



21 October 2025

SCREENING TOOL - SITE SENSITIVITY VERIFICATION REPORT: PROPOSED CONSTRUCTION OF A GARAGE ON PORTION 134 OF FARM 559 ROOI-ELS, WESTERN CAPE

1. INTRODUCTION AND BACKGROUND

Portion 134 of Farm 559, Rooi-Els (Figure 1), is largely undeveloped, containing the remains of an existing residential dwelling (in use by 25 August 1988), an associated access road. Between February and March 2017, a fire destroyed the original house, and the site was subsequently abandoned.

In 2023/2024, a Basic Assessment process was undertaken for the proposed development of a residential dwelling and a garage on two separate development footprints within the property. In April 2024, an Environmental Authorisation (DEADP Ref. 16/3/3/1/E2/33/1059/23) was issued for the construction of the dwelling on to replace the house lost in the 2017 fire, an ancillary building and conservancy tank located within a development footprint totalling approximately 1 155 m². Subsequently, the Overstrand Municipality approved building plans in terms of the National Building Regulations, for a house, ancillary building, and conservancy tank with a combined footprint of 480 m², located within the EA-approved development footprint totalling approximately 1 155m². Construction of the Municipal-approved house and ancillary building is currently underway.

The previously proposed garage on a separate development footprint was however not authorised as part of the EA in 2024.

The applicant now proposes to construct a garage within the available space of the already-approved development footprint. Due to the proposed development's proximity to

delineated on-site wetlands (<32m), a new Basic Assessment process is being undertaken to assess and apply for authorisation for the garage within the EA approved development area.

The Site Screening Report was conducted based on the proposed development footprint within the farm boundaries. No nearby wind or solar developments were identified, and the footprint does not intersect with any Environmental Management Framework (EMF) areas. The development footprint, and the farm as a whole, is however situated within the Kogelberg Biosphere Reserve and directly adjacent to the Kogelberg Nature Reserve (refer to Figure 2).

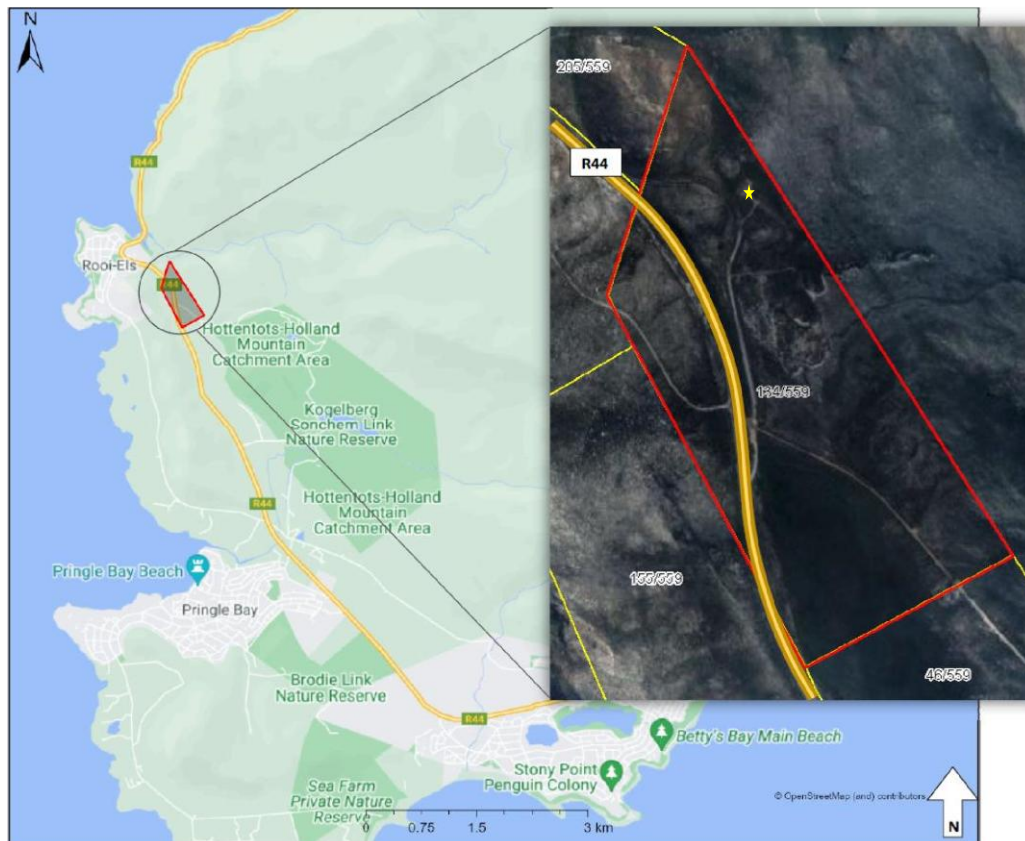


Figure 1: Locality Map (the approximate location of the proposed development is indicated by the yellow star)

