



BASIC ASSESSMENT REPORT

(For official use only)

File Reference Number:

Application Number:

Date Received:

Basic assessment report in terms of the Environmental Impact Assessment Regulations, 2010, promulgated in terms of the National Environmental Management Act, 1998(Act No. 107 of 1998), as amended.

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, 2014 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.

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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 (EAP).
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.

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SECTION A: ACTIVITY INFORMATION

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:

Any specialist reports must be contained in Appendix D.

1. ACTIVITY DESCRIPTION

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

G5 Properties (Pty) Ltd. proposes to develop Erf 4603 as an Industrial Park. The Erf is situated within the area known as the Jachtvlakte Precinct, an undeveloped Greenfields area located in close proximity to Despatch in the Eastern Cape. The site is situated directly south of the existing Nelson Mandela Bay (Industrial) Logistics Park and extends over an area of approximately 11.26 ha of privately owned land.

The proposed development is in line with the NMBM Spatial Development Framework (SDF) as the site falls within the Uitenhage – Despatch Industrial Node which is classified as a major industrial zone and regarded as a well-established industrial area which still contains pockets of underutilised land and buildings. It is also situated adjacent to Emerging and Activity corridors. Capacity exists for the expansion of the Uitenhage industrial complex at Jachtvlakte and is also integrated into the Jachtvlakte Sustainable Human Settlement planning process.

Erf 4603, Despatch, is currently zoned as Undetermined. An application for rezoning has been submitted to the NMBM for rezoning to Industrial landuse. The primary uses specified under this industrial zoning include industrial buildings, warehouses and public garages. Secondary uses involve business premises, shops, scrap yards, noxious industrial buildings and special buildings. A maximum development coverage of 75% of the site is allowed under this zoning.

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A Market Analysis study¹ was conducted for Erf 4603, Despatch, and concluded that a need exists for industrial/ warehousing and distribution facilities with the development prospects being Moderate to High for the site. Based on the outcome of the study, the site will either be developed as an Exclusive Industrial Park or Single Use Industrial Park depending on the interest of prospective tenants. These types of developments do not compete with commercial developments in the area and offer the greatest possible basis for industrial development. A Single Use Industrial Park accommodates only one type of manufacturing or distributive operation and offers the potential of greater possible returns as a result of specialisation. Considering the active South African real estate market, including funds, exploring opportunities in industrial real estate, it is likely that the park will focus on shorter-term industrial leases.

The Industrial Park propose to house facilities for light storage and warehousing (logistic operations) and light assembly/ production facilities to provide a facility conforming with the global trend of locating major automotive suppliers in close proximity to their customers. The park will serve multiple vehicle manufacturers on the basis of 'just-in-time' and 'just-in-sequence'. Additional facilities involve container depots, parking areas, truck parking and public transport facilities to accommodate employees.

The total coverage of the development footprint is 85 290 m² which amounts to 75% of the total site. The Site Development Plan (SDP) is included in Appendix C.

Proposed Services:

Please refer to the latest Services Plan in Appendix C.

1. Water Supply

The Nelson Mandela Bay Municipality is the water services authority and service provider, and is responsible for the supply of water and sanitation services. The nearest water supply to Erf 4603 is a 315 mm diameter uPVC water main supplied from the Uitenhage water supply system - Scheepers Hoogte Reservoir (Top Water Level (TWL) 100 m). Unfortunately, this supply is currently not adequate and in discussion with municipal officials (Mr D. Turner) no further connections will be allowed from this line as the Nelson Mandela Bay Logistics Park experience major water supply problems. Water supply to this site will have to be from the proposed Jachtlakte water master plan bulk supply lines.

The Jachtlakte water master plan proposes a 315 mm bulk water line from the Despatch End Street reservoir. The Top Water Level (TWL) of the End Street Reservoir is 145 m (MSL) which will yield a static head of more than 75 m. This pressure can be reduced by means of a pressure relieve valve (PRV). The connection for Erf 4603 will be from the proposed 3.62 km long 315 mm diameter bulk line. The

¹ Note that the Market Analysis study is proprietary information and will be made available to the Department for decision making, but cannot be made available for public scrutiny.



Jachtlakke bulk water concept planning is complete; however, development will most likely only take place beyond 2020. Please refer to Section 3.16.3 in the Land Use Application attached as Appendix D.

Should development of the site take place prior to the completion of the Jachtlakke bulk supply lines, borehole water will have to be used, subject to authorisation or registration by DWS.

With 85 290 m² of coverage, rain water harvesting will be implemented to augment water supply. Rain water harvested will mainly be used for irrigation and industrial use and could be used to augment the potable water supply, if required.

2. Sewer

With regards to sewer design, two options can be considered depending on the time of development of Erf 4603 (Section 3.16.4 in the Land Use Application in Appendix D).

a) Sewer Option 1:

This option will link into the existing 315 mm diameter gravity main on the north western boundary of the Nelson Mandela Bay Logistics Park. This option was agreed upon by NMBM Infrastructure and officials (Mr C Bruintjies).

b) Sewer Option 2:

This option will link into the proposed 300 mm diameter Jachtlakke bulk sewer. The proposed sewer master plan and the subsequent preliminary design of the Jachtlakke bulk sewers make provision for the drainage of Erf 4603. As previously mentioned, the implementation date of the bulk lines is uncertain at this stage and to construct a portion of the bulk line would not be feasible due to high capital cost of lines and a major pump station.

3. Electricity

There is currently no existing reticulation that can be rerouted for erf application purposes. Bulk electricity supply from Nelson Mandela Bay Municipality of 1.718 MVA can be supplied and require no bulk line augmentation. All cables will be installed underground from the nearest electrical supply point to the site, which is the NMB Logistics Park (Section 3.16.6 in the Land Use Application in Appendix D). The municipality confirmed in writing (refer to Appendix G for confirmation letter by NMBM) that a 1.718 MVA electrical supply can be made available once the final layout, erven unit densities, capacities and exact locations of such supplies are confirmed in writing. The developer will be required to build a substation according to NMBM specification, as well as a supply cable to the proposed connection point, metering equipment and load balancing.

4. Access Road

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The property does not currently have direct access to a constructed public road, but currently obtains access to the R368 via an existing gravel road. Although it was intended to retain the current alignment and surface of this road until such time as the surrounding area is developed and the erf can connect into the future road network, the District Roads Engineer has indicated that direct access to the R368 will not be permitted and that access must be onto the existing access to the Logistics Park. Therefore, a new road link can be created to the current dual lane access road to the Logistics Park and should have a maximum servitude width of 10 m. The original informal access road (that crosses a watercourse) shall be closed permanently and rehabilitated to avoid further impacts to the watercourse.

Two alignment options are available, see Figure 1 below:

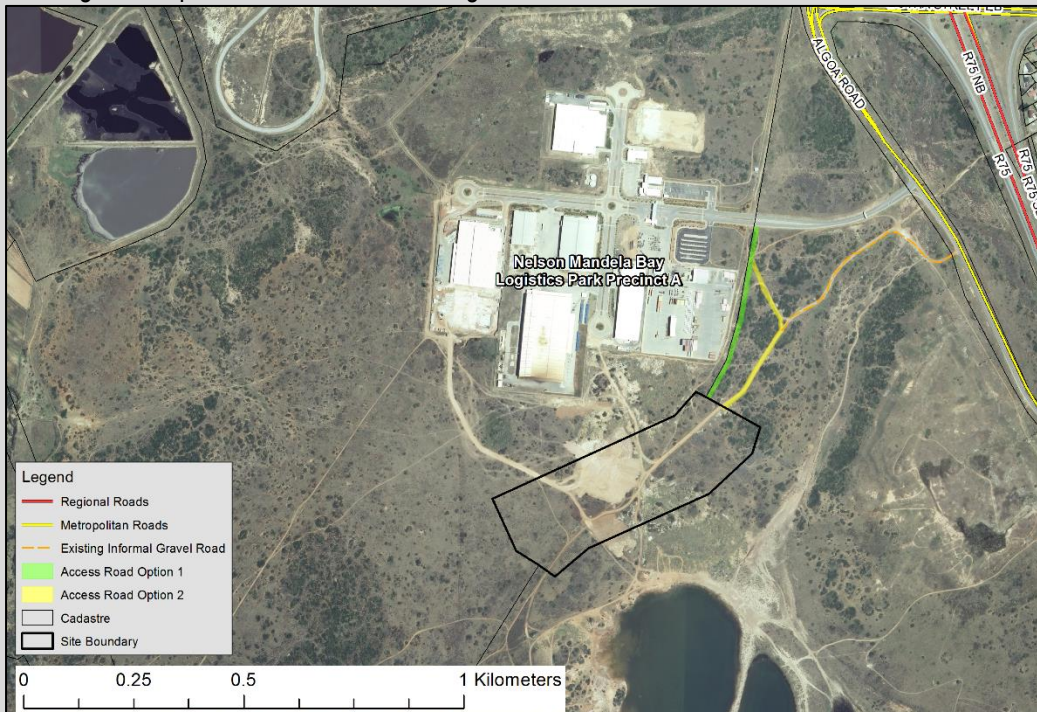


Figure 1: Two access road options

a) Option 1:

The road will follow the eastern site boundary of the NMB Logistics Park towards the proposed site. This would be in line with the extension of Stanford Road from Chatty to Botha Road in Despatch, which will traverse the site.

b) Option 2:

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This alignment starts similar to Option 1 adjacent to the eastern site boundary of the NMB Logistics Park but then follows an existing track towards the existing gravel access road to the site.

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.

a) Site alternatives

No site alternatives have been considered as the property belongs to G5 Properties (Pty) Ltd. who wishes to develop it. The land needs to be rezoned from Undetermined to Industrial use before development can proceed. The proposed development is in line with the NMBM SDF as the site falls within the Uitenhage – Despatch Industrial Node which is classified as a major industrial zone.

