

**SCREENING REPORT FOR AN ENVIRONMENTAL AUTHORIZATION AS
REQUIRED BY THE 2014 EIA REGULATIONS – PROPOSED SITE
ENVIRONMENTAL SENSITIVITY**

EIA Reference number:

Project name: Erf 155 Keurboomstrand, Plettenberg Bay, Western Cape

Project title: Proposed Construction of Residential Development

Date screening report generated: 11/03/2025 13:50:07

Applicant: Louis van der Watt

Compiler: Eco Route Environmental Consultancy

Compiler signature:
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Application Category: Transformation of land | Indigenous vegetation

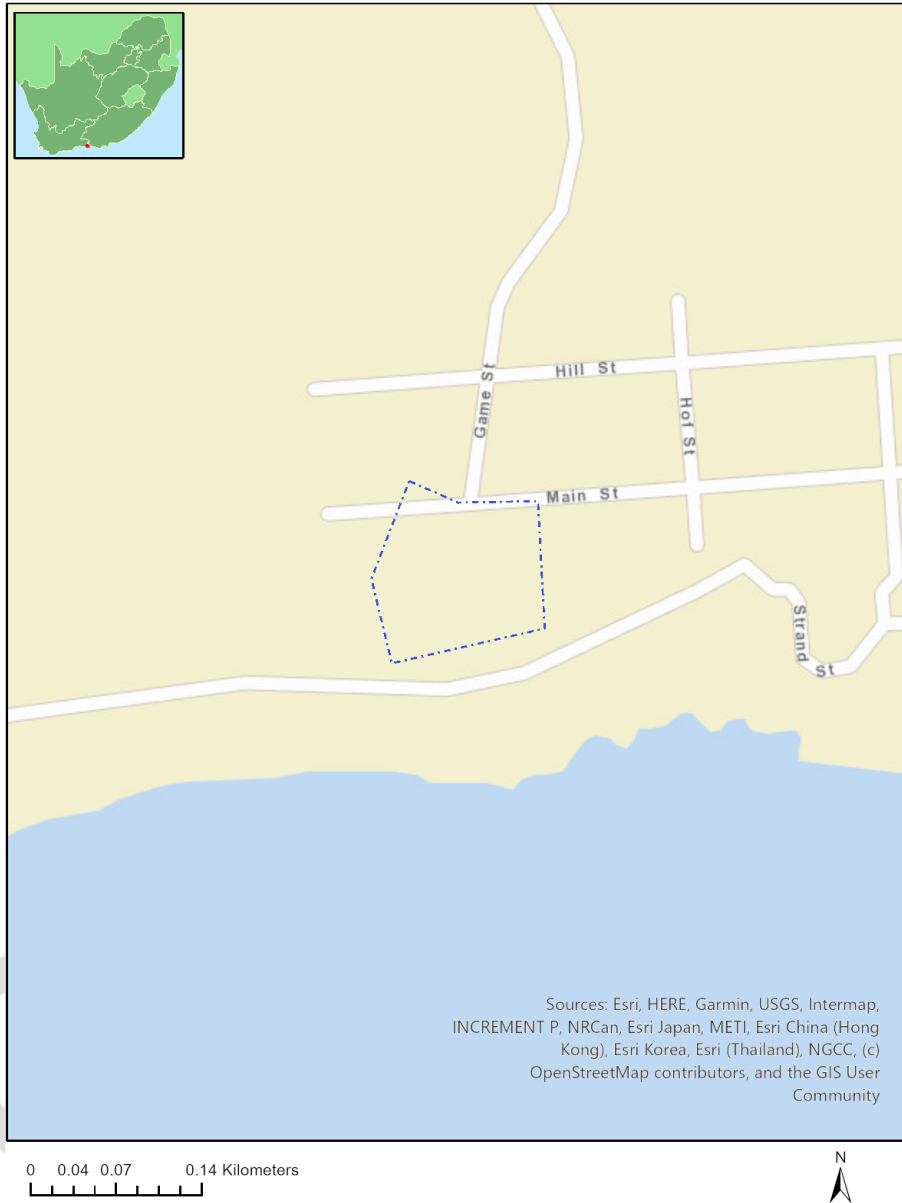
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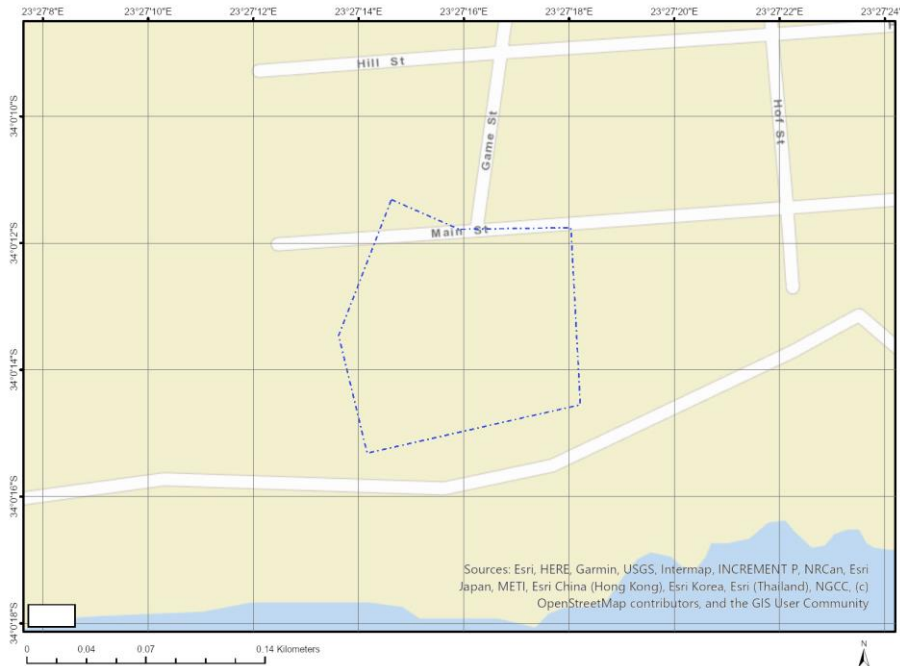
Proposed Project Location

Orientation map 1: General location

General Orientation: Erf 155 Keurboomstrand, Plettenberg Bay, Western Cape



Map of proposed site and relevant area(s)



Cadastral details of the proposed site

Property details:

No	Farm Name	Farm/ Erf No	Portion	Latitude	Longitude	Property Type
1	KEURBOOMSTRAND	15	0	34°0'12.76S	23°27'13.67E	Erven
2	KEURBOOMSTRAND	100	0	34°0'10.51S	23°27'14.26E	Erven
3	KEURBOOMSTRAND	155	0	34°0'15.11S	23°27'7.84E	Erven
4	KEURBOOMSTRAND	1176	0	34°0'15.66S	23°27'8.17E	Erven
5	KEURBOOMSTRAND	1178	0	34°0'16.11S	23°27'8.35E	Erven
6	KEURBOOMSTRAND	1180	0	34°0'11.52S	23°27'0.14E	Erven
7	KEURBOOMSTRAND	1180	0	34°0'11.45S	23°27'0.13E	Erven
8	KEURBOOMSTRAND	1236	0	34°0'14.9S	23°27'7.84E	Erven
9	KEURBOOMSTRAND	1236	0	34°0'15.01S	23°27'7.93E	Erven
10	KEURBOOMSTRAND	391	0	34°0'12.58S	23°27'16.1E	Public Place

Development footprint¹ vertices:
No development footprint(s) specified.

