



14 January 2026

Dear Interested and Affected Party

NOTICE OF A PUBLIC PARTICIPATION PROCESS FOR AN ENVIRONMENTAL IMPACT ASSESSMENT - THE PROPOSED CONSTRUCTION OF A NEW INDUSTRIAL PARK (WAREHOUSING AND OFFICES) SITUATED ON ERF 10301, WELLS ESTATE, GQEBERHA, EASTERN CAPE PROVINCE.

PHS Ref. no. 2025/ Erf 10301, Wells Estate.

Notice is hereby given of a Public Participation Process in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998; "NEMA"), as amended, and the Environmental Impact Assessment Regulations, as amended, that came into effect on the 07 April 2017. Environmental Authorisation is required in terms of the aforementioned legislation in terms of a Basic Assessment process and an application will be submitted to the Eastern Cape Department: Economic Development, Environmental Affairs & Tourism (DEDEAT) for the following listed activities:

Government Notice No. R327 (Listing Notice 1):

27 - The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation

Name of Proponent: Retail Logistics Fund (Pty) Ltd.

Location: Erf 10301, Wells Estate, Gqeberha, Eastern Cape Province. The property is bounded by the R102 (the Old Grahamstown Road) to the east and M Kaulela Street to the north with the R367 located to the west and Tynira Street to the south (Nelson Mandela Bay Local Municipality).

Activity: The primary land-use of the development will be warehousing with ancillary offices. Six zones within the property will be established made up of a combination of warehousing/ offices and these will be surrounded by roads, parking, service infrastructure, and open spaces. The total development footprint to be cleared is $\pm 161\,101\text{m}^2$.

Access to the site will be from M Kaulela Street. The internal distribution road will be 11m wide from kerb to kerb consisting of two 4m wide lanes and two 1.5m wide yellow shoulders, with paved walkways on both sides. The main entrance off M Kaulela Street will be four lanes through a security checkpoint. The guardhouse will be set back from the street to allow for stacking of trucks.

Stormwater run-off will be concentrated to low points in the parking areas and marshalling yards, from where the minor portion of runoff will be conveyed via a conventional underground system. The internal roads, marshalling yards, parking areas and channels will act as overland flow routes for major storm events. A new stormwater connection from the existing stormwater canal to the south of the property (crossing the R102 to the site) will be constructed. The pipe route is across municipal land, and it is recommended that the culvert be laid within an 8m wide servitude. Two stormwater attenuation facilities/dams will be constructed on the southwestern and south-eastern boundaries, respectively. A minimum combined storage volume of 2038m^3 is required. The attenuation

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dam outlets will be connected to the existing stormwater channel to the south-east of the site, via the new proposed culvert.

Due to the flatness of the area, each of the six zones will have its own sewer collection sump and pump station lifting the sewer and discharging into the existing main sewer pump station. The internal sewer network for the individual sites will consist of a 160mm diameter uPVC Class 34 pipe network and round precast fibre cement manholes. The proposed internal water reticulation network will consist of a 160mm diameter metered connection splitting into two separate lines: a 160mm diameter uPVC Class 16 for fire and a 110mm diameter uPVC Class 12 for potable water.

A 25kVA supply has been allocated to the site by the Nelson Mandela Bay Municipality (NMBM). The proposed Industrial Park is anticipated to have a load requirement of approximately 2.5 MVA. Incorporating a solar PV system is a key step toward advancing renewable energy and long-term sustainability for this development. With substantial roof space available, the initiative aims to deliver up to 1 MVA of clean energy, reducing reliance on traditional power sources and improving energy resilience.

Opportunity to participate: The (Pre-Application) Draft Basic Assessment Report (BAR) will be available for public comment from **Thursday 15 January – Monday 16 February 2026** on our company website: www.phsconsulting.co.za

Interested and Affected Parties (I&APs) are hereby invited to register as I&APs and/or comment with regards to the proposed application to the contact details below. In order to register or submit comment, I&APs must provide their name and contact details (postal address as well as preferred method of communication; and must give an indication of any direct business, financial, personal or other interest which they have in the application.

Furthermore, please could occupiers who are not owners and owners who are not occupiers who receive this letter inform either party of the proposal and/or provide PHS with the necessary contact details to do so.

Contact the Environmental Consultant for more information:

PHS CONSULTING (Contact: Jenna Theron)
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Comments must reach us on or before Monday 16 February 2026.

Kind Regards,



Jenna Theron
Environmental Consultant

*You are receiving communication from us for professional reasons or as Interested and Affected Party only.
The Protection of Personal Information Act (POPIA) requires that we protect your information and that we obtain your consent to communicate with you in the future.*

*If you wish to be removed from any data list, simply state so or we will remove your detail after a project is completed.
Note we will use your personal information confidentially and professionally.*