

**SCREENING REPORT FOR AN ENVIRONMENTAL AUTHORIZATION AS  
REQUIRED BY THE 2014 EIA REGULATIONS – PROPOSED SITE  
ENVIRONMENTAL SENSITIVITY**

**EIA Reference number:** N/A


**Project name:** Arlington Mixed Use Development

**Project title:** N/A

**Date screening report generated:** 15/04/2024 10:06:51

**Applicant:** Afrostructures Pty. Ltd.

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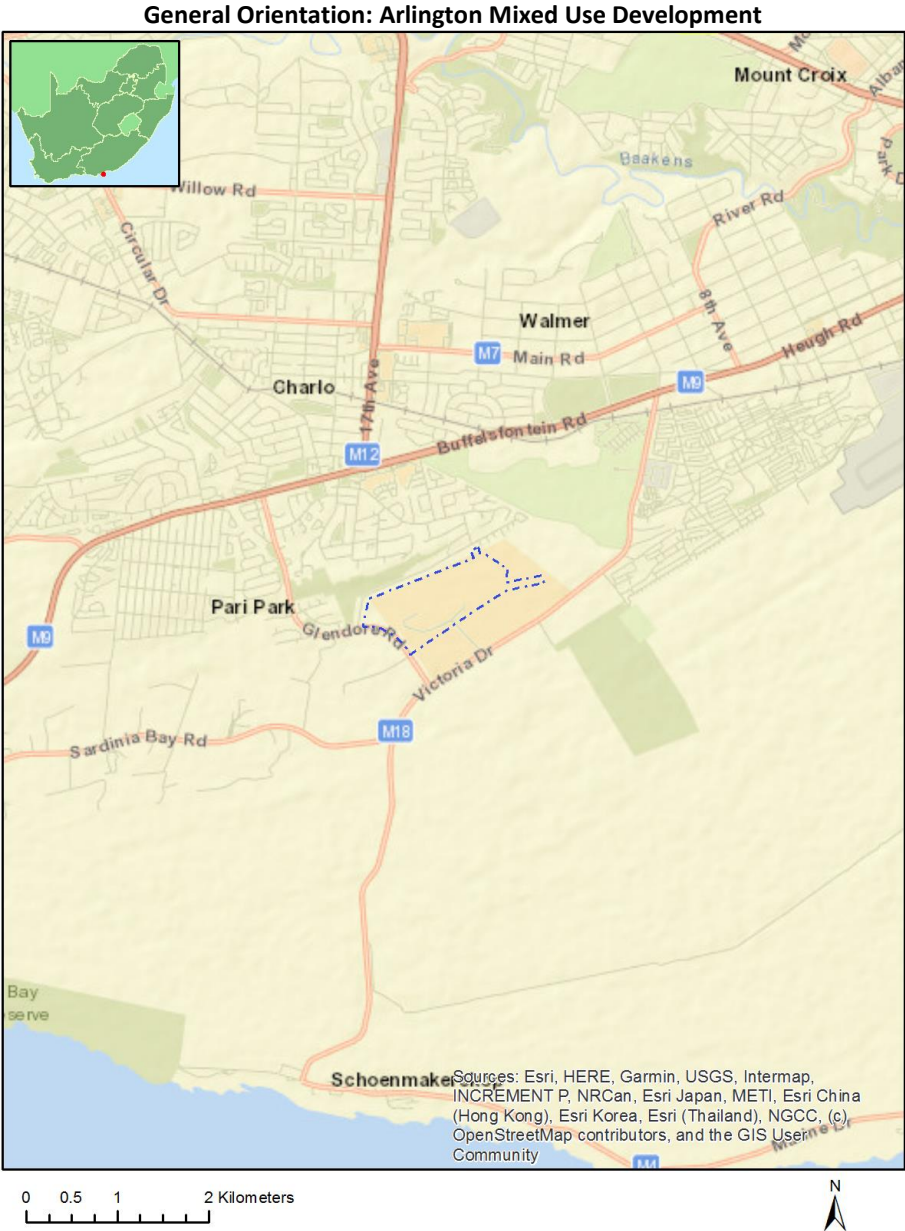
**Application Category:** Transformation of land | From open space or Conservation

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# Proposed Project Location

Orientation map 1: General location



## Map of proposed site and relevant area(s)



## Cadastral details of the proposed site

Property details:

No	Farm Name	Farm/ Erf No	Portion	Latitude	Longitude	Property Type
1	WALMER	3600	0	34°0'4.53S	25°33'14.93E	Erven
2	WALMER	3609	0	34°0'10.24S	25°33'8.33E	Erven
3	WALMER	3610	0	34°0'11.08S	25°33'8.14E	Erven
4	WALMER	3585	0	33°59'59.92S	25°33'29.17E	Erven
5	WALMER	3587	0	34°0'0.52S	25°33'27.29E	Erven
6	WALMER	3559	0	33°59'52.67S	25°33'45.48E	Erven
7	WALMER	3561	0	33°59'54.36S	25°33'45.05E	Erven
8	WALMER	2000	0	34°0'20.94S	25°33'15.14E	Erven
9	WALMER	11305	0	33°59'52.58S	25°34'12.08E	Erven
10	WALMER	3598	0	34°0'3.86S	25°33'16.9E	Erven
11	WALMER	3612	0	34°0'12.73S	25°33'7.76E	Erven
12	WALMER	3583	0	33°59'59.31S	25°33'31.14E	Erven
13	WALMER	3565	0	33°59'55.18S	25°33'42.8E	Erven
14	WALMER	3568	0	33°59'55.65S	25°33'41.53E	Erven
15	WALMER	2741	0	33°59'58.12S	25°33'33.88E	Erven
16	WALMER	2742	0	33°59'58.52S	25°33'32.95E	Erven
17	WALMER	3988	0	34°0'8.6S	25°33'45.3E	Erven
18	WALMER	3605	0	34°0'6.94S	25°33'9.18E	Erven
19	WALMER	3589	0	34°0'1.13S	25°33'25.4E	Erven
20	WALMER	3594	0	34°0'2.64S	25°33'20.68E	Erven
21	WALMER	4195	0	34°0'20.94S	25°33'22.38E	Erven
22	WALMER	1953	0	34°0'22.44S	25°33'36.42E	Erven
23	WALMER	14637	0	34°0'20.6S	25°33'34.65E	Erven
24	WALMER	14639	0	34°0'27.42S	25°33'27.62E	Erven
25	WALMER	1953	0	34°0'17.52S	25°33'44.61E	Erven
26	WALMER	3584	0	33°59'59.62S	25°33'30.11E	Erven
27	WALMER	3557	0	33°59'51.29S	25°33'47.64E	Erven
28	WALMER	3599	0	34°0'4.17S	25°33'15.95E	Erven

29	WALMER	3604	0	34°0'6.18S	25°33'10.24E	Erven
30	WALMER	3611	0	34°0'11.91S	25°33'7.95E	Erven
31	WALMER	3577	0	33°59'57.86S	25°33'35.54E	Erven
32	WALMER	3582	0	33°59'58.9S	25°33'32.07E	Erven
33	WALMER	3602	0	34°0'5.31S	25°33'12.7E	Erven
34	WALMER	3608	0	34°0'9.43S	25°33'8.51E	Erven
35	WALMER	559	0	34°0'9.16S	25°34'0.48E	Erven
36	WALMER	3569	0	33°59'56.02S	25°33'40.53E	Erven
37	WALMER	3595	0	34°0'2.94S	25°33'19.74E	Erven
38	WALMER	3586	0	34°0'0.22S	25°33'28.23E	Erven
39	WALMER	3603	0	34°0'5.74S	25°33'11.48E	Erven
40	WALMER	3564	0	33°59'54.82S	25°33'43.78E	Erven
41	WALMER	11302	0	34°0'4.39S	25°34'11.88E	Erven
42	WALMER	4195	0	34°0'6.15S	25°33'37.55E	Erven
43	WALMER	11339	0	33°59'52.43S	25°33'49.57E	Erven
44	WALMER	3573	0	33°59'56.88S	25°33'38.15E	Erven
45	WALMER	3593	0	34°0'2.35S	25°33'21.62E	Erven
46	WALMER	3596	0	34°0'3.24S	25°33'18.79E	Erven
47	WALMER	3560	0	33°59'54.01S	25°33'46.08E	Erven
48	WALMER	3588	0	34°0'0.82S	25°33'26.34E	Erven
49	WALMER	3592	0	34°0'2.03S	25°33'22.57E	Erven
50	WALMER	3601	0	34°0'4.92S	25°33'13.85E	Erven
51	WALMER	3606	0	34°0'7.79S	25°33'8.88E	Erven
52	WALMER	3614	0	34°0'14.45S	25°33'7.33E	Erven
53	WALMER	3597	0	34°0'3.56S	25°33'17.84E	Erven
54	WALMER	3572	0	33°59'56.51S	25°33'39.2E	Erven
55	WALMER	3590	0	34°0'1.43S	25°33'24.46E	Erven
56	WALMER	3607	0	34°0'8.61S	25°33'8.69E	Erven
57	WALMER	3576	0	33°59'57.39S	25°33'36.79E	Erven
58	WALMER	3591	0	34°0'1.73S	25°33'23.51E	Erven
59	WALMER	3613	0	34°0'13.55S	25°33'7.57E	Erven
60	WALMER	10501	0	34°0'13.02S	25°33'47.82E	Erven
61	WALMER	10655	0	33°59'51S	25°33'48.8E	Erven
62	WALMER	6991	0	34°0'14.58S	25°33'17.22E	Erven

Development footprint<sup>1</sup> vertices:  
No development footprint(s) specified.

### Wind and Solar developments with an approved Environmental Authorisation or applications under consideration within 30 km of the proposed area

No	EIA Reference No	Classification	Status of application	Distance from proposed area (km)
1	12/12/20/1506	Wind	Approved	9.5
2	14/12/16/3/3/1/2363	Wind	Approved	18.8
3	12/12/20/1719	Wind	Approved	28.2
4	12/12/20/2106/AM3	Wind	Approved	7.7

<sup>1</sup> “development footprint”, means the area within the site on which the development will take place and includes all ancillary developments for example roads, power lines, boundary walls, paving etc. which require vegetation clearance or which will be disturbed and for which the application has been submitted.

## Environmental Management Frameworks relevant to the application

No intersections with EMF areas found.

## Environmental screening results and assessment outcomes

The following sections contain a summary of any development incentives, restrictions, exclusions or prohibitions that apply to the proposed development site as well as the most environmental sensitive features on the site based on the site sensitivity screening results for the application classification that was selected. The application classification selected for this report is:

**Transformation of land | From open space or Conservation.**

### Relevant development incentives, restrictions, exclusions or prohibitions

The following development incentives, restrictions, exclusions or prohibitions and their implications that apply to this site are indicated below.

No intersection with any development zones found.

### Proposed Development Area Environmental Sensitivity

The following summary of the development site environmental sensitivities is identified. Only the highest environmental sensitivity is indicated. The footprint environmental sensitivities for the proposed development footprint as identified, are indicative only and must be verified on site by a suitably qualified person before the specialist assessments identified below can be confirmed.

Theme	Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
Agriculture Theme	X			
Animal Species Theme		X		
Aquatic Biodiversity Theme	X			
Archaeological and Cultural Heritage Theme				X
Civil Aviation Theme	X			
Defence Theme	X			
Paleontology Theme	X			
Plant Species Theme			X	
Terrestrial Biodiversity Theme	X			

### Specialist assessments identified

Based on the selected classification, and the known impacts associated with the proposed development, the following list of specialist assessments have been identified for inclusion in the assessment report. It is the responsibility of the EAP to confirm this list and to motivate in the assessment report, the reason for not including any of the identified specialist study including the provision of photographic evidence of the site situation.

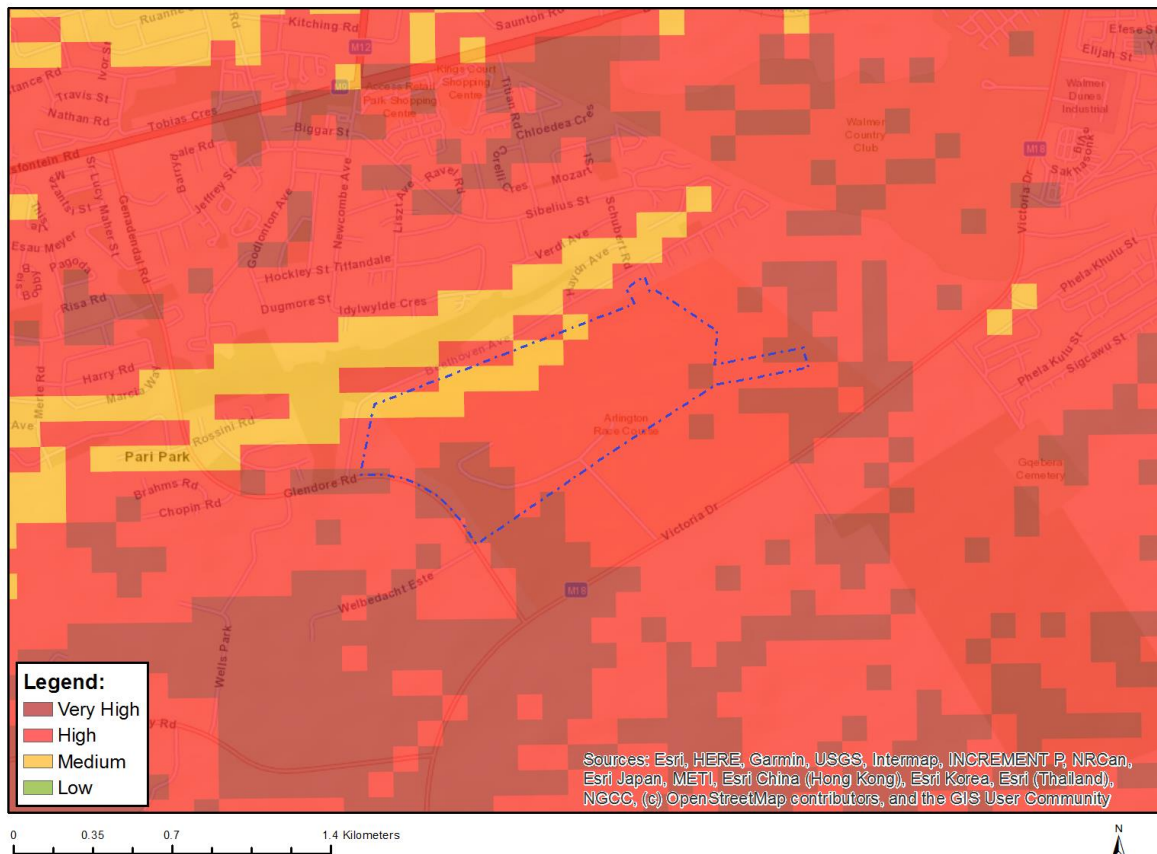
No	Specialist assessment	Assessment Protocol
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1	Landscape/Visual Impact Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf</a>
2	Archaeological and Cultural Heritage Impact Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf</a>
3	Palaeontology Impact Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf</a>
4	Terrestrial Biodiversity Impact Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Terrestrial_Biodiversity_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Terrestrial_Biodiversity_Assessment_Protocols.pdf</a>
5	Aquatic Biodiversity Impact Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Aquatic_Biodiversity_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Aquatic_Biodiversity_Assessment_Protocols.pdf</a>
6	Hydrology Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf</a>
7	Socio-Economic Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf</a>
8	Plant Species Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Plant_Species_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Plant_Species_Assessment_Protocols.pdf</a>
9	Animal Species Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Animal_Species_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Animal_Species_Assessment_Protocols.pdf</a>

## Results of the environmental sensitivity of the proposed area.

The following section represents the results of the screening for environmental sensitivity of the proposed site for relevant environmental themes associated with the project classification. It is the duty of the EAP to ensure that the environmental themes provided by the screening tool are comprehensive and complete for the project. Refer to the disclaimer.

