

Public Health

Your ref:

Our ref: 19/3/R

Date: 16 February 2026

Who deals with this: Mr Thando Boo

Tel: +27 (0) 87 7509408

PO Box 215, Port Elizabeth, 6000
Republic of South Africa

e-Mail: tboo@mandelametro.gov.za

Ms. Jenna Theron

PHS CONSULTING

PO Box 1752,

Hermanus

7200

**COMMENTS ON PREAPPLICATION DRAFT BASIC ASSESSMENT REPORT FOR
THE PROPOSED CONSTRUCTION OF A NEW INDUSTRIAL PARK
(WAREHOUSING AND OFFICES) SITUATED ON ERF 10301, WELLS ESTATE,
GQEBERHA, EASTERN CAPE PROVINCE**

Dear Ms. Theron

The Draft Basic Assessment Report dated 13 January 2026 by the Nelson Mandela Bay Metropolitan Municipality on 19 January 2026, refers.

Basic Assessment Report (BAR)

The following comments relate directly to statutory compliance, procedural completeness, and information requirements under the NEMA EIA Regulations:

- **EAP Registration Details**

The declaration section of the BAR must clearly reflect the EAPASA registration number of the appointed Environmental Assessment Practitioner to confirm legal competency and compliance with Regulation 18.

- **Listed Activities and Screening Tool Confirmation**

The BAR should explicitly reference the outcome of the DFFE Screening Tool,

confirming that no additional aquatic or terrestrial sensitivity triggers apply beyond those already assessed.

- **Water Use Authorisation Consideration**

Confirmation is required as to whether a Water Use Licence or General Authorisation in terms of the National Water Act is applicable, or whether the activity is exempt. This confirmation should be clearly recorded in the BAR.

- **Cumulative Impact Assessment**

A concise cumulative impact assessment is recommended, with specific focus on stormwater runoff implications and incremental habitat fragmentation associated with surrounding developments.

2. Specialist Studies (Aquatic & Terrestrial Ecology)

- **No-Go Area Delineation**

The specialist study outputs should include surveyed coordinates or reference to a GIS shapefile for the no-go area boundaries to ensure spatial certainty and enforceability during construction and compliance monitoring.

- **Protected Species Permitting and Relocation**

The relevant permitting authority must be clearly identified, and confirmation provided that a Search and Rescue / Relocation Method Statement will be finalised and approved prior to construction commencement.

3. Environmental Management Programme (EMPr)

- **Stormwater Management Governance**

A conceptual Stormwater Management Plan should be appended to the EMPr to translate impact mitigation commitments into implementable controls during construction and operation.

- **Alien Invasive Species Management**

The EMPr must explicitly reference compliance with the NEM:BA Alien and Invasive Species Regulations (2020) and include an Alien Vegetation Eradication and Management Plan.

- **Environmental Control Officer (ECO) Provisions**

Minimum ECO qualifications, scope of authority, reporting frequency, and compliance reporting requirements should be clearly defined to strengthen environmental oversight and accountability.

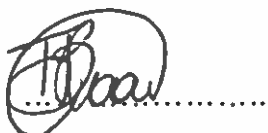


4. Overall Municipal Services Readiness

While the report indicates that the site is located within an urban area with available bulk service infrastructure, most service descriptions remain at a conceptual level. It is therefore recommended that the final draft submission include written confirmations or conditions of service from all relevant municipal directorates. This will enhance regulatory defensibility and ensure that environmental authorisation is aligned with practical service delivery constraints.

Please feel free to contact this office should further clarification be required.

Yours faithfully



Mr. Thando Booi

Manager: Environmental Management Systems

Directorate: Public Health

Sub directorate: Environmental Management

EAPASA Reg: 2021/3185

From: Londeka Jilimane <Londeka.Jilimane@ecpta.co.za>
Sent: Wednesday, 21 January 2026 10:26
To: jt@phsconsulting.co.za
Cc: paul@phsconsulting.co.za
Subject: RE: NOTICE OF A PUBLIC PARTICIPATION PROCESS FOR AN ENVIRONMENTAL IMPACT ASSESSMENT - THE PROPOSED CONSTRUCTION OF A NEW INDUSTRIAL PARK (WAREHOUSING AND OFFICES) SITUATED ON ERF 10301, WELLS ESTATE, GQEBERHA, EASTERN CAPE PROVINCE.

Follow Up Flag: Follow up
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Categories: Green Category

Good day

Thank you for sharing the file.

