | | | | | | |
| Drainage line | Development may impact on the drainage line which occurs at the heart of the development site. | Long term | Surrounding areas | Possible | Severe | HIGH NEGATIVE | • No development must occur within 32 m of the watercourse.  
• A water use license application must be submitted to the DWA, to receive authorisation to develop along the watercourse (drainage line and wetland). | LOW NEGATIVE |
| **STORMWATER CONTAMINATION** | | | | | | | | | |
# PLANNING AND DESIGN PHASE

## Offsite contamination
- **Impact Description**: Poor stormwater planning can lead to contamination of areas surrounding the study area due to offsite movement of stormwater containing silt, litter and other contaminants.

<table>
<thead>
<tr>
<th>Nature of impact</th>
<th>Impact Description</th>
<th>Temporal</th>
<th>Spatial</th>
<th>Likelihood</th>
<th>Severity</th>
<th>Significance</th>
<th>Mitigation</th>
<th>Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offsite contamination</td>
<td>Poor stormwater planning can lead to contamination of areas surrounding the study area due to offsite movement of stormwater containing silt, litter and other contaminants.</td>
<td>Long term</td>
<td>Surrounding areas</td>
<td>Possible</td>
<td>Moderately Severe</td>
<td>HIGH NEGATIVE</td>
<td>A Stormwater Management Plan must be implemented to prevent accumulation of contaminated groundwater during construction and operation. This will include planning for the construction of litter/silt traps and sumps.</td>
<td>LOW NEGATIVE</td>
</tr>
</tbody>
</table>

## CLIMATE CHANGE & ENERGY EFFICIENCY
- **Energy usage & climate change**: Inefficient planning for energy usage will lead to excessive carbon emissions and in the long term have an impact on global climate change.

<table>
<thead>
<tr>
<th>Nature of impact</th>
<th>Impact Description</th>
<th>Temporal</th>
<th>Spatial</th>
<th>Likelihood</th>
<th>Severity</th>
<th>Significance</th>
<th>Mitigation</th>
<th>Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Energy usage &amp; climate change</td>
<td>Inefficient planning for energy usage will lead to excessive carbon emissions and in the long term have an impact on global climate change.</td>
<td>Permanent</td>
<td>Project Level</td>
<td>Definite</td>
<td>Severe</td>
<td>MODERATELY NEGATIVE</td>
<td>Obtain a Green Star Rating from the Green Building Council SA showing what ‘green’ measures have been incorporated into the office park.</td>
<td>LOW NEGATIVE</td>
</tr>
</tbody>
</table>

## TRAFFIC
- **Traffic congestion**: Inadequate planning for high volume construction vehicles on the surrounding roads will impact traffic flow. Site is also located adjacent to a high traffic route with risks of congestion and accidents.

<table>
<thead>
<tr>
<th>Nature of impact</th>
<th>Impact Description</th>
<th>Temporal</th>
<th>Spatial</th>
<th>Likelihood</th>
<th>Severity</th>
<th>Significance</th>
<th>Mitigation</th>
<th>Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traffic congestion</td>
<td>Inadequate planning for high volume construction vehicles on the surrounding roads will impact traffic flow. Site is also located adjacent to a high traffic route with risks of congestion and accidents.</td>
<td>Short Term</td>
<td>Localised</td>
<td>Definite</td>
<td>Moderately severe</td>
<td>HIGH NEGATIVE</td>
<td>A Traffic Impact Assessment must be conducted and its recommendations must be implemented.</td>
<td>MODERATELY NEGATIVE</td>
</tr>
</tbody>
</table>

## WASTE MANAGEMENT
- **Contamination from storage site for office & other waste**: Failure to plan for waste management storage can lead to unsanitary conditions & poor waste management practices.

