



SCREENING TOOL REPORT

PROPOSED DEVELOPMENT OF A PRIMARY DWELLING AND ACCESS ROAD ON PORTION 79 OF FARM 205 RUYGTE VALLEY, SEDGEFIELD, WESTERN CAPE.



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1. INTRODUCTION

The report offers an overview of the environmental sensitivity and potential impacts related to establishing infrastructure for the proposed development of a primary dwelling and access road on Portion 79 of 205, Ruygte Valley, Sedgefield, Western Cape (hereafter referred to as “the property”). Upon reviewing available desktop data, it was found that there is no existing infrastructure on the property, and no applications for approval regarding the proposed development are pending. As a result, this report will address the necessity for Environmental Authorization under the National Environmental Management Act (Act No. 107 of 1998) to proceed with the proposed development. Moreover, considering the size and location of the property, an alien clearing, and control plan may be required in terms of National Environmental Management Biodiversity Act, 2004 (Act 10 of 2004) (NEMBA) and the Invasive Alien Species (IAS) Regulations and Invasive Alien Species Lists (October 2016) of South Africa. Additionally, obtaining an Outeniqua Sensitive Coastal Area Extensions (OSCAE) permit in terms of the Outeniqua Sensitive Coastal Area Extension Regulations promulgated under Environmental Conservation Act (Act No. 73 of 1989) will be necessary to complete schedule 1 activities (Disturbance of vegetation and earthworks).

1.1. PURPOSE OF ENVIRONMENTAL SCREENING

The screening report is to be used as a guideline to assess the applicability of Environmental Legislation to adhere to. Furthermore, the screening process will identify the probable specialist studies that will be required to inform any formal environmental process, these studies will assist in identifying probable negative and positive environmental impacts on the receiving environment. Once the probable impacts have been identified mitigation measures can be put in place to avoid and minimize identified negative environmental impacts.

2. LOCATION INFORMATION

The property is situated east of Cola Beach, within the built-up area of Sedgefield, Western Cape. Covering approximately 5.21 hectares, it borders coastal public property to the south and Portion 78 of Farm Ruygte Valley No. 205 (a private nature reserve) directly to the east. Currently zoned for Agriculture Zone I, it's important to note that this report will not delve into town planning specifics but will exclusively address environmental sensitivities linked to the property.

Western Cape SG information:

| | |
|---------------------|--------------------------------------|
| SG Region: | KNYSNA |
| Farm Nr: | 79/205 |
| Area (Ha): | 5.21 |
| SG Code: | C03900000000020500079 |
| Coordinates: | Lat: - 34.040036° Lon: 22.824605° |



Figure 1: Locality map of Portion 79 of Farm 205

3. PROPOSED DEVELOPMENT AND ACTIVITY

As of the time of writing this report, no site development plans are available. The only information provided is the intention to construct a proposed primary dwelling towards the south of the property, with an access road leading to the dwelling area (the exact location of the proposed development is still to be determined).



Figure 2: Proposed development area of primary dwelling (still to be determined)

4. ENVIRONMENTAL CONSIDERATIONS

According to the SANBI red list of threatened ecosystems status, this property was originally mapped to include **Goukamma Dune Thicket**, which has a threat status of Least Concern (LC).

