

APPENDIX G: OTHER INFORMATION

Site Sensitivity Verification Report

Environmental Screening Report

SITE SENSITIVITY VERIFICATION REPORT

**THE PROPOSED DEVELOPMENT OF A NEW
DWELLING ON ERF 3806 (PORTION OF ERF
2916) SEA VISTA, ST FRANCIS BAY, WITHIN
THE KOUGA LOCAL MUNICIPALITY, EASTERN
CAPE**

DEDEAT REF: EC08/C/LN1/M/41-2026

Prepared for: Mr. Pearton

Submitted in support of an application for Environmental Authorisation in terms of Section 24(5) of the National Environmental Management Act, Act 107 of 1998, as amended 07 April 2017



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DOCUMENT INFORMATION

Report Title	THE PROPOSED DEVELOPMENT OF A NEW DWELLING ON ERF 3806 (PORTION OF ERF 2916) SEA VISTA, ST FRANCIS BAY, WITHIN THE KOUGA LOCAL MUNICIPALITY, EASTERN CAPE	
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STATEMENT OF INDEPENDENCE

This statement has been prepared in accordance with the requirements of the Environmental Impact Assessment (EIA) Regulations, promulgated under the National Environmental Management Act (Act No. 107 of 1998), as amended, and with due consideration of all other applicable national and provincial legislation, policies, and guidelines relevant to ecological and biodiversity assessment. These include, but are not limited to, the National Environmental Management: Biodiversity Act (Act No. 10 of 2004), the National Water Act (Act No. 36 of 1998), and associated protocols and frameworks prescribed under the national environmental screening system.

The Environmental Assessment Practitioner (EAP) hereby declares that the findings, interpretations, and recommendations presented in this Site Sensitivity Verification Report (SSV) for the Port Alfred sewerage infrastructure upgrade: Phase 4, are based on independent and objective professional judgment. The EAP has no vested financial, personal, or other interest in the proposed project, other than remuneration for professional services rendered in accordance with standard consultancy terms.

All information contained in this report is, to the best of the EAP's knowledge, true and correct, and has been prepared without influence, bias, or prejudice in favour of any party. The EAP further confirms that the assessment has been undertaken in good faith and in accordance with the principles of environmental management as set out in Section 2 of NEMA.

EXPERTISE OF COMPANY AND SPECIALIST

Hort-Couture Landscape Architects and Planners is a multidisciplinary consulting practice offering holistic environmental and landscape solutions across the disciplines of Environmental Planning and Consulting and Landscape Architecture. The firm undertakes a diverse range of projects within the residential, commercial, institutional, and industrial sectors, and maintains full competency in all aspects of environmental assessment, design, and compliance.

Core Areas of Expertise Include:

- Environmental Planning and Consulting: Environmental Impact Assessment (EIA); Public Participation Processes (PPP); Environmental Management Programmes (EMPr); Protected Area Management Plans (PAMP); Feasibility Studies; Visual Impact Assessments (VIA); Environmental Auditing; Environmental Control Officer (ECO) services; and a wide range of specialist environmental studies.
- Urban Design: Masterplanning, Urban Design Frameworks (UDF), open space systems planning, and integrated land-use assessment.
- Landscape Architecture: Comprehensive spatial and visual assessments and the preparation of bespoke landscape design packages for private, commercial, industrial, and institutional clients.

Warren Lange

Principal Member – Hort-Couture Landscape Architects and Planners

Qualifications & Professional Registrations:

- Bachelor of Landscape Architecture (University of Pretoria, 1994)
- Professional Environmental Assessment Practitioner (EAPASA Reg. No. 2020/1503)
- Professional Landscape Architect (SACLAP Reg. No. 20244)



- Professional Natural Scientist: Environmental Science (Pr. Sci. Nat. 147880)
- Member: Institute of Landscape Architects of South Africa (ILASA)
- Member: Institute of Environmental Assessment Practitioners of South Africa (IAIASa)

Experience Summary:

Mr. Lange is a seasoned environmental and landscape professional with over 25 years of experience in environmental planning, impact assessment, and landscape architectural design. He has been involved in numerous environmental, biodiversity, and terrestrial ecology specialist studies throughout South Africa, with particular expertise in the Eastern Cape coastal region. Residing in Port Alfred, he possesses intimate knowledge of local environmental systems within the Ndlambe Municipality and along the broader Eastern Cape coastline. His specialist focus integrates environmental management, ecological restoration, and landscape planning toward environmentally and socially sustainable development outcomes.

Ms Anastasia Doyle

- Candidate Environmental Assessment Practitioner (Reg. No. 2023/6415)
- Master of Social Science degree in Sociology from Rhodes University

Experience Summary:

Ms Doyle has accumulated approximately six years of professional experience in applied socio-economic and environmental research. For the past three years she has been employed at Hort Couture Landscape Architects and Planners, where she serves as a Candidate Environmental Assessment Practitioner registered with EAPASA (Reg. No. 2023/6415). Within this role she has been actively involved in the preparation and review of Environmental Impact Assessments and Basic Assessment processes, with particular responsibility for socio-economic baseline analysis, stakeholder engagement support, data collection and interpretation of community level impacts associated with proposed developments.

Ms Doyle's methodological strengths lie in qualitative and mixed methods research approaches, including stakeholder interviews, participatory engagement processes and socio-economic field assessments. She is experienced in the collection and analysis of primary field data, interpretation of demographic and economic indicators, and the integration of socio-economic considerations within environmental planning and impact assessment frameworks. In addition, she possesses technical skills in spatial analysis and mapping using Geographic Information Systems such as QGIS, enabling the integration of socio spatial data into socio economic assessments.

Warren Lange

EAP and Environmental scientist:
Biodiversity Services Professional
(Pr. Sci. Nat. 147880)

Anastasia Doyle

Candidate EAP (Reg. No. 2023/6415)
Social Scientist (MSS)



EXECUTIVE SUMMARY

This Site Sensitivity Verification Report has been prepared to confirm and ground truth the environmental sensitivity of the proposed development. The verification supports the environmental screening process in terms of the National Environmental Management Act and associated Environmental Impact Assessment Regulations, ensuring that the development proposal is appropriately aligned with the site-specific environmental context and applicable regulatory requirements.

Project Overview

The Applicant, Mr Pearton, has appointed Hort Couture Landscape Architecture and Planning as the independent Environmental Assessment Practitioner (EAP) to undertake the required environmental studies, identify and assess potential environmental impacts, and compile a Basic Assessment Report and Environmental Management Programme for submission to the relevant authority.