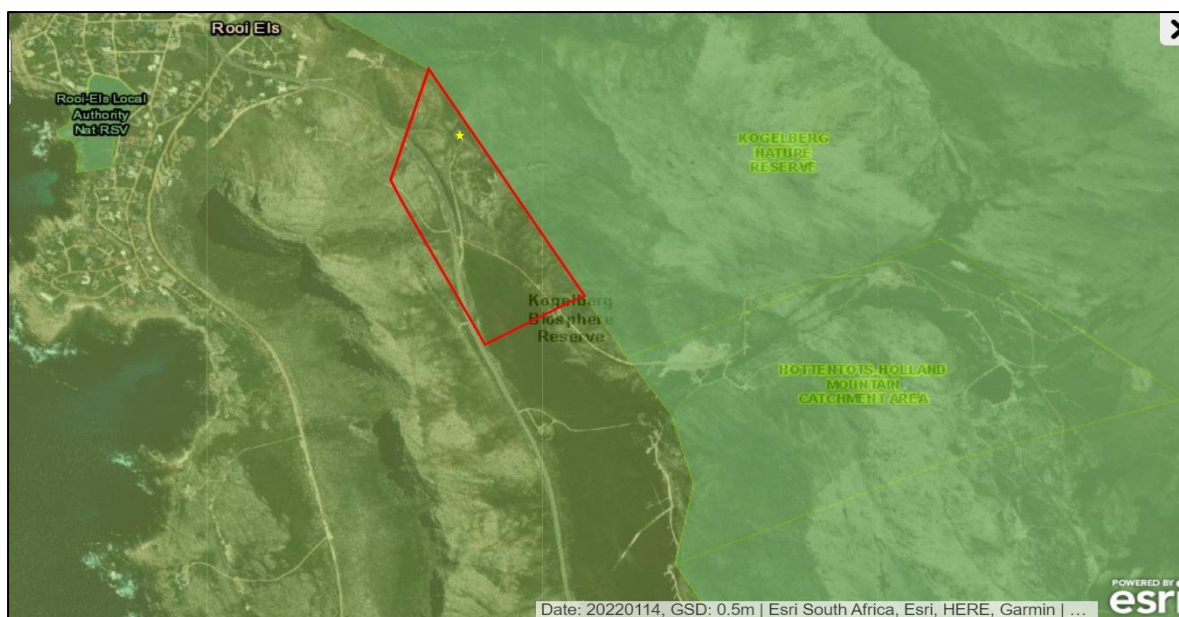


Figure 2: Location of farm within Kogelberg Biosphere Reserve and adjacent to Kogelberg Nature reserve (the approximate location of the proposed development is indicated by the yellow star)

2. EXISTING SPECIALIST ASSESSMENT REPORTS

As part of the 2023/2024 Basic Assessment for the residential dwelling and garage on separate footprints within Portion 134 of Farm 559, three specialist studies were undertaken:

- Terrestrial Ecology Impact assessment (Fauna & Flora) - Nick Helme Botanical Surveys (March 2022)
- Aquatic Ecosystem Impact Assessment (Freshwater) – Dr Liz Day (February 2023)
- Visual Impact Assessment – PHS Consulting (October 2023)

The final positioning of the original house and garage footprints was determined through an iterative process involving these specialists, the EAP, and the applicant, taking into account identified environmental sensitivities such as wetlands, vegetation, and fauna.

Under the current proposal, the garage will be repositioned within the already-approved house footprint. The development of this area has been comprehensively assessed in the March 2022 Terrestrial Ecology study. Accordingly, no update to the Terrestrial Ecology Impact Assessment is required.

However, because the repositioned garage will be located within 32 m of delineated wetlands, the Aquatic Ecosystem Impact Assessment will be updated to consider the revised layout in relation to these freshwater resources.

An update to the visual impact assessment has also been undertaken to account for the revised location of the proposed garage.

3. EIA TOOLKIT REPORT RESULTS

The Site Screening report was based on the placement of the proposed garage development footprint within the approved development footprint.

It should be noted that while certain areas may have a lower sensitivity rating than indicated overall, the DEA screening tool automatically reverts to the highest sensitivity for the block area drawn. The Screening Tool Report assigned the following sensitivity ratings to the development footprint.

3.1. AGRICULTURE THEME – Medium Sensitivity

The report generated for proposed garage development footprint indicates that the entire footprint is classified as having 'medium' agricultural sensitivity (See Figure 3). Desktop resources from the National Department of Agriculture Forestry and Fisheries indicates that the agricultural enterprise in this area is 'Fruit' (See Figure 4), however the property is currently not cultivated.

The site is zoned as Rural Zone 2: Conservation Usage (R2) (with consent use for agriculture amongst other uses). The Western Cape Biodiversity Spatial Plan maps the majority of the property as a terrestrial CBA with aquatic CBA's also present onsite. CBA areas are defined in the WCBSP as "Areas in a natural condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure. The management objective is to maintain these in a natural or near-natural state, with no further loss of natural habitat. Degraded areas should be rehabilitated. Only low-impact, biodiversity-sensitive land uses are appropriate". No cultivation is currently proposed for the property.

Due consideration has been given to the potential impact of the proposed development on agriculture, and it is determined that the proposed development will have an insignificant impact. It is the opinion of the EAP that no further input will be required from an agricultural specialist.

