

M 3 – Site sensitivity verification report

SITE SENSITIVITY VERIFICATION REPORT FOR:

**RECTIFICATION IN TERMS OF SECTION 24G OF
THE NEMA, ACT 107 OF 1998 FOR THE
UNLAWFUL COMMENCEMENT AND
CONTINUATION OF LISTED ACTIVITIES AT
FARM 1620, STELLENBOSCH**

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

EIA Reference number: 24G Consultation: 14/2/4/1/B4/45/0018/25

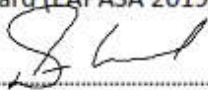
Project name: Jonkersdrift S24G Authorisation Process

Project title: House Richter

Date screening report generated: 05/10/2025 18:34:21

Applicant: Stoney Meadows Investments 11 (Pty) Ltd

Compiler: Dupré Lombaard (EAPASA 2019/304)(+27 82 895 6362 / dupre.lombaard@virdus.com)

Compiler signature: 
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Application Category: Any activities within or close to a watercourse



Report terms of the Protocols for the Assessment and Minimum Criteria for Reporting on Identified Environmental Themes (Government Notice No. 320 of 20 March 2020).

Western Cape Department of Environmental Affairs and Development Planning Reference: 24G CONSULTATION: 14/2/4/1/B4/45/0018/25)

October 2025

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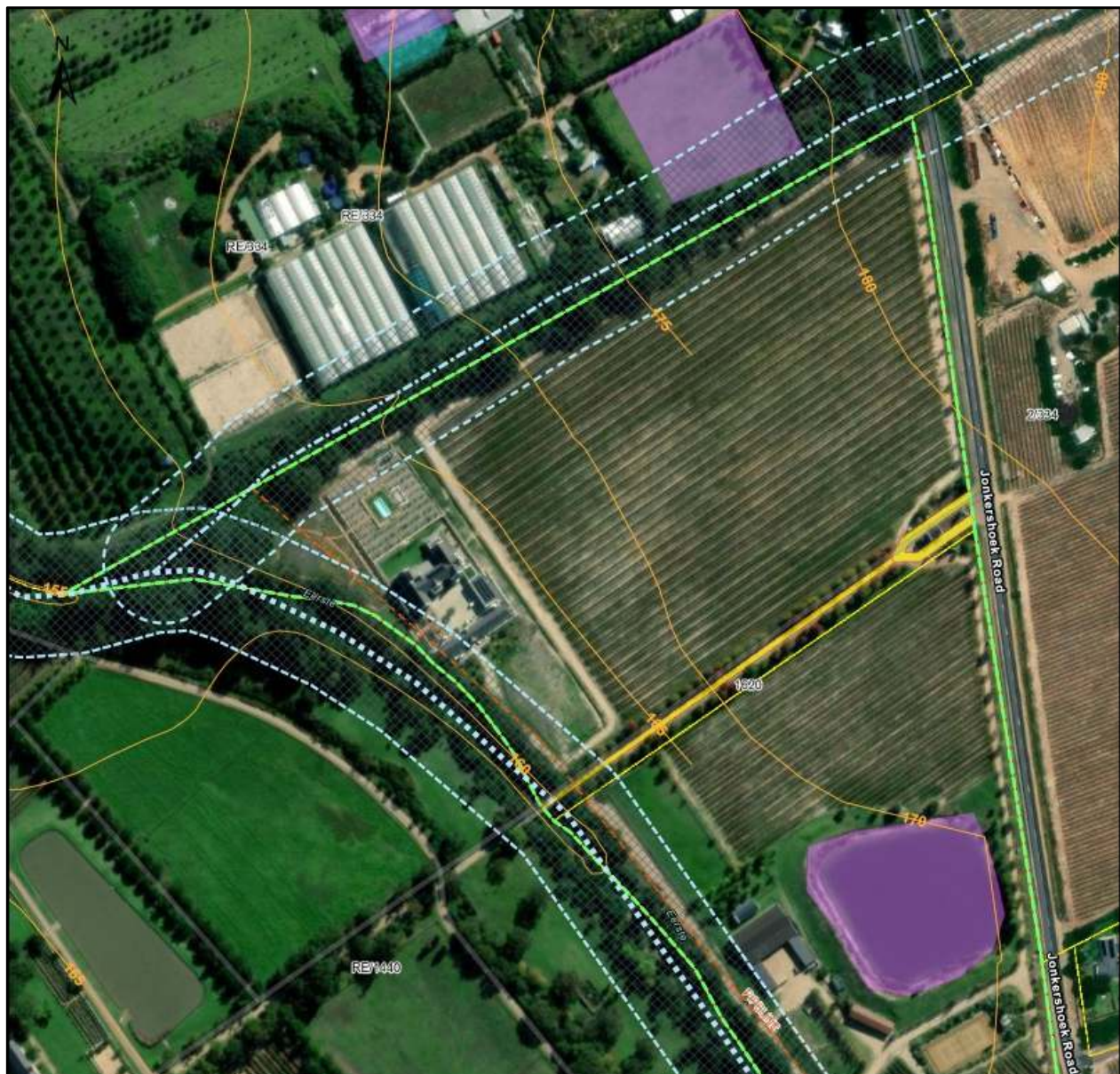
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**SITE SENSITIVITY VERIFICATION REPORT FOR:
RECTIFICATION IN TERMS OF SECTION 24G OF THE NEMA, ACT 107 OF 1998 FOR THE
UNLAWFUL COMMENCEMENT AND CONTINUATION OF LISTED ACTIVITIES AT FARM
1620, STELLENBOSCH**

