



Eco Route

ENVIRONMENTAL CONSULTANCY

REGISTRATION NO. 1998/031976/23

DR. COLLEEN EBERSOHN

PhD Univ. Pretoria

Cell: 072 222 6013

e-mail: colleen@ecoroute.co.za

MS. JANET EBERSOHN

Bsc. Hons. Environmental Management

Cell: 082 557 7122

Tell: 044 343 2232

e-mail: janet@ecoroute.co.za

SITE SENSITIVITY VERIFICATION REPORT

Erf 1256, Sea Vista, St Francis Bay, Kouga Local Municipality, Eastern Cape

Proposed New Residential Dwelling



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Janet Ebersohn of Eco Route Environmental Consultancy

Bsc. Honours Environmental Management

EAPASA reg no.: 2019/1286

(1) Introduction and Terms of Reference

As required to compliment a Basic Assessment application the national web-based screening tool was used to generate a screening report. The screening report lists a variety of specialist studies to be undertaken based on the data informants of the tool at the study area. This site sensitivity verification report, following ground-truthing of the site, motivates the reason why certain specialist studies will not be required or conducted for the proposed development application.

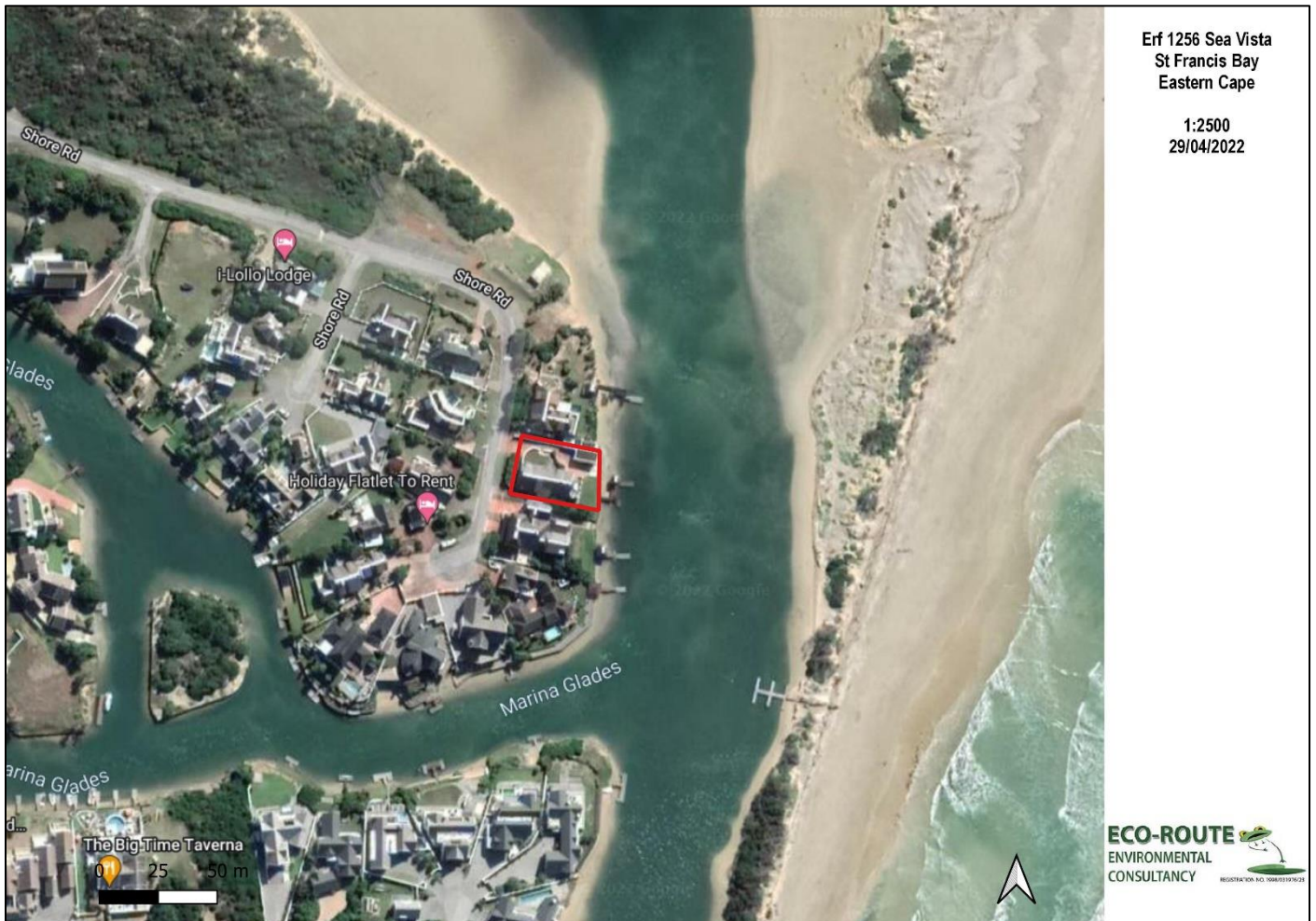


Figure 1: Locality of Erf 1256, Sea Vista (red polygon)

(2) The proposed development at the property

Eco Route Environmental Consultancy were appointed by the applicant, Mr Rian Chalmers as the independent Environmental Assessment Practitioner to conduct a Basic Assessment application process for the proposed development of Erf 1256 in St Francis Bay.

Erf 1256 is zoned for Residential use. The property is 910m² in extent and currently has an existing residential dwelling which is to be demolished in preparation for a new residential dwelling to be constructed.

The dwelling footprint will be 455m², is located along the Marina Glades canal and falls within an Estuarine Functional Zone. Half of the site (east) is classified as an ESA in terms of the Garden Route Biodiversity Spatial Plan.



The proposed residential development will entail the construction of a three-storey (lower ground, ground and first floor) house, associated decking and paving for vehicular access. The dwelling will occupy 50% of the site as opposed to the previous dwelling which occupied 30% of the property.

Access to Erf 1256 is via Shore Road, which lies to the west of the property.

(3) Wind & Solar developments with an approved Environmental Authorisation or applications under consideration within 30 km of the proposed area.

No nearby wind or solar developments found.

(4) Environmental Management Frameworks relevant to the application:

No intersections with EMF areas found.

(5) Environmental screening results and assessment outcomes:

