Eco Route
Environmental Consultancy
REGISTRATION NO. 1998/031976/23

46 President Steyn, The Island, Sedgefield
Western Cape, South Africa

Mobile: 082 557 7122
Email: admin@ecoroute.co.za
Website: www.ecoroute.co.za

SITE SENSITIVITY REPORT (SSVR)

FOR

PROPOSED DECK AND BOARDWALK ON ERF 9706, REM OF PORTION 57 OF 443 BRAKKLOOF, PLETTENBERG BAY

PREPARED FOR:	**Mr Andrew Beveridge**
PREPARED BY:	Samatha Teeluckdhari (2023/6443)
DOCUMENT REFERENCE:	SSVR 9706 - July 2025
DATE:	2025/07/7
SUBMITTED TO:	**DEA&DP**
EAP SIGNATURE:	S. Teeluckdhari

ISSUED BY:
Eco Route
PO BOX 1252
Sedgefield, 6573

ISSUED TO:

DEA&DP	DEADPEIAAdmin@westerncape.gov.za

Cell:
082 938 0973

Email:
samantha@ecoroute.co.za / lizelle@ecoroute.co.za / admin@ecoroute.co.za

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(1) Introduction and Terms of Reference

As required to compliment a Basic Assessment application the national web-based screening tool was used to generate an environmental screening report. The screening report lists a variety of specialist studies to be undertaken based on the data informants of the tool at the study area. This site sensitivity verification report, following ground-truthing of the site, motivates why certain specialist studies will not be required or conducted for the proposed development application.

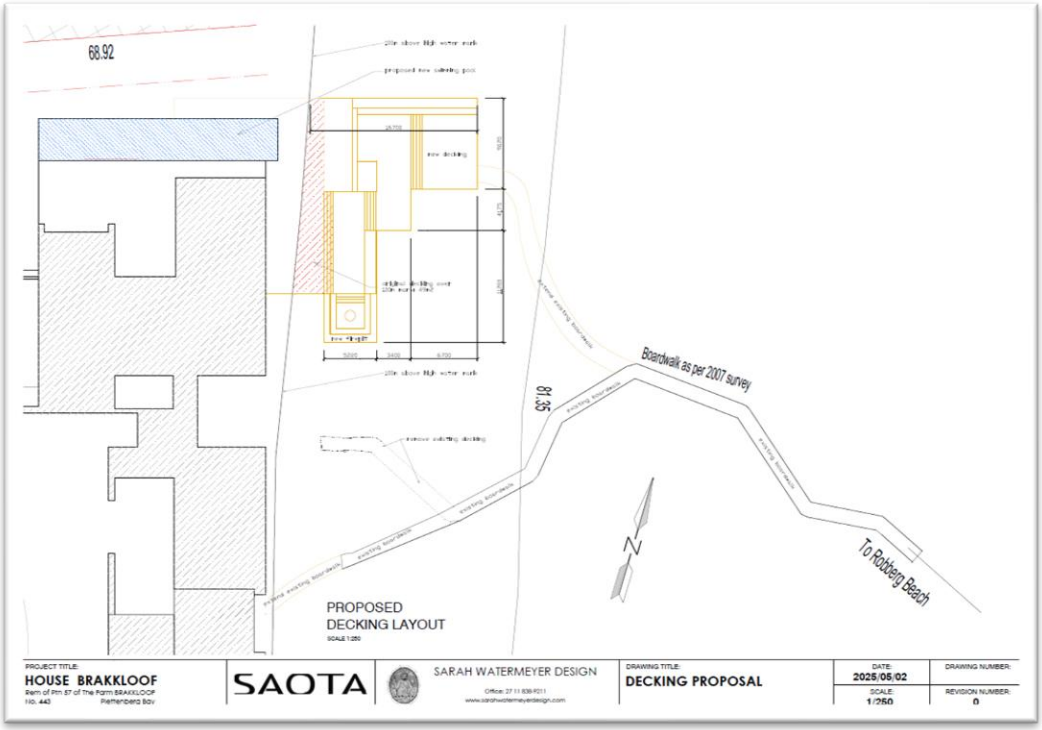

Figure 1: Preferred Option of Erf 9706 Plettenberg Bay, Western Cape.

