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PROJECT NAME:
CONSTRUCTION OF WALMER HOUSING DEVELOPMENT ON ERF 11305, PORT ELIZABETH WITHIN THE NELSON MANDELA BAY MUNICIPALITY, EASTERN CAPE PROVINCE.

REPORT TITLE:
SITE SENSITIVITY VERITIFCATION REPORT

DATE:
20 FEBRUARY 2026

ENVIRONMENTAL ASSESSMENT PRACTITIONER:
ABANTU ENVIRONMENTAL SERVICES (PTY) LTD

ABANTU ENVIRONMENTAL SERVICES

CONSULTING ENGINEER:

GWACA CONSULTING (PTY) LTD

APPLICANT:

NELSON MANDELA BAY MUNICIPALITY

nelson mandela bay MUNICIPALITY

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DECLARATION OF INDEPENDENCE

I, Sive Mlamla, in my capacity as an EAP, hereby declare that I –

- Act as an independent consultant
- Do not have any financial interest in the undertaking of the activity, other than remuneration for the work performed
- Have and will not have vested interest in the activity
- Have no, and will not engage in, conflicting interests in the undertaking of the activity
- Undertake to disclose any material information that has or may have the potential to influence the decision of the competent authority or the objectivity of any report, plan, or document
- Will provide the competent authority with access to all information at my disposal regarding the report, whether such information is favourable to the Client or not
- Based on information provided to me by the Client and in addition to information obtained during the course of this study, have presented the results and conclusion within the associated document to the best of my professional ability
- Reserve the right to modify aspects pertaining to the present investigation should additional information become available through on-going research and/or further work in this field
- Undertake to have my work peer reviewed on a regular basis by a competent specialist.

Sive Mlamla (Pr.Sci.Nat, Reg. EAP(EAPASA))

Environmental Assessment Practitioner

DETAILS AND EXPERTISE OF THE EAP

Abantu Environmental Services (Pty) Ltd has been appointed by Gwaca Consulting (Pty) Ltd on behalf of the Nelson Mandela Bay Municipality (NMBM) to apply for an environmental authorisation for the proposed of a housing development on Erf 11305, Walmer, Port Elizabeth within the Nelson Mandela Bay Municipality. Refer to **Error! Reference source not found.** below for EAP's details.

Table 1. EAP Details

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, details of the Candidate EAP who assisted in the compilation of the report under the supervision of the EAP are provided in **Table 2**.

Table 2: Candidate Environmental Assessment Practitioner details

Candidate Environmental Assessment Practitioner:	Ms Zimkita Dalasile
Expertise:	Junior Environmental Scientist with 3 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)

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1. INTRODUCTION

Abantu Environmental Services (Pty) Ltd was appointed by Gwaca Consulting on behalf of the Nelson Mandela Bay Municipality (NMBM) to undertake the environmental impact assessment process for the proposed development of a housing development on Erf 11305, Walmer (**Figure 1**).

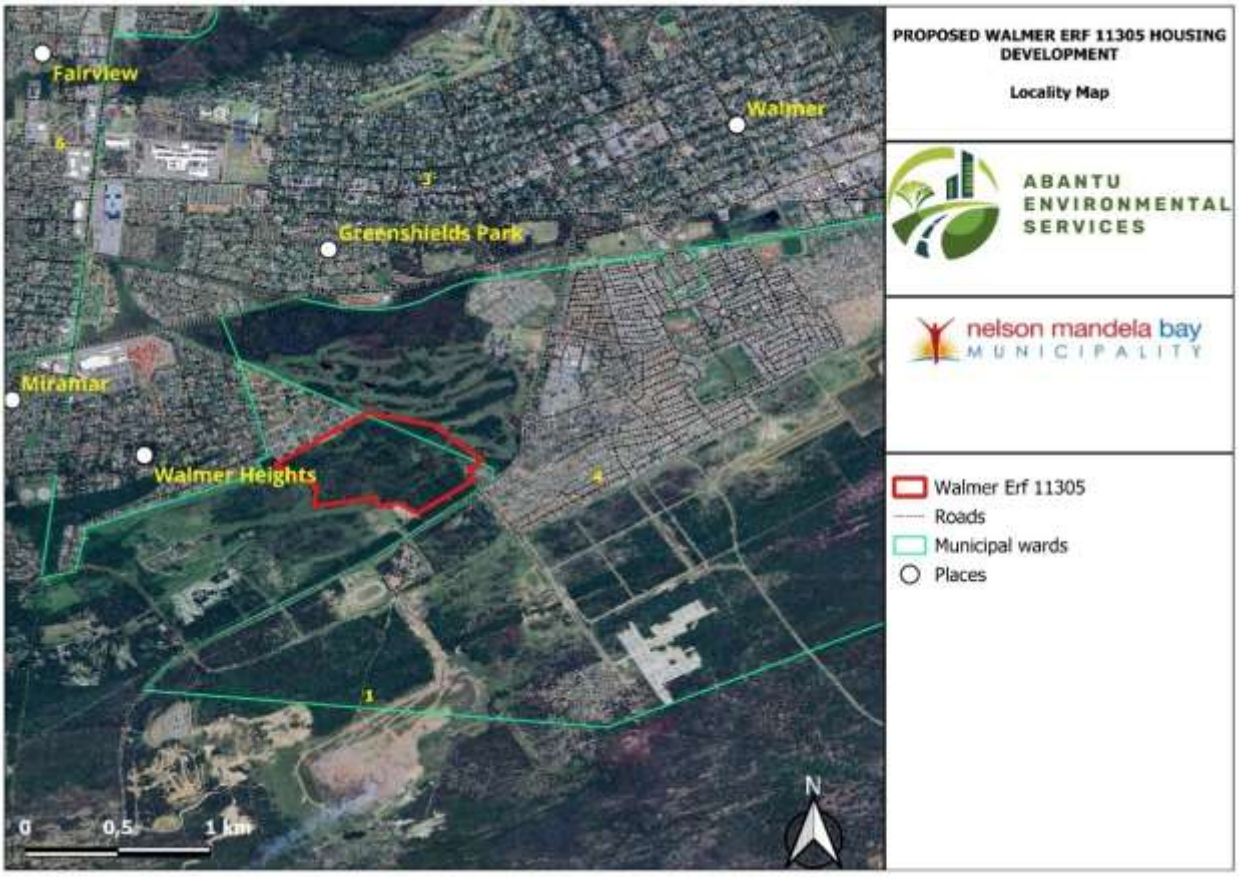

Figure 1. Locality map of the proposed housing development

The housing development will provide a mix of housing typologies and associated facilities, which include the following:

- Residential zone IV- approximately 124 units/ha; Social housing apartment units varying form 30m^2- 54m^2 in 3 or 4 storey apartment buildings.
- Residential zone I- Free basic housing (Fully subsidised housing, each unit being at least 40m^2).
- Residential Zone I- Gap/FLISP housing and open market/GAP housing (partially subsidised housing and open market housing); units will be greater than 40m2, detached, semi-detached single storey or double storey.
- Business Zone I- to provide for business's such as a supermarket, bottle store, service trades etc with parking provision at 3.33 bays per 100m^2.

- Institutional Zone I- school site
- Authority Zone- authority uses such as police station, fire services, telecommunications facilities etc.
- Open Space Zone I- public open space
- Special use- conservation usage (Forest patches)
- Transportation Zone II- public Zone

The total area of the site is 43.73 ha. The Gross Residential Area (single dwellings) is 11.11 ha with Gross Residential Density (single dwellings) being 14.90 units/ha and a Nett Residential Density (single dwellings) being 58.69 units/ha. The average erf size for single dwellings is 170.41m^2.

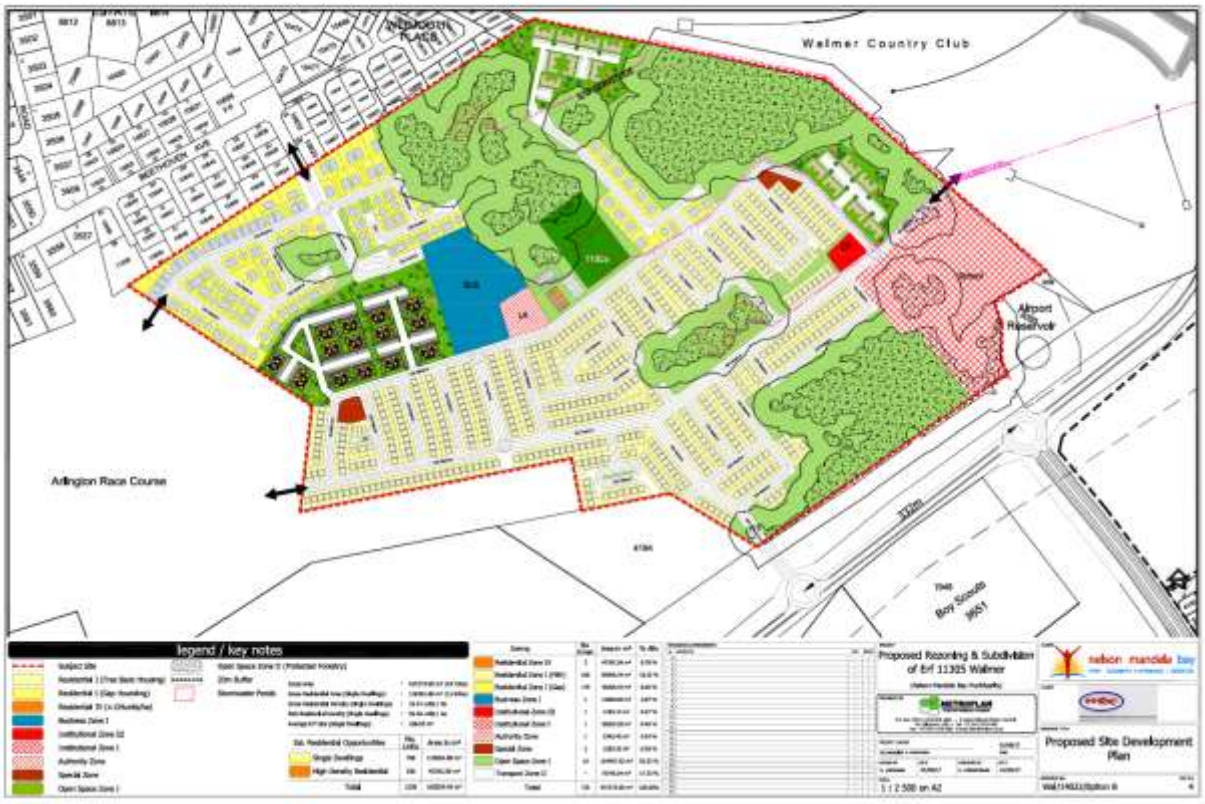

Figure 2. Proposed project layout

Access

Two access roads to the site will be provided. The access roads will be 6 metres wide with a 16 metre road reserve. Access to the southern portion of the site will be obtained from Victoria Drive. The second access road is proposed for the northern section of the site, from an existing road linking up to Beethoven Road. There will be no access from the southern portion of the site linking to the northern portion of the site. except for a pedestrian access alongside the business development zone portion of the site. This will allow for pedestrians, in particular school children, to access the northern portion of the site.

Internal roads will be provided which are appropriately sized to accommodate municipal service vehicles (e.g. waste collection) and will include surface and sub-surface stormwater drainage capacity. All roads will be surfaced and the majority will have a 12 metre road reserve, except the main roads which will have a 16 metre road reserve. Internal water reticulation pipelines will be situated in the road reserves.

Water:

Bulk water supply will be from the Emerald Hill Reservoir via a new 450 mm diameter gravity main pipeline (4,620 metre length) running within the servitude of the existing airport reservoir feeder pipeline which runs along Victoria Drive.

Sewerage:

A full waterborne sewage system will be constructed with separate connections to each erf. The sewer pipelines will be accommodated in the roads reserves and sewage discharge from the site will be from two discharge points — an existing 225 mm diameter pipeline situated north-east of the site in the golf course, and a new 250 mm diameter pipeline running south-east of the site along Victoria Drive. This pipeline has received an Environmental Authorisation as part of a separate assessment process.

