

SITE VERIFICATION REPORT

**GREENGATE EXTENTION 127
PROPOSED DEVELOPMENT OF THE REMAINDER OF
PORTION 1, REMAINDER OF PORTION 117, PORTION OF
PORTION 328 AND PORTION 718 OF THE FARM
RIETFontein 189 IQ, MOGALE CITY LOCAL MUNICIPALITY,
GAUTENG PROVINCE**

Proponent:

Casalinga Properties (Pty) Ltd

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1 INTRODUCTION

Casalinga Properties (Pty) Ltd (hereafter known as ‘the client’) plans to develop a residential development consisting of a residential component, a park, private open space and a special erf to serve as a right of way access to the development, on the Re of Portion 1, Re of Portion 117, Portions 328 and 353 and a Ptn of Portion 505 of the farm Rietfontein 189 IQ, Mogale City Local Municipality, Gauteng Province. The study area is situated west of Beyers Naude Drive (M5) and borders a tributary to the Crocodile River.

As part of this, 87 “Residential 1” erven, 8 “Residential 3” erven, 7 “Private Open Space” erven and 1 “Special” erf for access purposes will form part of the proposed development. Therefore, a total of 103 erven is proposed. Associated roads and services will be put in place. The development footprint is approximately 33.3 ha in extent.

Prism Environmental Management Services (Prism EMS) has been appointed to undertake the requisite Environmental Authorisation (EA).

In line with the Procedures for the assessment and minimum criteria for reporting on identified environmental themes in terms of Section 24(5)(a) and (h) and 44 of the National Environmental Management Act, 1998 when applying for Environmental Authorisation (GN 320 of 20 March 2020), a Site Sensitivity Verification is required prior to commencing with the specialist assessments and aims to confirm the sensitivity of the site identified by the National Screening Tool.

This Site Verification Report aims to provide the findings of this Site Sensitivity Verification and will be included as an appendix to the Environmental Impact Assessment.

2 REQUIREMENTS OF THE SITE SENSITIVITY VERIFICATION AND REPORT OUTLINE

In terms of GN 320 of 20 March 2020, the site sensitivity verification can be undertaken by an environmental assessment practitioner (EAP) or a specialist and should utilise the following methodology:

- A desk top analysis, using satellite imagery;
- A preliminary on-site inspection; and
- Any other available and relevant information.

Further, the outcome of the site sensitivity verification must be recorded in a report that:

- Confirms or disputes the current use of the land and the environmental sensitivity as identified by the screening tool, such as new developments or infrastructure, the change in vegetation cover or status etc.;

- Contains a motivation and evidence (e.g. photographs) of either the verified or different use of the land and environmental sensitivity; and
- Is submitted together with the relevant assessment report prepared in accordance with the requirements of the Environmental Impact Assessment Regulations¹ (EIA Regulations).

In order to ensure these requirements are met, they are tabulated together with the associated chapter name in Table 2-1.

Table 2-1: Report Outline

Chapter Number	Chapter Name	Link to GN 320 of 20 March 2020
Chapter 1	Introduction	-
Chapter 2	Requirements of the Site Sensitivity Verification and Report Outline	-
Chapter 3	Details of Environmental Assessment Practitioner	-
Chapter 4	Desktop Assessment of Sensitivity	• Any other available and relevant information
Chapter 5	Satellite Imagery Assessment	• A desk top analysis, using satellite imagery
Chapter 6	Site Verification	• A preliminary on-site inspection • Contains ... evidence (e.g. photographs) of either the verified or different use of the land and environmental sensitivity
Chapter 7	Conclusion	• Confirms or disputes the current use of the land and the environmental sensitivity as identified by the screening tool, such as new developments or infrastructure, the change in vegetation cover or status etc.; • Contains a motivation ...of either the verified or different use of the land and environmental sensitivity

3 DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP)

Prism EMS have been appointed to undertake the required Environmental Authorisation Process in terms of the National Environmental Management Act (NEMA), 1998 (Act 108 of 1998) and the associated Environmental Impact Assessment (EIA) Regulations, 2014 (as amended). Details of the Environmental

Assessment Practitioner who was responsible for the Site Verification is provided in Table 3-1 and the relevant Curriculum Vitae is included in the EIA Report.