<table>
<thead>
<tr>
<th>Nature of impact</th>
<th>Impact Description</th>
<th>Temporal</th>
<th>Spatial</th>
<th>Likelihood</th>
<th>Severity</th>
<th>Significance</th>
<th>Mitigation</th>
<th>Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contamination from storage site for office &amp; other waste</td>
<td>Failure to plan for waste management storage can lead to unsanitary conditions &amp; poor waste management practices.</td>
<td>Permanent</td>
<td>Localised</td>
<td>Definite</td>
<td>Moderately severe</td>
<td>MODERATELY NEGATIVE</td>
<td>A proper Waste Management Plan must be designed and implemented.</td>
<td>LOW NEGATIVE</td>
</tr>
</tbody>
</table>

## CONSTRUCTION PHASE

## SOIL MANAGEMENT
<table>
<thead>
<tr>
<th>Nature of Impact</th>
<th>Impact Description</th>
<th>Temporal</th>
<th>Spatial</th>
<th>Likelihood</th>
<th>Severity</th>
<th>Significance</th>
<th>Mitigation</th>
<th>Significance</th>
</tr>
</thead>
</table>
| Soil erosion     | Soil erosion due to unnecessary vegetation stripping and clearing. | Short Term | Localised | Probable  | Moderately severe | MODERATELY NEGATIVE | • Vegetation must only be stripped as construction progresses.  
• The time that stripped areas are exposed must be minimised wherever possible.  
• The sites must be re-vegetated (landscaped) or stabilised as soon as possible during the construction phase.  
• Soil erosion control and stabilisation measures must be employed to address erosion, in consultation with the ECO. | LOW NEGATIVE |

| Site contamination due to hazardous substance usage | Cement mixing techniques and diesel/oil spillage occurring as a result of poorly maintained machinery can lead to soil pollution. | Short Term | Localised | Possible | Moderately severe | MODERATELY NEGATIVE | • Cement and plaster must not be mixed directly on the ground, or during rainfall events when the potential for transport to the stormwater system is the greatest (as per the EMPR).  
• Cement and Plaster must be mixed only in the area demarcated for this purpose and on an impermeable substratum.  
• Oil trays must be placed under the machinery to avoid soil contamination. All areas affected during the Construction Phase should be rehabilitated. | LOW NEGATIVE |

| WASTE MANAGEMENT |
| Nature of Impact | Impact Description | Temporal  | Spatial    | Likelihood | Severity | Significance | Pre mitigation | Mitigation | Significance | Post mitigation |
|------------------|--------------------|-----------|------------|------------|----------|--------------|----------------|------------|--------------|----------------|----------------|
| Rubble           | Construction rubble left onsite may attract vermin and encourage the growth of opportunistic alien vegetation. | Short Term | Localised  | Possible   | Slight   | LOW NEGATIVE | Construction rubble must be disposed of in pre-agreed, demarcated spoil dumps that have been approved by the Amahlathi Local Municipality. | LOW NEGATIVE |             |
|                  |                    |           |            |            |          |              |                 |            |             |                |
| ESTABLISHMENT OF ACCESS ROADS | Traffic | High amount of construction vehicles on the surrounding roads will impact traffic flow. | Short Term | Localised  | Definite | Moderately severe | MODERATELY NEGATIVE | A Traffic Management Plan must be implemented during construction phase. | LOW NEGATIVE |             |
|                  |                    |           |            |            |          |              |                 |            |             |                |
| SOCIAL          | Job creation       | Medium term | Surrounding areas | Probable  | Beneficial | HIGH POSITIVE | People in the surrounding community must be contracted for construction | HIGH POSITIVE |             |
|                  | Increased job creation during the construction phase |           |            |            |          |              |                 |            |             |                |
| Heritage resources | Loss of sites of historical importance. | Short Term | Project Level | Possible | Very severe | LOW NEGATIVE | • Two settlements were noted to have existed pre 1959 and therefore the area should be noted as being sensitive for possible human remains.  
• The area around the previous settlements should have a 50m sensitivity zone placed around it.  
• If human remains are found during earth moving activities SAHRA and SAPS should be contacted immediately | LOW NEGATIVE |             |
|                  |                    |           |            |            |          |              |                 |            |             |                |
| STORM WATER MANAGEMENT | Offsite contamination due to runoff | Long Term | Localised  | Probable  | Severe  | HIGH NEGATIVE | The site must be managed in a manner that prevents pollution of drains, downstream watercourses or groundwater, due to suspended solids, silt or chemical pollutants. | LOW NEGATIVE |             |
|                  | Runoff of stormwater containing contaminants, silt, sand and litter may contaminate the surrounding environment. |           |            |            |          |              |                 |            |             |                |
### CONSTRUCTION PHASE