(2) The proposed development at the property

Eco Route Environmental Consultancy were appointed by the applicant, Mr. Andrew Beveridge, as the independent Environmental Assessment Practitioner to conduct a Basic Assessment application process for the proposed development on Erf 9706, Portion 57 of 443, Plettenberg Bay.

Mr. Beveridge is applying for the development of an outside deck within 100 meters from the HWM OF THE Sea and a beach access boardwalk plus viewing deck.

The Western Cape Biodiversity Spatial Plan (WCBSP) shows that the property does not occur within a Critical Biodiversity area and partially in an ESA Terrestrial (however development in question, does not fall within the ESA). The property is within an area categorised as Least concern in terms of SANBI Red List of Ecosystems.

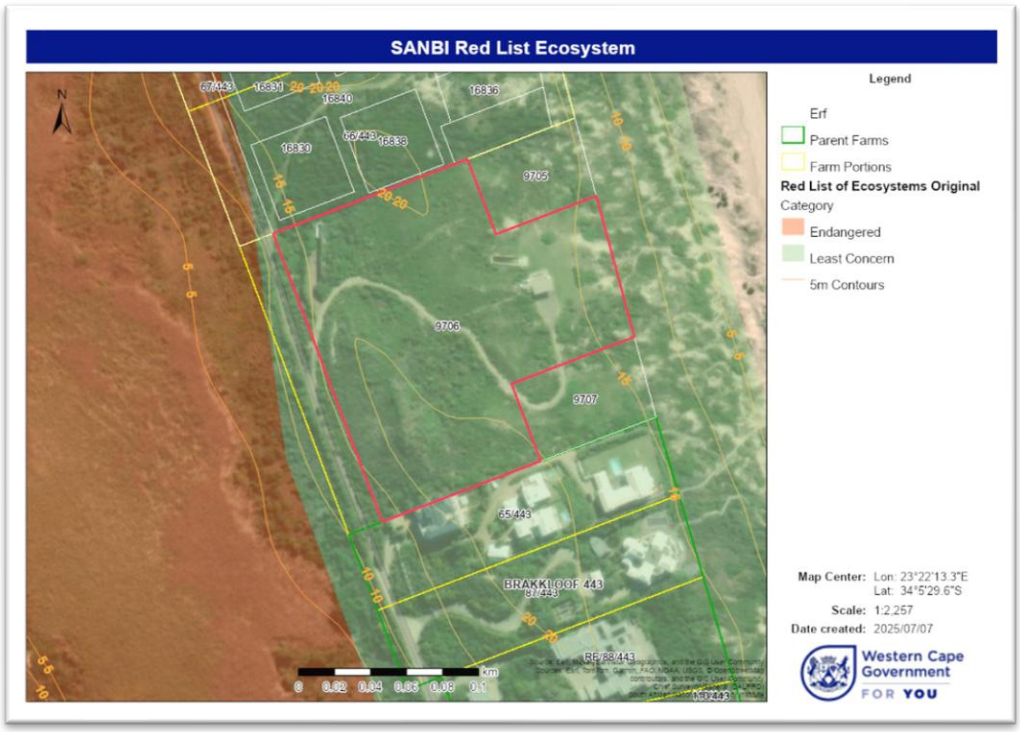

Figure 2: Erf 9706, Plettenberg Bay within an area of Least Concern.

The vegetation Type according to the SA Vegetation Map (2024 BETA) is Goukammma Strandveld.

