

**ENVIRONMENTAL SCREENING TOOL REPORT  
SITE SENSITIVITY VERIFICATION REPORT  
FOR  
NIEUWE RUST HOUSING PROJECT ON ERF 182  
AND 184 ON ±3.45HA. AREA A = ±0.92HA AND  
AREA B ±2.52HA. PROPOSED LAYOUT = 91 UNITS  
(10M X 15M = ±150M<sup>2</sup>) A = 31 UNITS AND B = 60  
UNITS.**

**AUGUST 2025**

**Prepared  
by:**

Nicolaas Hanekom  
Enviro-EAP (Pty) Ltd  
PO Box 205  
Agulhas  
7282  
Tel: 076 963 6450  
Fax: 086 435 4691  
Email: [admin@enviro-eap.co.za](mailto:admin@enviro-eap.co.za)



## **1. INTRODUCTION**

### **1.1 Terms of Reference**

The “Procedures for the Assessment and Minimum Criteria for Reporting on identified Environmental Themes in terms of Sections 24(5)(a) and (h) and 44 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (“NEMA”), when applying for Environmental Authorisation” (“the Protocols”) (Government Notice No. 320 as published in Government Gazette No. 43110 on 20 March 2020) came into effect on 9 May 2020.

This report is compiled in accordance with Section 1 Site Sensitivity Verification and Minimum Report Content Requirements:

Prior to beginning the assessment, the current use of the land and the potential environmental sensitivity of the site as identified by the national web based environmental screening tool must be confirmed by undertaking a site sensitivity verification.

The site sensitivity verification must be undertaken by an environmental assessment practitioner or a registered specialist.

The site sensitivity verification must be undertaken through the use of:

- (a) a desk top analysis, using satellite imagery;
- (b) Site Visit dated 27 July 2023 and 15 August 2024
- (c) a preliminary on-site inspection to identify; and
- (d) any other available and relevant information.

The outcome of the Site Sensitivity Verification must be recorded in the form of a report that:

- (a) confirms or disputes the current use of the land and environmental sensitivity as identified by the screening tool, such as new developments or infrastructure, the change in vegetation cover or status etc.;
- (b) contains a motivation and evidence (e.g. photographs) of either the verified or different use of the land and environmental sensitivity; and
- (c) is submitted together with the relevant report prepared in accordance with the requirement of the Environmental Impact Assessment Regulations.

### **1.2 Conditions Relating to this Report**

The findings, results, observations, conclusions and recommendations given in this report are based on the author’s best scientific and professional knowledge as well as available information and knowledge of the area.

This report may not be altered or added to without the prior written consent of the author. This restraint also refers to electronic copies of this report which are supplied as sub portion of other reports, including main reports. Similarly, any recommendations, statements, or conclusions drawn from or based on this report must specifically refer to this report. If such comments form part of a main report for this investigation, the report must be included in its entirety as an appendix or separate section to the main report.

### **1.3 Site Sensitivity Verification Methods Used**

The EAP made use of the following verification methods to compile the site sensitivity report:

- a desk top analysis using (amongst others) Google Earth, Cape Farm Mapper and BGIS;
- on site inspection conducted on 27 July 2023 and 15 August 2025;
- taking into account all information as provided by the proposed developer.



**Photograph 1:** Status and habitat condition on erf 182.



**Photograph 2:** Status and habitat condition on erf 184.





**Photograph 3:** Status and habitat condition on erf 184.

## 2. SITE SENSITIVITY FINDINGS OF THE ENVIRONMENTAL SCREENING REPORT

The table below indicates the relevant environmental sensitivities that have been identified by the Environmental Screening Tool and associated level of each environmental sensitivity allocated to each theme.