<table>
<thead>
<tr>
<th>Nature of Impact</th>
<th>Impact Description</th>
<th>Temporal</th>
<th>Spatial</th>
<th>Likelihood</th>
<th>Severity</th>
<th>Significance</th>
<th>Mitigation</th>
<th>Significance</th>
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<tbody>
<tr>
<td><strong>ECOLOGY</strong></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>TEMPORARY CUT-OFF DRAINS AND BEMs MAY BE REQUIRED TO CAPTURE STORM WATER AND PROMOTE INFILTRATION.</td>
<td>LOW NEGATIVE</td>
</tr>
</tbody>
</table>
| Soil erosion and alien vegetation management | Ineffective landscaping measures could result in excessive soil erosion and encroachment of alien vegetation. | Long Term | Localised | Definite   | Moderately Severe | LOW NEGATIVE | • Landscaping in the development area must be done with indigenous grasses local to the area and that require minimal horticultural maintenance.  
  • All weeds and invasive vegetation must be eradicated. | LOW NEGATIVE |
| Loss of vegetation during construction | Clearing and removal of Amathole Montana Grassland will result in permanent loss of indigenous vegetation. | Short Term | Localised | Probable   | Moderately severe | MODERATELY NEGATIVE | • The final layout and construction method must be reviewed by the appointed ECO.  
  • ECO must closely monitor construction activities (at least twice a week). | LOW NEGATIVE |
| Damage and disturbance to rivers during construction | Hydrological flow to the Cumakala River will be impeded and sensitive drainage lines ecosystems might be damaged and lost. | Short Term | Localised | Probable   | Moderately severe | MODERATELY NEGATIVE | A buffer zone of 32 metres must be maintained. No development activities can occur within wetland areas without prior approval by the DWA. | LOW NEGATIVE |

### OPERATIONAL PHASE

<table>
<thead>
<tr>
<th>Nature of Impact</th>
<th>Impact Description</th>
<th>Temporal</th>
<th>Spatial</th>
<th>Likelihood</th>
<th>Severity</th>
<th>Significance</th>
<th>Mitigation</th>
<th>Significance</th>
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</thead>
<tbody>
<tr>
<td><strong>MAINTENANCE</strong></td>
<td></td>
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<td>REGULAR INSPECTION OF THE STORMWATER SYSTEM &amp; SILT TRAPS WITHIN THE OFFICE-PARK MUST TAKE PLACE TO MONITOR ITS UP KEEP.</td>
<td>LOW NEGATIVE</td>
</tr>
<tr>
<td>Stormwater management</td>
<td>Poor maintenance of stormwater system would result in blocked stormwater pipes resulting in damages</td>
<td>Short Term</td>
<td>Project Level</td>
<td>Possible</td>
<td>Moderately Severe</td>
<td>LOW NEGATIVE</td>
<td>• Regular inspection of the stormwater system &amp; silt traps within the office-park must take place to monitor its up keep.</td>
<td>LOW NEGATIVE</td>
</tr>
<tr>
<td>Nature of Impact</td>
<td>Post mitigation</td>
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<tr>
<td>Stormwater drainage</td>
<td>LOW NEGATIVE</td>
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<tr>
<td>Litter due to poor cleaning management</td>
<td>LOW NEGATIVE</td>
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<tr>
<td>Waste Management Planning</td>
<td>LOW NEGATIVE</td>
<td></td>
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<tr>
<td>VISUAL</td>
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<tr>
<td>Impact of permanent structures.</td>
<td>MODERATE NEGATIVE</td>
<td></td>
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<tr>
<td>CARBON FOOTPRINT &amp; ENERGY EFFICIENCY</td>
<td>LOW NEGATIVE</td>
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</table>

**NO-GO OPTION**

If the development does not proceed, none of the negative impacts identified will take place.
Appendix D
SPECIALISTS REPORT(S)

- Heritage Impact Assessment
- Ecological Impact Assessment
No comments received yet as BAR still needs to undergo public participation.
PUBLIC PARTICIPATION DOCUMENTS

Proof of advert placed on Daily Dispatch, on the 1st of March 2013:
# Background Information Document & Invitation to Comment:

## Proposed development of the Amathole District Municipality Office Park at Stutterheim, in the Eastern Cape.

### Aim of this Document

The aim of this Background Information Document is to provide people affected by and interested in the proposed project with information about the project, the process being followed, and to provide them with an opportunity to be involved in the EIA process.