Stormwater:

The 1:5-year recurrence interval minor stormwater drainage will be controlled by the use of stormwater pipelines, while the 1:50 year recurrence interval major drainage will make use of open channels, detention ponds and the road system. Stormwater will be controlled during construction via temporary ponds and berms.

Three on-site stormwater detention ponds will be provided, ranging in capacity from 1331 to 7598 m^2, which will be fenced off to prevent access by the public. The ponds and surrounding public open spaces will remain vegetated and will be monitored for obstructions.

The ponds will have 525 mm diameter concrete pipeline outlets. These will convey water via pipelines to the edge of the site and from there in a concrete block lined channel which can be vegetated, into the new detention pond situated in the southern portion of the Walmer Golf Course. This will attenuate flow of stormwater from Erf 11305.

Electricity:

The NMBM will supply the required electrical reticulation for the development from existing powerlines in the area.

Solid Waste:

The NMBM will provide a weekly refuse removal service. The waste will be disposed of at the existing licensed waste disposal site at either Arlington.

The aim of this report is to verify land use and theme sensitivities as identified by the DFFE Screening Tool and also confirm the need for a particular specialist assessment(s) as indicated by the Screening Tool.

2. METHODOLOGY

On 20 March 2020 the Minister of Forestry, Fisheries and the Environmental published the general requirements for undertaking site sensitivity verification for environmental themes for activities requiring environmental authorization (Government Gazette No. 43110). In terms of these requirements, prior to commencing with a specialist assessment, the current land use and environmental sensitivity of the site under consideration by the screening tool must be confirmed by undertaking a site sensitivity verification.

In accordance with the Notice of the requirement to submit a report generated by the national web-based environmental screening tool in terms of section 24(5)(h) of the NEMA, 1998 (Act No 107 of 1998) and regulation 16(1)(b)(v) of the EIA regulations, 2014, as amended, a screening tool was generated and identified specific site sensitivities and themes to be assessed for this specific project. The specialist themes in section 2.1 were identified.

2.1 SITE SENSITIVITIES IDENTIFIED (SCREENING TOOL)

This section entails the sensitivities, and the required specialists identified by the screening tool (**Table 3**).

Table 3. Site Sensitivities identified (Screening Tool)

Category	Screening Tool Sensitivity	EAP response
Agriculture Theme	Very High	Low
Animal Species Theme	High	Medium
Aquatic Biodiversity Theme	Very High	Low
Archaeological and Cultural Heritage Theme	High	Medium
Civil Aviation Theme	Very High	Low
Defense Theme	Very High	Low
Plant Species Theme	High	High
Terrestrial Biodiversity Theme	Very High	High

2.2 SPECIALIST ASSESSMENTS IDENTIFIED

Based on the above environmental sensitivities, the proposed development footprint, the following list of specialist assessments have been identified for inclusion in the assessment report by the screening tool.

- Landscape/Visual Impact Assessment
- Archaeological and Cultural Heritage Impact Assessment
- Paleontology Impact Assessment

- Terrestrial Biodiversity Impact Assessment
- Aquatic Biodiversity Impact Assessment
- Socio-Economic Assessment
- Plant Species Assessment
- Animal Species Assessment

The specialist studies listed in **Table 4** are required for the selected project area. Motivation has been included in cases where the recommended specialist study will not be undertaken.

Table 4. EAP response to specialist assessments identified in the screening tool report.

Specialist Studies Required	Indication of Whether Studies Will Be Conducted or Not (Yes/No)	Motivation for any Studies That Will Not Be Undertaken
Landscape/Visual Impact Assessment	No	The proposed development will not introduce a visual disturbance.
Archaeological and Cultural Heritage Impact Assessment	Yes	Specialist to be commissioned
Paleontology Impact Assessment	Yes	Specialist to be commissioned
Terrestrial Biodiversity Impact Assessment	Yes	Specialist to be commissioned
Aquatic Biodiversity Impact Assessment	Yes	Specialist to be commissioned
Socio-Economic Assessment	Yes	Specialist to be commissioned
Plant Species Assessment	Yes	Done as part of Terrestrial Study
Animal Species Assessment	Yes	Specialist to be commissioned

Therefore, this site sensitivity verification report is compiled to determine whether Specialist Assessments or Compliance Statements for the abovementioned specialist studies are required for the proposed project.

2.3 SITE SENSITIVITY VERIFICATION METHODOLOGY

The site sensitivity verification report compiled by Abantu Environmental Services' Lead EAP

The assessment has been compiled based on:

- A site investigation undertaken on 16 July 2025 and 18 February 2026
- A desktop investigation using biodiversity and land-use mapping tools such as inter alia BGIS and;
- Information recorded in Screening Report, Notice of Intent Report
- Information derived from available specialist assessment reports.

2.4 DESKTOP AND IN-SITU SITE ANALYSIS

2.4.1 CLIMATE

The weather patterns of the Nelson Mandela Bay area change throughout the day as it lies at the confluence of several climatic regimes, the most important of which are temperate and subtropical (Stone 1988). Gqeberha is dominated by topographical or gradient winds for most of the year (Grobler, 2012). The area experiences westerly winds throughout the year, though in summer the percentage of easterly winds reached more than 40% (Schumann et al., 1999). Maximum and minimum mean temperatures are experienced in February and July, respectively (McCallum 1981). Exceptionally high temperatures (~30°C) can occur during berg wind conditions that develop frequently in autumn and winter. The mean annual rainfall for the Port Elizabeth area is approximately 600 mm (Stone 1988). The strongest winds occur during October and November, with weakest winds during May and June (Schumann et al. 1991).

2.4.2 TOPOGRAPHY AND HYDROLOGY

The area is characterized by flats to undulating terrain (Figure 4). Elevation ranges from 104 m to 110 m, with an average slope of 1.9% to 2.4%.

Figure 3. Topography of the proposed housing development site.

The study area is situated within quaternary catchment M20A, located within the Mzimvubu-Tsitsikamma Water Management Area. The site occurs within the catchment area of the Baakens River, however there is no connectivity between the Baakens and the proposed site (Scherman Colloty & Associates, 2014). According to the NFEPA database, a NFEPA artificial wetland is located southeast of the boundary of the site, this feature is a reservoir.