Table 3-1: Details of the Assessor

Assessor:	De Wet Botha
Company:	Prism Environmental Management Services
Qualifications:	M.A. Environmental Management, PHED
Experience:	20+ years
Affiliation/ Registration:	Registered EAP (2019/1209) Pri.Sci.Nat (119979) IAIAsa (1653)
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4 DESKTOP ASSESSMENT OF SENSITIVITY

4.1 Project Location

Proposed development on the Remaining Extent of Portion 1, the Remaining Extent of Portion 117, a part of Portion 328, a part of portion 353, and Portion 505 of the Farm Rietfontein 189 IQ in the Krugersdorp area of the Mogale City Municipality. GPS coordinates to locate the site:

- 26° 2'42.11"S; 27°52'26.35"E

Figure 4-1 provides the project locality and is followed by **Figure 4-2** which provides the aerial locality map.

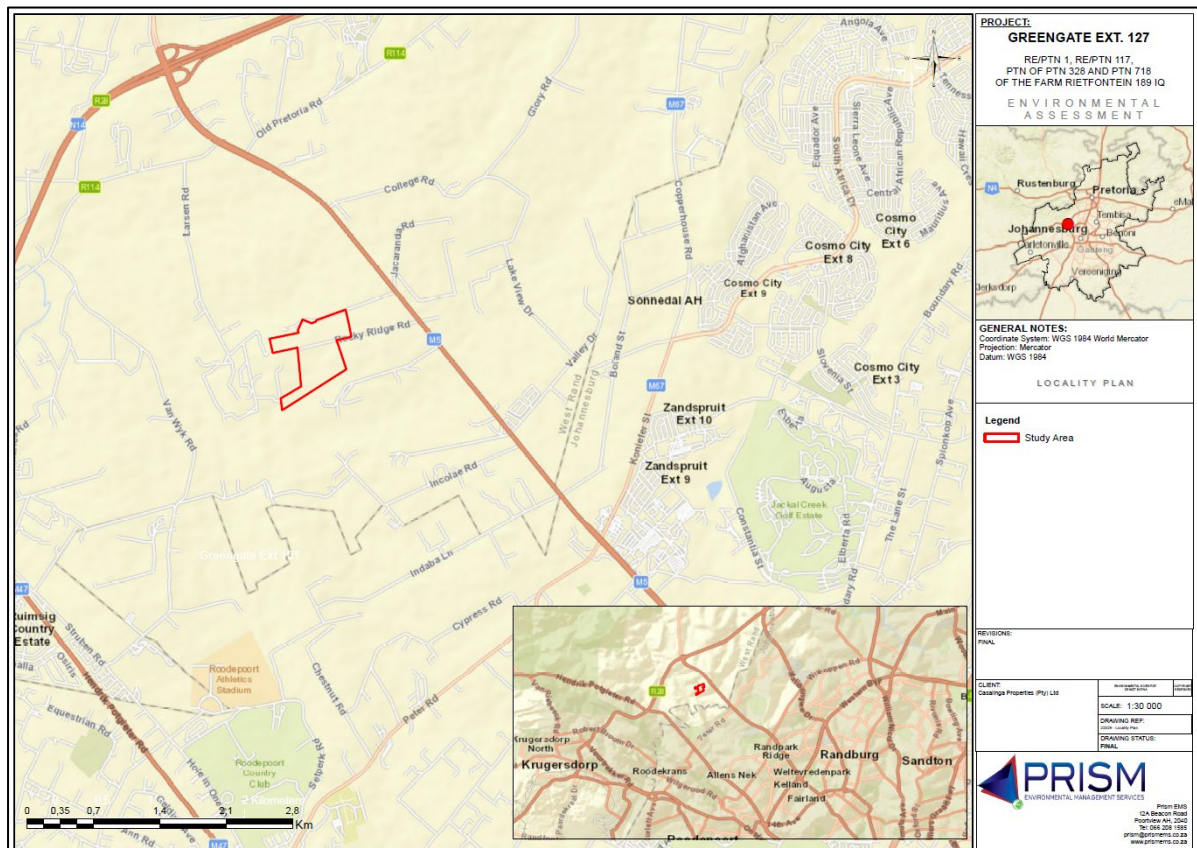


Figure 4-1: Locality Map