### Background

Amathole District Municipality is proposing to develop an approximately 3ha Office Park situated on Erf 1874 and surrounding commonage at Stutterheim, in the Eastern Cape.

### Project Description

Notice is hereby given in terms of Regulation 54(2) published in Government Notice No. R545 under Chapter 5 of the National Environmental Management Act (Act 107 of 1998) (NEMA), of the intent to submit an Environmental Impact Assessment (EIA) application to the Department of Economic Development, Environmental Affairs and Tourism (DEDEAT).

Coastal & Environmental Services has been commissioned by Amathole District Municipality to undertake the Environmental Impact Assessment. You are hereby invited to register as an Interested & Affected Party (I&AP). Please submit your name, contact information and any comments to the contact person below.

### Relevant Legislation

The Government Notice R.545 in terms of the National Environmental Management Act (Act No 107 of 1998) identifies activities in terms of 24(2) (a) and (d) which may not commence without an authorisation from the competent authority Department of Economic Development, Environmental Affairs and Tourism (DEDEAT). In order to apply for authorisation for the investigation, assessment and communication of potential impacts of the activities must follow the procedure as described in regulations 27 to 36 of the Environmental Impact Assessment Regulations, (2010), promulgated in terms of section 24(5) of the Act.

The proposed project is subject to a Basic Impact Assessment in terms of the following listed activities:

<table>
<thead>
<tr>
<th>GNR 544: 23 (ii)</th>
<th>The transformation of undeveloped, vacant or derelict land to residential, retail, commercial, recreational, industrial or institutional use, inside an urban area, and where the total area to be transformed is bigger than 1 hectare but less than 20 hectares.</th>
</tr>
</thead>
</table>

The following specialist studies will be conducted as part of the Basic Assessment Report:

- Heritage/Archaeological Impact Assessment
- Ecological Impact Assessment

### How can you be involved?

A Public Participation Process (PPP) is being conducted as part of the environmental process. The aim of the PPP is to allow everyone who is interested in, or likely to be affected by the proposed development to provide input into the process.

The Public Participation Process will include:

- Advertisement in the local newspaper
- Notice board on site
- Circulation of the BID (this document) to all identified I&APs
- Comments period
- Review of the report by all registered I&APs and DEDEAT (Provincial)
- A public meeting

---

**Return address for comments:**

Ray de Kock  
1 Hampton Court  
2 Marine Terrace  
P.O Box 8145  
Nahoon, 5210

Tel: (043) 742 3302  
Fax: (043) 742 3306  
Email: r.dekock@cesnet.co.za

Your involvement in this process is critical, and will help ensure that all relevant issues are raised and assessed in the EIA process.
Figure 1. Google image of the site proposed for development of Office Park in Stutterheim. The yellow outline represents the affected area.

**APPROACH TO THIS BASIC ASSESSMENT REPORT**

The process required for the proposed project is a Basic Environmental Assessment. This process serves primarily to inform the public and relevant authorities about the proposed project and to determine any impacts. Should all impacts and issues be adequately addressed in the report, it will serve as the final document. However, if not, the process will proceed into the next stage which is a full Environmental Impact Assessment.

**Basic Assessment Process**

1. Review of previous studies
2. Advertisement & Registration of I&APs
3. Distribution of BID Document to I&APs for comment
4. Review of Draft Basic Assessment Report by I&APs
5. Public Meeting
6. Compilation of I&AP comments
7. Submission of Basic Assessment Report to DEDEAT
8. Decision on EIA by DEDEAT

We are here!

**COPYRIGHT INFORMATION**

This document contains intellectual property and proprietary information that is protected by copyright in favour of Coastal & Environmental Services and the specialist consultants. The document may therefore not be reproduced, used or distributed to any third party without the prior written consent of Coastal & Environmental Services. This document is prepared exclusively for the client, and is subject to all confidentiality, copyright and trade secrets, rules, intellectual property law and practices of South Africa.
Figure 2: The proposed layout and demarcation for the ADM Office Park in Stutterheim.
Proof of sign placed on site:

Notice

ENVIRONMENTAL IMPACT ASSESSMENT

Notice is hereby given in terms of Regulation 5(3)(c) (i) (ii) and (a) (d) of the Environmental Impact Assessment Act (Act No 107 of 1998) (hereinafter referred to as "the Act") that a request has been received by the Department of Economic Development, Environmental Affairs and Tourism (DEDEAT) from Andile & Partners (Pty) Ltd, (hereinafter referred to as "the Applicant") to conduct an Environmental Impact Assessment (EIA) in terms of the Act, for the proposed project for the development of a commercial office park located on the site known as "The Office Park", situated on the premises of "The Office Park" in the Amathole District Municipality, in the Eastern Cape Province of South Africa.