The following sections contain a summary of any development incentives, restrictions, exclusions or prohibitions that apply to the proposed development footprint as well as the most environmental sensitive features on the footprint based on the footprint sensitivity screening results for the application classification that was selected. The application classification selected for the screening report is: Any activities within or close to a watercourse (dated 01/09/2022).

(6) Relevant Development Incentives, Restrictions, Exclusions or Prohibitions:

The proposed site is within a South African Conservation Area (SACAD).

(7) Proposed Development Area Environmental Sensitivity:

The following summary of the development site environmental sensitivities is identified by the Screening Tool Report. Only the highest environmental sensitivity is indicated. The footprint of environmental sensitivities for the proposed development footprint as identified are indicative only and must be verified on site by a suitably qualified person before the specialist assessments identified below can be confirmed.

**Table 1: Identified Environmental Sensitivities**

Theme	Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
Agriculture Theme		X		
Animal Species Theme			X	
Aquatic Biodiversity Theme	X			
Archaeological and Cultural Heritage Theme				X
Civil Aviation Theme		X		
Defence Theme				X
Paleontology Theme			X	
Plant Species Theme		X		
Terrestrial Biodiversity Theme	X			

(8) Identified Specialist assessments:

Based on the selected classifications, and the environmental sensitivities of the proposed development footprint, the following list of specialist assessments have been identified for inclusion in the assessment report. It is the responsibility of the EAP to confirm this list and to motivate in the assessment report, the reason for not including any of the identified specialist study including the provision of photographic evidence of the site situation.

Table 2: Identified specialist assessments for Transformation of Land Screening Tool Report:

No:	Specialist Assessment	Assessment Protocol
1.	Landscape/Visual Impact Assessment	General
2.	Archaeological and Cultural Heritage Impact Assessment	General
3.	Palaeontology Impact Assessment	General
4.	Terrestrial Biodiversity Impact Assessment	Terrestrial Biodiversity
5.	Aquatic Biodiversity Impact Assessment	Aquatic Biodiversity
6.	Hydrology	General
7.	Socio-Economic Assessment	General
8.	Plant Species Assessment	Plant species assessment
9.	Animal Species Assessment	Animal species assessment

(9) RESULTS OF THE VERIFICATION OF THE ENVIRONMENTAL SENSITIVITY AND SPECIALIST ASSESSMENTS IDENTIFIED OF THE PROPOSED AREA:**(9)(1) Relative Agriculture Theme Sensitivity**

The screening report indicates that the receiving environment has a High Relative Agricultural Sensitivity for land capability.

