SCREENING TOOL REPORT
AND SITE SENSITIVITY VERIFICATION REPORT
FOR
STOMPNEUS HOUSING PROJECT.

AUGUST 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 on **17 September 2024** (REFER TO PROOF BELOW IN PHOTOGRAPH THAT ALSO RECORD THE TIME AND DATE OF SITE VISIT PHOTOGRAPH) 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:

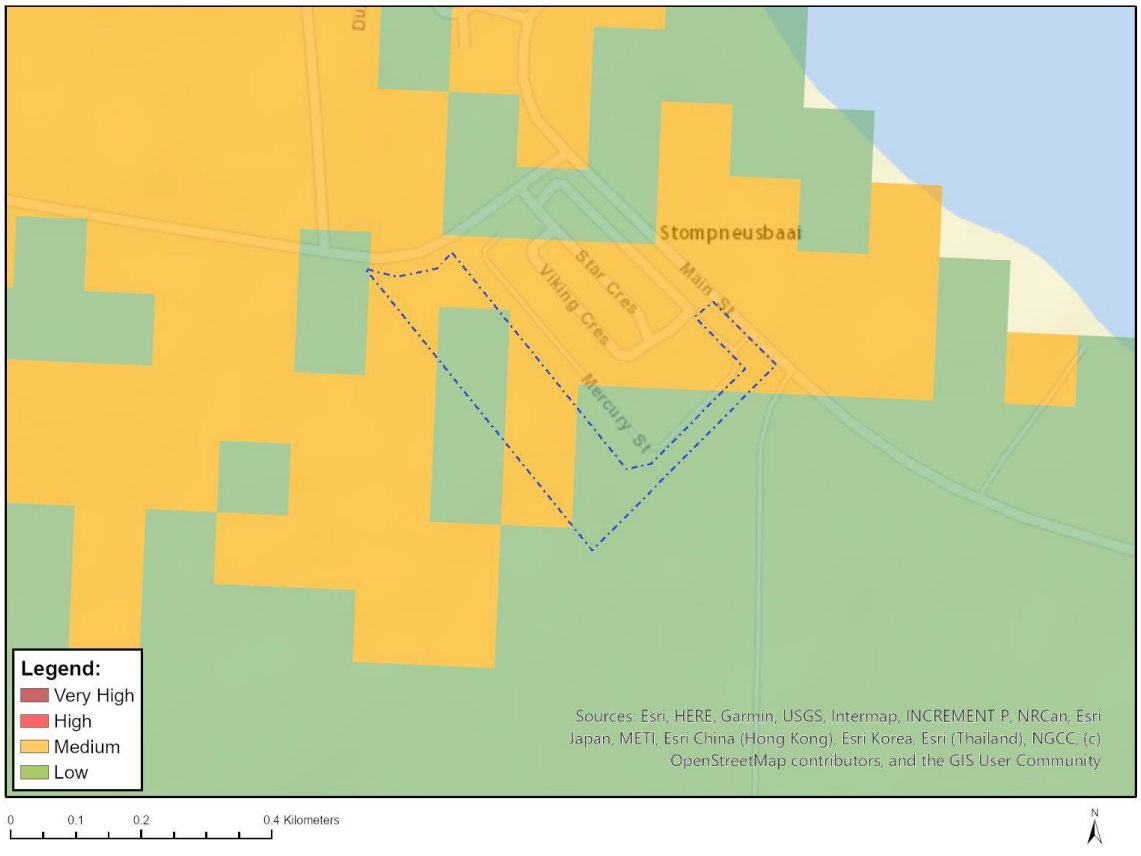
- a desk top analysis using (amongst others) Google Earth, Cape Farm Mapper and BGIS;
- a preliminary on-site inspection; and
- any other available and relevant information.

2. SITE SENSITVITY FINDINGS OF THE DEA ENVIRONMENTAL SCREENING REPORT

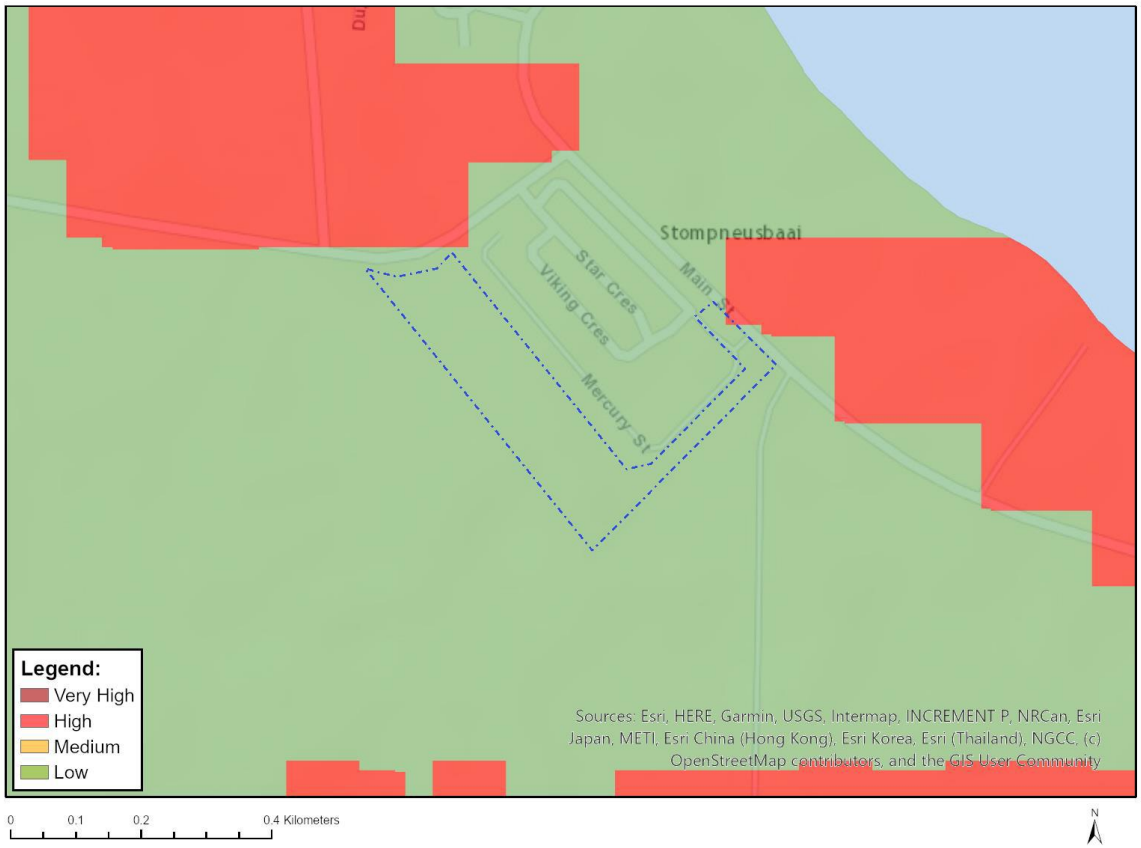
The table below indicates the relevant environmental sensitivities that have been identified by the Environmental Screening Tool and associated level of each environmental sensitivity allocated to each theme.