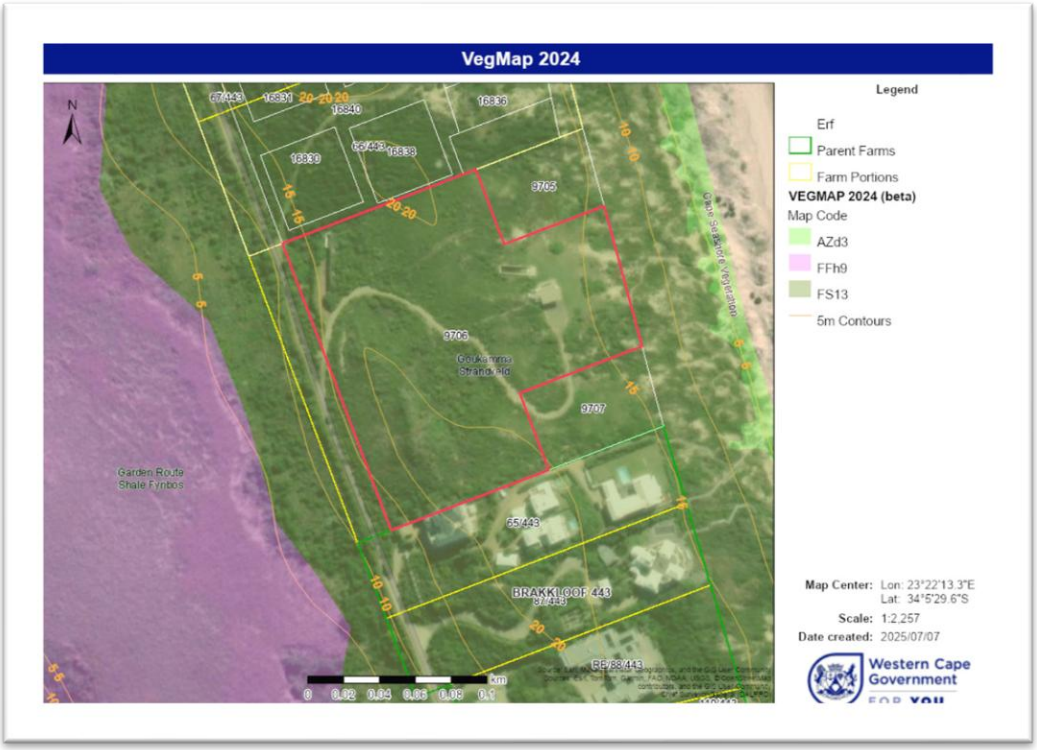

Figure 1: Erf 9706 Plettenberg Bay within Goukammma Strandveld.

(1) Environmental screening results and assessment outcomes:

The following sections contain a summary of any development incentives, restrictions, exclusions, or prohibitions that apply to the proposed development footprint as well as the most environmental sensitive features on the footprint based on the footprint sensitivity screening results for the application classifications that were selected. The application classifications selected for the screening reports are:

Infrastructure|Localised infrastructure|Infrastructure in the Sea_Estuary_Littoral Active Zone_Development Setback_100M Inland or coastal public property.

(2) Relevant Development Incentives, Restrictions, Exclusions or Prohibitions:

The proposed site is within a South African Protected Areas (SAPAD Conservation Areas).
Name: Garden Route Biosphere Reserve

(3) Proposed Development Area Environmental Sensitivity:

The following summary of the development site environmental sensitivities is identified by the Screening Tool Reports. Only the highest environmental sensitivity is indicated. The 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.

Table 1: Identified Environmental Sensitivities.

Theme	Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
Agriculture		x		
Animal Species		x		
Aquatic Biodiversity				x
Archaeological & Cultural Heritage				x
Civil Aviation		x		
Defence				x
Paleontology			x	
Plant Species			x	
Terrestrial Biodiversity	x			

(1) 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.

Table 1: Identified specialist assessments for Transformation of Land Screening Tool Report (dated 30/04/2025).