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b) Activity Alternatives

The type of activity proposed on site was considered during the planning phase of the development. Based on the outcome of the Market Analysis study, industrial development as described above have been identified as the preferred use; the main reasons being as follows:

- The Market Analysis study conducted for Erf 4603, Despatch, concluded that a need exists for industrial/ warehousing and distribution facilities with the development prospects being Moderate to High for the site;
- The land use is similar to adjacent land uses (i.e. Nelson Mandela Bay Logistics Park directly to the north); and
- The site falls within the Uitenhage – Despatch Industrial Node.

c) Lay-out alternatives

Design/ layout alternatives are being considered by the proponent for the location of structures and installation of service infrastructure in the planning and design phase of the project (Please see Land-Use Application in Appendix D).

Access road

The property does not currently have direct access to a constructed public road, but currently obtains access to the R368 via an existing informal gravel road. Although it was intended to retain the current alignment and surface of this road until such time as the surrounding area is developed and the erf can connect into the future road network, the District Roads Engineer has indicated that direct access to the R368 will not be permitted as this road runs through a drainage line and it has the potential to flood during high rainfall periods. He further recommended that the new access be onto the existing access to the Logistics Park. The preferred option would be for the road to follow the eastern site boundary of the Logistics Park towards the proposed site. This would be in line with the extension of Stanford Road from Chatty to Botha Road in Despatch, which will traverse the site. Another option would start similar to the preferred option and would also be adjacent to the eastern site boundary of the NMB Logistics Park but then the alignment follows an existing track towards the existing gravel access road to the site.

Water supply:

Water supply to this site will be from the proposed Jachtvlakte water master plan bulk supply lines, but rain water harvesting will also be considered to augment water supply. Should the site be developed prior to the completion of the Jachtvlakte bulk lines, borehole water would need to be used (pending approval by DWS).

Sewer services

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There are two options for bulk sewer connections. Option 1 is to link the existing 315 mm diameter gravity main on the north western boundary of the Nelson Mandela Bay Logistics Park. The other option (Option 2) is to link into the proposed 300 mm diameter Jachtlakte bulk sewer as proposed on the sewer master plan.

Any minor amendments to the layout should not result in significant changes in the impacts predicted as long as it complies with the criteria listed in this report, the specialist reports, and the EMPr (Appendix F).

d) Technology Alternative

No alternative technologies have been considered.

e) Operational Alternative

Based on the outcome of the Market Study, the site will either be developed as an Exclusive Industrial Park or Single Use Industrial Park depending on the interest of prospective tenants. These types of developments do not compete with commercial developments in the area and offer the greatest possible basis for industrial development. A Single Use Industrial Park accommodates only one type of manufacturing or distributive operation and offers the potential of greater possible returns as a result of specialisation. Considering the active South African real estate market, including funds, exploring opportunities in industrial real estate, it is likely that the park will focus on shorter-term industrial leases.

It is proposed that the operation be authorised as an Industrial Park to house facilities for light storage and warehousing (logistic operations) and light assembly/ production facilities to provide a facility conforming with the global trend of locating major automotive suppliers in close proximity to their customers. The park will serve multiple vehicle manufacturers on the basis of 'just-in-time' and 'just-in-sequence'. Additional facilities involve container depots, parking areas, truck parking and public transport facilities to accommodate employees.

f) No-Go Alternative

The option not to develop the site should also be considered. In this case, no new negative environmental impacts would occur, however the existing impacts on the site are likely to continue, such as large scale illegal dumping of building rubble and off-road vehicle and other recreational activities. The new positive impacts would also not occur which involves increase in job opportunities in the area and diversification and growth of the local and provincial economy.

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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.

Alternative:

- Alternative S1² (preferred or only site alternative)
- Alternative S2 (if any)
- Alternative S3 (if any)

Latitude (S):		Longitude (E):	
33	48.585	25	25.447
0	'	0	'
0	'	0	'

In the case of linear activities:

Alternative:

- Alternative S1 (preferred or only route alternative)

- Starting point of the activity
- Middle point of the activity
- End point of the activity

0	'	0	'
0	'	0	'
0	'	0	'

Alternative S2 (if any)

- Starting point of the activity
- Middle point of the activity
- End point of the activity

0	'	0	'
0	'	0	'
0	'	0	'

Alternative S3 (if any)

- Starting point of the activity
- Middle point of the activity
- End point of the activity

0	'	0	'
0	'	0	'
0	'	0	'

For route alternatives that are longer than 500m, please provide an addendum with co-ordinates taken every 250 meters along the route for each alternative alignment.

² "Alternative S.." refer to site alternatives.



4. PHYSICAL SIZE OF THE ACTIVITY

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

Alternative:

- Alternative A1³ (preferred activity alternative)
- Alternative A2 (if any)
- Alternative A3 (if any)

Size of the activity:

85 290 m ²
m ²
m ²

or, for linear activities:

Alternative:

- Alternative A1 (preferred activity alternative)
- Alternative A2 (if any)
- Alternative A3 (if any)

Length of the activity:

m
m
m

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

Alternative:

- Alternative A1 (preferred activity alternative)
- Alternative A2 (if any)
- Alternative A3 (if any)

Size of the site/servitude:

112 600 m ²
m ²
m ²

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

YES
New access road proposed of ±500 m

³ "Alternative A.." refer to activity, process, technology or other alternatives.



The R368 is the nearest main road to the site. A temporary unpaved access road links the R 368 to the site, but it is not a permanent option as this road runs through a drainage line and it has the potential to flood during high rainfall periods. The nearby Nelson Mandela Bay Logistic Park (NMBLP) has controlled access from the R368 and the proposal is to provide access to the site via the R368 and NMBLP link road (see locality plan in Appendix A as well as the Site Development Plan in Appendix C).

The preferred access road option is to follow the eastern site boundary of the NMB Logistics Park towards the proposed site. This would be in line with the extension of Stanford Road from Chatty to Botha Road in Despatch, which will traverse the site.

Another option would start similar to the preferred option and would also be adjacent to the eastern site boundary of the NMB Logistics Park but then the alignment follows an existing track towards the existing gravel access road to the site.

The length of the new access road would be between 400 and 500 metres, depending on the alignment. The new access road will be paved with a servitude of approximately 10 m wide. Material for paving will be obtained from a bona fide source.

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;
- 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;

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- 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?

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?

Is the activity a public amenity?

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

Capital Investment Value	R 2.5 million
What is the expected yearly income that will be generated by or as a result of the activity?	R 8 to 10 million per annum estimate
Will the activity contribute to service infrastructure?	NO
Is the activity a public amenity?	NO
How many new employment opportunities will be created in the development phase of the activity?	500

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

Salaries average R7,000 per person per month, estimated.

What percentage of this will accrue to previously disadvantaged individuals?
How many permanent new employment opportunities will be created during the operational phase of the activity?

About 60%
Approximately 3000

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

Excess of R 1 billion, estimated.

What percentage of this will accrue to previously disadvantaged individuals?

About 60%

9(b) Need and desirability of the activity

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

A Market Analysis study has been conducted for this project and site to determine whether a exist for the proposed development¹. The findings of this study is portrayed in the discussion below.

The site falls within an area identified for Industrial purposes (as per the Uitenhage Despatch LSDF) and will enable development in an underdeveloped portion of the NMBM. The new industrial land use will be compatible with the NMBM Logistics Park to the north. Only a part of Phase 1 (Precinct A) of the Logistics Park has been developed, but Phase 2 (Precinct B), which makes up an additional 126 ha is proposed to extend south-west from Phase 1. The site is ideally situated to attract overspill from NMBLP and Coega.

The NMBM Logistics Park is municipally owned and managed by a semi-state organisation namely Coega Development Corporation (CDC) where only long leases are available to investors. On account of the relatively small portion of total capital outlay allocated to land, there are industrialists who are not inclined to long term leases but who would prefer to invest either directly or indirectly in industrial real estate. Little new privately owned industrial land is available in the area. The application will make privately owned industrial land available to the market. In the context of the active South African real estate market – including funds, exploring opportunities in industrial real estate, this opportunity could be leveraged in order to supply a product that would be differentiated from that which is on offer by the NMBL.

According to real estate brokers the development site is situated in a popular area, especially for Volkswagen’s “just in time” and “just in sequence” suppliers. In terms of the optimistic demand forecast estimate, the 20-year floor space demand for the site could be as high as 184 571m² (36.9ha).

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Despatch/ Uitenhage plays a relatively important role in the metro municipality, contributing approximately 19.6% to the metro economy. In turn, Nelson Mandela Bay Metro economy plays an important role in the provincial economy.

Economic growth in the area is slowing down over the short term. The dominant economic contributions came from the manufacturing sector (24.7%), the finance and business services (18.0%), and general government services (15.6%). The manufacturing sector had a negative growth rate in the metro and local economy over the long term as well as the short term.

The percentage of people working in the informal sector in the Despatch/ Uitenhage local economy, increased from 11.9% (2000) to 24.0% (2015). This indicates a lack of formal employment opportunities in the local economy. Once developed the proposal will make additional employment opportunities available to the residents of the area as well as to the future residents of the greater Jachtvlakte area. The proposed development will enable the state to deliver additional work opportunities along the identified Stanford Road development corridor. This will enable the NMBM to meet the prerogatives and goals set out by the National Treasury in the Built Environment Performance Plan.

The rezoning and future development will eliminate the illegal dumping on the site and create a new land use which will support the existing industrial land uses to the north.

The development falls within the urban edge and will not contribute to urban sprawl.