The property currently has an existing residential dwelling and is within an area zoned as residential. In addition, the property is within an Estuarine Functional Zone.

Conclusion:

No agricultural impact assessment has been identified for inclusion in the assessment process and report.



Figure 2: Map of relative agriculture theme sensitivity

(9)(2) Relative Animal Species Theme Sensitivity

The screening report indicates that the receiving environment has a Medium Relative Animal Species Sensitivity and indicated the following features for the theme below.

Table 3: Animal Sensitivity Features:

Sensitivity	Feature(s)
Medium	Sensitive species 8
Medium	Invertebrate-Aneuryphymus montanus

Conclusion:

There is currently an existing dwelling on the proposed development property; therefore, the site was historically subjected to topsoil disturbance. The vegetation present on the site mainly consists of indigenous grasses; therefore, the site is not suitable to host the species indicated in the Screening Tool Report. Therefore, an Animal Species Specialist will not be required for the EIA process.



Figure 3: image showing Erf 1256 has mowed lawns

(9)(2) Relative Aquatic Biodiversity Theme Sensitivity

The screening reports indicate that the receiving environment has a Very High Aquatic Biodiversity Sensitivity for wetlands and estuaries.

Conclusion:

GIS mapping reveals the development site as having a NFEPA wetland present on approximately 50% of the property. This is most probably because the property occurs within an estuarine functional zone as it is located adjacent to the Marina Glades canal, of the Kouga River. However, this property has been developed for many years and the vegetation present on the site is not suitable to host thriving biodiversity; therefore, it is motivated that an Aquatic Biodiversity Sensitivity Assessment will not be necessary to conduct for the Basic Assessment process.