Activity Description

The proposed activity entails the development of a new private residential dwelling and associated infrastructure on Erf 3806, St Francis Bay.

The development components are anticipated to include the following:

- A multi storey brick and mortar residential dwelling with a total floor area of approximately 500 square metres.
- Associated decks, patios and external entertainment areas linked to the dwelling and canal frontage.
- A swimming pool and associated hard landscaped areas.
- An enclosed pergola or similar covered structure along the canal frontage.
- Solar power generation and backup infrastructure.
- Rainwater harvesting tanks and associated water storage infrastructure.
- Connection to existing Kouga Local Municipality bulk services, including water, electricity, sewerage or approved sanitation infrastructure and municipal solid waste services, where applicable.
- Landscaping, garden rehabilitation, access, parking and service areas associated with the residential use of the property.
- The total development footprint, inclusive of the dwelling footprint, decks, patios, pool, pergola, access, services, hard landscaping and associated external areas, is anticipated to be approximately 600 square metres.

Vegetation clearing is expected to be limited, as the site consists predominantly of maintained landscaped garden areas rather than intact natural coastal vegetation. No unnecessary removal of indigenous vegetation will be undertaken. Any disturbed areas will be stabilised and rehabilitated through appropriate landscaping, erosion control and environmental management measures.

The proposed development will be assessed through a Basic Assessment process, during which potential impacts on the estuarine environment, canal frontage, stormwater management, biodiversity, visual character and broader receiving environment will be identified and addressed through appropriate avoidance, mitigation and management measures.



Study area

The approximate central coordinates of the study area are:

Latitude: 34°08'46.5"S

Longitude: 24°50'13.4"E

The subject property comprises Erf 3806, St Francis Bay, situated within the Kouga Local Municipality, Eastern Cape Province. The locality map below (Figure 1) further indicates the position of the study area in relation to the immediate and broader geographical surrounding.



Figure 1 Locality Map



2.1. Design Considerations

The development components are anticipated to include the following:

- A multi storey brick and mortar residential dwelling with a total floor area of approximately 500 square metres.
- Associated decks, patios and external entertainment areas linked to the dwelling and canal frontage.
- A swimming pool and associated hard landscaped areas.
- An enclosed pergola or similar covered structure along the canal frontage.
- The total development footprint, inclusive of the dwelling footprint, decks, patios, pool, pergola, access, services, hard landscaping and associated external areas, is anticipated to be approximately 600 square metres.

2.2. Landscaping and Environmental Management Integration

Landscaping, garden rehabilitation, access, parking and service areas associated with the residential use of the property.

2.3. Services and Engineering Infrastructure

The proposed development will consist of solar power generation and backup infrastructure. It will also make use of rainwater harvesting tanks and associated water storage infrastructure.

2.4. Municipal Bulk Services

Connection to existing Kouga Local Municipality bulk services, including water, electricity, sewerage or approved sanitation infrastructure and municipal solid waste services, where applicable.

2.5. Foundations and Structural Engineering

Excavation will be localised to the development footprints, reducing disturbance. Slope stabilisation measures will not be necessary as the development footprint is mostly flat. Erosion control and indigenous vegetation reinstatement (where necessary) will be implemented. Stormwater management will be incorporated into the design to prevent erosion, sedimentation and pollution.

2.6. Waste Management

Construction phase waste will be managed through separation, controlled storage and removal to a licensed municipal landfill facility. No on-site disposal or burning will be permitted. Solid waste will be stored in controlled, animal-proof areas and removed regularly, with recycling implemented where feasible. In the operational phase of the infrastructure development wastewater will be treated via the collection and transport to existing and functional wastewater treatment plants in the municipality.



3. Environmental Impact Avoidance and Sensitivity Considerations

The development layout has been informed by environmental sensitivity mapping and site verification, ensuring avoidance of high-sensitivity areas, including the estuary.

4. Transformation Level of the Development Footprint

The proposed development will be situated in a previously transformed area which already accommodates existing dwellings. The character of the residential area will be maintained and there will be minimal vegetation clearing. The development site is situated in between two developed residences with vegetation mostly being within maintained garden and landscaped areas.

5. Proximity to Sensitive areas and the Canals

The main watercourse in the area is the Kowie Estuary with the estuarine functional zone partially affecting the Wharf Street corridor Line and part of the West Bank. There are several wetlands in the area with the Wharf Street corridor Line being mostly affected by the wetland towards the R67.

6. Potential Construction Phase Disturbance Risks

Key environmental risks include disturbance to sensitive areas, erosion from exposed soils, vegetation disturbance, dust and noise impacts, waste generation and groundwater and stormwater-related impacts. Given the sensitivity of the receiving environment, these risks require proactive management through defined construction controls, erosion and sediment management, stormwater control and rehabilitation measures. The construction phase will also result in daily disruptions in traffic along the R72; health and safety, and quality of life for the residents will also be affected. Community engagement will be critical in terms of managing these sites.

7. Conclusion

The proposed development represents a low-intensity intervention within a sensitive but manageable receiving environment. While the broader site exhibits high environmental sensitivity, the actual development footprint is limited. With the implementation of appropriate mitigation measures, including strict footprint control, stormwater management and ongoing environmental management, impacts can be effectively contained and reduced to acceptable levels. The site is therefore considered suitable for the proposed development from a site sensitivity perspective, subject to compliance with the Basic Assessment process and implementation of the Environmental Management Programme.



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Purpose of this Report

The purpose of this Site Sensitivity Verification Report is to confirm and validate the environmental sensitivities identified by the National Web-Based Environmental Screening Tool for Farm Portion 3/666, Southwell, Local Ndlambe Municipality, Eastern Cape.

This report provides a site-specific assessment of the actual on-ground environmental conditions to ensure that the level of environmental sensitivity assigned by the screening tool accurately reflects the current state and extent of environmental transformation on the property. The verification aims to determine whether the default sensitivity ratings generated by the national screening tool are appropriate or whether they require adjustment (up- or downgrading) based on direct field observation, contextual analysis, and supporting specialist information.