No:	Specialist Assessment	Assessment Protocol
1	Agricultural Impact Assessment	
2	Landscape/Visual Impact Assessment	General

3	Archaeological and Cultural Heritage Impact Assessment	General
4	Palaeontology Impact Assessment	General
5	Terrestrial Biodiversity Impact Assessment	Terrestrial Biodiversity Protocol
6	Aquatic Biodiversity Impact Assessment	Aquatic Biodiversity Protocol
7	Marine Impact Assessment	General
8	Avian Impact Assessment	Avifauna Assessment Protocols
9	Geotechnical Assessment	General
10	Socio-Economic Assessment	General
11	Plant Species Assessment	Plant Species Protocol
12	Animal Species Assessment	Animal Species Protocol

(7) Results of the verification of the environmental sensitivity and specialist assessments identified of the proposed area:

(7)(1) Visual

Motivation for Exclusion of a Visual Impact Assessment
A dedicated Visual Impact Assessment (VIA) is not required for the proposed development of a deck and beach access walkway on Erf 9706, for the following reasons:

1. Redevelopment on an Existing Disturbed Site
The site previously accommodated a dwelling and associated deck, which were destroyed during the 2017 fires.

The current proposal is for a replacement structure in the same general location and within a previously transformed footprint, meaning there is no new visual intrusion into an undisturbed natural or scenic landscape.

2. Limited Visibility and Low Visual Sensitivity
The site is located within an urban residential area, surrounded by similar residential dwellings and coastal development.

The deck and boardwalk will be visually compatible with surrounding structures and do not introduce contrasting or intrusive elements.

Vegetation screening and natural topography provide partial visual shielding, particularly from public viewpoints such as the beach or roadways.

3. Small Scale and Low Elevation
The proposed deck and boardwalk are modest in scale, designed to provide access

The materials will likely be timber or similarly recessive finishes, ensuring visual integration with the coastal environment.

4. No Impact on Protected Scenic Views
The site is not located within a scenic route corridor, heritage overlay zone, or public viewpoint of provincial or national importance.

No scenic drives, tourism viewpoints, or cultural landscapes will be affected by the proposed structure.

Conclusion:
Given the proposal's replacement nature, modest scale, location within an existing residential area, and lack of intrusion into undisturbed visual landscapes, a dedicated Visual Impact Assessment is not warranted. Potential visual effects are localised, low-intensity, and can be mitigated through design choice and material selection, as will be addressed in the Basic Assessment Report and associated documentation.

(7)(2) Archaeological & Cultural Heritage

The Screening Report identifies the receiving environment as having Low Archaeological and Cultural Heritage Sensitivity.

This was confirmed by Heritage Western Cape (HWC) via email, stating that there does not appear to be a Section 38(1) trigger for the proposed development—unless the boardwalk exceeds 300 m in length. HWC further indicated that they have no particular concerns regarding archaeological sensitivities, as the redevelopment is proposed within the existing footprint, and the construction of the deck and boardwalk is unlikely to involve significant earthworks.

No further heritage-related specialist studies are required.

(7)(3) Palaeontology

The screening report indicates that the receiving environment has a **MEDIUM** Relative Palaeontological Sensitivity.

This was confirmed by Heritage Western Cape (HWC) via email, stating that there does not appear to be a Section 38(1) trigger for the proposed development—unless the boardwalk exceeds 300 m in length. HWC further indicated that they have no particular concerns regarding archaeological sensitivities, as the redevelopment is proposed within the existing footprint, and the construction of the deck and boardwalk is unlikely to involve significant earthworks.

No further heritage-related specialist studies are required.

(7)(4) Terrestrial Biodiversity

The screening report indicates that the receiving environment has a **VERY HIGH** Terrestrial Biodiversity Sensitivity.

Sensitivity	Feature(s)
Low	Low Sensitivity
Very High	ESA 1

PROTOCOL FOR THE SPECIALIST ASSESSMENT AND MINIMUM REPORT CONTENT REQUIREMENTS FOR THE ENVIRONMENTAL IMPACTS ON TERRESTRIAL BIODIVERSITY

SITE SENSITIVITY VERIFICATION AND MINIMUM REPORT CONTENT REQUIREMENTS

Prior to commencing with a specialist assessment, the current use of the land and the potential environmental sensitivity of the site under consideration as identified by the screening tool must be confirmed by undertaking a site sensitivity verification.

