

SCREENING TOOL REPORT SITE SENSITIVITY VERIFICATION REPORT FOR

DARLING HOUSING PROJECT.

JUNE 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 2024**; 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-Swartland PAA

Legend:

- Very High
- High
- Medium
- Low

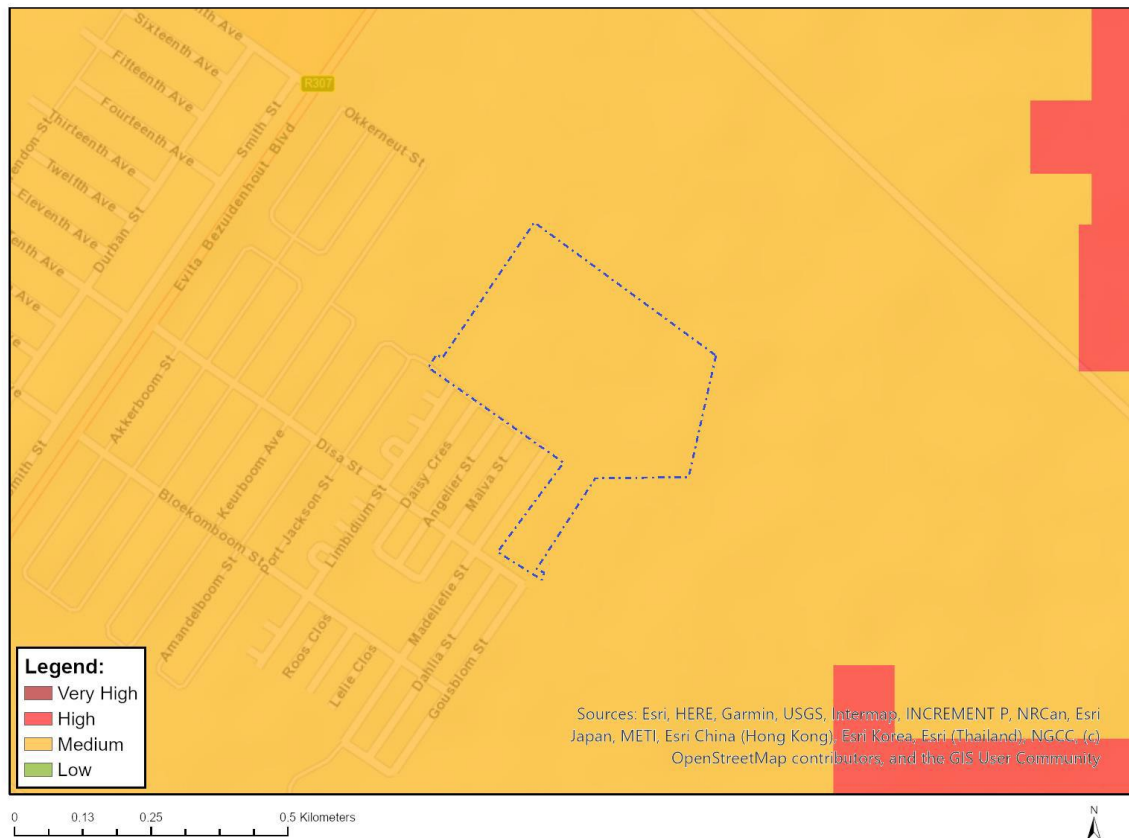
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

0 0.13 0.25 0.5 Kilometers

N

Animal Species

Medium **sensitivity** Invertebrate-
Pachysoma *aesculapius* and *Bullacris*
obliqua