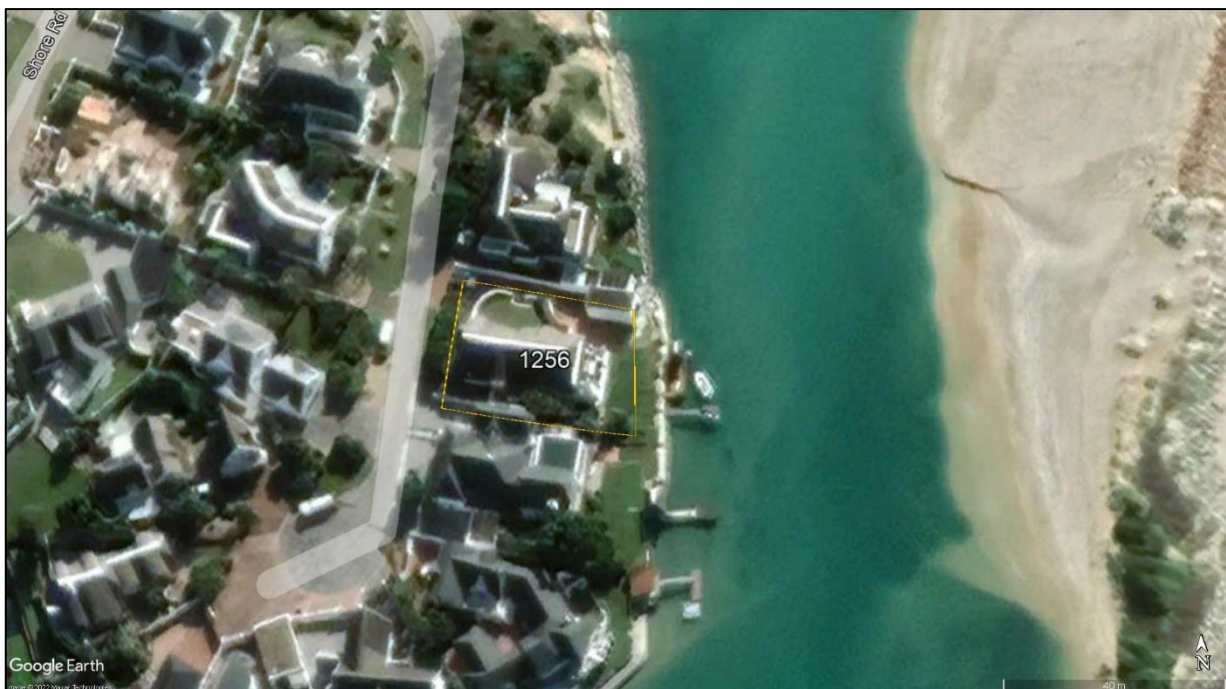


Figure 4: Google Earth image showing that the property has been developed.



(9)(3) Relative Archaeological & Cultural Heritage Theme Sensitivity:

The screening report indicates that the receiving environment has a Low Relative Archaeological & Cultural Heritage Sensitivity; and indicated that specialist assessments be undertaken for Archaeological & Cultural Heritage Sensitivity as well as a Paleontological Impact Assessment.

Conclusion:

The development will not trigger Section 38 of the National Heritage Resources Act (no.25 of 1999). In addition, no heritage artefacts or remains were noted on the site. It is also possible that previous site clearance could have disturbed or destroyed any artefacts of historical significance. It is motivated that an Archaeological specialist will not be required for the Basic Assessment Report; however, the applicant will be advised that should artefacts or remains be noted during site clearance, the Eastern Cape Provincial Heritage Resources Authority/ ECPHRA must be alerted. ECPHRA will be included as an I&AP during the EIA process and any comments received will be included in the Basic Assessment Report.



Figure 5: Archaeological and Cultural Sensitivity Theme: Low, as per the Screening Tool Reports

(9)(4) Civil Aviation Theme Sensitivity

The screening reports indicate that the receiving environment has a High Sensitivity for this theme as the proposed development property is within 8km of a civil aviation aerodrome – the St Francis Airfield.



Conclusion:

As the development is of a residential nature and occurs within an urban area, all municipal bylaws will be implemented to restrict building heights. Therefore, it is motivated that a specialist assessment will not be necessary to conduct for the Basic Assessment Report.



Figure 6: Map of Relative Civil Aviation Theme as per the Screening Tool Reports

(9)(5) Defence Theme Sensitivity

The screening reports indicate that the receiving environment has a Low Sensitivity for this theme. As no specific protocol exists for this theme, the General Requirements Protocol is assigned to this sensitivity.

Conclusion:

The EAP confirms that the Defence Sensitivity of the proposed development property is negligible and no further assessments will be required in the EIA process.



Figure 7: Map of Relative Civil Aviation Theme as per the Screening Tool Reports

(9)(6) Paleontology Theme Sensitivity

The screening report results indicate that the receiving environment has a Medium Sensitivity for this theme.



Figure 8: Map of Relative Paleontology Theme Sensitivity as per the Screening Tool Reports



Conclusion:

The development will not trigger Section 38 of the National Heritage Resources Act (no.25 of 1999). In addition, no paleontological fossils were noted on the site. It is also possible that previous site clearance could have disturbed or destroyed any remains of historical significance. It is motivated that a Paleontological specialist will not be required for the Basic Assessment Report; however, the applicant will be advised that should any fossils be noted during site clearance, the Eastern Cape Provincial Heritage Resources Authority/ ECPHRA must be alerted. ECPHRA will be included as an I&AP during the EIA process and any comments received will be included in the Basic Assessment Report.

(9)(7) Relative Plant Species Theme Sensitivity

The screening reports indicate that the receiving environment has a High Relative Plant Species Sensitivity and indicated the following features for the theme in Table 4 below.

Table 4: Plant Species Sensitivity Features:

Sensitivity	Feature(s)
High	Sensitive species 1192
Medium	<i>Zostera capensis</i>

Conclusion:

A Terrestrial Plant Species Specialist has been identified as one of the specialist inputs to be included in the EIA process. However, as there is an existing dwelling on the property which occupies majority of the property, and the property contains only two small patches of mowed lawn; it is motivated that the plant species theme sensitivity identified by the Screening Tool Report is incorrect and a Terrestrial Plant Species Specialist is not necessary for the EIA.

