PROJECT NAME:

PROPOSED WAREHOUSES AND ASSOCIATED INFRASTRUCTURE WITHIN THE EAST LONDON INDUSTRIAL DEVELOPMENT ZONE, EASTERN CAPE PROVINCE.

REPORT TITLE:

DRAFT BASIC ASSESSMENT REPORT

NEAS NUMBER: TEMP/EIA/2026/ECP/0000016

DEDEAT REFERENCE NO: EC/7/A/LN1, LN3/M/26-36

DATE: 29 OCTOBER 2026

ENVIRONMENTAL ASSESSMENT PRACTIIONER:

ABANTU ENVIRONMENTAL SERVICES (PTY) LTD

APPLICANT:

EAST LONDON INDUSTRIAL DEVELOPMENT ZONE

OFFICE	ADDRESS	CONTACT DETAILS
Gqeberha	41 Avon Place, Overbaakens Gqeberha 6070	**Contact Person:** Mr Sive Mlamla (Pr. Sci.Nat, Reg. EAP) **Cell:** 078 207 8278 **Tel:** 041 582 2648 **Fax:** 086 685 9536 **Email:** info@abantuenvironmental.co.za **Website:** www.abantuenvironmental.co.za

DOCUMENT REVISION STATUS

REVISION	PREPARED BY:	REVIEWED BY:	APPROVED BY
00	**PREPARED BY:** Mr Sive Mlamla  **ASSISTED BY:** Ms Zimkita Dalasile (Cand.Sci. Nat) (Cand. **EAP)**	Mr Sive Mlamla (Pr. Sci.Nat) (**Lead. EAP)** 	Mr Sive Mlamla (Pr. Sci.Nat) (**Lead EAP)** 
DATE	July 2026	August-September 2026	October 2026

THE APPLICANT/PROPONENT

Details of the applicant are presented in **Table 1** below.

Table 1: Applicant details

Applicant	East London Industrial Development Zone (Pty) Ltd
Contact Person on behalf of Applicant	Vernon Moonieya
Physical Address	Lower Chester Road, Sunnyridge, East London, 5201
Postal Address	Lower Chester Road, Sunnyridge, East London, 5201
Telephone	043 702 8217
Email Address	vernon@elidz.co.za

EAP & CONTACT DETAILS

As per the requirements of the NEMA Regulations and in terms of Regulation 14 of Section 24H Registration Authority Regulations, 2016, as amended, the details and expertise levels of the EAP who prepared the report are provided in **Table 2** below.

Table 2: Environmental Assessment Practitioner details

Contact Details	
Consultant	Abantu Environmental Services (Pty) Ltd
EAP	Sive Mlamla
SACNASP Registration	118495 – Environmental Sciences
EAPASA Registration	2022/5204
Cell	078 207 8278
Postal Address	41 Avon Place Overbaakens Gqeberha, 6070
Fax	086 685 9536
Email	info@abantuenvironmental.co.za
Website	Website: www.abantuenvironmental.co.za

Expertise of the Lead EAP are entailed in

Table 3.

Table 3: Lead EAP Profile

Environmental Assessment Practitioner:	Mr Sive Mlamla
Expertise:	Sive Mlamla is an environmental scientist with 11 years of experience in scientific research, lecturing and environmental consulting. His key expertise includes environmental impact assessments, environmental compliance auditing, waste planning, proposal & business

	development, project management, strategic planning, research design & execution, remote sensing & GIS applications for land use/cover change mapping and fluvial geomorphology. **Qualifications** M.Sc. Geography (Catchment Hydrology) B.Sc. Honours Environmental Geography B.Sc. Environmental Sciences (Botany and Geography) **Professional registrations:** Registered Professional Natural Scientist (Pr. Sci.Nat) - Reg. No. 118495 – SACNASP Registered Environmental Assessment Practitioner (Reg. EAP (EAPASA)) - Reg. No. 2022/5204 **Training:** Practical Implementation of Environmental Auditing and Monitoring (2025) WET-Health Tool & WET-EcoServices for Level 1B and Level 2 assessment (2025) WET-Health Tool for Level 1A assessment (2025) Environmental Impact Assessments (2025) Introduction to Synthetic Aperture Radar and Applications (2024) Earth Observation Data Analysis with Google Earth Engine (2023) People Management Skills (2017) Biodiversity spatial data management, acquisition, and analysis (2018) Water Use Licence Applications via e-WULAAS (2020) Remote Sensing (land use/cover classification) and SWAT hydrologic modelling (2017) **Registrations and memberships:** Member of the South African Wetlands Society Reg. No. S9BPP477 Member of the Southern African Association of Geomorphologists Institute of Waste Management of Southern Africa (IWMSA) Reg No. 40120001

As per the requirements of the NEMA Regulations and Regulation 14(6) in the S24H Registration Authority Regulations, 2016, as amended, details of the Candidate EAP who assisted in the compilation of the report under the supervision of the EAP are provided in

Table 4 below.

Table 4: Candidate Environmental Assessment Practitioner details

Candidate Environmental Assessment Practitioner:	Ms Zimkita Dalasile
Expertise:	Junior Environmental Scientist with 4 years' experience in environmental consulting and scientific research. My expertise includes scientific report writing, data analysis, monitoring and conducting environmental compliance audits. **Qualifications** MSc. Environmental Management with Ecological Water Requirements

	Postgraduate Diploma Integrated Water Resource Management BSc. Environmental and Water Science **Professional registration:** Candidate Environmental Assessment Practitioner (Cand. EAP (EAPASA)) - Reg. No. 2025/20366 Candidate Natural Scientist (Cand.Sci.Nat.) - Reg. No. 132501 – SACNASP **Training:** Introduction Environmental Impact Assessments (2024)

File Reference Number:	
NEAS Number:	
Date Received:	

Basic assessment report in terms of the Environmental Impact Assessment Regulations, 2014 as amended, promulgated in terms of the National Environmental Management Act, 1998(Act No. 107 of 1998), as amended.

Kindly note that:

- This **basic assessment report** is a standard report that may be required by a competent authority in terms of the EIA Regulations, 2014 as amended 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. This report is current as of 4 May 2026. It is the responsibility of the applicant to ascertain whether subsequent versions of the form have been published or produced by the competent authority
- 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.
- Where applicable **tick** the boxes that are applicable or **black out** the boxes that are not applicable in the report.
- An incomplete report may be returned to the applicant for revision.
- 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.
- This report must be handed in at offices of the relevant competent authority as determined by each authority **unless indicated otherwise by the Department**.
- No faxed or e-mailed reports will be accepted **unless indicated otherwise by the Department**.
- The report must be compiled by an independent environmental assessment practitioner (EAP). The EAP must satisfy conditions 11 below.

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.

11.1 The Environmental Assessment Practitioner (EAP) must be registered in terms of S24H Regulations with the Registration Authority EAPASA as from 8 August 2022.

11.2. S24H (14) states that "only a person registered as an Environmental Assessment practitioner may perform tasks in connection with an application for an environmental authorisation contemplated in

(a)Chapter 5 of the Act read with the Environmental Impact Assessment Regulations.

(b)Section 24G of the Act

(c) Chapter 5 of the National Environmental Management Waste Act 2008 (Act No 59 of 2008) read with the Environmental Impact Assessment Regulations

11.3. Tasks in regulation 14 may only be conducted by an EAP that is registered

11.4. Regulations 20 of S24H indicates the offences and penalties as indicated below:

"*20. Offences and penalties*

(1) A person is guilty of an offence if that person-

(a) contravenes regulation 14 of the Regulations; or

(b) pretends to be a registered environmental assessment practitioner or registered candidate environmental assessment practitioner.

(2) A person convicted of an offence in terms of subregulation (1) is liable to the penalties contemplated in section 49B(3) of the Act.".

Section 49B(3) of the Act states:

"A person convicted of an offence in terms of section 49A(1)(h), (l), (m), (n), (o) or (p) is liable to a fine or to imprisonment for a period not exceeding one year, or to both a fine and such imprisonment.".

SECTION A: ACTIVITY INFORMATION

Has a specialist been consulted to assist with the completion of this section? YES [X]

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

- **Introduction**
  - **Project Location and Description**

The East London Industrial Development Zone (ELIDZ) is proposing the construction of multiple warehouses and associated infrastructure in various properties with footprints as follows;

Erf number	Extent (m^2)	Warehouse Footprint (ha)
Site 1		
60932	20622.47	2.06
60933	20622.32	2.06
60934	20622.17	2.06
Site 2		
60859	20415.40	2.04
60861	21983.25	2.20
60863	22839.16	2.28
60865	26362.58	2.64
Site 3		
60847	40861.38	4.09
Total	194328.73	19.42

Development key components;

- Warehouse building
- Office Area
- Refuse Area
- Hardstand Area
- Roadways And Parking
- Ablution facilities

Civil / Infrastructure services will tie into the existing municipal services within the ELIDZ.

TYPICAL WAREHOUSE LAYOUT



Figure 1. Typical warehouse layout.

TYPICAL HARDSTAND LAYOUT



Figure 2. Typical hardstand layout.

THE RECEIVING ENVIRONMENT

1. Climate

The climate within the ELIDZ area is typically mild, characterised as warm temperate and humid (**Figure 3**). Temperature variations in East London are relatively limited, largely due to the moderating effect of the warm Agulhas current along the coastline. The region experiences a summer rainfall pattern, with the highest rainfall occurring between September and January. On average, East London receives approximately 530mm of rainfall annually, with mean maximum temperatures around 24°C and average minimum temperatures of about 14°C (CES, 2025).

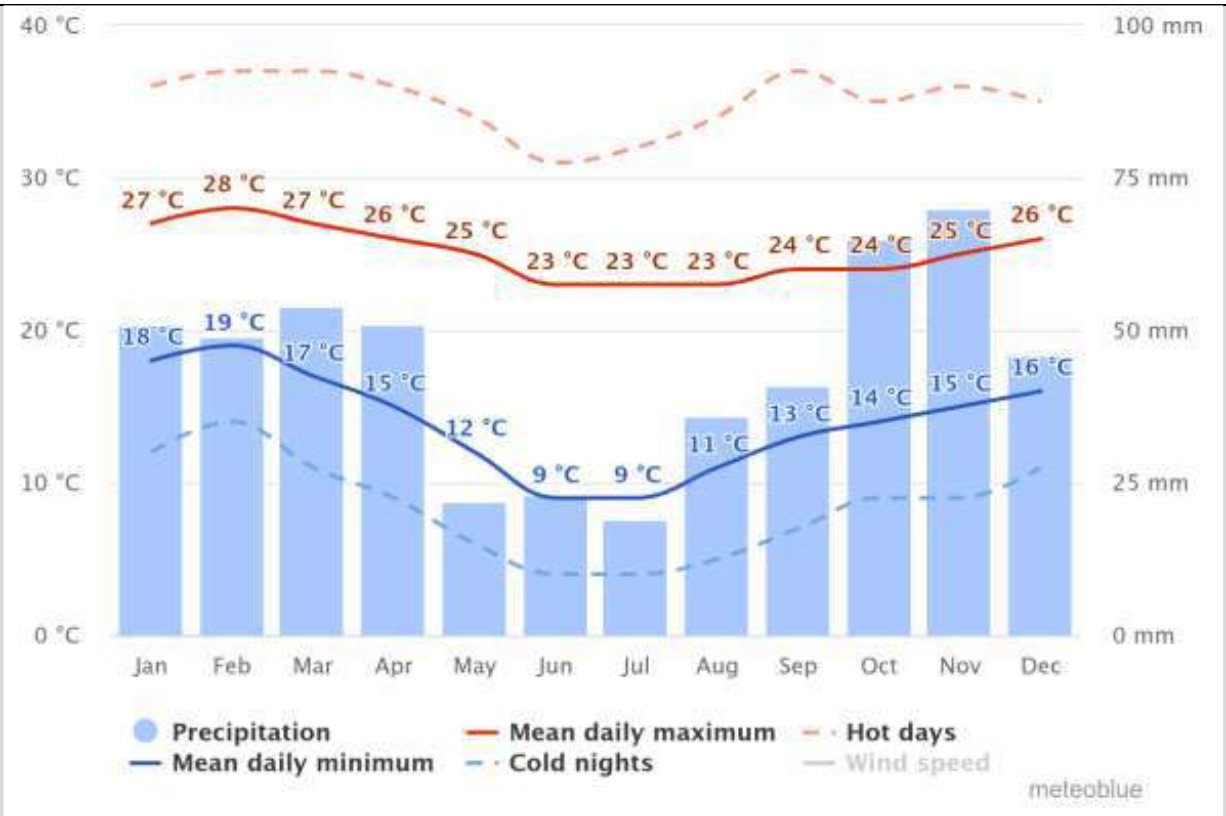


Figure 3. Average annual climatic conditions for greater East London area (www.meteoblue.com)

2. Topography and Hydrology

The area features moderately undulating terrain, with steeper slopes around elevated rocky ridges formed by diabase dykes and sills. The site approximately ranges from 0-152m AMSL. The ELIDZ is located within quaternary catchment R40A, which is within the Mzimvubu-Tsitsikamma Water Management Area. Two short and non-perennial rivers flow through the ELIDZ (Ngqenga river and Mvubukazi river), and the Hickmans River runs beyond the south-western boundary of the ELIDZ along Zone 1. According to the Ecosystem Threat Status, both the river and Hickmans river are considered Least Threatened. According to the ELIDZ EMF sensitivity analysis, all watercourses and aquatic features within the area are no-go areas, denoting that no development is allowed, should be avoided, unless authorised.