Applicant:
Stoney Meadows Investments 11 (Pty) Ltd
Reg. No. 2018/524704/07



1. INTRODUCTION

The applicant erected a house with outbuildings and landscaped garden in April 2021 on Farm 1620, Stellenbosch, within 32m of the bank of the Eerste River without prior Environmental Authorisation (EA) as envisaged in the Environmental Impact Assessment (EIA) regulations promulgated in terms of the National Environmental Management Act, 1998, Act 107 of 1998) (NEMA). The activity¹ triggers an environmental authorization application in terms of the NEMA Environmental Impact Study Regulations, 2014.

The Minister of Forestry, Fisheries and the Environment (DFFE) published Regulations Laying Down the Procedure to be Followed for the Adoption of Spatial Tools or Environmental Management Instruments, in Government Notice No. 542 of 5 April 2019 in terms of the NEMA. In terms thereof, prior to making any application for activities listed in terms of the EIA Regulations, or undertaking any assessment of a subject site, the environmental sensitivities of the site have to be determined by the use of the environmental screening tool. Such screening report has been prepared for the activity with a footprint of approximately 6 200m² on the farm with an area of approximately 15,53ha. The farm is a commercially productive farm containing another dwelling house, farm shed, and outbuildings as are permitted in terms of the zoning thereof.

The Minister further published requirements for undertaking of site sensitivity assessments and verification thereof where environmental authorisation is required in terms of NEMA EIA Regulations. In terms of the Site Sensitivity Verification Requirements where a Specialist Assessment is Required but no Specific Assessment Protocol has been Prescribed, the current land use and environmental sensitivity of the subject site must be confirmed by a site sensitivity verification. The Assessment Protocol determines that where any part of the site is indicated as having a "high" or "very high" sensitivity, the requirements prescribed for such sensitivity must be followed, unless the Site Sensitivity Verification Report (SSVR) can show that the required specialist assessment is not required.

In terms of the Protocol, the appointed independent environmental assessment practitioner (EAP) may prepare the SSVR, as is presented herewith.