### MAP OF RELATIVE AGRICULTURE THEME SENSITIVITY



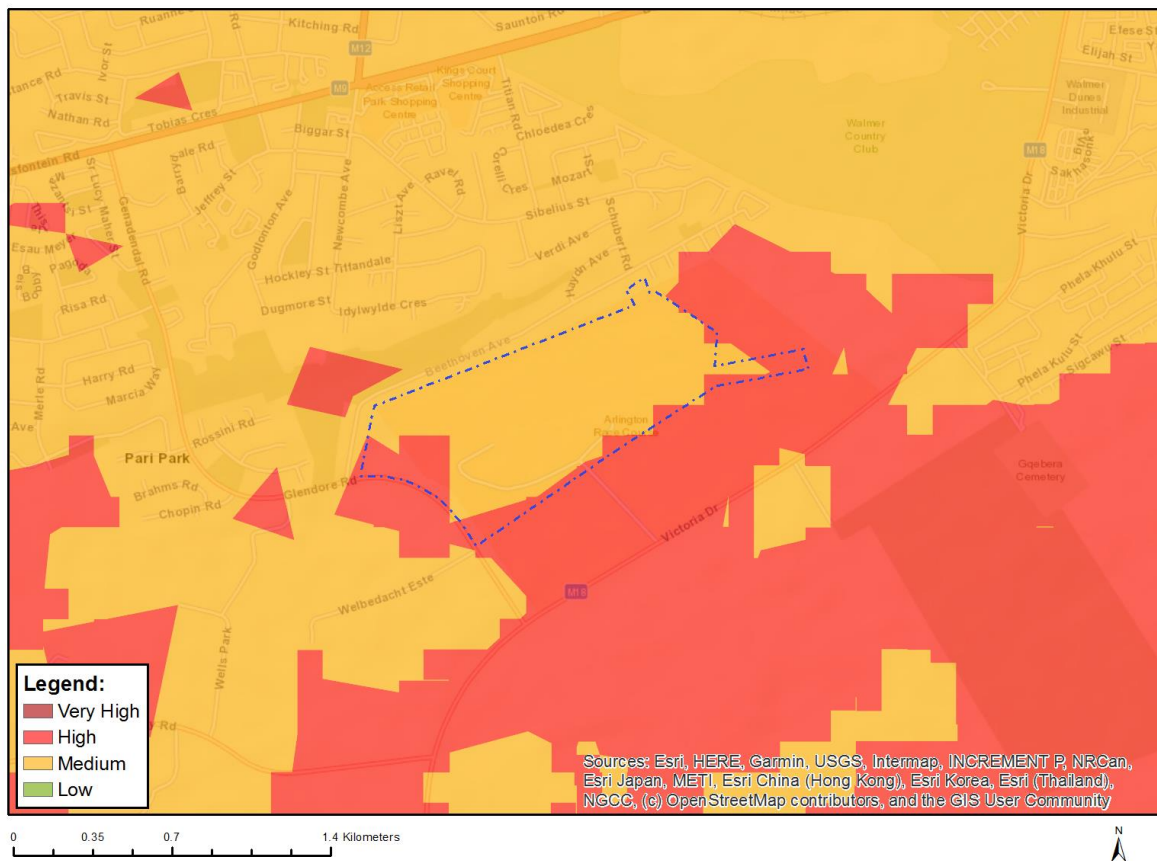
Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

#### Sensitivity Features:

Sensitivity	Feature(s)
High	Land capability;09. Moderate-High/10. Moderate-High
Medium	Land capability;06. Low-Moderate/07. Low-Moderate/08. Moderate
Very High	Land capability;11. High/12. High-Very high/13. High-Very high/14. Very high/15. Very high



## MAP OF RELATIVE ANIMAL SPECIES THEME SENSITIVITY



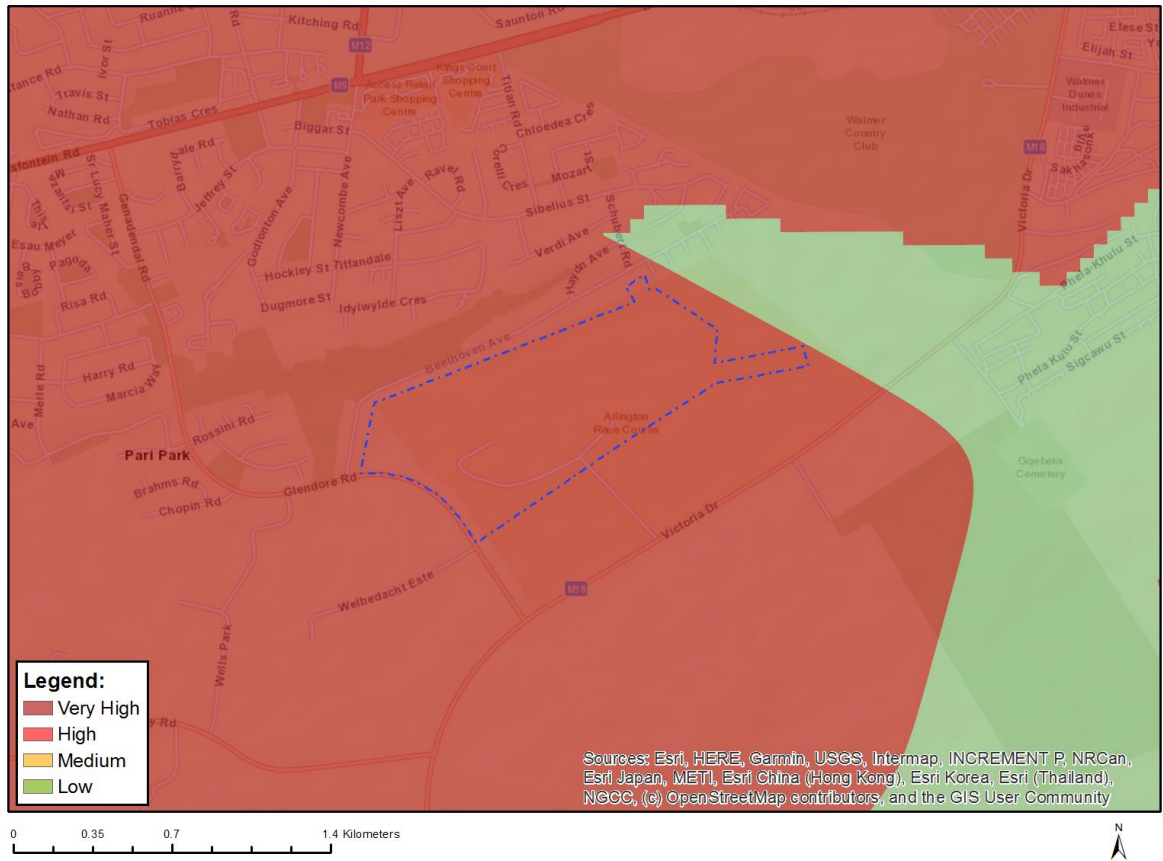
Where only a sensitive plant unique number or sensitive animal unique number is provided in the screening report and an assessment is required, the environmental assessment practitioner (EAP) or specialist is required to email SANBI at [eiadatarequests@sanbi.org.za](mailto:eiadatarequests@sanbi.org.za) listing all sensitive species with their unique identifiers for which information is required. The name has been withheld as the species may be prone to illegal harvesting and must be protected. SANBI will release the actual species name after the details of the EAP or specialist have been documented.

Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
	X		

### Sensitivity Features:

Sensitivity	Feature(s)
High	Aves-Circus ranivorus
High	Aves-Circus maurus
High	Aves-Neotis denhami
High	Aves-Bradypterus sylvaticus
Medium	Aves-Stephanoaetus coronatus
Medium	Aves-Neotis denhami
Medium	Aves-Eupodotis senegalensis
Medium	Insecta-Chrysoritis thysbe whitei
Medium	Mammalia-Chlorotalpa duthieae
Medium	Sensitive species 8
Medium	Invertebrate-Aneuryphymus montanus

## MAP OF RELATIVE AQUATIC BIODIVERSITY THEME SENSITIVITY



Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

### Sensitivity Features:

Sensitivity	Feature(s)
Very High	SWSA (SW) _Tsitsikamma

# MAP OF RELATIVE ARCHAEOLOGICAL AND CULTURAL HERITAGE THEME SENSITIVITY

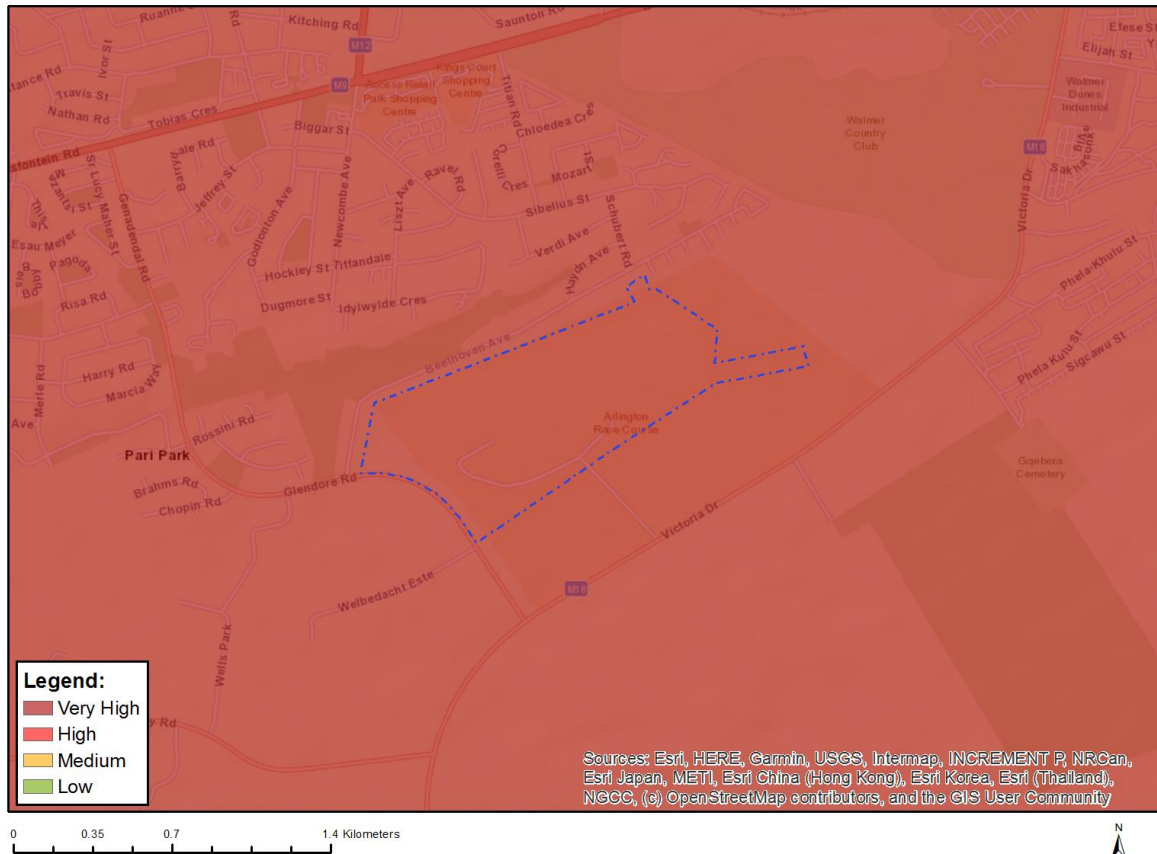


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
			X

## Sensitivity Features:

Sensitivity	Feature(s)
Low	Low sensitivity

## MAP OF RELATIVE CIVIL AVIATION THEME SENSITIVITY

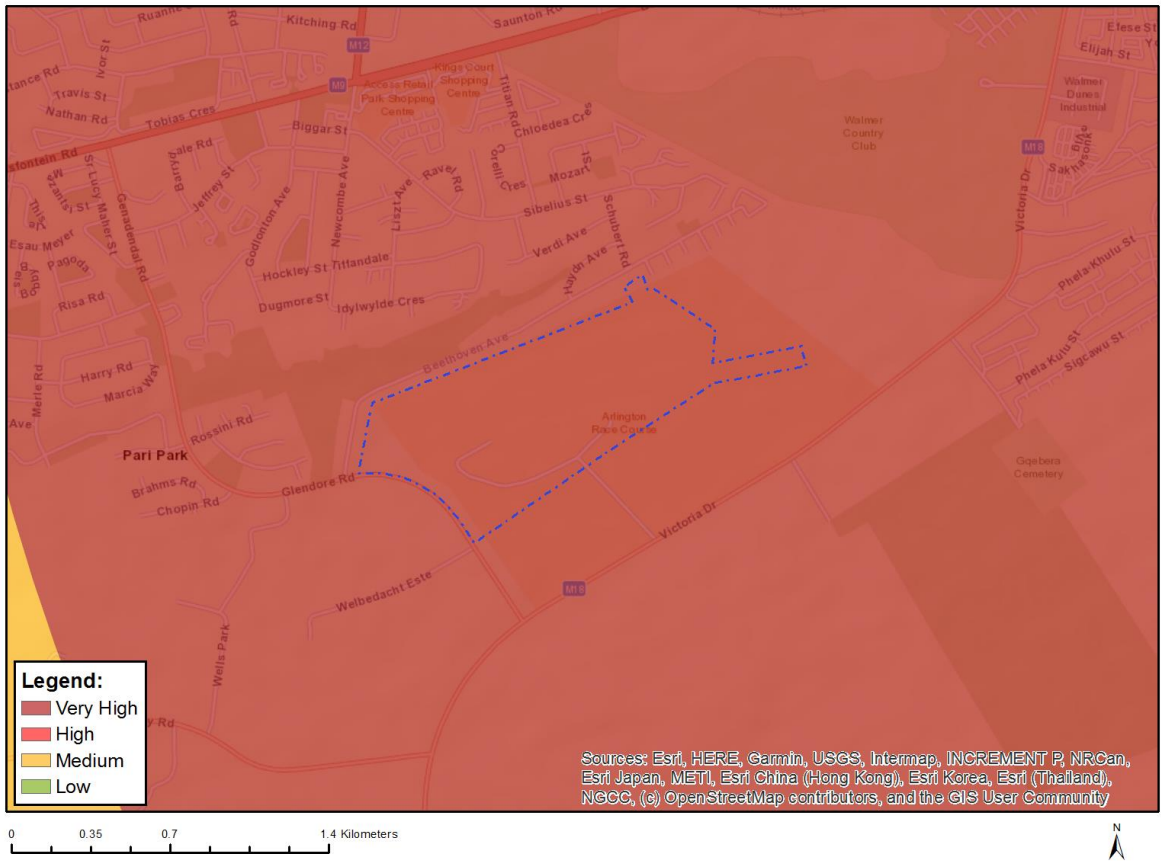


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

### Sensitivity Features:

Sensitivity	Feature(s)
High	Within 15 km of a civil aviation radar
Medium	Within 5 km of an air traffic control or navigation site
Very High	Within 8 km of a major civil aviation aerodrome