3. Geology and soil

The geology of the development area is dominated by the Middleton formations of the Adelaide Subgroup (Beaufort Group, Karoo Supergroup) and is intruded by dolerite dykes and sills (Bulter, 2024; Mamford, 2025). This geology influences the development of predominantly loamy soils with notable variability, including dolerite clays, grey sandy loams, intra-zonal soils, and soils associated with drainage lines, generally reflecting moderate to high nutrient content (**Figure 4**).



Figure 4. Updated geology (Council for Geosciences, 2014) indicated that the study area is underlain by the Middleton formation (Adelaide Subgroup, Beaufort Group, Karoo Supergroup) (Butler, 2024). The map above also shows the proposed PV sites within the Precinct.

4. Palaeontological and Heritage sensitivity

Palaeontological profile of the areas is described herein;

Entire ELIDZ has a Very High palaeontological sensitivity mostly in the very highly sensitive Middleton Formation.

However, due to the presence of notable Jurassic dolerite dyke then the sensitivity is rendered to be Very Low due to that dolerite is an intrusive igneous rock that does not have any fossils because it originates from the molten material below the crust. The heat generated by the intrusion tends to destroy any fossils present in their near vicinity (Almond et al, 2013; Bulter, 2024; Mamford, 2025, SAHRIS website). It is very unlikely, therefore, that there would be any fossils in the sediments. In addition, the site is covered by soil and vegetation which do not have fossils (Bulter, 2024, Mamford, 2025).

- Based on experience (Bulter, 2024, Mamford, 2025). and the lack of any previously recorded fossils from the area; it is extremely unlikely that any fossils would be preserved in the overlying soils of the Quaternary
- There is a very small chance that fossils may occur below the soil cover in the mudstones, siltstones or sandstones of the Middleton Formation
- The impact on the palaeontological heritage would be Low, as far as the palaeontology is concerned (Bulter, 2024, Mamford, 2025).
- Therefore, a Fossil Chance Find Protocol should be a strong recommendation of a Best Practice EMPr, NEMA Section 28 “Duty of Care”.
- Furthermore, if fossils are found once clearing of vegetation and excavation for foundations have commenced then they should be rescued and a palaeontologist called to assess and collect a representative sample.

According to CES (2024), Cultural Heritage resources;

- are known to occur in the Project area and the location and presence of these features could not be confirmed during the site assessment.
- The nature of previously identified resources potential / possible graves as well as shell middens imply a medium-high cultural heritage sensitivity for the project landscape.
- Furthermore, the fact that the presence and location of these known resources could not be confirmed during the current survey further increases the risk of damage or destruction of these resources.



Colour	Sensitivity	Required Action
RED	VERY HIGH	field assessment and protocol for finds is required
ORANGE/YELLOW	HIGH	desktop study is required and based on the outcome of the desktop study, a field assessment is likely
GREEN	MODERATE	desktop study is required
BLUE	LOW	no palaeontological studies are required however a protocol for finds is required
GREY	INSIGNIFICANT/ZERO	no palaeontological studies are required
WHITE/CLEAR	UNKNOWN	these areas will require a minimum of a desktop study. As more information comes to light, SAHRA will continue to populate the map.

Figure 5. SAHRIS Palaeo map.

- An estimated four possible graves (Sensitive Areas 1 & 2 and SIY 01 & 02) in the form of stone cairns were previously identified within the Project area.
- However, these features are currently overgrown with vegetation and marshes and could not be accessed nor identified conclusively during the site assessment (see **Figure 6**).
- Four archaeological sites (IDZ 01, 04, 05, & 06) were also previously identified within the development footprint. Similarly, these features could also not be identified due to vegetation growth and wetland areas (see **Figure 6**).



Figure 6. Image showing survey tracklog of the heritage impact assessment for the ELIDZ Green Hydrogen Pilot Facility Project (CES, 2024).

According to CES (2025),

- The larger landscape around the project area indicates a rich heritage horizon mainly linked to the Historical Period primarily related to warfare, maritime heritage, farming, rural expansion, industrial heritage of the past century and a half.
- No cultural heritage resources were identified in the proposed development site.
- However, since shell middens are known to occur within the ELIDZ, monitoring of ground and vegetation clearance of the area of the Project area by a knowledgeable ECO or heritage Specialist during the Preconstruction Phase. If shell middens or any accidental finds are made all activities in the vicinity of the find must cease immediately and a 20m no-go buffer zone must be implemented.

All heritage studies done within the ELIDZ point to the potential presence of heritage resources which are unable to be identified with certainty due to subsurface nature / masked by vegetation overburden, amongst

others. Despite this uncertainty, the studies consistently recommend similar mitigation measures for development-related impacts, including environmental monitoring, implementation of chance-find procedures, and immediate suspension of work should heritage resources be found during construction. These measures are considered appropriate and sufficient in the context of the proposed activities, as the majority of the development footprint occurs within previously assessed and partially transformed areas where the likelihood of significant intact heritage resources is reduced. Furthermore, a precautionary approach will be maintained through targeted pre-clearance verification in areas identified as potentially higher risk or where dense vegetation may obscure features of heritage significance. This approach ensures that any previously unidentified resources can be appropriately identified, assessed, and managed in consultation with the South African Heritage Resources Agency (SAHRA), thereby reinforcing the adequacy and defensibility of the proposed mitigation strategy.

5. Ecology and Biodiversity

The ELIDZ supports a complex ecological mosaic comprising nine distinct plant community types and six habitat types falling under the three major vegetation types.

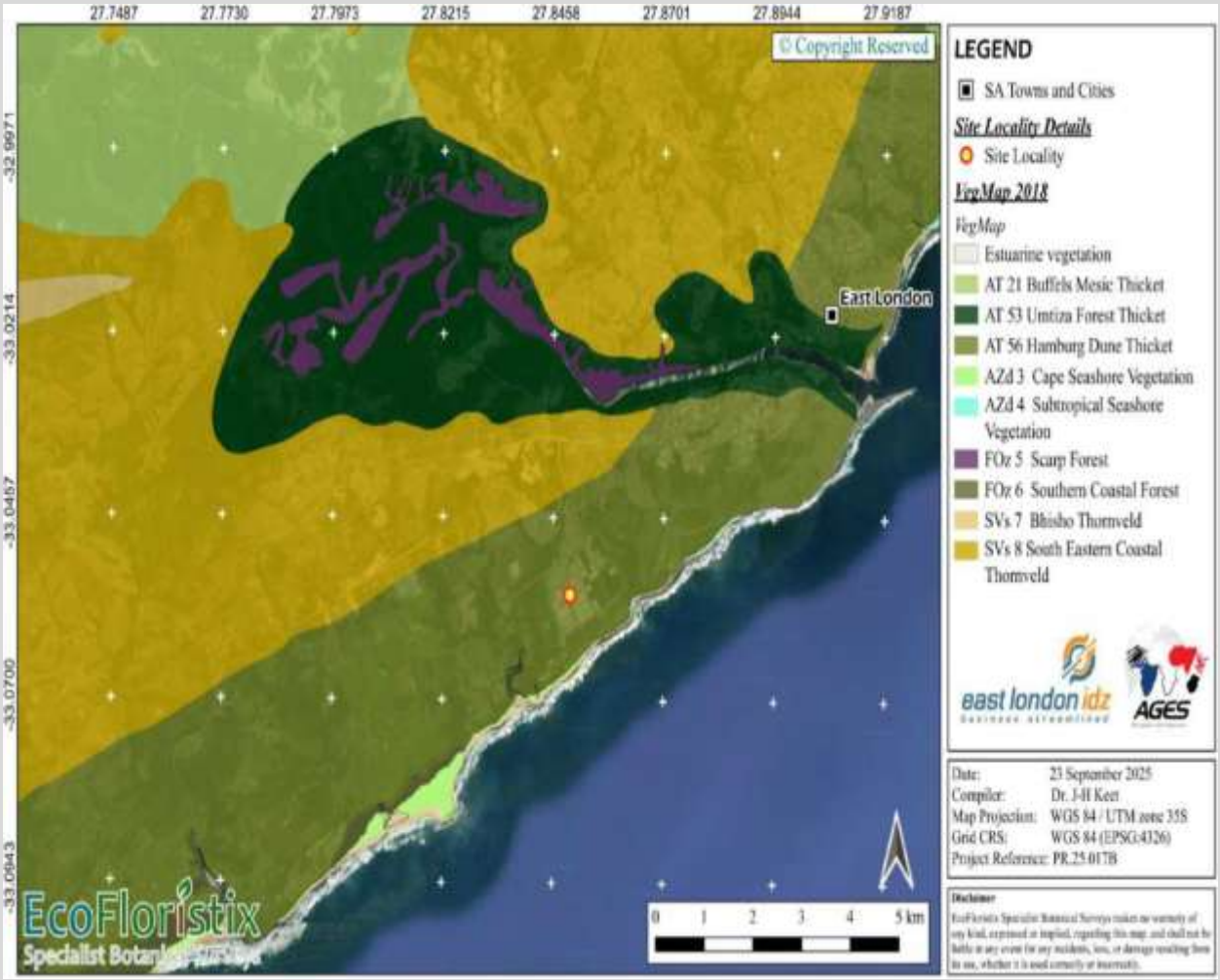


Figure 7. VegMap 2018 vegetation for the ELIDZ and surroundings (EcoFloristix, 2025).

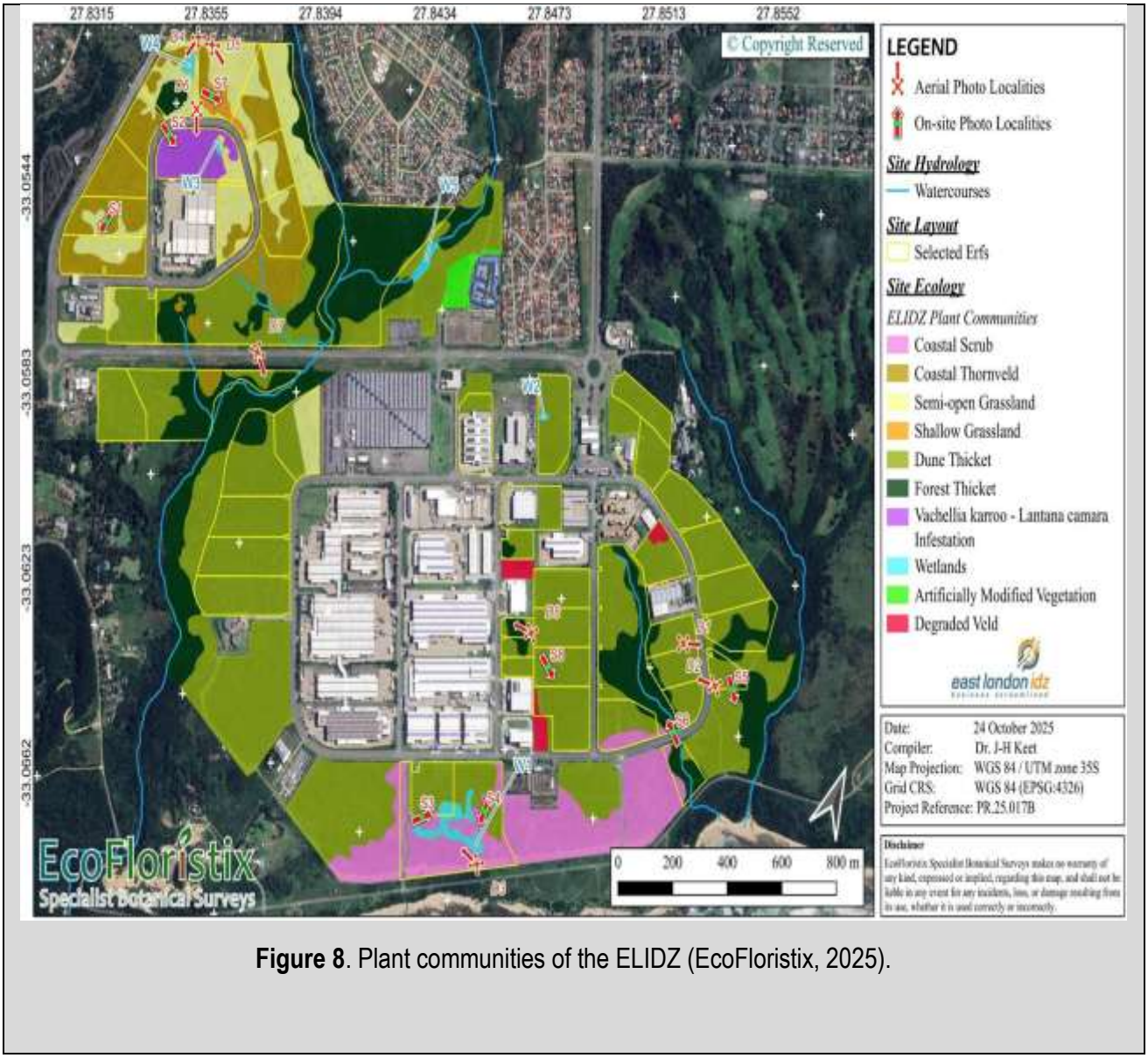


Figure 8. Plant communities of the ELIDZ (EcoFloristix, 2025).