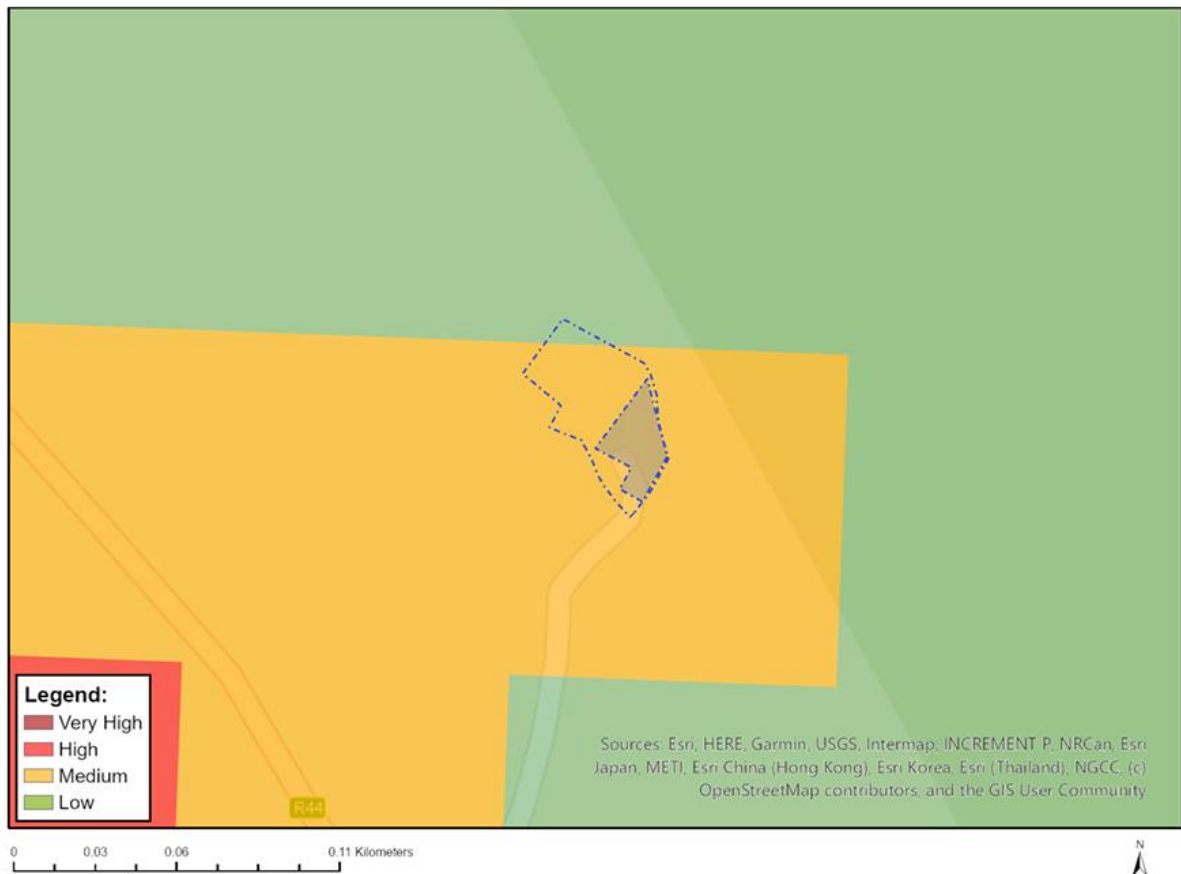


Figure 3: Agricultural Sensitivity. Conceptual placement of the development shown as shaded polygon within the approved development footprint.

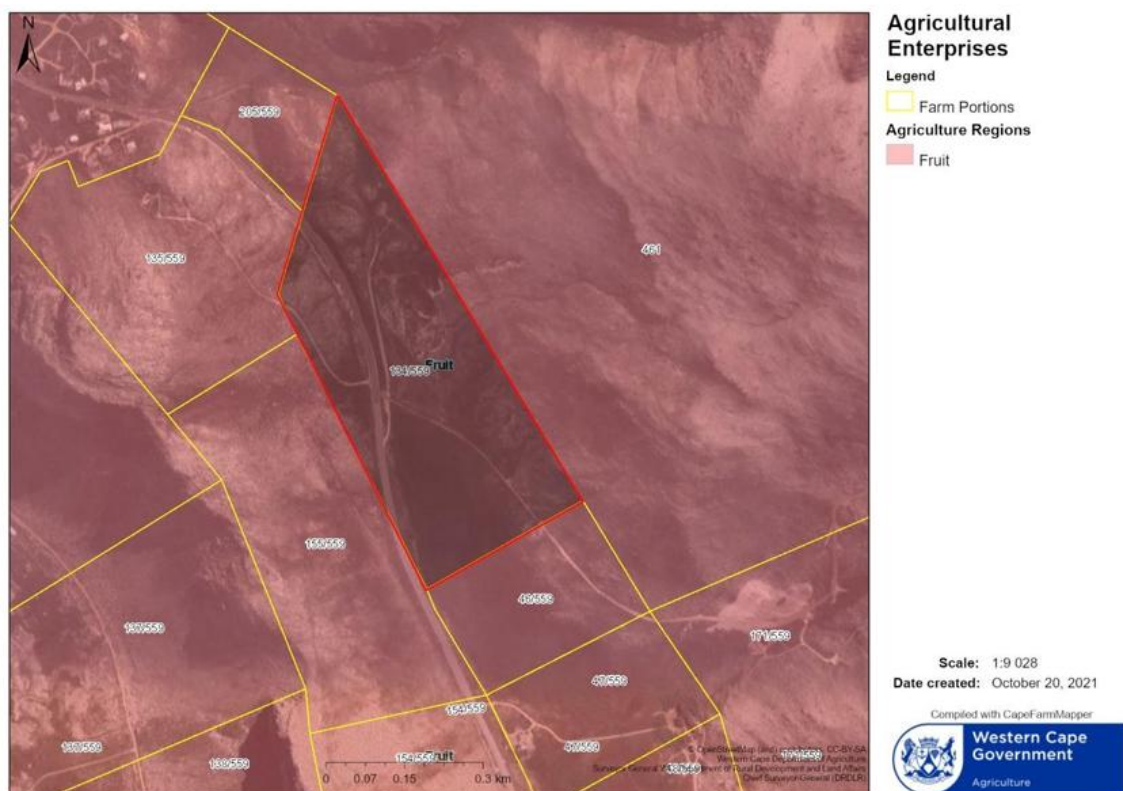


Figure 4: National Department of Agriculture Forestry and Fisheries, Agricultural Enterprises Map Layer

3.2. ANIMAL SPECIES THEME- High Sensitivity

The entire property is identified as having a 'high' animal species sensitivity due to the following: 'Aves-Circus maurus' and 'Aves-Falco biarmicus' with 'Aves-Turnix hottentottus' and 'Invertebrate-Aneuryphymus montanus' having a medium sensitivity (see Figure 5). A *Terrestrial Ecologist (Fauna & Flora)* - Nick Helme Botanical Surveys was appointed to complete the specialist study.