## MAP OF RELATIVE DEFENCE THEME SENSITIVITY

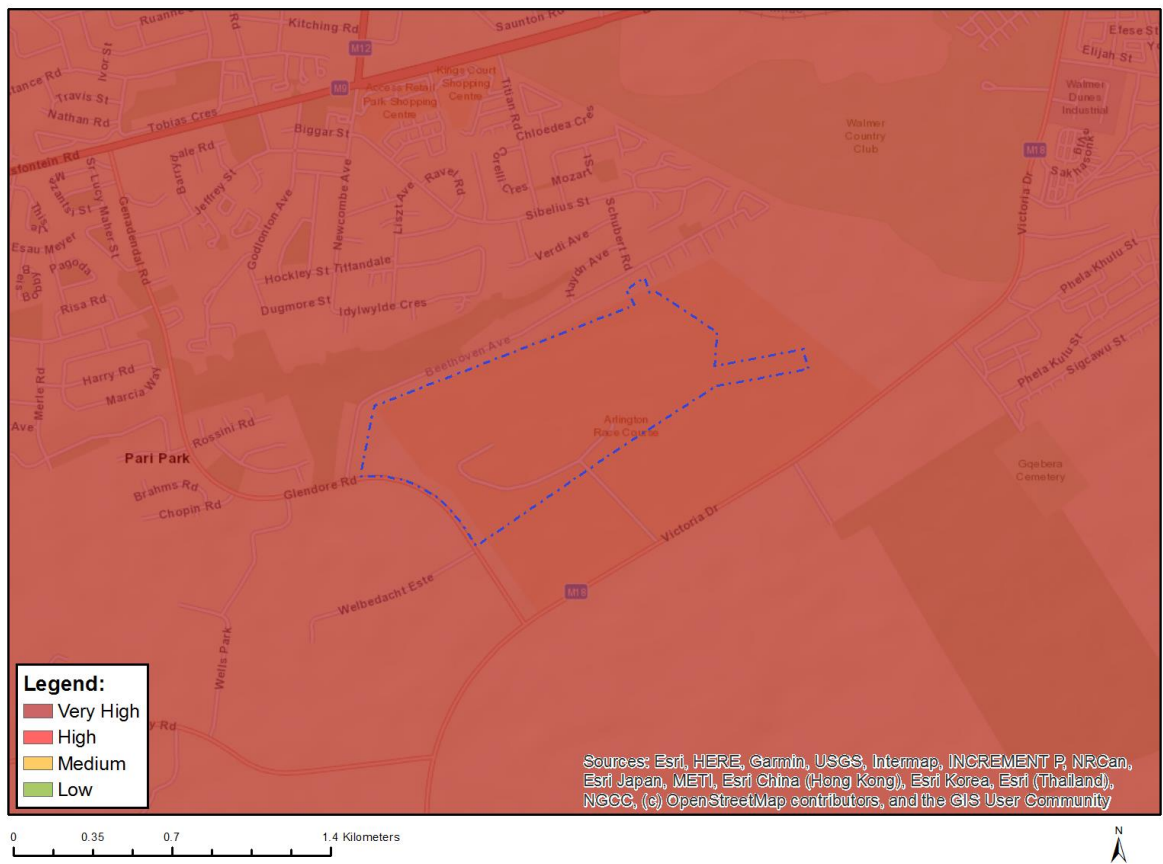


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

### Sensitivity Features:

Sensitivity	Feature(s)
Very High	Military and Defence Site

## MAP OF RELATIVE PALEONTOLOGY THEME SENSITIVITY

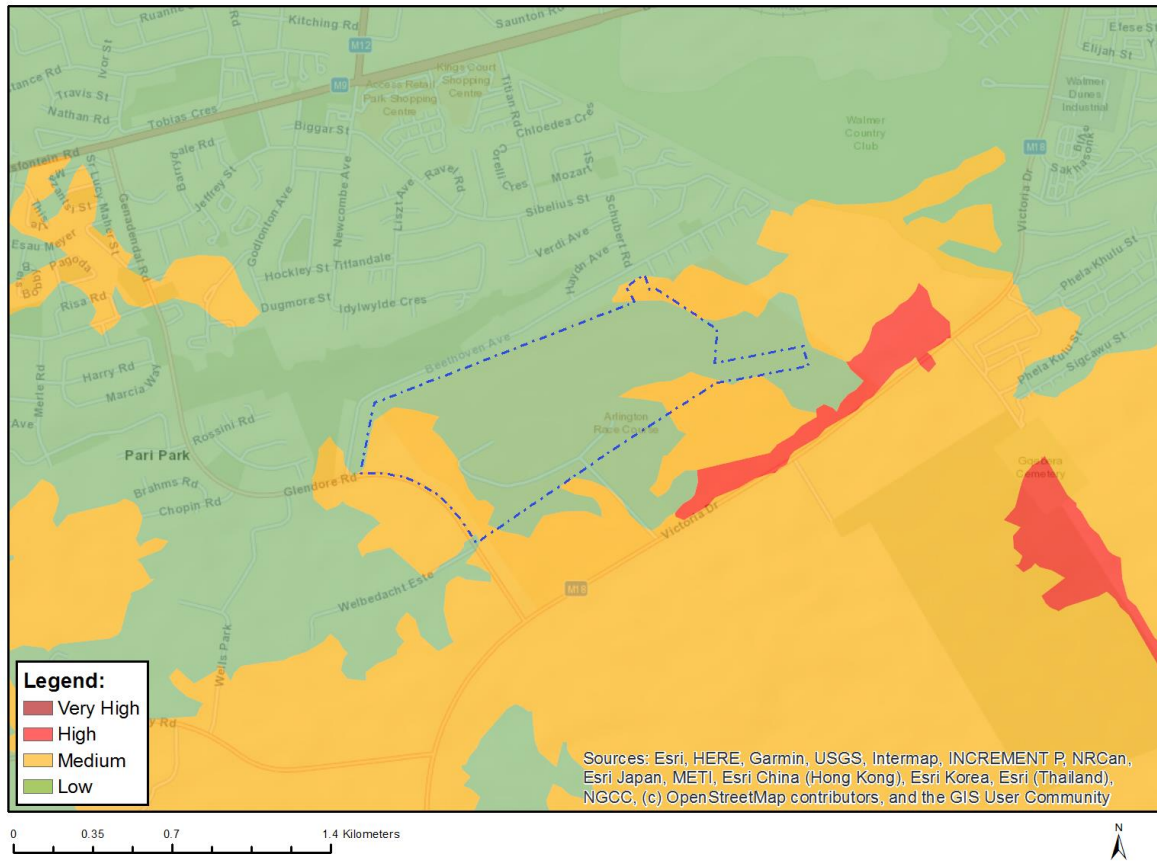


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

### Sensitivity Features:

Sensitivity	Feature(s)
Very High	Features with a Very High paleontological sensitivity

## MAP OF RELATIVE PLANT SPECIES THEME SENSITIVITY



Where only a sensitive plant unique number or sensitive animal unique number is provided in the screening report and an assessment is required, the environmental assessment practitioner (EAP) or specialist is required to email SANBI at [eiadatarequests@sanbi.org.za](mailto:eiadatarequests@sanbi.org.za) listing all sensitive species with their unique identifiers for which information is required. The name has been withheld as the species may be prone to illegal harvesting and must be protected. SANBI will release the actual species name after the details of the EAP or specialist have been documented.

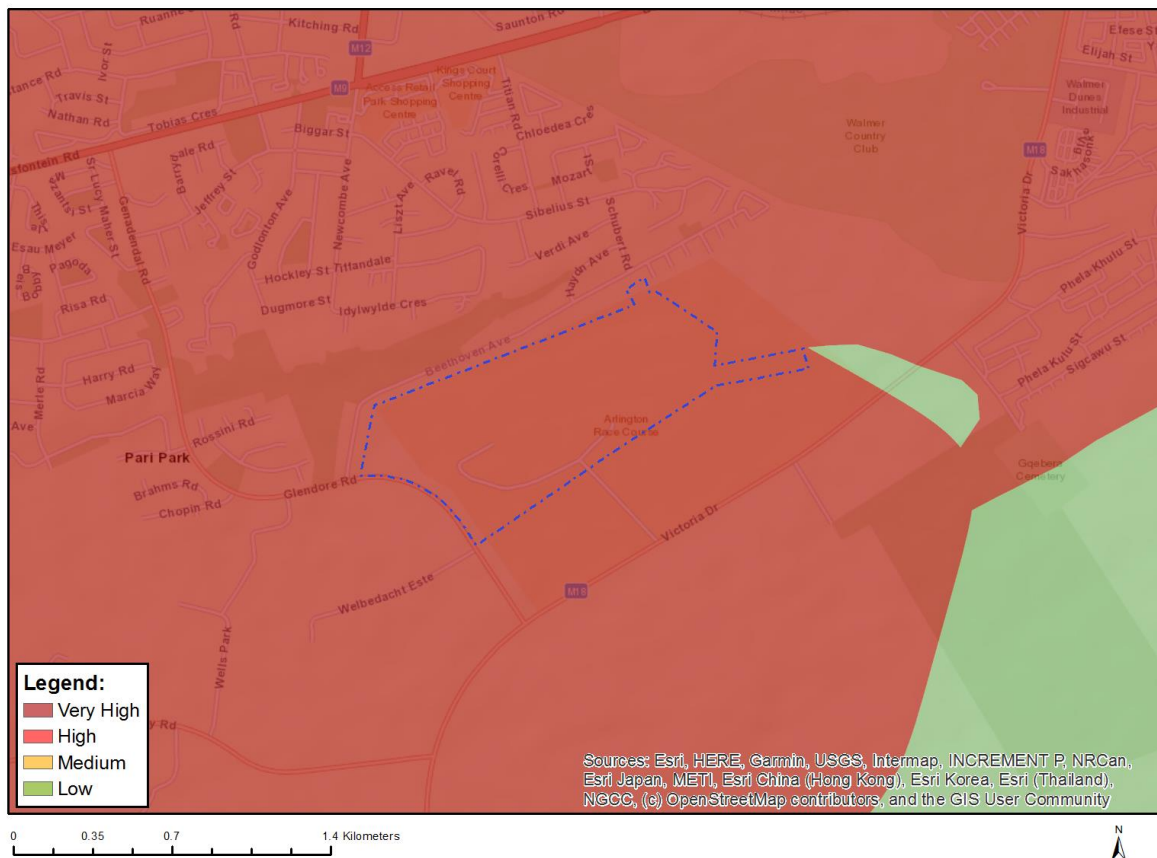
Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
		X	

### Sensitivity Features:

Sensitivity	Feature(s)
Low	Low Sensitivity
Medium	Sensitive species 1252
Medium	Argyrobium crassifolium
Medium	Aspalathus recurispina
Medium	Sensitive species 991
Medium	Lotononis acuminata
Medium	Selago rotundifolia
Medium	Erica chloroloma
Medium	Erica zeyheriana
Medium	Gymnosporia elliptica
Medium	Sensitive species 588
Medium	Sensitive species 657
Medium	Sensitive species 670

Medium	Centella tridentata var. hermanniifolia
Medium	Rapanea gilliana
Medium	Holothrix longicornu
Medium	Agathosma gonaquensis
Medium	Agathosma stenopetala
Medium	Corpuscularia lehmannii
Medium	Caputia scaposa var. addoensis
Medium	Sensitive species 448
Medium	Erica glumiflora
Medium	Sensitive species 654

## MAP OF RELATIVE TERRESTRIAL BIODIVERSITY THEME SENSITIVITY



Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

### Sensitivity Features:

Sensitivity	Feature(s)
Very High	SWSA (SW) _Tsitsikamma
Very High	CR_Algoa Sandstone Fynbos





**PROPOSED ARLINGTON SMART CITY (MULTIPLE-USE)  
DEVELOPMENT ON ERVEN 3988, 4195 AND 6991 IN WALMER,  
GQEBERHA, NELSON MANDELA BAY MUNICIPALITY, EASTERN  
CAPE**

**ENVIRONMENTAL SCREENING ASSESSMENT AND SITE SENSITIVITY VERIFICATION  
REPORT**

**JANUARY 2023**

Prepared for:



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## ADENDORFF ARCHITECTS AND INTERIORS (PTY) LTD

### PROPOSED CONSTRUCTION OF THE ARLINGTON SMART CITY (MULTIPLE-USE) DEVELOPMENT ON ERVEN 3988, 4195 AND 6991, NMBM

#### ENVIRONMENTAL SCREENING ASSESSMENT AND SITE SENSITIVITY VERIFICATION REPORT

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## 1 INTRODUCTION

The National Department of Forestry, Fisheries and Environment (DFFE) promulgated regulations for the compulsory submission of a report based on the Screening Tool when undertaking and submitting applications for environmental authorisation (GN960 of 2019).