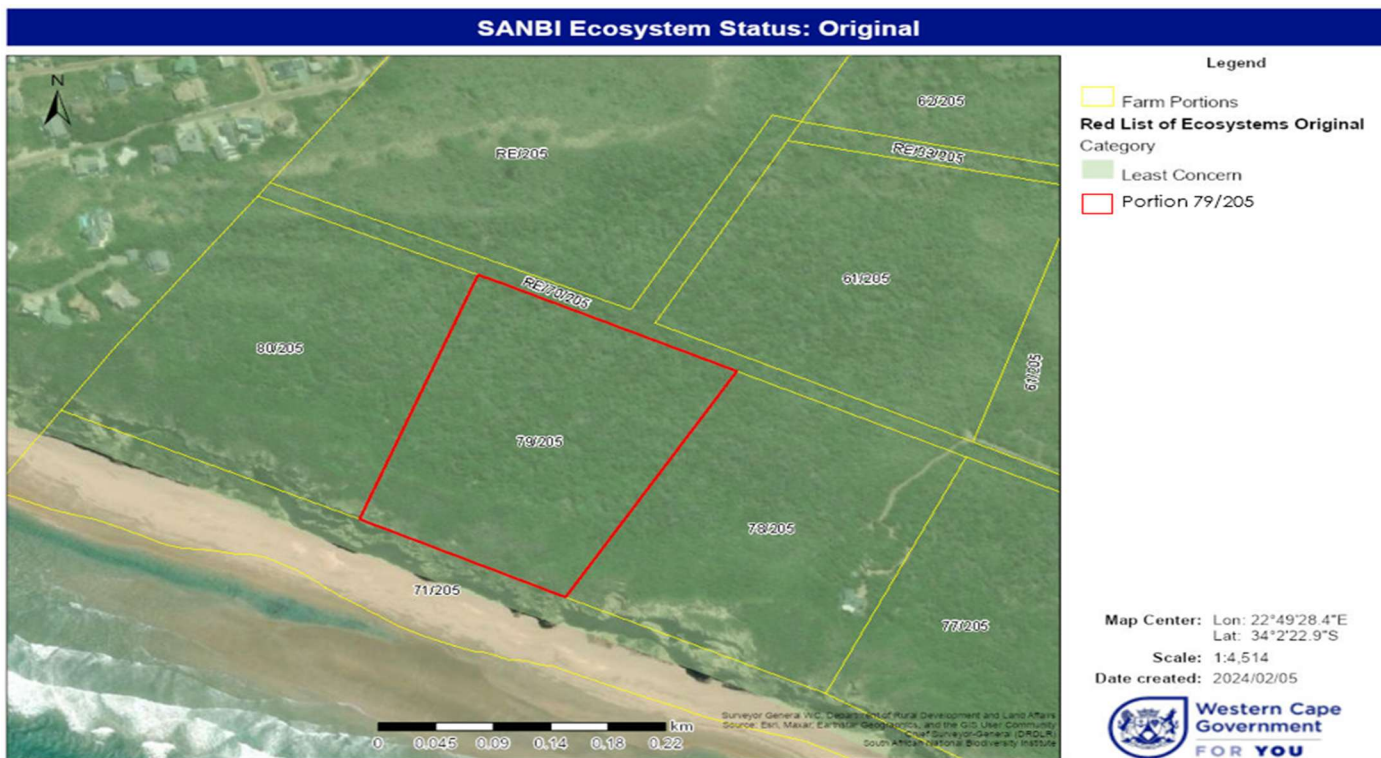


Figure 3: SANBI Original Ecosystem Status indicating Goukamma Dune Thicket

The ecosystem was reviewed to still include **Goukamma Dune Thicket**, which has retained its status, being of **Least Concern** (LC).



Figure 4: SANBI Remaining Ecosystem Status still including Goukamma Dune Thicket

The Western Cape Biodiversity Spatial Plan (WCBSBP) designates the property as situated within a Critical Biodiversity Area (CBA:1 – to maintain and CBA:2 – to restore), including features related to terrestrial biodiversity and forest regions.

