

8 July 2026

DEDEAT Ref No: Pending

Dear Interested and Affected Party

**NOTICE OF AN ENVIRONMENTAL AUTHORISATION PROCESS FOR PROPOSED MIXED
COMMERCIAL AND RESIDENTIAL DEVELOPMENT ON PORTION 94 OF FARM 60 IN ALIWAL
NORTH, WALTER SISULU LOCAL MUNICIPALITY.**

PROJECT DETAILS:

Moirá Cloete Environmental Consulting has been appointed by Agewell Investments CC (Ms Tina Surtie) to conduct the Environmental Authorisation process for the proposed mixed commercial and residential development on portion 94 of farm 60 in Aliwal North, Walter Sisulu Local Municipality.

Agewell Investments CC is proposing to construct a mixed retail residential development. It will cover 19.98 hectares and consist of a commercial space, eight bonded housing units and 36m of public roads.

The existing bulk services are considered sufficient to support the development:

- Water is accessible from the municipal supply located on Murray Street, also known as Maxi's Drive. Additionally, there are two boreholes equipped with mono pumps to supplement the water supply.
- Waste water/sewage can be directed to the existing Maletswai East sewer line, which has ample capacity.
- Electricity is sourced from the Springs 11KV line, with a 200 KVa transformer providing power to the site via a radial feed.
- The site's current entrance is on Murray Street, approximately 170 meters from the N6 highway.
- Geotechnically, the site possesses favorable conditions for constructing houses and single-story buildings.

PROJECT LOCATION:

The proposed development is located on Portion 94 of Farm Buffelsvallei 60 in Aliwal North, Walter Sisulu Local Municipality. It is located along Murray Street next to the N6.



Figure 1: General locality plan of the proposed development.

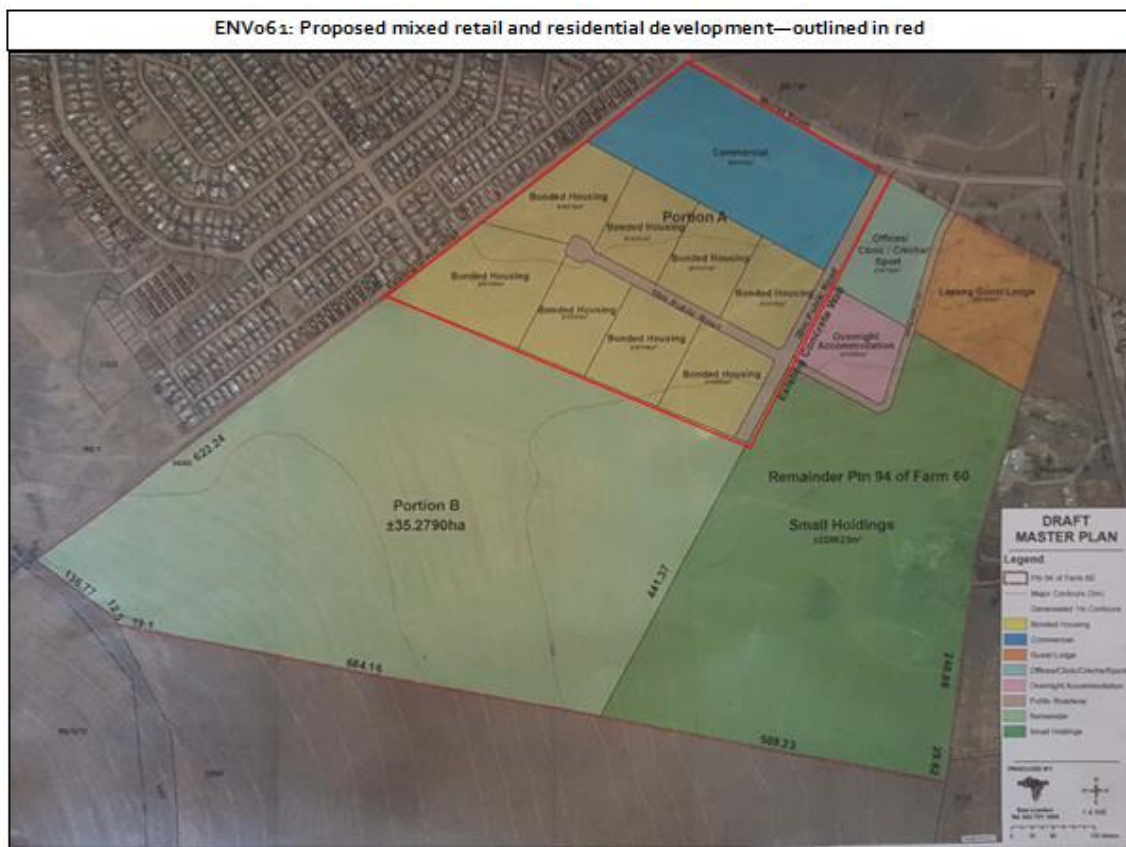


Figure 2: Proposed development layout outlined in red.

EIA REQUIREMENTS

The Application will require Environmental Authorisation from the Department of Economic Development, Environmental Affairs and Tourism’s (DEDEAT) Joe Gqabi Regional Office subject to one Basic Assessment Process for the proposed project area.

In terms of the EIA Regulations (2014, as amended), promulgated under the National Environmental Management Act (Act No. 107 of 1998) (NEMA), certain Listed Activities are specified for which either a Basic Assessment Process (GNR 327 and GNR 324) or a full Scoping and EIA Process (GNR 325) is required.