Procedures for the Assessment and Minimum Criteria for Reporting on Identified Environmental Themes in terms of Section 24 (5) (a) and (h) and 44 of the National Environmental Management Act (107 of 1998) have been published. These procedures prescribe the requirements for undertaking site sensitivity verification reports as well as describe the requirements for specialist input per environmental theme in the Screening Tool.

According to the abovementioned notice, the site sensitivity verification report must be recorded in the form of a report that:

- a) Confirms or disputes the current use of the land and the environmental sensitivity as identified by the screening tool, such as a new development or infrastructure, the change in vegetation cover or status, etc.
- b) Contain motivation and evidence of either the verified or different use of the land and environmental sensitivity.
- c) Must be submitted together with the relevant assessment report prepared in accordance with the requirements of the Environmental Impact Assessment Regulations (EIA Regulations), 2014 (as amended) promulgated under the National Environmental Management Act, 1998 (No. 107 of 1998, NEMA) for the proposed project.

**As per the requirements, this report is the *Site Sensitivity Verification Report* and provides a verification for which environmental themes will be further investigated.**

### 1.1 Site Assessment and Determination of Site Sensitivity

The approach for the site assessment and sensitivity verification included the following:

- A desktop analysis through a review of available biodiversity and wetland mapping, and satellite imagery.
- Site inspections conducted by Specialists (Botanical, Faunal & Avifaunal, Aquatic, Heritage, Visual).

## 2 PROPOSED PROJECT

JG Afrika has been appointed by Adendorff Architects and Interiors (Pty) Ltd to provide Environmental Services for the Proposed Arlington Multiple-Use Development within the Nelson Mandela Bay Municipality, Gqeberha.

The proposed project will be located on erven 3988, 4195, 6991, which is earmarked for a Smart City Development. This development will promote social, economic, and environmental sustainability, through the following mechanisms:

- The project will be resource efficient through resource management ideas such as the improvement of water distribution network, rainwater management, digital smart meters, renewable energy generation, sustainable drainage, reduction of water generation, optimisation of waste management.
- The development will integrate 4IR & ICTs infrastructure and smart mobility.

The development will include, retail, business, office and storage sites, residential units, retirement units, a “Digi 4RI” centre, solar facility, and an early childhood development centre.

**2.1 Location of site**

The proposed Smart City development will be located on Erven 3988, 4195, 6991 is situated in Walmer, Gqeberha, Nelson Mandela Bay Municipality (Refer to Figure 1 – Regional Locality Map and Figure 2 – Aerial Image of the site). Access to the site will be via two (2) Entrance Gates - Entrance Gate 1 will be from Glendore Road and Entrance Gate 2 will be off Victoria Drive onto the Racecourse Road (Refer to Figure 3).

The property is situated on the urban edge of the Nelson Mandela Bay Municipality as set out in the NMBM SDF (2015). The DEDEAT has confirmed that the proposed site is not located within an urban area. The relevant project details are presented in Table 1.

Table 1: Project Information

PROJECT INFORMATION	Farm Name	Farm/Erff No	Portion	Co-Ordinates
AFFECTED PROPERTIES	Walmer	Erf No 3988	0	34°0'8.61S   25°33'45.29E
	Walmer	Erf No 4195	0	34°0'20.96S   25°33'22.39E
	Walmer	Erf No 6991	0	34°0'14.58S   25°34'12.07E
EXTENT OF THE SITE AREA	Approximately 65 Ha			
MUNICIPALITY	Nelson Mandela Bay Municipality			

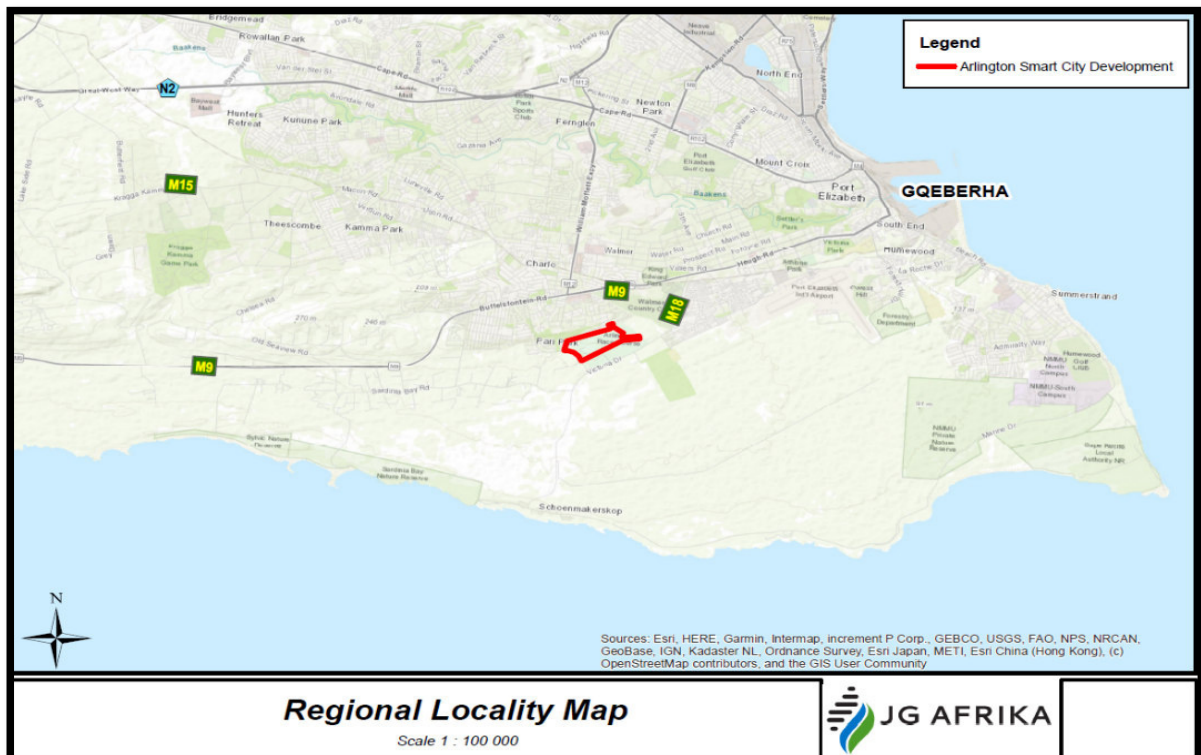


Figure 1: Regional Locality Map



Figure 2: Site Locality (Arlington Development Presentation, 2021)

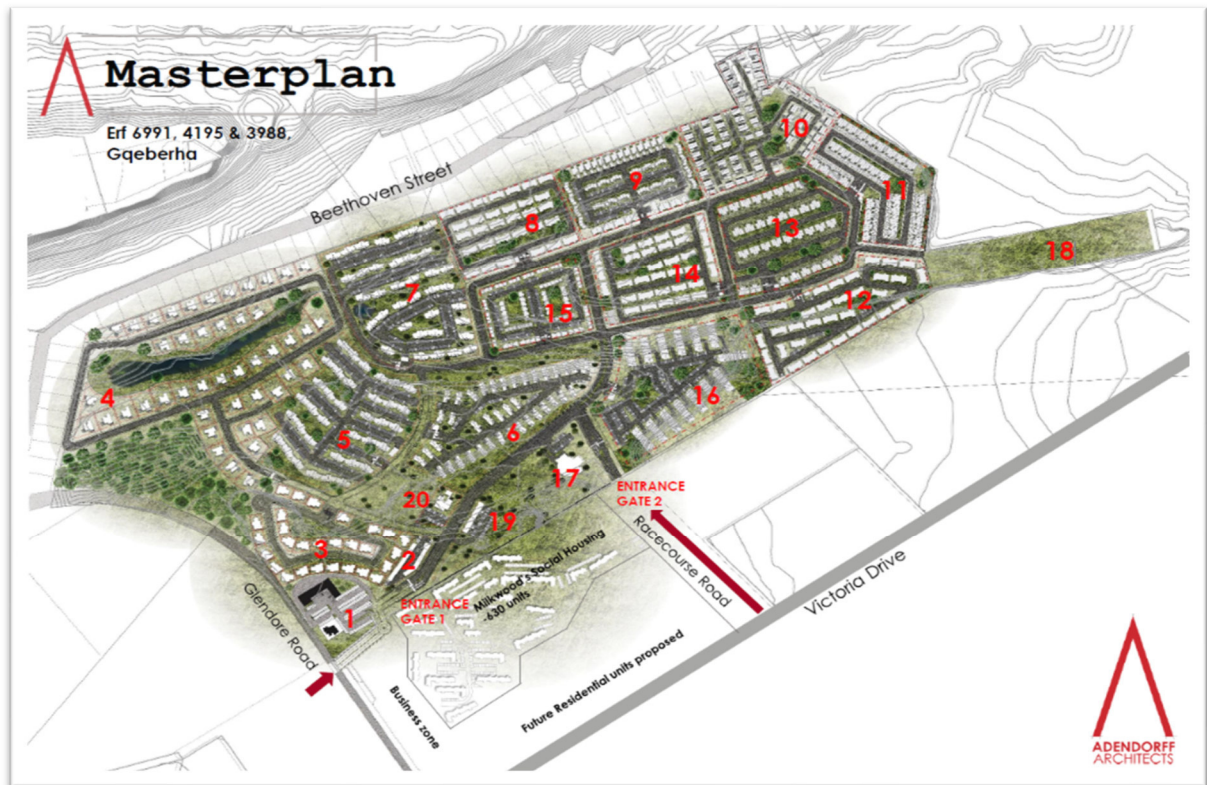


Figure 3: Site Masterplan indicating Entrance Gates (Arlington Development Presentation, 2021)

## 2.2 Land Cover Designation<sup>1</sup>

According to the Nelson Mandela Bay Municipality Bioregional Plan (2015), the majority of the property footprint falls within the Land Cover Designation of **Recreational Open Space**, other portions of the footprint include **Urban Formal** and **DONUT** – which indicates open land/space that is undeveloped (Figure 4).

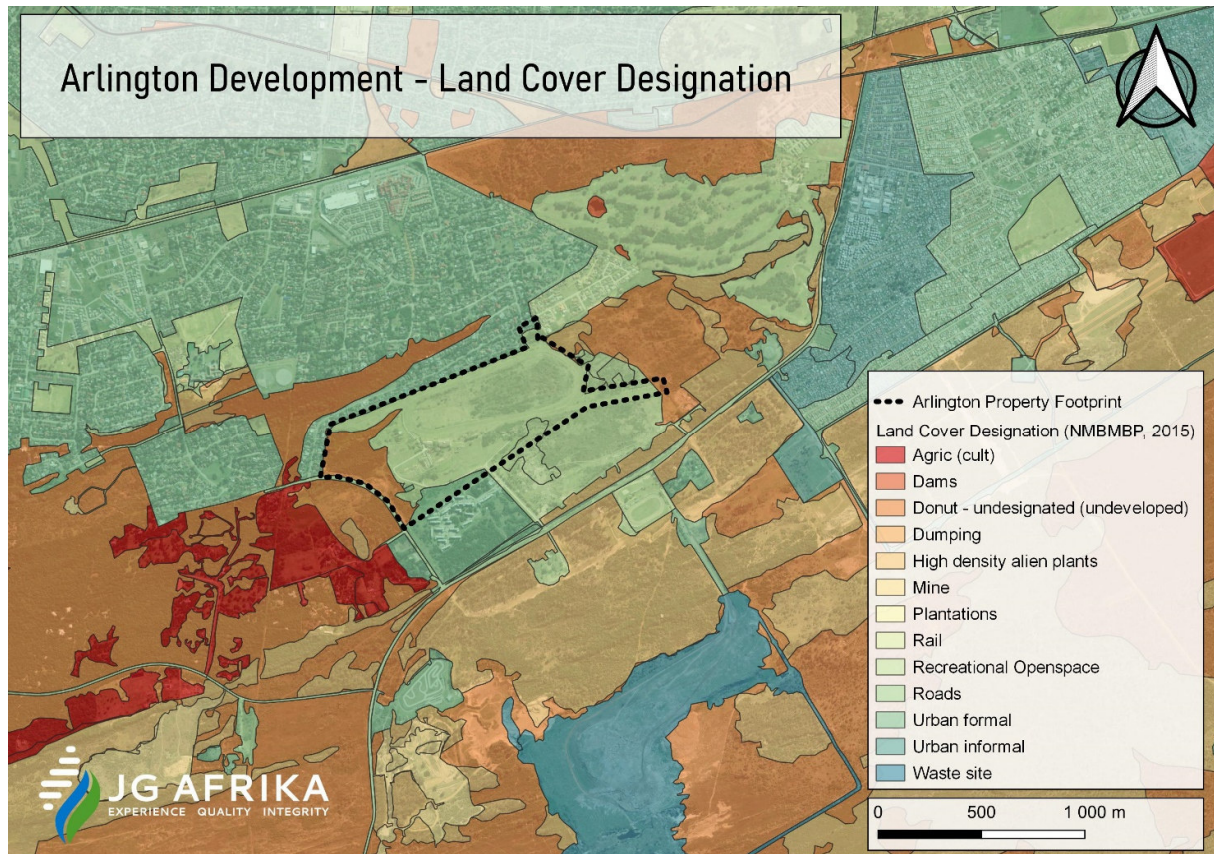


Figure 4: Land Cover Designation of property footprint and surrounds (NMBMBP, 2015).

## 2.3 Desktop Description of Receiving Environment

### 2.3.1 Vegetation

The site footprint falls within two vegetation types, namely Sardinia Forest Thicket and Algoa Sandstone Fynbos as identified by the Nelson Mandela Bay Municipality's Bioregional Plan (NMBMBP) (2015) and the South African National Biodiversity Assessment (SANBA) (2018), respectively.

In terms of the conservation status of these vegetation types (ecosystems), none are listed as critically endangered or endangered in terms of the 'National List of Ecosystems that are Threatened and in Need of Protection' (published in GN 1002 of 9 December 2011), as promulgated under Section 52 of the National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004) (NEMBA). However, the most recent Threat Status contained in the SANBA (2022) has classified Algoa Sandstone Fynbos as **Critically Endangered** while the Threat Status in terms of the NMBMBP (2015) classified Sardinia Forest Thicket as Vulnerable.

<sup>1</sup> (NMBM Bioregional Plan, 2015)

Certain Listed Activities contained in Listing Notice 3 (Activities in Geographical areas) of the EIA Regulations (2014, as amended) are triggered by developments occurring in Critically Endangered or Endangered Ecosystems.