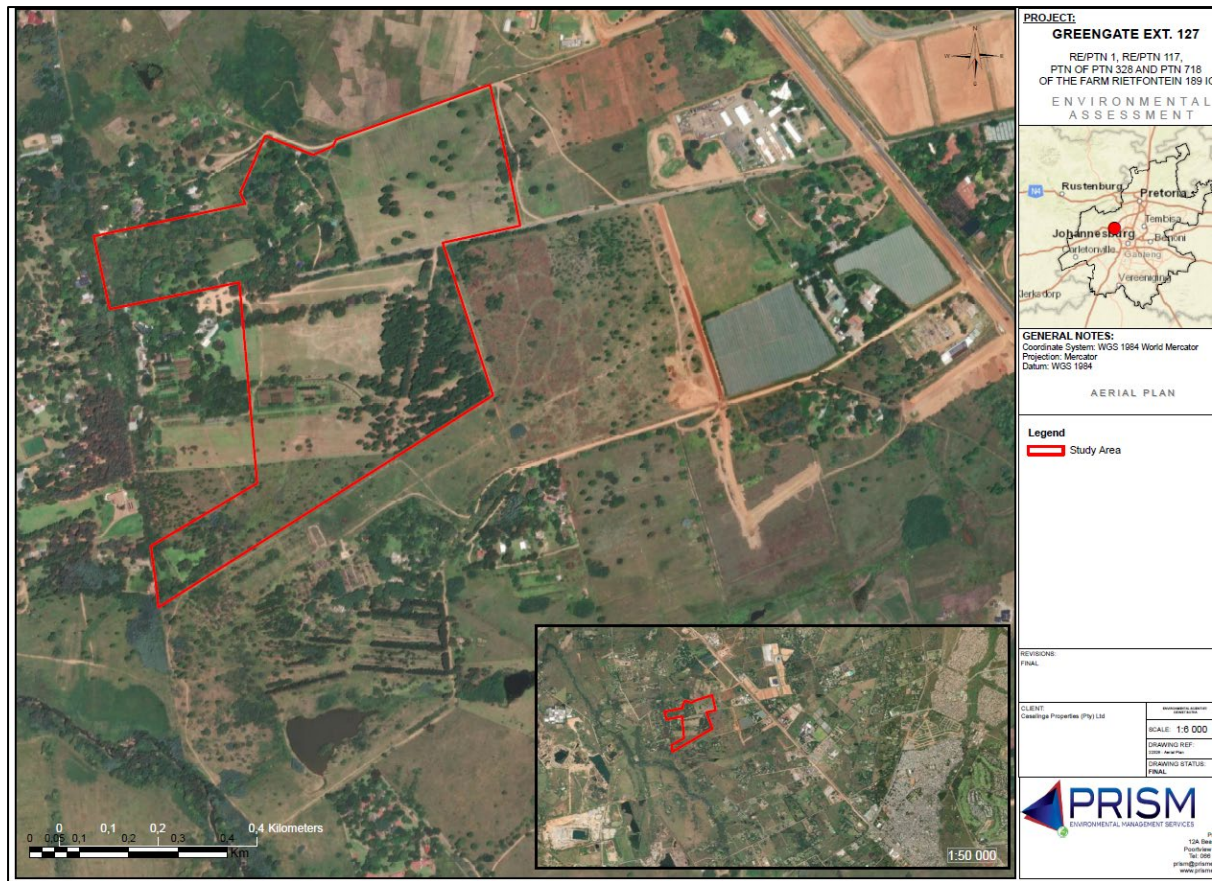


Figure 4-2: Aerial Locality Map

4.2 Summary of the Findings of the National Screening Tool

In terms of the Notice of the requirements to submit a report generated by the National Web Based Environmental Screening Tool in terms of Section 24(5)(h) of the National Environmental Management Act, 1998 and Regulation 18(1)(b)(v) of the EIA Regulations, 2014 (as amended) (GN 960 of 5 July 2019), a report generated on the National Screening tool must be submitted as part of the Application for Environmental Authorisation. It is also an important component of the site sensitivity verification, as the aim of the verification is to confirm/dispute the findings of the National Screening Tool Report.

As per the requirements, a Report has been generated and is included as Annexure 12.2. of this report. A summary of the findings of the report is included in Table 4-1.

