

**ENVIRONMENTAL SCREENING TOOL REPORT
AND SITE SENSITIVITY VERIFICATION REPORT
FOR
THE PROPOSED CITRUSDAL HOUSING
DEVELOPMENT AND ASSOCIATED
INFRASTRUCTURE ON ERVEN 3677, 3680 AND 3617
AND RESERVOIR ON FARM NR: RE/4/555 (NEXT TO
EXISTING RESERVOIR, CITRUSDAL**

**NOVEMBER 2024/ UPDATED FEBRUARY 2025 AND
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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; on site inspection conducted in November 2023 AND 23 October 2024;
- taking into account all information as provided by the proposed developer.

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 Environmental Screening Tool

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

3. EAP SITE SENSITIVITY VERIFICATION FINDINGS AND EVIDENCE

Project description - Citrusdal Housing Development on remainder of Erf 3677, 3680 and RE 3617, Citrusdal. The development will consist of:

Phase B: Erf 3677 with a total development footprint of ±3.3282ha

8 Residential zone zone 2 erven with an average erf size: ±120m²

2 General Residential Zone 2 erven

2 Business Zone 2 erven

2 Transport Zone 2 erven

Phase C: Erf 3617 with a total development footprint of ±19.6085ha

167 Residential Zone 2 erven Average erf size: ±120m²

222 Residential Zone 2 erven Average erf size: ±120m² - 2 families per erf

7 Open Space Zone 1 erven

1 Community Zone 2 (church) erf

1 Community Zone 1 (crèche) erf

1 Community Zone 1 (community center) erf

1 Business Zone 2 erven

Transport Zone 2 erven

Erf 3617 with a total development footprint of ± ±19.6085ha

150 Residential Zone 2 erven Average erf size: ±120m²

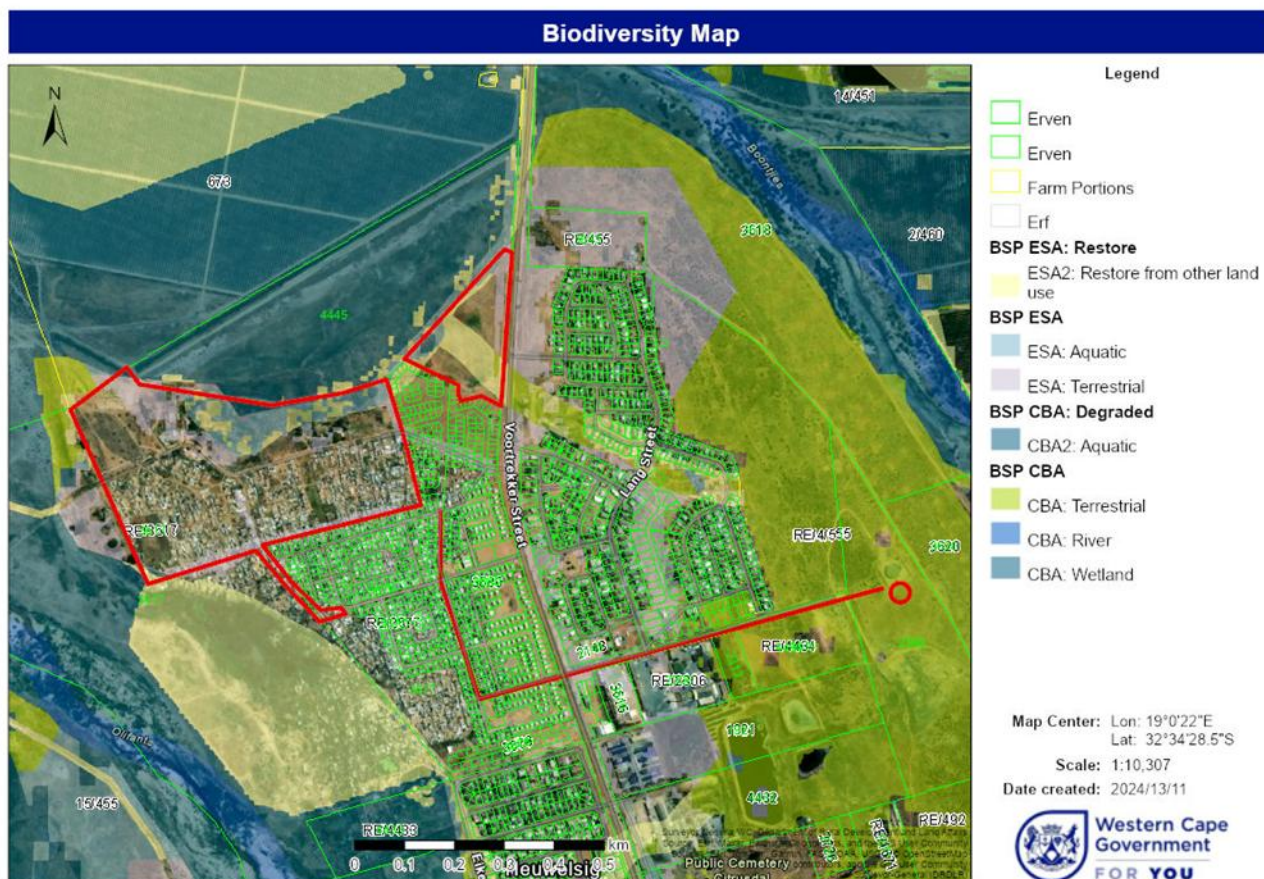
318 Residential Zone 2 erven Average erf size: ±120m² - 2 families per erf