The findings of this verification are intended to:

- Ensure that the environmental authorisation process is proportionate to the actual site sensitivity and potential impact of the proposed development.
- Confirm whether any specialist assessments identified in the Screening Report are indeed required, or whether they may be motivated for exclusion based on verified on-site conditions.
- Support the competent authority (Eastern Cape DEDEAT) in determining the correct environmental assessment pathway in accordance with the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, 2014 (as amended in 2017 and 2019).

Legislative Context and Requirements

This report has been prepared in compliance with the following key legislative and procedural requirements applicable in the Western Cape:

National Legislative Framework

- National Environmental Management Act, 1998 (Act No. 107 of 1998)
 - The NEMA provides the overarching legal framework for environmental management in South Africa.
 - In terms of Section 24(1), listed activities that may significantly impact the environment may only proceed after obtaining an Environmental Authorisation (EA) from the competent authority.
- Addresses procedures to be followed for the assessment and minimum criteria for reporting of identified environmental themes in terms of section 24(5)(a) and (h) of NEMA when applying for Environmental Authorisation (EA)
 - Prior to the environmental assessment the current use of land and the potential environmental sensitivity of the site as identified by the National Screening Tool must be confirmed through the site sensitivity verification.
- The site sensitivity must be undertaken by an environmental assessment practitioner (EAP) or a specialist, and the following verification must be used:



- a desktop analysis; using satellite imagery;
 - preliminary on-site inspection; and
 - any other available and relevant information.
1. Environmental Impact Assessment (EIA) Regulations, 2014 (as amended by Government Notices R.326, R.327, R.325, and R.324 of April 2017, and R.517 of 2019)
 - These Regulations establish the procedural requirements for the submission and assessment of applications for environmental authorisation.
 - Appendix 6 of the Regulations outlines the minimum requirements for the content of specialist and verification reports.
 - The screening tool and site sensitivity verification are mandatory procedural steps for all EIA applications, as per Regulation 16(1)(v), requiring inclusion of a Screening Report in the application phase.

Provincial Legislative and Policy Framework (Eastern Cape)

- This is a requirement mandated through the Department of Environmental Affairs and Tourism (DEDEAT) as the competent authority for this application, requires that the Screening Report and Site Sensitivity Verification accompany any application for Basic Assessment or Environmental Authorisation.

Eastern Cape, Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA)

- Where applicable, environmental sensitivity verification may also inform municipal land use and development application processes, ensuring alignment between environmental and spatial planning approvals.



Environmental Screening Results and Assessment Outcomes

In accordance with the requirements for a Basic Assessment Application under the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the EIA Regulations, 2014 (as amended), a National Web-Based Environmental Screening Tool report was generated for the proposed development.

The Screening Tool identifies a range of potential environmental sensitivities and corresponding specialist assessments based on the national environmental datasets relevant to the application area. These sensitivities are derived from various data informants including biodiversity, heritage, hydrological, and spatial development datasets, and are intended to provide an initial indication of potential environmental constraints and compliance triggers.

This Site Sensitivity Verification (SSV) Report, therefore, serves to ground-truth and verify the environmental sensitivity ratings assigned by the Screening Tool through a combination of desktop analysis and on-site inspection. The verification process evaluates the accuracy and relevance of the tool's outputs in the context of the actual biophysical and built environment conditions present on the site.

Where the Screening Tool has recommended certain specialist studies, this report provides a substantiated motivation indicating:

- Which specialist assessments are confirmed as relevant and will be undertaken; and
- Which assessments are not considered necessary, supported by verified evidence that the site's environmental conditions differ from the Screening Tool's default sensitivity rating.

The verified findings are used to ensure that the scope and level of environmental assessment remain proportionate to the site's true environmental risk and sensitivity, consistent with the intent of the screening and verification protocols issued in terms of Government Notice No. 320 of 20 March 2020.

The following sections of this report provide a concise summary of:

- Development incentives, exclusions, restrictions, or prohibitions applicable to the proposed development footprint;
- The most environmentally sensitive features identified within or adjacent to the property; and
- The final verified sensitivity ratings applicable to the site under the selected application classification themes.

The selected application classification for the screening report was:

- Utilities Infrastructure| Pipelines| Water| Wastewater

This classification appropriately reflects the site's desired outcomes as a Sewer Infrastructure Upgrade.



Screening Summary

The screening tool identified a range of thematic environmental sensitivities for the proposed development footprint, with sensitivity ratings spanning from low to very high across the various datasets. Most of the elevated sensitivity ratings reflect regional features, mapped critical biodiversity areas and ecological support areas, rather than site-specific attributes, as the footprint itself is a fully transformed. Overall, the screening results highlight regional contextual sensitivities, while on-site conditions are expected to verify predominantly low environmental sensitivity.

Environmental Theme	Screening Sensitivity Rating	Key Sensitivity Features Identified		Verification Comment / Anticipated Outcome
Agriculture	High	Sensitivity High	Feature(s) 10. Moderate-High	The site falls in an area that has been previously transformed and already accommodates two residential households. The property is not utilised for crop production, grazing or any other agricultural activity, and no agricultural infrastructure occurs within the proposed development footprint. From the verification the sensitivity can be considered as low.
Animal Species	Very High	Sensitivity Medium Medium Very High	Feature(s) Sensitive species 13 Invertebrate-Aneuryphymus montanus Actinopterygii-Pseudobarbus senticeps	The site has been extensively transformed through the engineering of a canal system and accommodation of residences. The site is in proximity to the estuary however will not have a direct impact. A qualified aquatic SACNASP-registered specialist has been appointed to further assess the sensitivity of the development in this regard.
Aquatic Biodiversity	Very High	Sensitivity Very High Very High Very High Very High	Feature(s) CBA 1 ESA 1 Estuary Estuary_Kromme	Even though the site has been substantially transformed it still is within proximity to the estuary. A qualified aquatic SACNASP-registered specialist has been appointed to further assess the sensitivity of the development in this regard. Furthermore, a detailed stormwater management plan will be integrated into the basic assessment to address