Table 4-1: Desktop Sensitivity as identified by the National Screening Tool

Theme	Very High Sensitivity	High Sensitivity	Medium Sensitivity	Low Sensitivity
Agricultural		X		
Animal Species			X	
Aquatic Biodiversity				X
Archaeological Heritage				X

Civil Aviation		X		
Defence				X
Plant Species				X
Terrestrial Biodiversity	X			

4.3 Additional Desktop Sensitivity Assessment

In addition, a desktop assessment of the site sensitivity has been undertaken (refer to Figure 4-3 to Figure 4-6) and the following should be noted:

- According to the Gauteng C- Planv4, the site falls within a critical biodiversity area (CBA1).
- The site is not declared as a Protected Area and the site is located within 5 km of a Protected Area – The Magaliesberg Biosphere.
- The site is not protected in terms of any international convention.
- According to the National Wetland Map version 6 (NWM6) as presented by SANBI, the site is affected by wetlands in the southwest portion of the site.
- The site is not zoned for conservation.
- The site does not fall within an Important Bird Area (IBA).

From a desktop perspective, the site falls within the original extent of Egoli Granite Grassland which is a vulnerable ecosystem type in terms of the National Environmental Management Act: Biodiversity Act (Act No. 10 of 2004) due to significant habitat loss and transformation.