Archaeological And Cultural Heritage

Low and portion Very High - Within 100m of an Ungraded Heritage site



Civil Aviation

High
Dangerous and restricted airspace as demarcated



Defence

Low



Paleontology

Features with a Medium paleontological sensitivity



Plant Species

Mostly Medium



Terrestrial Biodiversity

Very High

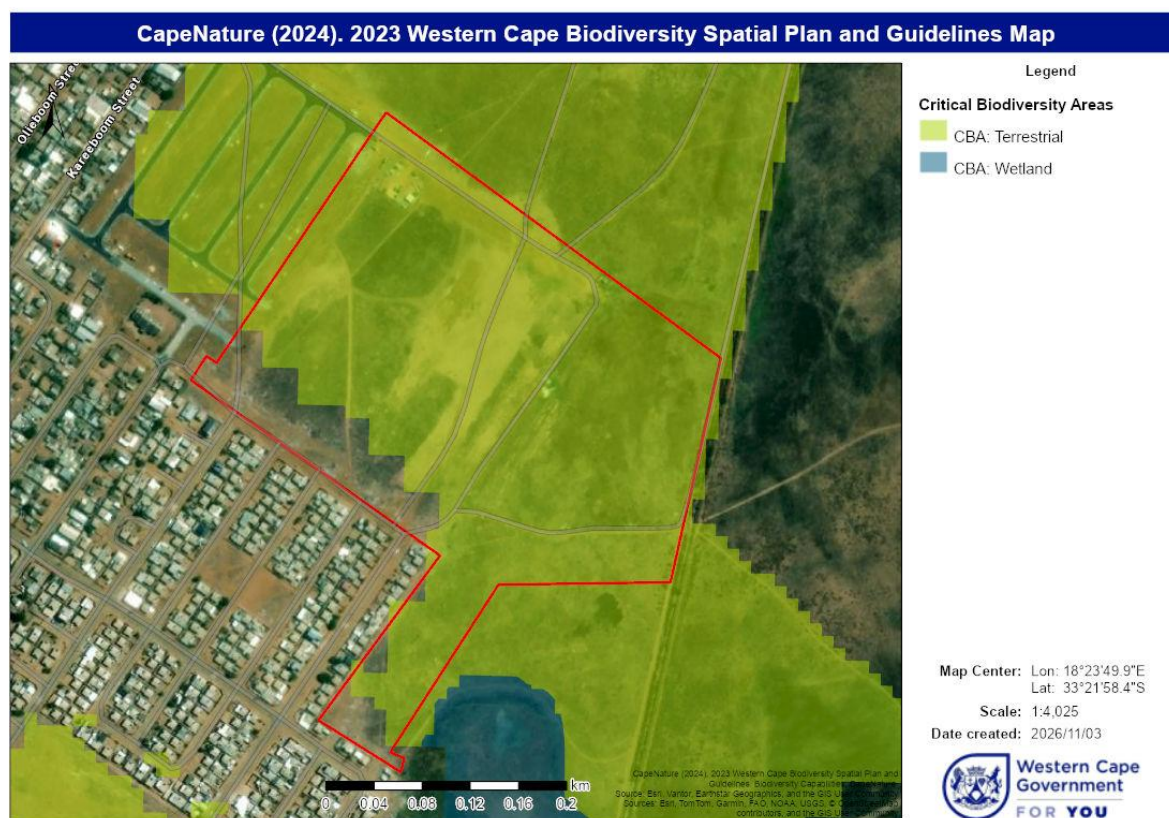
CBA: Terrestrial

EN Swartland Granite Renosterveld



3. EAP SITE SENSITIVITY VERIFICATION FINDINGS AND EVIDENCE

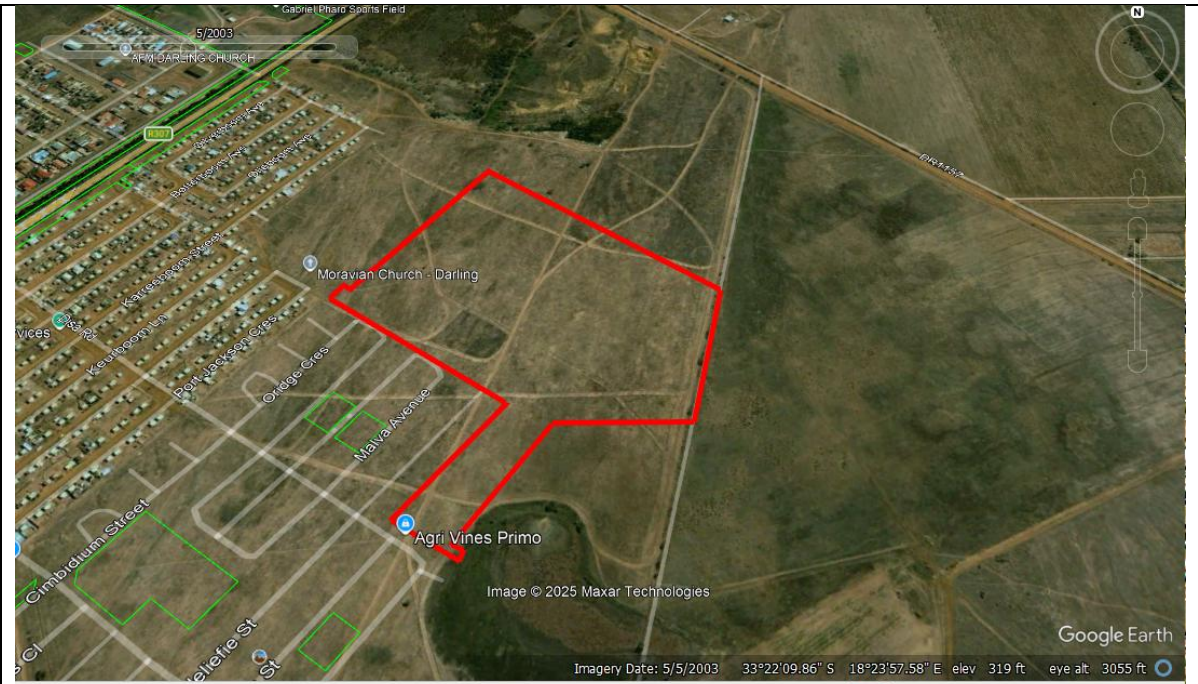
Project description - Darling Housing phase 2 on Remainder of Erf 551 will consists of 290 Residential Zone 2 erven (Single); 72 Residential Zone 2 erven (Walk-up); 25 Residential Zone 1 erven (GAP); 1 Community Zone 1 (crèche) erf; 1 Community Zone 2 (church) erf; 1 Community Zone 1 (School) erf; 2 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.
EAP additional Motivation. The single, direct agricultural impact of this development is the total loss of agricultural production potential due to the permanent exclusion of agriculture from the development site. The site and bigger area topsoil seems to be last disturbed according to google earth images in 2003. The property and area are not used for agriculture and not a productive agricultural land cultivated and used for agricultural purposes as mapped as the Swartland Protected Agricultural Area.			



It has since then not been ploughed. At the time of the site visit, the site and bigger area was also not used for grazing and no signs of agricultural activities were observed or recorded. This was also applicable to the bigger area to the north outside the development footprint.

The location of the area next to existing residential area and the fact that the municipality earmarked this area for this residential expansion further resulted that the land was not used for agricultural purposes since 2003/2004 as is visible in the google earth image above.

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.
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EAP additional Motivation