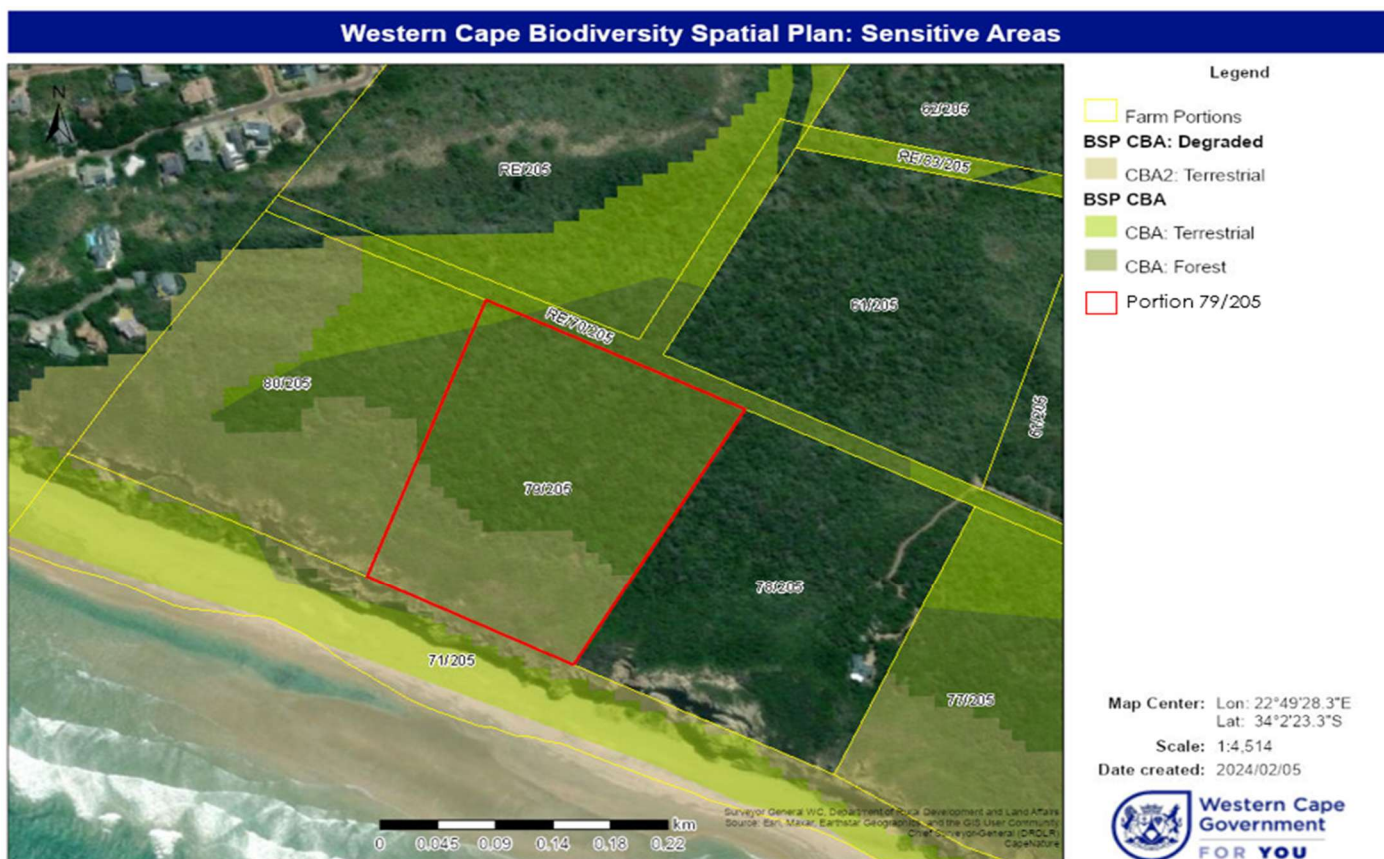


Figure 5: Western Cape Biodiversity Spatial Plan (2017) Protected Areas (CBA 1 and CBA 2)

Critical Biodiversity Area 1:

Definition: Areas in a natural condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure.

Objective: Maintain in a natural or near-natural state, with no further loss of natural habitat. Degraded areas should be rehabilitated. Only low-impact, biodiversity-sensitive land uses are appropriate.

Critical Biodiversity Area 2:

Definition: Areas in a degraded or secondary condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure.