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

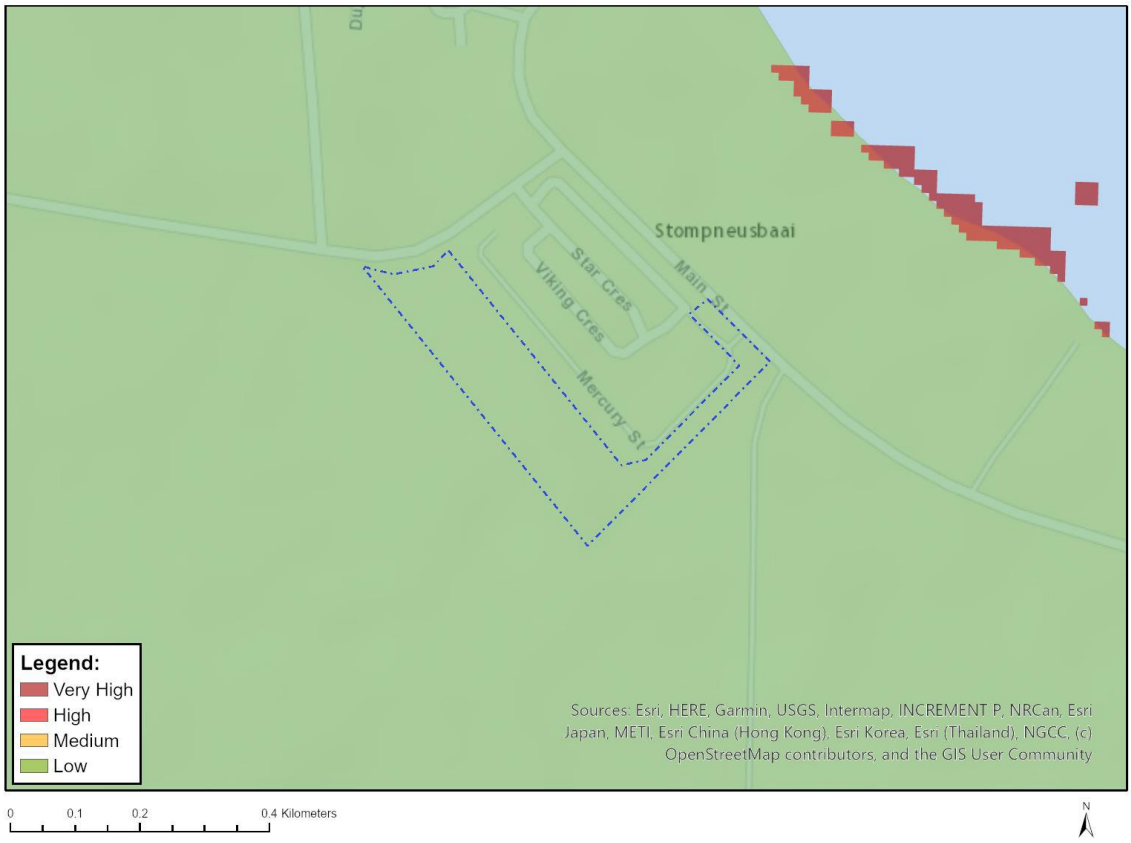
THEME	LEVEL OF SENSITIVITY
Agriculture	Low and moderate areas mapped



Animal Species	**Low sensitivity** Circus maurus with high sensitivity outside the development area