Figure 4. Conditions within the proposed development area

Based on the Aquifer Classification (***Figure 5***) and Aquifer Vulnerability Map (***Figure 6***), the aquifer is classified as a poor aquifer region which is a low to negligible yielding aquifer system of moderate to poor water quality, with least vulnerability meaning is only vulnerable to conservative pollutants in the long term when continuously discharged or leached.

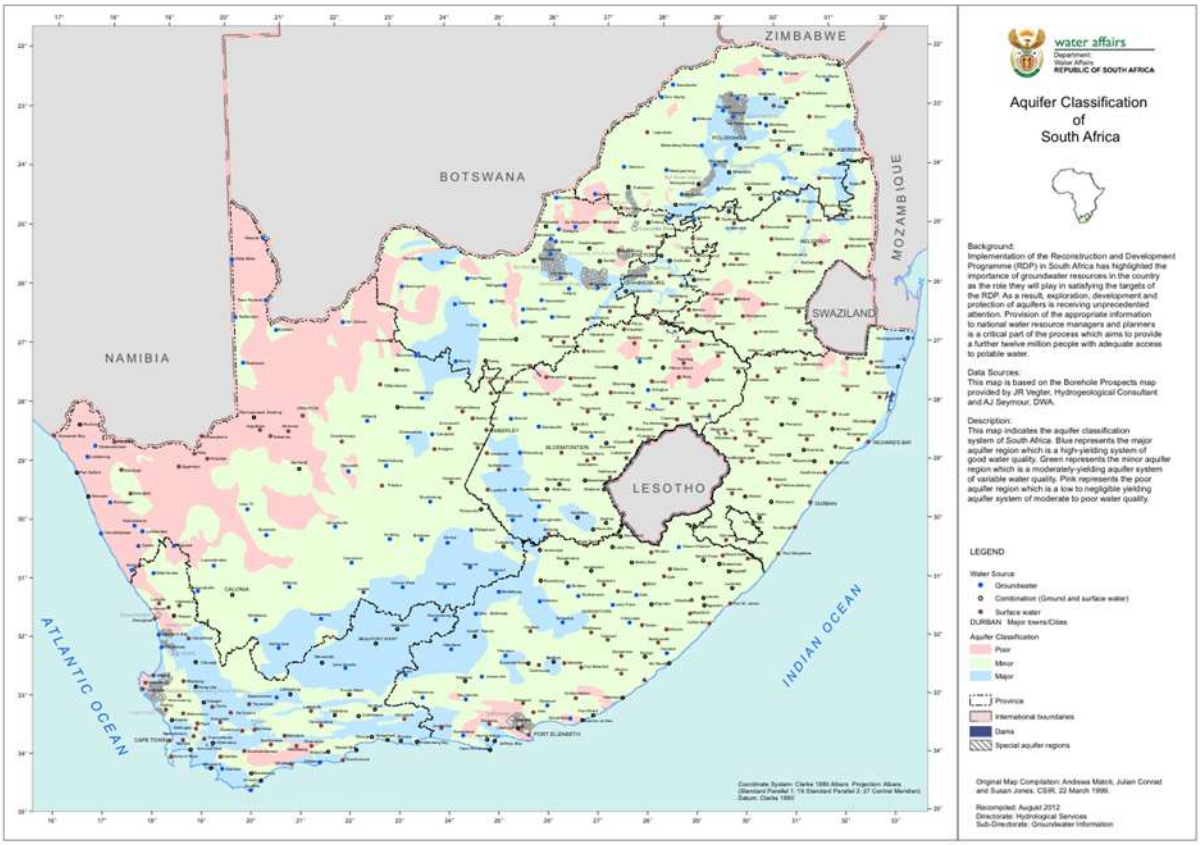

Figure 5. Aquifer classification map of South Africa

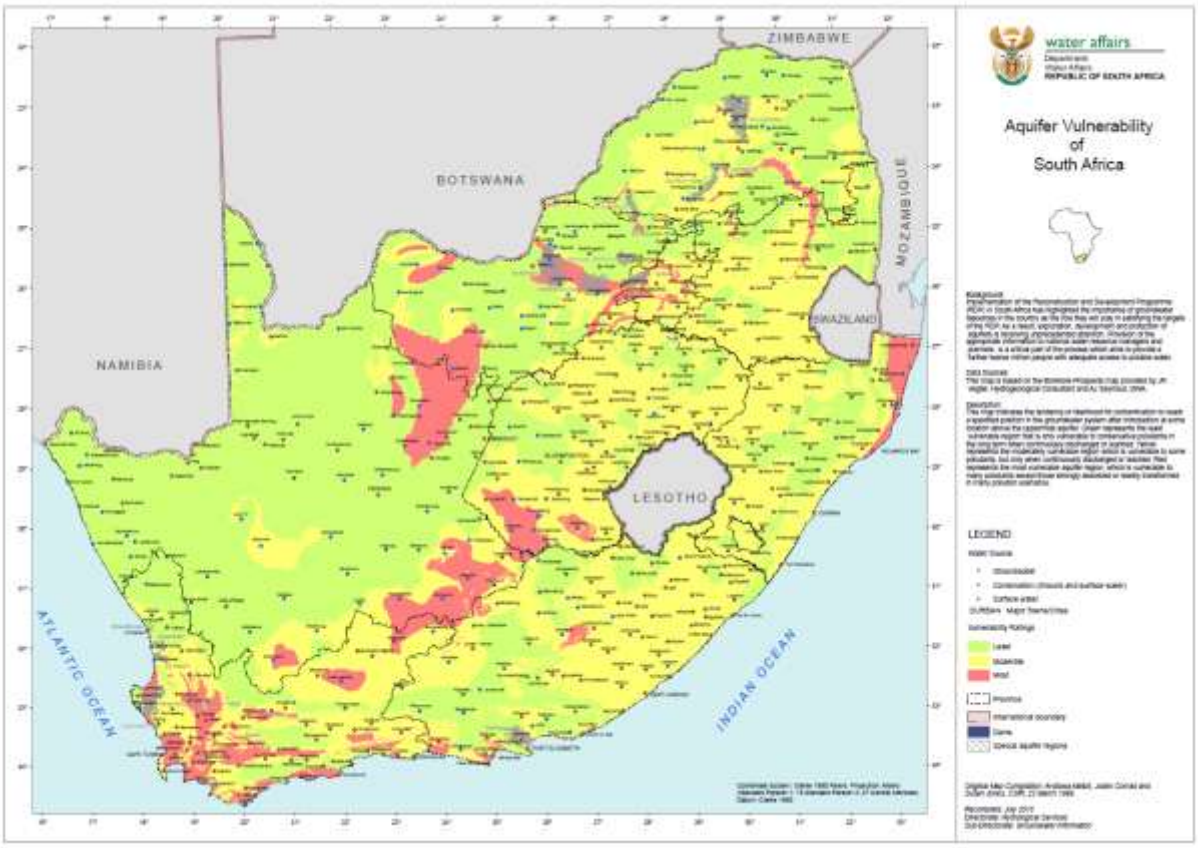

Figure 6. Aquifer vulnerability map of South Africa

2.4.3 GEOLOGY AND SOILS

The proposed area is underlain by coastal aeolianites (ancient, wind-blown dune sands) of the Nanaga Formation (Algoa Group) of Pliocene to Early Pleistocene age. These ancient dune sands crop out extensively to the west and east of Port Elizabeth. In the study area they unconformably overlie Palaeozoic sandstones and quartzites of the Peninsula Formation (Almond, 2014). The Nanaga Formation overlies the Alexandria Formation paraconformably, semi-consolidated, medium-grained calcareous sandstone beds are characterized by large-scale cross-bedding, interpreted as aeolian deposits (Booth et al., 1999). The Nanaga Formation is very prominent as fine-grained red sands.

2.4.4 ECOLOGY & BIODIVERSITY

2.4.4.1 TERRESTRIAL

According to the National South African Vegetation Map (2018), the study area falls within both the Eastern Fynbos-Renosterveld Bioregion, within the Fynbos Biome and the Albany Thicket Biome. The vegetation types that occur in this area include the Algoa Sandstone Fynbos and Sardinia Forest Thicket. Algoa Sandstone Fynbos is the dominant vegetation type, covering most of the site, while Sardinia Forest Thicket occurs in a smaller section along the southern boundary. The vegetation types are described below:

(a) Vegetation

Algoa Sandstone Fynbos is a grassy shrubland (graminoid fynbos) on coastal flats between Van Stadens River and Summerstrand in the Gqeberha area. It occurs on acidic lithosol soils derived from Ordovician sandstones of the Table Mountain Group (Cape Supergroup) (SRK Consulting, 2024). This vegetation type occurs on flat to slightly undulating plain and grasses become dominant especially in wet habitats.

The Algoa Sandstone Fynbos is classified as **Critically Endangered (CR)** according to The Revised National List of Threatened Terrestrial Ecosystems –2022.

(b) Sardinia Forest Thicket

This vegetation type is dominated by thicket clumps typical of Algoa Dune Thicket. The matrix is forest characterized by Cape ash Ekebergia capensis and coral trees Erythrina caffra (SRK Consulting, 2008). The Sardinia Forest Thicket is classified as **Vulnerable (VU).**

The vegetation on site (**Error! Reference source not found.**) can be described as sparse to moderate shrubs as well as presence of forest clumps. Based on field observations the site is no longer pristine as it has been disturbed by illegal dumping, grazing, access tracks and informal soccer fields. According to the Nelson Mandela Bay Critical Biodiversity Areas (2009), none of the proposed development footprint falls within any CBAs.

Figure 7. Vegetation conditions at the proposed site (Pre-fire events, July 2025)

A follow-up site inspection was undertaken on 18 February 2026 following a fire event that occurred within the municipality beginning 2026. ***Figure 8*** below shows portions of the site exhibiting visible fire damage, including burned grass cover. The burn pattern appears patchy, with some areas more affected than other areas while some sections of the site were not impacted by the fire.