Environmental Theme	Screening Sensitivity Rating	Key Sensitivity Features Identified		Verification Comment / Anticipated Outcome
				concerns of potential flooding and the required management of construction activity.
Archaeological & Cultural Heritage	Low	Sensitivity Low	Feature(s) Low Sensitivity	A site verification indicated no areas of significant archaeological and cultural significance within proximity to the proposed developments. However, the appropriate specialist has been appointed to conduct a heritage assessment for the different areas.
Civil Aviation	High	Sensitivity High Medium	Feature(s) Within 8 km of other civil aviation aerodrome Between 8 and 15 km of other civil aviation aerodrome	Based on the site verification, no further assessment was deemed necessary as the proposed development is not anticipated to have any impact on the airspace above. The impact can be considered as low due to the residential nature of the site.
Defence	Low	Sensitivity Low	Feature(s) Low Sensitivity	The EAP confirms the low sensitivity.
Palaeontology theme sensitivity	Very High	Sensitivity Medium Very High	Feature(s) Features with a Medium paleontological sensitivity Features with a Very High paleontological sensitivity	No visible fossil material or palaeontological features were recorded at surface during the EAP site verification visit. Given the Very High sensitivity returned by the Screening Tool and the potential for fossil-bearing geological material to occur below ground, a suitably qualified palaeontological specialist was appointed to undertake the required desktop Palaeontological Impact Assessment. The specialist assessment will be included in the Draft and Final Reports



Environmental Theme	Screening Sensitivity Rating	Key Sensitivity Features Identified		Verification Comment / Anticipated Outcome
Plant species	High	Sensitivity High Medium	Feature(s) Sensitive species 854 Zostera capensis	The site consisted mainly of landscaped garden areas, graminoids and shrubs with little to no sensitive species. The area is largely transformed accommodating two residences. A standalone plant species assessment is not required and can be incorporated into the terrestrial biodiversity assessment.
Terrestrial Biodiversity	Very high	Sensitivity Very High	Feature(s) CBA1	A site visit of the proposed activity site confirmed that the area had been completely transformed with mostly garden beds and graminoid species remaining. The vegetation present is more toward the access route. A SACNASP registered specialist has been appointed to prepare the required terrestrial biodiversity input and includes animal and plant species considerations. The findings will be included in the Draft and Final Reports.

Table 1 Screening Summary

Specialist Assessments Identified

Based on the selected application classification, the Screening Tool identified the following specialist assessments for confirmation by the EAP:

Sensitivity Category

- Agricultural Impact Assessment
- Palaeontology Impact Assessment
- Terrestrial Biodiversity Impact Assessment
- Aquatic Biodiversity Impact Assessment
- Plant Species Assessment
- Animal Species Assessment
- Civil Aviation

Even though the site has been transformed through the historical engineering of the canals several of these assessments have been considered as necessary while the motivation for civil aviation indicates low sensitivity. While plant and animal species will be combined in the terrestrial biodiversity assessment.



Agricultural Impact Assessment

Potential impact / relevance of high–very high themes

The National Environmental Screening Tool returned a High sensitivity for the Agriculture Theme. This rating is based on broad-scale land capability information and does not reflect an existing agricultural land use on Erf 3806. Refer to the extract from the National Screening Tool Below (Figure 2).

MAP OF RELATIVE AGRICULTURE THEME SENSITIVITY

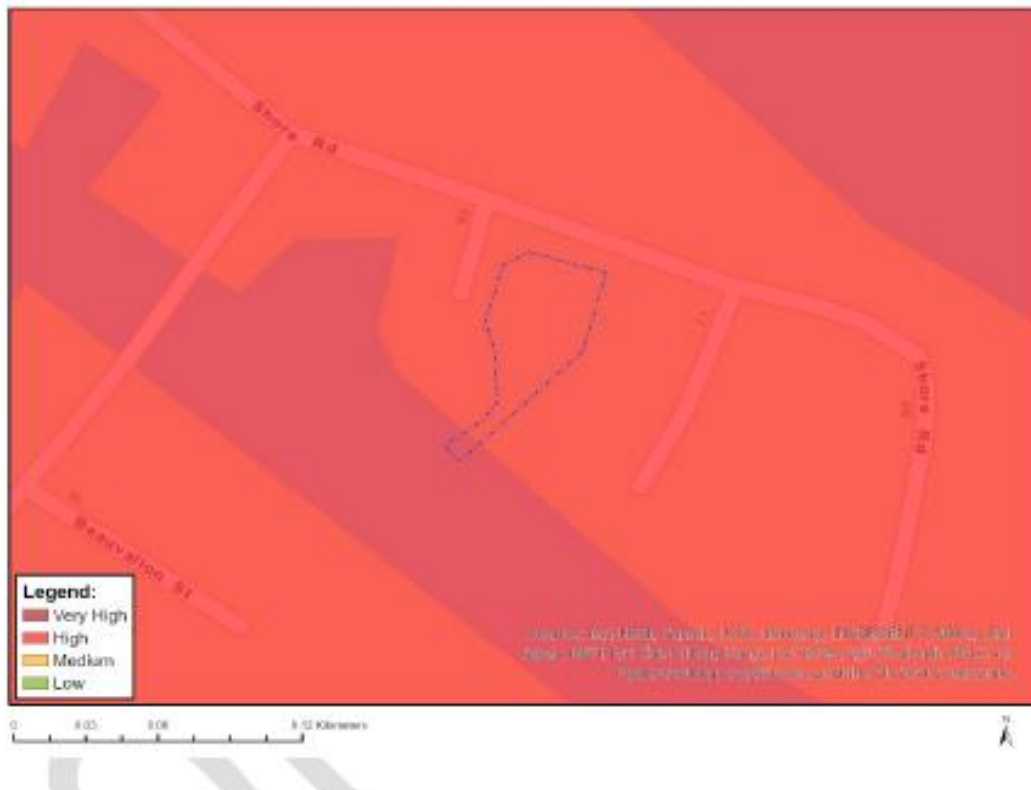


Figure 2. Agricultural Sensitivity Theme

It was noted during the on-site verification visit that Erf 3806 is a small residential erf situated within an established residential area and is zoned for residential use. No crop production, grazing, planted pasture, orchards, irrigation infrastructure or other agricultural activity occurs on the property. The surrounding immediate land use is also predominantly residential.

The proposed development will therefore not remove land from active agricultural production or affect agricultural infrastructure. The High Screening Tool rating is considered to relate to the broader land capability mapping rather than the actual agricultural value and current use of the individual erf. The site-specific agricultural sensitivity of Erf 3806 is considered Low for the purposes of the proposed residential development.



Recommendations

A standalone Agricultural Impact Assessment is not considered necessary for the proposed development. The Agriculture Theme can be addressed through this Site Sensitivity Verification and the Basic Assessment Report. This motivation is submitted for consideration by DEDEAT.