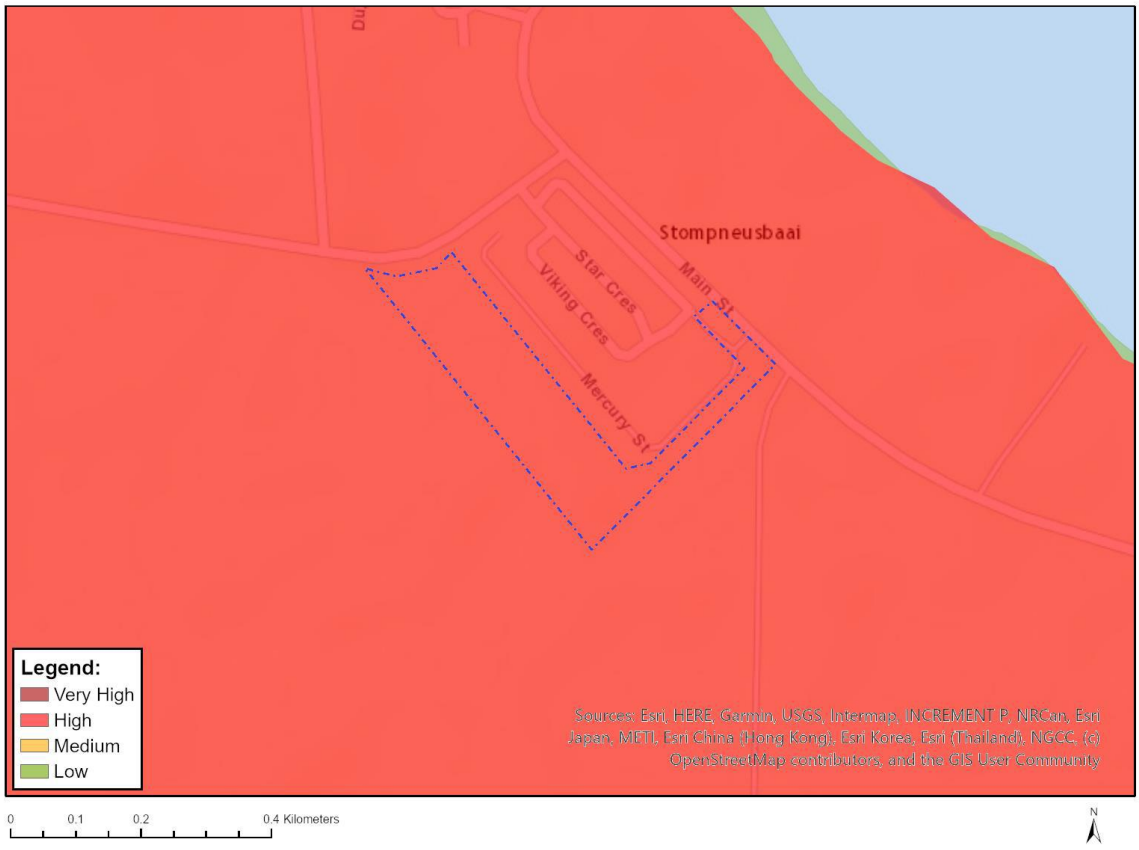


Aquatic Biodiversity	Low sensitivity



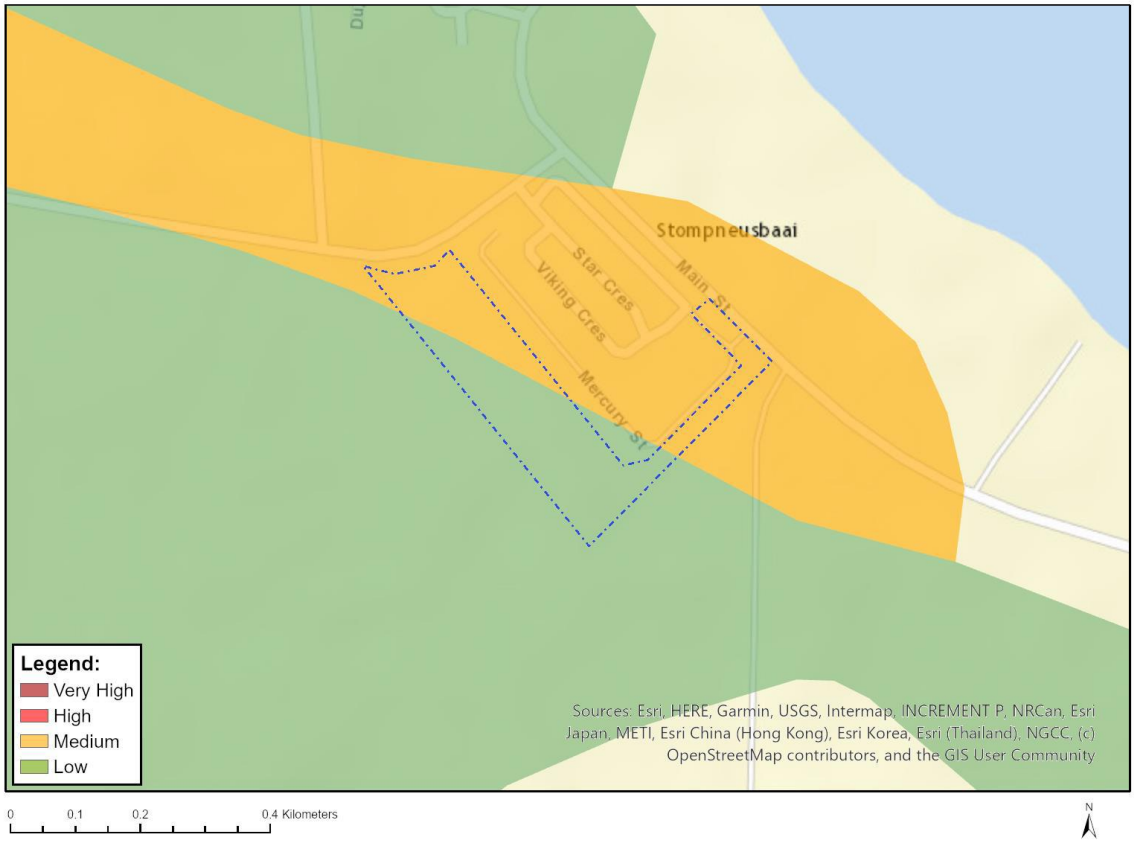
Archaeological And Cultural Heritage	Low