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

N/A

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

The proposed development will make additional employment opportunities available to the residents of the area as well as to the future residents of the greater Jachtvlakte area. The development will enable the state to deliver additional work opportunities along the identified Stanford Road development corridor.

10. APPLICABLE LEGISLATION, POLICIES AND/OR GUIDELINES

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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:

Title of legislation, policy or guideline:	Administering authority:	Date:
National Environmental Management Act (NEMA, Act 107 of 1998)	DEDEAT	27 November 1998
National Environmental Management Act (NEMA, Act 107 of 1998), 2014 Environmental Impact Assessment Regulations (as amended in 2017)	DEDEAT	8 December 2014
GNR 327 Item 27: The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation...	DEDEAT	7 April 2017
Noise Control Regulations in terms of the Environmental Conservation Act (Act 73 of 1989)	DEA	10 January 1992
National Water Act (No 36 of 1998)	DWS	1998
Government Gazette No. 38108: Guideline Series 9 Need and Desirability	DEA	10 January 1992
Government Gazette No. 35769: Guideline Series 7 Public Participation in the EIA process	DEA	October 2012
Eastern Cape Biodiversity Conservation Plan	DEA	2007

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	<input type="checkbox"/>
Minimal quantities	<input type="checkbox"/>

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

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



Solid waste generated during the construction process will consist of cleared vegetation as well as general construction waste. Cleared vegetation will be chipped (after removal) to reduce fire risk and chipped material can then be used as mulch. Invasive alien species will not be chipped and will be disposed of at a registered landfill site. General construction waste and any other waste generated such as domestic waste from lunch packs etc. should be placed in a bulk waste collection area in the contractor's site camp. The waste will be cleared regularly by the appointed civil engineer and building contractor and disposed of at a registered landfill site. Waste will be removed from site per truck. Appropriate litter collection bins will be provided and will be appropriately placed within the contractor's site camp and on site, and will be regularly cleared. Recycling of waste should be encouraged and bins for recycling should be made available, preferably in the site camp. Burning or burying of waste will not be allowed.

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

Cleared vegetation will be chipped and the material used as mulch. Other construction waste will be disposed of at the nearest municipal landfill site or hazardous waste site (if required).

Will the activity produce solid waste during its operational phase?

YES

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

Unknown quantities

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

The solid waste shall be collected by the local municipality and/ or a private licensed contractor with a safe disposal certificate on a regular basis and disposed of at applicable and approved landfill sites.

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?

NO

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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?

	NO
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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?

	NO
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If yes, what estimated quantity will be produced per month?

N/A

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

	NO
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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?

YES	
-----	--

If yes, provide the particulars of the facility:

Facility name:	Kelvin Jones WWTW		
Contact person:	Christopher Maduna		
Postal address:	-		
Postal code:	-		
Telephone:	041 506 7527 / 041 506 041	Cell:	-
E-mail:	-	Fax:	-

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

Harvesting and use of rain water as well as the reuse of waste water will be promoted for any industrial activities on site.

11(c) Emissions into the atmosphere

Will the activity release emissions into the atmosphere?

YES	
	NO

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:

Dust and exhaust emissions will be generated due to general construction activities and the clearing of vegetation using heavy vehicles (e.g. bulldozers) during the construction phase. The impact will be temporary, occurring only during the construction phase.

It is not anticipated that significant atmospheric emissions will be generated during the operational phase considering the proposed activities (i.e. light assembly/ production facilities and storage facilities). However, should any of the individual activities on site require licensing in terms of the National Environmental Management: Air Quality Act, individual applications will be applied for at that stage.

11(d) Generation of noise

Will the activity generate noise?

YES	
	NO

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

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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:

During the construction period, noise will be generated temporarily due to construction plant and machinery as well as the use of bulldozers for clearing vegetation. Construction activities involving use of noisy vehicles, machinery, etc. must be limited to normal working hours as specified in the relevant Noise Control By-Law of the NMBM.

12. WATER USE

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

<input checked="" type="checkbox"/> municipal	<input type="checkbox"/> water board	<input type="checkbox"/> groundwater	<input type="checkbox"/> river, stream, dam or lake	<input type="checkbox"/> other	<input type="checkbox"/> the activity will not use water
---	--------------------------------------	--------------------------------------	--	--------------------------------	--

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:

N/A

Does the activity require a water use permit from the Department of Water Affairs?

YES

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.

An application for water use was submitted to the Department of Water and Sanitation on 13 October 2016. Water use was subsequently authorised on 27 February 2017 in terms of the General Authorisation published in terms of Section 39 of the National Water Act, No 36 of 1998. Proof thereof attached as Appendix G

13. ENERGY EFFICIENCY

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



The following measures could be implemented:

- All water heating in geysers assisted by solar panel or heat pumps;
- All large air conditioner systems to use VRV units;
- All light fittings to be of energy saving types such as LED downlights and type T5 fluorescent tubes, and where LED cannot be used, CFL fittings to be used;
- Light fittings in areas that will be used as common facilities to be operated by motion/ occupancy detectors e.g. in passages and public toilets; and
- Emergency light fittings to be equipped with self-contained batteries.

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

All water heating in geysers to be assisted by solar panel or heat pumps.



SECTION B: SITE/AREA/PROPERTY DESCRIPTION

Important notes:

- 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):

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

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

YES	<input type="checkbox"/>
-----	--------------------------

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:

Flat	<input type="checkbox"/>
------	--------------------------

Alternative S2 (if any):

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5
------	-------------	-------------	-------------	--------------	-------------	------------------

Alternative S3 (if any):

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5
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2. LOCATION IN LANDSCAPE

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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 Seafront

3. GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE

GEOLOGY:

The geology underlying the study area mainly consists of the Kirkwood Formation of the Uitenhage Group. This formation comprises mainly silty mudstone and sandstone and may vary in colour. Coarser sandstones are massive or cross-bedded. The Kirkwood Formation represents a fluvial environment of deposition and plant fossils as well as animal remains may be found. The maximum thickness of this layer is 2,210 m. In some areas close to the river banks (to the north of the study area) the Kirkwood Formation is overlain by alluvium, consisting of sands and pebbles.⁴

SOILS:

The majority of the Study Area is underlain by a red sandy loam soil, according to the map "Generalised Soil Patterns of South Africa"⁵. Its depth is described as "deep", being more than 750 mm deep. Its clay content is between 16 and 25% of the overall composition, and the soil can be calcareous.

GROUNDWATER:

The Uitenhage Group (Enon, Kirkwood and Sundays River formations) is a dense mass of rocks of low permeability; therefore its groundwater potential is limited. A borehole yield analysis indicated that ~40% of boreholes drilled yielded <0.5 L/s, but in reality the groundwater potential of these rocks is worse. Information on numerous boreholes that were drilled unsuccessfully (dry) and subsequently destroyed could not be obtained to use for the assessment. EC measurements (salinity) of >3000 mS/m are common, resulting in saline water which is unsuitable for drinking (SANS

⁴ Le Roux, 2000. Geological Explanation Booklet of Port Elizabeth-Uitenhage. Council for Geoscience

⁵ Generalised Soil Patterns of South Africa. Agricultural Research Commission: Institute for Soil, Climate and Water (2003)



241 drinking water standard recommendation is ≤ 170 mS/m). Sodium, calcium magnesium, chloride and sometimes sulfate often exceed the Standard maximums⁶.

SURFACE WATER:

The Swartkops River flows 2 km north of the study area and runs towards the east-southeast until it reaches the ocean at Blue Water Bay. The Brak River flows in a north-eastern direction, 1.5 km from the site, and into the Swartkops River north of the study area. The Chatty River flows approximately 7 km towards the south of the study area in a north-eastern direction until it intersects the Swartkops River in the vicinity of Amsterdam Hoek.

According to the Ecological Specialist Assessment (2012) that was conducted for the Jachtlakte Precinct, the wetland to the south of the site is classified as a modified pan or depression and appears to have formed through karstic processes in association with normal fluvial processes. Karst refers to landforms resulting from the dissolution of soluble rocks, particularly limestones, promoted by the acidification of ground and rainwater by [CO₂], both atmospheric and from oxidation by vegetation, which forms a mild carbonic acid. Dolines, resembling circular enclosed hollows, are the dominant karst landform throughout the region, and range size between tens of meters and up to 250 m in diameter. Their distribution is typically associated with areas where the limestones are shallow, and underlain by impermeable strata which prevent vertical infiltration. These systems are endorheic, having no surface inlet or outlets, i.e. enclosed, although are often associated with subterranean drainage to some extent. Well-developed soil profiles tend to form, acting to regulate surface water infiltration and drainage. This often results in ponding, sometimes spanning several months after rainfall events and leading to the establishment of hydrophytic floral and faunal assemblages.

Ecological linkages and value is limited due to degradation of the surrounding environment. No important fauna and flora were directly associated with the wetland habitats, but the boundaries contain protected and SSC plant species. The PES for the wetland is rated as a D (largely modified), with EIS being Moderate. It is of moderate sensitivity.

The dry salt marsh area east of the site contains ecological value due to the connection with riverine areas in the lower catchments and provide habitat for a unique suite of flora. It is not directly associated with the wetland habitats, but the boundaries contain protected and SSC plant species. The Present Ecological State (PES) is rated C (moderately modified) and the Ecological Importance and Sensitivity (EIS) was rated as Moderate.