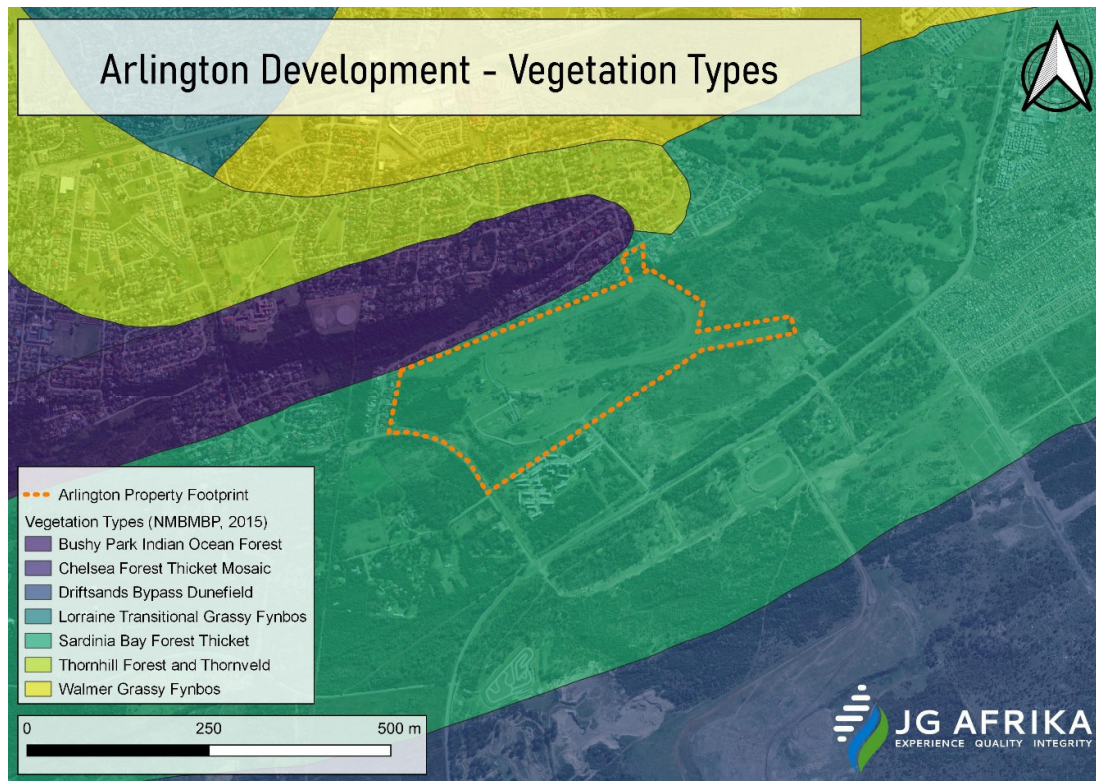


Figure 5: Map indicating the vegetation classification, in terms of the Nelson Mandela Bay Municipality's Bioregional Plan (2015), of the proposed site.



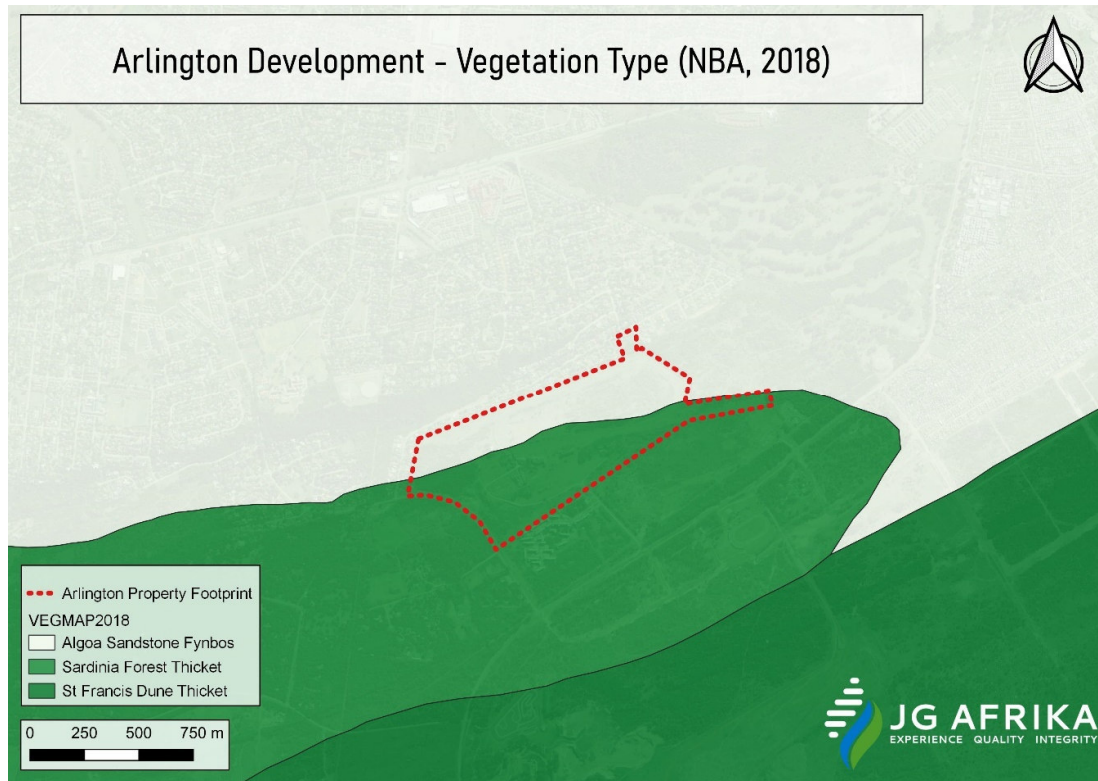


Figure 6: Map indicating the vegetation classification, in terms of the South African National Biodiversity Assessment (2018), of the proposed site.

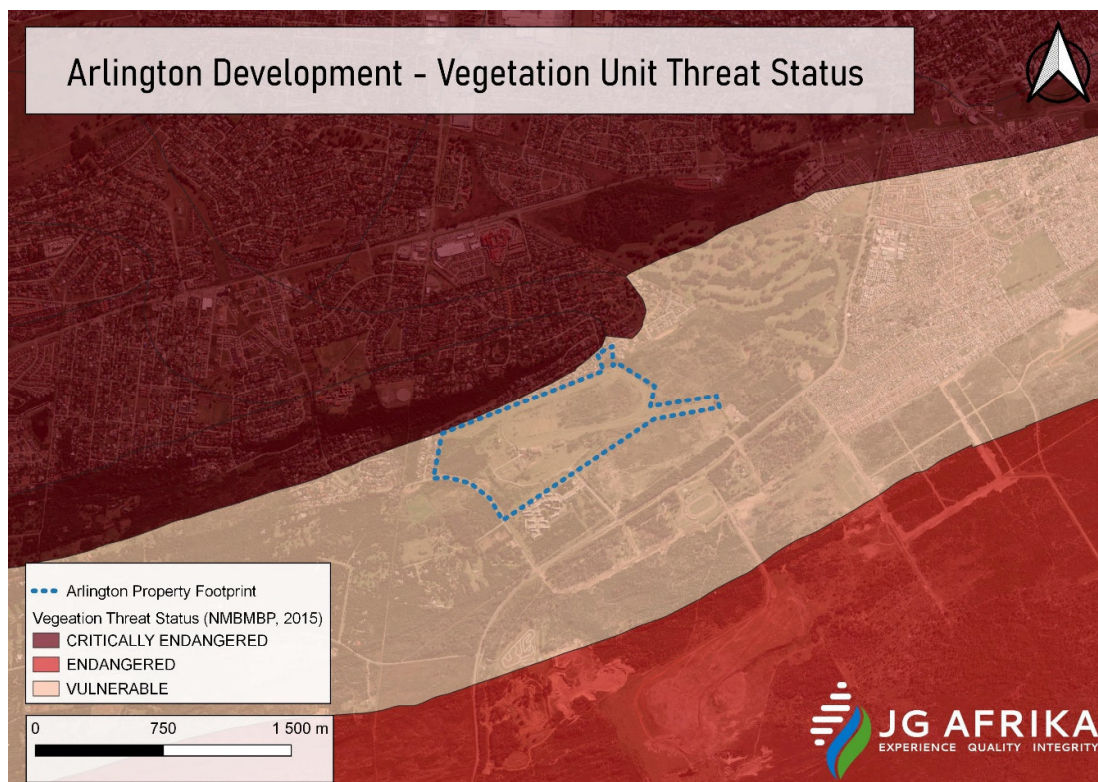


Figure 7: Map indicating the Vegetation Threat Status, in terms of the Nelson Mandela Bay Municipality's Bioregional Plan (2015), of the proposed site.

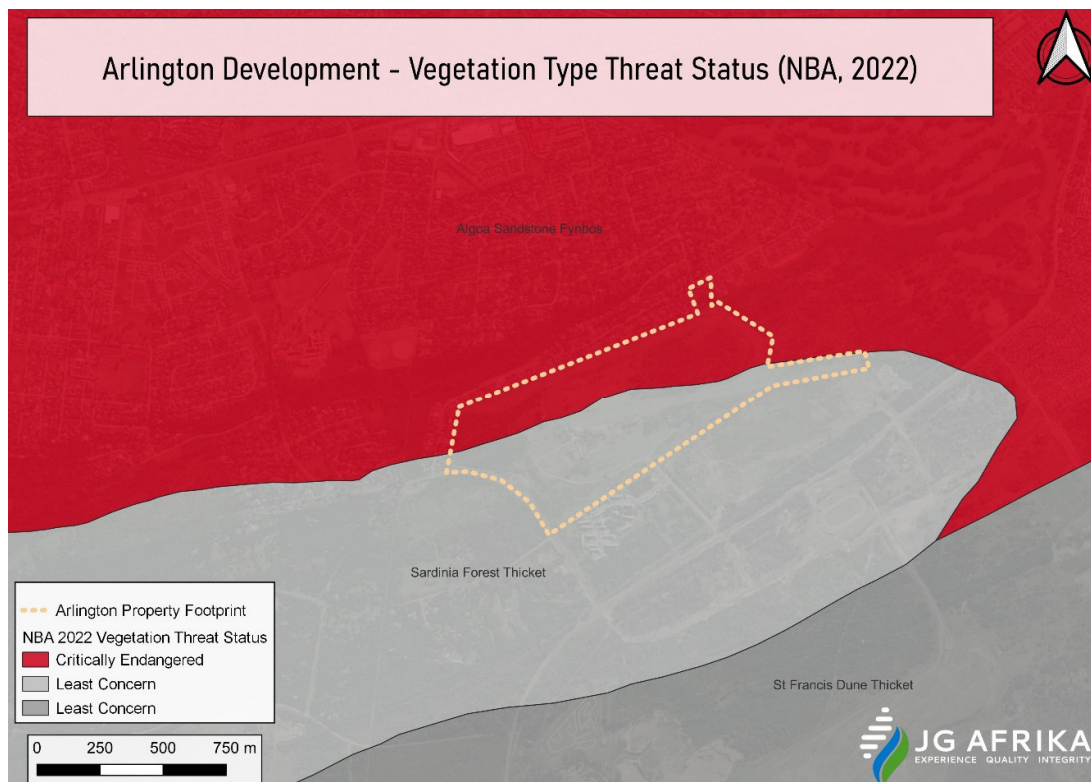


Figure 9: Map indicating the Vegetation Threat Status, in terms of the South African National Biodiversity Assessment (2018), of the proposed site.

### 2.3.2 Critical Biodiversity Areas and Ecological Support Areas

Critical Biodiversity Areas (CBAs) are areas required to meet biodiversity targets for ecosystems, species, and ecological processes, as identified in a systematic biodiversity plan and/or bioregional plan. As indicated in the Critical Biodiversity Map (Figure 4), a CBA is located less than 65m northwest of the proposed site footprint, according to the Nelson Mandela Bay Municipality's Bioregional Plan (2015). Ecological Support Areas (ESAs) also play an important role in supporting the ecological functioning of Critical Biodiversity Areas and/or in delivering ecosystem services. As shown in the Ecological Support Areas Map (Figure 4), there are a few ESAs surrounding the proposed development, however, none of them are within critical proximity to the proposed development.

*Certain Listed Activities contained in Listing Notice 3 (Activities in Geographical areas) of the EIA Regulations (2014, as amended) are triggered by developments in CBAs and/or ESAs identified in terms of a systematic biodiversity plans and/or bioregional plans.*