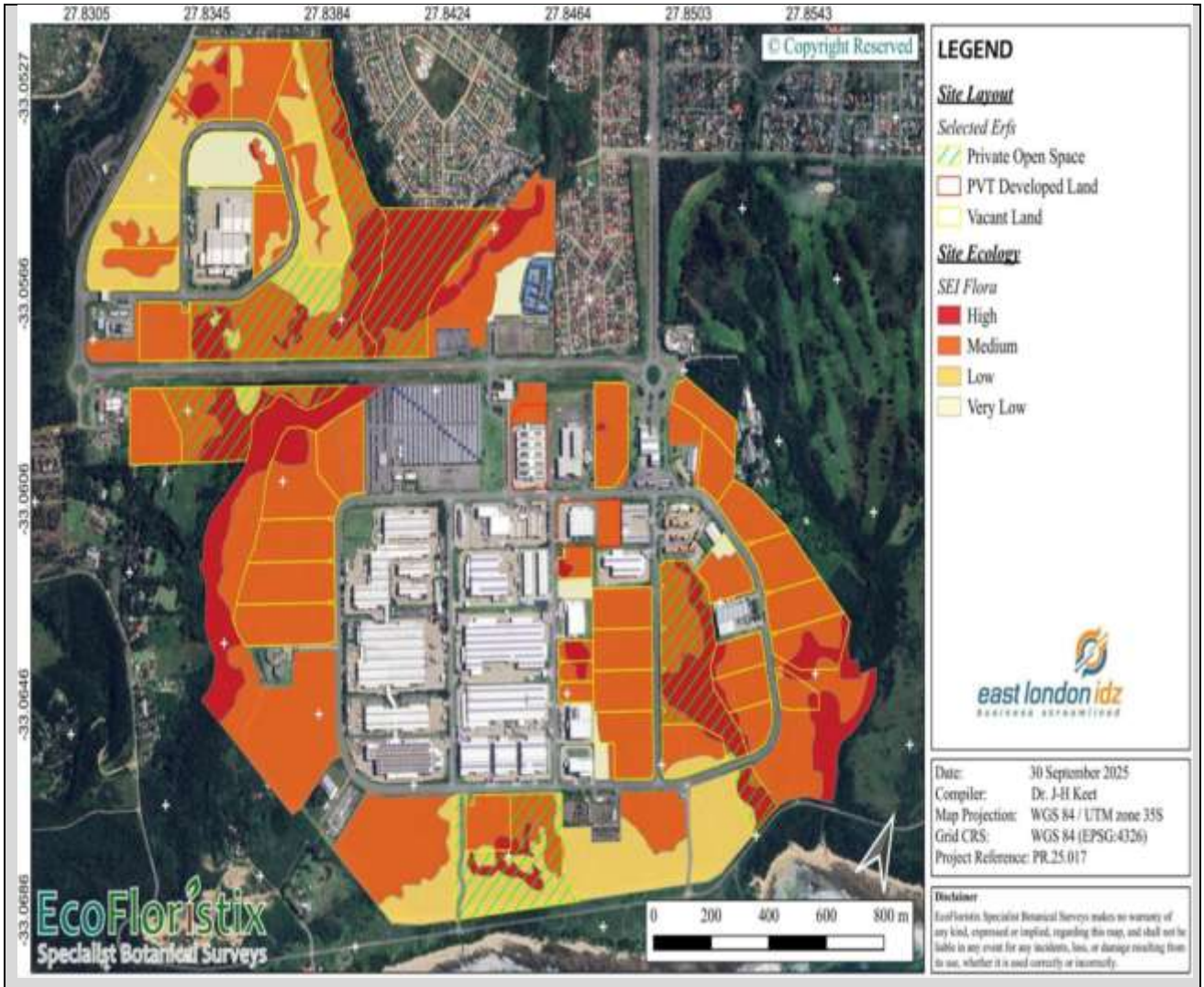


Figure 9. Botanical Site Ecological Importance (SEI) for the study area (EcoFloristix 2025).

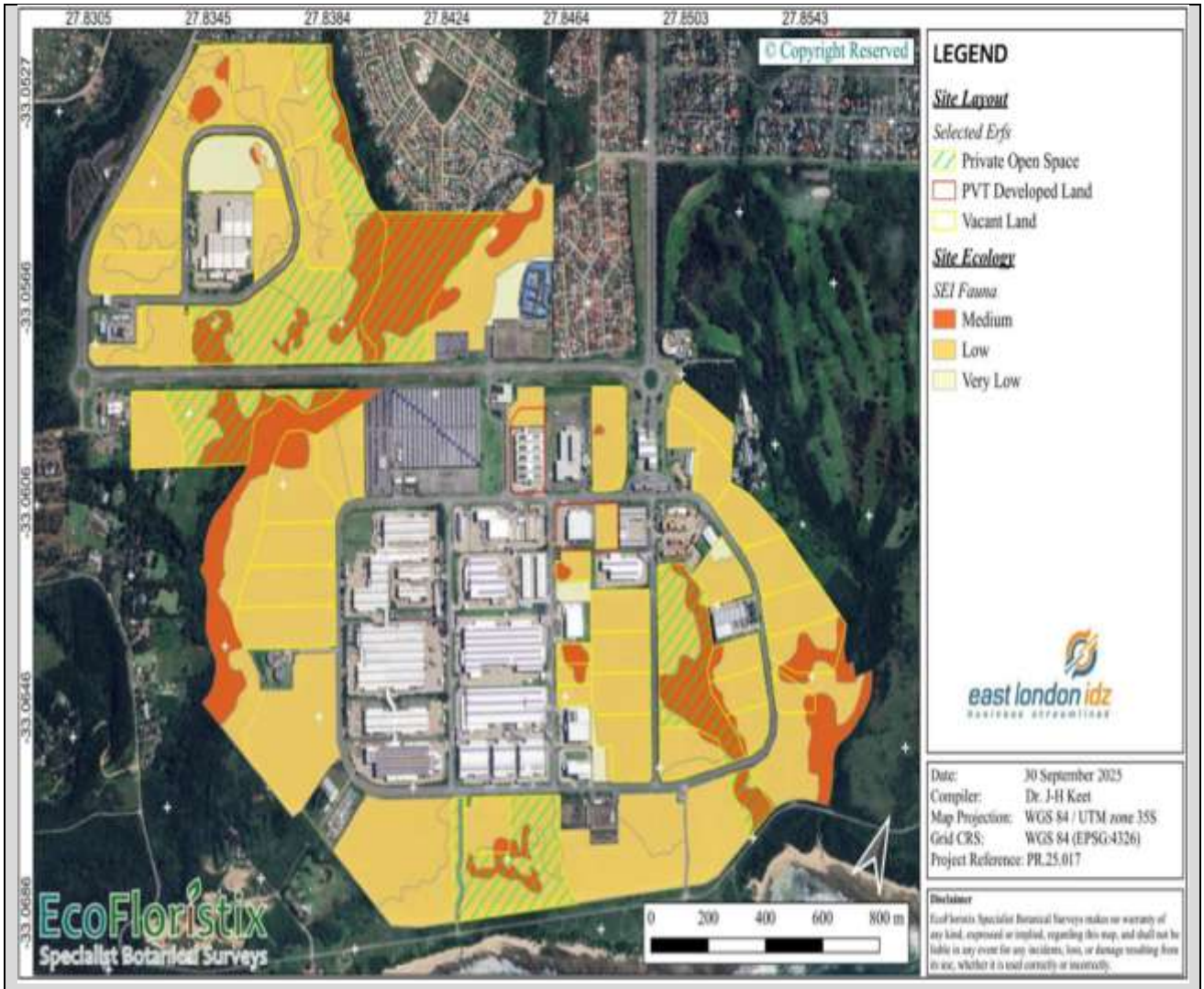


Figure 10. Faunal Site Ecological Importance (SEI) for the study area (EcoFloristix, 2025).

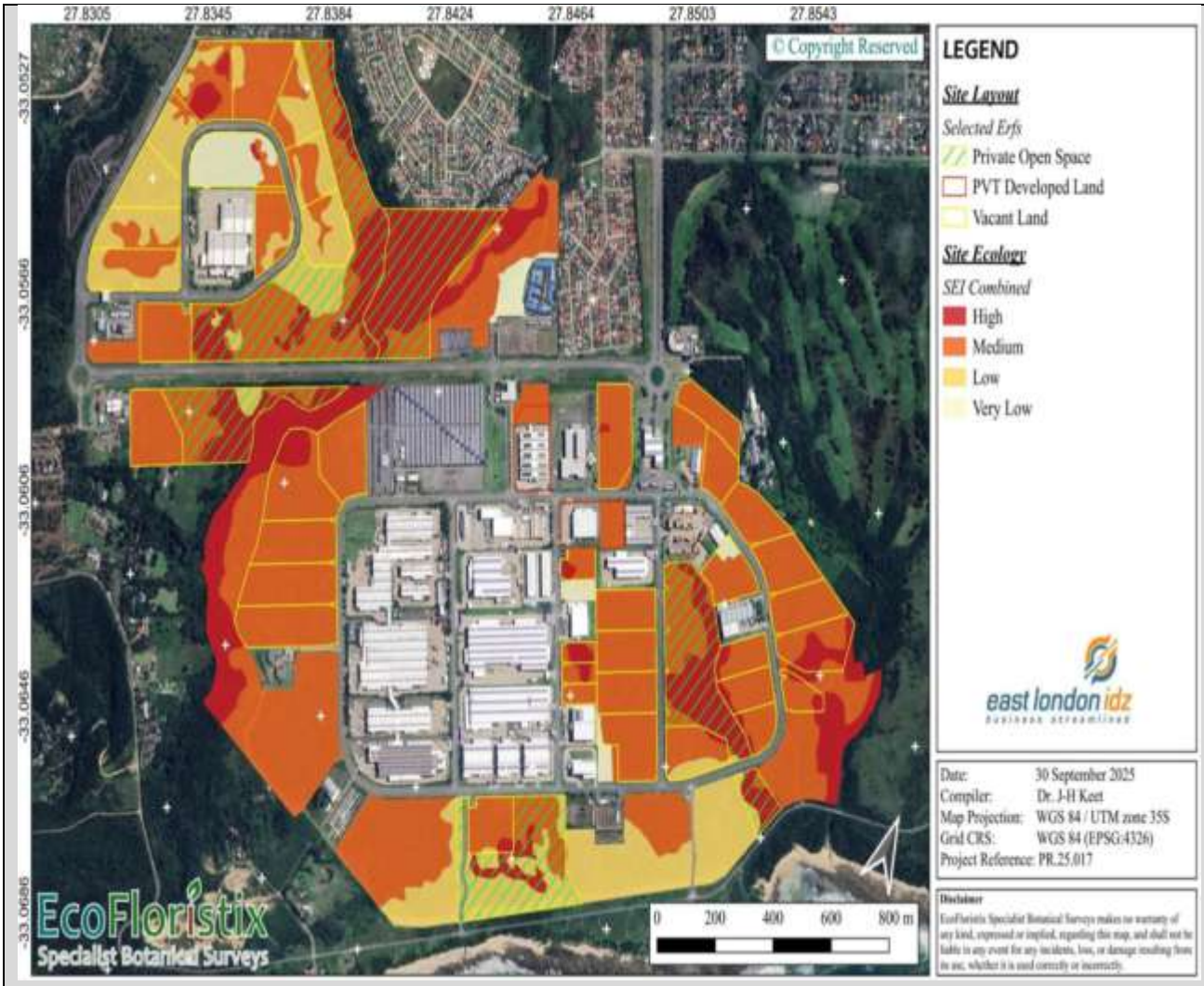


Figure 11. Combined Site Ecological Importance (SEI) for the study area (EcoFloristix, 2025).

6. Socio-Economic Aspects

Buffalo City Metropolitan Municipality (BCMM) is one of two metropolitan municipalities in the province, covering approximately 2,753 km², with East London as its administrative centre. In 2022, it had a population of about 975,255, growing at an annual rate of 2.15% (up from 1.52% in 2016), while the dependency ratio declined from 55.4 to 48.3 per 100 working-age individuals. The local economy is mainly driven by community services (25%), finance (24%), and manufacturing (24%), with trade and transport each contributing 12%.

i. Population

According to the 2022 Census by Statistics South Africa, the population is estimated at 975 255, reflecting growth from 781 853 in 2011. The population comprises approximately 47.3% males and 52.7% females, with majority (67.4%) falling within the working age-group (15-64 years), followed by children aged 0-14 years (24.8%), while the elderly population (65 years and older) accounts for 7.8%.

ii. Household living conditions

Most population reside in formal dwellings, some population still live in traditional dwellings, and the minority of the population live in informal dwellings. Most households have piped water inside their houses (65.7%). The

number of households with no access to piped water is minimal (2.8%) Majority of the population uses flush toilet (80.7%) and are followed by the population who use pit toilets (16.0%). Most households in the municipality have their refuse removed by the local authority at least once a week (71.3%), with 19.3% having their own refuse dump and 2.5% have no rubbish disposal areas. The majority of residents in the municipality use electricity for lighting (94.6%), same applies for cooking majority use electricity for cooking (65.9%).

ii. <u>Economy</u>

The metro records an average annual GDP growth of 1.90%, comparable to the Eastern Cape Province (2.08%) but slightly below the national rate of 1.91% of 2022. However, its longer-term growth (0.44%) lags behind South Africa (0.92%), despite peaking at 4.26% in 2021. The East London sub-metro was the largest economic contributor, accounting for 35.93% (R36 billion) of the municipal economy in 2022. Community services dominated the economy (37.3% of GVA), followed by finance (19.3%) and trade (17.0%).

