

BAR - Appendix D2 - Site Sensitivity Verification Report

PROPOSED DEVELOPMENT OF A RESIDENTIAL DWELLING ON ERF 1363, PARADYS STRAND, KOUGA LOCAL MUNICIPALITY, EASTERN CAPE

Erf 1363 is situated on de Jager street in Paradys Strand (SG Code: C03400110000136300000) and falls within 100 meters of the high-water mark of the sea.

The owner of the property is proposing to develop a dwelling with an estimated development footprint of 298.9m² which will include an estimated 43.8m² decking area. A lookout point is also proposed which will be equipped with a walkway leading from the house to the lookout point and it will be set above the vegetation (similar to a rope bridge). The lookout area will be an estimated 20m². Approximate central coordinates: 34° 6'21.00"S; 24°53'16.07"E

The proposed development triggers activities in Listing Notice 1 and Listing Notice 3 of the Environmental Impact Assessment Regulations, 2014 (as amended, 2017) published in terms of the National Environmental Management Act (Act 107 of 1998) (NEMA) and therefore requires an environmental authorisation to be issued by the competent authority before development can commence. The competent authority for the application is the Eastern Cape Department of Economic Development, Environmental Affairs and Tourism.

A screening tool has been developed by the Department of Forestry, Fisheries and Environmental Affairs (DFFE). The Screening Tool identifies related exclusions and/ or specific requirements including specialist studies applicable to the proposed site and/or development, based on the national sector classification and the environmental sensitivity of the site.

A Screening Report referred to in Regulation 16(1)(v) of the EIA Regulations 2014, must accompany any application for Environmental Authorisation. A screening report was generated for the proposed project and the following environmental sensitivities are identified:

- Agriculture Assessment: High sensitivity
- Animal species theme: Medium sensitivity
- Aquatic biodiversity theme: Low sensitivity
- Archaeological and Cultural Heritage theme: Low sensitivity
- Civil aviation theme: Low sensitivity
- Defence theme: Low sensitivity
- Palaeontology theme: Very high sensitivity
- Plant species theme: Medium sensitivity.
- Terrestrial biodiversity theme: Low Sensitivity

The following specialist studies have been carried out:

- Geomorphological assessment to address the impact of development in a dynamic coastal area.

The verification of sensitivities and the motivation for inclusion / exclusion of specialist studies are outlined in Table 1.

Table 1: Verification of environmental sensitivity identified in DFFE screening tool report Table 2: Verification of environmental sensitivity identified in DFFE screening tool report

Table 3: Verification of environmental sensitivity identified in DFFE screening tool report

Specialist Study as per Screening Tool Report	Environmental sensitivity as per screening tool report	Verification of environmental sensitivity	
Agriculture Assessment	High	Low	The sensitivity rating provided by the Screening Tool Report is disputed. The rating is based on the land capability rating and cropland use. There is no agriculture practiced within the highly developed areas. The 740m2 site is underlain by windblown sand and is designated as residential 1 and not suited to agriculture.
Landscape/Visual Impact Assessment	NA	Low	The visual character of the study area consists of visually appealing natural coastal landscapes and modified landscapes including residential, tourism, roads and footpaths. The proposed activity will be developed to blend in with the natural environment and wont deteriorate visual quality of the area. No further assessment is deemed necessary; the concept design and proposed SDP is considered to fit in with the site and surrounding land uses. Mitigation measures to are included in the EMPr submitted with the BAR No further assessment is deemed necessary; the concept design and proposed SDP is considered to fit in with the site and surrounding land uses. Mitigation measures to are included in the EMPr submitted with the BAR
Socio-Economic Assessment	NA	Low	No further assessment is deemed necessary; the proposed development will have a low positive impact on social and economic conditions and contribute towards rates and taxes in the area and employment of contractors and service providers and purchase of local goods. Mitigation measures to are included in the EMPr submitted with the BAR
Animal Species assessment including avian	Medium	Low	The 740m2 site is underlain by windblown sand and is designated as residential 1 with the surrounding area being the seafront and other houses. No specific populations of threatened species were identified within the footprint; the entire footprint is situated within transformed and degraded habitat. The SCC included in the STR are not expected to be affected by the proposed development due to the limited footprint and extensive more suitable habitat being present in the surrounding area.
Aquatic Biodiversity Impact Assessment	Low	Low	No aquatic features were identified within close proximity (100 meters) to the site. Stormwater management and sewage management mitigation measures are included in the EMPr to prevent polluted and / or excessive runoff from the site.
Archaeological and Cultural Heritage Impact Assessment	Low	Low	No further assessment is deemed necessary, however mitigation measures to prevent unnecessary impact on heritage resources are recommended and will be included in the EMPr submitted with the BAR.
Paleontological Impact Assessment	Very High	Medium	No paleontology assessment is deemed to be necessary for the proposed development on the residential erf; however, mitigation measures to prevent unnecessary impact on