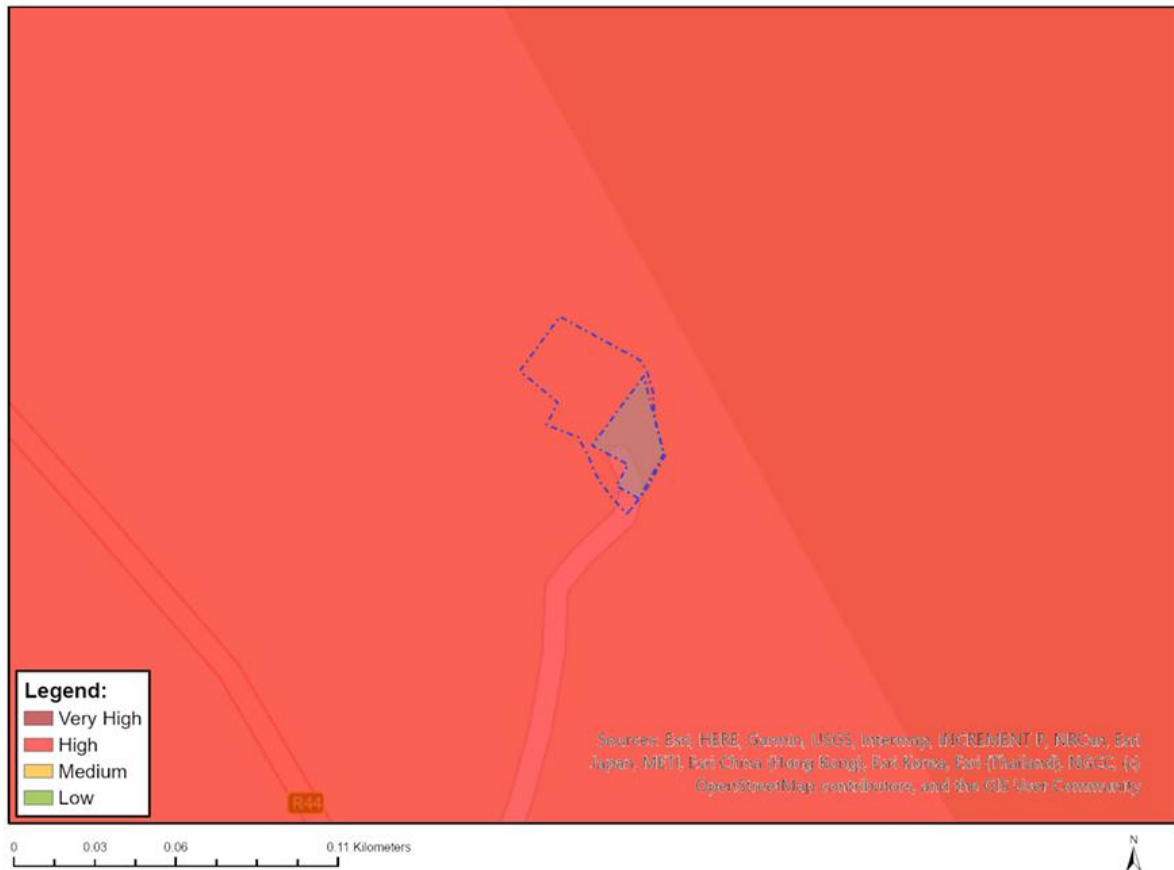


Figure 5: Animal Species Sensitivity - Conceptual placement of the development shown as shaded polygon within the approved development footprint.

3.3. AQUATIC BIODIVERSITY THEME – Very High Sensitivity

The Aquatic Biodiversity Theme is identified and mapped as 'Very High' due to the location within a Freshwater ecosystem priority area quaternary catchment (see Figure 6). An Aquatic Specialist (Dr Liz Day) was appointed to complete the specialist study.

