

SCREENING TOOL REPORT SITE SENSITIVITY VERIFICATION REPORT FOR

DARLING HOUSING PROJECT.

MARCH 2026

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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) a preliminary on-site inspection to identify; and
- (c) 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;
- a preliminary on-site inspection on 22 October 2026; and
- any other available and relevant information.



Photograph 1: Ecological condition of the site.

2. SITE SENSITIVITY FINDINGS OF THE DEA ENVIRONMENTAL SCREENING REPORT

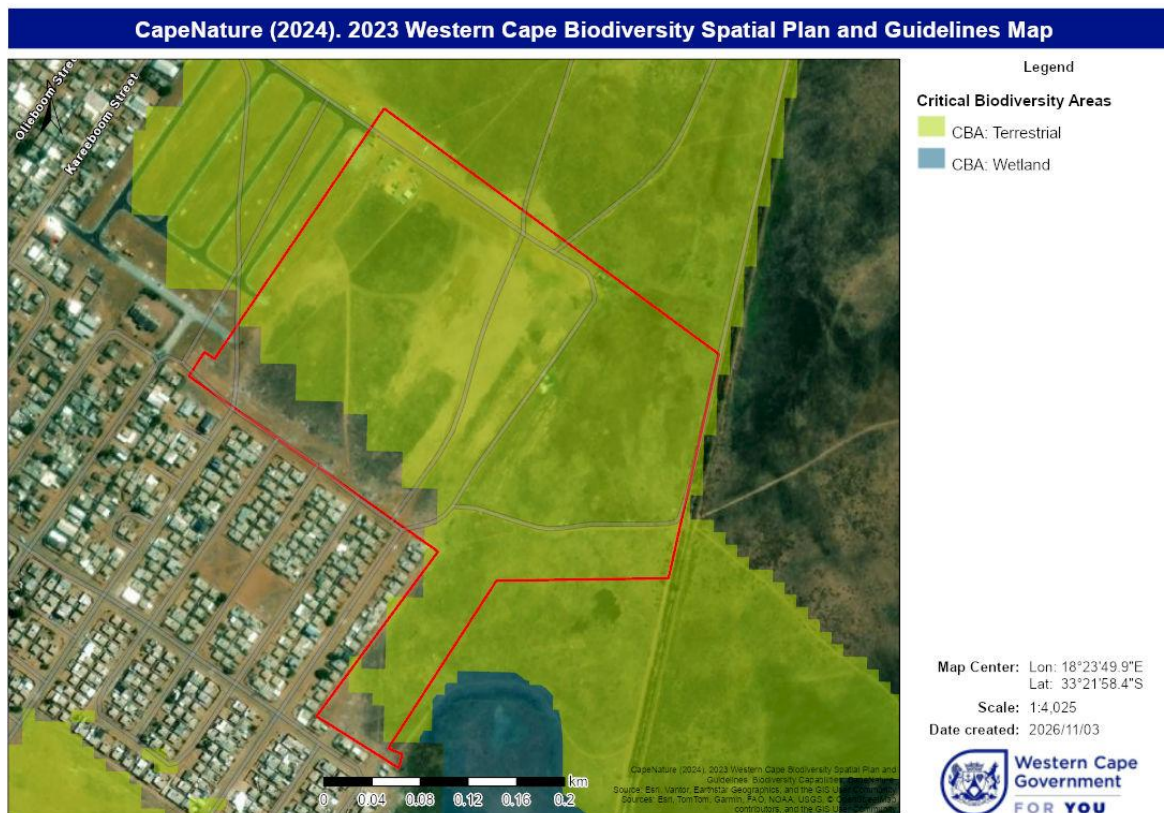
The table below indicates the relevant environmental sensitivities that have been identified by the Environmental Screening Tool and associated level of each environmental sensitivity allocated to each theme.