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.

Site alternative

None. The IDZ is specifically dedicated for the proposed infrastructure, amongst others.

Design / Layout

None. Notwithstanding, all the proposed layouts are centered on retaining green open spaces as opposed to entire property transformation.

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

Technological

There are no direct technological alternatives for the proposed development. However, the Developer may consider the following;

Energy- Consider use of solar PV and batteries by installing inverters on building roofs. Use the Solar PV when the energy load is up and ensure maintenance of the batteries.

Smart industrial zone technology- Install smart tech to monitor waste and water use. Use sensors which track energy.

Zero liquid discharge – Minimize water wastage by installing storage dams to cut municipal costs. Ensure rainwater harvesting, install roofing that allows for collection of water.

Industrial ecosystem- Create space for circular waste use, waste to product alternatives, reduction of raw material use and less extraction.

Logistics- dedicate a loading point, reduces congestion and carbon dioxide emissions. Introducing green solar carports in logistical transport.

No-Go alternative

The No-Go alternative entails not proceeding with the development of the proposed East London Industrial Development Zone resulting in the site remaining in its undeveloped and undisturbed state. This state would then result in less investors for the project, crippling the economy of the East London Industrial Development Zone.

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:	**Latitude (S):**		**Longitude (E):**	
Alternative S1[1] (preferred or only site alternative)		‘	o	‘
	Appended			
Alternative S2 (if any)	o	‘	o	‘
Alternative S3 (if any)	o	‘	o	‘

In the case of linear activities:

Alternative:	**Latitude (S):**		**Longitude (E):**	
Alternative S1 (preferred or only route alternative)				
• Starting point of the activity				
• Middle point of the activity				
• End point of the activity				
Alternative S2 (if any)				
• Starting point of the activity				
• Middle point of the activity				
• End point of the activity				
Alternative S3 (if any)				
• Starting point of the activity				
• Middle point of the activity				
• End point of the activity				

1 “Alternative S..” refer to site alternatives.

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.

4. PHYSICAL SIZE OF THE ACTIVITY

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

Alternative:	**Size of the activity:**
Alternative A1[2] (preferred activity alternative)	194328.73 m^2
Alternative A2 (if any)	[redacted]
Alternative A3 (if any)	

or, for linear activities:

Alternative:	**Length of the activity:**
Alternative A1 (preferred activity alternative)	[redacted]
Alternative A2 (if any)	
Alternative A3 (if any)	

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

Alternative:	**Size of the site/servitude:**
Alternative A1 (preferred activity alternative)	[redacted]
Alternative A2 (if any)	
Alternative A3 (if any)	

5. SITE ACCESS

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

Describe the type of access road planned:

---

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

The sites are located within the ELIDZ and can be accessed off the R72 road either via Chester Road and Breezyvale Connector Road as well as other nearby connecting roads.



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;

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?	R210 million – building R10 million - equipment
What is the expected yearly income that will be generated by or as a result of the activity?	No income added expenses to current facilities
Will the activity contribute to service infrastructure?	NO
Is the activity a public amenity?	YES

How many new employment opportunities will be created in the development phase of the activity?	690 (skilled & unskilled)
What is the expected value of the employment opportunities during the development phase?	R 5.9 million
What percentage of this will accrue to previously disadvantaged individuals?	70% - 80%
How many permanent new employment opportunities will be created during the operational phase of the activity?	R 7.5 million
What is the expected current value of the employment opportunities during the first 10 years?	R 80 million
What percentage of this will accrue to previously disadvantaged individuals?	TBC

9(b) Need and desirability of the activity

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

The need and desirability of the proposed warehouses and associated infrastructure are supported by the following interrelated considerations:

Table 5. Need and desirability motivation factors

Factor	Focus
Nature of the area in terms of economic activity	Alignment with the ELIDZ's industrial purpose and designated land use
Its Environmental Management Framework	Environmental suitability, site-specific constraints and mitigation
Investment opportunities and implications of non-development	Potential investment, sectoral linkages and socio-economic benefits

Nature of the area in terms of economic activity

The ELIDZ was strategically established to attract investment, support export-oriented manufacturing and contribute to regional economic growth in the Eastern Cape. The proposed warehouses and associated infrastructure advance this purpose by providing additional facilities within an established industrial development node. Continued expansion and servicing of industrial sites require vegetation clearance in selected areas to

accommodate industrial facilities, infrastructure and associated services. These activities form part of the ELIDZ's planned development and align with the area's designated industrial land use.

ELIDZ Environmental Management Framework

Development within the ELIDZ is guided by its Environmental Management Framework (EMF), which provides the strategic environmental planning context for the zone. The EMF identifies environmental sensitivities, development constraints and appropriate land-use zones to guide environmentally responsible development. This strategic assessment identifies areas suitable for industrial development. The proposed site falls within the industrial development Environmental Management Zone (EMZ), classified as having low–medium sensitivity and constraint. This classification supports the broad suitability of the site for industrial use, but does not, on its own, establish that site-specific impacts will be insignificant. Environmental acceptability remains dependent on the assessment of those impacts and the effectiveness of the proposed avoidance and mitigation measures.

The National Screening Tool and previous specialist studies identify localised areas of high sensitivity within portions of the ELIDZ, particularly for aquatic biodiversity, terrestrial biodiversity and potential heritage resources. These sensitivities relate to specific features, including drainage lines, wetlands, riparian corridors and isolated heritage occurrences, rather than uniformly characterising the broader development footprint. The EMF incorporates these constraints through buffers, no-go areas and management requirements intended to avoid or minimise adverse impacts. The low–medium sensitivity classification of the industrial EMZ must therefore be considered alongside these feature-specific constraints. Existing transformation and available infrastructure support the broader zone's industrial suitability, but do not remove the need for site-specific controls. Development remains conditional on addressing the identified sensitivities and implementing appropriate avoidance and mitigation measures during planning and construction.

Investment opportunities and implications of non-development

The environmental authorisation (EA) application seeks to demonstrate alignment between the proposed activity, the ELIDZ's strategic development objectives and the environmental planning framework for the zone. The investment rationale must be considered together with site-specific environmental impacts and the measures proposed to manage them. Proceeding with the development would support the ELIDZ's continued expansion, subject to environmental considerations being adequately addressed through the applicable planning and management mechanisms.

The proposed activity also aims to strengthen linkages between the automotive industry, advanced manufacturing and renewable energy industries. Additional warehouses and associated infrastructure would support these sectoral synergies and help attract further investment to the ELIDZ.

Expansion of the ELIDZ supports the transition from raw-material exports towards higher-value manufacturing and value-added products. The ELIDZ already has operational infrastructure, which is described as being at capacity. Additional infrastructure is therefore intended to accommodate further investment and economic activity within the established industrial zone.

The proposed activity supports diversification into sectors such as agro-processing, alongside opportunities to integrate renewable energy and smart technologies. Improved logistics and transport connections are intended to reduce exporters' costs and strengthen market competitiveness. These potential benefits contribute to the motivation for development. Non-development would forgo the additional facilities and associated investment opportunities, while avoiding the impacts of the proposed development. The anticipated economic benefits remain dependent on investment uptake and implementation.

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

The proposed development will diversify manufacturing services within the East London Industrial Development Zone. It will improve access to national transport and logistics infrastructure within the district municipality.

With these improvements it ensures to contribute positively to the economic and social aspect for the Port of East London community.

It will also strengthen the sustainability model for the region which is part of South Africa's development plan by creating job opportunities, ensuring that the biodiversity in the area is protected

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

The proposed development within the East London Industrial Development Zone (ELIDZ) is expected to generate significant positive socio-economic benefits for the surrounding communities, the Buffalo City Municipality and the Eastern Cape Province. The proposed development will stimulate economic growth through increased investment opportunities, job creation, skills development and infrastructure improvements. These benefits will contribute directly and indirectly to the province's GDP and provide further support to the broader SEZ development objectives.

Direct Impacts

Employment Opportunities
The proposed development will create a substantial number of employment opportunities for surrounding communities. Construction, operational and associated business activities within ELIDZ will generate jobs across various skills level, while further providing employment for both the skilled and unskilled workers. Establishment of industries within the precinct is likely to attract additional investors, leading to further job creation and long term economic involvement of local companies and individuals.

Business and Investment Opportunities
The expansion of ELIDZ will create favorable conditions for members of the community and entrepreneurs to expand businesses through the ELIDZ business incubator sector, wherein local businesses and entrepreneurs will have opportunities to establish and expand enterprises that supply goods and services to industries operating within the zone. Increased investment activity will also encourage the growth of small, medium, and micro-enterprises (SMMEs) within the local economy.

Improved Social and Economic Wellbeing
This proposed development will allow a smooth transition to job creation and business opportunity window which alternately contributes to higher household incomes and improved standards of living. Increased economic activities will enhance the socio-economic welfare of local communities within the BCMM region and the eastern cape province while reducing unemployment and poverty rates.

Indirect Impacts

Skills Development and Educational Opportunities
Funding- the boost of an Industrial Zone demands the need for skilled employees therefore more bursary and learnership opportunities may become available for the local community. The growth of industries within the ELIDZ will increase demand for skilled labour, creating opportunities for education, training, learnerships, apprenticeships, and bursary programmes. These initiatives will enhance the skills base of local communities and improve long-term employability.

Economic Formalisation
The continued development of the industrial zone is expected to encourage greater participation in the formal economy. Increased business regulation and investment can promote formal trading systems, improve business compliance, and contribute to a safer and more organised commercial environment. This may also support reductions in illegal activities and improve overall urban management. Formalization- the development to the Industrial Zone further reduces informal trade and introduces formal trading systems for the local community.

Improvements on Road and Transport Infrastructure
Increased industrial activity and investment are likely to drive improvements in road networks and transport infrastructure. Upgraded roads and access routes will improve connectivity to the ELIDZ, reduce traffic congestion, and enhance mobility for employees, businesses, and local residents.

Infrastructure improvements
To support the ELIDZ industrial growth, Buffalo City Municipality may undertake upgrades to improve essential services such as but not limited to sanitation, waste management service, stormwater management and access to water. These improvements will not only benefit industries within ELIDZ but will also enhance service delivery and quality of life for surrounding communities.

10. APPLICABLE LEGISLATION, POLICIES AND/OR GUIDELINES

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

Title of legislation, policy or guideline:	**Administering authority:**	**Date:**
GNR 327 27 The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	DEDEAT	11 June 2021
GNR 324 12 (a) (iii)(iv) (v) The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan. **Eastern Cape** Within any critically endangered ecosystem listed in terms of section 52of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004; ii. Within critical biodiversity areas identified in bioregional plans;	DEDEAT	11 June 2021

iii. Within the littoral active zone or 100 metres inland from the high-water mark of the sea, whichever distance is the greater, excluding where such removal will occur behind the development setback line on erven in urban areas; iv. Outside urban areas, within 100 metres inland from an estuarine functional zone; or v. On land, where, at the time of the coming into effect of this effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning.		

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
If yes, what estimated quantity will be produced per month?	
How will the construction solid waste be disposed of (describe)?	

Generated solid waste will be disposed of to the nearest licence landfill site located in Berlin and waste manifests to kept on site.

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

The construction solid waste will be disposed of to the BCMM Berlin landfill site.

Will the activity produce solid waste during its operational phase?	YES
If yes, what estimated quantity will be produced per month?	Unknown
How will the solid waste be disposed of (describe)?	

Construction solid waste will be collected by the local municipality and or by a private service provider on a weekly basis.

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

The construction solid waste will be disposed of to the BCMM Berlin landfill site.

If 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

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

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

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

Will the activity produce any effluent that will be treated and/or disposed of on site? NO

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? NO

If yes, provide the particulars of the facility:

Facility name:

Contact person:

Postal address:

Postal code:

Telephone: Cell:

E-mail: Fax:

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

N/A

11(c) Emissions into the atmosphere

Will the activity release emissions into the atmosphere? NO

If yes, is it controlled by any legislation of any sphere of government? NO

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:

The release of carbon monoxide, carbon dioxide and nitrogen oxides from the construction vehicles will be of a very low quantity as the site is already developed and these are additions to the site therefore there will not be many construction vehicles needed on site. The construction vehicles will be kept in good working conditions to ensure minimal impacts on the environment. The development will release a generous amount of dust but that will be for a limited time and will be effectively controlled to ensure it does not cause adverse effects to human health and the environment.

11(d) Generation of noise

Will the activity generate noise? YES

If yes, is it controlled by any legislation of any sphere of government? NO

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:

The noise for this development will be below the 85 dB noise levels that require the intervention of legislation. The site is already developed and the activities occurring are merely upgrades and expansions to an already existing industrial zone so there will be generations of noise during construction phase but at low levels that will be properly monitored by developers and contractors to ensure compliance by integrating the Occupational Health and Safety hierarchy of control.

12. WATER USE

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

municipal

If water is to be extracted from groundwater, river, stream, dam, lake or any other natural feature, please indicate

the volume that will be extracted per month:

Does the activity require a water use permit from the Department of Water Affairs? NO

If yes, please submit the necessary application to the Department of Water Affairs and attach proof thereof to this application if it has been submitted.