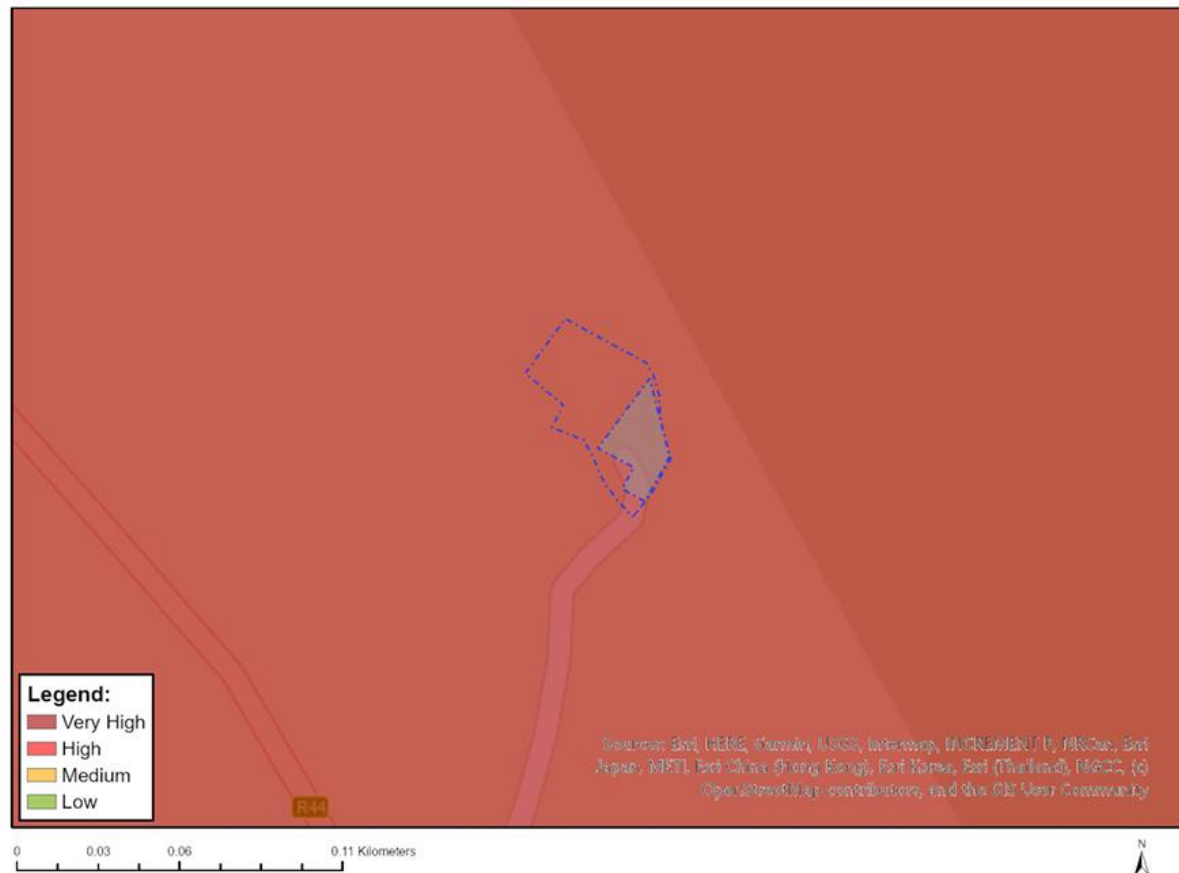


Figure 6: Aquatic Sensitivity - Conceptual placement of the development shown as shaded polygon within the approved development footprint.

3.4. ARCHAEOLOGY AND CULTURAL THEME – Low Sensitivity

The National Heritage Resources Act is not applicable to the proposed development as such a submission to HWC will not be required. No further action required.

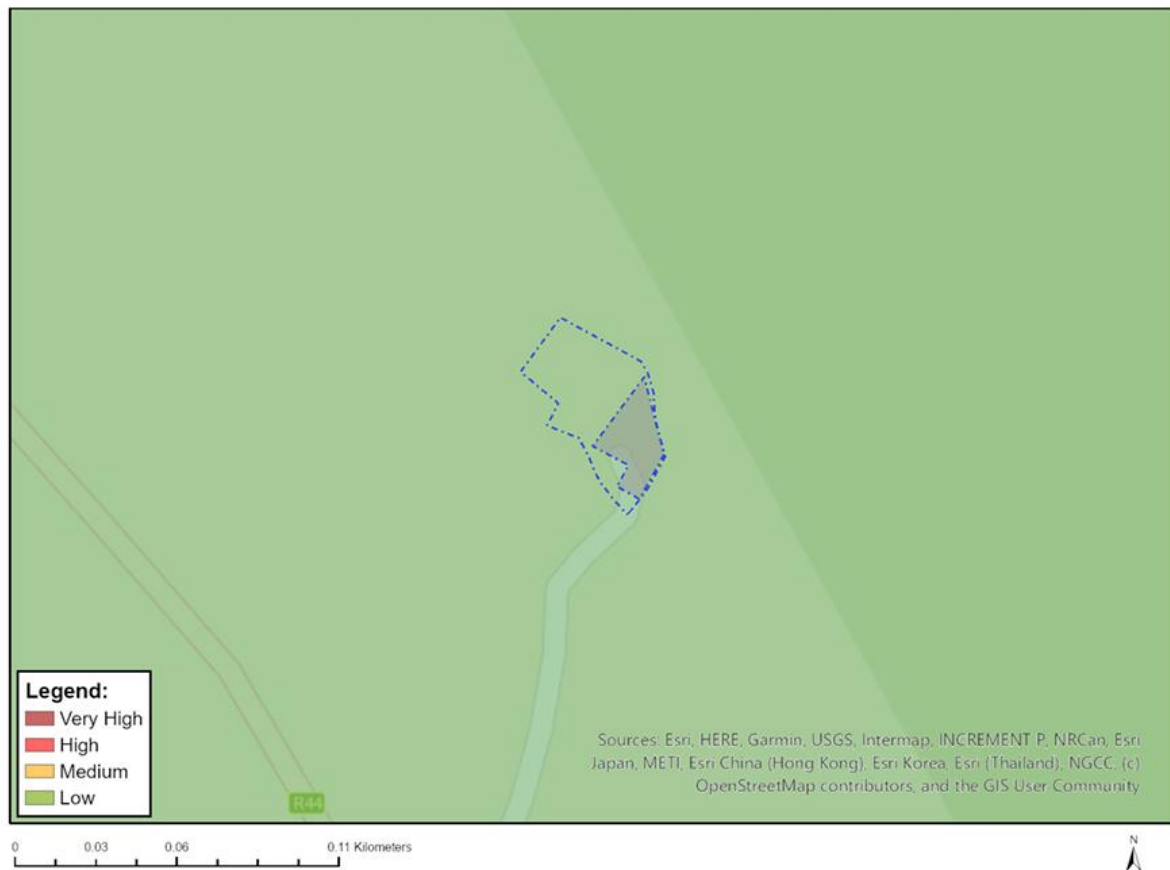


Figure 7: Heritage/Cultural Sensitivity - Conceptual placement of the development shown as shaded polygon within the approved development footprint.

3.5. CIVIL AVIATION THEME - Low Sensitivity

Due to the low sensitivity assigned to the property (see Figure 8) no further specialist input will be required.

