

SITE SENSITIVITY VERIFICATION (“SSV”) REPORT: PROPOSED ESTABLISHMENT OF AN APPROXIMATELY 44HA FORMAL HOUSING DEVELOPMENT ON SITE 1 (PORTION OF NEW BRIGHTON IN THE NORTH-EAST OF THE TOWNSHIP OF PABALLELO, NEXT TO THE R360 REGIONAL ROAD), UPINGTON (NC/EIA/07/ZFM/DAW/UP11/2023)



December 2023

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INTRODUCTION:

This SSV Report was undertaken in terms of the *Protocols for the Assessment and Minimum Criteria for Reporting on Identified Environmental Themes* (hereinafter referred to as “the Protocols”) as per Government Notice No. 320 (published in Government Gazette No. 43110 on 20 March 2020)¹. These Protocols, with effect from 09 May 2020 must be complied with for every new application submitted on the effective date and thereafter. According to the Protocols, the Environmental Assessment Practitioner (“EAP”) must verify the current use of the proposed site for development as well as the environmental sensitivity of the proposed site in terms of the Screening Tool to determine the need for specialist inputs in relation to the Themes (and proposed specialist assessments) included in the Protocols.

METHODOLOGY:

The SSV Report was compiled using desktop studies [that include using the DEA Screening Tool and GoogleEarth) as well as a site visit that was conducted on 03 April 2023 to investigate, identify, and evaluate the potential impacts of the proposed formal housing development of approximately 44ha on the receiving environment. The process of establishing the formal housing development on Paballelo Site 1 includes *inter alia*, the establishment of formal housing, installing of water supply, wastewater disposal, stormwater management, formal road network, electricity supply and other relevant infrastructure as well as solid waste collection services. The SSV Report was compiled by the EAP (Mr. Bernard de Witt).

AIM OF THE SSV REPORT:

The aim of the SSV Report is to;

- Verify land use and Theme sensitivities as identified by the DEA Screening Tool;
- Confirm whether or not the need exists for the specialist assessment(s) indicated in the Screening Tool Report; and
- Should the need for a specialist assessment be disputed, provide motivation as to why the proposed specialist assessment is unwarranted for the proposed development.

This will assist in providing a good understanding of the situation prevailing on the proposed site.

SITE DESCRIPTION:

As noted during the site visit, the proposed site is approximately 70% made up of an existing informal settlement and approximately 30% made up of unoccupied land. The proposed site is accessible from the R360 Regional Road that forms the north-eastern border of Paballelo 1 and the proposed site is also accessible from other existing roads within the township of Paballelo.