2.1. The site sensitivity verification must be undertaken by an environmnetal assessment practitioner or a speciialist.

2.2. The site sensitivity verification must be undertaken through the use of:

(a) a desk top analysis, using satellite imagery;
(b) a preliminary on -site inspection; and
(c) any other available and relevant information.

2.3. The outcome of the site sensitivity verification must be recorded in the form of a report that:

(a) confirms or disputes the current use of the land and environmental sensitivity as identified by the screening tool;
(b) contains a motivation and evidence (e.g. photographs) of either the verified or different use of the land and environmental sensitivity; and
(c) is submitted together with the relevant assessment report prepared in accordance with the requirements of the Environmental Impact Assessment Regulations.

Recommendations:
A SACNASP registered specialist (Dr. David Hoare, BioCenses) was appointed to conduct a five-theme report which includes Animals, Aquatic Biodiversity, Plants, Terrestrial Biodiversity and Marine Themes.
He has conducted a site visit and is in the process of compiling an assessment report.

(7)(5) Aquatic Biodiversity

The screening report indicates that the receiving environment has a Low Aquatic Biodiversity Sensitivity.

PROTOCOL FOR THE SPECIALIST ASSESSMENT AND MINIMUM REPORT CONTENT REQUIREMENTS FOR THE ENVIRONMENTAL IMPACTS ON AQUATIC BIODIVERSITY.

SITE SENSITIVITY VERIFICATION AND MINIMUM REPORT CONTENT REQUIREMENTS

Prior to commencing with a specialist assessment, the current use of the land and the potential environmental sensitivity of the site under consideration as identified by the screening tool must be confirmed by undertaking a site sensitivity verification.

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Recommendations:
A SACNASP registered specialist (Dr. David Hoare, BioCenses) was appointed to conduct a five-theme report which includes Animals, Aquatic Biodiversity, Plants, Terrestrial Biodiversity and Marine Themes. He has conducted a site visit and is in the process of compiling an assessment report.

(7)(6) Marine Impact

A SACNASP registered specialist (Dr. David Hoare, BioCenses) was appointed to conduct a five-theme report which includes Animals, Aquatic Biodiversity, Plants, Terrestrial Biodiversity and Marine Themes. He has conducted a site visit and is in the process of compiling an assessment report.

(7)(7) Avian Impact

The Avian Impact Assessment Protocol published under the Environmental Impact Assessment (EIA) Regulations is intended specifically for the assessment of onshore wind energy generation facilities and their potential impacts on avifaunal species.

As the current proposal involves the construction of a deck and beach access boardwalk on a previously disturbed residential erf (Erf 9706, Plettenberg Bay), the protocol is not applicable to this type of development.

The Avian Impact Assessment Protocol does not apply, and no further specialist avifaunal studies are required for the proposed development.

(7)(8) Geotechnical

According to Outeniqua Geotechnical services, the Consulting Geotechnical Engineers and Engineering Geologists (20 September 2024):

Site description:
The natural topography of the site was generally characterised as a coastal dune ridge, sloping to the west and east. Robberg beach was located less than 100m to the east of the site. There were no significant natural drainage features or surface water bodies on the site such as streams, marshes or dams, but the ground surface was fairly irregular with several depressions and small hillocks, typical of a dune field.

The proposed site for the new house was a fairly level existing platform where the previous house was built (See Figure 1-2). The surface conditions were moist due to recent rain and loose/sandy but generally stable with no signs of any severe stability problems.

Geology & soil profile:
The climate of the area was described as subtropical oceanic, with very mild winters and warm summers and an annual precipitation of 600-900mm (i.e. a wet climate with chemical decomposition as the dominant mode of weathering). Heavy rainfall events exceeding 100mm in a 24hour period was not uncommon in the area.