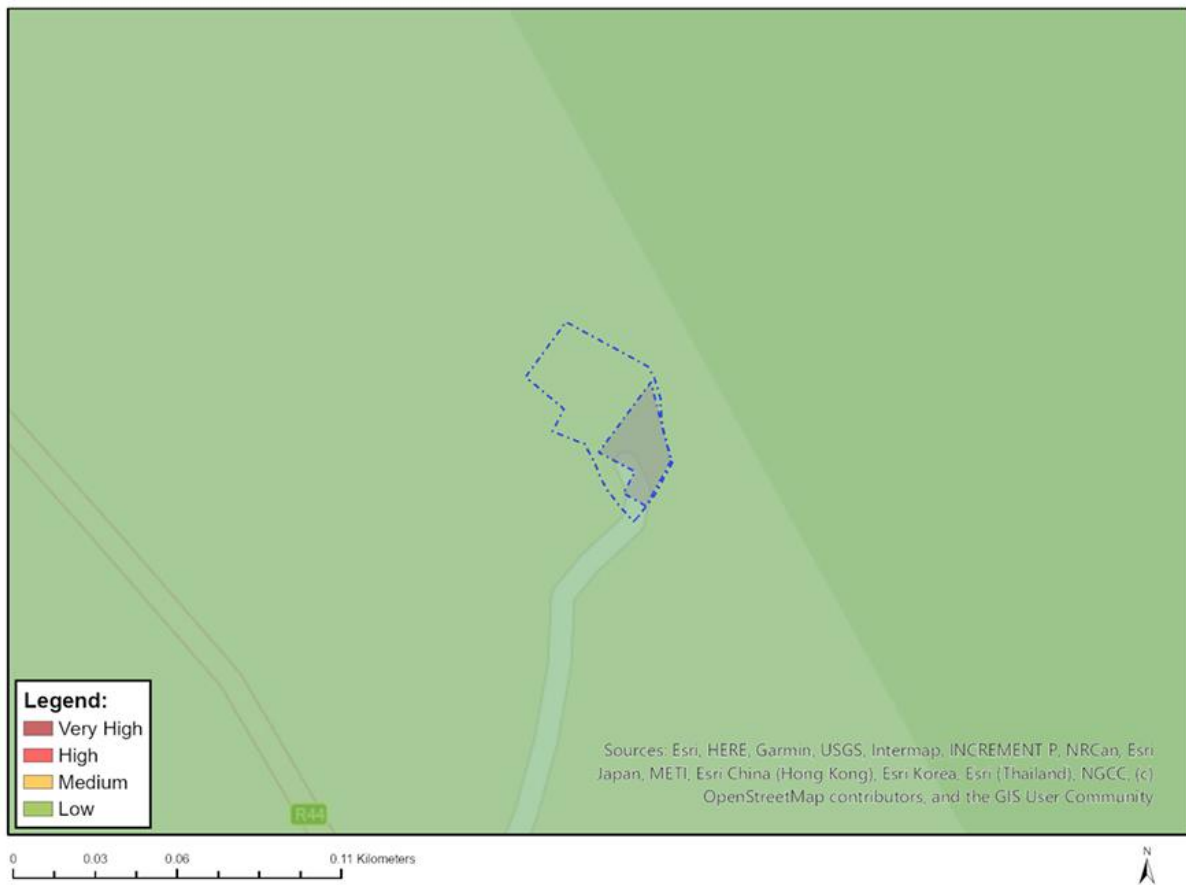


Figure 8: Civil Aviation Sensitivity - Conceptual placement of the development shown as shaded polygon within the approved development footprint.

3.6. DEFENCE THEME – Low Sensitivity

Due to the low sensitivity assigned to the property (see Figure 9) no specialist input will be required.



Figure 9: Defence Sensitivity - Conceptual placement of the development shown as shaded polygon within the approved development footprint.

3.7. PALEONTOLOGY THEME – High Sensitivity

A 'very high' sensitivity has been assigned to proposed development site due to 'Features with a Very High paleontological sensitivity' (See Figure 10). The underlying geology is made up of the Peninsula, Pakhuis and Cedarberg Formations. The National Heritage Resources Act is however not applicable to the proposed development; and no submission to HWC will be required, but it is recommended by the EAP that the HWC Fossil Finds Procedure must be implemented. It should also be noted that the new garage will be located entirely within the boundaries of an already-approved development footprint and will not result in any additional disturbance beyond what has already been authorised.