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

Alternative S1:

**Alternative S2 (if
any):**

**Alternative S3 (if
any):**

⁶ Meyer, P.S (1998). An Explanation of the 1:500 000 General Hydrogeological Map of Port Elizabeth 3324" Department of Water Affairs and Forestry

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Shallow water table (less than 1.5m deep)	YES	NO	YES	NO	YES	NO
Dolomite, sinkhole or doline areas	YES	NO	YES	NO	YES	NO
Seasonally wet soils (often close to water bodies)	YES	NO	YES	NO	YES	NO
Unstable rocky slopes or steep slopes with loose soil	YES	NO	YES	NO	YES	NO
Dispersive soils (soils that dissolve in water)	YES	NO	YES	NO	YES	NO
Soils with high clay content (clay fraction more than 40%)	YES	NO	YES	NO	YES	NO
Any other unstable soil or geological feature	YES	NO	YES	NO	YES	NO
An area sensitive to erosion	YES	NO	YES	NO	YES	NO

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:

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- 4.1 Natural veld – good condition ^E
- 4.2 **Natural veld – scattered aliens** ^E
- 4.3 Natural veld with heavy alien infestation ^E
- 4.4 Veld dominated by alien species ^E
- 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).

Natural veld - good condition ^E	Natural veld with scattered aliens^E	Natural veld with heavy alien infestation ^E	Veld dominated by alien species ^E	Gardens
Sport field	Cultivated land	Paved surface	Building or other structure	Bare soil

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.

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According to the Nelson Mandela Bay Bioregional Plan (2014), the most threatened subtropical thicket types occurring within the municipal area are those that form mosaics with vegetation with affinities to other biomes, such as Sundays Doringveld Thicket and Motherwell Karroid Thicket (see vegetation map in Appendix A). Both thicket types occur in the site and are classified as endangered. Sundays Doringveld Thicket consists of a mosaic of subtropical thicket and Nama karoo. Motherwell Karroid Thicket consists of a mosaic of subtropical thicket and succulent karoo and is characterized by a number of local endemic succulents.

Endemic plants typically occurring within these vegetation types include *Orthopterum coegana* (Critically Endangered), a succulent that only occurs on a small number of outcrops on Coega Kop east of Port Elizabeth and *Strelitzia juncea* (Near Threatened). Other threatened plants within the thicket mosaics include *Aloe bowiea* (Critically Endangered), *Euphorbia globosa* (Endangered) and *Haworthia sordida* (Vulnerable) (Stewart *et al.*, 2008).

Note that the site does not fall within the Critical Biodiversity Area (CBA) Network, i.e. no CBA's have been identified on the site. It is therefore assumed that the conservation target for the above-mentioned habitat types can be met through those areas included within the CBA Network.

Furthermore, the site does not fall within an endangered ecosystem according to the National List of threatened terrestrial ecosystems (SANBI BGIS). The Albany Alluvial Vegetation, which is classified as an endangered ecosystem, occurs to the south and east of the site (see the Vegetation Plan in Appendix A). This is in accordance with the NEM:BA Section 52 List of endangered ecosystems.

During the recent site visit conducted by SRK Consulting (in April 2016), the condition of the relatively small site could be described as disturbed with some scattered aliens such as *Opuntia ficus-indica*, *Acacia saligna*, *Acacia cyclops*, *Agave sisalana*, and *Solanum aculeastrum*. No IUCN or SANBI red data list protected plant species were seen during the site visit. Some scattered *Brunsvigia bosmaniae* flowers occurred throughout the site. The area is currently being used as an informal dump site (mostly building rubble) and has generally been disturbed by the occurrence of stock grazing, informal gravel roads, and recreational 4x4 and off-road motorbike tracks (more prevalent closer to the wetland) (refer to site photographs in Appendix).

5. LAND USE CHARACTER OF SURROUNDING AREA

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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:

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 ^{AN}
- 5.9 Heavy industrial ^{AN}
- 5.10 Power station
- 5.11 Office/consulting room
- 5.12 Military or police base/station/compound
- 5.13 Spoil heap or slimes dam^A
- 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^A
- 5.22 Train station or shunting yard ^N
- 5.23 Railway line ^N
- 5.24 Major road (4 lanes or more) ^N
- 5.25 Airport ^N
- 5.26 Harbour
- 5.27 Sport facilities
- 5.28 Golf course
- 5.29 Polo fields
- 5.30 Filling station ^H
- 5.31 Landfill or waste treatment site
- 5.32 Plantation
- 5.33 Agriculture

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- 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.

N/A

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

If YES, specify and explain:

N/A

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

If YES, specify and explain:

N/A

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:

N/A

	NO
	NO

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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:

ARCHAEOLOGICAL SPECIALIST FINDINGS:

According to the specialist report, the Phase 1 Archaeological Impact Assessment for the Jachtlvakte Precinct, the area is of a low-medium cultural sensitivity, however, the area in which Erf 4603 falls is most likely of low significance as nothing was found in that area. No stone artefacts nor any associated archaeological material and organic remains were observed within the proposed area for development (Erf 4603).

PALEONTOLOGICAL SPECIALIST FINDINGS:

According to the specialist report, the Phase 1 Palaeontological Impact Assessment for the Jachtlvakte Precinct, the study area is underlain by strata of the Kirkwood formation, and to a lesser extent, Late Caenozoic fluvial deposits.

The Kirkwood Formation is the most paleontologically productive unit in southern Africa that yields terrestrial biotas of Early Cretaceous age. Its overall palaeontological sensitivity is rated as high (Almond et al. 2008). Fossils include vascular plants (including concentrations of petrified logs, lignite beds, charcoal), tetrapod vertebrates (notably dinosaurs) and freshwater invertebrates, among others (Du Toit 1954, McLachlan & McMillan 1976, Almond 2010). Recent palaeontological research has yielded a number of new dinosaur taxa, for the most part from the Algoa Basin to the northeast of Port Elizabeth, but also from the Oudtshoorn Basin of the Little Karoo (De Klerk 2008).

Most of the Kirkwood fossils are associated with the subordinate channel sandstones, while the predominant “variegated” mudrocks tend to be largely unfossiliferous. Despite the excellent exposures of Kirkwood sediments in the northern, quarried portion of the Jachtlvakte Precinct study area, no body fossils were observed, and it is concluded that they must indeed be very sparsely distributed here.

The coarse, high-energy alluvial fan deposits are unlikely to contain many, if any, fossils.

The specialist found that most of the sedimentary rocks underlying the study area to the south of Despatch are at most sparsely fossiliferous. This includes the Kirkwood Formation, which underlies the greater part of the area and is well exposed in abandoned quarries here, but only yielded low diversity trace fossils (invertebrate burrows). However, historical records of large dinosaur bones in a brick quarry at Despatch indicate that significant, albeit rare, fossil remains may be exposed during future developments in this area.

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No fossil remains were observed within superficial sediments of the Jachtlakte Precinct study area during the specialist field study.

On the whole, the proposed development of Erf 4603, Despatch, should not pose a substantial threat to local fossil heritage.

Will any building or structure older than 60 years be affected in any way?		NO
Is it necessary to apply for a permit in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		NO

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.

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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

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- (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.

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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.

See Appendix E5 for the Comments and Responses Table. Full IAP correspondence is included under Appendix E8 and E9.

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:

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Authority/Organ of State	Contact person (Title, Name and Surname)	Tel No	Fax No	e-mail	Postal address
DEDEAT	Andries Struwig	0415085840	0415085865	andries.struwig@deaet.ecape.gov.za	Private Bag X5001 Greenacres 6057
DWS	Marisa Bloem	0415010717	0865605042	bloemm@dwa.gov.za	140 Govan Mbeki Road, Starport Building, Port Elizabeth, 6001
DWS	David Bligh	0415010737	0415864210	BlighD@dwa.gov.za	140 Govan Mbeki Road, Starport Building, Port Elizabeth, 6001
DAFF	Thabo Nokoyo	0415010733	-	nokoyoD@daff.gov.za	Private Bag X6041, Port Elizabeth, 6001
ECPHRA	Sello Mokhanya	0437450888	043722 1749	smokhanya@ecphra.org.za	Cnr of Amalina & Scholl Roads, Cambridge, 5206

List of authorities from whom comments have been received:

None to date.



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

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

A Shirley (CDC):

1. Request registration as IAP;
2. Request clarification on how this process differs from one conducted in 2016;
3. Access Road into NMBLP does not make provision for an access point;
4. Two road options will potentially encroach upon land set aside for provision of bulk electrical services and long term PRASA rail services;
5. Master Planning Layouts for NMBLP do not make provision for servicing an industrial site on Erf 4603;
6. Proposal conflicts with LSDF in respect of provision of services;
7. Dust Control must be implemented efficiently;
8. Clarity regarding expansion of Phase 2 of NMBLP;
9. Request map showing proposed services and how they connect into site;
10. Typographical errors;
11. Rainwater harvesting should be mandatory;
12. Query upgrade of existing electric supply to NMBLP;
13. Query impact rating for air quality/ dust;
14. Palaeontologist should investigate where trenches are deeper than 3 m;
15. Consideration and promotion of recycling during construction phase;
16. Indication of 1:100 year floodline on maps;
17. Construction camp should be within development footprint;
18. Removal and disposing of invasive alien plants;
19. Monitoring of clearing activities during construction phase; and
20. Training to recognise palaeontological features during construction.

T Feni (Ward 46 Councillor):

21. Typographical error regarding Ward number;

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22. Involvement of ward councillor at all stages;
23. All stakeholders have been covered;
24. Must be reflective of SMME's involvement in all processes; and
25. No problems with report.

Responses to the above comments are included in the Comments & Response Table included in Appendix E5.

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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.

1. Request registration as IAP; and
2. Is the site serviced or will infrastructure be required?

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):

1. Registration was effected, and
2. The site is currently not serviced but plans for infrastructure have been addressed by Cabitech and discussed in section A(1) of this report.

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.

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The potential impacts discussed below have been rated using SRK Consulting's standards rating method. This method is described in Appendix I. The complete rating table is also included in Appendix I.

Note that all project alternatives have received similar ratings except where indicated differently at the impact description below.