The proposed second-phase low-cost housing development is situated along the north-eastern boundary of Darling in the Western Cape Province. The development footprint occurs within the Swartland Granite Renosterveld vegetation type, which is classified as Endangered under the 2022 National Red List of Ecosystems. This status reflects extensive historical transformation, with approximately 80% of the original extent irreversibly lost, largely due to agricultural expansion and, to a lesser extent, urban development. As a result, remaining fragments of this ecosystem are of high conservation concern at a regional scale. According to spatial data from the Western Cape BSP, the majority of the proposed development area overlaps with a CBA 1: Terrestrial. CBA 1 areas are formally recognised as essential for meeting biodiversity conservation targets and maintaining ecosystem functioning and ecological infrastructure and are therefore generally expected to remain in a natural or near-natural state. However, despite its formal CBA 1 classification, the ecological condition of the study site is highly degraded. The vegetation structure and species composition are inconsistent with intact Swartland Granite Renosterveld, largely due to repeated fire events that have substantially reduced the fynbos component and resulted in dominance by fire-tolerant grass species. Vegetation diversity across the site is low, and the area is further impacted by significant anthropogenic disturbances, including multiple locations where untreated sewage is discharged directly into the surrounding environment and widespread illegal dumping associated with adjacent informal settlements. Collectively, these pressures have resulted in a transformed landscape that no longer reflects the ecological characteristics or conservation value typically associated with a CBA 1 area. Faunal surveys recorded a total of 36 animal species, of which invertebrates comprised the majority. Invertebrate diversity was low, mainly dominated by ants, with Hymenoptera accounting for the majority of species recorded. Such patterns are characteristic of disturbed environments, as invertebrate communities are sensitive indicators of habitat degradation. Vertebrate diversity was low and strongly dominated by avifauna, with mammals, reptiles, and amphibians each represented by a single species. Similarly, the vertebrate assemblage was dominated by disturbance-tolerant and urban-associated species, particularly