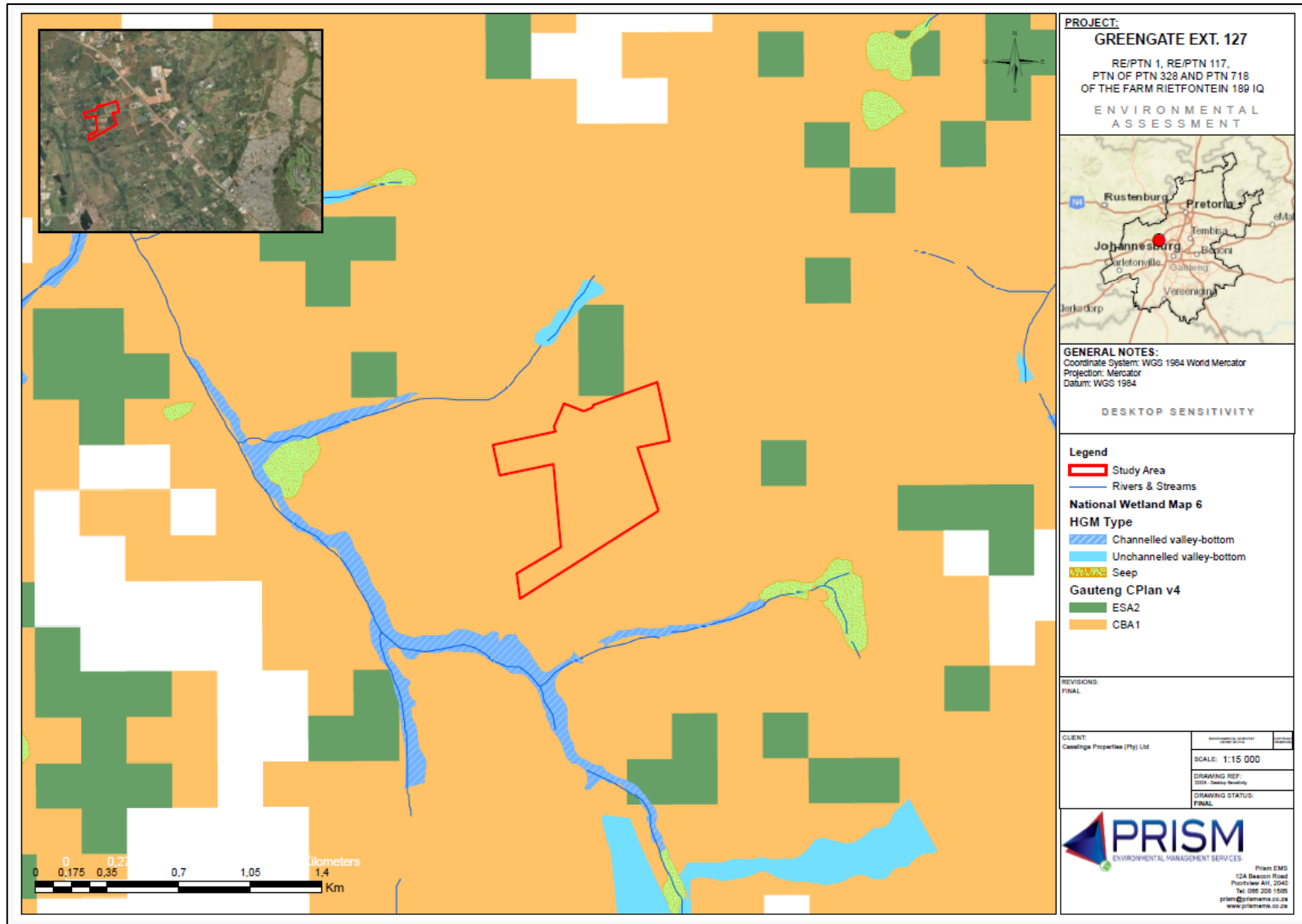


Figure 4-3: Environmental Sensitivities

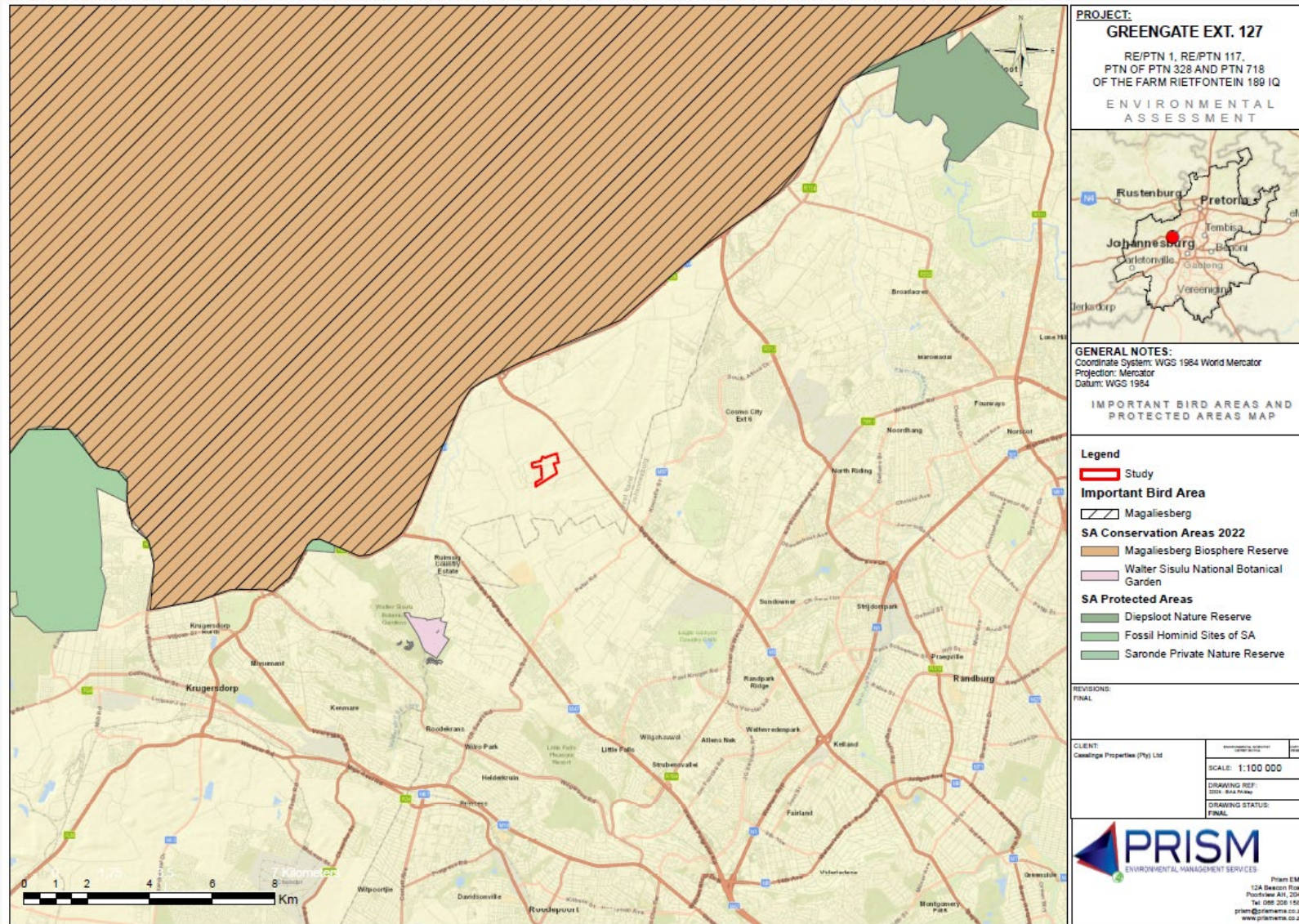


Figure 4-4: Protected Areas and Important Bird Areas

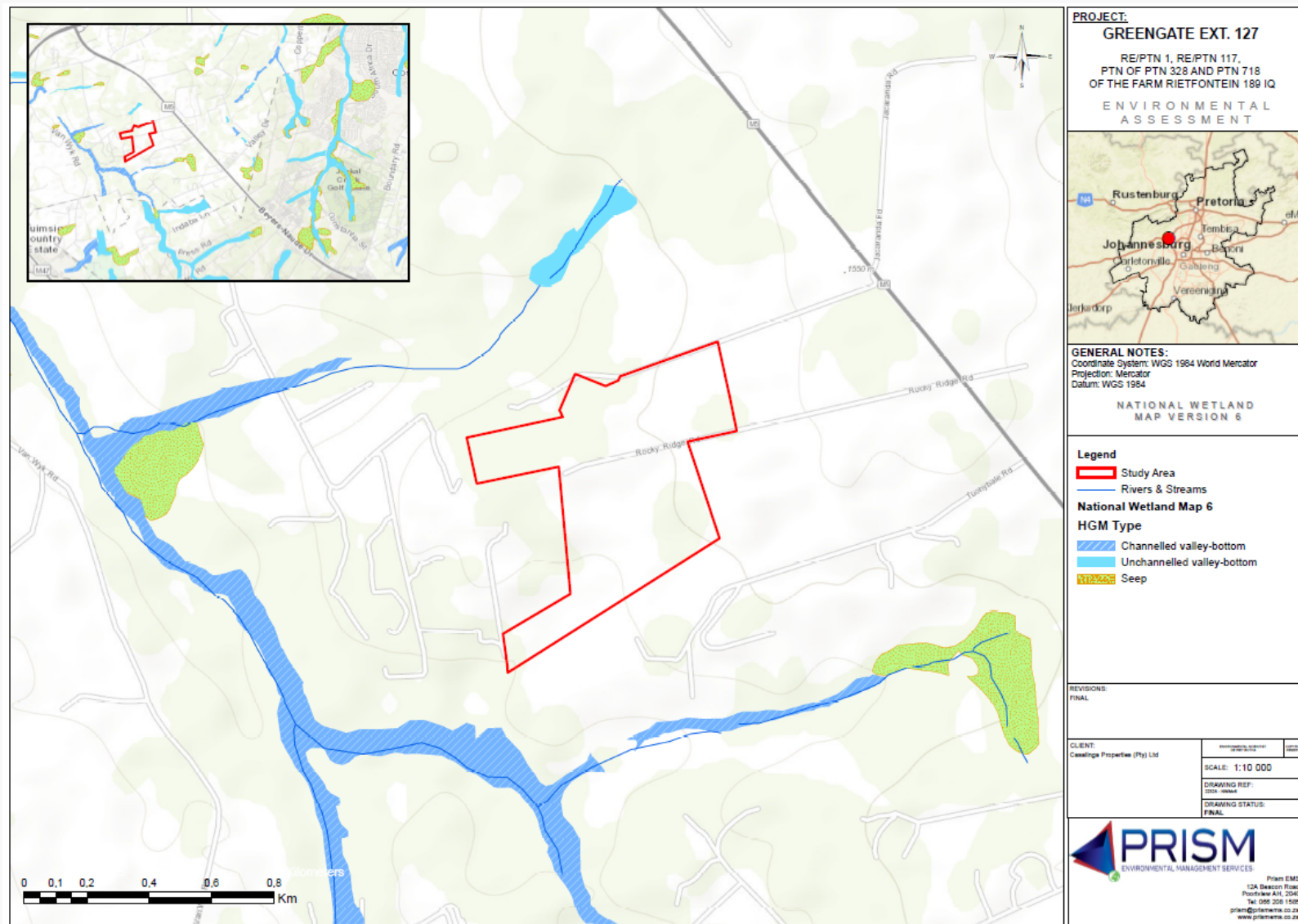


Figure 4-5: National Wetland Map v6