Palaeontology Impact Assessment

Potential impact / relevance of high–very high themes

The National Environmental Screening Tool identified Erf 3806 as having a Very High Palaeontology Sensitivity due to the underlying geological formations and their associated fossil sensitivity. Refer to the Screening Tool extract (Figure 3) below.

MAP OF RELATIVE PALEONTOLOGY THEME SENSITIVITY



Following the on-site verification, it was confirmed that the site is situated within an established residential area and is formally zoned for residential use. The site itself is already largely developed and contains existing structures, with a large portion of the erf having been transformed into landscaped lawns and garden beds surrounding the existing structures. These portions of the site no longer support any natural vegetation and are fully modified.

According to the SAHRIS Paleontological (fossil) Sensitivity Map (see below), the site sensitivity is moderate. A site visit yielded no immediate evidence of paleontological importance. No paleontologically significant find



could be found by means of desktop assessment in the immediate vicinity. Therefore, remains may be unearthed during the excavations and construction phase of the proposed development. The National Screening Tool also requires a Paleontological Specialist Assessment which is included in this report.

Should any heritage features, archaeological sites or graves be exposed during construction phase, work must be suspended immediately and the finds reported to the South African Heritage Resources Agency (SAHRA) so that an investigation and evaluation of the discovery can be made.

Recommendation

A full palaeontology impact assessment (PIA) may be required under the review of the notice of intent to develop (NID) by ECPHRA. As the regulatory body ECHPRA will guide further investigation.

Terrestrial Biodiversity Impact Assessment (incl. Plant, Animal & Avifaunal Themes)

Potential impact / relevance of high–very high themes

The National Environmental Screening Tool identified Erf 3806 as having a very high Terrestrial Biodiversity sensitivity, a High Plant Species sensitivity and a Very High Animal Species sensitivity. Please refer to figure 4-6 below.

Following the on-site verification, it was confirmed that the site is situated within an established residential area and is formally zoned for residential use. The site itself is already largely developed and contains existing structures, with a large portion of the erf having been transformed into landscaped lawns and garden beds surrounding the existing structures. These portions of the site no longer support any natural vegetation and are fully modified. Minimal vegetation clearing will be required for the development of the property, and the vegetation to be affected is considered transformed mainly made up of garden areas.

Legend:

- Very High
- High
- Medium
- Low

0 0.05 0.08 0.12 Kilometers

Shore Rd
Reservation St
S. Main St

MAP OF RELATIVE PLANT SPECIES THEME SENSITIVITY



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MAP OF RELATIVE ANIMAL SPECIES THEME SENSITIVITY



Figure 5. Animal Species Sensitivity

During the on-site verification assessment undertaken by the EAP, it was noted that Erf 3806 is situated within an established residential area and is zoned for residential use. There will be limited vegetation clearing as the area is mostly made up of landscaped garden areas. There is no dense vegetation on site apart from the shrubs that border the area.

Recommendation

- In this regard, a SACNASP registered specialist has been appointed to prepare the required terrestrial biodiversity input and includes animal species considerations. The findings will be included in the Draft and Final Reports.
- On this basis, separate Plant, Animal and Avifaunal specialist reports are not required, provided the terrestrial specialist's ToR covers these aspects explicitly.



Aquatic Biodiversity Impact Assessment

Potential impact / relevance of high–very high themes

MAP OF RELATIVE AQUATIC BIODIVERSITY THEME SENSITIVITY



Figure 6. Aquatic biodiversity sensitivity theme

The National Environmental Screening Tool identified Erf 3806 as having a Very High Aquatic Biodiversity Sensitivity, with the sensitivity features identified as ESA 1 and Rivers. The rating is associated with the close proximity of the property to the Kromme Estuary and the broader ecological importance of the surrounding estuarine environment. The aquatic specialist notes that “the Kromme Estuary is a Critical Biodiversity Area (CBA1), and Erf 3806 is located entirely within the EFZ. However, easily implementable mitigation measures will minimise the risks to the estuary associated with a residential development” (Wood, 2026:12). Furthermore, the construction and operational phase of the development should have no impact on the estuary. The specialist indicates that there are no conditions to which the assessment is subject to.

Recommendation

Due to the development being within the EFZ a suitable marine-aquatic specialist should be consulted and the necessary compliance statement integrated into the basic assessment.



Table 2. Impact Table Summary

Specialist Study	Potential Impact / Relevance	Recommended Approach
Agriculture	It was noted during the on-site verification visit that Erf 3806 is a small residential erf situated within an established residential area and is zoned for residential use. No crop production, grazing, planted pasture, orchards, irrigation infrastructure or other agricultural activity occurs on the property. The surrounding immediate land use is also predominantly residential. The proposed development will therefore not remove land from active agricultural production or affect agricultural infrastructure. The High Screening Tool rating is considered to relate to the broader land capability mapping rather than the actual agricultural value and current use of the individual erf. The site-specific agricultural sensitivity of Erf 3807 is considered Low for the purposes of the proposed residential development.	A standalone Agricultural Impact Assessment is not considered necessary for the proposed development. The Agriculture Theme can be addressed through this Site Sensitivity Verification and the Basic Assessment Report. This motivation is submitted for consideration by DEDEAT.
Palaeontology Impact Assessment	Following the on-site verification, it was confirmed that the site is situated within an established residential area and is formally zoned for residential use. The site itself is already largely developed and contains existing structures, with a large portion of the erf having been transformed into landscaped lawns and garden beds surrounding the existing structures. These portions of the site no longer support any natural vegetation and are considered to be fully modified. According to the SAHRIS Paleontological (fossil) Sensitivity Map (see below), the site sensitivity is moderate. A site visit yielded no immediate evidence of paleontological importance. No paleontologically significant find could be found by means of desktop assessment in the immediate vicinity. Therefore, remains may be unearthed during the excavations and construction phase of the proposed development. The National Screening Tool also requires a Paleontological Specialist Assessment which is included in this report.	A full palaeontology impact assessment (PIA) may be required under the review of the notice of intent to develop (NID) by ECPHRA. As the regulatory body ECHPRA will guide further investigation.