4 Open Space Zone 1 erven

Transport Zone 2 erven

with a development footprint of ±22.9367ha.

Expanding reservoir by constructing a 3 ML reservoir next to existing on a portion of the remainder of Farm number 555, portion 4, Citrusdal.



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 or insignificant | Area purchased by the municipality for housing development in approximately 2010 and not used for agricultural purposes. Significant area of the site invaded by squatters. Area not used for agricultural purposes and not ploughed or cultivated for longer than 10 years and reverted back to indigenous vegetation or poor quality. | 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 squatter activities. | Site visit. An Animal Species compliance statement was conducted. |
| Aquatic Biodiversity | Low | Aquatic features impacted and degraded as a result of past agricultural activities. | An Aquatic Biodiversity Assessment was conducted and peer reviewed by Nick Steytler. |

| | | | |
|--------------------------------------|-----|---|---|
| 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 was submitted to Heritage Western Cape. HWC that no Heritage Impact Assessment is required. |
| 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. | - |
| Plant Species | Low | No plant species of conservation concern were observed on the site during the time of the survey. | A compliance statement was conducted. |
| Terrestrial Biodiversity | Low | The CBA and ESA was correctly map. The site also contains endangered and critically endangered vegetation, although of poor ecological quality. | An Terrestrial Biodiversity Assessment was 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 Report Identified | Reason/s for the Assessment to be Conducted or Not to be Conducted (as provided by the EAP) |
|--|--|
| Agricultural Impact Assessment | Will not be conducted. Area purchased by the municipality for housing development in approximately 2010 and not used for agricultural purposes. Significant area of the site invaded by squatters. Area not used for agricultural purposes and not ploughed or cultivated for longer than 10 years and reverted back to indigenous vegetation or poor quality. |
| Landscape/Visual Impact Assessment | The development is located on the edge of the town and significant area of the site occupied by squatters. The development will not have any Landscape or visual impacts. HWC confirm that no Heritage Impact Assessment is required. |
| Archaeological and Cultural Heritage Impact Assessment | A Heritage Western Cape Notice of Intent to Develop will be submitted to Heritage Western Cape. The heritage impacts on site have a however a low sensitivity rating. HWC confirm that no Heritage Impact Assessment is required. |
| Palaeontology Impact Assessment | A Heritage Western Cape Notice of Intent to Develop will be submitted to Heritage Western Cape. The Palaeontology impacts on site have no sensitivity rating. HWC confirm that no Heritage Impact Assessment is required. |
| Terrestrial Biodiversity Impact Assessment | CBA and ESA areas mapped. Terrestrial Biodiversity Assessment was conducted. |
| Aquatic Biodiversity Impact Assessment | Aquatic features impacted and degraded as a result of past agricultural activities. Impact Assessment was conducted and peer reviewed by Nick Steytler. |
| Hydrology Assessment | Flood line study will be conducted. Aquatic features impacted and degraded as a result of past agricultural activities. Impact Assessment was conducted and peer reviewed by Nick Steytler. |
| Socio-Economic Assessment | No separate socio-economic assessment will be conducted. The rezoning motivation report will be used to describe the socio-economic impacts and needs for the development. |
| Plant Species Assessment | No plant species of conservation concern were observed on the site during the time of the survey. A compliance statement was conducted. |
| Animal Species Assessment | 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 was 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.



Signature of the EAP:

20 March 2026

Date:

Enviro-EAP (Pty) Ltd

Name of company (if applicable):