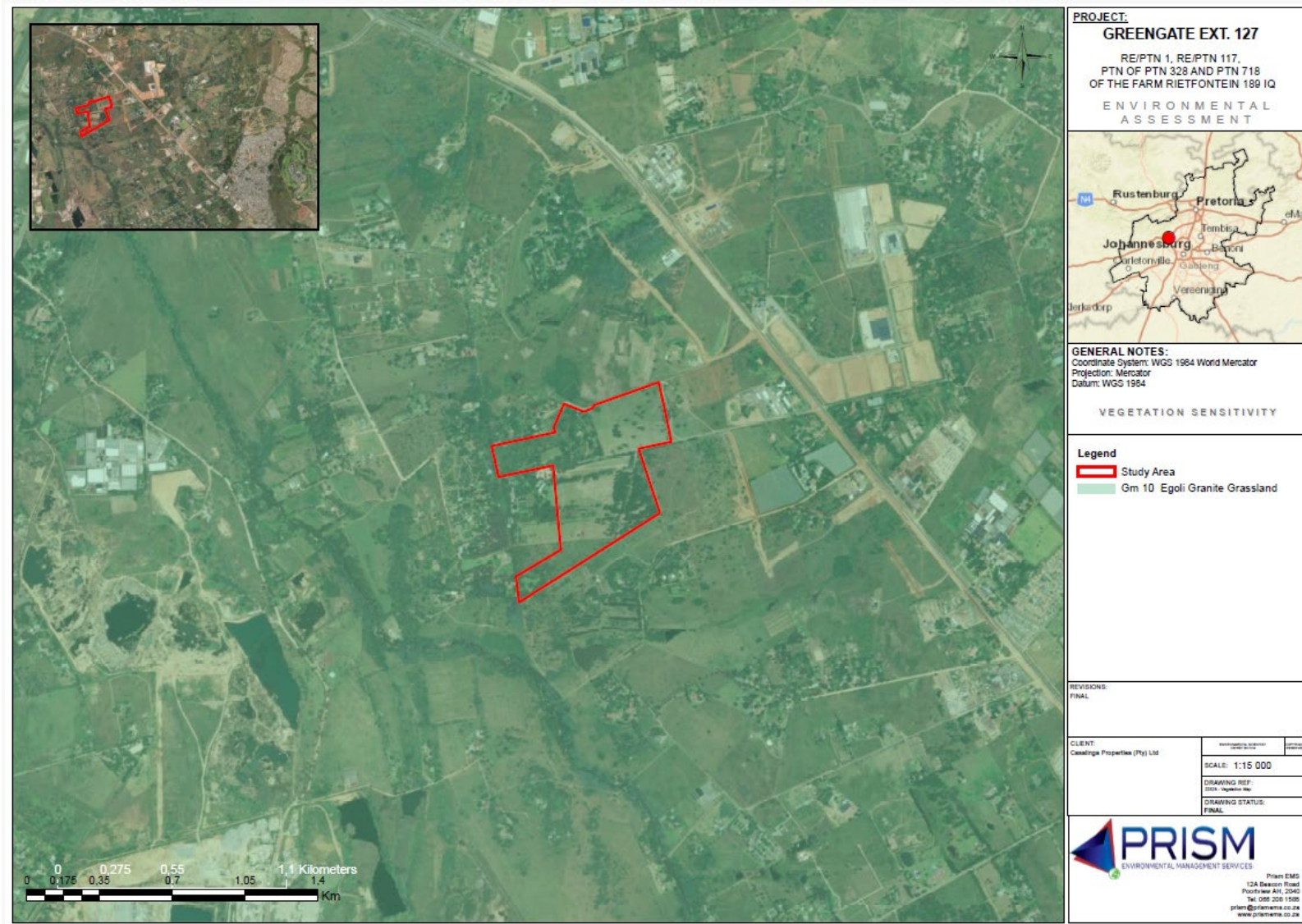


Figure 4-6: Threatened Ecosystems

5 SATELLITE IMAGERY ASSESSMENT

5.1 Historical Imagery

An assessment of the available historic imagery of the site was undertaken. Clear historic imagery was only available from May 2007 onwards (Figure 5-1). There are no clear images available before this date.



Figure 5-1: Google Earth Imagery – May 2007

Imagery from May 2007 (Figure 5-1) provides an indication of some historic farming on the site. There are trees observed on sections of the site and some buildings are present.