Alternative (preferred alternative)

Direct impacts: (Construction) Potential negative impacts:

1. Impacts on Aquatic Resources

a) *Degradation due to decreased water quality*

A wetland exists approximately 100 m downstream and south of the site and a drainage line to the east. Construction activities could cause contamination of wetlands, nearby streams and rivers if proper management is not practiced. Accidental spills of hydrocarbons (oils, diesel, etc.) or leakage of such substances from construction machinery may enter the aquatic systems directly, through surface runoff during rainfall events or subsurface movement and then migrate to downstream systems. Such chemicals, fuels or pollutants would alter the water quality, having an effect on aquatic ecology in the form of biodiversity loss, i.e. the loss of vegetation and fauna that are sensitive to changes in water quality (especially from toxicant inputs). Solid waste in the form of general litter left by labourers such as construction materials (gloves, excess materials, cement, etc.) can also affect the watercourses downstream. It can provide a barrier to water movement and may also alter the quality of water within the resource negatively.

This potential impact has been rated to be of MEDIUM (-ve) significance without mitigation. If appropriate mitigation is implemented, the impact could be reduced to INSIGNIFICANT.

Mitigation Measures:

- Should a construction site camp be required, it should be located at least 50 m away from the wetland, drainage line or any potential water resource. The same applies to chemical toilets or any septic tank systems should these be used;
- The proper storage and handling of hazardous substances (hydrocarbons and chemicals) needs to be administered, e.g. storage within secondary containment and on impermeable surfaces away from water resources;
- No storage or maintenance of machinery within 50 m of a watercourse or within the 1:100 year floodline;
- Appropriate solid waste management facilities (e.g. waste receptacles) must be provided on-site during construction and adequate signage should be provided;

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- Spill kits must be kept on site and workers must be trained on their use. Spillages should be cleaned up immediately and any contaminated soil from the construction site must be removed and disposed of at a permitted waste disposal facility;
- Washing of mechanical plant must be conducted off site. No wash water from washing of mechanical plant or equipment to be discharged to any water course;
- Any cement batching activities should not be allowed within 50 m of a watercourse. Cement products/ wash may not be disposed of into the natural environment; and
- Drip-trays must be provided beneath standing vehicles and machinery, and routine checks should be done to ensure that these are in a good condition.

b) Increased sedimentation of Aquatic Systems

Vegetation in the catchment area for wetlands and other watercourses not only stabilises soils, but also reduces surface water runoff velocities when rainfall occurs. Attenuation of surface water encourages permeation of the soils and reduces surface water runoff. During the construction phase when vegetation is cleared, large quantities of loose earth may easily be washed from the construction zone or be transported down slope during high rainfall events, resulting in increased sedimentation of the watercourses downstream. This could have impacts on aquatic biota and ecosystem functioning.

This potential impact has been rated to be of MEDIUM (-ve) significance without mitigation. If appropriate mitigation is implemented, the impact could be reduced to VERY LOW (-ve).

- Clearing of vegetation should be kept to a minimum, keeping the width and length of the earth works to a minimum;
- Clearing must take place in a phased manner (i.e. the entire area to be developed should not be cleared all at once);
- Excavated or spoil material (including any foreign materials) as well as topsoil stockpiles should not be placed within close proximity (at least 50 m) of wetlands or watercourses and should be stockpiled in a position that does not negatively alter the course of surface water flows on the site in order to reduce the possibility of material being washed downstream;
- Disturbed areas should be rehabilitated immediately after construction in the relevant area (with indigenous vegetation or using topsoil);
- Rehabilitated areas should be monitored well and measures must be implemented to ensure that topsoil does not wash away;
- Any erosion gullies/ channels created during construction should be filled immediately to ensure silt does not drain into the wetland; and
- Development footprint of the access road to be agreed upon by the ECO in consultation with the Contractor. Should this affect any watercourses, approval must be obtained from DWS; and

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- Proper stormwater control measures to be implemented during the construction phase to prevent sediment, from cleared areas, flowing into watercourses downstream.

No-Go Alternative:

Should the activity not take place, impacts to the downstream wetland would also occur due to existing activities on the site. A significance rating of LOW (-ve) has been assigned to this impact.

2. Impacts resulting from clearing of vegetation (ecological impacts):

As described previously, the site is made up of Motherwell Karroid thicket and Sunday's Doringveld thicket, which are both endangered vegetation types. However, the site does not fall within the CBA network of the NMBM Bioregional Plan (2014). The natural vegetation has also been largely transformed due to large scale illegal dumping, as well disturbance from the establishment of gravel roads passing through the site. A few protected plant and animal species as identified in the Ecological Specialist report might still occur on the site, although none were observed during SRK's site visit.

The site does not fall within the CBA network, or within any Endangered Ecosystem types in terms of Section 52 of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004). Therefore, the development should not significantly impact the relevant vegetation targets on a regional scale.

Clearing of vegetation on the site will however result in the loss of certain protected flora and fauna and would result in the area becoming more susceptible to invasive alien plant invasion if these impacts are not mitigated.

The final significance rating for this impact is MEDIUM (-ve) without mitigation. If appropriate mitigation is implemented, the impact could be reduced to be LOW.

Mitigation Measures:

- Clearing of vegetation should be kept to a minimum, keeping the width and length of the earth works to a minimum;
- The development footprint should be clearly demarcated prior to construction and no construction activities should be allowed outside the demarcated area;
- The position of the construction site camp should be chosen in consultation with the ECO and should preferably be on an already disturbed area and within the development footprint;
- Permits to remove protected plant species should be obtained from the Department of Economic Development, Environmental Affairs and Tourism;
- Ensure invasive alien plants are regularly removed and appropriately disposed of;
- It is recommended that clearing and construction activities during the construction phase be monitored by an ECO at least twice a month;
- Clear vegetation in a phased manner to allow fauna to move off-site (if any); and

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- Walk through the site ahead of clearing to remove any small fauna that may be unable to escape (e.g. tortoises) and place these safely in adjacent undisturbed areas. If necessary, a professional should be contracted (e.g. for removal and relocation of snakes).

No-Go Alternative:

Should the activity not take place, ecological impacts would still occur due to existing activities on the site. A significance rating of VERY LOW (-ve) has been assigned to this impact.

3. Air Quality/ Dust:

Dust and exhaust emissions resulting from construction activities (removal of vegetation, earthworks, increased vehicular traffic, topsoil stockpiles, etc.) is expected to have a nuisance impact on nearby road users and the neighbouring Nelson Mandela Bay Logistics Park during this phase. According to CDC, existing investors in Precinct A of the NMBLP, particularly those involved in the automotive business, with showrooms, are sensitive receptors to airborne emissions. Note that this impact will be temporary during the construction phase.

The final significance rating for this impact is MEDIUM (-ve) without mitigation but can be reduced to VERY LOW (-ve) with mitigation.

Mitigation Measures:

- Clearing of vegetation must take place in a phased manner (i.e. the entire area to be developed should not be cleared all at once);
- Dust suppression techniques, such as wetting or covering potential dust sources, should be implemented to minimise the dust impact. The regular application of water or a biodegradable soil stabilisation agent can be used;
- Topsoil/ sand stockpiles are to be covered with appropriate material (e.g. hessian, shade cloth or plastic);
- In open areas that are exposed to wind, wind screens should be used to reduce wind and also dust at the site and specifically to prevent dust blowing in the direction of the Logistics Park;
- No burning of refuse or vegetation shall be permitted; and
- Limit vehicle speeds on the site for all vehicles.

4. Noise Disturbance:

Noise from construction activities could have a nuisance impact on nearby receptors such as the Nelson Mandela Bay Logistics Park. The noise disturbance will however be of a temporary nature.

The final significance rating for this impact is LOW (-ve) with or without mitigation.

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Mitigation Measures:

- Construction activities should be kept to normal working hours according to the relevant NMBM Noise Control By-Law and the Noise Control Regulations in terms of the Environmental Conservation Act (Act 73 of 1989) to reduce the noise impact to an acceptable level;
- No sound amplification equipment such as sirens, loud hailers or hooters are to be used on site except in emergencies and no amplified music is to be permitted on site;
- Equipment that is fitted with noise reduction facilities (e.g. side flaps, silencers, etc.) must be used as per operating instructions;
- Maintenance of plant and machinery to be undertaken on a regular basis; and
- Surrounding landowners or occupiers of land should be informed before activities with extremely high noise levels (e.g. blasting) start.

5. Waste Management:

General construction waste will be generated during the construction period. Lack of proper management of the waste on the site may lead to dumping and wind-blown litter creating a negative visual impact as well as impacting on the surrounding natural ecosystems.

The final significance rating for this impact is MEDIUM (-ve) without mitigation. If appropriate mitigation and management are implemented, the impact could be reduced to be VERY LOW.

Mitigation Measures:

- All waste generated on site shall be collected in waste receptacles fitted with lids and appropriately and regularly disposed of at a registered municipal landfill site;
- Where possible, recycling of waste should be encouraged by providing clearly marked bins for recyclable materials (i.e. glass, paper, etc.);
- No on-site burning, burying or dumping of any waste materials, litter or refuse shall occur;
- Weekly litter inspections should be conducted and general housekeeping maintained;
- Hazardous waste (if applicable) should be disposed of at a registered hazardous landfill facility and proof of correct disposal should be obtained;
- Records of disposal of all waste generated on site shall be maintained for auditing purposes; and
- Cleared alien vegetation should be disposed of so that it does not re-establish on site.

6. Paleontological disturbance:

The site is of low paleontological significance and most of the sedimentary rocks underlying the study area to the south of Despatch are at most sparsely fossiliferous. This includes the Kirkwood Formation, which underlies the greater part of the area but only yielded low diversity trace fossils (invertebrate burrows) during the present field assessment. The coarse, high-energy alluvial fan deposits (Late Caenozoic Fluvial Deposits) are unlikely to contain many, if any, fossils.