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Specialist Study as per Screening Tool Report	Environmental sensitivity as per screening tool report	Verification of environmental sensitivity	
			paleontological resources are recommended and will be included in the EMPr submitted with the BAR .It is recommended that a specialist search dune sand moved to facilitate the development once construction commences as the current intact and dense ground cover would prevent a valuable assessment at pre-construction stage.
Plant Species Assessment	Medium sensitivity	Low Sensitivity	<p>The historical vegetation mapped on site is St Francis Dune Thicket (least concern) (NatVEG map, 2019)</p> <p>Vegetation mapped as southeastern Strandveld of fynbos biome (NATVEG, 2024); however, the site is confirmed by the EAP to be representative of St Franci Dune thicket.</p> <p>The majority of vegetation on site will remain intact. The dwelling will be 300m2 (maximum including look out point) however the excavated area will be less due to proposed design of dwelling and method of construction (i.e. to assemble foundations off site and transport to site) this approach will minimise disturbance on the site</p> <p>No endemic and range restricted species were recorded as being present. Several species are known from the surrounding area, but unlikely to be affected by the proposed activity. No Endangered or Critically Endangered flora species were confirmed to be present nor known to be present in the affected area. PNCO (Provincial Nature Conservation Ordinance) permits are unlikely to be required as no species protected in terms of the provincial PNCO were recorded within the actual proposed footprints. Milkwood trees are present (one large individual and several seedlings associated with the remnant thicket clumps, but these will not be affected and will be retained. Respective permits will be required for removal during site clearing.</p>
Terrestrial Biodiversity Impact Assessment	Low	Low	<p>The historical vegetation mapped on site is St Francis Dune Thicket (least concern) (NatVEG map, 2019)</p> <p>Vegetation mapped as southeastern Strandveld of fynbos biome (NATVEG, 2024); however, the site is confirmed by the EAP to be representative of St Franci Dune thicket.</p> <p>The majority of vegetation on site will remain intact. The dwelling will be 300m2 (maximum including look out point) however the excavated area will be less due to proposed design of dwelling and method of construction (i.e. to assemble foundations off site and transport to site) this approach will minimise disturbance on the site.</p>
Geotechnical Assessment	NA	medium	A geomorphological assessment was requested to be conducted to address the impact of development in a dynamic coastal area.
Marine Impact Assessment	NA	medium	
Visual Assessment	NA	NA	Aspects related to visual impacts are addressed in the basic assessment; however no specific specialist study is deemed to be required.
Civil Aviation Assessment	High sensitivity	Low sensitivity	A civil aviation assessment / compliance statement is excluded as the proposed development will not have an impact on civil aviation aerodrome.

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Specialist Study as per Screening Tool Report	Environmental sensitivity as per screening tool report	Verification of environmental sensitivity	
Defence theme	Low sensitivity	Low sensitivity	A defence theme compliance statement is excluded as the proposed development will not have an impact on the defense theme.