13. ENERGY EFFICIENCY

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

The development is designed to ensure that energy is to be used efficiently by implementing design measures that are passive such as the use of natural lighting and maximized natural ventilation methods to ensure there is a reduction in energy consumption. For feasibility measures the use of solar energy may be an efficient option to ensure optimum energy use.

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

The design makes provision for potential installation of solar photovoltaic panels, either during initial construction or as a future upgrade, to harness renewable energy for lighting and basic electrical needs. The buildings are also designed to be energy-efficient, ensuring that any alternative energy system installed will be effective and cost-effective. While no large-scale alternative energy infrastructure is confirmed at this stage, the project layout allows for the integration of renewable energy technologies as funding and implementation opportunities arise (Electro Storm Engineering Consultants, 2025).

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

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

Alternative S2 (if any):

~~Alternative S3 (if any):~~

2. LOCATION IN LANDSCAPE

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

2.1 Ridgeline

2.2 Plateau

2.3 Side slope of hill/mountain

2.4 Closed valley

2.5 Open valley

2.6 Plain

2.7 Undulating plain / low hills

2.8 Dune

2.9 Seafront

3. GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE

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

	Alternative S1:		**Alternative S2 (if any):**		**Alternative S3 (if any):**	
Shallow water table (less than 1.5m deep)		NO	~~YES~~	~~NO~~	~~YES~~	~~NO~~

Dolomite, sinkhole or doline areas	NO	~~YES~~	~~NO~~	~~YES~~	~~NO~~
Seasonally wet soils (often close to water bodies)	NO	~~YES~~	~~NO~~	~~YES~~	~~NO~~
Unstable rocky slopes or steep slopes with loose soil	NO	~~YES~~	~~NO~~	~~YES~~	~~NO~~
Dispersive soils (soils that dissolve in water)	NO	~~YES~~	~~NO~~	~~YES~~	~~NO~~
Soils with high clay content (clay fraction more than 40%)	NO	~~YES~~	~~NO~~	~~YES~~	~~NO~~
Any other unstable soil or geological feature	NO	~~YES~~	~~NO~~	~~YES~~	~~NO~~
An area sensitive to erosion	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 groundcovers present on the site:

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

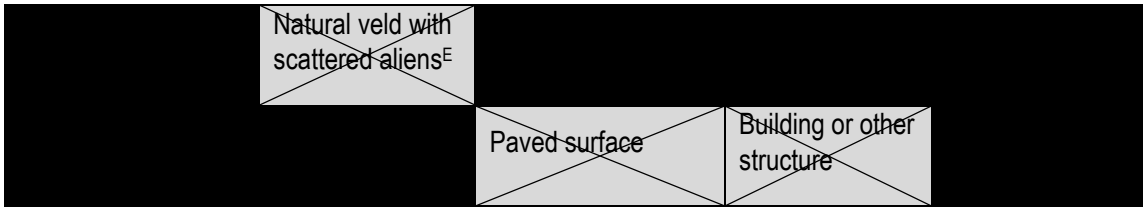
4.7 Cultivated land

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).



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.

- **LAND USE CHARACTER OF SURROUNDING AREA**

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

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

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.

R72 road - No impacts envisaged. Recently upgraded to a dual carriage to accommodate growth in and around East London as well as expansion of areas such as the IDZ. Periodic transport load flow to and from the additional infrastructures/investments in the ELIDZ. However, the significance is considered low.

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

[redacted]

Medium Industrial – Food processing (Sundale Dairy), Light manufacturing warehouse (RG brose, MC-Synchro), Small chemical blending (Feltex Fehrer), High industrial – Heavy manufacturing (Boysen, Feltex Automative Trim, Voestalpine, Foxtech- Ikhwezi, Yanfeng Automative) Petrochemical (Automould, Clariter), Large-scale solar (ILB Helios), Smelters (Meek mines SA, RSC) From an impact point of view, the significance is low because the area and surrounding ones are zoned for such.

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:	
If YES, specify:	

1. 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	YES	NO A Notice of Intent to Develop (NID) under Section 38 of the NHRA will be submitted to ECPHRA to determine whether an assessment is required or not.
Archaeological or palaeontological sites, on or close (within 20m) to the site?	NO	
If YES, explain:		

If uncertain, conduct a specialist investigation by a recognised specialist in the field to establish whether there is such a feature(s) present on or close to the site.

Briefly explain the findings of the specialist:	The larger landscape around the project area indicates a rich heritage horizon mainly linked to the Historical Period primarily related to warfare, maritime heritage, farming, rural expansion, industrial heritage of the past century and a half. No cultural heritage resources were identified in the proposed development site. However, since shell middens are known to occur within the ELIDZ, monitoring of ground and vegetation clearance of the area of the Project area by a knowledgeable ECO or Heritage Specialist during the Preconstruction Phase. If shell middens or any accidental finds are made all activities in the vicinity of the find must cease immediately and a 20m no-go buffer zone must be implemented. All heritage studies done within the IDZ point to the potential presence of heritage resources which are unable to be identified with certainty due to subsurface nature / masked by vegetation overburden, amongst others. The studies ultimately make the same and similar mitigations for impacts arising from developments within the development areas. Although the findings of the above-mentioned heritage studies are not certain, they are noted. To identify with certainty such heritage resources on site, destructive sampling methods would have to be employed. Therefore, the ultimate blanket mitigation for the possibility of finding cultural heritage resources within the ELIDZ is a chance-finds procedure that should be implemented immediately, (Kaketse ED. Environmental and Social Advisory Services, 2025).
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.

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 sub regulation 54(c)(ii); and

(e) using reasonable alternative methods, as agreed to by the competent authority, in those instances where a person is desiring of but unable to participate in the process due to—

  (i) illiteracy;

(ii) disability; or

(iii) any other disadvantage.

2. CONTENT OF ADVERTISEMENTS AND NOTICES

A notice board, advertisement or notices must:

(a) indicate the details of the application which is subjected to public participation; and

(b) state—

(i) that the application has been submitted to the competent authority in terms of these Regulations, as the case may be;

(ii) whether basic assessment or scoping procedures are being applied to the application, in the case of an application for environmental

authorisation;

(iii) the nature and location of the activity to which the application relates;

(iv) where further information on the application or activity can be obtained; and

- the manner in which and the person to whom representations in respect of the application may be made.

3. PLACEMENT OF ADVERTISEMENTS AND NOTICES

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

Advertisements and notices must make provision for all alternatives.

4. DETERMINATION OF APPROPRIATE MEASURES

The practitioner must ensure that the public participation is adequate and must determine whether a public meeting or any other additional measure is appropriate or not based on the particular nature of each case. Special attention should be given to the involvement of local community structures such as Ward Committees,

ratepayers associations and traditional authorities where appropriate. Please note that public concerns that emerge at a later stage that should have been addressed may cause the competent authority to withdraw any authorisation it may have issued if it becomes apparent that the public participation process was inadequate.

5. COMMENTS AND RESPONSE REPORT

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

6. AUTHORITY PARTICIPATION

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

List of authorities informed:

Eastern Cape Department of Economic Development, Environmental Affairs and Tourism (DEDEAT)
Department of Water and Sanitation (DWS)
Department of Forestry, Fisheries and the Environment (DFFE)
Eastern Cape Provincial Heritage Resources Authority (ECPHRA)
Buffalo City Metropolitan Municipality
Eastern Cape Parks and Tourism Agency
Eastern Cape Department of Tourism (EC DOT)
Eastern Cape Department of Roads and Public Works
Eastern Cape Department of Rural Development and Land Reform
Amathole District Municipality

List of authorities from whom comments have been received:

No comments have been received 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? NO

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

No comments to date.

SECTION D: IMPACT ASSESSMENT

The assessment of impacts must adhere to the minimum requirements in the EIA Regulations, 2014 as amended, 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.

N/A

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

N/A

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

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

Alternative (preferred alternative)

Direct impacts: ***Indirect impacts:***   ***Cumulative impacts:***

IMPACT ASSESSMENT METHODOLOGY

The impacts identified were assessed according to the criteria outlined below. Each impact was ranked according to the nature, extent, duration, magnitude, probability, irreplaceable loss of resources and reversibility. These criteria are based on the Department of Economic Development, Environmental Affairs and Tourism (DEDEAT) Guideline Document to the EIA Regulations (1998). A significance rating of each identified impact was further reviewed by the EAP and/or specialist by applying professional judgement. Where possible, mitigatory measures were recommended for the impacts identified.

Rating	Definition of rating	Score
A. Spatial extent- the area in 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 or size of impact		
None		0
Low	Natural and /or social functions and processes continue albeit in a slightly modified way	1
Medium	Natural and/or social functions and processes continue albeit in a modified way	2
High	Natural and/or social functions and 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 20 years	2
Long-term	More than 20 years	3

Combined Score (A+B+C)

Consequence Rating

Not significant	0-2
Very low	3-4
Low	5
Medium	6
High	7
Very high	8-9

Probability- the likelihood of the impact occurring

Improbable	< 40% chance of occurring	0
Possible	40%-70% chance of occurring	1
Probable	>70%-90% chance of occurring	2
Definite	>90% chance of occurring	3

Significance Rating	POSSIBLE IMPACT COMBINATION	
	Consequence	Probability
Insignificant	Very Low Very Low	Improbable Possible
Very low	Very Low Very Low Low Low	Probable Definite Improbable Possible
Low	Low Low Medium Medium	Probable Definite Improbable 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

Status Impact

The environmental impacts of an activity are those resultant changes in environmental parameters, in space and time, compared with what would have happened had the activity not been undertaken. It is an appraisal of the type of effect the activity would have on the affected environmental parameter. Its description includes what is being affected, and how

Indication whether the impact is adverse (negative) or beneficial (positive).	(+ve) (positive – a 'benefit')
	(-ve) (negative- a 'cost')
	High

Confidence of assessment	
The degree of confidence in predictions based on available information, EAP's judgement and/or specialist knowledge	Low
	Medium
	High

IMPACTS

Planning for rehabilitation operations

Table 2. Impacts identified for the proposed development

Impacts/ Aspects	Definition
PLANNING AND DESIGN PHASE	
Legal and environmental compliance	Commencement of project construction and activities without lodging and obtaining relevant authorization applications and being approved for resulting in authorities halting the project, issuing fines, implying no development commencement.
Site establishment	Inappropriate sitting of construction camps, stockpiles and laydown areas (e.g. within watercourse buffers or sensitive habitats) can result in unnecessary habitat destruction, erosion, water contamination and inefficient construction activities
Existing civil services, infrastructure and properties	Disruption and damage of water supply, network and internet, infrastructure and other properties in close proximity to the proposed site.
Inadequate environmental planning	Inadequate implementation of systematic (or phased) rehabilitation post construction may render the unrehabilitated site prone to soil erosion, infestation by alien invasive species and subsequently lead to altered hill slopes and fluvial natural flow responses.
Stormwater management and Hydrology	Poor stormwater planning may cause erosion, flooding and sedimentation of surrounding areas once construction and operation commence.
CONSTRUCTION PHASE	
Legal and social compliance	Failure to comply with environmental authorisations, EMPr requirements and construction regulations may result in penalties, halting of construction, and overall disapproval and failure of the project.
Site establishment and security	The establishment of a construction site requires appropriate planning to achieve a holistic balance between efficacy and cost-efficiency of construction activities as well as minimised environmental damage.
Water consumption	Failure to consider technologies that reduce consumption of water can place further pressure on already stressed water resources. Construction activities may place pressure on local water supplies.
Sanitation	Excavation and construction activities may damage sewer pipelines causing severe interruptions
Loss of indigenous vegetation	Uncontrolled vegetation clearance and horizontal alignment encroachment into undisturbed areas may lead to loss of indigenous vegetation and habitats. Opportunistic alien and invasive vegetation encroachment may result in post degradation of native vegetation.
Disturbance of fauna and loss of habitats.	Uncontrolled vegetation clearance and horizontal alignment encroachment into undisturbed areas may lead to loss of natural vegetation and habitats. Opportunistic alien and invasive vegetation encroachment may result in post degradation of native vegetation.
Loss of SCC	Construction activities and uncontrolled removal of vegetation may lead to loss of Species of Conservation Concern.
Stormwater and erosion impacts	Failure to implement effective stormwater management measures may result in an increase in surface soil erosion and sedimentation of the nearby watercourse and wetland.
Alien invasion proliferation	Uncontrolled vegetation clearance may lead to loss of natural vegetation and habitats. Opportunistic alien and invasive vegetation encroachment may result in post degradation of native vegetation.