Figure 5-2: Google Earth Imagery – August 2018

Imagery from August 2018 (Figure 5-2) indicates natural vegetation throughout the subject site. The trees on the site seem denser than in the 2008 image.

5.2 Existing Status

Google Earth imagery from 2026 shows that between 2018 and 2026, the site has changed where tree growth can be observed on the historic farmland. Within the dam area, the vegetation growth changed and a dense cover is now observed. The wetland area in the southern portion of the site, is clearly visible in the image dated January 2026.



Figure 5-3: Google Earth Imagery – January 2026

5.3 Civil Aviation and Defence

The National Screening Tool has indicated that the site has high sensitivity. The site is 20km away from the nearest airport (Lanseria International Airport). As the proposed development is for residential development, the development will not have an impact on aviation facilities in the surrounding area.

In terms of Defence, the available information shows that the site has a low defence sensitivity, and the proposed development is therefore not expected to have any impact from a defence perspective.

6 SITE VERIFICATION

6.1 Site Conditions

A Site Verification Assessment took place on 27 September 2023 and 16 November 2023. Updated site assessment by the EAP, wetland specialist and Ecologist were done on 29 June 2026 and the following was noted:

- The site is surrounded by an area that is designated for residential and business use and private open space, with approved townships adjacent to the subject site.
- The site is disturbed and there are multiple alien invasive species visible.
- No civil aviation facilities were observed in the vicinity of the site.
- No defence facilities were observed in the vicinity of the site.

Table 6-1 provides photographs from the site verification assessment.

Table 6-1: Site Photographs



6.2 Updated Sensitivity

Based on the site verification assessment, the desktop sensitivity table (Table 4-1) was updated to better explain the current conditions. Information on the required specialist studies and general comments are also provided (Table 6-2).

Table 6-2: Site Verification Sensitivity

Theme	Sensitivity				General Comments	Specialist Study Proposed by EAP
	Very High	High	Medium	Low		
Agricultural		✓			The National Screening Tool indicates that the agricultural sensitivity of sections of the proposed site is high.	An Agricultural Compliance Statement will be included in the EIA Report.
Animal Species			✓		The National Screening Tool has indicated that the Animal species sensitivity is medium, with potential <i>Mammalia Crocidura maquassiensis</i>, <i>Dasymys Mammalia robertsii</i>, <i>Invertebrate-Clonia uvarovi</i> and <i>Mammalia Hydrictis maculicollis</i>,	An Ecological Habitat Assessment, including an Animal assessment will be undertaken and included in the EIA Report.
Aquatic Biodiversity				✓	The National Screening Tool has indicated that the aquatic biodiversity is low. However, a site verification confirmed that there is a wetland system on site. Therefore, the sensitivity is rated as High.	- A Wetland Impact Assessment as well as an Aquatic Impact Assessment will be undertaken and included in the EIA Report. - A Hydrogeology Report will be included in the EIA Report
Archaeological and Cultural Heritage				✓	The site verification assessment however indicated that the site has a low sensitivity as it is disturbed.	A Heritage Impact Assessment will be included in the EIA Report.
Civil Aviation		✓			- As the proposed development is for residential the development will not have an impact on aviation facilities in the surrounding area. - No impacts to civil aviation are expected.	None
Defence				✓	No impacts to defence facilities are expected.	None

Plant Species					The site verification assessment indicated that the site has low sensitivity.	An Ecological Habitat Assessment, including Plant assessment will be undertaken and included in the EIA Report.
Terrestrial Biodiversity					The site has very high sensitivity in terms of terrestrial biodiversity (as the site does occur within a CBA 1, and ECA 2), it does occur within the vulnerable Egoli Granite Grassland vegetation unit.	An Ecological Habitat Assessment will be undertaken and included in the EIA Report.

7 CONCLUSION

Based on the findings of this verification assessment, the following specialist studies have been undertaken and are included in the Environmental Impact Assessment Report:

- Agricultural Compliance Statement
- Biodiversity Impact Assessment, including Plant and Animal Assessments
- Wetland Impact Assessment
- Aquatic Impact Assessment
- Hydropedology Report; and
- Heritage Impact Assessment

No further sensitivities were identified that required specific specialist assessment and thus no further studies are deemed necessary.

8 ANNEXURES

8.1 National Screening Tool Report