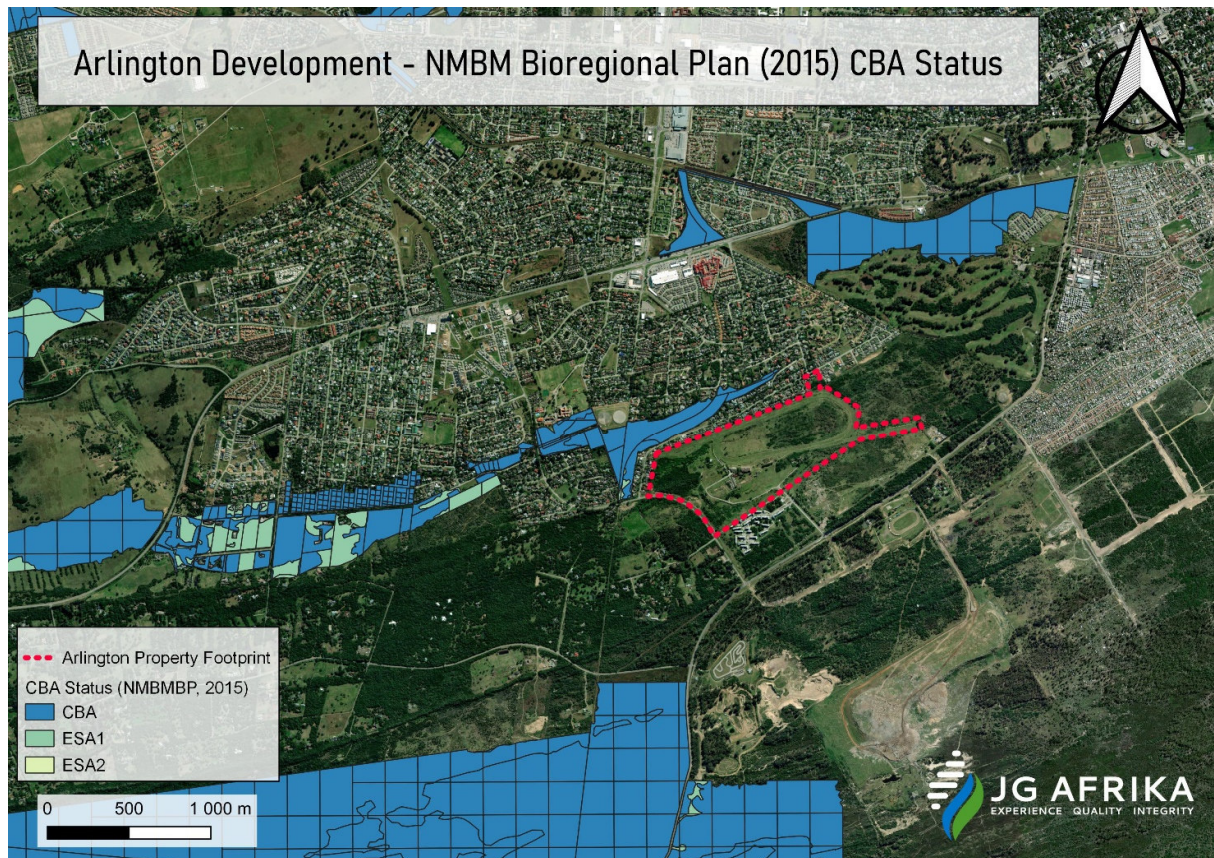
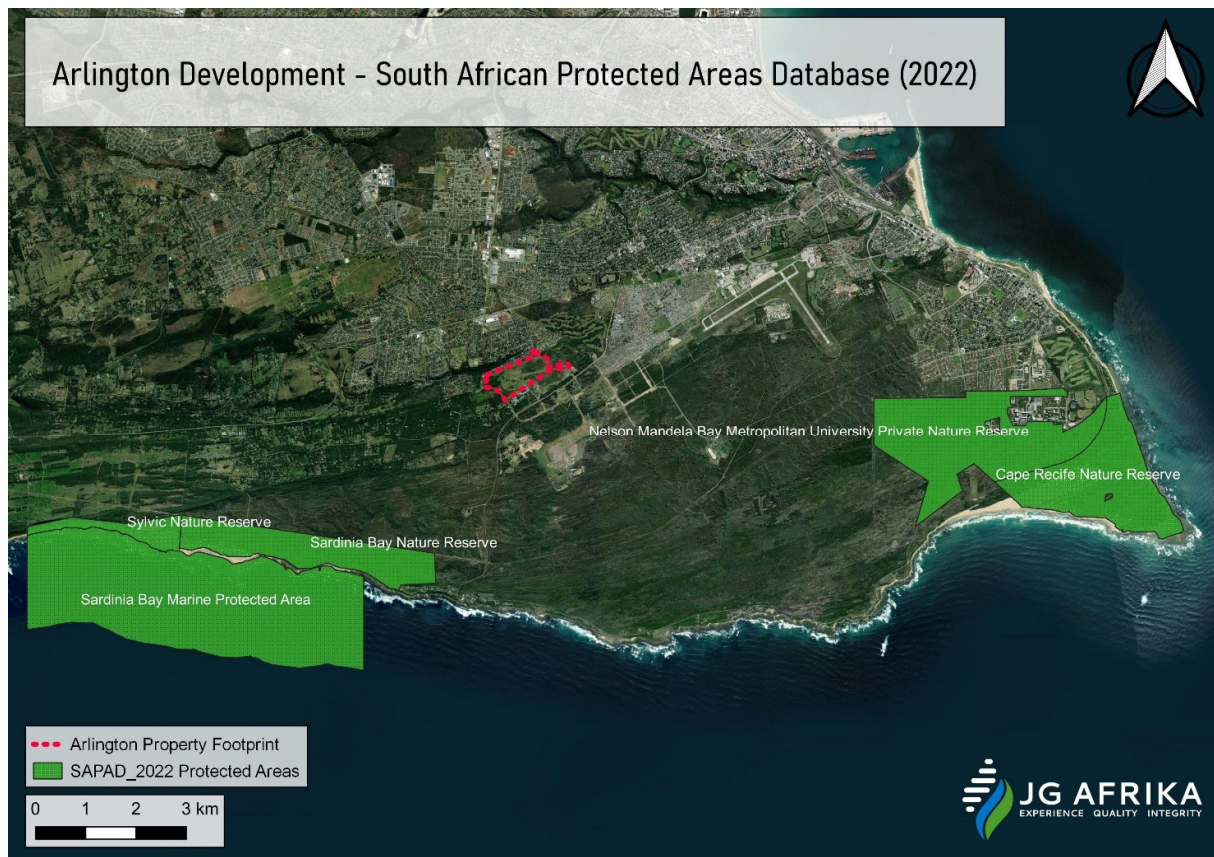


Figure 10: Map indicating the Critical Biodiversity Areas and Ecological Support Areas in relation to the proposed site.

### 2.3.3 Protected Areas

The proposed development site is located approximately 3km from the Sardinia Bay Nature Reserve towards the southwest and approximately 8km the Nelson Mandela Bay Metropolitan University Private Nature Reserve towards the southeast. These are protected areas identified by the South African Protected and Conservation Areas Database (SAPCAD) (2022) in accordance with the National Environmental Management: Protected Areas Act (NEMPAA - Act 57 of 2003).

*Certain Listed Activities contained in Listing Notice 3 (Activities in Geographical areas) of the EIA Regulations (2014, as amended) are triggered by developments occurring within 5 – 10km of a protected area identified in terms of NEMPAA (2003).*



*Figure 11: Map indicating Protected Areas in relation to the proposed site as identified by the SAPCAD (2022) in accordance with the NEMPAA (2003).*

### 2.3.4 Aquatic Features

Three artificial wetlands have been identified, via the SANBA database (2018) and (NFEP) database (2011-2014), within close proximity (500m) of the site footprint (Figure 6). These are however in the form of large, covered reservoirs. A cluster of flat wetlands are identified by the SANBA database (2018) approximately 80m southeast from the site and a seep wetland 335m northwest from the site. These wetlands, at desktop level, will need to be verified by an aquatic specialist.

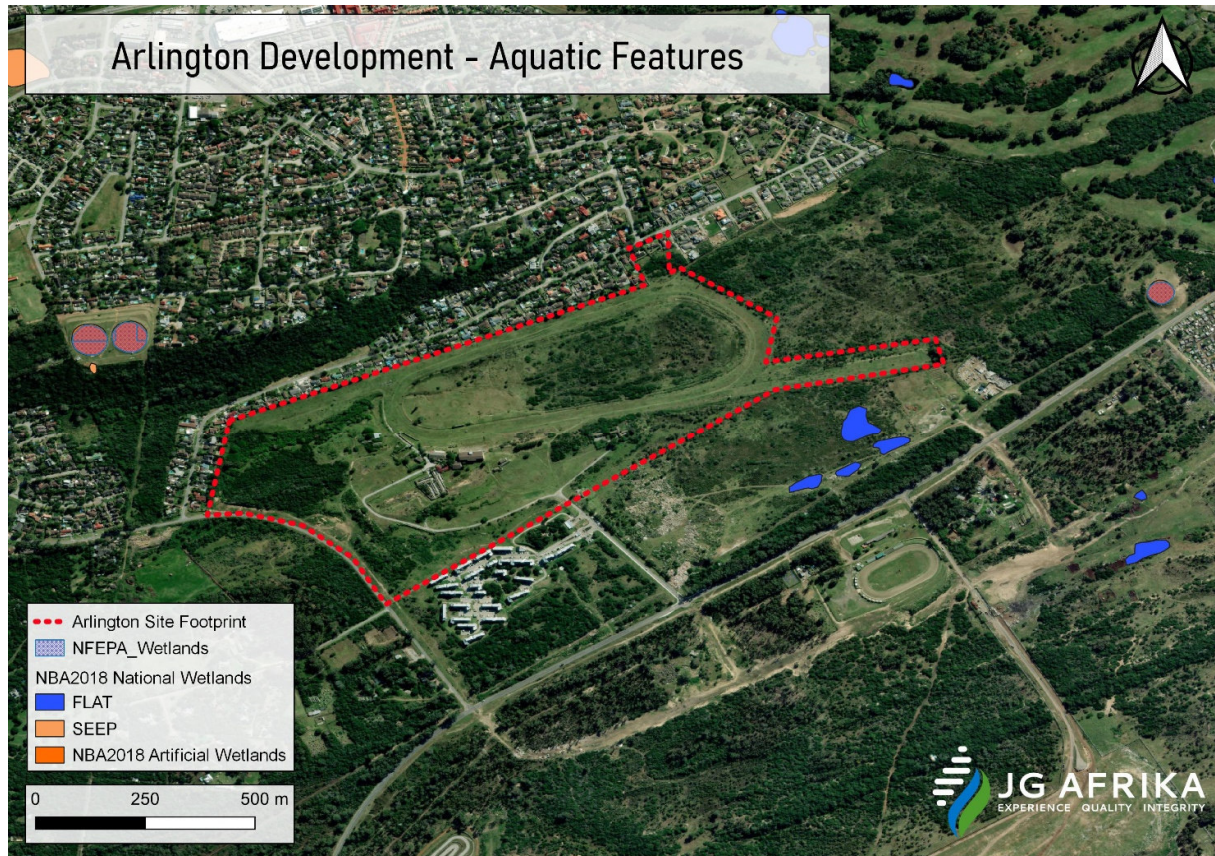


Figure 12: Map indicating the aquatic features in relation to the proposed site.

## 2.4 Site Photographs

This section presents photographs of the site based on the site visit conducted on the 28<sup>th</sup> of February 2022.



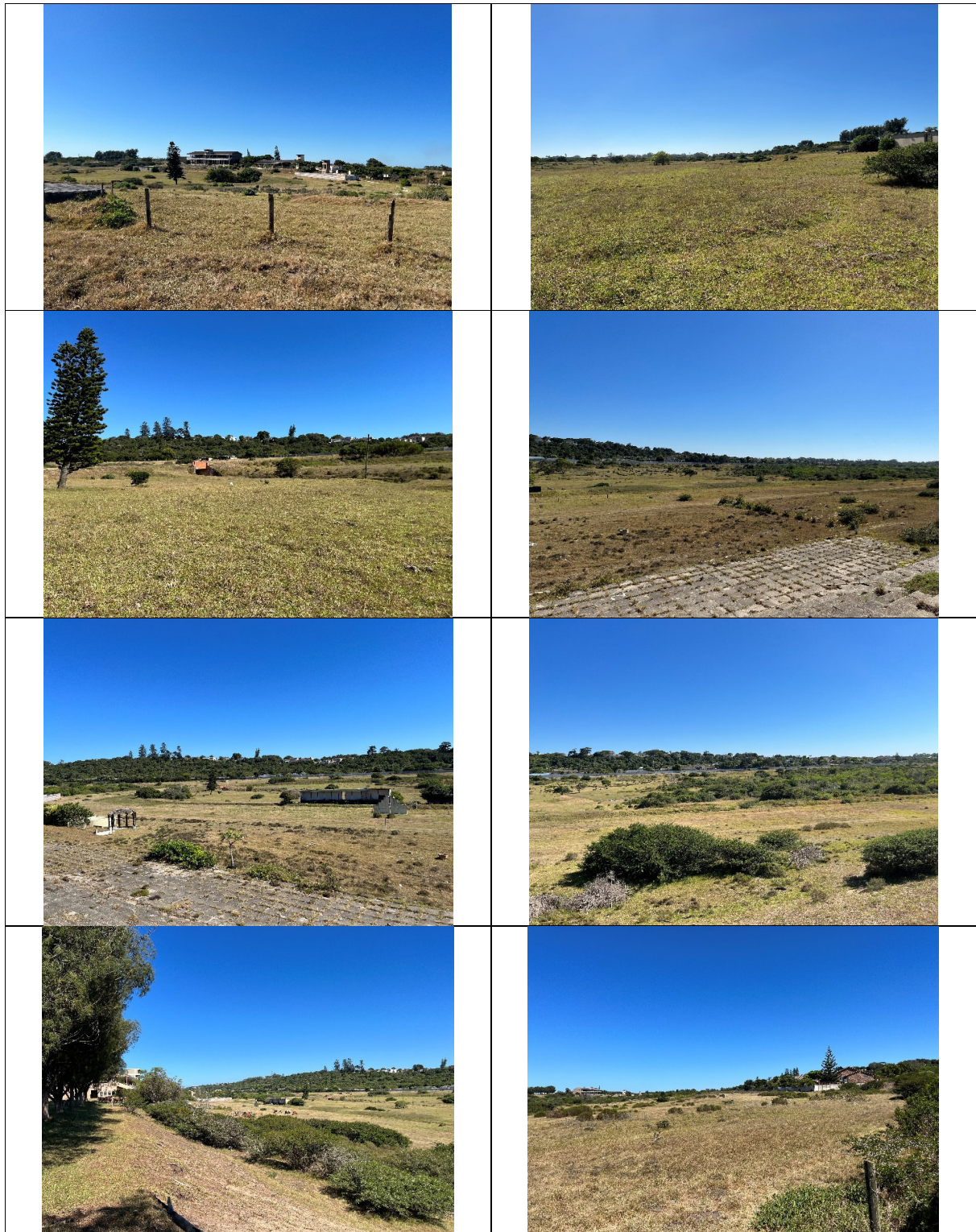


Figure 13: Photographs presenting the current condition of the proposed development site.

### 3 ENVIRONMENTAL SENSITIVITY VERIFICATION

#### 3.1 Themes and Environmental Sensitivity Identified by the Screening Tool

A Screening Tool Report was generated for the proposed Arlington Smart City Development project using the national web-based Environmental Screening Tool, as required by the NEMA: EIA Regulations 2014 (as amended). **Table 2** indicates the level of sensitivity of each of the environmental themes identified within the National Web-based Screening Tool Report.

*Table 2: Summary of the Screening Tool Report outcome*

ASPECT	SENSITIVITY			
	VERY HIGH	HIGH	MEDIUM	LOW
Agriculture				
Animal species				
Aquatic Biodiversity				
Archaeological and Cultural Heritage				
Palaeontology				
Civil Aviation				
Plant species				
Defence				
Terrestrial Biodiversity				

#### 3.2 Response and motivation in terms of identified site environmental sensitivities

The environmental sensitivity of the proposed development, as identified by the Screening Tool Report, including the motivation agreeing or disputing the sensitivities is presented in this section.

##### 3.2.1 Agricultural

The Agricultural sensitivity of the project is highlighted as being **Very High**. Based on Google Earth Satellite Imagery the proposed site is located on the edge of a well-established urban area towards the north and vacant plots of land towards the south. The disturbed nature of the larger portion of the project area is likely not to be favourable for agriculture and the impacts on agricultural resources will most likely be low, however this will need to be confirmed in a specialist findings report. Additionally, as a result of the very high sensitivity triggered by the screening tool, an ***Agricultural Impact Assessment is deemed necessary for this proposed development.***

##### 3.2.2 Archaeological and Cultural heritage

The Archaeological and Cultural Heritage theme are highlighted as **Low sensitivity**. The Heritage specialist has undertaken his survey and indicated that there are no sensitive areas from an archaeological perspective that will affect the layout of the proposed development. There may be a building or structure that is over 60 years old, as per the historical background of the premises, but most of these structures are dilapidated and therefore a permit application will be made to the Heritage Authority for demolishing of such structures.