Wind and Solar developments with an approved Environmental Authorisation or applications under consideration within 30 km of the proposed area

¹ "development footprint", means the area within the site on which the development will take place and includes all ancillary developments for example roads, power lines, boundary walls, paving etc. which require vegetation clearance or which will be disturbed and for which the application has been submitted.

No nearby wind or solar developments found.

Environmental Management Frameworks relevant to the application

No intersections with EMF areas found.

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 site as well as the most environmental sensitive features on the site based on the site sensitivity screening results for the application classification that was selected. The application classification selected for this report is:

Transformation of land | Indigenous vegetation.

Relevant development incentives, restrictions, exclusions or prohibitions

The following development incentives, restrictions, exclusions or prohibitions and their implications that apply to this site are indicated below.

Incentive, restriction or prohibition	Implication
Garden Route National Park Buffer	https://screening.environment.gov.za/ScreeningDownloads/DevelopmentZones/grnp_approved_plan.pdf

Proposed Development Area Environmental Sensitivity

The following summary of the development site environmental sensitivities is identified. Only the highest environmental sensitivity is indicated. The footprint 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.

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			

Specialist assessments identified

Based on the selected classification, and the known impacts associated with the proposed development, 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

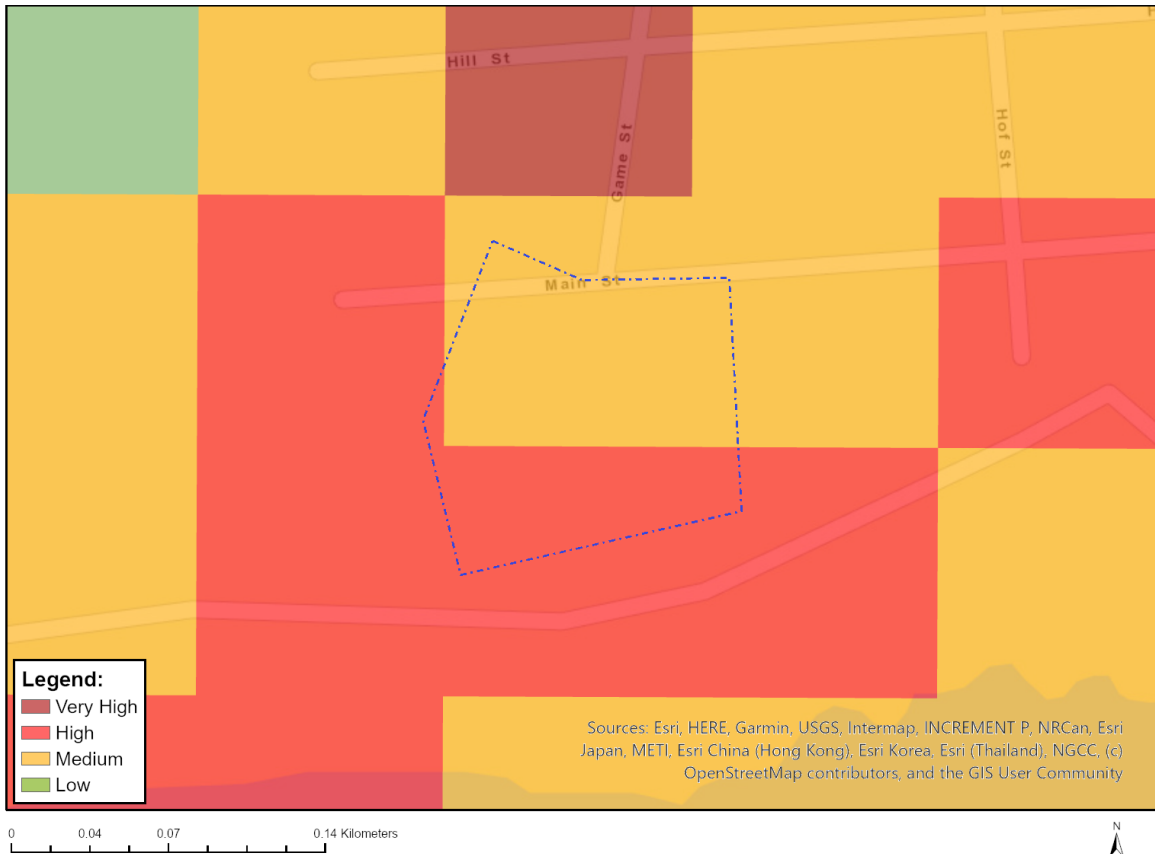
assessment report, the reason for not including any of the identified specialist study including the provision of photographic evidence of the site situation.

No	Specialist assessment	Assessment Protocol
1	Landscape/Visual Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf
2	Archaeological and Cultural Heritage Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf
3	Palaeontology Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf
4	Terrestrial Biodiversity Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Terrestrial_Biodiversity_Assessment_Protocols.pdf
5	Aquatic Biodiversity Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Aquatic_Biodiversity_Assessment_Protocols.pdf
6	Socio-Economic Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf
7	Plant Species Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Plant_Species_Assessment_Protocols.pdf
8	Animal Species Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Animal_Species_Assessment_Protocols.pdf

Results of the environmental sensitivity of the proposed area.

The following section represents the results of the screening for environmental sensitivity of the proposed site for relevant environmental themes associated with the project classification. It is the duty of the EAP to ensure that the environmental themes provided by the screening tool are comprehensive and complete for the project. Refer to the disclaimer.