The geological map of the area indicated that the site was underlain by thick deposits of unconsolidated dune sands overlying sedimentary rocks of the Robberg formation at unknown depth.

The profile excavated in test pits correlated with the local geology of the area. The natural soil profiles were dominated by fine aeolian (dune) sand (see Figure 3). Uncontrolled fill from the previous house and its demolition were encountered in some of the test pits, consisting of a mixture of rubble, sand and remnant foundation structures (See Figure 4). The underlying bedrock was not exposed on surface or in test pits and was not expected within a depth of at least 10m.

No groundwater or perched water tables were observed in test pits.

Drainage:
The soil was generally permeable but fine grained and may drain slowly in heavy downpours. The soil is also potentially highly erodible under the action of concentrated stormwater,

so an effective stormwater management system is highly recommended to collect and discharge stormwater in a controlled manner away from structures. Preventative measures, such as good landscaping, will also mitigate the effect of stormwater on structures.

Conclusions:
The investigation indicated that the site was potentially suitable for residential development but there were some geotechnical constraints which require some consideration in the engineering design and during construction.

(7)(9) Socio-Economic

Will be addressed in BAR.

(7)(10) Plant Species

A screening report dated 30/04/2025 indicates that the receiving environment has a **MEDIUM** Relative Plant Species Sensitivity with the identified plant species as per below.

Table 2: Plant Species Sensitivity Features:

Sensitivity	Feature(s)
Medium	Lampranthus pauciflorus
Medium	Ruschia duthiae
Medium	Lebeckia gracilis
Medium	Sensitive species 131
Medium	Leucospermum glabrum
Medium	Selago burchellii
Medium	Erica chloroloma
Medium	Erica glandulosa subsp. fourcadei
Medium	Hermannia lavandulifolia
Medium	Sensitive species 657
Medium	Sensitive species 1032
Medium	Pterygodium newdigateae
Medium	Osteospermum pterigoideum
Medium	Acmadenia alternifolia
Medium	Muraltia knysnaensis
Medium	Sensitive species 800
Medium	Erica glumiflora
Medium	Sensitive species 500
Medium	Sensitive species 763
Medium	Pterygodium cleistogamum

The National Vegetation Map (VegMap 2024) describes the proposed development area as having the following vegetation types: Goukamma Strandveld (Status - Least Convern).

A SACNASP registered specialist (Dr. David Hoare, BioCenses) was appointed to conduct a five-theme report which includes Animals, Aquatic Biodiversity, Plants, Terrestrial Biodiversity and Marine Themes. He has conducted a site visit and is in the process of compiling an assessment report.

(7)(11) Animal Species

The screening report indicate that the receiving environment has a **HIGH** Relative Animal Species Sensitivity due to the possible presence of several Species of Conservation Concern, as indicated below.

Table 3: Animal Sensitivity Features.

Sensitivity	Feature(s)
High	Aves-Circus ranivorus
High	Aves-Neotis denhami
Medium	Aves-Stephanoaetus coronatus
Medium	Aves-Bradypterus sylvaticus
Medium	Invertebrate-Aneuryphymus montanus

A SACNASP registered specialist (Dr. David Hoare, BioCenses) was appointed to conduct a five-theme report which includes Animals, Aquatic Biodiversity, Plants, Terrestrial Biodiversity and Marine Themes. He has conducted a site visit and is in the process of compiling an assessment report.

(7)(12) Agriculture

The Screening Report identifies the receiving environment as having an overall High Relative Agricultural Sensitivity. It further indicates that the specific area proposed for development is predominantly rated as Medium in terms of Land Capability. According to the DAFF 2016 Land Capability Map, the proposed development area is primarily classified as 06: Low-Moderate.