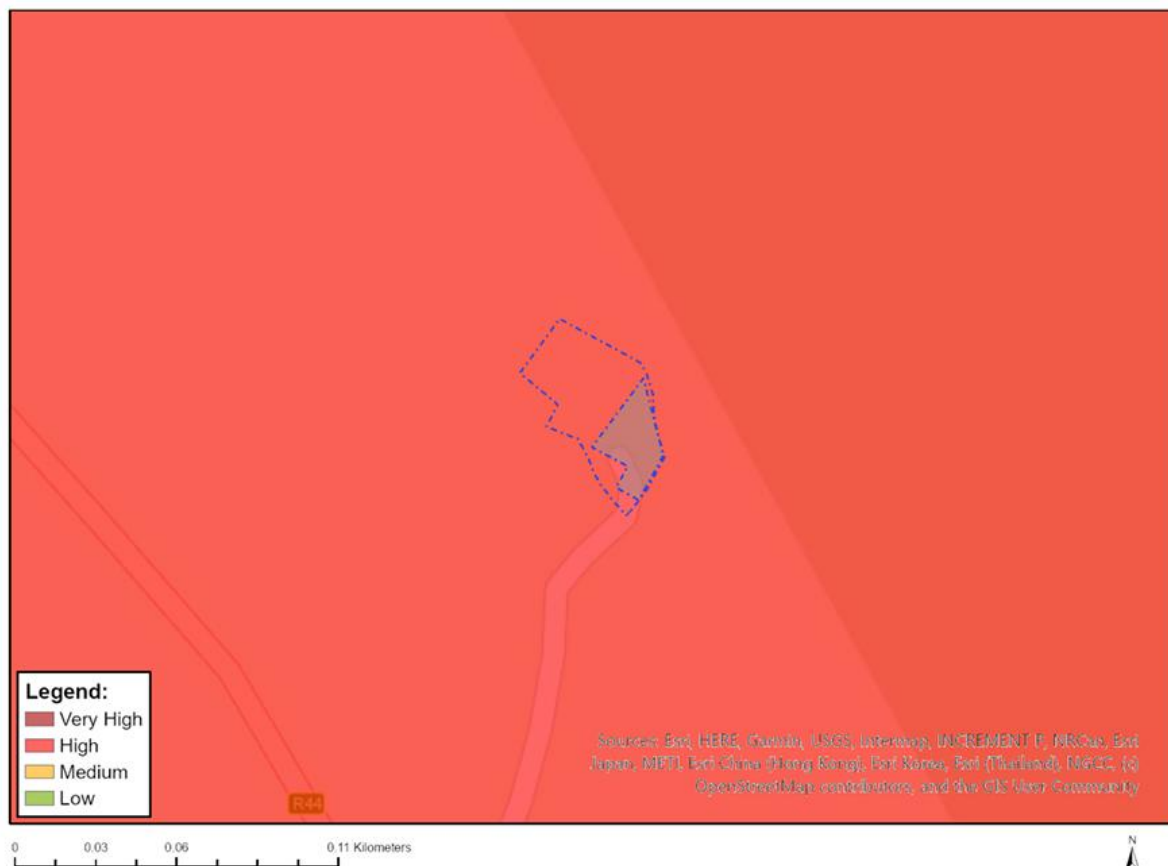


Figure 10: Palaeontology Sensitivity - Conceptual placement of the development shown as shaded polygon within the approved development footprint.

3.8. PLANT SPECIES THEME – Medium Sensitivity

This theme is identified as 'medium' sensitivity (various species listed) (See Figure 11). A Terrestrial Ecologist was appointed to complete the specialist study for the proposed development.

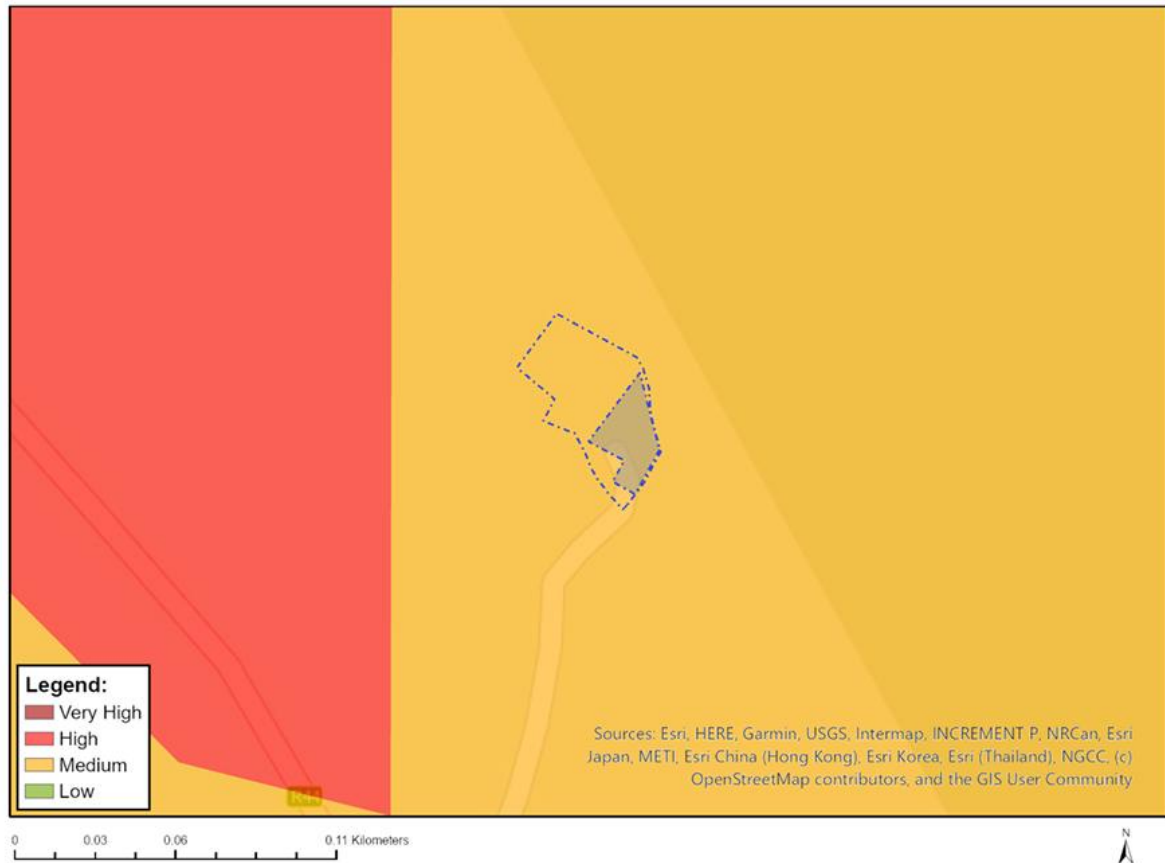


Figure 11: Plant Species Sensitivity - Conceptual placement of the development shown as shaded polygon within the approved development footprint.