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

| THEME | LEVEL OF SENSITIVITY |
|--------------------------------------|----------------------|
| Agriculture | Very High |
| Animal Species | Medium |
| Aquatic Biodiversity | Low |
| Archaeological and Cultural Heritage | Very high |
| Civil Aviation | High |
| Defence | Low |
| Paleontology Theme | Medium |
| Plant Species | Medium |
| Terrestrial Biodiversity | Very High |

3. EAP SITE SENSITIVITY VERIFICATION FINDINGS AND EVIDENCE

Project description - Darling Housing phase 2 on Remainder of Erf 551 will consists of 290 Residential Zone 2 erven (Single); 72 Residential Zone 2 erven (Walk-up); 25 Residential Zone 1 erven (GAP); 1 Community Zone 1 (crèche) erf; 1 Community Zone 2 (church) erf; 1 Community Zone 1 (School) erf; 2 Open Space Zone 1 erven; 2 Authority Zone erf; Transport Zone 2 erf. The proposed housing development will have a Total Development Footprint of approximately 12.1905ha.



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 | Very Low | The proposed development is located on municipal land and are not use for agricultural purposes with no cultivated lands on area included in urban edge and next to existing residential area. | Does not agree with environmental screen tool report. Site visit. No agricultural impact assessment or compliance statement will be conducted. |
| Animal Species | Low | The proposed development is located next to existing residential area. No species of conservation concern or listed in the screen tool report were recorded during the site survey. | Site visit. A compliance statement was conducted by Anchor Environmental. |
| Aquatic Biodiversity | Very high | A wetland is situated within the regulated zone. | Site visit. An aquatic biodiversity compliance statement was conducted by Nick Steytler. |
| Archaeological | Low | There are no archaeological | Site visit. A Notice of |

| | | | |
|--------------------------|-----|--|---|
| and Cultural Heritage | | or cultural heritage features on the site or surrounds that will be impacted upon. | Intent for this application was submitted to HWC. HWC comment that since there is no reason to believe that the proposed development will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required. |
| Civil Aviation | Low | The proposed development is located inside an urban area and will not affect civil aviation. | Site visit. The proposed development is located inside an urban area and will not affect civil aviation. |
| Defence | Low | There are no defence related structures or zones on the site nor within close proximity to the site. | According to the Protocols, where the defence sensitivity rating is deemed as low, no further assessment is required. |
| Paleontology Theme | Low | There are no Paleontology features on the site or surrounds that will be impacted upon. | Site visit. A Notice of Intent for this application was submitted to HWC. HWC comment that since there is no reason to believe that the proposed development will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required. |
| Plant Species | Low | No plant species of conservation concern were observed on the site during the time of the survey. | Site visit. A plant species compliance statement will be conducted by Nicolaas Hanekom. |
| Terrestrial Biodiversity | Low | The proposed development area is located on mapped CBA. | A terrestrial biodiversity impact assessment will be conducted by Nicolaas Hanekom in terms of the protocols. |

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

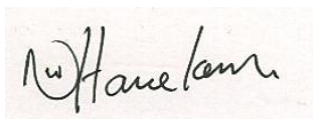
| Specialist Identified | Report | Reason/s for the Assessment to be Conducted or Not to be Conducted (as provided by the EAP) |
|---|--------|--|
| 1. Landscape/Visual Impact Assessment | | Will not be conducted. The proposed development is located on municipal land and on the edge of existing residential development and will have no visual or landscape impact. |
| 2. Archaeological and Cultural Heritage Impact Assessment | | Not required - Site visit. A Notice of Intent for this application was submitted to HWC. HWC comment that since there is no reason to believe that the proposed development will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required. |

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|---|--|
| 3. Palaeontological Impact Assessment | Not required - Site visit. A Notice of Intent for this application was submitted to HWC. HWC comment that since there is no reason to believe that the proposed development will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required. |
| 4. Terrestrial Biodiversity Impact Assessment | Impact Assessment in terms of the protocols will be conducted by Nicolaas Hanekom. |
| 5. Aquatic Biodiversity Impact Assessment | Compliance statement in terms of the protocols was conducted by Nick Steytler. |
| 6. Socio-economic impact assessment | No separate socio-economic impact assessment will be conducted. The EAP will assessed the socio-economic impacts directly into the BAR. |
| 7. Plant Species Assessment | A terrestrial plant species compliance statement was conducted by Nicolaas Hanekom. |
| 8. Animal Species Assessment | The proposed development is located next to existing residential area. No species of conservation concern or listed in the screen tool report were recorded during the site survey. An animal species compliance statement was conducted by Anchor environmental. |

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
- 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.



11 March 2026

Signature of the EAP:

Date:

Enviro-EAP (Pty) Ltd

Name of company (if applicable):