Additionally, according to Section 38 of the National Heritage Resources Act (Act 25 of 1999), should 5000m<sup>2</sup> of vegetation be cleared, a ***Heritage Impact Assessment will be required.***

### 3.2.3 Palaeontology

Palaeontology sensitivity is highlighted as **Very High**; however, the palaeontologist has indicated that there are no areas that require exclusion during the design phase of the proposed development.

**As a result of the sensitivity triggered by the screening tool and the need for further investigation, a Palaeontological Impact Assessment will be conducted for the proposed development.**

### 3.2.4 Aquatic Biodiversity

The Aquatic Biodiversity theme within the project area is highlighted as **Low sensitivity**. A site visit had been undertaken by the Specialist, who had indicated that there are no wetlands or watercourses identified within the proposed site development footprint, and nor has any wetlands been identified in any of the available wetland databases. However, wetlands identified at desktop level and located within 500m from the site will need to be verified by an aquatic specialist.

**As a result, an Aquatic Biodiversity Assessment must be conducted by an aquatic specialist.**

### 3.2.5 Terrestrial Biodiversity

The Terrestrial Biodiversity theme within the project area is highlighted as **Very High**. The site footprint falls within two vegetation types, namely Sardinia Forest Thicket and Algoa Sandstone Fynbos as identified by the Nelson Mandela Bay Municipality's Bioregional Plan (NMBMBP) (2015) and the South African National Biodiversity Assessment (SANBA) (2018).

In terms of the conservation status of these, none of these vegetation types (ecosystems) are listed as critically endangered or endangered in terms of the 'National List of Ecosystems that are Threatened and in Need of Protection' (published in GN 1002 of 9 December 2011), as promulgated under Section 52 of the National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004) (NEMBA). However, the most recent Threat Status contained in the SANBA (2022) has classified Algoa Sandstone Fynbos as **Critically Endangered** while the Threat Status in terms of the NMBMBP (2015) classified Sardinia Forest Thicket as Vulnerable.

These vegetation types offer a suite of habitats for faunal and floral specialist species, both also hold an elevated threat status. As a result, **a Terrestrial Biodiversity Assessment will be required** for the proposed development.

### 3.2.6 Animal Species

- Fauna

The faunal specialist identified the dense natural vegetation as **High sensitivity** for faunal species. The national environmental screening tool (NEST) also highlighted several species of special concern (SCCs) as being potentially present within the site footprint. The dense vegetated areas will be too dense to do a Search and Rescue (S&R) in the future, but the sensitivity remains. The specialist suggests that the ECO/ESO will probably have to investigate all these areas every morning for trapped animals during construction. The specialist also identified a moderate sensitivity area and notes that a S&R will be required before any infrastructure is cleared. As a result of these findings and the high sensitivity noted during the screening tool report, **a Faunal Impact Assessment will be required.**



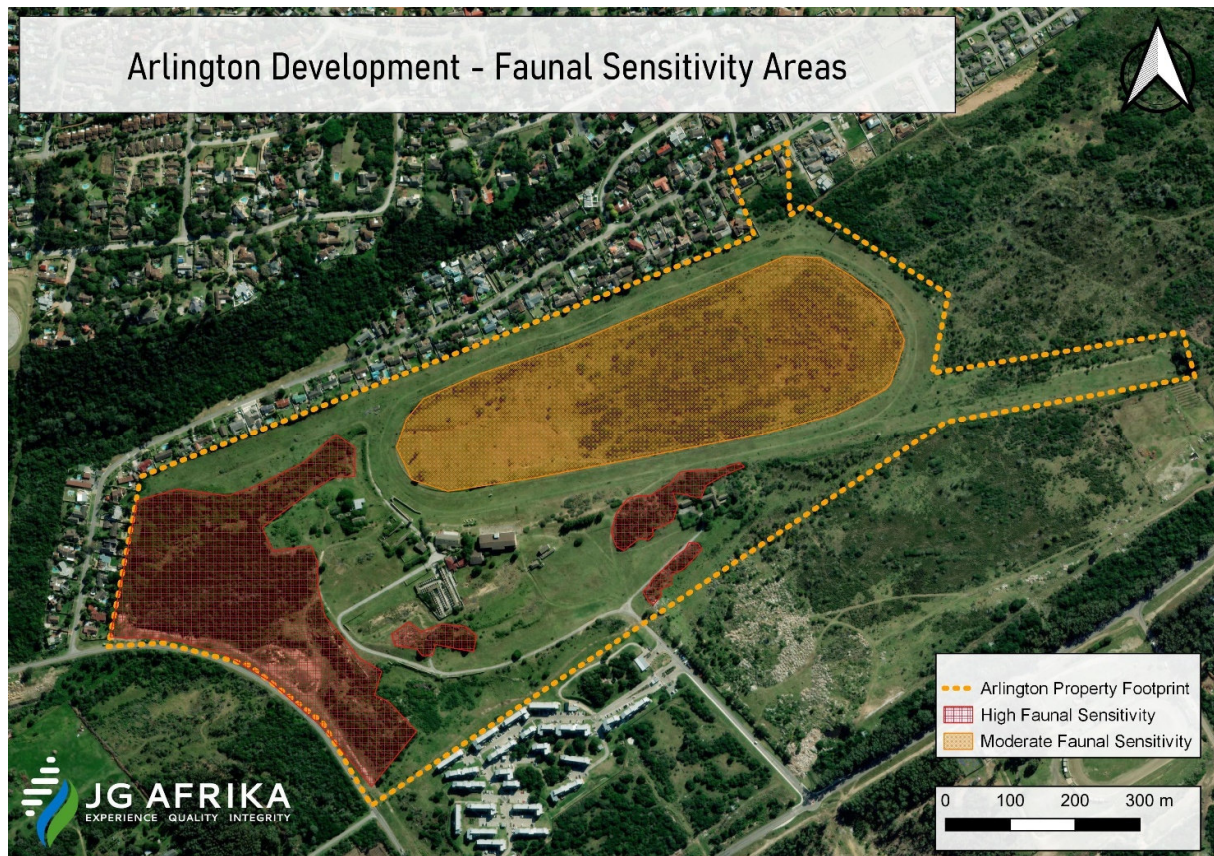


Figure 14: Map indicating (in white) the areas that might contain faunal species

- Avifauna

There is a **High Avifaunal Sensitivity** as a result of the potential presence of the Knysna Warbler (*Bradypterus sylvaticus*) listed as **VULNERABLE**, the Black Harrier (*Circus maurus*) listed as **ENDANGERED**, as well as other SCC's. The species is found in coastal forest thicket patches such as the one on site, which also host a variety of other avian forest specialist species. The remainder of the site is of **Low Sensitivity** for avian species. From an avian perspective the **High Sensitivity** area should be retained and protected as much as possible, this will therefore result in a lower impact significance score. As such, a **separate Avifaunal Assessment will be required** for the proposed development.

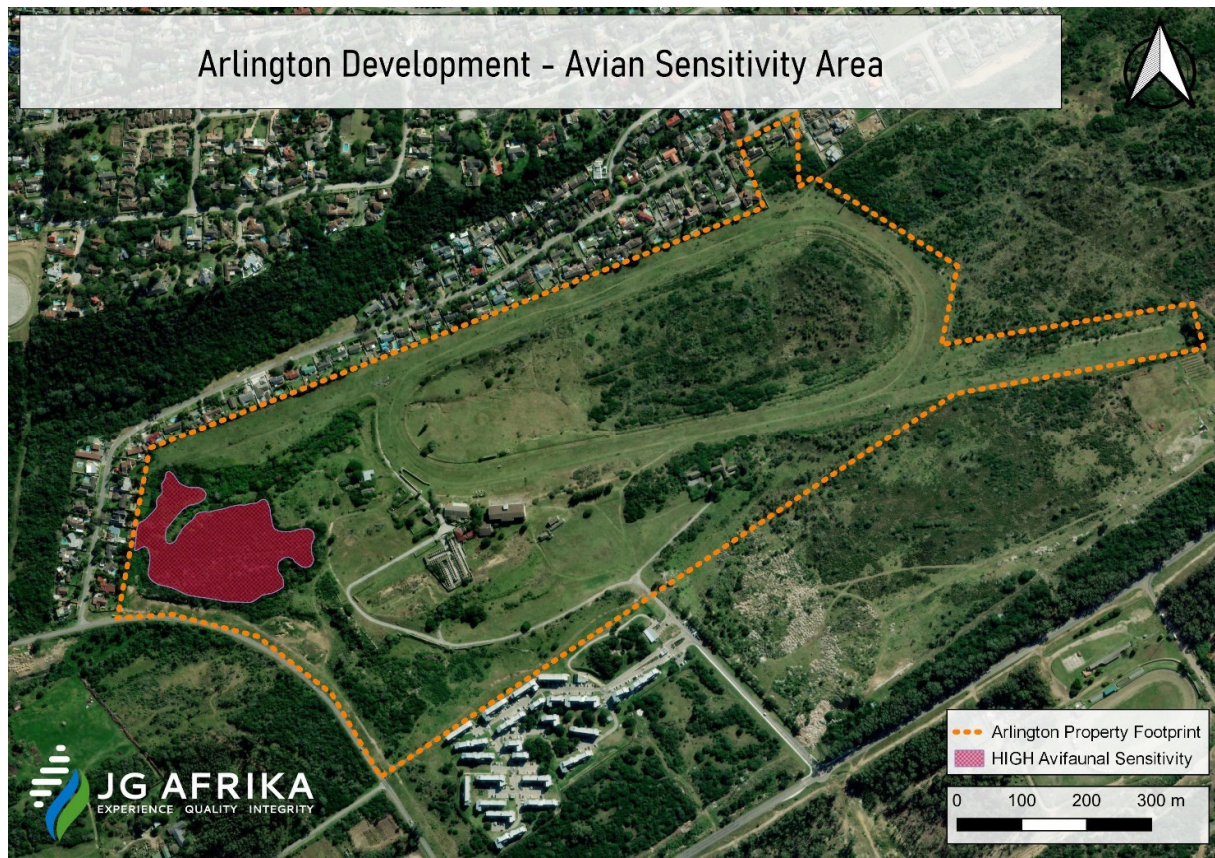


Figure 15: Map indicating the potential area of occurrence for avifaunal species of special concern.

### 3.2.7 Plant Species

The plant species theme is highlighted as **Medium sensitivity**. The specialist has identified areas within the Arlington Racecourse site as sensitive habitats that may contain species of special concern. The stand of vegetation consists of a combination of indigenous and exotic vegetation but will create a habitat that is suitable for most faunal species that may occur within the site. The indigenous vegetation present also holds an elevated threat status. As a result, a **Vegetation Assessment will be required**.



Figure 16: Map indicating an area within the site footprint classified as a sensitive habitat

### 3.2.8 Civil Aviation and Defence

The Civil aviation and defence themes are highlighted as **Very High**. The proposed development site is within 5km from Port Elizabeth International Airport. The project proposes installing solar panels that may reflect and be disruptive to overhead aircrafts. Therefore, **a glint & glare assessment will need to be conducted**.

It is unlikely that the proposed project will have an impact on defence, *it is not deemed warranted that a defence assessment be conducted*.

### 3.2.9 Visual

The Specialist suggests that the site is **High sensitivity** because there is currently limited development which will be replaced with density urban development. A **full Visual Assessment is therefore necessary**.

## 4 REVIEW OF APPLICABLE LEGISLATION

### 4.1 National Environmental Management Act, 1998 (as amended)

Utilising the baseline information set out in the previous sections, as well as an understanding of the site obtained during the visit and scanning of the site by the specialists, an assessment of the current NEMA: EIA Regulations (2014, as amended) as contained in GNR. 327 (983), GNR. 325 (984) and GNR. 324 (985) was conducted.

Listing Notice 1 caters for activities where the typical impact is considered smaller, has typically a lower significance and where the impacts are generally known. The regulated assessment requirements are set out in Section 19 to 20 of the EIA Regulations 2014 (as amended) and makes provision for the completion of a Basic Assessment (BA) process for submission as part of the Application for EA.

Listing Notice 2 provides for activities where the impacts are typically expected to be more significant and result in greater risks to the environment. Typically, the impacts associated with these types of activities are less well known and therefore warrants a more protracted investigation. The regulatory requirements for undertaking an activity listed in Listing Notice 2 are outlined in Sections 21, 22, 23 and 24 of the EIA Regulations 2014 (as amended) and makes provision for the completion of a Scoping and Environmental Impact Assessment process that forms part of the Application for EA.

Listing Notice 3 outlines activities which take place within a given proximity to a feature of specific sensitivity such as a World Heritage Site, statutory protected areas, estuaries, etc. The thresholds are smaller than those of Listing Notice 1, and their assessment requires consideration of the undertaking of the Listed Activity on the sensitive feature. Triggering a Listing Notice 3 activity requires that the Application for Environmental Authorisation includes the completion of a BA process.

The Listed Activities in terms of the NEMA EIA Regulations 2014 (as amended) that are considered to be pertinent to the proposed Arlington Smart City Development on Erven 3988, 4195 and 6991 in Walmer are provided in [Table 3](#). An assessment of their applicability is also provided for consideration.