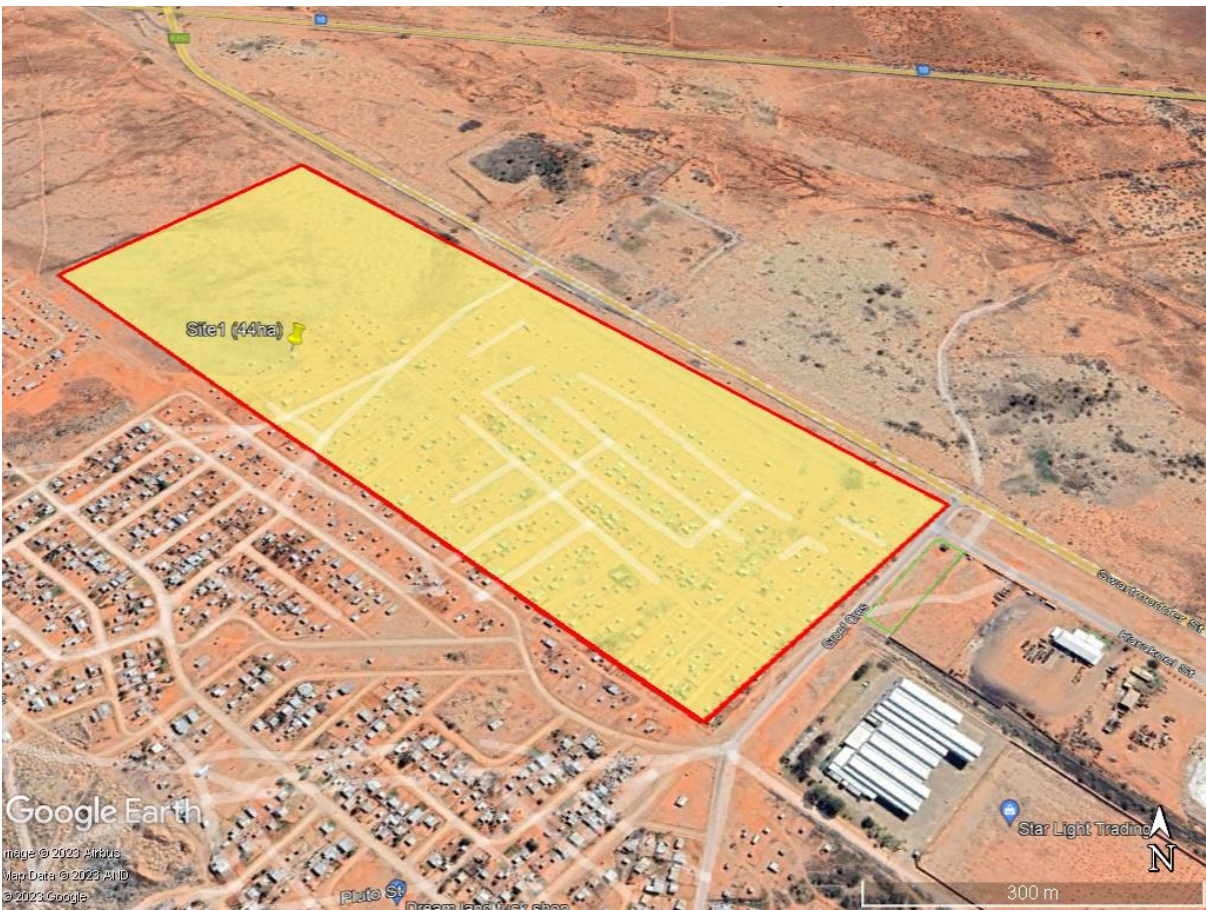


Figure 1: Aerial view of the proposed site as a red rectangle and the surrounding area



Photo 1: View of the southern portion of the existing on-site informal settlement



Photo 2: View of the vegetation that remains on the unoccupied portion of the proposed site

Table 1. Themes and associated sensitivity

No	Theme	Sensitivity as per the Screening Tool	Confirm/ dispute sensitivity rating of Screening Tool	Verification of site sensitivity
1	Agriculture	Low	Dispute	The proposed site is approximately 70% occupied by an informal settlement and the remainder of the proposed site is so close to the said informal settlement that the establishment of any on-site agricultural thereon would be infeasible from a security point of view. The EAP is therefore of the view that the sensitivity rating of Low that has been given by the Screening Tool regarding the Agriculture Theme should rather be a rating of Not Applicable .
2	Animal Species	High		The EAP is of the view that the existence of an informal settlement on approximately 70% of the proposed site warrants a low sensitivity rating for the Animal Species

			Dispute	Theme. All the same, a terrestrial biodiversity specialist has been appointed to conduct an on-site terrestrial biodiversity specialist study that includes <i>inter alia</i> , the Animal Species Theme.
3	Aquatic Biodiversity	Low	Dispute	The proposed site is traversed by some drainage lines that may be damaged by the proposed development and that may be of ecological significance. An aquatic biodiversity specialist has therefore been appointed to conduct an on-site aquatic biodiversity assessment.
4	Archaeological and Cultural Heritage	Low	Confirm	The proposed development will change the character of the approximately 44ha proposed site and in accordance with the National Heritage Resources Act, this requires that a heritage impact specialist has been appointed to conduct an on-site archaeological and palaeontological impact study. The heritage impact specialist has therefore been appointed, even though it is deemed that the proposed site has been transformed by the existing informal settlement and therefore the sensitivity rating for the Archaeological and Cultural Heritage Theme should rather be Low.
5	Civil Aviation	High	Dispute	The EAP is of the opinion that the Screening Tool has given an inaccurate sensitivity rating of High for the Civil Aviation Theme, as the proposed site is approximately 70% occupied by an informal settlement that negates the sensitivity of the proposed site from a civil aviation point of view.
6	Defence	Very high	Dispute	The EAP is of the opinion that the Screening Tool has given an inaccurate sensitivity rating of Very high for the Defence Theme, as the proposed site is approximately 70% occupied by an informal settlement that significantly limits the sensitivity of the proposed site from a Defence Theme point of view.
7	Palaeontology	Low	Dispute	The proposed development will change the character of the more than 5000m ² proposed site and in accordance with the National Heritage Resources Act, a heritage impact specialist has been appointed to conduct an on-site archaeological and palaeontological impact study. The heritage impact specialist has therefore been appointed, even though it is deemed that the proposed site has been transformed by the existing informal settlement and therefore the