Impacts/ Aspects	Definition
Waste management	Inadequate handling of construction waste may result in littering and pollution.
Traffic impact	Temporary disturbance for pedestrians and livestock traffic. Normal traffic flow in the area will be disturbed. This might lead to slower traffic flow resulting from increased construction vehicles in the area. This might also lead to increased pedestrian, animal and vehicle accidents.
Visual impact	Poor rehabilitation may negatively affect the aesthetic quality of the industrial zone and the environment and surrounding area.
Noise pollution	Construction will cause temporary disturbance to the normal noise levels affecting nearby animals and the community.
Air pollution	Air pollution in the area may increase due to construction activities that may emit dust and the use of construction vehicles which will release air pollutants.
Paleontological and heritage resource disturbance	Damage to cultural, heritage, archaeological and paleontological resources during construction activities such as excavations and plant movement.
Employment opportunities	Temporary employment opportunities will be created for the local inhabitants and SMME's. In the process, the beneficiaries will accrue source of income and be upskilled in construction methods. Thereby, improving livelihoods of the inhabitants.
REHABILITATION PHASE	
Biodiversity recovery	Inadequate implementation of rehabilitation strategies may reduce biodiversity in the surrounding area.
Soil stability	Failure to re-establish vegetation may leave the soil exposed, increasing erosion and reducing ecological recovery.
Alien Invasive Species management	Uncontrolled vegetation clearance may lead to loss of natural vegetation and habitats. Opportunistic alien and invasive vegetation encroachment may result in post degradation of native vegetation.
OPERATIONAL PHASE	
Environmental compliance	Failure to fulfil legal environmental legislations and EA conditions during operations may lead to overall disapproval and failure of the project

No-Go

Table 6. Impacts identified for the Status quo.

Impacts	Description
Status quo- No land clearing and infrastructure project	Without land clearing and the development, the area will remain as is and there will be no investment opportunities and new infrastructure and logistics in the area.
Socio- economic	If the development does not proceed then there will be lack of transportation, infrastructure and decreased economic opportunities for the local community and the district at large.
Local development	Ongoing pressure on already existing infrastructure, transportation and logistics. Failure to develop will delay public and private investment in the area.

SUMMARY OF SPECIALIST STUDIES IDENTIFIED IMPACTS

Specialist studies are appended as Appendix D of this report. This section provides an overview of the key findings from the conducted specialist studies

- Terrestrial Biodiversity Impact Assessment (Plants and Animals species) (DR H Keet, 2025)
- Aquatic Biodiversity Compliance Statement (Abantu Environmental Services, 2026)

AQUATIC BIODIVERSITY COMPLIANCE STATEMENT

Msutu and Dalasile (2026)

Key Findings

- Based on a desktop analysis as well as a field assessment, no wetlands or watercourses were identified within the proposed development sites.
- The proposed development sites fall within the Amathole Strategic Water Source Area.
- According to the ECBCP (2019), site 2 is located within aquatic ESA 1 and sites 2 and 3 fall within Other.
- According to the NFEPA dataset, no FEPA rivers or wetlands are mapped within 100 m and 500 m of the proposed development sites, respectively.
- However, three watercourses were identified outside the site boundaries, namely the unnamed river located east of Site 2, the Mvubukazi River located west of Site 3, and a small unnamed stream situated between Sites 1 and 2, with a small portion of Site 3 extending into the 100 m regulated area of the adjacent watercourse.
- According to the National Wetland Map Version 5 (NWM5), no inland wetlands are mapped within the proposed development sites. However, a micro-estuary is mapped in close proximity to Site 2.
- A wetland was identified outside the proposed development sites, with a portion of site 1 falling within the regulated 500m buffer. Although a portion of the site falls within this buffer, the area is neither topographically nor hydrologically connected to the wetland. Therefore, no impacts on the wetland are anticipated.

  Based on the 100m buffer for the watercourses any development that occurs within the buffer would be of Very high sensitivity, thus, must be avoided in particular a small portion of site 3, while areas outside of the buffer within the development footprints would be considered of Low sensitivity.

Mitigations and Recommendations

- Minimise vegetation clearance and confine to the infrastructural footprint.
- The site 3 area encroaching into the 100m regulated water area should be a no-go / no development area, falling under the area allocated as open space.
- Appropriate stormwater management measures must be implemented to manage surface runoff from the sites.
- Erosion and sediment control measures must be implemented during construction phase.
- Disturbed areas should be rehabilitated and revegetated with similar indigenous vegetation once construction has been completed.

TERRESTRIAL BIODIVERSITY IMPACT ASSESSMENT

Dr H Keet (2025)

Key Findings

- According to the Red List of Ecosystems for South Africa (RLE 2021) spatial dataset the study area is located within a Least Concern ecosystem (Map 6). The National Biodiversity Assessment 2018 essentially presents the same information.
- The ELIDZ study area is located within a Least Concern Ecosystem, and parts of the study area conform to the South Eastern Coastal Thornveld verified by the Site Screening report.
- This list included a total of 44 SCC, including 19 threatened species (full summary: 4 CR, 3 EN, 12 VU, 7 NT, 1 Critically Rare, 7 DDT, 3 DDD, 974 LC, and 165 Not Evaluated). It should be noted that the high number of SCC is likely due to the use of an excessively large area for species record collection. Consequently, it is highly improbable that many of these species would be present within the proposed development site or its immediate vicinity.
- No SCC were observed. However, one protected plant species was observed, namely *Sideroxylon inerme subsp. inerme* (LC; Nationally Protected Tree). It must be noted that a permit must be obtained from relevant local competent authorities
- Based on site observations an unnamed NFEPA river flows to the west of the study area but does not overlap the selected erfs of the ELIDZ. Given the highly localized nature of the study area, development is highly unlikely to have any major impacts on these hydrological features.
- The site is densely surrounded by a distinction of Dune Thicket, Forest Thicket and Forest Thicket with plant species consisting of *Vachellia karroo* and *Marsedenia dregea.* Through site observations no SCC were identified within or near the ELIDZ development site. Only one protected plant species was observed which would require a permit from the relevant local authority to relocate or damage the protected plant in which case the plant species will be completely avoided.
- The vegetation surrounding the ELIDZ fencing is subject to anthropogenic pressures which include grazing for domestic livestock and frequent fire cycles.
- One SCC was found in the Semi-open Grassland named *Erica orientalis* (DDT) with a possibility that more instances of the species may occur beyond the broader study area.
- A few Species of Conservation Concern were identified in the surrounding study are near the ELIDZ development site which require the implementation of 20m buffers to ensure protection and demarcate the area as a No-Go zone.
- The ELIDZ is determined to not have the presence of any natural forests, it is vastly surrounded by *Strelitzia nicolai* which does not legally qualify as it does not have secondary thickening. Ecologically ELIDZ does not fulfil the requirements for the presence of a natural habitat as none of the plant communities on site obtain the required characteristics.

- The transformed and Invaded habitats within and near the site are confirmed to contain impenetrable thickets and sparse groundcovers, with highly reduced plant diversity and poor ecological conditions making the habitat provide limited value to native fauna.
- The ELIDZ study area is characterised by highly fractured and isolated landscaped the palisade fencing with electrified wiring prevents movement of large and medium sized mammals. The site is also surrounded by dense informal and formal settlements which are subject to anthropogenic activities which include grazing, harvesting and poaching, these conditions make wildlife friendly access points unfeasible as these compromise the objectives of conservation.
- All the mammal and invertebrates within the ELIDZ development site were recorded as species with the Least Concern under the IUCN Red List.

Mitigation and Recommendations

The following recommendations apply:

- The final development footprint must be clearly demarcated on site prior to the commencement of construction, and all site clearing, excavation, stockpiling, vehicle movement and associated activities must be restricted to the approved footprint.
- Embedded within the plant community type are wetlands (see W1 in Map 14; treated more fully in section 3.1.6. These wetlands support a diversity of birds and aquatic animals and should be regarded as a No-Go area.
- There should be implementation of 20m buffers in areas with Protected Plant Species
- No unnecessary disturbance may take place outside the demarcated construction area. Areas beyond the approved footprint must not be used for temporary laydown, dumping, turning of machinery, parking, or informal access unless specifically approved and assessed.
- Vegetation clearing must be limited to the minimum area required for construction. Although the footprint is disturbed and of low ecological sensitivity, unnecessary removal of remaining vegetation should still be avoided.
- Any topsoil removed during site preparation should, where practical, be stripped and stockpiled separately for later use in rehabilitation of exposed disturbed areas that are not required for permanent infrastructure.
- Construction rubble, litter, surplus spoil, and all waste material must be appropriately contained, removed and disposed of at a licensed or otherwise authorised facility. No dumping may take place on any part of the site or adjacent land.
- Alien invasive and problem plant species occurring within the footprint and immediately adjacent disturbed areas should be controlled as part of site preparation and ongoing environmental management. Disturbance during construction should not be allowed to facilitate further spread of these species.
- If any plant species suspected to be of conservation concern or any protected species are encountered during site clearing or construction, work in the immediate vicinity of the find must cease and the Environmental Control Officer and/or suitably qualified botanical specialist must be notified for further inspection and guidance.

- Any areas temporarily disturbed during construction but not required for permanent infrastructure must be rehabilitated as soon as reasonably possible following completion of the relevant works. Rehabilitation should aim to stabilise soils, reduce erosion risk, and prevent the establishment of additional invasive species.
- Rehabilitation should, where practical, make use of locally appropriate indigenous grassland species or natural re-establishment from retained topsoil, and must avoid the use of invasive or non-local species.
- The ECO should monitor compliance with the above measures during construction, with particular attention to footprint control, waste management, invasive species management and any unforeseen biodiversity issues that may arise on site.

IMPACT RATINGS

A summary of all the identified impacts, their associated phase, as well as their impact calculations and significance are presented in (Table 7).

Table 7. Impact ratings for each development phase.

	Impact	Mitigation	Extent	Intensity	Duration	Consequence	Consequence	Probability	Probability	Significance	Status	Confidence
	Direct											
Planning and Design	**Legal and environmental compliance**	Without	1	2	2	5	Low	3	Definite	**Low**	- ve	High
		With	1	1	1	3	Very low	1	Possible	**Insignificant**	- ve	High
	Site establishment	Without	1	2	2	5	Low	3	Definite	**Low**	- ve	High
		With	1	1	1	3	Very low	1	Possible	**Insignificant**	- ve	High
	Existing civil services, infrastructure and properties	Without	1	2	2	5	Low	2	Probable	**Low**	-ve	High
		With	1	1	1	3	Very low	1	Possible	**Insignificant**	-ve	High
	Inadequate environmental planning	Without	1	2	2	5	Low	3	Definite	**Low**	-ve	High
		With	1	1	1	3	Very low	2	Probable	**Very Low**	-ve	High
	Stormwater management and hydrology	Without	1	2	2	5	Low	1	Possible	**Very Low**	- ve	High
		With	1	1	1	3	Very low	1	Possible	**Insignificant**	- ve	High
Construction	**Direct**											
	Legal and social compliance	Without	1	2	2	5	Low	3	Definite	**Low**	- ve	High
		With	1	1	1	3	Very low	1	Possible	**Insignificant**	- ve	High
	Site establishment and security	Without	1	2	2	5	Low	2	Probable	**Low**	- ve	High
		With	1	1	1	3	Very low	1	Possible	**Insignificant**	-ve	High
	Water consumption	Without	1	2	2	5	Low	2	Probable	**Low**	- ve	High
		With	1	1	1	3	Very low	1	Possible	**Insignificant**	-ve	High
	Sanitation	Without	1	2	2	5	Low	2	Probable	**Low**	- ve	High
		With	1	1	1	3	Very low	1	Possible	**Insignificant**	-ve	High
	Loss of indigenous vegetation	Without	1	3	2	6	Medium	3	Definite	**Medium**	- ve	High
		With	1	1	1	3	Very low	1	Possible	**Insignificant**	- ve	High
	Disturbance of fauna and loss of habitats	Without	2	3	2	7	High	2	Probable	**High**	- ve	High
		With	2	2	1	5	Low	2	Probable	**Low**	-ve	High
	Loss of SCC	Without	1	3	2	6	Medium	3	Definite	**Medium**	- ve	High
		With	1	1	1	3	Very low	2	Probable	**Very Low**	- ve	High
	Stormwater and erosion impacts	Without	1	2	2	5	Low	3	Definite	**Low**	- ve	High
		With	1	1	1	3	Very low	2	Probable	**Very Low**	- ve	High
	Alien invasion proliferation	Without	1	3	2	6	Medium	3	Definite	**Medium**	+ ve	High
		With	1	2	2	5	Low	1	Possible	**Very Low**	- ve	High
	Waste management	Without	1	2	1	4	Very low	2	Probable	**Very Low**	+ ve	High
		With	1	1	1	3	Very low	1	Possible	**Insignificant**	- ve	High
	Traffic impact	Without	1	3	2	6	Medium	2	Probable	**Medium**	- ve	High
		With	1	1	1	3	Very low	2	Probable	**Very Low**	- ve	High
	Visual impact	Without	2	2	2	6	Medium	3	Definite	**Medium**	- ve	High
		With	1	1	1	3	Very low	2	Probable	**Very Low**	- ve	High
	Noise pollution	Without	1	2	2	5	Low	3	Definite	**Low**	- ve	High
		With	1	1	1	3	Very low	2	Probable	**Very Low**	- ve	High