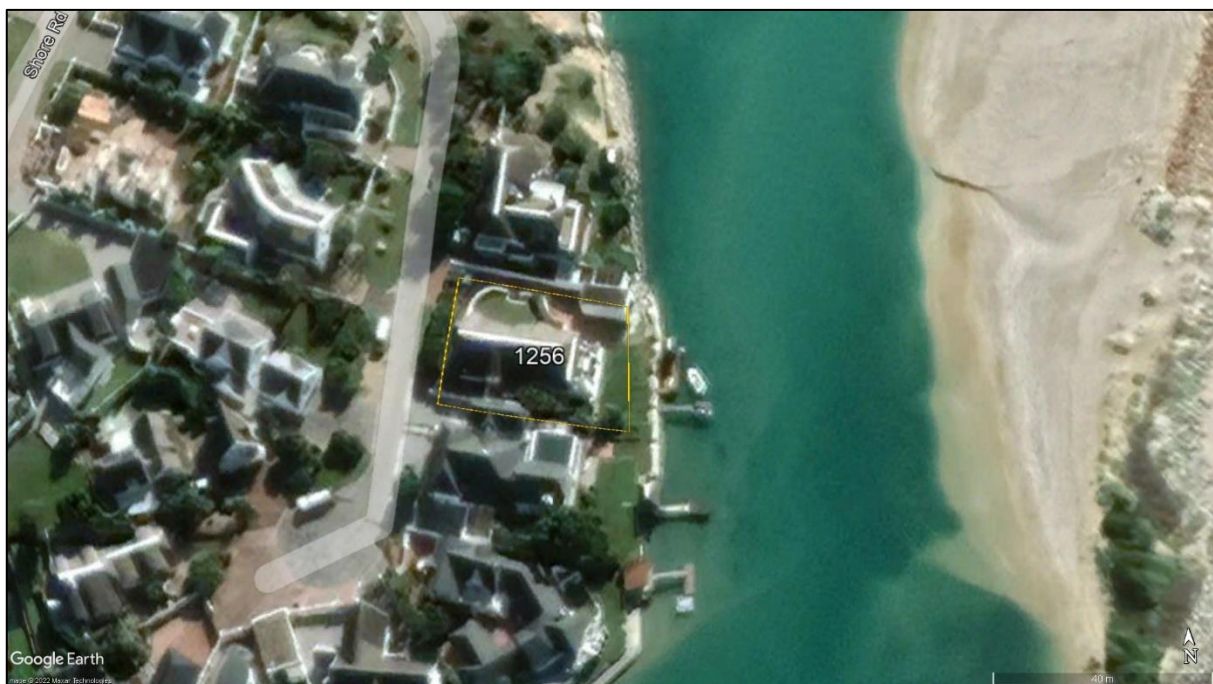


Figure 9: Google Earth image showing very little vegetation on the property which is dominated by mowed lawn.



(9)(8) Relative Terrestrial Biodiversity Theme Sensitivity.

The screening report indicates that the receiving environment has a Very High Terrestrial Biodiversity Sensitivity due to the site being categorised as a Critical Biodiversity Area.

Conclusion:

A Terrestrial Biodiversity Specialist has been identified as one of the specialist inputs to be included in the EIA process. However, as there is an existing dwelling on the property which occupies majority of the property, and the property contains only two small patches of mowed lawn; it is motivated that the plant species theme sensitivity identified by the Screening Tool Report is incorrect and a Terrestrial Biodiversity Specialist is not necessary for the EIA.

(9)(9) Landscape/Visual Impact Assessment:

The screening reports identified that a visual impact assessment be conducted for inclusion in the assessment process and application.

Conclusion:

Due to the proposed development property being zoned as Residential and the presence of an existing residential dwelling on the property, it is motivated that a visual impact assessment will not be necessary for inclusion in the Basic Assessment Report.

(9)(10) Socio-economic Impact Assessment:

The screening report identified that a socio-economic impact assessment be conducted for inclusion in the assessment process and report.

Conclusion:

Due to the proposed development property being zoned as Residential and the proposed activity will be a residential dwelling within a residential area, it is motivated that a socio-economic impact assessment will not be necessary for inclusion in the Basic Assessment Report.