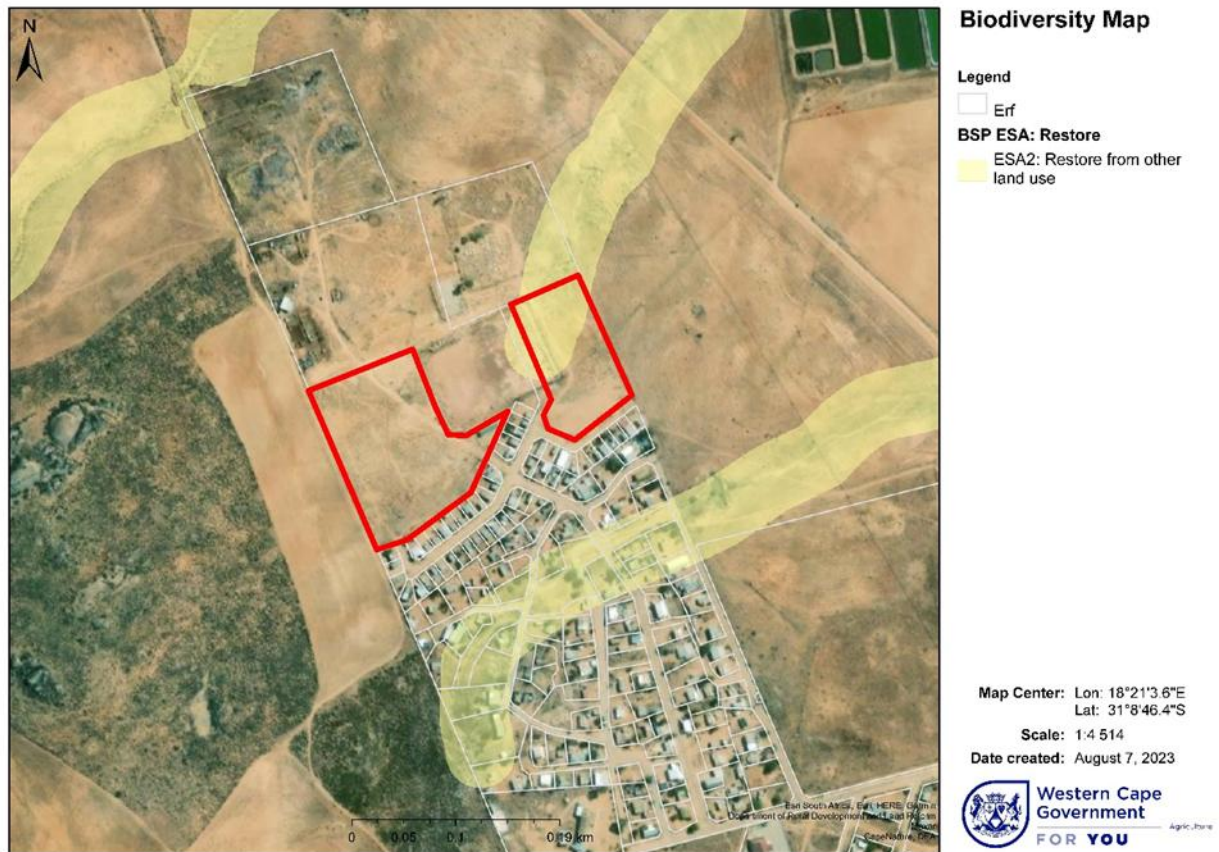
**Table 1:** Environmental Sensitivities Identified and Associated Level Thereof allocated by Environmental Screening Tool

THEME	LEVEL OF SENSITIVITY
Agriculture	Incorrectly indicated as high. Please refer to agriculture relative theme map for correct ratings of Medium on portion of erf 182 and low for the rest
Animal Species	High. However, only for one species and on small northern section of erf 184. Rest are medium
Aquatic Biodiversity	High. However, only for the originally and historically mapped water courses. The water courses were correctly mapped and is not on the development areas anymore.
Archaeological and	Low

Cultural Heritage	
Civil Aviation	Low
Defence	Low
Paleontology Theme	Medium
Plant Species	Low
Terrestrial Biodiversity	Low

### 3. EAP SITE SENSITIVITY VERIFICATION FINDINGS AND EVIDENCE

Project description - Nieuwe Rust Housing project on erf 182 and 184 on  $\pm 3.45$ ha. Area A =  $\pm 0.92$ ha and Area B  $\pm 2.52$ ha. Proposed Layout = 91 units (10m x 15m =  $\pm 150$ m<sup>2</sup>) A = 31 units and B = 60 units.



Map 1: CBA Map.

Table 2: EAP Findings that either Confirms or Disputes the Environmental Sensitivity as Identified by the DEA Screening Tool

THEME	EAP RECOMMENDED LEVEL OF SENSITIVITY	EAP MOTIVATION	EAP EVIDENCE
Agriculture	Low	Urban erf inside urban area not used for agricultural purposes. Only grazed by local community stray livestock.	No specialist study or compliance statement required.
Animal Species	Low	No animal species of conservation concern were observed on the site during the time of the survey and due to the disturbances being surrounded by Agricultural and urban development and also located inside the urban area.	Site visit. An Animal Species compliance statement will be conducted.
Aquatic	Low	Aquatic features were	An aquatic biodiversity