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However, historical records of large dinosaur bones in a brick quarry at Despatch indicate that significant, albeit rare, fossil remains may be exposed during future developments in this area.

The final significance rating for this impact is VERY LOW (-ve) and can be reduced to INSIGNIFICANT with mitigation.

Mitigation Measures:

- All workers on site should be informed of the types of paleontological resources that may be found and the correct procedure to follow should any paleontological resources be found;
- Should fossil remains be discovered during construction, these should be safeguarded (preferably in situ) and the environmental control officer (ECO) should alert the Eastern Cape Provincial Heritage Resources Authority (ECPHRA. Contact details: Mr Sello Mokhanya, 74 Alexander Road, King Williams Town 5600; Email: smokhanya@ecphra.org.zaso) so that appropriate mitigation (e.g. recording, sampling or collection) can be taken by a professional palaeontologist;
- Disturbance of any large mammal bones within the sandy surface deposits should immediately be reported to a qualified palaeontologist/ ECPHRA, work stopped and the area barricaded until the palaeontologist can get to site; and
- Calcareous material excavated during the project should be regularly inspected by the ECO or site manager and should marine invertebrates (sea shells) or other fossils be seen a qualified palaeontologist should be contacted to take samples thereof.

7. Archaeological disturbance:

According to the specialist report, the Phase 1 Archaeological Impact Assessment for the Jachtlakte Precinct, the area is of a low-medium cultural sensitivity, however, the area in which Erf 4603 falls is most likely of low significance as nothing was found in that area. No stone artefacts nor any associated archaeological material and organic remains were observed within the proposed area for development (Erf 4603).

However, during clearing of vegetation and excavation activities, it is possible that in situ stone artefacts and archaeological sites/ remains would be uncovered within the thicket vegetation on site.

The final significance rating for this impact (without mitigation) is VERY LOW (-ve) and can be reduced to INSIGNIFICANT with mitigation.

Mitigation Measures:

- If concentrations of archaeological and/ or historical heritage material, marine shells, and/ or human remains are uncovered during construction, all work must cease immediately and be reported to the Albany Museum (046 622 2312) and/ or ECPHRA (043 745 0888) so that systematic and professional investigation/ excavation can be undertaken;
- The ECO as well as the construction managers/ foremen should be informed before construction starts on the possible types of heritage sites and cultural material they may encounter and the procedures to follow when they find sites; and

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- The onus is on the developer to ensure that this agreement is honoured in accordance with the National Heritage Act (Act No. 25 of 1999).

8. Traffic Impacts:

Traffic congestion could possibly occur around the entrance to the Logistics Park as well as the surrounding road network as a result of construction vehicles moving onto and from the site during construction.

The final significance rating for this impact (without mitigation) is LOW (-ve) and can be reduced to VERY LOW with mitigation.

Mitigation Measures:

- High visibility information boards indicating “heavy vehicles turning” is to be erected at an appropriate distance from the site during the construction phase;
- An agreement needs to be reached with the NMBLP with regards to schedules in order to avoid unnecessary congestion and conflict; and
- All vehicles need to adhere to the speed limit. Heavy vehicles should not exceed speeds of 40 km per hour.

Potential positive impacts:

9. Socio-economic:

The proposed development will result in the direct creation of job opportunities (e.g. the use of local labourers) for the local labour force during the construction phase. Indirect job opportunities (industries that provide construction materials and services for the project) is also expected as a result of the construction of the proposed development.

The significance rating for this impact is VERY LOW (+ve) but can be improved to LOW (+ve) if mitigation measures are implemented.

Mitigation Measures:

- Local contractors and labour should be contracted for the construction phase.

No-Go Alternative:

Should the activity not take place, there would be no social and/ or economic benefits to society. A significance rating of VERY LOW (-ve) has been assigned to this impact due to an opportunity missed for social and/ or economic benefits to society.

Indirect impacts:

None

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Cumulative impacts:

None

Note that cumulative impacts have inherently been addressed in the above sections, such as ecological impacts etc. where cumulative impacts on habitat are addressed.

Direct impacts: (Operation)

It should be noted that most operational impacts are applicable to the end-users and their developments, which is anticipated to be warehousing, light assembly / production facilities, and storage facilities.

Potential negative impacts:

10. Aquatic ecosystems and Stormwater:

There is a risk of downstream erosion, contamination and sedimentation if undeveloped cleared areas were not properly rehabilitated during and after the construction phase. Furthermore, an increase in the extent of hardened surface from development that will increase the impermeable surface area and lead to reduced ground absorption of stormwater and increased surface water runoff. This will result in an increase in the quantity and velocity of stormwater leaving the site and could result in soil erosion and downstream sedimentation impacts if stormwater is not appropriately managed. Runoff also has the potential to transport potential contaminants (generated from new potential development contamination point sources) away from the site into downstream natural environments and water resources.

Due to the close proximity of a wetland downstream of the site and other nearby watercourses, increased runoff could impact the hydrology of the wetland as well as the water quality if stormwater is not appropriately managed on site.

The final significance rating for this impact is MEDIUM (-ve) if no mitigation is implemented. However, should the important mitigation measures below be complied with, the significance of the impact could be reduced to LOW (-ve).

Mitigation Measures:

- The original informal access road that crosses the watercourse should be closed permanently and rehabilitated to avoid further impacts to the watercourse;
- Rehabilitation, using topsoil, must start as soon as possible after construction is complete in a particular area;
- Vegetation regrowth should be monitored for at least six months (liability period) after vegetation clearing or construction in a particular area;

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- Any erosion gullies/ channels created during the six month liability period should be filled immediately to ensure silt does not drain into the wetland or other downstream watercourses;
- The use of the site for 4x4 and other off-road vehicles should be prohibited and access roads for these activities closed in order to mitigate the ongoing sedimentation impacts of the wetland as a result of these activities;
- No stormwater should be released directly into the wetland and should preferably be retained on site;
- Ongoing monitoring of the downstream wetland must be conducted to assess whether the wetland has been impacted by sedimentation and whether a site specific rehabilitation plan is required; and
- Stormwater design and management for the site should be done according to a professionally compiled Stormwater Management Plan to ensure appropriate stormwater management during the operational stage.

No-Go Alternative:

Should the activity not take place, impacts to the downstream wetland would also occur due to existing activities on the site. A significance rating of LOW (-ve) has been assigned to this impact.

Potential positive impacts:

11. Socio-Economic Impacts

A number of permanent job opportunities will be generated when the industrial area is operational. The development will increase formal employment opportunities in the area, which are currently lacking.

In addition, this industrial development would contribute to the growth of the local economy in the area. Despatch/ Uitenhage plays an important role in the NMBM economy, which in turn plays an important role in the provincial economy.

The anticipated annual income to be generated as a result of the project is between R 8 and R10 Million per annum. Approximately 3,000 new employment opportunities, both skilled and un-skilled, will be created during the operational phase of the project. The expected current value of employment opportunities during the first 10 years of this project is estimated to be in excess of R 1 Billion.

The final significance rating for this impact is MEDIUM (+ve) with or without mitigation.

No-Go Alternative:

Should the activity not take place, there would be no social and/ or economic benefits to society. A significance rating of MEDIUM (-ve) has been assigned to this impact due to an opportunity missed for social and/ or economic benefits to society.

Indirect impacts:

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None.

No closure or decommissioning of the site is planned.

Impacts of the No-Go alternative:

The site will remain undeveloped and illegal dumping and use of roads for off-road and other activities will continue. This will result in sedimentation impacts to the wetland and further erosion and degradation of the site which in turn would result in the spread of alien vegetation. The site would have no economic benefits to society as it would remain undeveloped. The relevant ratings for the no-go option is included at each impact description above.



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.

Alternative A (preferred alternative): Summary Impact Rating Table

IMPACT	CONSTRUCTION				NO-GO		OPERATION				NO-GO	
	WITHOUT MITIGATION		WITH MITIGATION				WITHOUT MITIGATION		WITH MITIGATION			
Aquatic resources: Degradation due to decreased water quality	MEDIUM	- ve	INSIGNIFICANT	- ve	LOW	-ve	N/A	N/A	N/A	N/A	N/A	N/A
Aquatic resources: Increased sedimentation of aquatic systems	MEDIUM	- ve	VERY LOW	- ve	LOW	-ve	N/A	N/A	N/A	N/A	N/A	N/A
Ecological Impacts	MEDIUM	- ve	LOW	- ve	VERY LOW	- ve	N/A	N/A	N/A	N/A	N/A	N/A
Air quality/ Dust	MEDIUM	- ve	VERY LOW	- ve	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Noise disturbance	LOW	- ve	LOW	- ve	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Waste management	MEDIUM	- ve	VERY LOW	- ve	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Paleontological disturbance	VERY LOW	- ve	INSIGNIFICANT	- ve	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Archaeological disturbance	VERY LOW	- ve	INSIGNIFICANT	- ve	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Traffic impacts	LOW	-ve	VERY LOW	- ve	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Socio- Economic	VERY LOW	+ ve	LOW	+ ve	VERY LOW	-ve	MEDIUM	+ ve	MEDIUM	+ ve	MEDIUM	- ve
Aquatic Ecosystems and Stormwater	N/A	N/A	N/A	N/A	N/A	N/A	MEDIUM	- ve	LOW	- ve	LOW	- ve

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Assumptions and Limitations of the Study:

The following assumptions and limitations should be noted:

- A number of specialist studies were conducted in 2012 as part of the larger Jachtvlakte mixed housing Basic Assessment Process. Potential impacts that are not addressed via specialist studies, e.g. noise and air quality, are regulated by specific legislation, i.e. Noise Control Regulations and National Environmental Management: Air Quality Act; and
- Depending on end-use, the need may arise to apply for additional licences (waste, air emission etc.) or environmental authorisations (EA). This would be the sole responsibility of the new tenants and it can be made a condition in the EA for this project. It should also be specified as a condition of sale that additional authorisations may be required.