seed-eating birds adapted to grass-dominated and peri-urban environments. Ground-dwelling vertebrates were recorded in very low abundance and diversity. Amongst these were one alien and two indigenous species known to tolerate anthropogenic disturbance. The faunal composition therefore reflects a simplified and degraded ecosystem with limited ecological complexity. No SCC were recorded during the field assessment. Given the highly disturbed condition of the site, the absence of sensitive, range-restricted, or habitat-specialist species, and the dominance of generalist fauna, the proposed development is not expected to result in significant impacts on animal species at a local or regional scale. While SCC are known to occur within the broader region, their occurrence is more likely in less disturbed areas where remnant patches of intact natural vegetation persist. The limited size, altered ecological condition, and ongoing anthropogenic pressures at the study site reduce its suitability for such species. Based on the findings of the assessment, and considering the existing levels of disturbance, the extent of the proposed development footprint, and the limited potential for additional ecological impact, it is the specialist's opinion that the proposed second-phase low-cost housing development constitutes an acceptable and appropriate land use. No ecological constraints have been identified that would preclude the development from proceeding, provided that all recommended mitigation and environmental management measures are implemented in full.

Aquatic Biodiversity	Very high	A wetland is situated within the regulated zone.	Site visit. An aquatic biodiversity compliance statement was conducted by Nick Steytler.
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EAP additional Motivation

Available desktop resources indicate that the site contains no aquatic biodiversity features and map only a depression wetland, indicated as a CBA wetland on the WCBSP (2023), approximately 15m east of the southern portion of the proposed site. Groundtruthing confirmed the presence of the CBA wetland and another depression wetland approximately 120m to the north of the proposed site. The proposed development is therefore confirmed to be within the NWA Regulated Area of these mapped wetlands and accordingly the wetlands need to be groundtruthed to confirm their presence and if present, risks to the wetlands assessed. If after the implementation of practicable mitigation measures, the wetlands are determined to still be at risk then a Water Use Authorisation in terms of the NWA with additional reporting requirements is necessary.

While an analysis of topography and in particular the Surface Flow Direction Map (see Figure 12) suggests that while stormwater flows predominantly in a north-east direction (i.e. stormwater run-off from the site, the main conduit for impacts on the wetland system, will not be directly towards the CBA wetland), there is still a quantifiable risk to the wetland thereby necessitating mitigation.

Given that this assessment confirms that an aquatic ecosystem, a CBA wetland, occurs within 32m of the site boundary, Activity 12 of LN 1 is potentially triggered. Also, the lack of any aquatic biodiversity within the site supports the Screening Report output which is that the site has a LOW Aquatic Biodiversity sensitivity. In terms of the NWA, provided the recommended mitigation measures summarised below are implemented then the proposed development will not pose any risk to the only aquatic ecosystems at potential risk, the depression wetlands situated approximately 15m to the east of the southern portion of the site and approximately 120 m to the north of the site:

- The stormwater management approach must be based on SUDS and the stormwater must be managed both in terms of quantity (i.e. that post-development flows do not exceed pre-development flows) and in terms of quality (i.e. that key nutrients and suspended solids are reduced significant).
- Formulate and implement of an Environmental Management Plan (EMP) to manage potential environmental impacts associated with the construction phase.
- Ensure that the 15m buffer area between the development edge and the wetland edge is maintained in a vegetated state in perpetuity.
- Ensure that the wetland and its 15m buffer area is off-limits to construction vehicles, machinery and workers for the duration of the construction phase.