MAP OF RELATIVE AGRICULTURE THEME SENSITIVITY

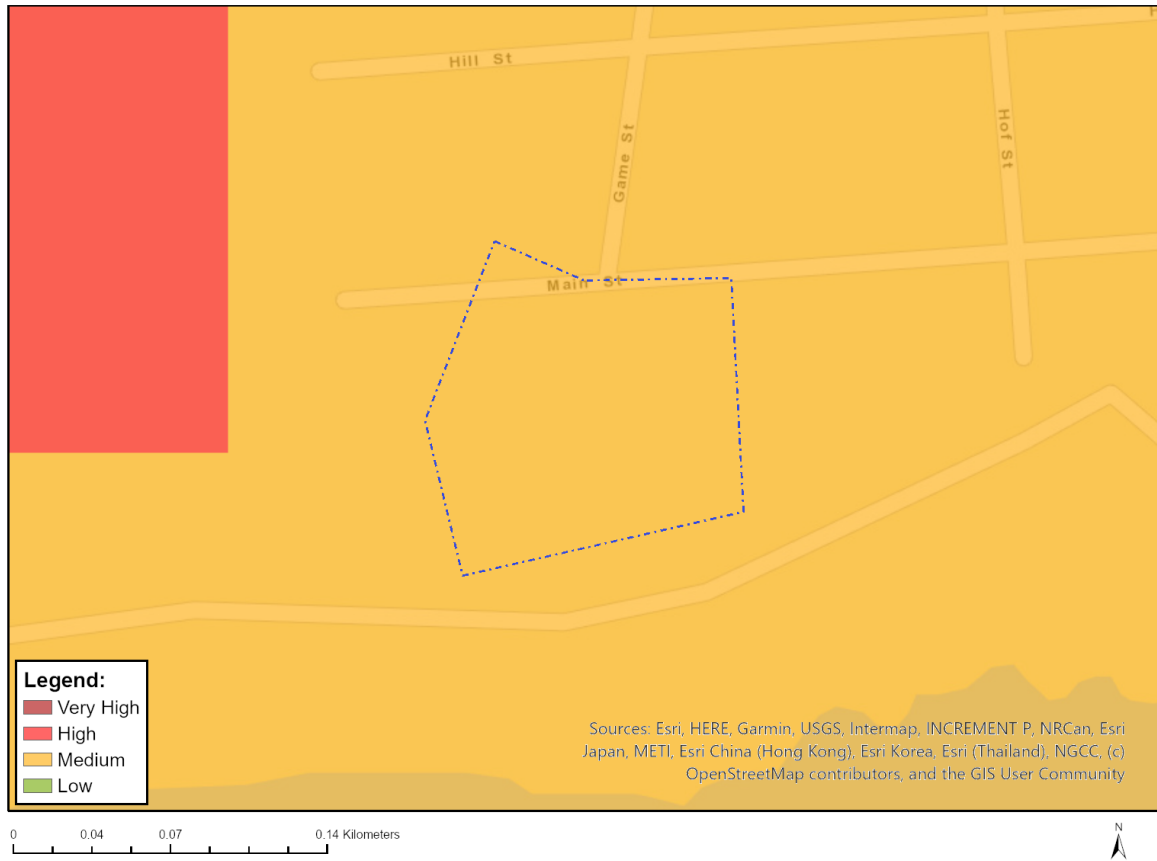


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
	X		

Sensitivity Features:

Sensitivity	Feature(s)
High	08. Moderate
High	09. Moderate-High
Medium	07. Low-Moderate

MAP OF RELATIVE ANIMAL SPECIES THEME SENSITIVITY



Where only a sensitive plant unique number or sensitive animal unique number is provided in the screening report and an assessment is required, the environmental assessment practitioner (EAP) or specialist is required to email SANBI at eiadatarequests@sanbi.org.za listing all sensitive species with their unique identifiers for which information is required. The name has been withheld as the species may be prone to illegal harvesting and must be protected. SANBI will release the actual species name after the details of the EAP or specialist have been documented.

Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
		X	

Sensitivity Features:

Sensitivity	Feature(s)
Medium	Amphibia-Afrixalus knysnae
Medium	Aves-Stephanoaetus coronatus
Medium	Insecta-Aloeides thyra orientis
Medium	Mammalia-Chlorotalpa duthieae
Medium	Sensitive species 8
Medium	Invertebrate-Sarophorus punctatus
Medium	Invertebrate-Aneuryphymus montanus

MAP OF RELATIVE AQUATIC BIODIVERSITY THEME SENSITIVITY



Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

Sensitivity Features:

Sensitivity	Feature(s)
Low	Low sensitivity
Very High	SWSA (SW) _Tsitsikamma

MAP OF RELATIVE ARCHAEOLOGICAL AND CULTURAL HERITAGE THEME SENSITIVITY

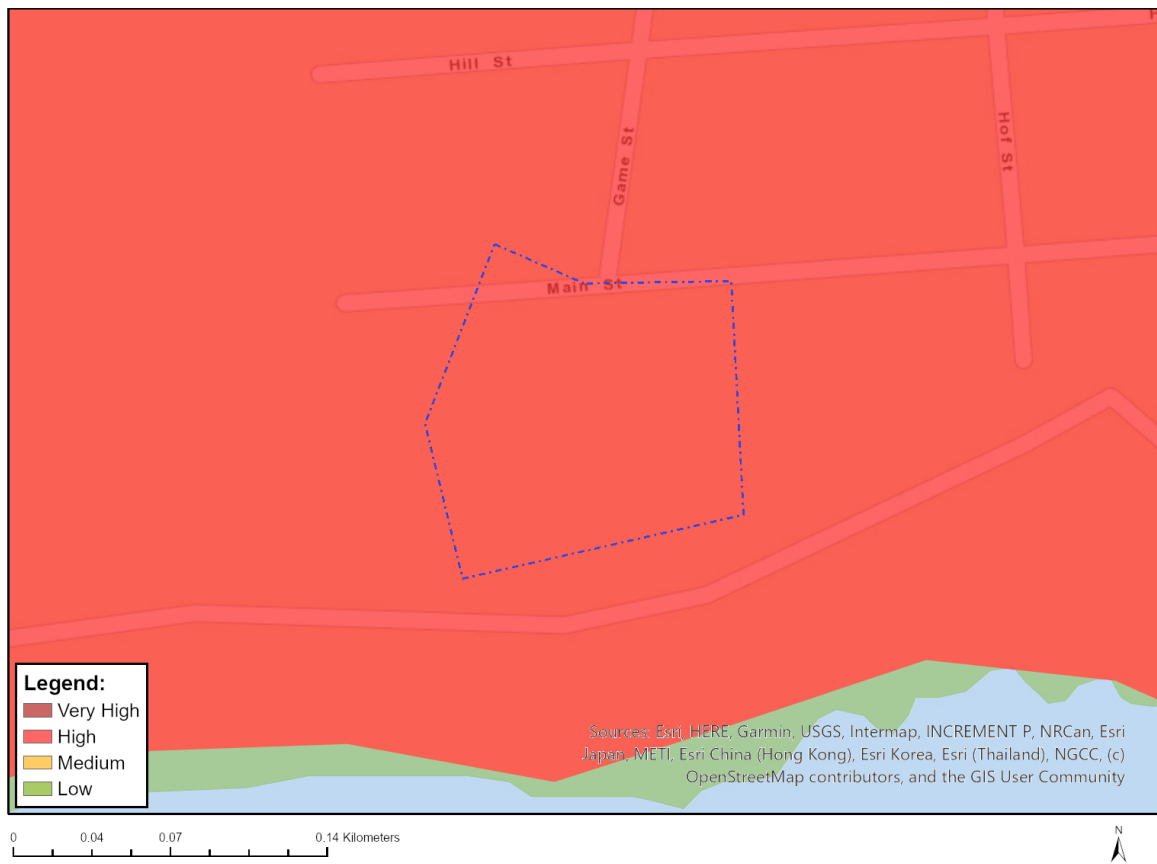


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

Sensitivity Features:

Sensitivity	Feature(s)
Very High	Within 2km of a Grade II Heritage site

MAP OF RELATIVE CIVIL AVIATION THEME SENSITIVITY

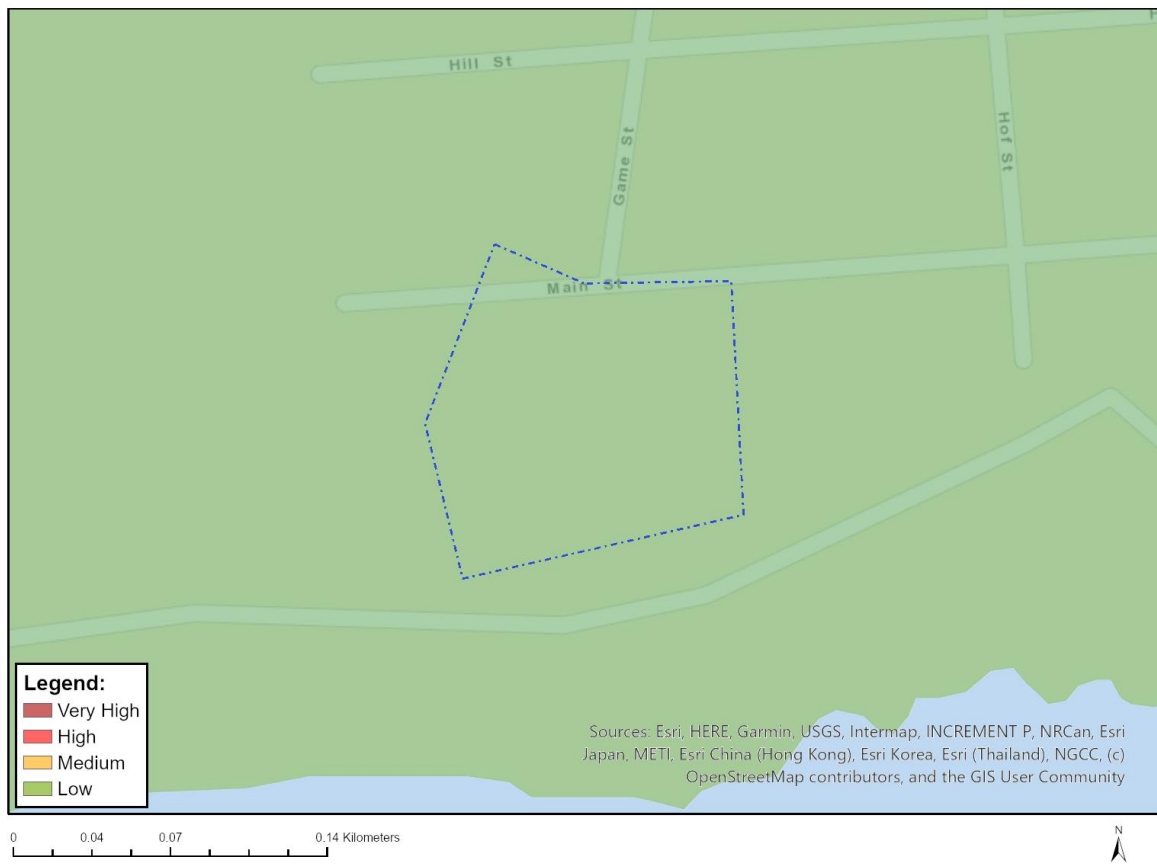


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
	X		

Sensitivity Features:

Sensitivity	Feature(s)
High	Within 8 km of other civil aviation aerodrome

MAP OF RELATIVE DEFENCE THEME SENSITIVITY

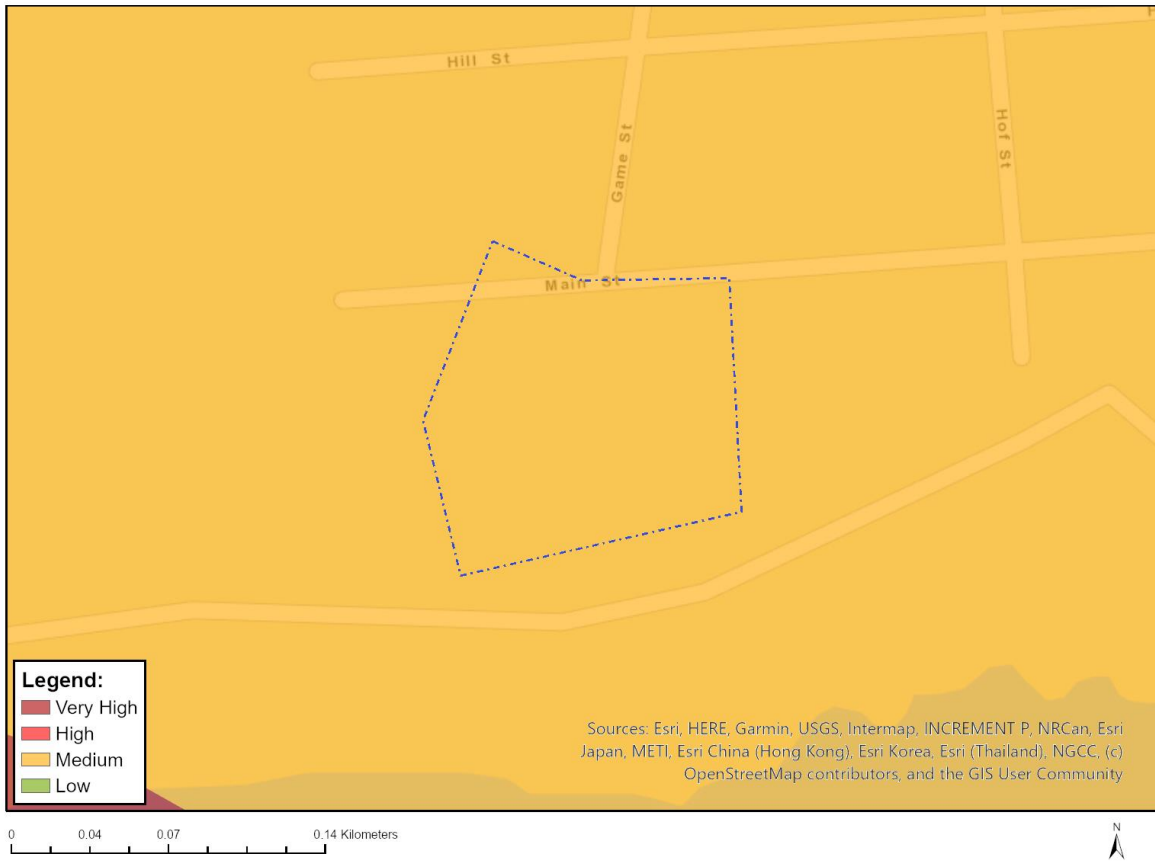


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
			X

Sensitivity Features:

Sensitivity	Feature(s)
Low	Low Sensitivity

MAP OF RELATIVE PALEONTOLOGY THEME SENSITIVITY

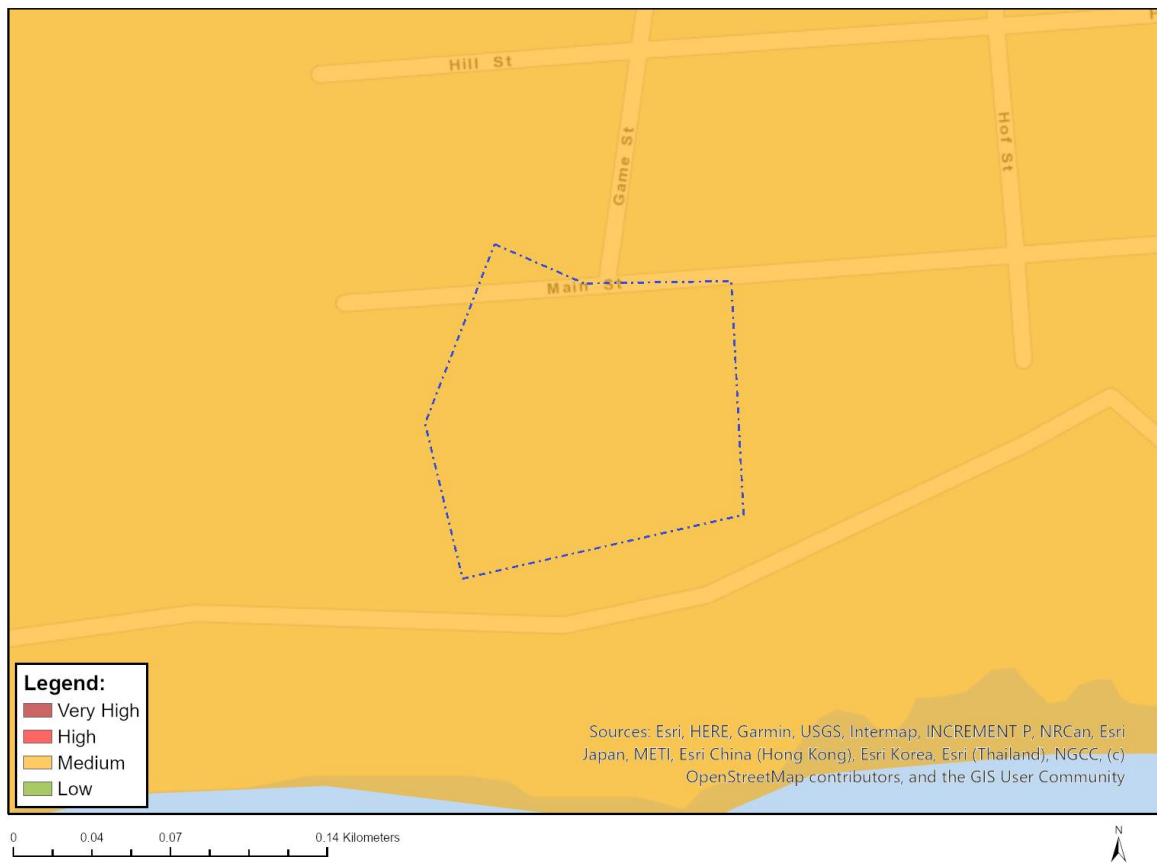


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
		X	

Sensitivity Features:

Sensitivity	Feature(s)
Medium	Features with a Medium paleontological sensitivity

MAP OF RELATIVE PLANT SPECIES THEME SENSITIVITY



Where only a sensitive plant unique number or sensitive animal unique number is provided in the screening report and an assessment is required, the environmental assessment practitioner (EAP) or specialist is required to email SANBI at eiadatarequests@sanbi.org.za listing all sensitive species with their unique identifiers for which information is required. The name has been withheld as the species may be prone to illegal harvesting and must be protected. SANBI will release the actual species name after the details of the EAP or specialist have been documented.

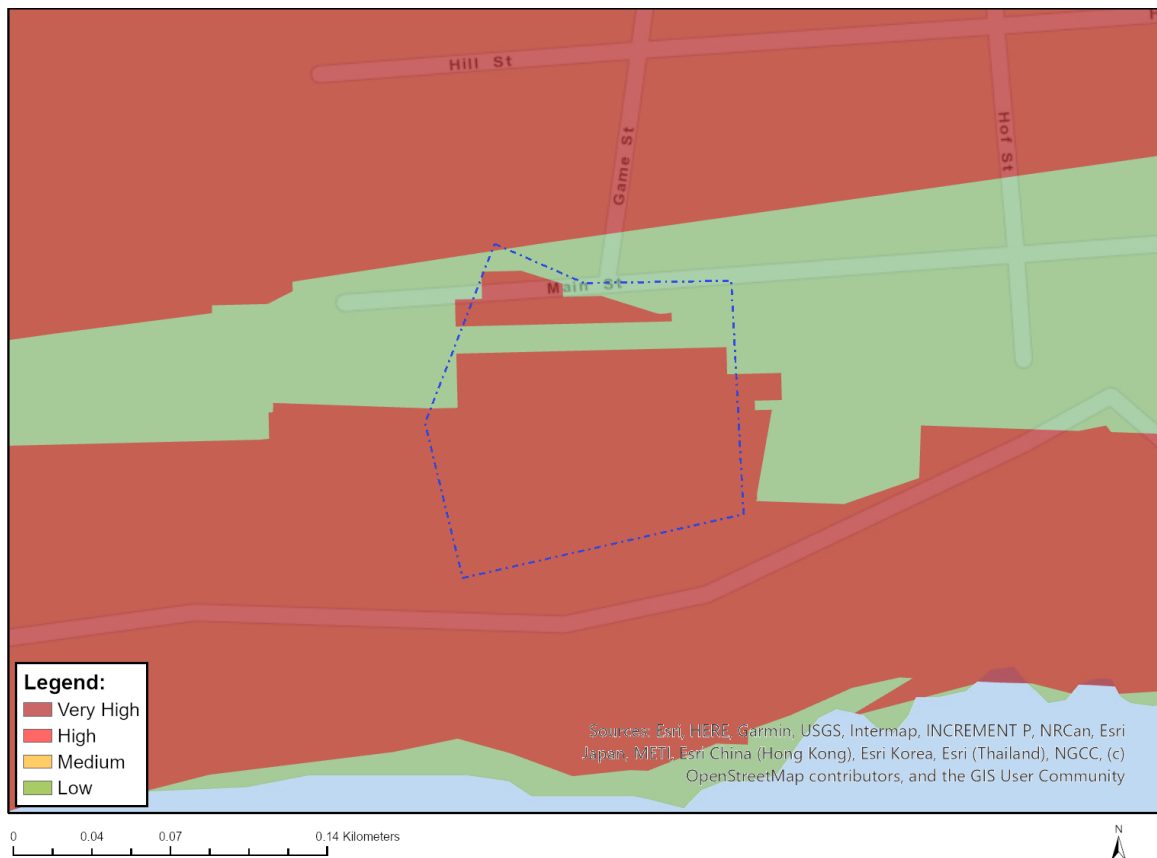
Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
		X	

Sensitivity Features:

Sensitivity	Feature(s)
Medium	Faurea macnaughtonii
Medium	Ocotea bullata
Medium	Lampranthus pauciflorus
Medium	Ruschia duthiae
Medium	Indigofera hispida
Medium	Lebeckia gracilis
Medium	Amauropelta knysnaensis
Medium	Leucospermum glabrum
Medium	Selago burchellii
Medium	Erica chloroloma
Medium	Erica glandulosa subsp. fourcadei
Medium	Hermannia lavandulifolia
Medium	Sensitive species 657

Medium	Sensitive species 181
Medium	Sensitive species 1032
Medium	Pterygodium newdigateae
Medium	Osteospermum pterigoideum
Medium	Acmadenia alternifolia
Medium	Muraltia knysnaensis
Medium	Erica glumiflora
Medium	Sensitive species 500
Medium	Sensitive species 763
Medium	Pterygodium cleistogamum

MAP OF RELATIVE TERRESTRIAL BIODIVERSITY THEME SENSITIVITY



Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

Sensitivity Features:

Sensitivity	Feature(s)
Low	Low Sensitivity
Very High	ESA 1
Very High	CBA 1: Terrestrial
Very High	SWSA (SW) _Tsitikamma
Very High	National Protected Area Expansion Strategy (NPAES)
Very High	Garden Route NP



SITE SENSITIVITY VERIFICATION REPORT

PROPOSED DEVELOPMENT OF GROUP DWELLING UNITS AND ASSOCIATED INFRASTRUCTURE ON ERF 1180 KEURBOOMSTRAND, BITOU MUNICIPALITY, WESTERN CAPE.