The following Listed Activities are applicable to the construction of the proposed project:

<i>GNR 327 Listing Notice 1 of 2014, as amended:</i>	
GNR 327 Item no 12: The development of— (ii) infrastructure or structures with a physical footprint of 100 square metres or more where such development occurs— (a) within a watercourse;	There is a small pond/dam on the property which will be developed within or around it.
GNR 327 Item no 27: <i>The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation.</i>	An area of 19.98 hectares will be cleared for the development.
GNR 327 Item no 28: Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development: (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or	The area has not been used for agriculture; however it is zoned as agriculture. The proposed development is 19.98ha within an urban area. (A rezoning application is underway).

ADDITIONAL STATUTORY APPROVALS

- Approval in terms of Section 38 of the National Heritage Resources Act 25 of 1999.
- Water Use License Application in terms of Sections 21 and 27 of the National Water Act of 1998.

ENVIRONMENTAL IMPACT ASSESSMENT EIA PROCESS

The EIA process will involve the following project phases:

1. **Application:** An application form for authorisation will be submitted to the (DEDEAT), Joe Gqabi region.
2. **Draft Basic Assessment Phase:** The Basic Assessment process is followed which includes the compilations of undertaking a public participation process including consultation with key stakeholders, detailed site investigations, planning and reporting.
3. **Specialist studies** will be undertaken. This phase will culminate in the production of a Draft Basic Assessment Report and Environmental Management Plan (EMP) which will be submitted to DEDEAT and circulated to all registered Interested and Affected Parties (I&APs) and key stakeholders for a 30-day comment period.
4. **Final Environmental Impact Assessment Phase:** Following the receipt of comments, the Final Environmental Impact Assessment Report will be finalised and submitted to DEDEAT for their assessment and issuing of an authorisation.
5. **Appeal Period:** After receipt of the Environmental Authorisation all registered I&APs and key stakeholders will be notified of its availability and provided with the opportunity and details for submitting an appeal to the decision if required.

ENVIRONMENTAL IMPACTS/ISSUES IDENTIFIED TO DATE

- Soil disturbance and compaction impacts due to the proposed construction activities.

- Limited air quality impacts created by dust and vehicle emissions during the construction and operational phases.
- Limited ambient noise impacts created by construction activities.
- Potential employment opportunities during the construction and operational phase.

PUBLIC PARTICIPATION PROCESS

The Public Participation Process (PPP) is defined under Regulation No 41 of the 2014 EIA Regulations, as amended. This includes:

- Advertising in at least one local newspaper (Aliwal North Weekblad).
- Fixing a notice board at the entrance to the site in multiple local languages (isiXhosa and English)
- Providing written notice to:
 1. The occupiers of the site,
 2. The owner/person in control of the site,
 3. Adjacent landowners,
 4. The municipal ward councillor and rate payers/civic organisation,
 5. The relevant Local Municipality and,
 6. Any organ of State that has jurisdiction in respect of any aspect of the activity.
- Maintaining an Interested and Affected Party (I&AP) Register.
- Recording any comments relating to the project within the statutory time frame allowed for commenting purposes (30 days from the date of advertisement).

Stakeholders are invited to register as Interested and Affected Parties (I&APs) and to participate by identifying issues of concern and making suggestions for consideration regarding the office development within a timeframe of 30 days from the date of the advertisement appearing in the local newspaper.

All comments/concerns will be responded to and included in the final I&AP Register which will be submitted to DEDEAT to enable them to make an informed decision with regards to the development proposal.

Once an Environmental Authorisation is received, it will be distributed to the registered I&AP's who may appeal to the Minister or MEC of Environmental Affairs who oppose the DEDEAT decision.

PROJECT TEAM

Moira Cloete is a self-employed Independent Environmental Assessment Practitioner (EAP) based in Elliot in the Eastern Cape. Ms Cloete holds a BSc (Hons) degree in Environmental Management, has extensive experience in all spheres of Environmental Management, and has worked on a number of projects ranging from EIA's for landfill sites through to onsite monitoring for road, forestry and dam projects. Ms. Cloete has gained substantial experience in conducting and completing on site environmental assessments, environmental audits, environmental management programmes and waste management projects.

Nicole Malan is an Assistant EAP for Moira Cloete Environmental Consulting, based in Ugie in the Eastern Cape. Ms Malan holds an MSc in Nature Conservation and is mentored in environmental management under Ms Moira Cloete for 5+ years.

I&AP ROLES AND RESPONSIBILITIES

This Background Information Document (BID) serves as notice of the proposed office development taking place and serves as a request for any comments regarding the proposal.

Should you be interested in registering as an 'Interested and Affected Party' and/or in submitting comments or information on the proposals, please respond below to register your interest.

Comments and/or Concerns:

Name:	
Organisation:	
Telephone/Cell number:	
Email address:	
Address:	

- Do you wish to be registered as an 'Interested and Affected Party for the EIA process?

Yes

No

- Do you have any concerns which you believe should be addressed in the EIA and which you would like to bring to the attention of the EIA team? *[Additional space for comment is provided overleaf.]*

- Are there any additional interested and affected parties (I&APs) that you feel should be consulted in the course of the EIA? If yes, please indicate contact name, email address and/or telephone number so we may contact this person or organisation:

THANK YOU FOR YOUR COOPERATION

Please submit comments using the following details:

Address: Moira Cloete Environmental Consulting, Glen Stewart Estate, Kwelera, East London, 5259

Tel: 073 500 1235/ Fax: 086 590 2032

Email: moira@mcec.co.za

www.mcec.co.za

Due date for I&AP registration and Comment

11 August 2026.

Disclaimer: By partaking in this project, I agree that my personal information may be gathered, used, and stored in a safe and secure manner for the purpose of this project including the Appeal process. This information will not be used to identify me. I agree to be contacted periodically to update my personal information.