The proposed project, as per the plans submitted by the Applicant, involves the development of a commercial office park comprising of office buildings, retail space, and parking facilities. The project is expected to have a significant impact on the surrounding environment, and therefore, an EIA is required to assess the potential environmental impacts of the development.

The EIA is required to consider the following aspects:

1. The impacts of the proposed development on the physical, social, and economic environments.
2. The impacts of the proposed development on the natural environment, including flora and fauna, water resources, and air quality.
3. The impacts of the proposed development on human health and safety.
4. The sustainability of the proposed development, including energy consumption, waste management, and water usage.

The EIA process is intended to ensure that the development is undertaken in an environmentally sustainable manner, and to mitigate any adverse environmental impacts. The Applicant is required to consult with relevant stakeholders, including the local community, environmental organizations, and regulatory authorities, to ensure that the EIA process is conducted in an open and transparent manner.

Any person with a direct and palpable interest in the project is invited to provide comments on the EIA process and to submit any relevant information to the Applicant. Comments and information can be submitted to:

Andile & Partners (Pty) Ltd
Office Park, 10 Main Road
Amathole District Municipality, Eastern Cape
South Africa

All comments and information should be submitted by 15 March 2023. The Applicant reserves the right to incorporate any comments received into the EIA process. Any person with a direct and palpable interest in the project is encouraged to submit comments and information to ensure that the EIA process is conducted in an open and transparent manner.

Signed

Date: 15 March 2023
COASTAL & ENVIRONMENTAL SERVICES
Environmental Management and Impact Assessment

2 Marine Terrace
P O Box 8145
East London 5210
SOUTH AFRICA
Tel: 043 742 3302
Fax: 043 742 3306
Email: cnssel@oesnet.co.za
Website: www.oesnet.co.za

Letter of notification sent to stakeholders:

Dear Stakeholder, I&AP and Landowner

Notification of intent to submit an application for Environmental Impact Assessment –
Proposed development of an Amathole District Municipal Office Park on approximately 3 ha
on Erf 1874 and surrounding commonage at Stutterheim, in the Eastern Cape.

CES has been appointed by Amathole District Municipality (ADM) to undertake an Environmental
Impact Assessment (EIA) in accordance with the regulations set out in the National Environmental
Management Act 1998 (Act No. 107 of 1998). Notice is hereby given in terms of Regulation 56(2)
published in Government Notice No. R543 under Chapter 5 of the National Environmental
Management Act (Act 107 of 1998), of the intent to submit an application for an Environmental
Impact Assessment for the proposed development of a Municipal Office Park on approximately 3
ha on Erf 1874 in Stutterheim, Eastern Cape.

In order to apply for authorisation for the investigation, assessment and communication of potential
impacts of the activities must follow the procedure as described in regulations 27 to 36 of the
Environmental Impact Assessment Regulations, (2010), promulgated in terms of section 24(5) of
the Act.

The proposed project is subject to a Basic Impact Assessment in terms of the following listed
activities:

GN R 544: 23(ii), 18 June 2010
The transformation of undeveloped, vacant or derelict land to residential, retail, commercial,
recreational, industrial or institutional use, inside an urban area, and where the total area to be
transformed is bigger than 1 hectare but less than 20 hectares

This proposed project will be registered with the Department of Economic Development,
Environmental Affairs and Tourism (DEDEAT).

CES invites you as an Interested and Affected Party (I&AP) to actively participate in the
Environmental Impact Assessment (EIA) through a public participation process. This is to ensure
that the environmental impact is taken in consideration, to ensure public insets, and to supply
sufficient information to make an informed decision on the proposed activity.

Included is the Background Information Document (BID). This document supplies information on
the proposed project, as well as the EIA process and the public participation process that will be
followed during the EIA of the proposed project.

Please contact the following person for more information or to register as an I&AP.