				sensitivity rating for the Palaeontological Theme should rather be Low.
8	Plant Species	Low	Confirm	The sensitivity rating for the Plant Species theme on the proposed site is given as Low by the web-based screening Tool Report. All the same, a terrestrial biodiversity specialist has been appointed to conduct an on-site terrestrial biodiversity specialist investigation that includes <i>inter alia</i> , the Plant Species Theme.
9	Terrestrial Biodiversity	Very high	Confirm	The EAP is of the view that the existence of an informal settlement on approximately 70% of the proposed site warrants a low sensitivity rating for the Animal Species Theme. However, a terrestrial biodiversity specialist has been appointed to conduct an on-site terrestrial biodiversity specialist study that includes <i>inter alia</i> , the Animal Species Theme.

Table 2. Specialist assessments specified in the Screening Tool Report

No	Proposed Specialist Assessment	Verification of Site Sensitivity And Motivation On The Need For Specialist Investigation
1	Agriculture	The proposed site is approximately 70% occupied by an informal settlement and the remainder of the proposed site is so close to the said informal settlement that the establishment of any on-site agricultural thereon would be infeasible from a security point of view. The EAP is therefore of the view that the sensitivity rating of Low that has been given by the Screening Tool regarding the Agriculture Theme should rather be a rating of Not Applicable . In light of this, the EAP is of the view that the requirement of an Agricultural Impact Assessment is unwarranted and a specialist will not be appointed to conduct the assessment.
2	Archaeological and Cultural Heritage	The proposed development will change the character of the approximately 44ha proposed site and in accordance with the National Heritage Resources

		Act, this requires that a heritage impact specialist has been appointed to conduct an on-site archaeological and cultural heritage assessment. The heritage impact specialist has therefore been appointed.
3	Palaeontological Impact Assessment	The proposed development will change the character of the approximately 44ha proposed site and in accordance with the National Heritage Resources Act, this requires that a heritage impact specialist has been appointed to conduct an on-site palaeontological impact assessment. The heritage impact specialist has therefore been appointed.
4	Terrestrial Biodiversity Assessment	A specialist has been appointed to conduct the Terrestrial Biodiversity Assessment
5	Aquatic Biodiversity Impact Assessment	A specialist has been appointed to conduct the Aquatic Biodiversity Assessment
6	Plant Species Assessment	A specialist has been appointed to conduct a Terrestrial Biodiversity Assessment and the assessment includes the Plant Species Theme. A separate assessment of the Plant Species Theme is unwarranted and is not going to be conducted.
7	Socio-economic Impact Assessment	A specialist has been appointed to conduct the Socio-economic Impact Assessment.

All the Specialist Assessments and Compliance Statements compiled by specialists and the written opinions of other suitably qualified professionals will be appended to the Environmental Impact Report Report and submitted to the competent authority for review.

Please do not hesitate to contact EnviroAfrica for any further information or clarity regarding the above.

Yours faithfully,

Bernard de Witt



Environmental Assessment Practitioner

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DECLARATION OF THE EAP

I, Bernard de Witt, EAPASA Registration Number: 2021/3903 as the appointed EAP hereby declare/affirm that:

- the information provided or to be provided as part of this SSV Report, is true and correct:
- in terms of the general requirement to be independent:
 - other than fair remuneration for work performed/to be performed in terms of this non-application, have no business, financial, personal or other interest in the activity or application and that there are no circumstances that may compromise my objectivity;
- 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/ will disclose, to the proponent, 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 NOI;
- I have ensured/will ensure that information containing all relevant facts in the SSV Report was/will be distributed or was/will be made available to registered interested and affected parties and that participation will be facilitated in such a manner that all interested and affected parties were/will be provided with a reasonable opportunity to participate and to provide comments;
- I have ensured/will ensure that the comments of all interested and affected parties were/will be considered, recorded and submitted to the Competent Authority;
- I have ensured/will ensure the inclusion of inputs and recommendations from any specialists, where relevant;
- I have kept/will keep a register of all interested and affected parties that participate in the public participation process;
- I am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations; and
- All specialist investigations must comment on how the potential impacts relate to climate change concerns.

Signature of the EAP:

Date:

EnviroAfrica CC

Name of company (if applicable):