Biodiversity		excluded from the development area. A non-perennial river used to originate in the eastern corner of erf 182. This non-perennial river is non-existent as a result of the historic land uses, including the existing cemetery and farming activities. Non-perennial river ploughed and cultivated.	compliance statement will be conducted.
Archaeological and Cultural Heritage	Low	There are no archaeological or cultural heritage features on the site or surrounds that will be impacted upon.	A Heritage Western Cape Notice of Intent to Develop will be submitted to Heritage Western Cape. HWC comment will be awaited to confirm if any further heritage impacts need to be assessed.
Civil Aviation	Low	The development will not pose any threat to civil aviation within the area.	Refer to project description.
Defence	Low	There are no defence related structures or zones on the site nor within close proximity to the site.	-
Paleontology	Low	There are no archaeological or cultural heritage features on the site or surrounds that will be impacted upon.	A Heritage Western Cape Notice of Intent to Develop will be submitted to Heritage Western Cape. HWC comment will be awaited to confirm if any further heritage impacts need to be assessed.
Plant Species	Low	No plant species of conservation concern were observed on the site during the time of the survey.	A compliance statement will be conducted.
Terrestrial Biodiversity	Low	An Aquatic ESA was incorrectly identified in the northern corner of the erf 182. No aquatic biodiversity features are present and recorded during the site inspection. This is because of the historic land uses, including the existing cemetery.	Terrestrial Biodiversity compliance statement will be conducted.

#### 4. SPECIALIST ASSESSMENTS REQUIRED VERIFICATION FINDINGS

**Table 3:** The table below indicates the specialist assessments identified by the screening report and reasons/motivation for the specialist assessment to be conducted or not to be conducted

Specialist Identified	Report	Reason/s for the Assessment to be Conducted or Not to be Conducted (as provided by the EAP)
Landscape/Visual Assessment	Impact	The development is located on the edge of the town inside an urban area with access directly of an existing road. The development will not have any Landscape or visual impacts.
Archaeological and Cultural Heritage Assessment	Impact	A Heritage Western Cape Notice of Intent to Develop was submitted to Heritage Western Cape. HWC comment that, since there is no reason to believe that the proposed housing project on Erven 182 and 184, Off

		existing Olyf Street and Arcarcia Street, Nuwerus, Vanrhynsdorp, will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.
Palaeontology Assessment	Impact	A Heritage Western Cape Notice of Intent to Develop was submitted to Heritage Western Cape. HWC comment that, since there is no reason to believe that the proposed housing project on Erven 182 and 184, Off existing Olyf Street and Arcarcia Street, Nuwerus, Vanrhynsdorp, will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.
Terrestrial Impact Assessment	Biodiversity	An Aquatic ESA was incorrectly identified in the northern corner of the erf 182. No aquatic biodiversity features are present and recorded during the site inspection. This is because of the historic land uses, including the existing cemetery. Terrestrial Biodiversity compliance statement will be conducted.
Aquatic Impact Assessment	Biodiversity	An Aquatic ESA was incorrectly identified in the northern corner of the erf 182. No aquatic biodiversity features are present and recorded during the site inspection. This is because of the historic land uses, including the existing cemetery. Aquatic Biodiversity compliance statement will be conducted.
Hydrology Assessment		An Aquatic ESA was incorrectly identified in the northern corner of the erf 182. No aquatic biodiversity features are present and recorded during the site inspection. This is because of the historic land uses, including the existing cemetery. Will form part of the Aquatic Biodiversity compliance statement will be conducted.
Socio-Economic Assessment		No separate socio-economic assessment will be conducted. Socio-economic impacts were assessed directly into Basic Assessment report. The rezoning motivation report was used to describe the socio-economic impacts and needs for the development.
Plant Assessment	Species	No plant species of conservation concern were observed on the site during the time of the survey. A compliance statement will be conducted.
Animal Assessment	Species	No animal species of conservation concern were observed on the site during the time of the survey and due to the disturbances being surrounded by Agricultural and urban development and also located inside the urban area. An Animal Species compliance statement will be conducted.

## 5. DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER (“EAP”)

I **Nicolaas Hanekom**, as the appointed EAP hereby declare/affirm the correctness of the information provided or to be provided as part of the report, and that:

- In terms of the general requirement to be independent:
  - other than fair remuneration for work performed in terms of this application, have no business, financial, personal or other interest in the development proposal or application and that there are no circumstances that may compromise my objectivity; or
  - ~~○ am not independent, but another specialist (the “Review Specialist”) that meets the general requirements set out in Regulation 13 of the NEMA EIA Regulations has been appointed to review my work (Note: a declaration by the review specialist must be submitted);~~
- In terms of the remainder of the general requirements for an EAP, am fully aware of and meet all of the requirements and that failure to comply with any the requirements may result in disqualification.
- I have disclosed, to the Applicant, the specialist (if any), the Competent Authority and registered interested and affected parties, all material information that have or may have the potential to influence the decision of the Competent Authority or the objectivity of any report, plan or document prepared or to be prepared as part of this application;
- I am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations.



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Signature of the EAP:

**25 August 2025**

Date:

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**Enviro-EAP (Pty) Ltd**

Name of company (if applicable):