Civil Aviation	**High** Dangerous and restricted airspace as demarcated

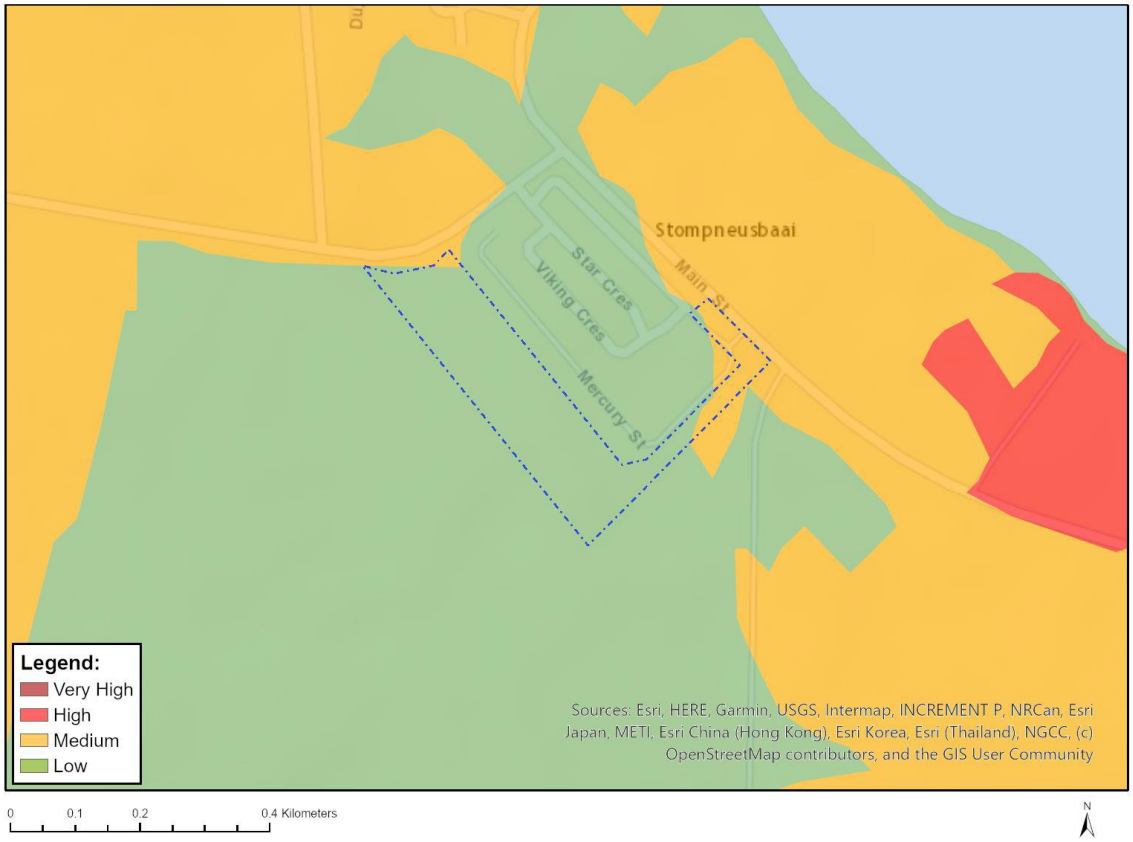


Defence	**Low**

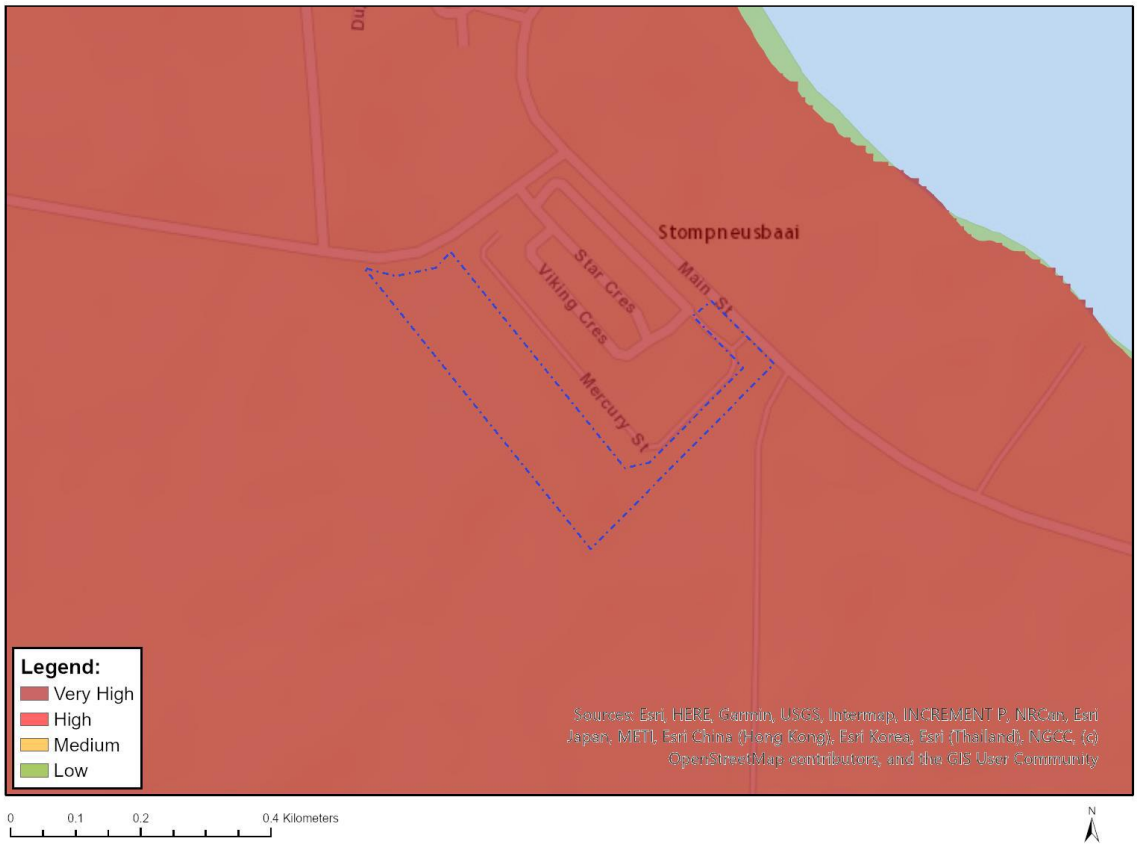
Paleontology	**Features with a Medium paleontological sensitivity**



Plant Species	Mostly low with small area Medium



Terrestrial Biodiversity	**Very High** CBA: Terrestrial CBA2: Terrestrial CR_Saldanha Granite Strandveld



3. EAP SITE SENSITIVITY VERIFICATION FINDINGS AND EVIDENCE

The proposed development of IRDP erven, on portion 4 of farm 6 in Stompneus Bay (St Helena Bay). The proposed development includes the following:

- 185 residential Zone 1 erven (approx. 120m2 erven) for IRDP housing;
- 3 Open Space Zone I erven;
- 1 Institutional Zone I (Crèche);
- 1 Institutional Zone II (Church)
- roads situated in the 10m road reserves will be 5,5m and 5,0m wide, and associated infrastructure and services

It is therefore the intention to subdivide and rezone an area of ±5.9ha of said portion of land for the purpose of establishing a housing project

New 160 mm and 110 mm diameter uPVC Class 12 water pipelines will be installed within the road reserves 1,0 m from the erf boundary. The water network will be connected (at five places) to the existing 150 / 75 mm Ø main supply water pipeline situated east of the proposed development adjacent to Boundary Road and Main Street.
New 160 mm diameter uPVC 400 KPa sewerage pipelines be installed for the internal sewer network, 1,50 m from the erf boundary. The sewer network will connect at various places to the existing 250 mm diameter outfall sewer running through the development.
A 375mm Ø / 450mm Ø underground stormwater pipe system with grid inlets will be constructed in the road reserve to ensure sufficient drainage from the area. The proposed stormwater system will drain to the new retention pond.