SEPTEMBER 2025

Samantha Teeluckdhari for Eco Route Environmental Consultancy
BSS Geography and Environmental Management
EAPASA reg no.: 2023/6443

S. Teeluckdhari

EAP Signature: _____

(1) Introduction and Terms of Reference

As required to compliment a Basic Assessment application the national web-based screening tool was used to generate an environmental 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 why certain specialist studies will not be required or conducted for the proposed development application.



Figure 1: Proposed Preferred Option of Erf 1180 Keurboomstrand, Western Cape.

(2) The proposed development at the property

Eco Route Environmental Consultancy were appointed by the applicant, **Ferpa (Pty) Ltd**, as the independent Environmental Assessment Practitioners to conduct a Basic Assessment application process for the proposed development on Erf 1180 Keurboomstrand.

The proposal is to develop 2x group dwelling units on the eastern portion (referred to as Erf 1180) of Erf 1236. Approximately 2000m² of the 5 000m² subject site is earmarked for development. The property remains vacant and untransformed.

The preferred development proposal entails the construction of two (2) double-storey residential units with double garage and a shared swimming pool.

Town Planning: the proposal is to subdivide a portion (±5000m²) off from Erf 1180, and to rezone this portion from "Open Space Zone 2" to "Open Space Zone 3" for "Nature conservation area" to allow for the two dwelling units and a swimming pool.

Access: the property is entitled to a 7m wide right of way servitude across Erf 391. The proposed driveway width into the development is 4m, curved around mature trees of conservation value.

The Western Cape Biodiversity Spatial Plan 2023 (WCBSBP) shows that the property is within ESA1: Terrestrial. The property is within an area categorised as Least Concern in terms of SANBI Red List of Ecosystems.

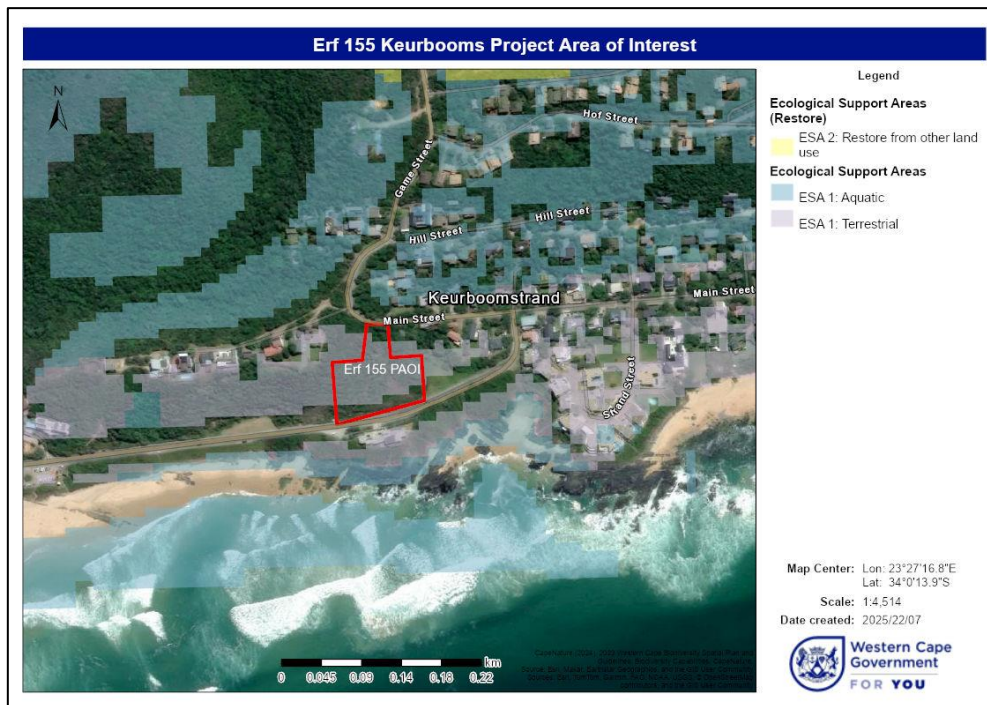


Figure 2: Ecological Support Area 1: Terrestrial

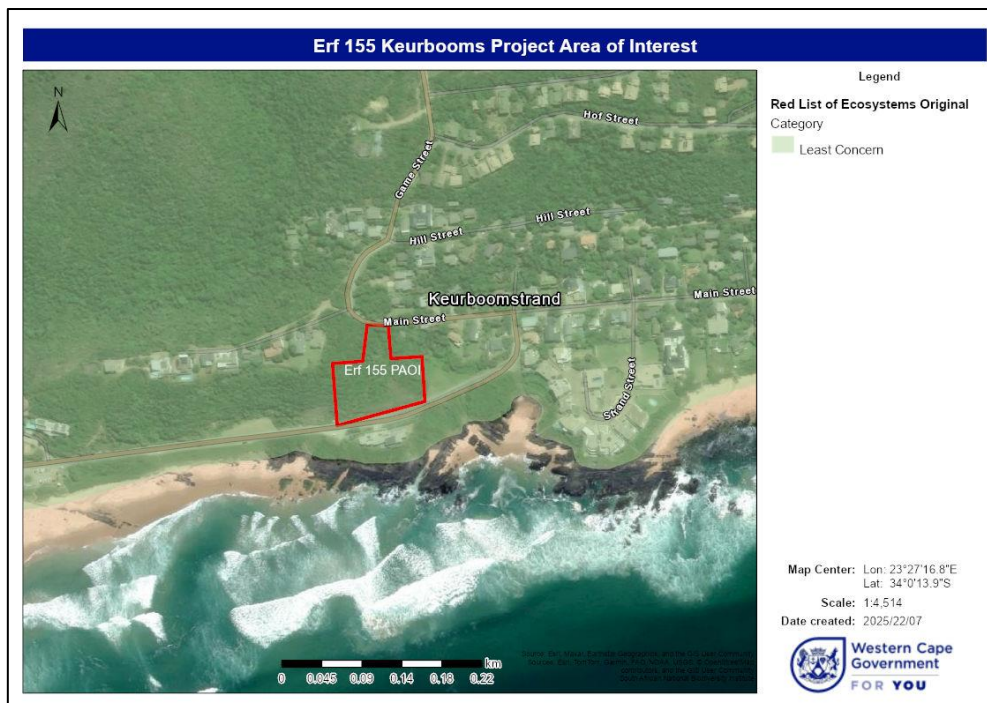


Figure 3: Erf 1180 within an area of Least Concern

The vegetation Type according to the SA Vegetation Map (2018 version) is Goukamma Dune Thicket. The level of indigenous vegetation remaining has been confirmed by an appointed Biodiversity specialist (report attached).