1.1 Details of the EAP

Virdus Works Environmental (Pty) Ltd, Reg No. 2019/133896/07 assigned the project to Dupré Lombaard as registered EAP and planner (EAPASA 2019/304 / SACPLAN B/8076/1998) following appointment by Mr Heinrich Richter, as a Director of Stoney Meadows Investments 11 (Pty) Ltd. Dupré Lombaard has been

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- ¹ Listing Notice 1 (Basic Assessment process): Activity 12: The development of — (i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres; or (ii) infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs — (a) within a watercourse; (b) in front of a development setback; or (c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse; — Excluding — (aa) the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour; (bb) where such development activities are related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies; (cc) activities listed in activity 14 in Listing Notice 2 of 2014 or activity 14 in Listing Notice 3 of 2014, in which case that activity applies; (dd) where such development occurs within an urban area; (ee) where such development occurs within existing roads, road reserves or railway line reserves; or (ff) the development of temporary infrastructure or structures where such infrastructure or structures will be removed within 6 weeks of the commencement of development and where indigenous vegetation will not be cleared.

in environmental practice since 2000. Since then, he has prepared and submitted many environmental authorisation applications and undertaken assessment and management processes.

Education and training

- M.Sc. (Earth Sciences), 2000 – 2002 (cum laude) - University of the Western Cape. Focus on Fluvial Geomorphology, Hydrogeology, GIS, and Environmental Law.
- M.A. (Geography), 1985 – 1989 - University of the Orange Free State. Research in Urban Geography.
- Honns. B.A. (Geography), 1981 – 1982 - University of South Africa.
- B.Mil. (Economics and Geography), 1978 – 1980 - Military Academy (Faculty of Military Science, University of Stellenbosch).

Other certified training courses

- Introduction to nature conservation, 1979 - Cape Provincial Administration.
- Transport and traffic engineering, 1991- SA Institute for Town and Regional Planners.
- Project Management for Environmental Managers, 2009 - University of the Free State.
- Integrated Water Resource Management, 2010 - University of the Western Cape.
- Accredited Green Building Professional, 2010 – Green Building Council of South Africa.
- SAMTRAC (SHEQ), 2010 - National Occupational Safety Association.
- Municipal Minimum Competency Training, 2014 - University of Stellenbosch.
- Commercial Mediation, 2016 - University of Cape Town.

Membership of professional and registration bodies

- Registered Planner - SA Council for Town and Regional Planners since 1998 (B/8076/1998).
- Registered Environmental Assessment Practitioner - Environmental Assessment Practitioners Association of South Africa since 2021 (2019/304).
- Member of IAIA SA since 2001 (member 1060).

1.2 Details of the site

The site is a part of Farm 1620, Stellenbosch. It is located on the old paddocks where grazing was planted for the horses and other livestock on the farm. This is the only part of the farm where no vineyards or farm infrastructure were located where the house could be constructed. The initial position for the house (on a building plan approved by Stellenbosch Municipality) was about 100m upstream of the current location, directly below the farm dam. This site could apparently not be used due to dam safety reasons on the northern side and the occurrence of a pipeline servitude and a sewer pipeline on the southern side, which would have caused the house to have to be located in the existing vineyard. The house was position was then moved downstream to the cultivated paddocks.

Site locality: SG Code: C06700000000162000000 / Location: Lat: 33° 56' 42.673" S
| Lon: 18° 53' 54.675" E.