3.9. TERRESTRIAL BIODIVERSITY THEME - Very High Sensitivity

A Very High sensitivity ("Critical biodiversity area 1. FEPA Sub-catchments. Endangered ecosystem") has been assigned to the property (see Figure 12). A Terrestrial Ecologist has been appointed to complete the specialist study for the proposed development.

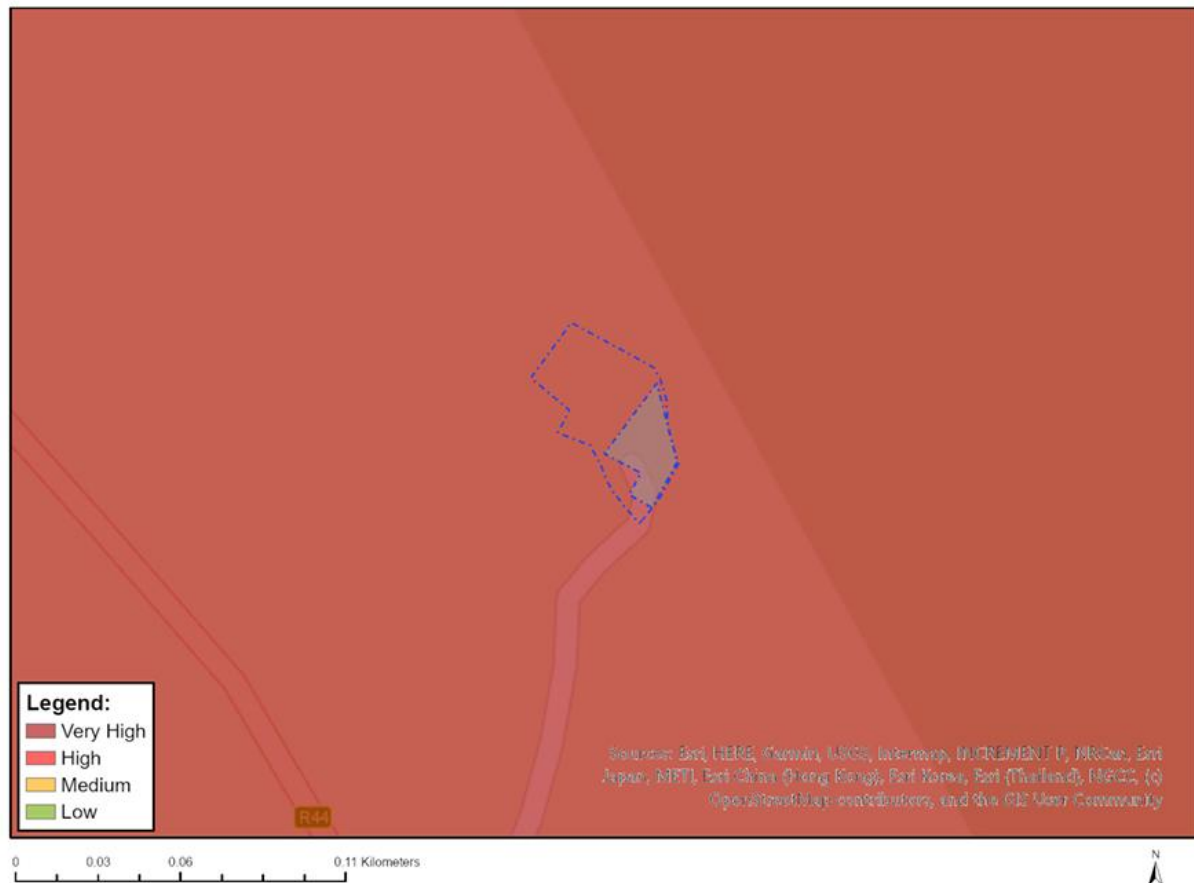


Figure 12: Terrestrial Biodiversity Sensitivity - Conceptual placement of the development shown as shaded polygon within the approved development footprint.

4. SPECIALIST STUDIES IDENTIFIED

The following Specialist Studies were identified as part of the Screening Tool Report:

4.1. Landscape/Visual Impact Assessment

A visual specialist (Paul Slabbert) was appointed to undertake an updated assessment of the proposed development.

4.2. Archaeological and Cultural Heritage Impact Assessment

Due to the small scale and nature of the proposed development. Impacts on Archaeological and Cultural Heritage is deemed negligible, and no further studies will be required. It is however recommended by the EAP that the HWC Fossil Finds Procedure must be implemented, this will be included in the EMPr.

4.3. Palaeontology Impact Assessment

Due to the small scale and nature of the proposed development. Impacts on Palaeontology is deemed negligible, and no further studies will be required. It is however recommended by the EAP that the HWC Fossil Finds Procedure must be implemented, this will be included in the EMPr.

4.4. Terrestrial Biodiversity Impact Assessment

A specialist (Nick Helme) has undertaken an assessment of the site.

4.5. Aquatic Biodiversity Impact Assessment

A specialist (Liz Day) was appointed to undertake an assessment of the site.

4.6. Hydrology Assessment

A freshwater specialist has been appointed to assess the proposed development. This specialist study includes an assessment of the freshwater systems on site and incorporates mitigation measures to ensure that the development remains outside hydrologically sensitive areas. The proposed development will occur within an already-approved development footprint. The already-approved development footprint was specifically designed to avoid

fragmentation or disruption of natural hydrological processes, and no surface water will be abstracted. No further studies will be required.

4.7. Socio-Economic Assessment

Due to the small scale and nature of the proposed development. Impacts on Socio-Economy is deemed negligible, and no further studies will be required.

4.8. Plant species Assessment

A specialist (Nick Helme) has undertaken an assessment of the site.

4.9. Animal Species Assessment

A specialist (Nick Helme) has undertaken an assessment of the site.