Impact Statement

The most significant positive impact predicted to result from the proposed development is the potential permanent job opportunities that will be generated when the industrial area is operational and the contribution to the growth of the local economy in the area.

Potentially significant negative impacts during the construction phase of the proposed development involve degradation of the downstream wetlands due to decreased water quality as well as increased sedimentation of the wetland. Clearing of vegetation could result in the loss of potential protected flora and fauna, and would result in the area becoming more susceptible to invasive alien plant invasion. However, all the potential negative impacts identified can be reduced to low significance or less with effective mitigation as per the recommendations listed.

All potential impacts for the project alternatives listed above (section A2) have been rated with similar ratings due to minor variances in the various options.

Maps indicating the proposed development and potential environmental sensitivities in the surrounding area is included in Appendix A.

No-go alternative (compulsory)

The option not to develop the site should also be considered. In this case, no new negative environmental impacts would occur, however the existing impacts on the site are likely to continue, such as large scale illegal dumping of building rubble and off-road vehicle and other recreational activities. The new positive impacts would also not occur which involves increase in job opportunities in the area and diversification and growth of the local and provincial economy.

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SECTION E: RECOMMENDATIONS OF PRACTITIONER

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

YES	
YES	

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):

N/A

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:

A project specific Environmental Management Programme (EMPr) has been compiled and can be found under Appendix F of this document. It is recommended that an Environmental Control Officer be appointed to conduct independent audits to ensure compliance with the EMPr during construction.



SECTION F: APPENDICES

The following appendixes must be attached as appropriate:

Appendix A: Site plan(s)

Appendix B: Photographs

Appendix C: Facility illustration(s)

Appendix D: Specialist Reports

Appendix E: Comments and Responses Report

Appendix E1: Public Participation Process Summary

Appendix E2: Proof of On-site Poster & Newspaper Notice

Appendix E3: Proof of distribution of notice of new Basic Assessment Process

Appendix E4: Proof of distribution of Draft Basic Assessment Report

Appendix E5: Comments & Responses Report

Appendix E6: Meetings

Appendix E7: List of Identified and Registered Authorities, Stakeholders and IAPs

Appendix E8: Correspondence received from Stakeholders and IAPs in response to notice

Appendix E9: Correspondence received from Stakeholders and IAPs in response to DBAR
Appendix F: Environmental Management Programme (EMPr)

Appendix G: Other Information

Appendix H: EAP's CV

Appendix I: Impact Rating Procedure & Summary

Appendix J: Application Form for Environmental Authorisation

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APPENDIX A: Site plan(s)

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APPENDIX B: Photographs

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Photo 1 View from the north looking at the southeast of the site.



Photo 2 View from the north looking at the south of the site.



Photo 3 View from the north looking at the southwest of the site.



Photo 4 View from the north looking at the west of the site.

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Photo 5 View from the top (north) of the site boundary looking north towards the Nelson Mandela Bay Logistics Park (also see illegal dumping).



Photo 6 View from the top (north) of the site boundary looking eastwards toward the R368.



Photo 7 The wetland (modified pan/ depression) situated 100 m downstream (south) of the site.



Photo 8 General vegetation of the site.

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Photo 9 Illegal dumping on the site.



Photo 10 Vegetation on the site showing some of the thicket type vegetation.



Photo 11 Informal gravel access road to the site.



Photo 12 Proposed access road (Option 1) at the eastern border of the NMBLP.



Photo 13 Alternative access road (Option 2).

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APPENDIX C: Facility illustration(s)

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APPENDIX D: Specialist reports

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APPENDIX E: Public Participation Process

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APPENDIX E1: Public Participation Process Summary

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1. Public Participation Activities:

The Public Participation Process that was undertaken to solicit public opinion regarding the proposed activity has included the following activities:

- a) Distribution of a notice informing Interested and Affected Parties (IAPs), Authorities and stakeholders registered for the original application of the new Basic Assessment Process. The parties were informed of their automatic registration as IAP for the new application, but advised that the comments submitted during the original BA process would not be carried over and would have to be re-submitted during the new process. A copy of the notice is available under Appendix E3. The list of identified and registered authorities, stakeholders and IAPs is given in Appendix E7;
- b) Distribution of the notice to the relevant Ward Councillor on 16 May 2017;
- c) Advertisement of the new application and Basic Assessment Process in the newspaper “The Herald” on 11 May 2017 (see proof of newspaper notice in Appendix E2);
- d) Putting up an onsite poster of the proposed activities at the entrance of the temporary access road on 28 May 2017 (see proof in Appendix E2);
- e) Compilation of the Draft Basic Assessment Report (DBAR);
- f) Distribution of a hard copy of the DBAR to all the relevant authorities and Uitenhage Public Subscription Library for review by IAPs (see proof in Appendix E4);
- g) Distribution of the Executive Summary to all Stakeholders and IAPs registered for this process (see proof in Appendix E4);
- h) Provision of a 30-day comment period on the DBAR (5 June – 5 July 2017);
- i) Compilation of the Final Basic Assessment Report (FBAR) (this report) incorporating all comments received on the DBAR;
- j) Distribution of a hard copy of the FBAR to all the relevant authorities and Uitenhage Public Subscription Library for informational purposes;
- k) Distribution of the Executive Summary to all Stakeholders and IAPs registered for this process for informational purposes; and
- l) Submission of the FBAR to DEDEAT for decision making.

2. Availability of the Basic Assessment Report

Hard copies of the complete BAR have been distributed to all relevant authorities for informational purposes. The Executive Summary of the BAR will be distributed to all stakeholders and registered IAPs. A printed copy of the complete report will also be made available at the Uitenhage Subscription Library for IAP informational purposes.

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APPENDIX E2: Proof of Onsite Poster & Newspaper Notice

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PROPOSED DEVELOPMENT OF ERF 4603, DESPATCH, NELSON MANDELA BAY MUNICIPALITY

NOTICE OF BASIC ASSESSMENT AND PUBLIC PARTICIPATION PROCESS

Notice of a Basic Assessment and associated Public Participation Process is given in terms of regulation 41(2) of the 2014 EIA regulations published in Government Gazette No. R982 under Section 24(5) of the National Environmental Management Act (Act No.107 of 1998), that an application will be submitted to the competent authority, the Department of Economic Development, Environmental Affairs & Tourism (DEDEAT) to carry out the proposed activities: GNR 983 (Listing Notice 1): No. 27 of the National Environmental Management Act EIA Regulations, 2014.

Description and Locality of the Proposed Activity:

A Basic Assessment Process will be undertaken to assist the proponent, G5 Properties (Pty) Ltd, in determining the extent and significance of the environmental consequences associated with the proposed rezoning of Erf 4603 from Undetermined to Industrial use and to develop it as an Industrial Park, housing facilities for light storage, warehousing (logistic operations) and light assembly/ production. Additional facilities involve container depots, parking areas, truck parking and public transport facilities to accommodate employees. Necessary internal roads and services infrastructure will be upgraded and installed as required.

Public Participation:

Public participation is the cornerstone of the EIA process, and your comments have an important role in determining the environmental, social and economic issues to be assessed, and the decision to be taken by the Competent Authority. Please note that only registered Interested & Affected Parties (IAPs) will be notified of the future availability of reports and be invited to provide comments on their content. You are therefore encouraged to register your interest by contacting SRK Consulting using the contact details listed below.

Basic Assessment:

A Basic Assessment is a planning and decision-making tool that is used to identify the environmental consequences of a proposed project, before the development takes place.

A Basic Assessment needs to show the authorities and the proponent what potential environmental, economic and social impacts can be expected from the proposed activity. Public issues and concerns must therefore be identified so that these can be evaluated. If required, the authorities will request that a full EIA be done to determine the extent of those impacts. In the case where an activity will have minimal impact on the environment, the authorities can grant authorisation based on the Basic Assessment Report.

To register your interest in the proposed activity please contact

Wanda Marais of SRK Consulting at:
 Post: **PO Box 21842, P.E. 6000**; Fax: **(041) 509 4850**;
 Email: **wmarais@srk.co.za**

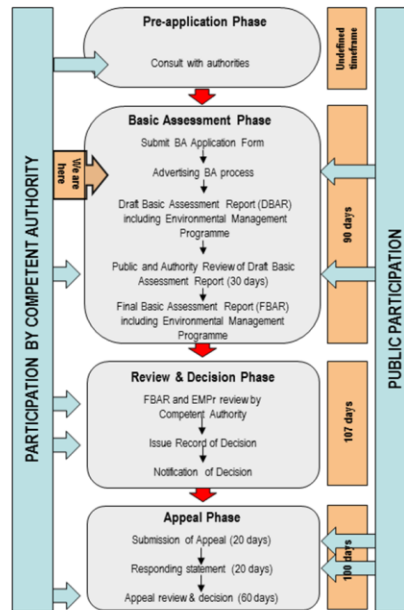


Figure 1: The Environmental Basic Assessment Process and stages where public comment will be invited.