Specialist Study	Potential Impact / Relevance	Recommended Approach
	Should any heritage features, archaeological sites or graves be exposed during construction phase, work must be suspended immediately and the finds reported to the South African Heritage Resources Agency (SAHRA) so that an investigation and evaluation of the discovery can be made.	
Terrestrial Biodiversity Impact Assessment (includes Plant, Animal & Avifaunal themes)	The area is in in a CBA 1 however; through verification it was determined that the proposed development is largely located within an existing urban residential environment. The area is also heavily transformed through the development of an engineered canal system. There is scattered intact vegetation however this exists mostly outside the development footprint.	Prepare one consolidated Terrestrial Biodiversity Assessment addressing plants, animals and avifauna, confirming absence of habitat and evaluating edge effects. Separate reports not required.
Aquatic Biodiversity Impact Assessment	The area falls within an ESA 1 and CBA 1 being the Kromme Estuary. This returns a Very High aquatic sensitivity due to proximity to the Estuary. The development could result in potential indirect impacts via stormwater, pollution, construction disturbances, and storm surge interactions. However, no direct impacts should be observed from the construction and operational phase of the development.	Undertake Marine–Aquatic Specialist Study addressing estuary interface, stormwater, estuarine processes and flood/surge risk.

Conclusion

The Site Sensitivity Verification (SSV) for the proposed development confirms that, although the National Screening Tool identified multiple high and very high sensitivities across several environmental themes, these ratings are primarily driven by regional datasets rather than site-specific conditions. Ground-truthing shows that the development footprint is a mostly transformed with little to no vegetation apart from graminoid species and garden areas. The surrounding area is also built-up and significantly engineered through an artificial canal system. The high sensitivity for terrestrial and aquatic is related to the proximity of the Kromme Estuary however, apart from cumulative impacts the aquatic specialist has confirmed the low-impact of the proposed development in the construction and operation phase. Preliminary heritage findings indicates that no significant heritage resources will be affected pending feedback from ECPHRA.

Only three specialist inputs are considered warranted for this project:

1. A Marine-Aquatic Assessment to address indirect risks to the estuarine/river functional zone and floodplains, stormwater pathways, pollution potential, and estuarine dynamics.



2. A consolidated Terrestrial Biodiversity Assessment, scoped to include plant, animal and avifaunal themes
3. A heritage screener and possibly a full paleontological assessment.

In conclusion the SSV confirms that the proposed development will fall within a footprint that is mostly transformed and is surrounded by an area that is largely developed. There will be no expansion into sensitive areas and clearance of sensitive vegetation and impact on the estuarine environment. The development footprint is within a fenced space which accommodates two other residences. Subject to the three recommended specialist studies, standard environmental management controls, and statutory compliance, the proposed development is not expected to generate any unacceptable environmental impacts. The SSV therefore supports the continuation of the Basic Assessment process and confirms that the development can proceed within the regulatory framework of the NEMA EIA Regulations.







Appendix A – Screening Report

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

EIA Reference number:

Project name: Residence Pearton

Project title: ERF 3809 SFB

Date screening report generated: 19/05/2026 10:13:37

Applicant: Owner

Compiler: HC

Compiler signature:



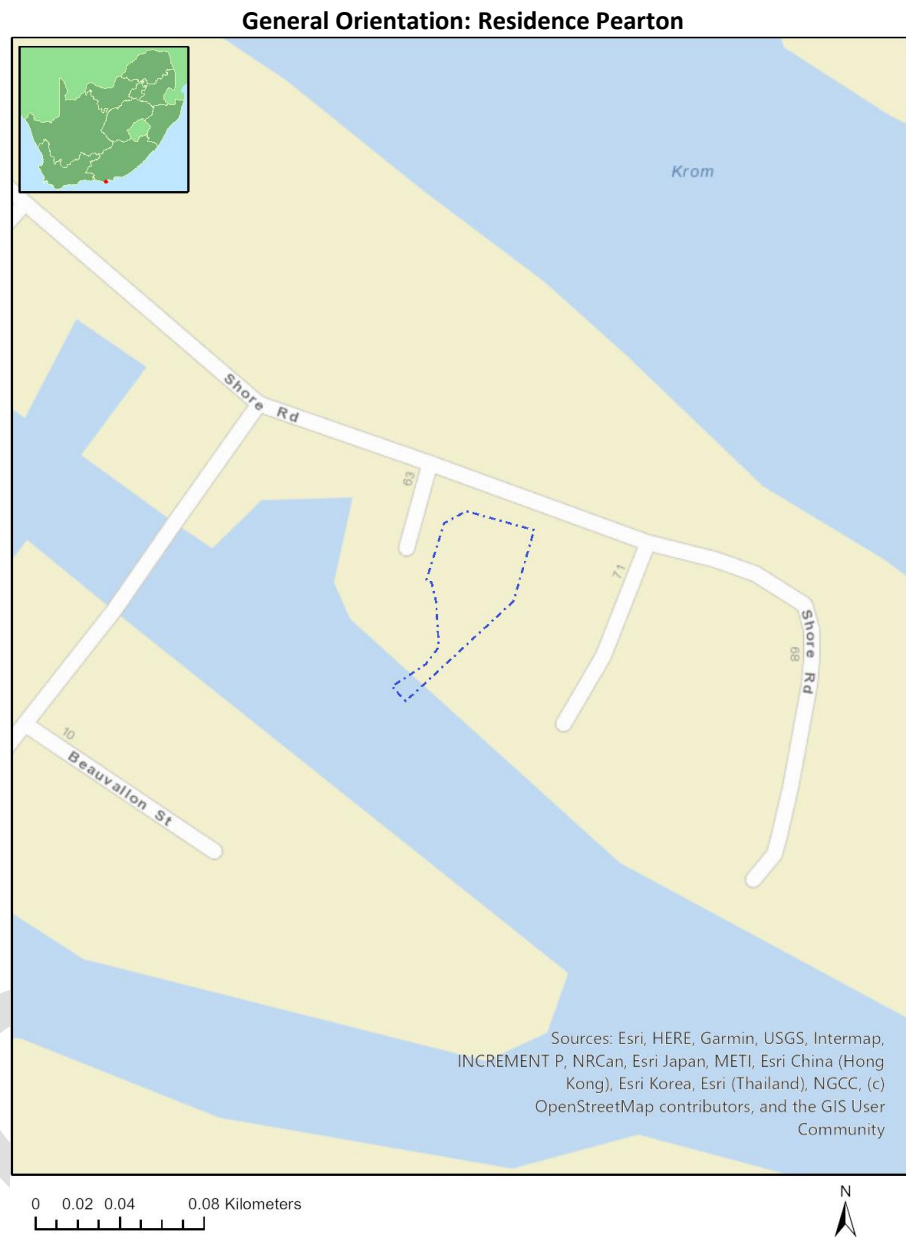
Application Category: Infrastructure | Localised infrastructure | Infrastructure in the
Sea_Estuary_Littoral Active Zone_Development Setback_100M Inland or coastal public property