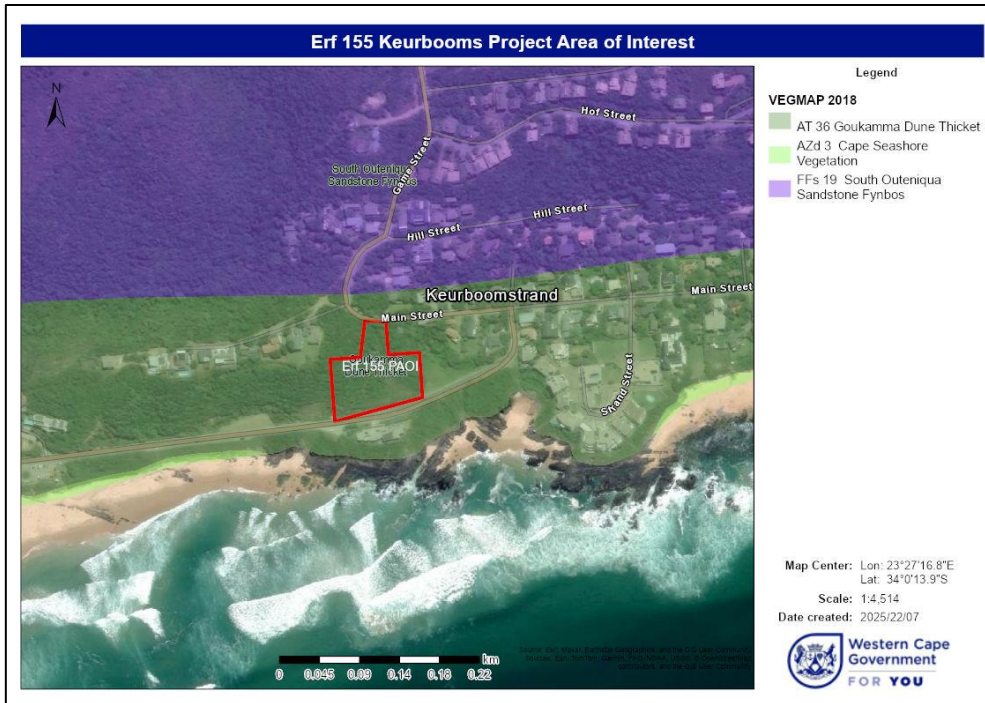


Figure 4: Erf 1180 Keurboomstrand within Goukamma Dune Thicket.

(3) 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 classifications that were selected. The application classifications selected for the screening reports are: *Transformation of land* | *Indigenous vegetation*.

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

The proposed site is within the Garden Route National Park buffer.

(5) 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 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		X		
Animal Species			X	
Aquatic Biodiversity				X
Archaeological & Cultural Heritage	X			

Civil Aviation		x		
Defence				x
Paleontology			x	
Plant Species			x	
Terrestrial Biodiversity	x			

(6) Identified Specialist assessments:

Based on the selected classification, 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.

No:	Specialist Assessment	Assessment Protocol
1	Agricultural Impact Assessment	Agriculture Protocol
2	Landscape/Visual Impact Assessment	General
3	Archaeological and Cultural Heritage Impact Assessment	General
4	Palaeontology Impact Assessment	General
5	Terrestrial Biodiversity Impact Assessment	Terrestrial Biodiversity Protocol
6	Aquatic Biodiversity Impact Assessment	Aquatic Biodiversity Protocol
7	Socio-Economic Assessment	General
8	Plant Species Assessment	Plant Species Protocol
9	Animal Species Assessment	Animal Species Protocol
10	Civil Aviation Theme	N/A
11	Defence Theme	N/A

(7) Results of the verification of the environmental sensitivity and specialist assessments identified of the proposed area:

7)(1) Agriculture

The screening report indicates that the receiving environment has an overall **MEDIUM-HIGH** Relative Agricultural Sensitivity.

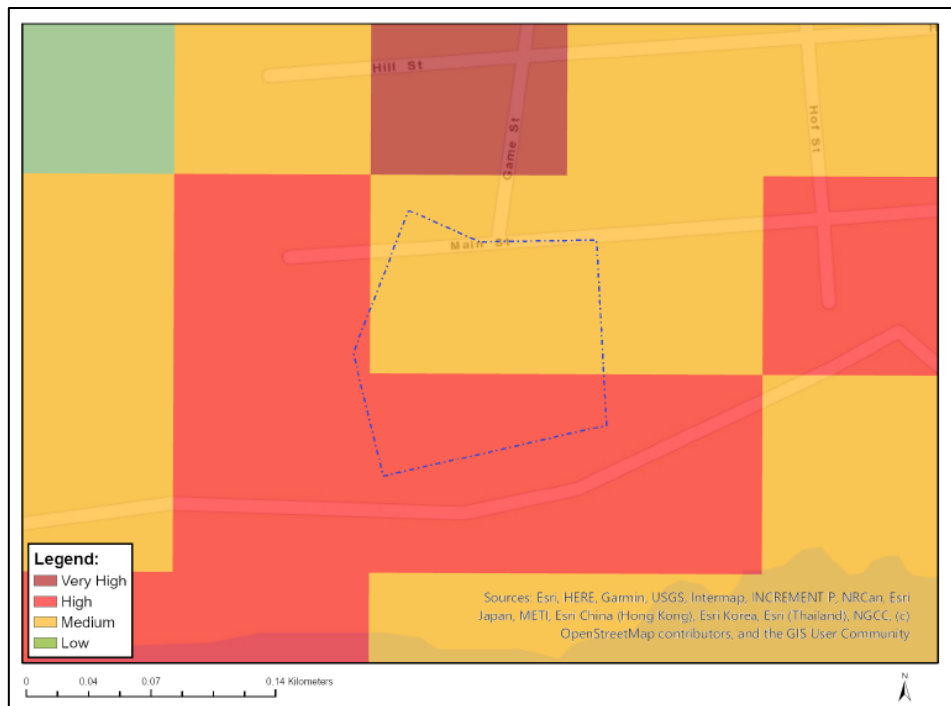


Figure 5: Map of Relative Agriculture Theme Sensitivity

Findings and Recommendations:

A Soil Suitability Assessment and Agricultural Compliance Statement (April 2025) was compiled by Johann Lanz and David Lakey of Soil ZA (SACNASP registered). The report concludes that the site is unsuitable for viable agricultural use due to steep terrain, sandy soils with low water and nutrient retention, surrounding non-agricultural land uses, municipal ownership, and designation for non-agricultural purposes in the spatial development framework. Although the Department of Forestry, Fisheries and the Environment's screening tool classified the site as high sensitivity, the specialist assessment disputes this, verifying it instead as low to medium sensitivity. Since the land has no realistic potential for future agricultural production, the development will not result in the loss of viable cropland or threaten national food security. The agricultural impact is therefore assessed as low and acceptable, with no special mitigation required.