Content of onsite poster

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Onsite poster placed at the entrance of the temporary access road – just off the R368

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APPENDIX E3: Proof of distribution of notice of new Basic Assessment Process

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APPENDIX E4: Proof of distribution of Draft Basic Assessment Report

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Appendix E5: Comment & Responses Report

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APPENDIX E6: Meetings

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APPENDIX E7: List of Identified and Registered Authorities, Stakeholders and IAPs

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Name & Surname	Organisation	Identified	Registered
Andries Struwig	Department of Economic Development, Environmental Affairs & Tourism	✓	✓
Marisa Bloem	Department of Water & Sanitation	✓	✓
David Bligh	Department of Water & Sanitation	✓	✓
Thabo Nokoyo	Department of Agriculture, Forestry & Fisheries	✓	✓
Sello Mokhanya	Eastern Province Provincial Heritage Resources Agency	✓	✓
Miguel Monje	Grupo Antolin	✓	✓
Eugene Blignaut	MSC	✓	✓
Johann Groenewald	Faurecia	✓	✓
Andrew Labuschagne	Rehau	✓	✓
Patricia Dlamini	UDDI	✓	✓
Desmond de Vos	Benteler	✓	✓
Theo Theuner	HELLA	✓	✓
Adriaan van Ree	HELLA	✓	✓
Derek Pollard	Itpasa	✓	✓
Tom du Toit	Q-Plas	✓	✓
Andrea Shirley	Coega Development Corporation (CDC)	✓	✓
Zanele Hartmann	Coega Development Corporation (CDC)	✓	✓
Graham Taylor	Coega Development Corporation (CDC)	✓	✓
Clyde Scott	Nelson Mandela Bay Municipality (NMBM)	✓	✓
Siphokazi Stemele	Nelson Mandela Bay Municipality (NMBM)	✓	✓
Schalk Potgieter	Nelson Mandela Bay Municipality (NMBM)	✓	✓
Dawn McCarthy	Nelson Mandela Bay Municipality (NMBM)	✓	✓
Allister Jordan	Nelson Mandela Bay Municipality (NMBM)	✓	✓
Armien Madatt	Nelson Mandela Bay Municipality (NMBM)	✓	✓
Derek Jacobs	Aurecon	✓	✓
Cllr Thozamile Qushani	Ward 40 Councillor	✓	✓
Cllr Tobile Feni	Ward 46 Councillor Ulwandlekazi Trading Enterprises	✓	✓
Khaled El-Jabi	Nelson Mandela Bay Ratepayers Association	✓	✓
Sisanda Feni	Ulwandlekazi Trading Enterprises	✓	✓
Carmen Barends	Leads2Business	✓	✓
Paul Martin	Environmental Consultant		✓

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APPENDIX E8: Correspondence received from Stakeholders and IAPs in response to Notice

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APPENDIX E9: Correspondence received from Stakeholders and IAPs in response to Draft Basic Assessment Report

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APPENDIX F: Environmental Management Programme (EMPr)

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APPENDIX G: Other Information

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APPENDIX H: EAP's CV

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APPENDIX I: Impact Rating Procedure & Rating Table

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Impact Rating Procedure

The significance of an impact is defined as a combination of the consequence of the impact occurring and the probability that the impact will occur. The criteria used to determine impact consequences are presented in Table I-1 below.

Table I-1: Criteria used to determine the Consequence of the Impact

Rating	Definition of Rating	Score
A. Extent– the area over which the impact will be experienced		
None		0
Local	Confined to project or study area or part thereof (e.g. site)	1
Regional	The region, which may be defined in various ways, e.g. cadastral, catchment, topographic	2
(Inter) national	Nationally or beyond	3
B. Intensity– the magnitude of the impact in relation to the sensitivity of the receiving environment		
None		0
Low	Site-specific and wider natural and/or social functions and processes are negligibly altered	1
Medium	Site-specific and wider natural and/or social functions and processes continue albeit in a modified way	2
High	Site-specific and wider natural and/or social functions or processes are severely altered	3
C. Duration– the time frame for which the impact will be experienced		
None		0
Short-term	Up to 2 years	1
Medium-term	2 to 15 years	2
Long-term	More than 15 years	3

The combined score of these three criteria corresponds to a Consequence Rating, as follows:

Table I-2: Method used to determine the Consequence Score

Combined Score (A+B+C)	0 – 2	3 – 4	5	6	7	8 – 9
Consequence Rating	Not significant	Very low	Low	Medium	High	Very high

Once the consequence has been derived, the probability of the impact occurring will be considered using the probability classifications presented in Table I-3.

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Table I-3: Probability Classification

Probability– the likelihood of the impact occurring	
Improbable	< 40% chance of occurring
Possible	40% - 70% chance of occurring
Probable	> 70% - 90% chance of occurring
Definite	> 90% chance of occurring

The overall significance of impacts will be determined by considering consequence and probability using the rating system prescribed in the table below.

Table I-4: Impact Significance Ratings

Significance Rating	Possible Impact Combinations		
	Consequence		Probability
Insignificant	Very Low	&	Improbable
	Very Low	&	Possible
Very Low	Very Low	&	Probable
	Very Low	&	Definite
	Low	&	Improbable
	Low	&	Possible
Low	Low	&	Probable
	Low	&	Definite
	Medium	&	Improbable
	Medium	&	Possible
Medium	Medium	&	Probable
	Medium	&	Definite
	High	&	Improbable
	High	&	Possible
High	High	&	Probable
	High	&	Definite
	Very High	&	Improbable
	Very High	&	Possible
Very High	Very High	&	Probable
	Very High	&	Definite

Finally, the impacts will also be considered in terms of their status (positive or negative impact) and the confidence in the ascribed impact significance rating. The system for considering impact status and confidence (in assessment) is laid out in the table below.

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Table I-5: Impact status and confidence classification

Status of impact	
Indication whether the impact is adverse (negative) or beneficial (positive).	+ ve (positive – a 'benefit')
	– ve (negative – a 'cost')
Confidence of assessment	
The degree of confidence in predictions based on available information, SRK's judgment and/or specialist knowledge.	Low
	Medium
	High

The impact significance rating should be considered by authorities in their decision-making process based on the implications of ratings ascribed below:

- **Insignificant:** the potential impact is negligible and will not have an influence on the decision regarding the proposed activity/development.
- **Very Low:** the potential impact is very small and should not have any meaningful influence on the decision regarding the proposed activity/development.
- **Low:** the potential impact may not have any meaningful influence on the decision regarding the proposed activity/development.
- **Medium:** the potential impact should influence the decision regarding the proposed activity/development.
- **High:** the potential impact will affect the decision regarding the proposed activity/development.
- **Very High:** The proposed activity should only be approved under special circumstances.

Practicable mitigation measures will be recommended and impacts will be rated in the prescribed way both with and without the assumed effective implementation of mitigation measures. Mitigation measures will be classified as either:

- **Essential:** must be implemented and are non-negotiable; or
- **Optional:** must be shown to have been considered and sound reasons provided by the proponent, if not implemented.

“No-Go” alternative

In the case of the “No-Go” alternative, no additional construction or clearing of vegetation would occur and the site would remain in its current condition until/ unless any other development is approved.

In most cases, the “No-Go” alternative approximates the baseline situation. In the sections assessing specific impacts below, the “No-Go” alternative is only assessed where the baseline descriptions do not fully capture current impacts.

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Impact		Mitigation	Extent	Intensity	Duration	Consequence	Consequence	Probability	Probability	Significance	Status	Confidence
Aquatic Resources	Degradation due to decreased water quality	Without	2	2	2	6	Medium	2	Probable	Medium	- ve	medium
		With	1	1	1	3	Very low	1	Possible	Insignificant	- ve	medium
	Increased sedimentation of aquatic systems	Without	2	2	2	6	Medium	2	Probable	Medium	- ve	medium
		With	2	1	2	5	Low	1	Possible	Very Low	- ve	medium
Ecology impacts		Without	1	2	3	6	Medium	3	Definite	Medium	- ve	high
		With	1	1	3	5	Low	2	Probable	Low	- ve	high
Air Quality/ Dust		Without	2	2	1	5	Low	3	Definite	Low	- ve	high
		With	1	1	1	3	Very low	2	Probable	Very Low	- ve	high
Noise Disturbance		Without	2	2	1	5	Low	3	Definite	Low	- ve	high
		With	2	2	1	5	Low	2	Probable	Low	- ve	high
Waste Management		Without	2	2	2	6	Medium	2	Probable	Medium	- ve	high
		With	1	1	1	3	Very low	2	Possible	Very Low	- ve	high
Paleontological disturbance		Without	1	1	3	5	Low	1	Possible	Very Low	- ve	high
		With	1	1	1	3	Very low	1	Possible	Insignificant	- ve	high
Archaeological disturbance		Without	1	1	3	5	Low	1	Possible	Very Low	- ve	high
		With	1	1	1	3	Very low	1	Possible	Insignificant	- ve	high

Construction

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	Traffic Impact	Without	2	2	1	5	Low	2	Probabl e	Low	- ve	high
		With	1	1	1	3	Very low	2	Probabl e	Very Low	- ve	high
	Social & economic	Without	2	1	1	4	Very low	2	Probabl e	Very Low	+ ve	high
		With	2	2	1	5	Low	3	Definite	Low	+ ve	high
Operation	Aquatic Ecosystems and Stormwater	Without	2	2	2	6	Medium	3	Definite	Medium	- ve	high
		With	2	1	2	5	Low	2	Probabl e	Low	- ve	high
	Social & economic	Without	2	1	3	6	Medium	2	Probabl e	Medium	+ ve	high
		With	2	1	3	6	Medium	3	Definite	Medium	+ ve	high
No-Go	Aquatic Resources	N/A	2	1	2	5	Low	2	Probabl e	Low	- ve	Medium
	Ecology impacts	N/A	1	1	2	4	Very low	2	Probabl e	Very Low	- ve	Medium
	Social & economic	N/A	2	1	1	4	Very low	2	Probabl e	Very Low	- ve	Medium

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APPENDIX J: Application Form for Environmental Authorisation

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