

**SITE SENSITIVITY VERIFICATION (“SSV”) REPORT: THE PROPOSED ESTABLISHMENT OF APPROXIMATELY 19.8HA OF AGRICULTURAL FIELDS AND ASSOCIATED INFRASTRUCTURE ON ERF 1181, KAKAMAS**



**December 2024**

Prepared for: Vine Academy and Model Farm  
27 Neethling Street  
**KAKAMAS**  
8870

Contact person: Stefan Jordaan  
E-mail: stefanj@raisinsa.co.za

Prepared by: EnviroAfrica  
P. O. Box 5367  
**HELDERBERG**  
7135

Contact person: Bernard de Witt  
EAPASA Reg No. 2021/3903  
E-mail: bernard@enviroafrica.co.za

**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)<sup>1</sup>. 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 08 July 2024 to investigate, identify, and evaluate the potential impacts of the proposed development on the receiving environment. The SSV Report was compiled by the EAP (Mr. Bernard de Witt).

### **AIM OF THE SSV REPORT:**

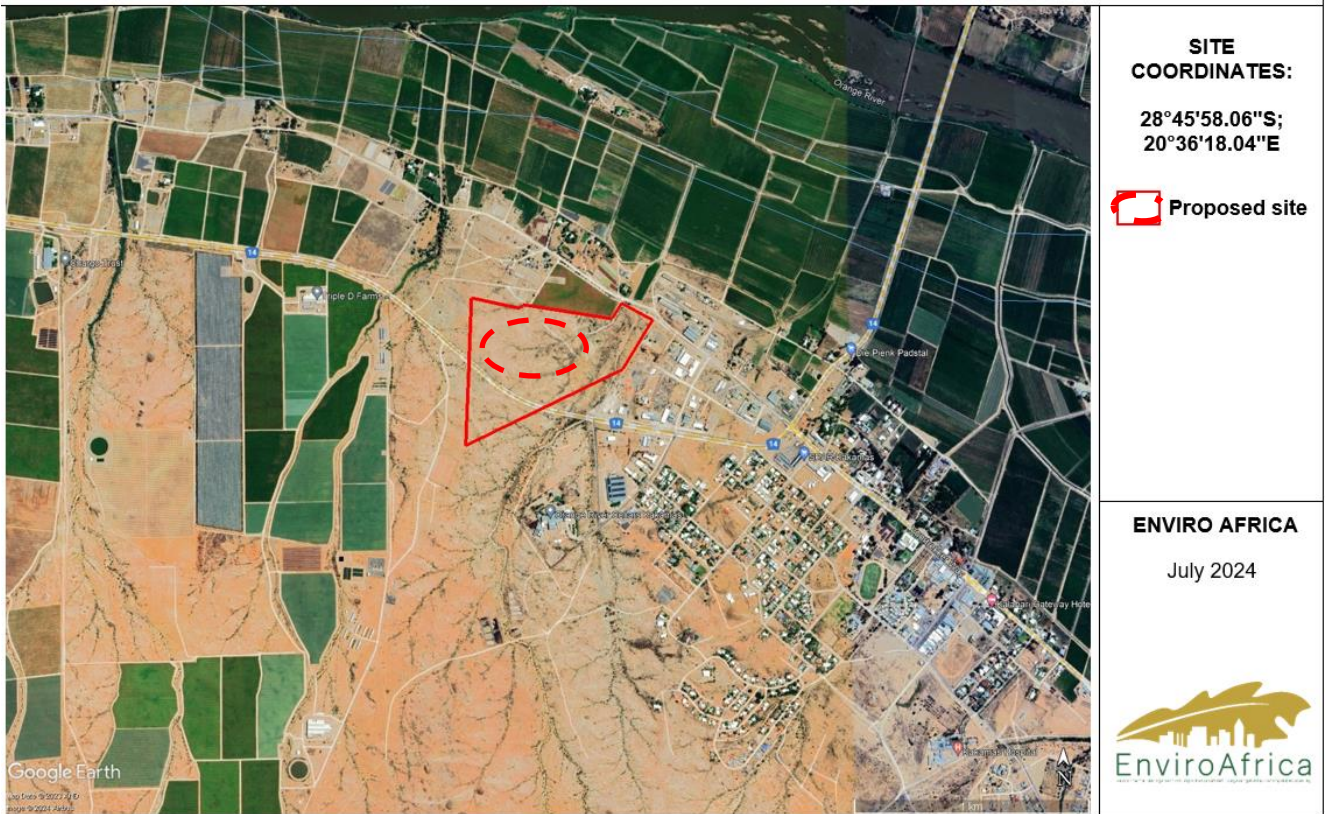
The aim of the SSV Report is to;

- 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 establishment of the proposed 19.8ha agricultural fields and associated infrastructure on Erf 1181, Kakamas.

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

### **SITE DESCRIPTION:**

Erf 1181, Kakamas is an approximately 30ha parcel of land located on the western outskirts of the town of Kakamas. The property is traversed by the N14 National Road to result in the property being divided into a portion located to the north of the N14 National Road and a portion located to the south of the N14 National Road. The proposed site is on the portion that is located to the north of the N14 National Road, with active agricultural fields to the north and west and agri-industries to the east. Please see Figure 1 below.