	Air pollution	Without	1	2	2	5	Low	3	Definite	**Low**	- ve	High
		With	1	1	1	3	Very low	2	Probable	**Very Low**	- ve	High
	Palaeontological and heritage resource disturbance	Without	1	3	3	7	High	1	Possible	**Medium**	- ve	High
		With	1	2	1	4	Very low	1	Possible	**Insignificant**	- ve	High
	Employment and business opportunities	Without	2	2	2	6	Medium	2	Probable	**Medium**	- ve	High
		With	2	3	2	7	High	3	Definite	**High**	+ ve	High
Rehabilitation	**Direct**											
	Biodiversity recovery	Without	2	2	2	6	Medium	2	Probable	**Medium**	- ve	High
		With	1	1	1	3	Very low	2	Probable	**Very Low**	- ve	High
	Soil stability	Without	1	3	2	6	Medium	2	Probable	**Medium**	- ve	High
		With	1	1	1	3	Very low	2	Probable	**Very Low**	- ve	High
	Alien Invasive Species management	Without	1	2	2	5	Low	3	Definite	**Low**	- ve	High
		With	1	1	1	3	Very low	2	Probable	**Very Low**	- ve	High
Operation	**Direct**											
	Environmental compliance	Without	1	2	2	5	Low	3	Definite	**Low**	- ve	High
		With	1	1	1	3	Very low	2	Probable	**Very Low**	- ve	High
No-Go	**Status-quo – No land clearing and infrastructure project**	Without	2	2	2	6	Medium	3	Definite	**Medium**	- ve	High
		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	High
	Socio-economic	Without	2	2	2	6	Medium	3	Definite	**Medium**	- ve	High
		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	High
	Local development	Without	2	2	2	6	Medium	3	Definite	**Medium**	- ve	High
		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	High

MITIGATIONS

Table 5. Mitigation measures

Impacts/ Aspects	Mitigation measures
PLANNING AND DESIGN PHASE	
Legal and environmental compliance	• Ensure all applicable environmental authorisations and permits obtained for the development. • Environmental Control Officer (ECO) to be appointed to monitor compliance with authorisations and permits conditions. • All health and safety permits and certification to be in place. • Environmental files to be compiled prior to commencement of clearance activities. • Methods statement to be compiled for all works with environmental aspects and impacts, for approval of the ECO.
Site establishment	• Site camps and laydown areas should be located outside the 100m buffer of watercourses • Develop a site establishment method statement • The Contractor must prepare a Construction Site Plan prior to establishing on-site. This plan must indicate: • The boundaries of the site that encompass all construction-related activities. • Vehicle and pedestrian access points and routes (safe diversions of routes when necessary). • Laydown area/s, offices, stockpile areas, etc. • Construction site to be selected by the contractor in conjunction with the developer, consulting engineer and the ECO.
Existing civil services, infrastructure and properties	• Ensure that all existing services and infrastructure are known, mapped and marked to prevent potential damage. • Development of a plan to manage existing services to avoid damages • Wayleaves to be obtained from the relevant custodians for affected servitudes as applicable. • Property owners such as the local residents should be engaged throughout the project lifespan and engaged as necessary to promote conflict free development implementation. • Where relevant, the directly affected property owners should be informed in writing and engaged to reach a consensus and those proceedings and relevant agreements to be documented.
Inadequate environmental planning	• The site 3 area encroaching into the 100m regulated water area should be a no-go / no development area, falling under the area allocated as open space • Ensure alignment with the ELIDZ EMF environmental sensitivities and land use guidelines. • Avoid highly sensitive areas where possible. • Clearly demarcate development footprint prior clearing.
Stormwater	• Maintain natural drainage patterns. • Avoid clearing within watercourse and buffer areas.
CONSTRUCTION PHASE	
Legal and social compliance	• ECO to be appointed to audit environmental compliance with conditions in the EMPr and other permits and authorisations.
Site establishment and security	• Fulltime security officers to be appointed to safeguard the site, its personnel, plant and equipment • Necessary health and safety as well as road construction signage to be installed. • Construction areas are to be clearly demarcated, and all construction activities are to be restricted to within these demarcated areas.
Water consumption	• A sustainable and lawful water supply should be utilised. • Consistent water supply for construction staff and activities.

	• If water is stored on-site, drinking water and multi-purposed water storage facilities shall be clearly distinguished and demarcated. • Implement rainwater harvesting techniques, where possible. Re-use wash water for selected activities such as concrete batching.
Sanitation	• Ensure availability of ablutions for males and females. One ablution facility for every 10 workers during construction phase. • Ensue regular servicing of the ablution toilets by a service provider. • Ablution facilities to be located outside the regulated water area by all means practically possible.
Loss of indigenous vegetation	• Minimise vegetation clearance and confine to the proposed infrastructural footprint. • No blanket clearing of vegetation is to occur on the development site. Vegetation removal must be done in phases, to reduce the area of any exposed surfaces and potential for dust pollution to occur at any one time. • When excavating, ensure that topsoil is separated from the subsoil to preserve the indigenous vegetation seedbanks of the area. • Use existing access roads as opposed to initiating new route, the latter should be authorised first prior to initiating. • Construction should not take place outside the authorised site footprint • Minimise vegetation clearance as practically possible to do so. • Avoid damage to listed vegetation types wherever possible. • The activity footprints of various other developments in the area must be kept to a minimum and natural vegetation should be encouraged to return in any disturbed areas; if active rehabilitation or restoration is necessary, then should be implemented. • Reduce the development areas as much as possible.
Disturbance of fauna and loss of habitats.	• A suitably qualified individual is to carry out a faunal "search and rescue", which fauna are to be relocated to a suitably protected area prior commencement of vegetation clearing. Should any injured fauna be found, they are to be taken to be examined by a veterinarian and if deemed suitable for rehabilitation, such are to be taken to a suitable faunal rehabilitation centre, in consultation with the department's biodiversity unit. Any species protected in terms of the Cape Nature and Environmental Ordinance (Ordinance 19 of 1974) which need to be removed or relocated require the necessary permits to be obtained from DEDEAT. • Any fauna or avi-fauna on site is to remain undisturbed as far as possible and shall not be trapped/killed or otherwise caught by any contractor or individuals carrying out any clearing or construction work. • No termite mounds should be intentionally destroyed. Any lizards, geckos, agamids, monitors or snakes encountered should be allowed to escape to a suitable habitat away from the disturbance. • The construction must be completed as quickly as possible - no fauna species may be killed. • Any bird nests that are found during the construction period must be reported to the Environmental Control Officer (ECO). • Site access should be controlled and no unauthorized persons should be allowed onto the site. • Any fauna directly threatened by the associated activities should be removed to a safe location by a suitably qualified specialist. • The collection/trapping, hunting, or poisoning of any animals at the site is strictly forbidden. Signs must be put up to enforce this. Personnel should not be allowed to wander off demarcated areas. • Fires must not be allowed on site. • All hazardous materials should be stored in an appropriate manner to prevent contamination of the site. Any accidental chemical, fuel, and oil spills that occur at the site should be cleaned up in the appropriate manner as related to the nature of the spill. • Schedule activities and operations during the least sensitive periods, to avoid migration, nesting, and breeding seasons.

	• Use environmentally friendly chemical products wherever possible.
Loss of SCC	• A plant search and rescue to be conducted by a suitably qualified botanical specialist prior to commencement of any vegetation clearing for each progressive stage of clearing for construction, for any protected species and species of special concern that may be affected by the development as well as other indigenous plant specimens which can be relocated. Such specimens are to be relocated and appropriately transplanted, where applicable and practical to the open space and forest patch conservation area. • Any protected species which need to be removed or relocated require the necessary permits to be obtained from DEDEAT for those species protected under the Cape Nature and Environmental Ordinance (Ordinance 19 of 1974). The relevant permits are to be obtained from the department of Forestry, Fisheries and the Environment for any species protected under the National Forest Act (Act 84 of 1998). • No plant species, whether native or exotic, should be brought into, or removed from, the development site, to prevent the spread of exotic or invasive species or the illegal collection of plants. • No plants may be translocated or otherwise uprooted or disturbed for rehabilitation or other purposes without express permission from the Contractor's EO or without the relevant permits. • Clearing of vegetation should be minimized and avoided where possible. • Areas of indigenous vegetation, even secondary communities outside of the direct project footprint, should under no circumstances be fragmented or disturbed further. • Immediately rehabilitate all areas outside of the development site that were disturbed and implement mitigation measures to prevent associated impacts from re-occurring. • All temporary structures used during the construction phase must be removed upon project completion. • No storage of vehicles or equipment will be allowed outside of the designated project areas. • All vehicles, if present on site, must remain on demarcated roads and no unnecessary driving in the veld outside these areas are allowed. • Areas that are denuded during construction must be re-vegetated with indigenous vegetation to prevent erosion. This will also reduce the likelihood of encroachment by IAPs. • After construction and/operation, rehabilitate any damaged areas to have an acceptable vegetation cover according to rehabilitation recommendations as provided within a site-specific Rehabilitation Plan compiled by a suitably qualified botanist. • Revegetation should occur naturally where topsoils were not severely altered.
Stormwater and erosion impacts	• Minimise disturbance and clearing of vegetation • The site must be continuously monitored for erosion. • Appropriate erosion reducing methods must be implemented if required. • Prevent sediment-laden runoff from leaving the site. • Avoid clearing during heavy rainfall periods where possible. • Minimize the number of disturbed areas; only disturb the absolute minimum number of areas required for the project. All other areas should be left undisturbed. • Any signs of erosion resulting from the project activities must be rectified immediately and monitored thereafter to ensure that they do not re-occur. • Any activity occurring on or near steep slopes will require that adequate slope protection is provided. • All denuded areas resulting from the development should be re-vegetated, post-construction, with locally occurring native plant species to bind the soil and limit erosion potential. • Roads and other disturbed areas within the study area should be regularly monitored for erosion problems, and problem areas should receive follow-up monitoring to assess remediation success. • Existing access routes and walking paths must be made use of wherever possible. • Silt/sediment traps/barriers should be used where there is a danger of topsoil or material stockpiles eroding and entering downstream drainage lines and/or other sensitive areas.

	These sediment/silt barriers should be regularly maintained and cleared so as to ensure effective drainage of the areas • The construction of any stabilisation features must be undertaken to prevent erosion, where deemed necessary. • If any soil becomes disturbed, then it must be stabilized until revegetation can take place. This can be done either temporarily or permanently and can include methods such as using layers of either sterile mulch (that will not drastically alter soil conditions), blankets, wood binders, geo-textiles (such as geojute netting), artificial turf blankets, mats, or fibre rolls, depending on availability and how appropriate the measures are for the project. • Runoff water on exposed areas should be controlled, for example with use of sediment traps, articulated concrete blocks, riprap, or geotextiles. • Retain all wetlands, natural forest thickets, and riparian corridors as green/open-space zones in accordance with the layout plan. • Enforce no-go buffers around wetlands, primarily to protect the breeding habitat of the African Marsh Harrier (Circus ranivorus), which is confirmed on site. This same buffer will also provide adequate protection for any occasional foraging or visiting individuals of the Grey Crowned Crane (Balearica regulorum), a TOPS-listed species. • The wetland area and buffer should be considered as a "No-Go" zone for any new developments or activities and no disturbance, vegetation clearing, earthworks, or high-noise construction activities may occur at any time. Only approved activities allowed with the buffer and wetland area are vegetation management activities such as woody encroachment and invasive alien plant control or controlled grazing. • Where development occurs near the buffer edge, such activities should be scheduled outside the main avifaunal breeding season (September – May). • Conduct ECO/EO pre-construction walk-throughs prior to the start of each new development phase to confirm the absence of nests, burrows, or sensitive fauna within and adjacent to construction areas. • Any signs of erosion resulting from the project activities must be rectified immediately and monitored thereafter to ensure that they do not re-occur. • All denuded areas resulting from the development should be re-vegetated, post-construction, with locally occurring native species, to bind the soil and limit erosion potential. • Roads and other disturbed areas within the development site should be regularly monitored for erosion problems, and problem areas should receive follow-up monitoring to assess the success of the remediation. •
Alien invasion proliferation	• Develop and implement an Alien Vegetation Management Plan to mitigate the establishment and spread of undesirable alien plant species during construction and operations. • Site must be continuously monitored and managed for alien vegetation growth. • Any alien invasive species which colonises disturbed ground must be systematically removed and destroyed prior to it attaining the seed formation stage. • Removal must occur through appropriate methods such as hand pulling, application of chemicals, cutting, etc. in accordance with the NEMBA: Alien Invasive Species Regulations. • I&APs, wherever present, must be removed from the site as per NEM:BA requirements. • Regular monitoring for alien plants at the site should occur and could be conducted simultaneously with erosion monitoring. • When alien plants are detected, these should be controlled and cleared using the recommended control measures for each species to ensure that the problem is not exacerbated or does not re-occur and increase to problematic levels. • Clearing methods should aim to keep disturbance to a minimum and must be undertaken in accordance with relevant guidelines. • Any area that is cleared of IAPs must receive regular follow-up treatments (preferably at least three follow-ups) to ensure that populations do no re-establish after such initial clearing efforts.