Map 1: Biodiversity 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	Although zoned agriculture, the area is no longer used for agricultural purposes.	Site visit. Agricultural compliance statement was conducted.
Animal Species	Low	No animal species were listed in the Environmental Screen tool report and no species of conservation concern was observed on site during the site survey and will not be affected by the proposed development. No SCC breeding sites, roosting sites, confirmed populations or key habitat features were recorded, and that the degraded condition of the site limits its importance for SCC.	Site visit. Animal species compliance statement will be conducted.
EAP additional Motivation No Threatened or Protected Species were recorded on site and unlikely that they will occur on site due to the transformed state of the area. The Avi-fauna species may roam the area, but the development will not negatively affect them. They will roam and inhabit the open space area that is connected with the indigenous vegetation area to the west, south and east. Black Harrier *Circus maurus* was not recorded on site and only likely to roam the area. *Rhabdomys pumilio* (although not recorded nor signs of their presence) is expected to occur in the project area suggesting that it could use the project area for foraging. Primary nesting habitat is not present. One habitat type was identified, namely previously ploughed areas representing disturbed low lying Saldanha Granite Strandveld. The site is currently characterised by highly degraded habitat conditions, low plant species diversity. *C. maurus* is strongly associated with fynbos ecosystems, particularly for breeding, and typically requires large, contiguous patches of high-quality habitat (Simmons and Curtis-Scott, 2025). SCC-specific buffers are applicable. No SCC breeding sites, roosting sites, confirmed populations or other buffer-triggering features were recorded within the development footprint or PAOI. In terms of suitable habitat for mobile species to relocate to surrounding areas, poor quality degraded and ecological connected habitat is represented on the west, east and small section to the north on the edge of existing residential development to the coastline of the PAOI which can be inhabited and utilize.			
Aquatic Biodiversity	Low	No aquatic features were observed on or close to the site during the time of the survey. This was also confirmed by Department of Water and Sanitation comments.	Site visit. No aquatic features were observed on or close to the site during the time of the survey. No aquatic biodiversity compliance statement or impact assessment 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.	Site visit. HWC requested Heritage Impact Assessment, which was conducted and included under specialist studies.
Civil Aviation	Low	The proposed	Site visit. The

		development is located inside an urban area and will not affect civil aviation.	proposed development is located next to an urban area and will not affect civil aviation.
EAP additional Motivation The proposed development is located next to an urban area and will not affect civil aviation. The screen tool report identified and mapped dangerous and restricted airspace for the site. The proposal is not expected to impact on any civil infrastructure. The Civil Aviation Act 13 of 2009 is a South African law that regulates civil aviation in the country, ensuring it meets international standards for safety, security, and efficiency. The Act outlines the roles and responsibilities of the Civil Aviation Authority (CAA), which oversees the regulation and monitoring of civil aviation activities, ensuring they comply with set safety and operational standards. It includes provisions on licensing, accident investigations, airspace management, environmental impact, and protection of passengers. The law aims to promote sustainable development in aviation, enhance safety and security, and ensure public interest is upheld in aviation matters. The project complies with the provisions outlined in the Civil Aviation Act 13 of 2009, which regulates civil aviation activities in South Africa. Specifically, the development adheres to the regulations concerning land use planning and zoning in mapped dangerous and restricted airspace. **Airspace and Obstruction Clearance** **Height and Obstruction Restrictions:** The building height is kept within standard residential limits and on the edge of an existing residential area, thus minimizing the risk of any interference with low-flying aircraft or aviation operations in the vicinity. **Local Airspace Classification:** The development area is situated inside the military controlled airspace typically used for military aviation. However, the building height is kept within standard residential limits and on the edge of an existing residential area, thus minimizing the risk of any interference with low-flying aircraft or aviation operations in the vicinity. The project does not interfere with regulated air traffic patterns. **Runway Proximity:** The development area is not located near major airports or airstrips, reducing the likelihood of any conflict with take-off, landing, or flight paths. **Environmental Compliance and Lighting Considerations** **Lighting:** The development will adhere to minimal lighting specifications to prevent interference with nocturnal navigation for aircraft. No high-intensity lights will be installed that could be mistaken for navigational aids. The development is on the edge of an existing residential area, thus minimizing the risk **Reflective Surfaces:** Building materials and windows are selected to avoid excessive reflection or glare that could impact visibility for passing aircraft. CONCLUSION The proposed development is in compliance with all applicable Civil Aviation regulations and does not present any risk or obstruction to nearby airspace or aviation activities. This statement certifies that all necessary measures have been taken to mitigate potential impacts on aviation and to ensure ongoing compliance with SACAA standards.			
Defence	Low	There are no defence related structures or zones on the site and will not be impacted. Existing residential development between the SANDF base and the proposed development 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. HWC requested Heritage Impact Assessment, which was conducted and included under specialist studies.
Plant Species	Low	No plant species of conservation concern	Site visit. A plant species compliance

		were observed on the site during the time of the survey.	statement was conducted by Nicolaas Hanekom.