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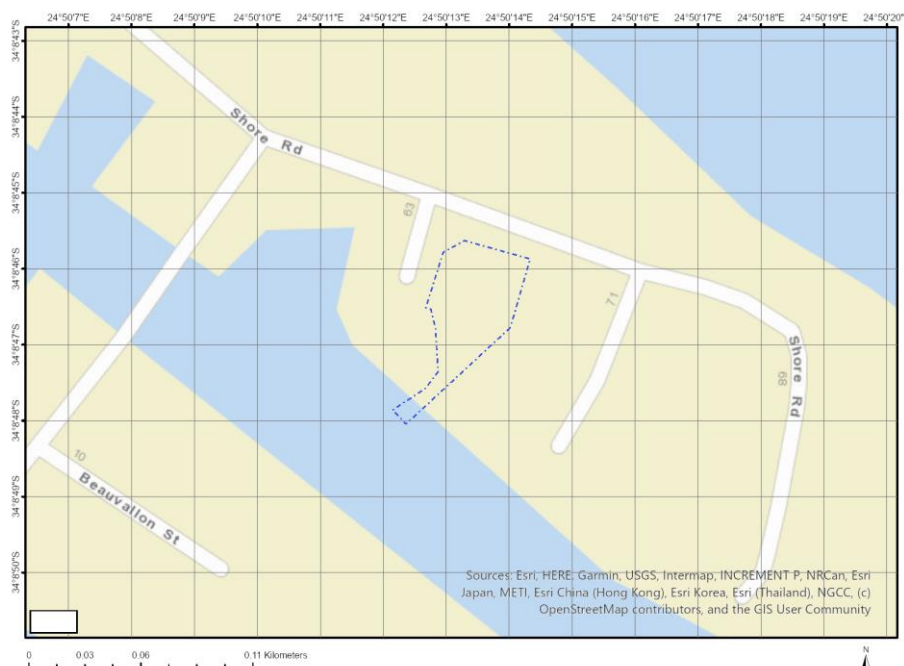
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Proposed Project Location

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	SEA VISTA	2916	0	34°8'46.79S	24°50'12.95E	Erven
2	SEA VISTA	3806	0	34°8'46.66S	24°50'13.26E	Erven

Development footprint¹ 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	12/12/20/1861/AM1	Wind	Approved	25
2	14/12/16/3/3/2/1103	Wind	Approved	27.9
3	12/12/20/1861	Wind	Approved	25
4	12/12/20/1756/1	Wind	Approved	7.4
5	12/12/20/2289	Wind	Approved	8.4
6	14/12/16/3/3/2/1104/AM1	Wind	Approved	18.5

¹ "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.

7	14/12/16/3/3/1/2566	Solar PV	Approved	23.1
8	12/12/20/1718	Wind	Approved	11.8
9	12/12/20/1585/AM7	Wind	Approved	17.4
10	12/12/20/1756/1/AM4	Wind	Approved	7.4
11	12/12/20/2289/AM2	Wind	Approved	8.4
12	12/12/20/1756	Wind	Approved	1.1
13	12/12/20/1585	Wind	Approved	17.4
14	12/12/20/1756/2	Wind	Approved	28.9
15	12/12/20/1752	Wind	Approved	25.3
16	14/12/16/3/3/2/1104	Wind	Approved	18.5
17	14/12/16/3/3/2/1102/AM1	Wind	Approved	27.7
18	12/12/20/2209	Wind	Approved	27.7
19	14/12/16/3/3/2/1102	Wind	Approved	27.7
20	12/12/20/1585/AM6	Wind	Approved	17.4
21	12/12/20/1585/A5	Wind	Approved	17.4

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:

Infrastructure| Localised infrastructure| Infrastructure in the Sea_Estuary_Littoral Active Zone_Development Setback_100M Inland or coastal public property.

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.

Incentive, restriction or prohibition	Implication
South African Conservation Areas	https://screening.environment.gov.za/ScreeningDownloads/DevelopmentZones/SACAD_OR_2025_Q3_Metadata.pdf

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
1	Landscape/Visual Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted General Requirement Assessment Protocols.pdf
2	Archaeological and Cultural Heritage Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/GuidanceforHIA.pdf
3	Palaeontology Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/GuidanceforPIA.pdf
4	Terrestrial Biodiversity Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted Terrestrial Biodiversity Assessment Protocols.pdf
5	Aquatic Biodiversity Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted Aquatic Biodiversity Assessment Protocols.pdf
6	Marine Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted General Requirement Assessment Protocols.pdf
7	Avian Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted Avifauna Assessment Protocols.pdf
8	Geotechnical Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted General Requirement Assessment Protocols.pdf
9	Socio-Economic Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted General Requirement Assessment Protocols.pdf
10	Plant Species Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted Plant Species Assessment Protocols.pdf
11	Animal Species Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted Animal Species Assessment Protocols.pdf

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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	10. Moderate-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 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)
Medium	Sensitive species 13
Medium	Invertebrate-Aneuryphymus montanus
Very High	Actinopterygii-Pseudobarbus senticeps

MAP OF RELATIVE AQUATIC BIODIVERSITY THEME SENSITIVITY



Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

Sensitivity Features:

Sensitivity	Feature(s)
Very High	CBA 1
Very High	ESA 1
Very High	Estuary
Very High	Estuary_Kromme

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 8 km of other civil aviation aerodrome
Medium	Between 8 and 15 km of other civil aviation aerodrome