Figure 4: Map of Relative Agriculture Theme Sensitivity

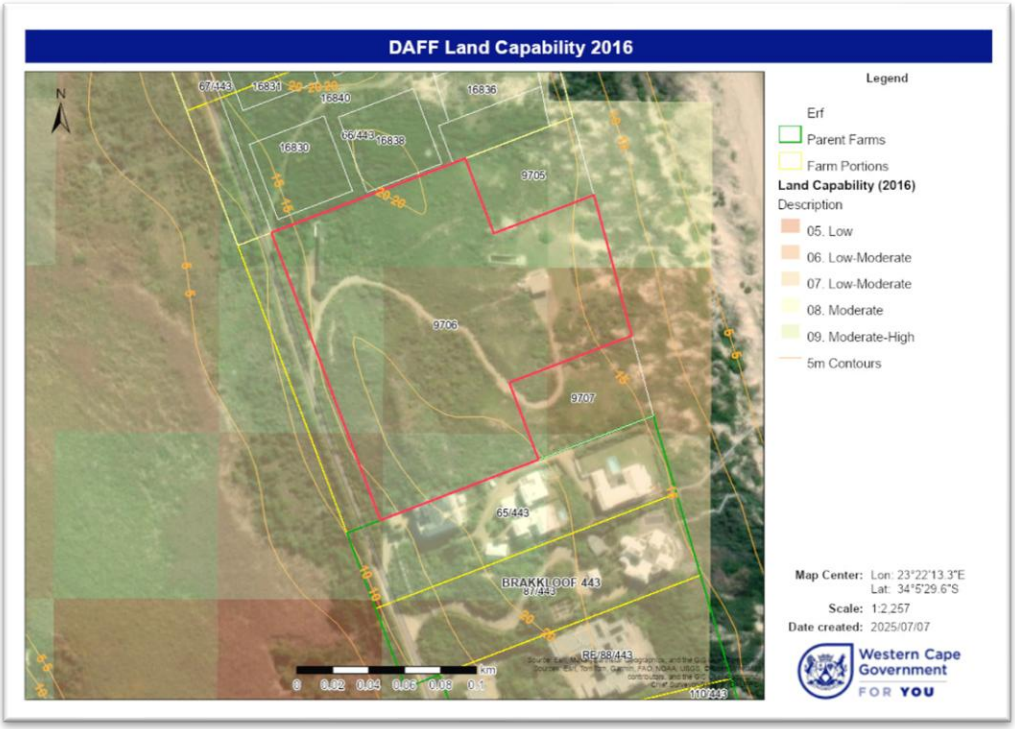

Figure 5: DAFF Land Capability map, 2016

This classification reflects limited agricultural potential, often due to constraints such as soil depth, texture, drainage, topography, or climate.

The Low-Moderate (06) rating typically indicates that:

- The land is unsuitable for intensive cultivation.
- It is not considered prime or high-potential agricultural land.

Therefore, while the Screening Tool flags a generalised High sensitivity, site-specific data confirms that the area proposed for development lacks the productive characteristics of true agricultural land. This supports a reclassification or exemption from further agricultural impact assessment requirements, as the proposed development would not result in the loss of land with high agricultural capability.

This motivation is supported by the DAFF land capability mapping and is consistent with the precautionary principle in environmental assessment, which encourages site-specific verification over desktop-generated flags.

With the information presented the EAP is of the opinion that no further studies are required for the proposed cultivation activities. The rating of the screening tool report is disputed.

(7)(13) Civil Aviation

The screening report indicates that the receiving environment has a HIGH Sensitivity for this theme as the proposed development property is within 8 km of other civil aviation aerodrome.

Recommendations:
The development will not have any impact on civil aviation. Aircraft should be restricted from flying low over residential areas. The sensitivity should therefore be LOW, and no further assessments will be required. Nonetheless, the EAP will consult the South African Civil Aviation Authority ("SACAA") in the public participation process.

(7)(14) Defence

The screening report indicates that the receiving environment has a LOW Sensitivity for this theme. As no specific protocol exists for this theme, the General Requirements Protocol is assigned to this sensitivity.

Recommendations:
The EAP confirms that the Defence Sensitivity of the proposed development property is LOW and no further assessments will be required.