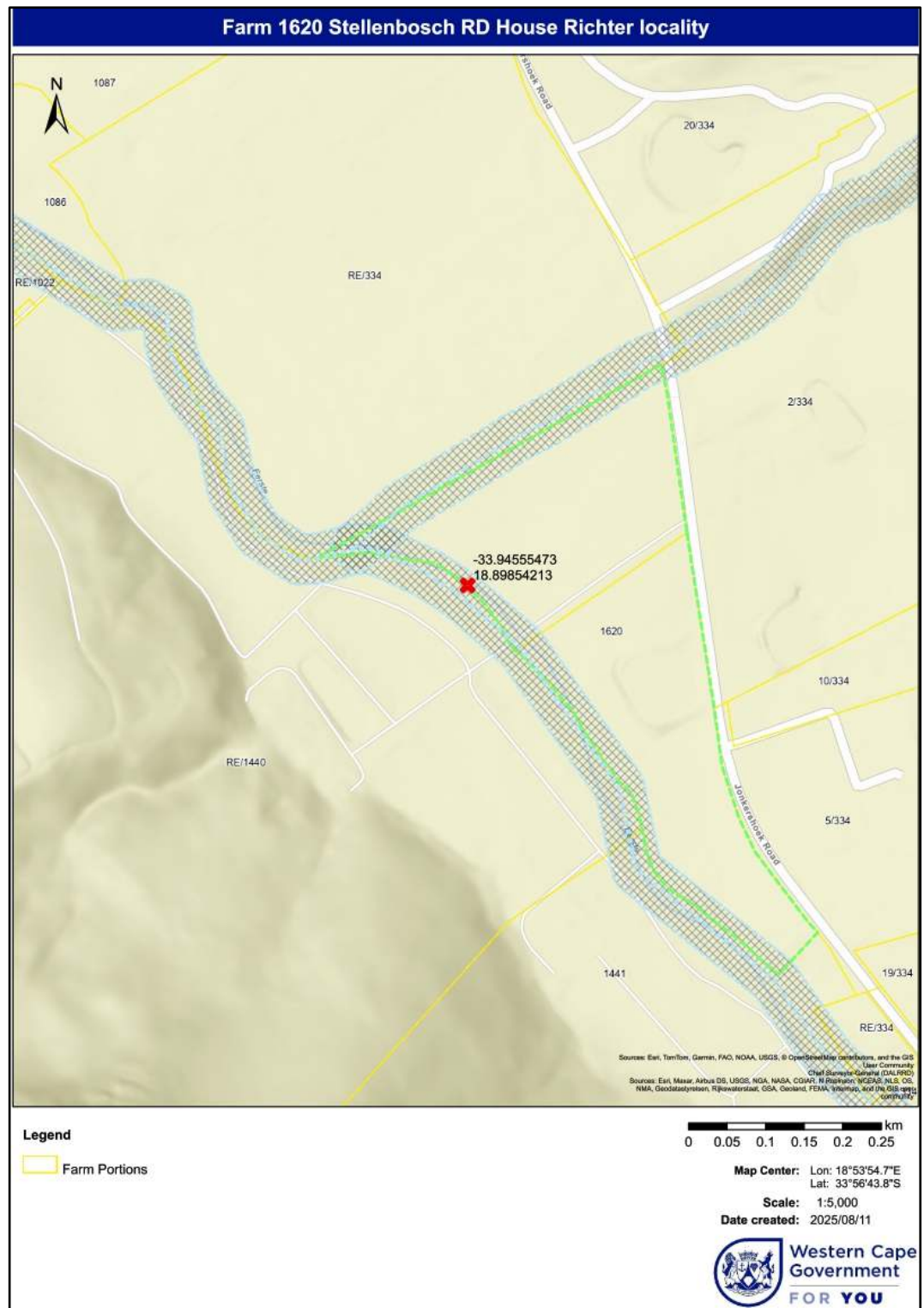


Figure 1: Farm 1620 locality

The farm slopes moderately from north (Jonkershoek Road) towards the Eerste River along the southern boundary but the site where the dwelling is located is flat. The site geology can be described as quaternary alluvium derived from a mix of the Table Mountain sandstones and Cape Granite. Apparently the previous owner imported large loads of topsoil onto the site in the early 2000's to make it more cultivable for livestock grazing. There is alluvial material (sandy and organic) that overlays the typical round river cobbles and stones that illustrates accumulation by

flood deposition over many years. The right bank of the river is significantly higher than the left bank from the bridge downstream to the westerly farm boundary.

The riparian zone along the edge of the site contains indigenous and alien vegetation, predominantly macrophytes (e.g., *Olea capensis* (wild olive) *Salix mucronata* (willow), *Virgilia* sp. (keurboom) *Quercus* sp. (oak), *Acacia mearnsii* (black wattle)). It is evident that the bank vegetation has been impacted by the agricultural use of the property and lately the development of the farm dwelling and landscaped garden.