Figure 8. Vegetation conditions post the fire events at the development site

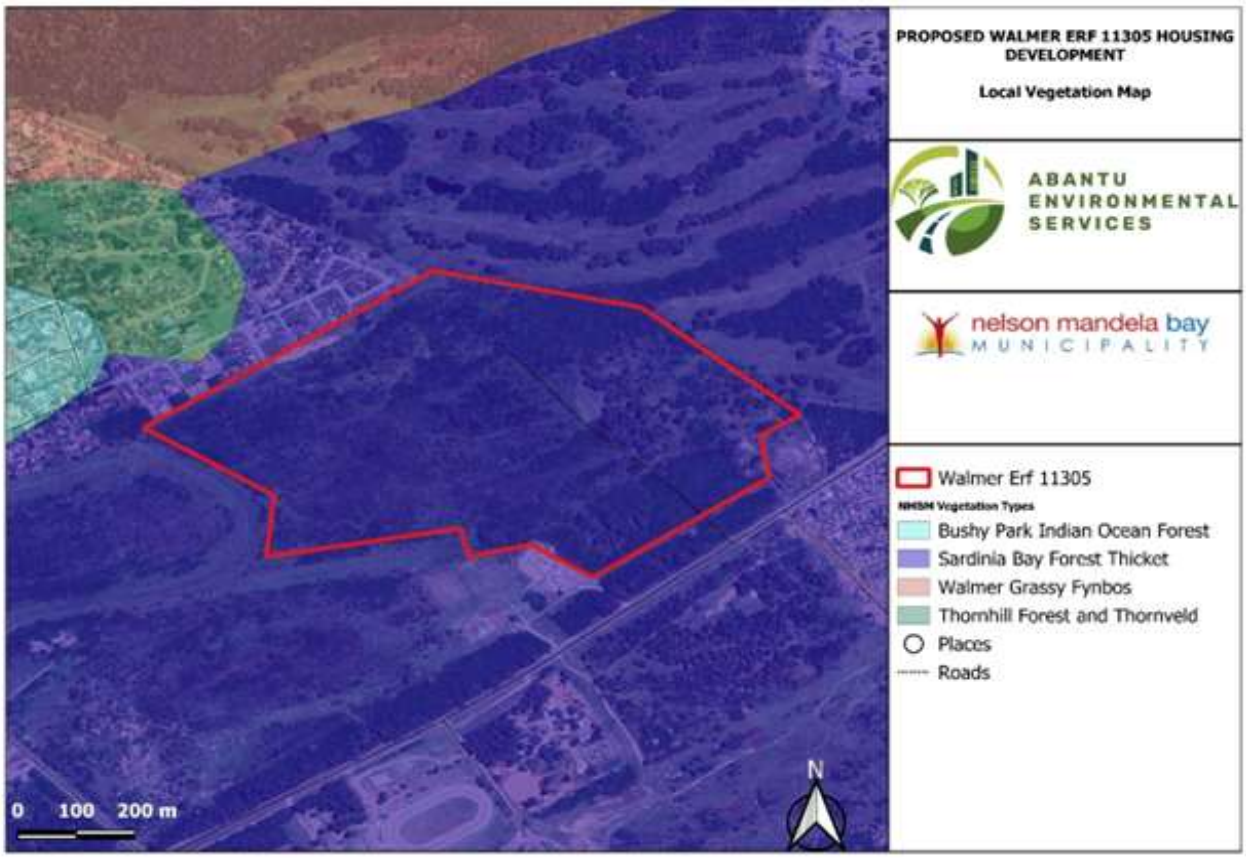

Figure 9. Vegetation map

(c) FOREST

Forest are protected under the National Forest Act, Act 84 of 1998. A permit is required to disturb forest. According to a forest survey conducted by CEN Integrated Environmental Management Unit (2014), the proposed site occurs predominantly in two major clumps on the northern and south-eastern borders, all forest clumps that were observed were a matrix of forest species interspersed with alien vegetation and pioneer species, and all have protected species in terms of the National Forestry Act.

2.4.5 AQUATIC BIODIVERSITY AND STRATEGIC WATER RESOURCE AREAS

The project area is located in an aquatic Ecological Support Area (ESA) 1 according to the 2019 Eastern Cape Biodiversity Conservation Plan. As reported by the national web based environmental screening tool, the aquatic biodiversity sensitivity on the site is very high. Although the aquatic biodiversity sensitivity is rated as high, no wetlands or watercourses were observed within the proposed development footprint.

According to Le Maitre *et al.,* (2018), Strategic Water Source Areas (SWSAs) are areas of land that either: (a) supply a disproportionate quantity of mean annual surface water runoff in relation to their size and are considered nationally important; or (b) have high groundwater recharge and where the groundwater forms a nationally important resource; or (c) areas that meet both criteria (a) and (b). The screening tool flags the development area as being located in a Strategic Water Source Area (Tsitsikamma).

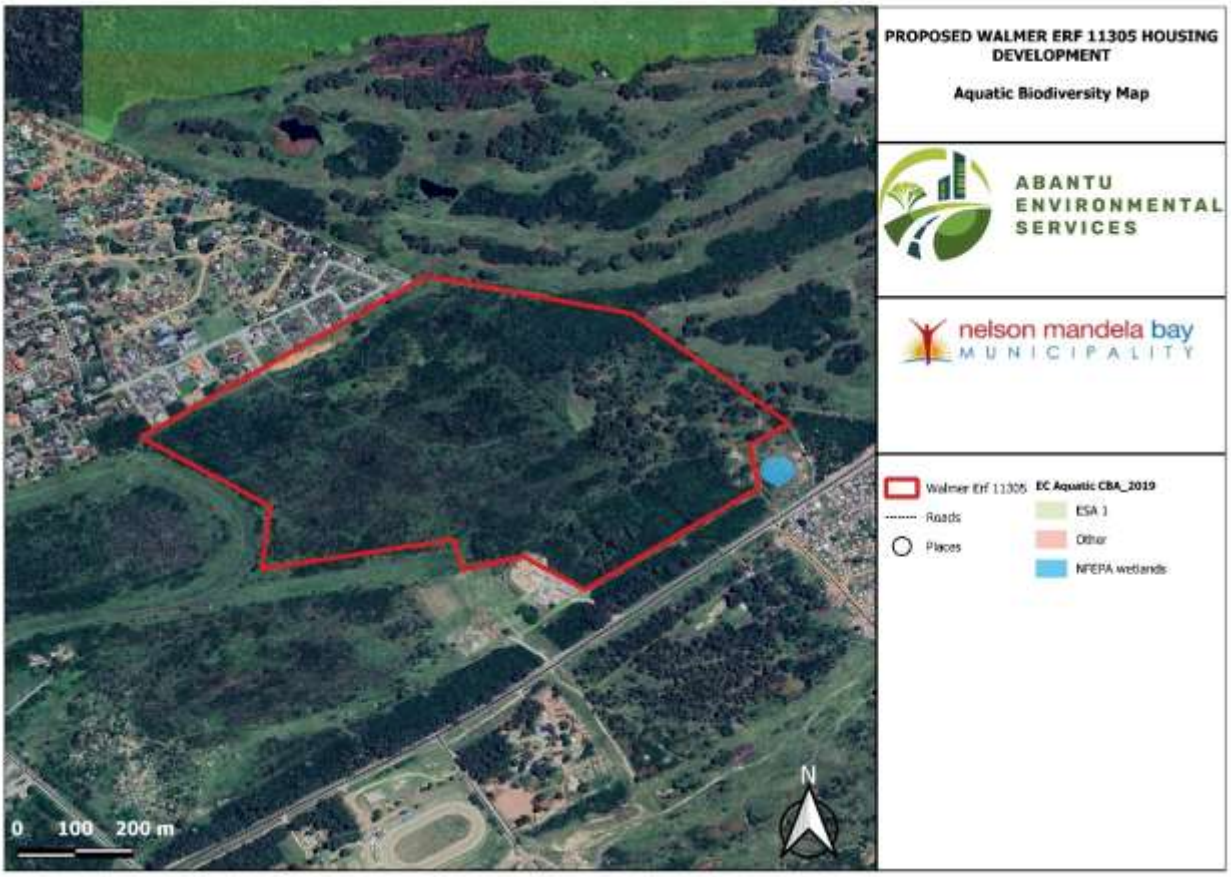

Figure 10. Aquatic map

2.4.6 FAUNA

The DFFE Screening tool listed the animal species theme for the site as high. The animal species that have potential to occur on site are listed on ***Table 5*** below.