*Table 3: Summary of Listed Activities applicable to the Arlington Smart City Development on Erven 3988, 4195 and 6991 in Walmer, Port Elizabeth, Nelson Mandela Bay Municipality, Eastern Cape*

ACTIVITY AND GOVERNMENT NOTICE NUMBER	ACTIVITY DESCRIPTION	DISCUSSION IN TERMS OF APPLICABILITY
<p><b>Activity 1</b></p> <p><b>Listing Notice 1</b> of GNR. 327 (983) (2014 EIA Regulations as amended)</p>	<p>The development of facilities or infrastructure for the generation of electricity from a renewable resource where –</p> <p>(i) The electricity output is more than 10 megawatts but less than 20 megawatts; or</p> <p>(ii) <b>The output is 10 megawatts or less, but the total extent of the facility covers an area in excess of 1 hectare;</b></p> <p><del>Excluding where such development of facilities or infrastructure is for photovoltaic installations and occurs –</del></p> <p><del>(a) Within an urban area; or</del></p> <p><del>(b) On existing infrastructure.</del></p>	<p><b>A solar PV ground mount system is proposed as part of the development and will have an electricity output of 1.5MW and will cover an area of 2.2ha.</b></p>

<p><b>Activity 9</b></p> <p><b>Listing Notice 1</b> of GNR. 327 (983) (2014 EIA Regulations as amended)</p>	<p>The development of infrastructure <b>exceeding 1 000 metres in length</b> for the bulk transportation of water or <b>stormwater</b> –</p> <p>(i) <b>With an internal diameter of 0.36 metres or more; or</b></p> <p>(ii) With a peak throughput of 120 litres per second or more.</p> <p><del>excluding where –</del></p> <p><del>(a) such infrastructure is for bulk transportation of water or storm water or stormwater drainage inside a road reserve or railway line reserve; or</del></p> <p><del>(b) where such development will occur within an urban area.</del></p>	<p>The proposed development will include pipeline infrastructure exceeding a cumulative length of 1 000m for the transportation of stormwater. A section of the pipeline will have an internal diameter of 0.55m.</p> <p>The proposed development will also include water supply network exceeding a cumulative length of 1 000m.</p>
<p><b>Activity 10</b></p> <p><b>Listing Notice 1</b> of GNR. 327 (983) (2014 EIA Regulations as amended)</p>	<p>The development and related operation of infrastructure <b>exceeding 1 000 metres in length</b> for bulk transportation of sewage, effluent, process water, wastewater, return water, industrial discharge, or slimes –</p> <p>(i) With an internal diameter of 0.36 metres or more; or</p> <p>(ii) With a peak throughput of 120 litres per second or more</p> <p><del>excluding where –</del></p> <p><del>(a) such infrastructure is for the bulk transportation of sewage, effluent, process water, wastewater, return water, industrial discharge or slimes inside a road reserve or railway line reserve; or</del></p> <p><del>(b) where such development will occur within an urban area.</del></p>	<p>The proposed development will include a gravitational system and collector sewers of which the pipeline lengths will cumulatively exceed a 1 000m.</p>
<p><b>Activity 24</b></p> <p><b>Listing Notice 1</b> of GNR. 327 (983) (2014 EIA Regulations as amended)</p>	<p>The development of a road-</p> <p>(i) <del>for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Government Notice 545 of 2010; or</del></p> <p>(ii) with a reserve wider than 13.5 metres, or where no reserve exists where the <b>road is wider than 8 metres;</b></p> <p><del>but excluding a road-</del></p> <p><del>(a) which is identified and included in activity 27 in Listing Notice 2 of 2014;</del></p> <p><del>(b) where the entire road falls within an urban area; or</del></p> <p><del>(c) which is 1 kilometre or shorter.</del></p>	<p>The proposed development will include the establishment of a new main access ring road, collector link roads providing access to the clusters. A new road outside the property boundary is also proposed between the south-western corner of the site Glendore Road. As these are new roads no reserve exists. The width of certain roads will exceed 8m.</p>
<p><b>Activity 28</b></p> <p><b>Listing Notice 1</b> of GNR. 327 (983) (2014 EIA Regulations as amended)</p>	<p>Residential, <b>mixed</b>, retail, commercial, industrial, or institutional developments where such land was used for agriculture, game farming, <b>equestrian purposes</b>, or afforestation on or after 01 April 1998 and where such development:</p> <p>(i) <del>will occur inside an urban area, where the total land to be</del></p>	<p>The proposed project area was previously used for equestrian purposes (horse racing) between 1950 to 2013 and known as the Arlington Racecourse. The project site falls outside an urban area and</p>

	<p>developed is bigger than 5 hectares; or (ii) <b>will occur outside an urban area, where the total land to be developed is bigger than 1 hectare;</b> <del>excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.</del></p>	<p><b>the total land to be developed will be 62ha.</b></p>
<p><b>Activity 15</b> <b>Listing Notice 2</b> of GNR. 325 (984) (2014 EIA Regulations as amended)</p>	<p>The clearance of an <b>area of 20 hectares</b> or more of indigenous vegetation, excluding where such clearance of indigenous vegetation is required for— (i) <del>the undertaking of a linear activity;</del> or (ii) <del>(ii) maintenance purposes undertaken in accordance with a maintenance management plan.</del></p>	<p><b>The proposed project area is approximately 62ha in extent and will require the clearance of indigenous vegetation.</b></p>
<p><b>Activity 2</b> <b>Listing Notice 3</b> of GNR. 324 (985) (2014 EIA Regulations as amended)</p>	<p>The development of reservoirs, excluding dams, with a <b>capacity of more than 250 cubic metres.</b> <b>a. Eastern Cape</b> i. <del>In a protected area identified in terms of NEMPAA, excluding conservancies;</del> ii. <b>Outside urban areas, in:</b> <del>(aa) National Protected Area Expansion Strategy Focus areas;</del> <del>(bb) Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority;</del> <del>(cc) Sites or areas identified in terms of an international convention;</del> <del>(dd) Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;</del> <del>(ee) Core areas in biosphere reserves;</del> <del>(ff) Areas within 10 kilometres from national parks or world heritage sites or 5 kilometres from any other protected area identified in terms of NEMPAA or from the core area of a biosphere reserve;</del> <del>(gg) In an estuarine functional zone, excluding areas falling behind the development setback line;</del> <del>(hh) Areas seawards of the development setback line or within 1 kilometre from the high water mark of the sea if no such development setback line is determined; or</del> iii. <b>Inside urban areas:</b> <del>(aa) Areas zoned for use as public open space;</del></p>	<p><b>The proposed development will include the installation of tanks exceeding 250m<sup>3</sup> for the storage of raw (ground) water and potable water. It is likely that the DEDEAT might consider tanks as reservoirs, and so, this Listed Activity is potentially triggered due to site being located outside an urban area and 3km from the Sardinia Bay Nature Reserve, a protected area identified in terms of NEMPAA (2003).</b></p>
<p><b>Activity 4</b> <b>Listing Notice 3</b> of GNR. 324 (985) (2014 EIA Regulations as amended)</p>	<p>The development of a road wider than 4 metres with a reserve less than 13,5 metres. <b>a. Eastern Cape</b> i. <b>Outside urban areas:</b></p>	<p><b>The proposed development will include the establishment of a new main access ring road, collector link roads providing access to the clusters. A new road outside the property boundary is also</b></p>

	<p><del>(aa) A protected area identified in terms of NEMPAA, excluding disturbed areas;</del>  <del>(bb) National Protected Area Expansion Strategy Focus areas;</del>  <del>(cc) Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority;</del>  <del>(dd) Sites or areas identified in terms of an international convention;</del>  <del>(ee) Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;</del>  <del>(ff) Core areas in biosphere reserves;</del>  <del>(gg) Areas within 10 kilometres from national parks or world heritage sites or 5 kilometres from any other protected area identified in terms of NEMPAA or from the core areas of a biosphere reserve, excluding disturbed areas;</del>  <del>(hh) Areas seawards of the development setback line or within 1 kilometre from the high water mark of the sea if no such development setback line is determined; or (ii) In an estuarine functional zone, excluding areas falling behind the development setback line; or</del>  <del>ii. Inside urban areas:</del>  <del>(aa) Areas zoned for use as public open space;</del>  <del>(bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority or zoned for a conservation purpose; or</del>  <del>(cc) Seawards of the development setback line or within urban protected areas.</del></p>	<p>proposed between the south-western corner of the site Glendore Road. As these are new roads no reserve exists. The width of certain roads will exceed 4m.</p> <p>The project site is located outside an urban area and ±3km from the Sardinia Bay Nature Reserve, a protected area identified in terms of NEMPAA (2003).</p>
<p><b>Activity 12</b></p> <p><b>Listing Notice 3</b> of GNR. 324 (985) (2014 EIA Regulations as amended)</p>	<p><b>The clearance of an area of 300 square metres or more of indigenous vegetation</b> except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.</p> <p><b>a. Eastern Cape</b></p> <p>i. <b>Within any critically endangered or endangered ecosystem listed in terms of section 52 of 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;</b></p> <p>ii. <del>Within critical biodiversity areas identified in bioregional plans;</del></p> <p>iii. <del>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 or even in urban areas;</del></p>	<p>More than 300 m<sup>2</sup> of indigenous vegetation will be cleared for the proposed development. The site footprint falls within two vegetation types, namely Sardinia Forest Thicket and Algoa Sandstone Fynbos as identified by the Nelson Mandela Bay Municipality's Bioregional Plan (NMBMBP) (2015) and the South African National Biodiversity Assessment (SA NBA) (2018), respectively. In respect of its conservation status Algoa Sandstone Fynbos is listed as a Critically Endangered ecosystem according to the most recent Threat Status contained in the SA NBA (2022).</p> <p>Also, as per the Zoning Scheme Register of the NMBM, most of the</p>

	<p>iv. <del>Outside urban areas, within 100 metres inland from an estuarine functional zone;</del> or</p> <p>v. On land, where, at the time of the coming into effect of this Notice or thereafter <b>such land was zoned open space</b>, conservation or had an equivalent zoning.</p>	<p><b>development footprint is zoned as Open Space.</b></p>
<p><b>Activity 15</b></p> <p><b>Listing Notice 3</b> of GNR. 324 (985) (2014 EIA Regulations as amended)</p>	<p><b>The transformation of land bigger than 1000 square metres in size, to residential, retail, commercial, industrial, or institutional use, where, such land was zoned open space, conservation or had an equivalent zoning, on or after 02 August 2010.</b></p> <p><b>a. Eastern Cape</b></p> <p>i. <b>Outside urban areas, or</b></p> <p>ii. <del>Inside urban areas:</del></p> <p><del>(aa) Areas zoned for conservation use or equivalent zoning, on or after 02 August 2010;</del></p> <p><del>(bb) A protected area identified in terms of NEMPAA, excluding conservancies; or</del></p> <p><del>(cc) Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act as adopted by the competent authority.</del></p>	<p><b>The proposed project area is approximately 620 000m<sup>2</sup> in extent, thus exceeding the 1 000 m<sup>2</sup> threshold, and will be transformed to a variety of uses (residential, retail, commercial, or institutional). Most of the development footprint is zoned Open Space and the site falls outside an urban area.</b></p>

The above evaluation of the NEMA: EIA Regulations (2014, as amended) reveals that the proposed development of the Smart City in Walmer, Port Elizabeth, triggers Listed Activities from Listing Notices 1 and 2, thus requiring Environmental Authorisation (EA) from the Competent Authority subject to a **Scoping and Environmental Impact Assessment** process.

#### 4.2 National Water Act, 1998

Section 21 of the National Water Act (Act No. 36 of 1998) (NWA) provides the list of water use activities that will require an authorisation or registration in accordance with the Act. The proposed Arlington Smart City development likely constitutes five water uses as defined in the National Water Act. These include Section 21 (a), (c), (e) and (i). A description of these uses is provided in [Table 4](#) below.

*Table 4: Summary of Section 21 water uses applicable to the Arlington Smart City Development on Erven 3988, 4195 and 6991 in Walmer, Port Elizabeth, Nelson Mandela Bay Municipality, Eastern Cape*

SECTION 21 WATER USE ACTIVITY	DESCRIPTION	DISCUSSION
21 (a)	Taking water from a water resource	Water abstraction will be required for the installation of boreholes within the site.
21 (c)	Impeding or diverting the flow of water in a watercourse	Given that wetlands are located within 500 m of the site footprint, the proposed development will require a water use authorisation in terms of Section 21 (c).



<b>21 (e)</b>	Engaging in a controlled activity identified as such in Section 37(1) or declared under Section 38(1)	The project makes no provision for any activity that is classified under Section 37(1) or 38(1) of the Act as a controlled activity.  Treated effluent from the biorotor wastewater treatment facility will be used for irrigation.
<b>21 (g)</b>	Disposing of waste in a manner which may detrimentally impact on a water resource.	Domestic wastewater will be stored for re-use as part of the biorotor wastewater treatment facility.
<b>21 (i)</b>	Altering the bed, banks, course or characteristics of a watercourse	Given that wetlands are located within 500 m of the site footprint, the proposed development will require a water use authorisation in terms of Section 21 (i).

#### 4.2.1 General Authorisation Exemption

The General Authorisation (GA) for the impeding or diverting the flow of water in a watercourse (Section 21 c) or altering the bed, banks, course or characteristics of a watercourse (Section 21 i) as contemplated in the National Water Act (Act No. 36 of 1998) was implemented to replace the need for a water user to apply for a licence provided that the water use is within the limits and conditions of this GA. However, according to the Government Notice 509 of 2016, “the GA does not apply:

- a) to the use of water in terms of section 21(c) or (i) of the Act for the rehabilitation of a wetland as contemplated in General Authorisation 1198 published in Government Gazette 32805 dated 18 December 2009;
- b) to the use of water in terms of section 21(c) or (i) of the Act within the regulated area of a watercourse where the Risk Class is Medium or High as determined by the Risk Matrix;
- c) in instances where an application must be made for a water use license for the authorisation of any other water use as defined in section 21 of the Act that may be associated with a new activity;
- d) where storage of water results from the impeding or diverting of flow or altering the bed, banks, course or characteristics of a watercourse; and
- e) to any water use in terms of section 21(c) or (i) of the Act associated with construction, installation or maintenance of any sewerage pipelines, pipelines carrying hazardous materials and to raw water and wastewater treatment works.”

As per exclusion (e) from above-mentioned exclusions from the GA, the installation of sewer pipelines does not qualify for a GA. Therefore, the entire project will need to be authorised through an application for a Water Use Licence.

## 5 WAY FORWARD

### 5.1 Authorisations, Licences and Permits Required

Prior to commencing construction, the following authorisations, licences, and permits should be applied for:

- i. An **Environmental Authorisation** must be applied for from the Eastern Cape Department of Economic Development, Environmental Affairs and Tourism (EC DEDEAT) through a Scoping and Full EIA Process;
- ii. A **Water Use Licence** must be applied for from the Department of Water and Sanitation via the e-WULA online system;
- iii. A **Demolition Application** must be made to the Provincial Heritage Association for the demolishing of any existing buildings on the site.

## 6 CONCLUSION

In line with this site verification assessment, the EAP recommends that the following Specialist Studies be undertaken:

- Agricultural Assessment;
- Terrestrial Biodiversity Assessment;
- Faunal and Avifaunal Assessment;
- Vegetation Assessment;
- Archaeological Assessment;
- Palaeontological Assessment;
- Aquatic Assessment;
- Glint and Glare Assessment; and
- Visual Impact Assessment.

In conclusion, it is the opinion of the EAP, that the proposed Arlington Smart City Development on Erven 3988, 4195, 6991 will trigger an Environmental Authorisation application, that is subject to a Full Scoping and Environmental Impact Assessment (EIA) Process, and an Application for a Water Use Authorisation.