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. 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
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			action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.
EAP additional Motivation Heritage Western Cape Response NOTIFICATION OF INTENT TO DEVELOP: PROPOSED REZONING OF A PORTION (12.1905 HA) OF ERF 551-RE TO A SUBDIVISIONAL AREA TO CREATE A MIXED-USE RESIDENTIAL DEVELOPMENT, ON ERF 551, NORTHERN END OF SONNEBLOM AVE., MALVA AVE., OKKERNEUT STREET, DARLING, SUBMITTED IN TERMS OF SECTION 38(8) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999) The matter above has reference. Heritage Western Cape is in receipt of your application for the above matter received. This matter was discussed at the Heritage Officers Meeting held on 18 August 2025. You are hereby notified that, since there is no reason to believe that the proposed rezoning of a portion (12.1905 ha) of Erf 551-re to a subdivisional area to create a mixed-use residential development, on Erf 551, northern end of Sonneblom Ave., Malva Ave., Okkerneut Street, Darling, will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required. HWC chance finds procedure to be included in the environmental authorization.			
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.
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 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.
EAP additional Motivation The National Vegetation Map of South Africa (2018) identifies the natural vegetation occurring within the area as Swartland Granite Renosterveld, with an endangered ecosystem status. Spatial analysis using the Western Cape BSP indicates that the entire proposed development footprint is situated within a Critical Biodiversity Area (CBA 1: Terrestrial), with a CBA 1: Wetland located in close proximity. CBA 1 areas are required to remain in a natural or near-natural state to meet biodiversity conservation targets and maintain ecological processes and landscape connectivity. Although the broader area is classified as a biodiversity priority, the site itself is degraded and strongly influenced by historical and ongoing anthropogenic activities. Swartland Granite Renosterveld was mapped to historically occur on site. This vegetation type vegetation and landscape features consist of moderate foot slopes and undulating plains supporting a mosaic of grasslands/herblands and medium dense, microphyllous shrublands dominated by renosterbos <i>Dicerotheramnus rhinocerotis</i> (Mucina and Rutherford 2006) of which none was recorded on site. Overall, while the study area occurs within a regionally important and threatened ecosystem and is spatially classified as a CBA, the site itself is ecologically compromised and supports pioneer plants dominated by generalist and disturbance tolerant species. These findings indicate that the ecological sensitivity of the site is driven primarily by its regional conservation context rather than its current on-site biodiversity value, and this distinction is critical for informing impact significance and the application of appropriate mitigation measures. The plant species recorded during the survey are <i>Bromus diandrus</i>, <i>Lupines luteus</i> (pasture crop planted by farmers which is an indication of the historical disturbance of the site), <i>Ehrharta villosa</i> var. <i>maxima</i>, <i>Vicia benghalensis</i>, <i>Cynodon dactylon</i> and <i>Cotula coronopifolia</i>.			



Photograph 2: Ecological condition of the site.



Photograph 3: Ecological condition of the site.



Photograph 4: Ecological condition of the site.



Photograph 5: Ecological condition of the site.

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.
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EAP additional Motivation

The National Vegetation Map of South Africa (2018) identifies the natural vegetation occurring within the area as Swartland Granite Renosterveld, with an endangered ecosystem status. Spatial analysis using the Western Cape BSP indicates that the entire proposed development footprint is situated within a Critical Biodiversity Area (CBA 1: Terrestrial), with a CBA 1: Wetland located in close proximity. CBA 1 areas are required to remain in a natural or near-natural state to meet biodiversity conservation targets and maintain ecological processes and landscape connectivity. Although the broader area is classified as a biodiversity priority, the site itself is degraded and strongly influenced by historical and ongoing anthropogenic activities.

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Photograph 6: Ecological condition of the site.



Photograph 7: Ecological condition of the site.



Photograph 8: Ecological condition of the site.



Photograph 9: Ecological condition of the site.

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

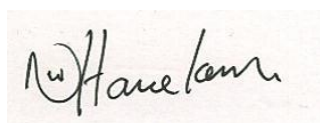
Specialist Identified	Report	Reason/s for the Assessment to be Conducted or Not to be Conducted (as provided by the EAP)
1. Landscape/Visual Impact Assessment		Will not be conducted. The proposed development is located on municipal land and on the edge of existing residential development and will have 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.
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.



Signature of the EAP:

8 June 2026

Date:

Enviro-EAP (Pty) Ltd

Name of company (if applicable):