Table 5. Animal species that have potential to occur on site.

Feature
Aves-Circus ranivorus
Aves-Stephanoaetus coronatus
Aves-Neotis denhami
Aves-Bradypterus sylvaticus
Aves-Stephanoaetus coronatus
Aves-Neotis denhami
Aves-Eupodotis senegalensis
Insecta-Chrysoritis thysbe whitei
Mammalia-Chlorotalpa duthieae
Sensitive species 8
Invertebrate-Aneuryphymus montanus

2.4.7 ARCHAEOLOGY AND HERITAGE RESOURCES

According to the National Web-based Screening Tool the proposed area is rated as high sensitivity and within 100m of a Grade IIIb Heritage site. Grade III Built Environment Heritage Resources are buildings and sites that have sufficient intrinsic significance to be regarded as local heritage resources and are significant enough to warrant that any alteration is regulated. According to a Phase 1 Archaeological Impact Assessment conducted by Booth (2014), the following build environment sites were observed at the proposed development area: an unused dipping tank overgrown with vegetation, ruin of a dwelling and associated infrastructure, ruin of a farmstead and contemporary substation. The ruins of the built environment were considered as having a low-medium cultural significance.

As seen on ***Figure 11*** below the sensitivity on palaeontological resources within the proposed site is rated as 'Very High', as such a field assessment and protocol for finds is required.

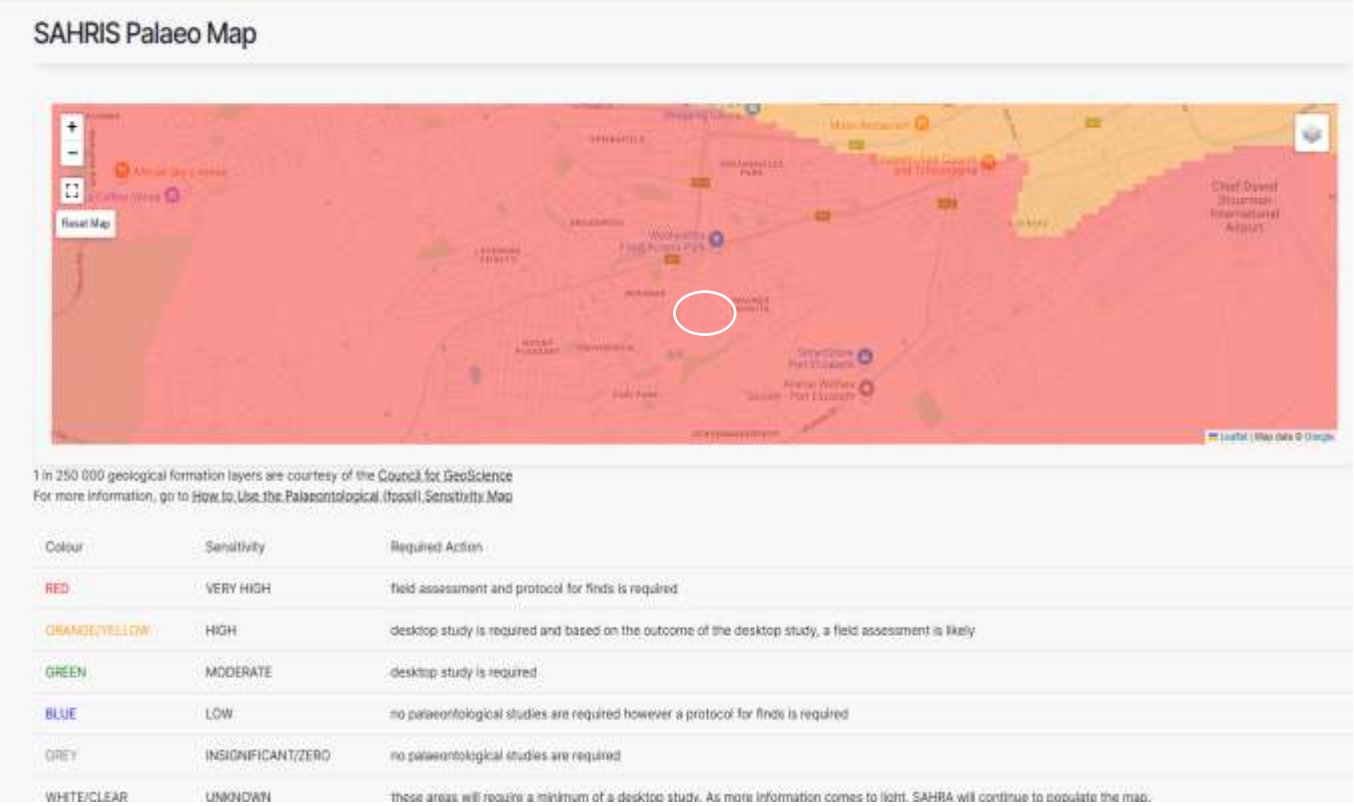

Figure 11. SAHRIS Palaeo map

2.4.8 LAND USE

The proposed site comprises vacant, undeveloped municipal land that has been subject to various informal and unauthorized uses. These include illegal dumping, livestock grazing, the creation of informal access tracks, and the use of portions of the site as informal soccer fields. The site is strategically located, bounded by the Walmer Golf Course to the east, Victoria Drive and the township of Walmer Gqebera to the southeast, the former Arlington Racecourse to the southwest, and the residential suburb of Walmer Heights to the north.

Figure 12. Landcover map

2.4.9 SOCIO-ECONOMIC ATTRIBUTES

The proposed project is located in Gqeberha (formerly known as Port Elizabeth) located in Nelson Mandela Bay Municipality, in the Eastern Cape Province of South Africa and is one of eight Metropolitan Municipalities. In 2001, the Nelson Mandela Bay Metropolitan Municipality was formed as a single administrative area covering inter alia Gqeberha, Kariega (formerly Uitenhage), Despatch and a number of surrounding areas.