	• Any chemicals/herbicides used during clearing efforts must strictly be used only in accordance with the manufactures guidelines. • Under no circumstances should unqualified persons be allowed to conduct IAPs clearing using chemicals/herbicides without supervision from a suitably qualified pest control officer. Such a qualified pest control officer must be present on site at all times during IAPs clearing. • No planting or importing of any alien species to the site for landscaping, rehabilitation, or any other purpose should be allowed.
Waste management	• Develop a comprehensive solid waste management plan. • Provide clearly labelled waste bins with lids • Littering is strictly prohibited. • All waste generated on site shall be collected and appropriately disposed of at a registered municipal landfill site. • No on-site burning, burying or dumping of any waste materials, litter or refuse shall occur. • The Contractor shall identify and separate materials that can be re-used or recycled to minimise waste e.g. metals, packaging and plastics, and provide separate marked bins for these items. • Skips are to be provided for the temporary storage of construction waste. • All staff shall be trained on correct waste management. • Records of disposal of all waste generated on site shall be maintained for auditing purposes. • No wastewater shall be disposed of to the surrounding soil or natural water resources. • All effluent water from the camp/ office sites shall be disposed of in a properly designed and constructed system, situated so as not to adversely affect water sources.
Traffic impact	• Ensure construction vehicles are visible. • Pedestrians and motorists should be accommodated through appropriate traffic warning signs and measures. • Speed should be kept at a minimum next to the construction site.
Visual impact	• The site camp must be clearly demarcated and screened in order to block any unappealing aesthetics within the site camp such material storage areas. • The construction footprint must be kept as small as possible, to avoid unnecessary disruption to the surrounding environment. • Disturbed areas to be rehabilitated / revegetated as soon as possible during the construction phase. • Areas utilised for construction at the site must be kept clean and tidy at all times.
Noise pollution	• Ensure that construction vehicles and working machinery are serviced and are in good condition to reduce their noise levels. • Construction activities should be maintained during the normal working hours (08h00-17h00). • Where works are to be carried outside the normal working hours, the affected adjacent residents must be informed, and such be undertaken within the shortest time possible. • Vehicles and plant to be inspected daily for defects which may cause elevated noise generation. • Vehicles and plant to be adequately services and maintained in good condition.
Air pollution	• Implement dust suppression measures as required. • Vehicle speed should be kept at a minimal reduce dust pollution. • Construction plant, equipment, machinery and vehicles should be well maintained and services regularly to minimise exhausted fumes air pollution. • Exposed areas should be re-vegetated as soon as all installations are completed.
Paleontological and heritage resource disturbance	• The Environmental Compliance Officer (ECO) responsible for overseeing the project should be well-informed about the potential presence of fossils within the project area. It is essential that they are aware of the likelihood of uncovering fossils during excavation into the underlying strata. • The construction managers and supervisory personnel involved in the project should also be made aware of the possibility of encountering significant fossils on-site.

	• During excavation, it is crucial that any geological exposures encountered are thoroughly inspected for the presence of fossil remains, particularly fossils of high scientific value e.g. vertebrate teeth and bones. If any fossils of significance are discovered, the ECO should contact the appropriate authority to further investigate the area. • In the event of significant fossil discoveries, a qualified palaeontologist should be promptly notified. This palaeontologist should possess the expertise and qualifications necessary for accurately assessing and documenting the findings. • Any fossils of scientific value found within the excavation area should be regarded as of palaeontological interest. The palaeontologist should be responsible for recording and sampling these fossils. The costs associated with this activity should be borne by the developer as part of their responsibility for preserving and managing palaeontological resources. • If a new paleontological resource is discovered, it is the jurisdiction of the SAHRA to recover and store such resource. Hence, further exploration must be conducted by a professional palaeontologist. • Demarcate a 20m no-go development buffer with a fence or permanent construction barricade. Redesign placement of service roads and other infrastructure to avoid the burial site and the no-go buffer. • Monitor the 20m no-go development buffer in order to detect potential impact on the site at the earliest opportunity. • Monitoring of ground and vegetation clearance of the area of the Project area by a knowledgeable ECO or Heritage Specialist during the Preconstruction Phase, since shell middens are known to occur within the ELIDZ. • If shell middens or any accidental finds are made all activities in the vicinity of the of the find must cease immediately and a 20m no-go buffer zone must be implemented. • The ECPHRA must be notified immediately of the find and a heritage specialist appointed to investigate the nature of the find. • Given the subsurface nature of archaeological material, general monitoring of the development progress by an informed ECO is recommended for all stages of the project. Should any subsurface palaeontological, archaeological or historical material, or burials be exposed during construction activities, all activities should be suspended, and the archaeological specialist should be notified immediately.
Employment opportunities	• Employment of local labour and contracting of SMMEs.
REHABILITATION PHASE	
Biodiversity recovery	• Rehabilitate disturbed areas where clearing is temporary. • Reuse topsoil to promote natural regeneration. • The footprints of the individual development areas should be kept to a minimum and natural vegetation should be encouraged to return to disturbed areas post-operational phase.
Soil stability	• Stabilise exposed areas. • Monitor for erosion and implement corrective measures. • Silt/sediment traps/barriers should be used where there is a danger of topsoil or material stockpiles eroding and entering any downstream drainage lines and other sensitive areas. • These sediment/silt barriers should be regularly maintained and cleared so as to ensure effective drainage of the areas.
Alien Invasive Species management	• Ongoing monitoring and removal of alien vegetation • Regular monitoring for alien plants at the site should occur and could be conducted simultaneously with erosion monitoring. • When alien plants are detected, these should be controlled and cleared using the recommended control measures for each species to ensure that the problem is not exacerbated or does not re-occur and increase to problematic levels.

	• A suitable weed management strategy must be implemented in the construction and operational phases and can be included in the EMPr. Note that it is a legal requirement that any Category 1a, 1b, and Category 2 invasive species be controlled in accordance with NEM:BA A&IS Regulations.
OPERATIONAL PHASE	
Environmental compliance	• Ensure compliance with environmental authorisations conditions of the operational phase
Safety and security	• Implement controlled access points, using security systems or personnel to regulate entry. • Develop an Emergency Response Plan.
Social and economic benefits	• Developer to prioritize local skilled and unskilled labour for the operation. • Local contractors should be prioritized for all procurement. • Prioritize local staff and service providers for day-to-day operations.
Sanitation and hygiene	• Maintain sanitation facilities in good and hygienic conditions. • Regular inspection of faults, leaks, and upgrades requirements. • Any leaks and failures of the sewer system must be fixed immediately
Freshwater consumption	• Water-wise practices should be considered, such as the use of rainwater for non-portable water requirements. • Leak monitoring and detection repairs be implemented.
Solid waste generation	• Compilation of a waste management plan, amongst other things to consider: • Provision of waste bins for general and hazardous waste • Promote recycling activities through provision of waste bins for recyclables which may be dominant waste types such as metal, plastics, etc.
Energy consumption	• Consider use of alternative energy sources such as solar panels placed on the infrastructure roofs to power the facility.
Greening	• Maintain acceptable levels of greenness to offset certain climate impacts.
Stormwater management	• Stormwater management infrastructure must be properly maintained and monitored.

3. CLIMATE CHANGE ASSESSMENT

Climate change issues must be considered as part of the EIA process Please consider the Climate Change guideline. EAP must determine:

a) The potential impact of climate change on society and the economy, whether the impact is negative or positive, considering that society needs to be at the centre of the proposed development;

b) The potential alternatives of the proposed development, alternatives that will have less impact on climate change (environment and generation of waste included), the society and economy;

c)whether, and to what extent, the proposed development will result in the release of greenhouse gas (GHG) emissions;

d)whether the proposed development is necessary to achieve long term decarbonisation goals;

e)the impact of the development on social, economic, natural and built environment that are crucial for climate change, adaptation and resilience;

f) the projected impact of climate change on proposed development; and surrounding environment, and implications for the development.

g)Explanation of how the impacts is likely to be exacerbated or minimised as result of climate change and what measures are likely to be implemented to accommodate and manage (adapt to) the anticipated worst scenario where applicable

h) whether, and to what extent, the impacts identified in (a) -(g) can be mitigated.

CLIMATE CHANCE ASSESMENT

(a) The potential impact of climate change on society and the economy, whether the impact is negative or positive, considering that society needs to be at the centre of the proposed development;

Climate change impacts:

Pre-construction

Vegetation on the proposed area helps in the reduction of CO2 through photosynthesis(+ve)

The vegetation increases rainwater infiltration in the ground easily and reduces soil erosion (+ve)

Soil Organic Carbon (SOC) AND CO2 storage within the existing vegetation (+ve)

Construction phase:

Vegetation clearing and excavations contribute to loss of soil organic carbon (SOC) and CO2 sequestration

Use of clearing trucks contributes to soil erosion through disturbance of topsoil (-ve)

Rehabilitation (Post construction)

Vegetation and disturbed soil rehabilitation with contributions to SOC and CO2 re-sequestration (+ve)

Operational phases:

Maintain greening spaces to sequester CO2 (+ve)

Low energy use of clearing appliances and systems reducing emissions (+ve)

Recycling and re-use reducing resource use and thereby utilisation and related impacts (+ve)

Environmental awareness and education of climate change (+ve)

(b) The potential alternatives of the proposed development, alternatives that will have less impact on climate change (environment and generation of waste included), the society and economy;

Alternatives considered include no-go. The no-go alternative would perpetuate less investment opportunities resulting in a highly reduced economic footprint for the BCMM and community members of the East London District.

(c) Determine whether, and to what extent, the proposed development will result in the release of greenhouse gas (GHG) emissions;

The proposed development will result in low to moderate GHG emissions, primary through the pre-construction and construction phases through use of vegetation clearing appliances and material production, transport and machinery use.

(d) Determine whether the proposed development is necessary to achieve long term decarbonisation goals;

Decarbonisation will be achieved through minimal vegetation removal which aid in reducing CO2 through photosynthesis.

(e) Determine the impact of the development on social, economic, natural and built environment that are crucial for climate change, adaptation and resilience;

The development will have minimal negative impacts on the natural environment due to low area cleared even though the development will occur on a virgin area. Socially and economically the project enhances adaptive capacity by improving infrastructure and access to transport and logistics with renewable energy products and manufacturing, renewable energy generation which improve the durability under the changing climate conditions**.**

(f) Determine the projected impact of climate change on proposed development; and surrounding environment, and implications for the development.

Inter-annual changes in rainfall patterns, combination of droughts and floods, in the medium and long-term has negative impacts on structural integrity of facilities. The fluctuations in external forces (flows), severe floods, heating and cooling of structure cumulatively compromises the structures. Projected climate change impacts include higher temperatures, intense rainfall events, and periods of drought. These may affect building comfort, stormwater management, and water availability. Without mitigation, increased rainfall intensity could lead to localized erosion or flooding, while higher temperatures may increase cooling demands**.**

(g) Explanation of how the impacts is likely to be exacerbated or minimised as result of climate change and what measures are likely to be implemented to accommodate and manage (adapt to) the anticipated worst scenario where applicable

Climate change could be intensifying risks such as stormwater runoff, heat stress, and water scarcity. These impacts will be minimised through appropriate stormwater management systems, passive cooling design, shade provision, water-efficient fittings, and durable construction materials. The design allows for future upgrades such as solar energy systems to further enhance resilience under worst-case climate scenarios.

(h) Determine whether, and to what extent, the impacts identified in (a) -(g) can be mitigated.

Climate considering engineering designs and on-going structural integrity inspections are necessary.

4.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)

No-go alternative (compulsory)

The No-Go alternative has been evaluated and discredited. This alternative would avoid all land clearing activities and construction-related environmental impacts. However, it would result in the continued shortage of job opportunities and lack of investment opportunities in in the East London Industrial Development Zone and the Buffalo City Metropolitan Municipality, representing a negative long-term social impact of moderate to high significance.

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

Is an EMPr attached?

YES

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:

PLANNING, DESIGN PHASE & PRE-CONSTRUCTION PHASE

- All relevant permits and authorizations including Water Use Licenses, Building Plan Approvals and plant removal permits must be in place prior to commencement of construction.
- It is recommended that an Environmental Control Officer be appointed to conduct independent audits and compile monthly audit reports to ensure compliance with the EMPr, EA and Water Use License during construction.
- The site 3 area encroaching into the 100m regulated water area should be a no-go / no development area, falling under the area allocated as open space
- Site camps and laydown areas should be located away 100m from a watercourse.
- A plant search and rescue to be conducted by a suitably qualified botanical specialist prior to commencement of any vegetation clearing for each progressive stage of clearing for construction, for any protected species and species of special concern that may be affected by the development as well as other indigenous plant specimens which can be relocated. Such specimens are to be relocated and appropriately transplanted, where applicable and practical to the open space and forest patch conservation area.
- Any protected species which need to be removed or relocated require the necessary permits to be obtained from DEDEAT for those species protected under the Cape Nature and Environmental Ordinance (Ordinance 19 of 1974). The relevant permits are to be obtained from the department of Forestry, Fisheries and the Environment for any species protected under the National Forest Act (Act 84 of 1998).
- Appropriate storm water structures must be designed to minimize erosion and sedimentation of water courses.
- Rainwater tanks must be considered in the planning and design phase.
- The design and layout should consider the use of alternative energy sources.
- Conduct a floral and faunal search and rescue prior to construction commencement

CONSTRUCTION PHASE

- Necessary health and safety signage to be installed.
- No-go areas to be clearly and firmly barricaded using appropriate techniques

- Stockpiles should be protected from the wind by covering them
- Rehabilitation of natural vegetation immediately after construction has finished, strictly in a systematic manner

REHABILITATION PHASE

- Re-vegetation of all disturbed and exposed surface with the same or similar indigenous vegetation at least 80% cover should be achieved in the construction site

OPERATION PHASE

- All relevant legislation and policy must be consulted, and the proponent must ensure that the project is compliant with such legislation and policy. The operational conditions outlined in the EA and EMP must be adhered to
- An Operational Environmental Management Plan to be compiled and implemented during operations to ensure continued environmental protection.
- Storm water management infrastructure must be properly maintained and monitored.
- Water-wise practices should be considered such as use of rainwater for non-portable water requirements.
- Effective monitoring and maintenance of all water reticulation infrastructures should be implemented to ensure there are no leakages.

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 F: Environmental Management Programme (EMPr)

Appendix G: Other information