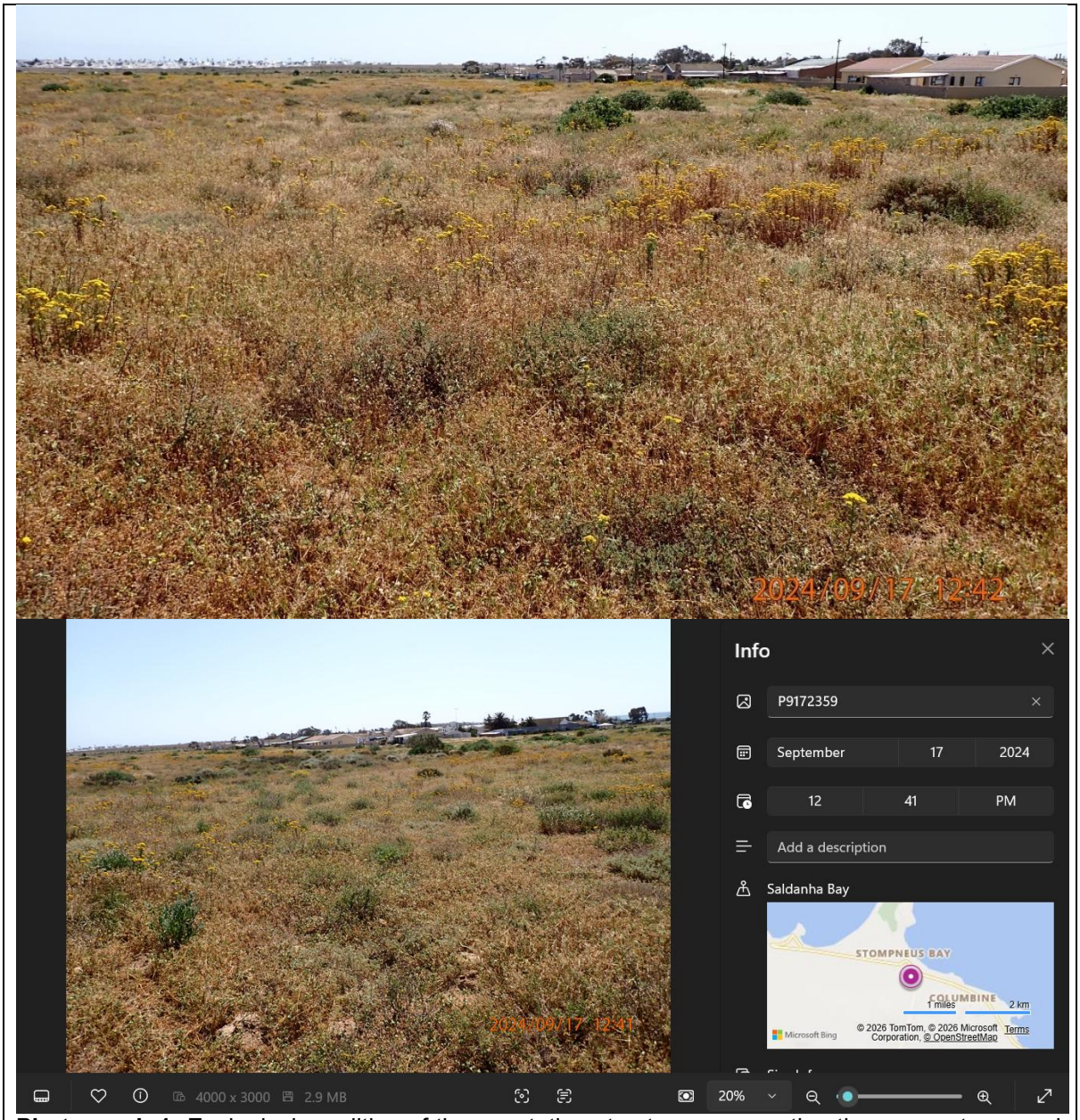
EAP additional Motivation

No Species of Conservation Concern was mapped. On the edge of urban development and ecological connectivity and functioning compromised by historic agriculture activities, including ploughing. The small area mapped as CBA is degraded and consists of pioneer plants and does not represent the vegetation structure of Saldanha Granite Standveld. Off the mapped CBA area, approximately 800m^2 consist of degraded vegetation that does not represent Saldanha Granite Standveld Vegetation structure and the rest are disturbed areas. The rest of the development area was correctly mapped as no CBA or ESA. None of the species listed in the Screening Tool Report were recorded on site. The vegetation does not represent the vegetation structures associated with the Saldanha Granite Standveld vegetation type.

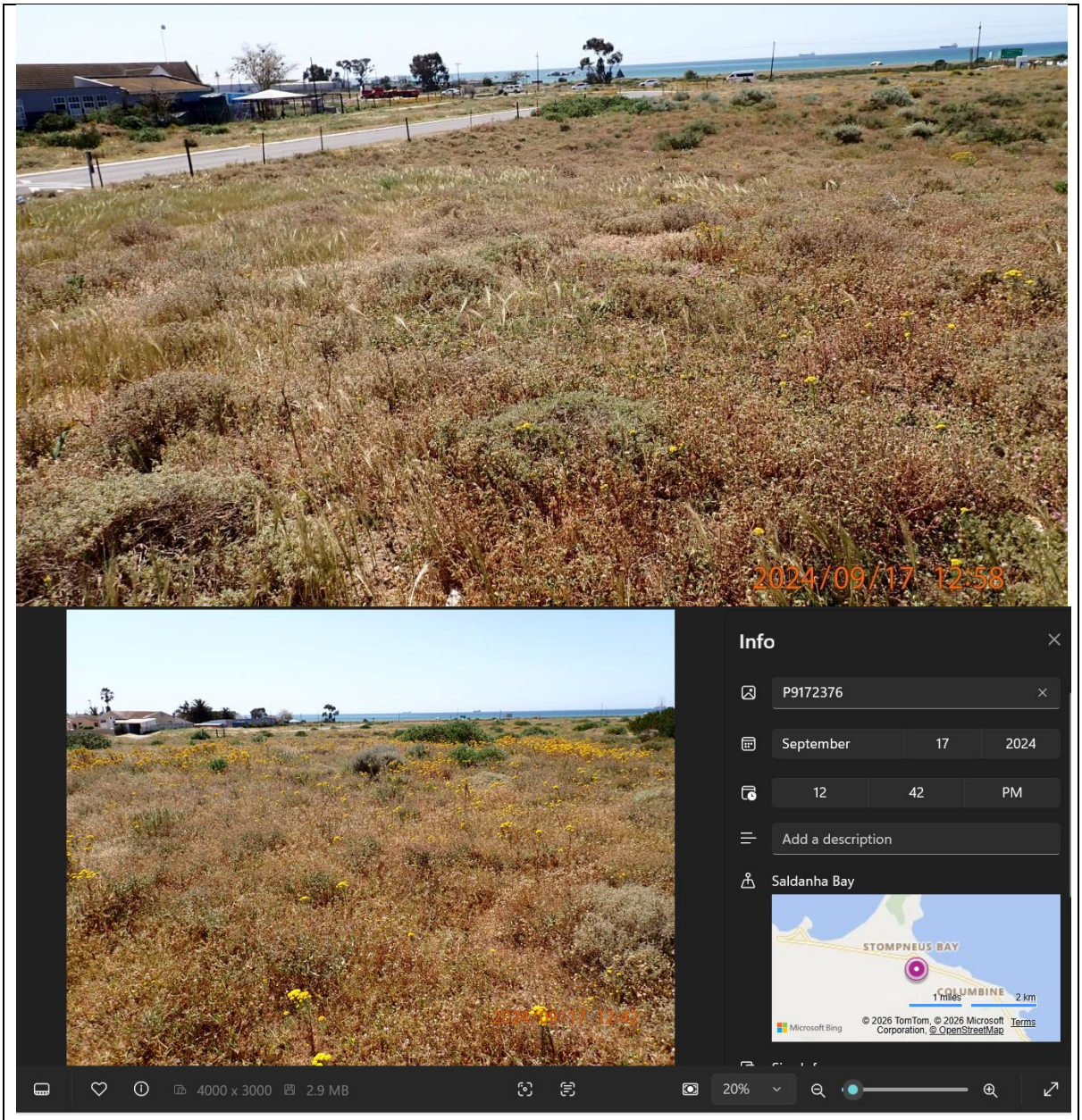
The area was heavily impacted in the past and the vegetation structures compromised in such an extent that the vegetation recorded during the site survey consists of pioneer plants such as *Aizoon paniculatum, Oncosiphon suffruticosum, Bromus pectinatus, Lycium tetrandrum, Lycium ferocissimum, Trachyandra divaricate, Leysera gnaphalodes, Carpobrotus quadrifidus, Osteospermum incanum subsp. incanum*, *Lapeirousia anceps, Ruschia macowanii* (definitely not *Ruschia langebaanensis* determined from the time of flowering. *Ruschia langebaanensis* flowers from May to July and *Ruschia macowanii* from September to November)*, Hermannia scabra, Lycium tetrandrum, Othonna cylindrica, Moraea minor, Hermannia humifusa, Euphorbia burmannii, Senecio sarcoides, Felicia tenella, Dimorphoheca pluvialis,* and *Drosanthemum floribundum*.