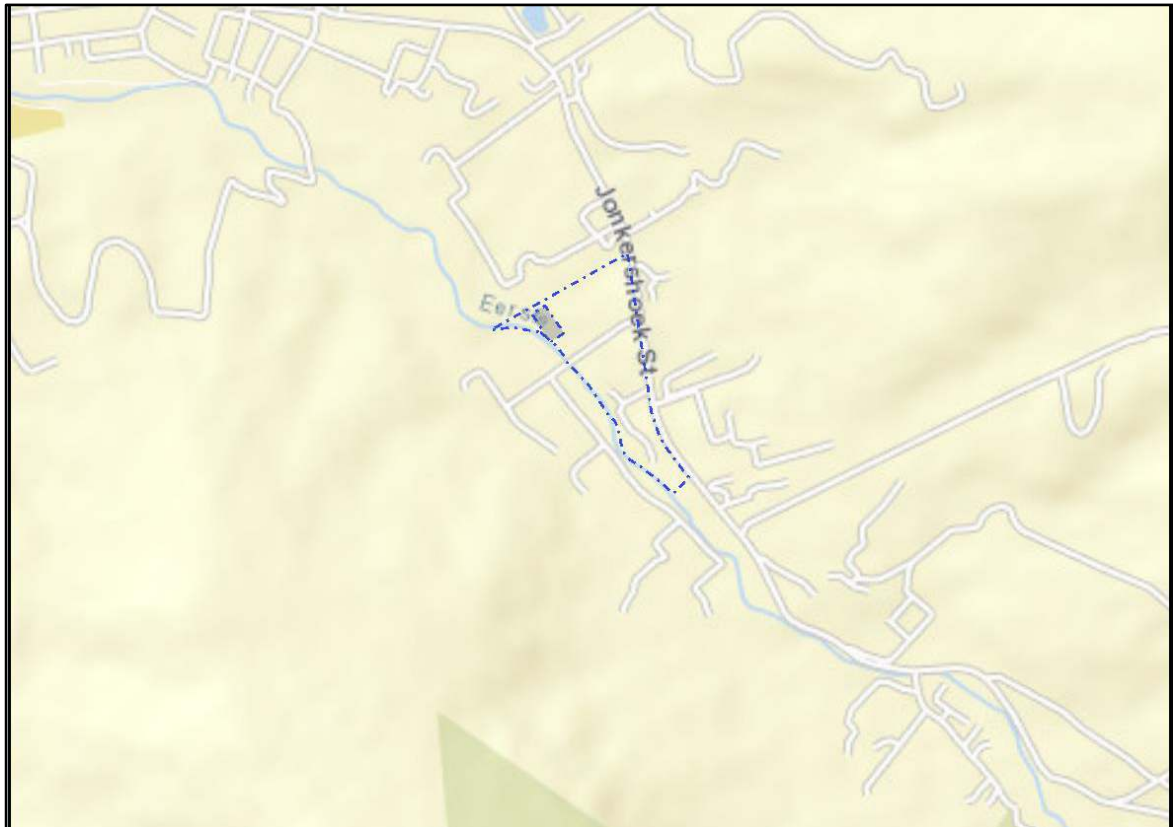


Figure 2: Site screening report map

1.3 Screening report details of the site

The site screening report returned the following outcome: *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
Agricultural Theme	X			
Animal Species Theme			X	
Aquatic Biodiversity Theme	X			
Archaeological and Cultural Heritage Theme	X			

Theme	Very high sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
Civil Aviation Theme		X		
Defence Theme				X
Palaeontology Theme			X	
Plant Species Theme			X	
Terrestrial Biodiversity Theme	X			





Figure 3: Farm 1620 time series satellite images

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.

- 1.3.1 Landscape / Visual Impact Assessment.
- 1.3.2 Archaeological and Cultural Heritage Impact Assessment.
- 1.3.3 Palaeontology Impact Assessment.
- 1.3.4 Terrestrial Biodiversity Impact Assessment.
- 1.3.5 Aquatic Biodiversity Impact Assessment.
- 1.3.6 Hydrology Assessment.

- 1.3.7 Socio-economic Assessment.
- 1.3.8 Plant Species Assessment.
- 1.3.9 Animal Species Assessment.

2. SITE VERIFICATION

The verification assessment is done as if prior to commencement of construction in April 2021.

2.1 Agricultural Theme

Rating: Very high.