Objective: Maintain in a natural or near-natural state, with no further loss of habitat. Degraded areas should be rehabilitated. Only low-impact, biodiversity-sensitive land-uses are appropriate.

Further elaborating on the primary environmental sensitivities of the property, it's important to highlight that



Figure 6: 100-meter High-water mark (as indicated by Olivier Architects, February 2024)



Figure 7: Indication that the entire proposed development will fall within the 100-meter High-Water mark

Considering the abnormal wave movements experienced in the area during the latter part of 2023, it may be prudent to consider adjusting the location of the proposed development slightly towards the northern side of the property. This adjustment aims to mitigate potential damage caused by dune collapse or erosion.

5. NATIONAL ENVIRONMENTAL MANAGEMENT ACT (NEMA)

In accordance with the National Environmental Management Act (Act 107 of 1998) (NEMA) and its amendments any proposal that triggers listed activities under Listing Notices 1 and 3 (R 327 & R 324) requires an Environmental Impact Assessment (EIA) process to secure Environmental Authorization (EA). This involves compliance with Regulations pertaining to an Environmental Management Framework (R 547) as published in the Government Gazette GN No. 33306 of December 2014 and amended in April 2017.

The Environmental Impact Assessment (EIA) process will be that of a Basic Assessment if any of the following listed activities are triggered:

Listing Notice 1: GN No. R.327 of 2014 (as amended 2017). –

| No. | Activity | Comment |
|-----|--|---|
| 17 | <p>Development—</p> <ul style="list-style-type: none"> (i) in the sea; (ii) in an estuary; (iii) within the littoral active zone; (iv) in front of a development setback; or (v) if no development setback exists, within a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever is the greater; <p>in respect of—</p> <ul style="list-style-type: none"> (a) fixed or floating jetties and slipways; (b) tidal pools; (c) embankments; (d) rock revetments or stabilising structures including stabilising walls; or (e) infrastructure or structures with a development footprint of 50 square metres or more — <p>but excluding—</p> <ul style="list-style-type: none"> (aa) the development of infrastructure and structures within existing ports or harbours that will not increase the development footprint of the port or harbour; (bb) where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies; | <p>The current indicated area for proposed development falls within 100-meter high-water mark.</p> <p>Applicable</p> |

| | | |
|-----|---|--|
| | <p>(cc) the development of temporary infrastructure or structures where such structures will be removed within 6 weeks of the commencement of development and where coral or indigenous vegetation will not be cleared; or</p> <p>(dd) where such development occurs within an urban area.</p> | |
| 19A | <p>The infilling or depositing of any material of more than 5 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 5 cubic metres from—</p> <p>(i) the seashore;</p> <p>(ii) the littoral active zone, an estuary or a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever distance is the greater; or</p> <p>(iii) the sea; —</p> <p>but excluding where such infilling, depositing, dredging, excavation, removal or moving—</p> <p>(a) will occur behind a development setback;</p> <p>(b) is for maintenance purposes undertaken in accordance with a maintenance management plan;</p> <p>(c) falls within the ambit of activity 21 in this Notice, in which case that activity applies;</p> <p>(d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or</p> <p>where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies.</p> | <p>Excavation of building the primary property within 100-meter of the high-water mark will require excavation more than 5 cubic meter.</p> <p>Applicable</p> |
| 27 | <p>The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for—</p> <p>(i) the undertaking of a linear activity; or maintenance purposes undertaken in accordance with a maintenance management plan.</p> | <p>Construction of both the primary dwelling and an access road may require the removal of indigenous Goukamma Dune Thicket more than 1 Ha.</p> <p>Applicable</p> |