MAP OF RELATIVE DEFENCE THEME SENSITIVITY

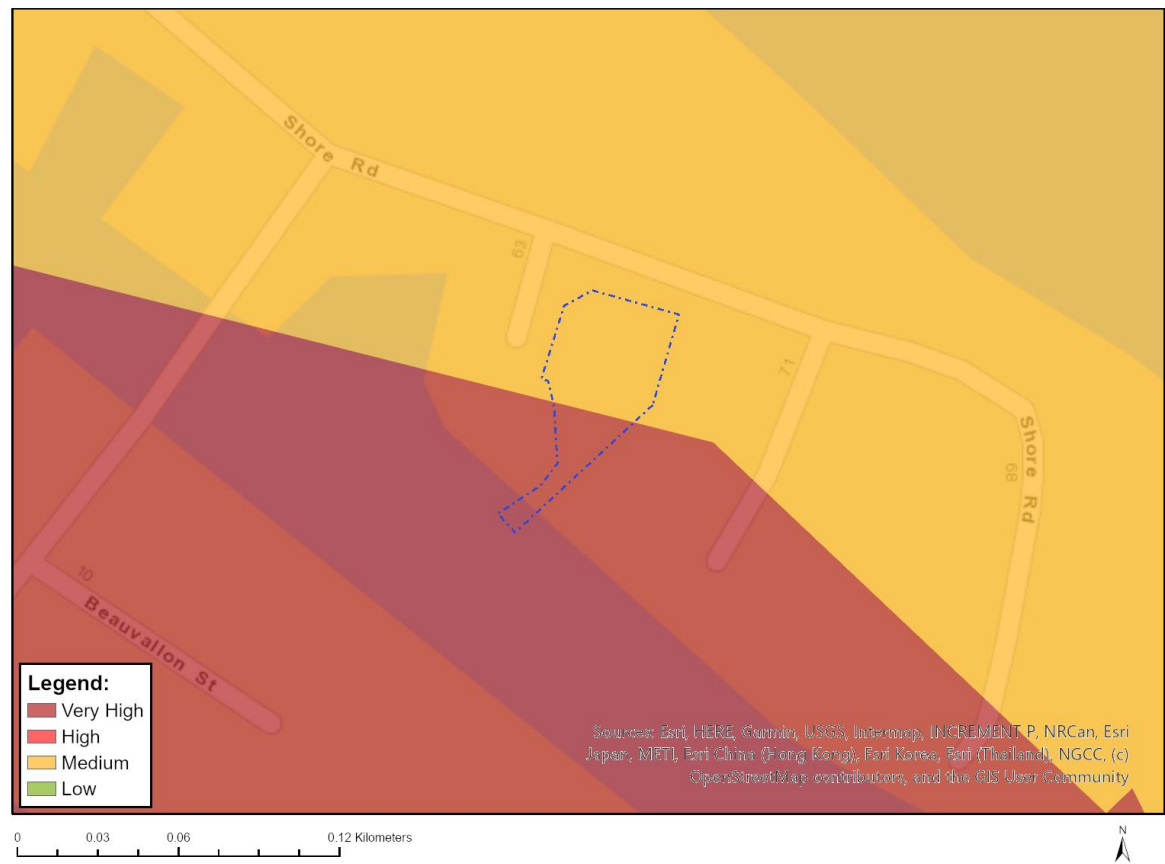


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
			X

Sensitivity Features:

Sensitivity	Feature(s)
Low	Low Sensitivity

MAP OF RELATIVE PALEONTOLOGY THEME SENSITIVITY

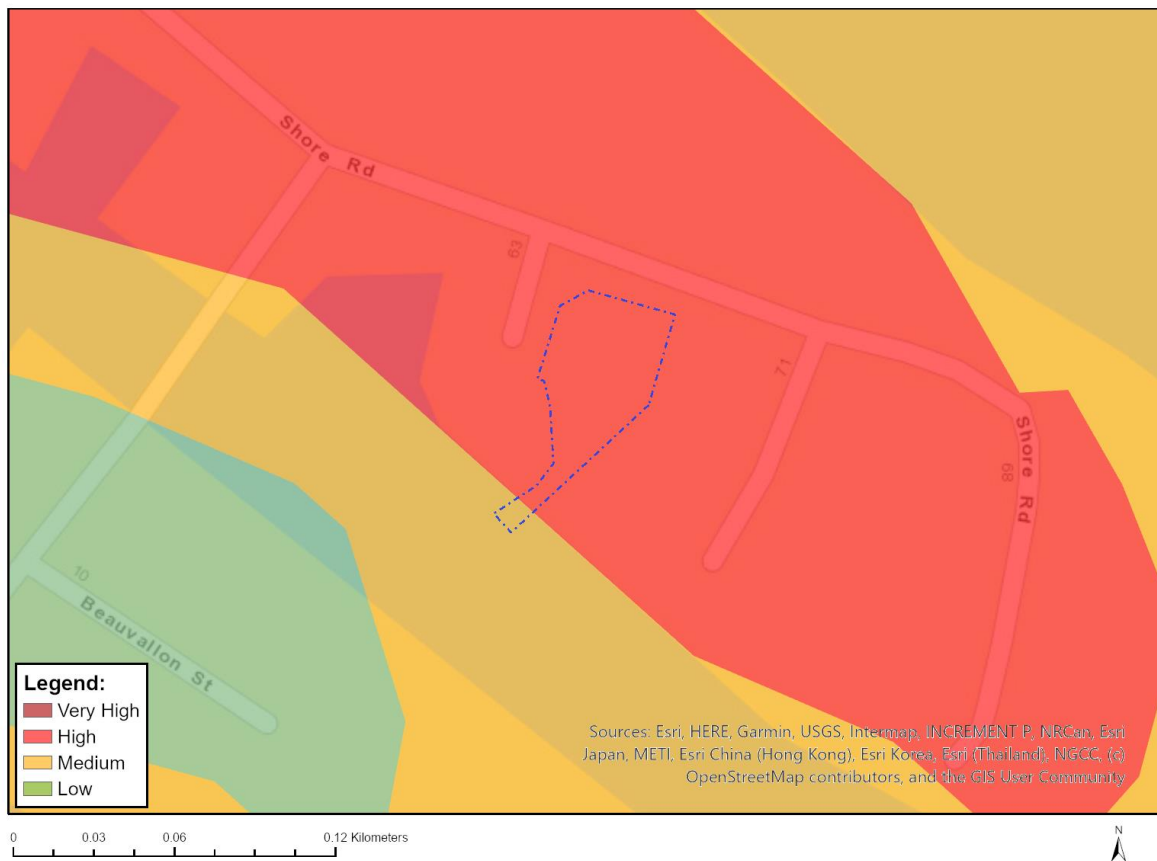


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

Sensitivity Features:

Sensitivity	Feature(s)
Medium	Features with a Medium paleontological sensitivity
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 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	Sensitive species 854
Medium	Zostera capensis

MAP OF RELATIVE TERRESTRIAL BIODIVERSITY THEME SENSITIVITY



Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

Sensitivity Features:

Sensitivity	Feature(s)
Very High	CBA1