(7)(2) Archaeological & Cultural Heritage

The screening report indicates that the receiving environment has a **VERY HIGH** Relative Archaeological & Cultural Heritage Sensitivity due to the site occurring within 2km of a Grade II Heritage site.

A Notice of Intent to Develop (NID) under *Section 38(1)* and (8) of the NHR Act has been submitted to Heritage Western Cape (HWC). HWC have confirmed that there is no reason to believe that the proposed activities on Erf 1180 will impact on heritage resources. The findings of the screening tool report are disputed and no further heritage-related specialist studies are required.

(7)(3) Palaeontology

The screening report indicates that the receiving environment has a **MEDIUM** Relative Palaeontological Sensitivity.

A Notice of Intent to Develop (NID) under *Section 38(1)* and (8) of the NHR Act has been submitted to Heritage Western Cape (HWC). HWC have confirmed that there is no reason to believe that the proposed activities on Erf 1180 will impact on heritage resources. The findings of the screening tool report are disputed and no further heritage-related specialist studies are required.

(7)(4) Landscape/Visual

The Screening Tool Report has identified landscape/visual impact as an assessment. This is a standard assessment identified by the Screening Report.

The findings of the screening tool report are not disputed. A Visual Impact Assessment is currently being undertaken and will be included in the BAR.

(7)(5) Civil Aviation

The screening report indicates that the receiving environment has a **HIGH** Sensitivity for this theme as the proposed development property is approximately 21.5km from the Plettenberg Bay Airport.

Findings and Recommendations:

The development will not have any impact on civil aviation as all infrastructure will be within regulated height restrictions. The sensitivity of the screening report is disputed and should therefore be **LOW**, and no further assessments will be required. Nonetheless, the EAP will consult the South African Civil Aviation Authority ("SACAA") in the public participation process.

(7)(6) Defence

The screening report indicates 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.

Findings and Recommendations:

The EAP confirms that the Defence Sensitivity of the proposed development property is **LOW** and no further assessments will be required.

(7)(7) Socio-Economic

The screening report indicates that a socio-economic assessment is triggered by the proposed activity.

Findings and Recommendations:

The proposed activity will be in keeping with the sense of place of the surrounding area. A Town Planning Report is attached which addresses several socio-economic aspects.

(7)(8) Aquatic Biodiversity

The screening report indicates that the receiving environment has a **LOW** Aquatic Biodiversity Sensitivity.

Findings and Recommendations:

The SSVR confirms the Low aquatic sensitivity designation, as no wetlands or rivers are present. The biodiversity specialist confirms that no aquatic habitat was recorded within the site or immediate surrounds. Due to these findings, it is deemed that no further studies are necessary.

(7)(9) Animal Species

The screening report indicates that the receiving environment has a **MEDIUM** Relative Animal Species Sensitivity due to the possible presence of several Species of Conservation Concern, as indicated below.

Table 3: Animal Sensitivity Features.

Sensitivity	Feature(s)
Medium	Amphibia-Afrixalus knysnae
Medium	Aves-Stephanoaetus coronatus
Medium	Insecta-Aloeides thyra orientis
Medium	Mammalia-Chlorotalpa duthieae
Medium	Sensitive species 8
Medium	Invertebrate-Sarophorus punctatus
Medium	Invertebrate-Aneuryphymus montanus

Findings and Recommendations:

The findings of the screening tool report are disputed. A SACNASP registered animal species specialist was appointed to conduct a site visit and has deemed the site as LOW sensitivity. A compliance statement will be included in the BAR.

(7)(10) Plant Species

A screening report indicates that the receiving environment has a **MEDIUM** Relative Plant Species Sensitivity due to the possible presence of several Species of Conservation Concern, as indicated in the table below.

Table 4: Plant Species Sensitivity Features:

Sensitivity	Feature(s)
Medium	Faurea macnaughtonii
Medium	Ocotea bullata
Medium	Lampranthus pauciflorus
Medium	Ruschia duthiae
Medium	Indigofera hispida
Medium	Lebeckia gracilis
Medium	Amauropelta knysnaensis
Medium	Leucospermum glabrum
Medium	Selago burchellii
Medium	Erica chloroloma
Medium	Erica glandulosa subsp. fourcadei
Medium	Hermannia lavandulifolia
Medium	Sensitive species 657

Findings and Recommendations:

A SACNASP registered terrestrial biodiversity specialist was appointed to conduct a site visit and has compiled an assessment report (attached). The report findings are summarised:

The Terrestrial Biodiversity Assessment for Erf 155 Keurboomstrand (May 2025) found that the site consists of disturbed but sensitive vegetation dominated by Gouritz Dune Thicket, with some fynbos and forest elements. It lies within 100 m of the coastline and adjacent to the Keurbooms River estuary, but no wetlands or aquatic ecosystems occur on the erf itself. Regional planning tools classify parts of the site as Critical Biodiversity Area (2017), later revised to Ecological Support Area (2022), indicating its role in maintaining connectivity rather than meeting biodiversity targets. Field assessments found no threatened or range-restricted species within the proposed footprint, though such species occur in the wider area. Potential biodiversity impacts relate mainly to vegetation clearing for dwellings and infrastructure, but most of this will occur in previously disturbed areas, reducing ecological risk. Overall, the report concludes that the site has moderate terrestrial biodiversity sensitivity, impacts will be low to moderate if standard mitigation

(vegetation management, alien clearing, rehabilitation, open space conservation) is applied, and development can be approved from a terrestrial biodiversity perspective.

The assessment confirms the findings of the screening tool report.

(7)(11) Terrestrial Biodiversity

The screening report indicates that the receiving environment has a **VERY HIGH** Terrestrial Biodiversity Sensitivity.

Sensitivity	Feature(s)
Low	Low Sensitivity
Very High	ESA 1
Very High	CBA 1: Terrestrial
Very High	SWSA (SW) _ Tsitsikamma
Very High	National Protected Area Expansion Strategy (NPAES)
Very High	Garden Route NP

Findings and Recommendations:

A SACNASP registered terrestrial biodiversity specialist was appointed to conduct a site visit and has compiled an assessment report (attached). The report findings are summarised:

The Terrestrial Biodiversity Assessment for Erf 155 Keurboomstrand (May 2025) found that the site consists of disturbed but sensitive vegetation dominated by Gouritz Dune Thicket, with some fynbos and forest elements. It lies within 100 m of the coastline and adjacent to the Keurbooms River estuary, but no wetlands or aquatic ecosystems occur on the erf itself. Regional planning tools classify parts of the site as Critical Biodiversity Area (2017), later revised to Ecological Support Area (2022), indicating its role in maintaining connectivity rather than meeting biodiversity targets. Field assessments found no threatened or range-restricted species within the proposed footprint, though such species occur in the wider area. Potential biodiversity impacts relate mainly to vegetation clearing for dwellings and infrastructure, but most of this will occur in previously disturbed areas, reducing ecological risk. Overall, the report concludes that the site has moderate terrestrial biodiversity sensitivity, impacts will be low to moderate if standard mitigation (vegetation management, alien clearing, rehabilitation, open space conservation) is applied, and development can be approved from a terrestrial biodiversity perspective.

The assessment disputes the findings of the screening tool report and rates the sensitivity of the site as **MEDIUM**.