**Figure 1:** GoogleEarth image of the proposed site (polygon of dashed red perimeter line) and surrounding area



**Photo 1.** View of the proposed site indicating sparse vegetation



**Photo 2.** View of existing excavations that form part of site disturbance

**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                          | Medium                                | Confirm   | The proposed site is to be turned into agricultural fields and associated infrastructure like has been done with the nearby parcels of land that are located to the north and west of the proposed site. The proposed development therefore does not deviate from the existing agricultural activity in the area and is likely to introduce negative environmental impacts of Low significance in the area. However, a specialist has been appointed to compile a specialist report concerning the theme.  |
| 2  | Animal Species                       | High                                  | Dispute   | The proposed site is located next to the N14 National Road and next to active agricultural fields. In addition, the proposed site is used as a shortcut by pedestrians travelling between the town and the nearby farming area. It is therefore unlikely that the proposed site serves as suitable habitat for animals. The sensitivity rating of Medium is therefore likely accurate, although a rating of Low seems more appropriate. A specialist has been appointed to investigate the theme.  |
| 3  | Aquatic Biodiversity                 | Low                                   | Confirm   | The proposed site is criss-crossed by small drainage lines that are tributaries of a bigger on-site drainage line. It is only during heavy rains that water flows through the smaller drainage lines and so the smaller drainage lines are of low importance. In addition, the proposed development will be kept back from the large drainage to limit impact on the large drainage line. Despite the apparent low sensitivity concerning the aquatic biodiversity theme, a freshwater specialist has been appointed to compile a specialist report. |
| 4  | Archaeological and Cultural Heritage | Very High                             | Confirm   | The proposed agricultural fields and associated infrastructure cover more than 5000m <sup>2</sup> of land and therefore it is required in terms of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) that a specialist be appointed to conduct an archaeological impact study. The specialist has been appointed.   |

|   |                          |           |                    |  |
|---|--------------------------|-----------|--------------------|--|
| 5 | Civil Aviation           | High      | Dispute            | The EAP is of the opinion that the Screening Tool has given an inaccurate sensitivity rating for the Civil Aviation Theme, as the site for the proposed agricultural fields and associated infrastructure is located next to existing active agricultural fields and the N14 National Road and no structures nor infrastructure of civil aviation significance exist in the nearby area. |
| 6 | Defence                  | Low       | Confirm            | The EAP is of the opinion that the Screening Tool has given an accurate sensitivity rating for the Defence Theme, as the site for the proposed agricultural fields and associated infrastructure is located next to existing active agricultural fields and the N14 National Road and no structures nor infrastructure of significance to the defence of the country exist in the area.  |
| 7 | Plant Species            | Medum     | Confirm            | A specialist has been appointed to compile a specialist investigation on the proposed site regarding terrestrial biodiversity and compile a report. The report will include the Plant Species.   |
| 8 | Terrestrial Biodiversity | Very High | Confirm<br>Confirm | A specialist has been appointed to compile a specialist investigation on the proposed site regarding the terrestrial biodiversity and compile a report. The report will include the Plant Species.<br><br>A specialist has been appointed to compile a specialist investigation on the proposed site regarding the terrestrial biodiversity and compile a report.                        |

**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  | Landscape/ Visual Impact Assessment  | The site for the proposed agricultural fields and associated infrastructure is located next to existing active agricultural fields and will therefore look much like the neighbouring agricultural fields in the agricultural area and not an eyesore. |
| 2  | Archaeological and Cultural Heritage | A specialist has been appointed to conduct the Archaeological and Cultural Heritage Impact Assessment.   |
| 3  | Palaeontological Impact Assessment   | A specialist has been appointed to conduct the Palaeontological Impact Assessment.   |
| 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 | Socio-economic Assessment              | The proposed agricultural fields and associated infrastructure are much like the existing active agricultural fields located next to the proposed site and therefore cannot cause any socio-economic upheavals of any kind in the area. A socio-economic specialist study for the proposed agricultural fields and associated infrastructure is therefore unwarranted and a specialist will not be appointed to conduct the study. |
| 7 | Plant Species Assessment               | A specialist has been appointed to conduct a Terrestrial Biodiversity Assessment and the assessment includes the Plant Species Theme.  |
| 8 | Animal Species Assessment              | A specialist has been appointed to conduct a Terrestrial Biodiversity Assessment and the assessment includes the Animal Species Theme..  |

All the Specialist Assessments and Compliance Statements compiled by specialists and the written opinions of other suitably qualified professionals will be appended to the Basic Assessment 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*

**EnviroAfrica cc**

P: +27 21 851 1616 C: +27 82 448 9991

F: +27 86 512 0154

A: Unit 7, Pastorie Park, Corner of Reitz and Lourens Streets, Somerset West 7130  
P. O. Box 5367, Helderberg 7135