The city has a unique advantage in that it possesses two ports, namely Port Elizabeth Harbour and Ngqura. This presents several opportunities related to the diversification of port activities, the maritime sector, and the distinction between 'dirty' and 'clean' port uses. The NMBM Municipality has a size of 195 890.76 ha and covers the smallest area of land (1952 km²) in the Eastern Cape, which is the second largest province in South Africa (Almond et al., 2008).

2.4.9.1 POPULATION

The current population of Nelson Mandela Bay is estimated at 1 190 496 (Community Survey, 2022), with a growth rate of 1.54% (IHS, 2017), which is lower than that of other metropolitan areas in South Africa, such as Ekurhuleni (2.1%) and Tshwane (2.6%) people. According to the census the Nelson Mandela Bay Municipality population is split 52.7% to 47.3% in favour of females, with the Black African population accounting for 62.7% of the overall population, Coloureds accounting for 19.2%, Whites are 15.7% and the rest are a mix of different ethnicities. According to the census, the elderly constitute 8.8% of the population while the young children under the 14 year make up 22.3% of the population. The literacy levels in the local municipality by 2016 were measured at 76% of the population, which is a significant increase from the 66% measured in 2006.

2.4.9.2 EDUCATION

According to the Municipality profile of the Nelson Mandela Bay Metro (2016) there is a total number of 324 schools, which consist of 269 ordinary public schools, 11 special needs schools, 25 independent schools and 19 Early Childhood Development (ECD) Centres within the municipality. A comparison with other metros shows that 75.8% of learners aged 7 to 24 years in Nelson Mandela Bay attended an educational institution as compared to 80.2% in Buffalo City and 79.2% in Mangaung (79.2%). The lowest attendance was observed in Cape Town (69.8%) and eThekwini (71.1%). People 20 years and older with less than Grade 7 as highest level of education are 4.1%. Buffalo City is 11.4% and Cape Town is 6.1%. 0.8% of people 20 years and older in Nelson Mandela Bay have no schooling compared to a Metro average of 1.4% (STATS SA GHS, 2019).

2.4.9.3 ECONOMIC ASPECT

Whilst the NMBM is undoubtedly an important node of activity within the economy of the Eastern Cape, it is characterized by several challenges in terms of economic development. These include:

- A high unemployment rate (36.6%), compounded by the low education levels of the labour force, including large numbers of illiterate adults with limited employment prospects.
- Ageing and inadequate investment in the maintenance and upgrading of infrastructure.

- The dependence on the automotive sector and insufficient diversification within the manufacturing and others sectors.
- A lack of up-to-date local economic statistics and monitoring and evaluation systems.

STATS SA states that: "according to ECSECC (Eastern Cape Socio Economic Consultative Council), the GDP growth rate for the Nelson Mandela Bay Municipality was 2.1% in 2010 and the GDP per capita R52 147. The largest economic sectors in the Nelson Mandela Metro are manufacturing, finance, community services and transport. Community services, trade and manufacturing sectors are the sectors that create the most employment in the Metro". Good quality infrastructure is key to sustainable social, economic and industrial development. Poor infrastructure hampers development, growth and ability to trade in the domestic and global economy.

Economic infrastructure, which includes transport, energy, telecommunications, water and sanitation provides services which are of fundamental importance for development. In NMBM it is deficient and this is exacerbated by inadequate maintenance and thus prematurely deteriorating installations and services. Infrastructural services are often overlooked as a means to alleviate poverty and improve environmental conditions. In order for Nelson Mandela Bay to grow and develop a sustainable economy, it is important to build new economic drivers to replace or augment the ones that have served the region in the past.

2.4.9.4 HOUSING

According to STATS SA General Households Survey (2019), 21,6% of households in Nelson Mandela Bay listed grants as their main source of income. A total of 640,000 individuals, accounting for approximately 49.6% of the overall population, live in poverty within the Nelson Mandela Bay Metropolitan area (ECSECC, 2017). In the 2017/18 financial year, all qualifying households with an income of less than R3 200 per month (equivalent to two state pensions) received access to free basic services provided by the Municipality through its Assistance To The Poor Programme (ATTP). There is a slow pace in housing delivery within the municipality with 92% of households living in formal dwellings, 7.4% live in informal dwellings and the remaining 0.6% live in traditional and other dwellings. The current housing demand in the metro is estimated at 126 550 (Nelson Mandela Bay Muncipality IDP, 2022/23-2026/27).

2.4.9.5 BASIC SERVICES

(a) Water

According to the NMBM IDP (2022/23-2026/27), the NMBM has extent of wate provision backlog in recently established informal settlements. The municipality has about 99% of households that have access to piped water as follows:

- 82.3% have access to piped water inside dwelling.
- 11.4% have access to piped (tap) water inside the yard.
- 5.4% have access to piped (tap) water on community stand.
- 0.8% have no access to basic water.

(b) Sanitation

About 96.2% of households in the Nelson Mandela Bay Municipality has access to basic sanitation. Basic sanitation includes flush toilets connected to a public sewerage system, a septic tank or a pit toilet with a ventilation pipe. There are approximately 6010 buckets in circulation and 2 834 chemical toilets in informal settlements. The Municipality rolls out basic sanitation in informal settlements and relocates households to formal sites with waterborne sanitation (NMBM IDP 2022/23-2026/27).

(c) Electricity

According to Census 2022, 96.5% of households have access to electricity from the mains electricity supply, 3.4% use other sources of energy for lighting whilst the remaining 0.1% have no access to any source of energy.

3. CONCLUSION

An environmental scoping site visit was undertaken on 16 July 2025 and 18 February 2026. The purpose of the site visit was to gather enough information to develop a complete, comprehensive understanding of the receiving environment of the site and inform the project's environmental impact assessment process. This preliminary assessment forms the basis against which the EIA will be conducted. From the site verification conducted, it is apparent that the site and the broader receiving environment is delicate. The verification of the identified sensitivities and recommended specialist concludes that full specialist studies must be commissioned to inform the environmental impact assessment due to high and very high sensitivity as verified on site. Identified specialists are:

- Terrestrial Biodiversity Impact Assessment
- Aquatic Biodiversity Impact Assessment
- Animal Impact Assessment
- Paleontological Impact Assessment
- Archaeological and Cultural Heritage Impact Assessment
- Agricultural Compliance Statement
- Socio-Economic Assessment