Grahamstown: Tel: 046 622 2364 Fax: 046 622 6564 Email: info@oesnet.co.za
Email sent to stakeholders:

Consultant:
Coastal & Environmental Services
Attn: Roy de Kock
PO Box 8145
East London
Tel: 043 742 3302
Fax: 043 742 3306
E-mail: r.dekock@cesnet.co.za

Kind regards

Roy de Kock
Environmental Consultant
Coastal and Environmental Services

Please find attached a letter of notification and background information document for an Environmental Impact Assessment for the proposed development of the Amathole District Municipality Office Park in Stutterheim.

Kind Regards

Nikita Steele (Envi. Sci)
Environmental consultant
Coastal & Environmental Services
Tunaport East, 2Hame Terrace, East London 5210
PO Box 8145 East London 5210
Tel: 043 742 3303
Fax: 043 742 3306
Website: www.cesnet.co.za
Dear Stakeholder/Organ of State,

Please find attached a letter of notification and background information document for an Environmental Impact Assessment for the proposed development of the Amathole District Municipality Office Park in Stutterheim.

Kind Regards

Nikita Steele (BSc, MSc, NqS)
Environmental Consultant

Coastal & Environmental Services

1 Hampton Court, 2 Marine Terrace, East London 5110
P.O. Box 9185 East London 5110
Tel: 043 742 3482
Fax: 043 742 3016
Website: www.cesnet.co.za
### Initially identified IAPs

<table>
<thead>
<tr>
<th>Name/Organisation</th>
<th>Contact person</th>
<th>Address</th>
<th>Tel:</th>
<th>Fax:</th>
<th>cell</th>
<th>e-mail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Department of Water Affairs &amp; Forestry</td>
<td>Lizna Fourie (Licensing &amp; WMA 12)</td>
<td></td>
<td><a href="mailto:fouriel4@dwa.gov.za">fouriel4@dwa.gov.za</a></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>South African Heritage Resources Agency</td>
<td>Mariagrazia Galimberti</td>
<td></td>
<td><a href="mailto:mgalimberti@sahra.org.za">mgalimberti@sahra.org.za</a></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eastern Cape Provincial Heritage Resources Authority</td>
<td>Mr Sello Mokhanya</td>
<td>No 74 Alexandra Road, King Williams Town</td>
<td>043 642 2811</td>
<td>043 642 2812</td>
<td>076 836 5467</td>
<td><a href="mailto:smokhanya@ecphra.org.za">smokhanya@ecphra.org.za</a></td>
</tr>
<tr>
<td>DEDEAT (Amathole)</td>
<td>Briant Noncembu</td>
<td>Private Bag X2, STUTTERHEIM, 493</td>
<td>436 831 100</td>
<td></td>
<td></td>
<td><a href="mailto:Briant.Noncembu@deaet.ecape.gov.z.za">Briant.Noncembu@deaet.ecape.gov.z.za</a></td>
</tr>
<tr>
<td>Amahlati LM</td>
<td>Mr B.K Socikwa</td>
<td>Private Bag X2, STUTTERHEIM, 493</td>
<td>436 831 100</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Amathole District Municipality - Environment</td>
<td>Mr Khanyiso Wonci/ Luyanda Mafum</td>
<td>PO Box 320, EL, 5200 ((043) 701 4008</td>
<td><a href="mailto:khanyisow@amatole-dm.co.za">khanyisow@amatole-dm.co.za</a></td>
<td></td>
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<tr>
<td>Amathole District Municipality- Manager</td>
<td>Mr Mvuyo Molokoti</td>
<td>PO Box 320, EL, 5200 ((043) 701 4008</td>
<td>(043) 701 5157</td>
<td>(043) 742 0337</td>
<td></td>
<td><a href="mailto:kwonci@amatole-dm.co.za">kwonci@amatole-dm.co.za</a></td>
</tr>
<tr>
<td>Amahlathi Local Municipality</td>
<td>Cllr S Malawu (Ward 17)</td>
<td>Private Bag X2, STUTTERHEIM, 493</td>
<td>071 312 0272</td>
<td></td>
<td></td>
<td><a href="mailto:malawu032@yahoo.com">malawu032@yahoo.com</a></td>
</tr>
</tbody>
</table>

**Registered IAP's in response to EIA newspaper advert and Public Meeting**