Listing Notice 3: GN No. R 324 of 2014 (as amended 2017). –

| | | |
|---|---|---|
| 4 | The development of a road wider than 4 metres with a reserve less than 13,5 metres. | Portion 79 of Farm 205 is located outside the urban |
|---|---|---|

| | | |
|--|---|---|
| | <p>Western Cape:</p> <ul style="list-style-type: none"> i. Areas zoned for use as public open space or equivalent zoning; ii. Areas outside urban areas; <ul style="list-style-type: none"> (aa) Areas containing indigenous vegetation; (bb) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined; or iii. Inside urban areas: <ul style="list-style-type: none"> (aa) Areas zoned for conservation use; or Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority. | <p>area; therefore, the development of an access road that exceeds this threshold will trigger this listed activity and require environmental authorisation.</p> <p>Applicable</p> |
|--|---|---|

6. ENVIRONMENTAL SCREENING TOOL

The National Web Based Environmental Screening Tool is an online application designed for geographic analysis. It enables project proponents seeking environmental authorisation under the Environmental Impact Assessment (EIA) Regulations 2014, as amended, to assess their proposed site for environmental sensitivity. The tool offers the following information:

- Environmental Sensitivities
- Required specialist studies
- Screening report

The Screening Tool Report for the proposed development will be attached as **Appendix A**.

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 environmentally 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:

6.1. ENVIRONMENTAL SENSITIVITIES

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.

Environmental sensitivities:

| Theme | Very High | High | Medium | Low |
|----------------------|-----------|------|--------|-----|
| Agriculture | | | X | |
| Animal Species | | X | | |
| Aquatic Biodiversity | X | | | |

| | | | | |
|--------------------------------------|---|--|---|---|
| Archaeological and Cultural heritage | | | | X |
| Civil Aviation | | | X | |
| Defence | | | | X |
| Palaeontology | | | X | |
| Plant Species | | | X | |
| Terrestrial Biodiversity | X | | | |

6.2. 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.

Identified Specialist:

| No. | Specialist assessment | EAP Response on applicability |
|-----|--------------------------------------|--|
| 1 | Landscape / Visual | Visual Impact Assessment may need to be compiled. |
| 2 | Archaeological and Cultural Heritage | A Notice of Intent to Develop (NID) must be submitted to Heritage Western Cape. Response from HWC will confirm the requirements for further studies. |
| 3 | Palaeontology | NID must be submitted to Heritage Western Cape. Response from HWC will confirm if a Palaeontology assessment is required. |
| 4 | Terrestrial Biodiversity | Terrestrial Biodiversity Impact Assessment / Compliance Statement is required. |
| 5 | Aquatic Biodiversity | Aquatic Biodiversity Impact Assessment / Compliance Statement is required. |
| 6 | Marine Impact | - |
| 7 | Avian Impact | - |
| 8 | Geotechnical Assessment | - |
| 9 | Socio-Economic | Must consider the social, economic and environmental impacts of proposed development: This requires a Socio-Economic Assessment / Statement |
| 10 | Plant species | Plant Species Assessment / Compliance Statement is required. |
| 11 | Animal Species | Animal Species Assessment / Compliance Statement is required. |

7. CONCLUSION

There are several listed activities that require environmental authorisation under the National Environmental Management Act (Act No. 107 of 1998) to proceed with the proposed development. Additionally, an alien control plan is proposed to comply with the National Environmental Management Biodiversity Act, 2004 (Act 10 of 2004) (NEMBA). An Outeniqua Sensitive Coastal Area

Extensions (OSCAE) permit in terms of the Outeniqua Sensitive Coastal Area Extension Regulations promulgated under Environmental Conservation Act (Act No. 73 of 1989) will be necessary to complete schedule 1 activities (Disturbance of vegetation and earthworks).

Additionally, it is recommended that the proposed development area be relocated towards the northern part of the property to mitigate potential risks associated with future dune erosion or collapse.

The key to a successful approach to this project is for the Environmental Assessment Practitioner (EAP) to work closely with the applicant, specialist consultants, project managers, architects, and engineers in relation to the information required and the availability of the information.

We look forward to being of service into the future. We trust this meets your immediate needs and expectations.