The rating is wrong with respect to the site that was used for horse paddocks.

The previous owner imported soil onto the site to be able to use it for cultivated grazing for animals. It was not used for cultivation or orchards due to the weak soil quality and condition.

2.2 Animal Species Theme

Rating: Medium.

The rating is correct.

No wild animals occurred on the site in view of the use thereof for horse paddocks. The site was completely transformed and used for animal husbandry and would not have contained species that are sensitive to habitat transformation.

2.3 Aquatic Biodiversity Theme

Rating: Very High.

The rating is correct.

The aquatic environment has been subjected to specialist assessment.

2.4 Archaeological and Cultural Heritage Theme

Rating: Very High.

The rating ignores the fact the farm has been cultivated and completely transformed, and no archaeological artefacts have been found on the land with any of the agricultural activities.

The Municipality approved of the building plan on a site approximately 150m upstream and accordingly agreed that the dwelling and related outbuildings are aligned to the cultural landscape and will not detract from it.

2.5 Civil Aviation Theme

Rating: High.

The rating is not relevant.

The use of the land is in keeping with the zoning and surrounding development and cannot affect civil aviation.

2.6 Defence Theme

Rating: Low.

The rating is accepted.

2.7 Palaeontology Theme

Rating: Medium.

The rating is accepted.

No further assessment is required.

2.8 Plant Species Theme

Rating: Medium.

The rating is accepted.

No further assessment is required.

2.9 Terrestrial Biodiversity Theme

Rating: Very High.

The rating is wrong.

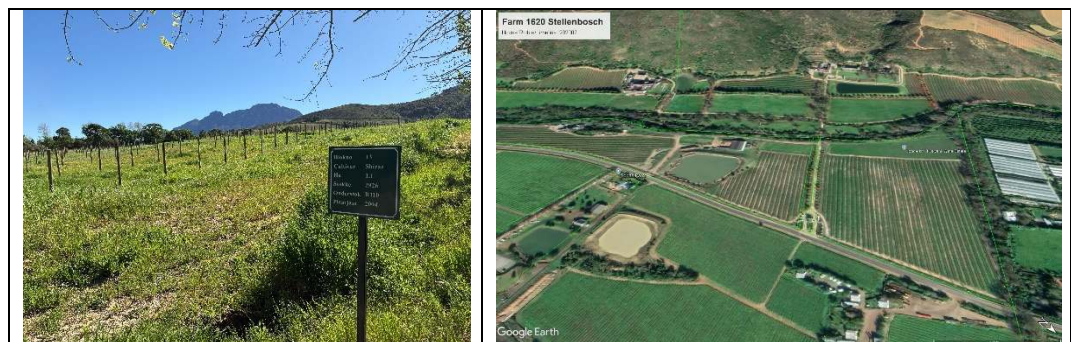


Figure 4: Site photographs illustrating transformation already since 2004

As indicated above, the site was completely transformed and was used for animal husbandry on cultivated grazing. It is not shown as a Critical Biodiversity Area (CBA) or an Ecological Support Area (ESA).

3. ANALYSIS

3.1 Desktop

The desktop assessment indicates the site as being outside of any CBA (Cape Farm Mapper; 2023 Western Cape Biodiversity Spatial Plan and Guidelines).



Figure 5: CBA mapping

Greenfire Enviro (Desirée du Preez) submitted a maintenance management plan for the river on the farm and previous applied for authorisation for the installation of a sewer line over the farm (DEA&DP ref. E12/2/3/1-84/37-0912/09). Both studies confirm the above assessment and sensitivities.



Figure 6: Agricultural use (2017)

3.2 Site assessment

Enviroswift (Nick Steytler) undertook an aquatic biodiversity assessment and confirmed the relevant site sensitivity.

The assessment of the undeveloped but transformed land on adjacent farms support the desktop assessment of the situation, indicating that the only aspect of the site requiring specialist assessment is the aquatic environment.

4. CONCLUSION

In view of the above, the only specialist assessment of relevance to the authorisation application is the assessment of the aquatic biodiversity. Such assessment has been undertaken and will form part of the authorisation application.