Saldanha Granite Strandveld vegetation can be described as rounded granite sheets interspersed with low - medium shrubland, some succulent, grassy and herb-rich spots with many geophytic flora which is typically of the view in this photograph taken on erf 474, St Helena Bay.

Photograph 1: Typical vegetation structure of Saldanha Granite Strandveld. The elevated high represent pristine vegetation, while the lower section in bottom of the photograph represent previously ploughed and degraded Saldanha Granite Strandveld.



Photograph 1: Ecological condition of the vegetation structure representing the area not mapped as a CBA or ESA. As can be seen from the photograph, area dominated by pioneer plants.



Photograph 2: Ecological condition of the vegetation structure representing the area mapped as a CBA or ESA. As can be seen from the photograph, area dominated by pioneer plants.

Terrestrial Biodiversity	Medium	Most of the proposed development area is not located in any CBA or ESA. The small CBA areas was incorrectly mapped. The site does not contain Saldanha Granite Strandveld vegetation structure.	A terrestrial biodiversity assessment was conducted by Nicolaas Hanekom in terms of the protocols.

EAP additional Motivation

On the edge of urban development and ecological connectivity and functioning compromised by historic agriculture activities, including ploughing. The small area mapped as CBA is degraded and consists of pioneer plants and does not represent the vegetation structure of Saldanha Granite Standveld. Off the mapped CBA area, approximately 800m^2 consist of degraded vegetation that does not represent Saldanha Granite Standveld Vegetation structure and the rest are disturbed areas. The rest of the development area was correctly mapped as no CBA or ESA. None of the species listed in the Screening Tool Report were recorded on site. The vegetation does not represent the vegetation structures associated with the Saldanha Granite Standveld vegetation type. The area was heavily impacted in the past and the vegetation structures compromised in such an extent that the vegetation recorded during the site survey consists of pioneer plants such as *Aizoon paniculatum, Oncosiphon suffruticosum, Bromus pectinatus, Lycium tetrandrum, Lycium*

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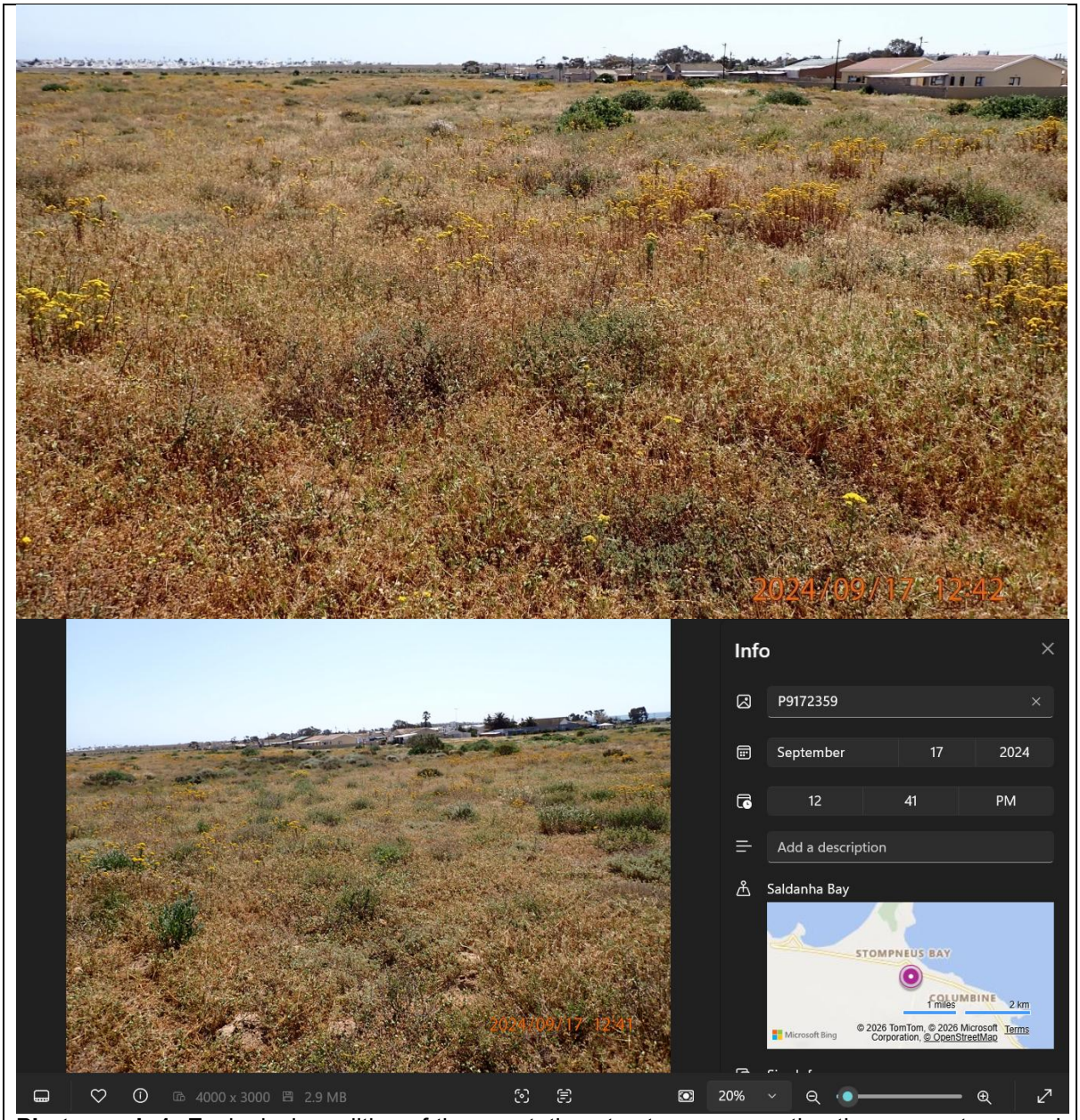