Please note that the project area occurs outside ECPTA managed Protected Areas and buffers thereof, no direct impacts thereto are anticipated at this stage.
It is the responsibility of the EAP to inform the entity of the change in scope or locality as this may result in a different response.
Kind regards,

LONDEKA JILIMANE
Environmental Planner
Tel: +27(0)43 492 0866 | Cell: +27(0)82 555 1081

17-25 Oxford Street, East London, 5201
PO Box 11235, Southernwood, East London,
5213



FRAUD HOTLINE: 0800 61 1085

From: jt@phsconsulting.co.za <jt@phsconsulting.co.za>
Sent: Monday, 19 January 2026 15:19
To: Londeka Jilimane <Londeka.Jilimane@ecpta.co.za>
Cc: paul@phsconsulting.co.za
Subject: RE: NOTICE OF A PUBLIC PARTICIPATION PROCESS FOR AN ENVIRONMENTAL IMPACT ASSESSMENT - THE PROPOSED CONSTRUCTION OF A NEW INDUSTRIAL PARK (WAREHOUSING AND OFFICES) SITUATED ON ERF 10301, WELLS ESTATE, GQEBERHA, EASTERN CAPE PROVINCE.

Good Afternoon

Please see attached the approximate site boundary as requested.

Kind Regards,

Jenna Theron
Environmental Consultant

From: Londeka Jilimane <Londeka.Jilimane@ecpta.co.za>

Sent: Monday, 19 January 2026 11:50

To: jt@phsconsulting.co.za

Cc: paul@phsconsulting.co.za

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

Good day

Thank you for affording ECPTA an opportunity to engage in the application.
Kindly share the KML file depicting the project boundary.
Kind regards,

LONDEKA JILIMANE

Environmental Planner

Tel: +27(0)43 492 0866 | Cell: +27(0)82 555 1081

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PARKS & TOURISM AGENCY

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FRAUD HOTLINE: 0800 61 1085

From: jt@phsconsulting.co.za <jt@phsconsulting.co.za>

Sent: Wednesday, 14 January 2026 09:06

To: jt@phsconsulting.co.za

Cc: paul@phsconsulting.co.za

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

Dear Interested and Affected Party

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PHS Ref: 2025/ Erf 10301, Wells Estate

Please refer to the attached notification letter for further information and the website link below:

<https://phsconsulting.co.za/the-proposed-construction-of-a-new-industrial-park-warehousing-and-offices-situated-on-erf-10301-wells-estate-gqeberha-eastern-cape-province/>

Kind Regards,

Jenna Theron

Environmental Consultant

BA, MPhil

Associate member APHP, Member IAIA

Registered Environmental Assessment Practitioner: Number 2022/5926 (EAPASA)

Contracted to:

PHS Consulting

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From: EasternCape <EasternCape@eskom.co.za>
Sent: Wednesday, 14 January 2026 11:59
To: jt@phsconsulting.co.za
Subject: Confirmation of Receipt of Email

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Valued Customer,

This is an automated message, please do not reply to this message.

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For a quicker and more efficient service, we encourage you to use Eskom's alternative self-service channels to check your account balance, submit your meter reading, report power outages, follow up on existing faults, and access other services without waiting in queue.

- **Alfred Chatbot:** <https://alfred.eskom.co.za/chatroom/>
- **USSD:** Dial *120*37566# on your mobile phone
- **Interactive Voice Response (IVR):** Call 08600 37566 and follow the voice prompts

Kind regards

ESKOM CUSTOMER SERVICES TEAM

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From: Ayanda Mncwabe-Mama <ayanda.mncwabe-mama@ecsrac.gov.za>
Sent: Wednesday, 14 January 2026 09:29
To: jt@phsconsulting.co.za
Cc: paul@phsconsulting.co.za
Subject: Re: NOTICE OF A PUBLIC PARTICIPATION PROCESS FOR AN ENVIRONMENTAL IMPACT ASSESSMENT - THE PROPOSED CONSTRUCTION OF A NEW INDUSTRIAL PARK (WAREHOUSING AND OFFICES) SITUATED ON ERF 10301, WELLS ESTATE, GQEBERHA, EASTERN CAPE PROVINCE.

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Noted, and the ECPHRA heritage comment was provided and still stand.

Best Regards,

Ayanda Mncwabe-Mama
Archaeologist
Department of Sport, Recreation, Arts and Culture: Museums & Heritage
5 Eales Street | Wilton Mkwayi Building | Qonce
Private Bag 0020 | Qonce | 5600
Tel: (043) 492 1370 / 077 603 3035 | **Email:** ayanda.mncwabe-mama@ecsrac.gov.za |

www.ecsrac.gov.za



From: jt@phsconsulting.co.za <jt@phsconsulting.co.za>
Sent: 14 January 2026 09:05
To: jt@phsconsulting.co.za <jt@phsconsulting.co.za>
Cc: paul@phsconsulting.co.za <paul@phsconsulting.co.za>
Subject: NOTICE OF A PUBLIC PARTICIPATION PROCESS FOR AN ENVIRONMENTAL IMPACT ASSESSMENT - THE PROPOSED CONSTRUCTION OF A NEW INDUSTRIAL PARK (WAREHOUSING AND OFFICES) SITUATED ON ERF 10301, WELLS ESTATE, GQEBERHA, EASTERN CAPE PROVINCE.

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Kind Regards,

Jenna Theron

Environmental Consultant

BA, MPhil

Associate member APHP, Member IAIAAsa

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