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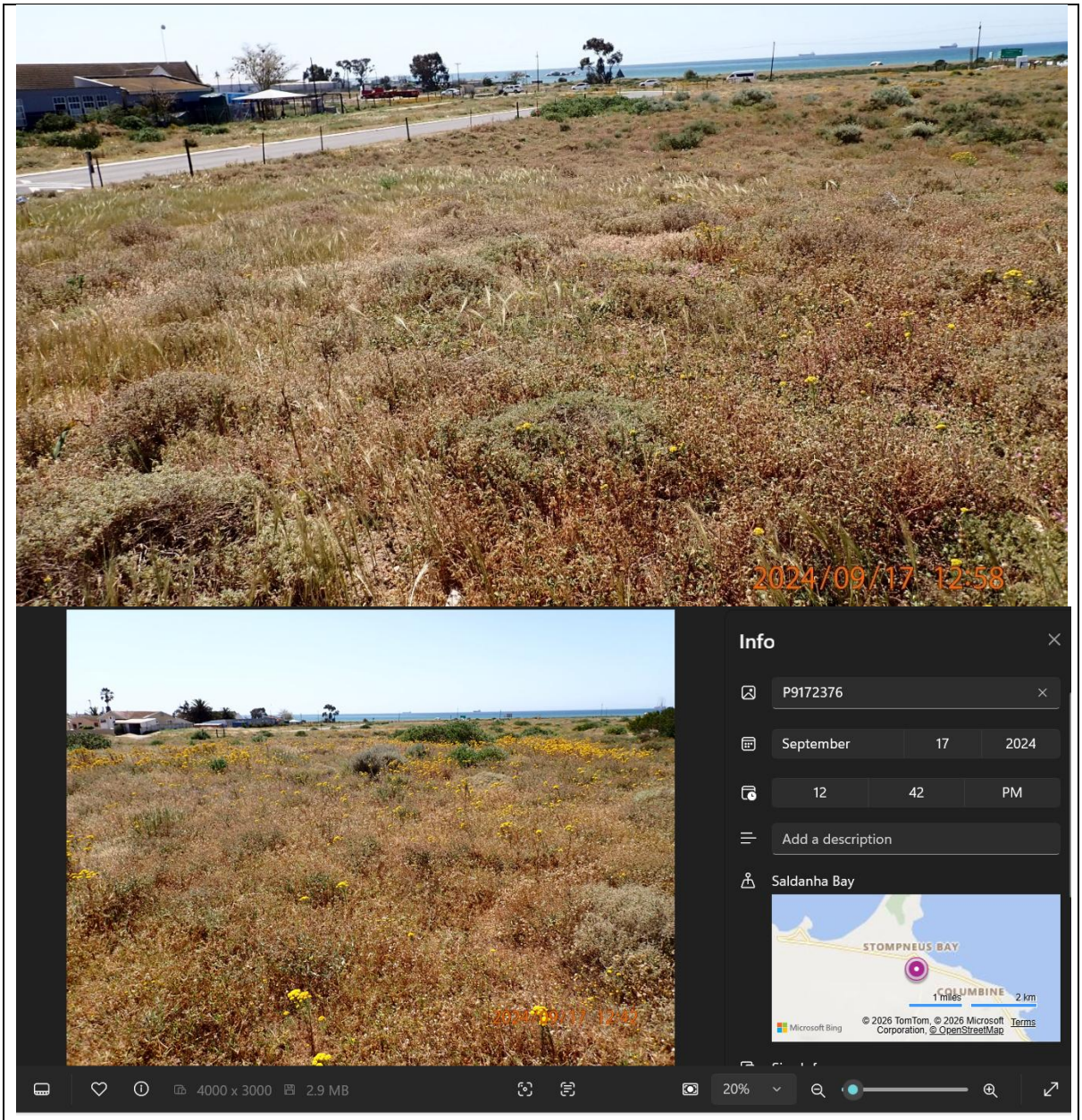


Photograph 2: Ecological condition of the vegetation structure representing the area mapped as a CBA or ESA. As can be seen from the photograph, area dominated by pioneer plants.

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

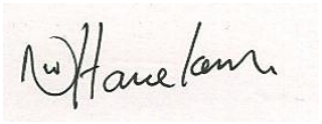
Specialist Report Identified	Reason/s for the Assessment to be Conducted or Not to be Conducted (as provided by the EAP)
1. Landscape/ Visual Impact Assessment	Heritage consulted provided visual impacts letter
2. Archaeological and Cultural Heritage Impact Assessment	HWC requested Heritage Impact Assessment, which was conducted and included under specialist studies.
3. Palaeontological Impact Assessment	HWC requested Heritage Impact Assessment, which was conducted and included under specialist studies.
4. Terrestrial Biodiversity Impact Assessment	Impact Assessment in terms of the protocols was conducted by Nicolaas Hanekom.
5. Aquatic Biodiversity Impact Assessment	No aquatic features were observed on or close to the site during the time of the survey. No aquatic biodiversity compliance statement or impact assessment will be conducted.

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	Animal species compliance statement was conducted by Nicolaas Hanekom and peer reviewed.
Agriculture Impacts	A Agricultural compliance statement was conducted by Johann Lanz.

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.



15 August 2026

Signature of the EAP: Date:

Enviro-EAP (Pty) Ltd

Name of company (if applicable):