

**PROPOSED CONSTRUCTION OF A  
FILLING STATION AND  
CONVENIENCE STORE ON  
REMAINDER OF ERF 41, ATLANTIC  
HILLS, DURBANVILLE, CAPE TOWN**

**Site Sensitivity Verification Report**

Report Prepared for  
**Absshelf 33 (Pty) Ltd**

September 2020

## PROJECT & REPORT DETAILS

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**PROJECT TITLE:** Proposed construction of a filling station and convenience store on remainder of Erf 41, Atlantic Hills, Durbanville, Cape Town

**REPORT TITLE:** Site Sensitivity Verification Report

**AUTHOR:** KHULA Environmental Consultants

**CLIENT:** Absshelf 33 (Pty) Ltd / Atlantic Hills Co-Ownership

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## Abbreviations

BAR	Basic Assessment Report
DEA&DP	The Department of Environmental Affairs and Development Planning
EA	Environmental Authorisation
EAP	Environmental Assessment Practitioner
EIA	Environmental Impact Assessment
EMPr	Environmental Management Programme
NEMA	National Environmental Management Act
SSV	Site Sensitivity Verification

# 1 Introduction & Background

A filling station and convenience store is proposed within an existing mixed-use industrial development known as Atlantic Hills Business Park (see Figure 1). The development of the Business Park, which has been commenced with through the construction of roads, services and building platforms, is subject to an existing environmental authorisation (“EA”)<sup>1</sup> (Due to the proposed filling station triggering an activity that was not authorised in the EA, prior environmental authorisation is required in terms of the NEMA EIA Regulations (2014, as amended) and a Basic Assessment is underway. KHULA Environmental Consultants (“KHULA”) has been appointed as the EAP to manage the Basic Assessment process.

To guide to level of assessment and reporting when applying for environmental authorisation *Procedures for the assessment and minimum criteria for reporting on identified environmental themes in terms of Sections 24(5)(a) and (h) and 44 of the National Environmental Management Act, 1998*, were promulgated<sup>2</sup>. These procedures are based on the outputs of a web-based Screening Tool, the implementation of which has become obligatory in all EIA processes as of 4 October 2019. The Screening Report (see Appendix L of the BAR) is a key output of the Screening Tool and identifies the key environmental sensitivities of the site. In terms of the Procedures detailed specialist assessments are required for themes which are identified as being of Very High sensitivity. For themes that are identified as having a low sensitivity a Compliance Statement, prepared by a specialist in the relevant theme, is required. Due to Screening Tool being a desktop sensitivity analysis the Procedures make provision for ground-truthing of the findings of the Screening Tool which can lead to a varied sensitivity rating for the various identified themes. The procedure for this ground-truthing is known as a Site Sensitivity Verification (“SSV”) and its key output is a SSV Report (this report). The outcomes of the SSV will, subject to the approval of the Competent Authority, determine what level of assessment and reporting will be undertaken in the EIA process.

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<sup>1</sup> Amended EA issued on 31 March 2017, Department of Environmental Affairs and Development Planning (“DEA&DP”) Ref: 16/3/3/5/A5/20/2093/16 with an approved Environmental Management Programme (“EMPr”).

<sup>2</sup> Gazetted on 20 March 2020 (GN No. R320) and which came into effect in May 2020



Figure 1: Locality Map, showing the transformed nature of the site

## 2 Description of the Proposed Development

The erf on which the proposed development will be situated totals 6523m<sup>2</sup> and the proposed development comprises the following:

- Access roads (tarmac surface): 656m<sup>2</sup>
- Forecourt (tarmac surface): 1507m<sup>2</sup>
- Concrete slabs (pumps): 308m<sup>2</sup>
- Concrete containment slabs (over tanks): 89m<sup>2</sup>
- Convenience store: 455m<sup>2</sup>
- Paving sidewalk (around convenience store): 235m<sup>2</sup>
- Parking bays (tarmac surface): 180m<sup>2</sup>
- Delivery Bay (tarmac surface): 100m<sup>2</sup>
- Four pumps
- Four underground fuel tanks of 30m<sup>3</sup> each (i.e. 120m<sup>3</sup> in total)
- The remaining area (2993m<sup>2</sup>) will be landscaped or grassed.

### 3 Identified Theme Sensitivities for the Proposed Site

The Screening Tool (see Appendix L of the BAR) highlighted the following sensitivities:

**Table 1: Sensitivities identified by the Screening Tool**

THEME	SENSITIVITY			
	Very High	High	Medium	Low
Agricultural			X	
Animal species			X	
Aquatic biodiversity				X
Civil aviation		X		
Plant species			X	
Defence			X	
Terrestrial biodiversity	X			

### 4 Site Sensitivity Verification Methodology

The following methods were used by the EAP to undertake the SSV:

- General area site visit and on-site inspection;
- Site photographs;
- Satellite imagery (Google Maps Pro);
- Review of existing approvals/authorisations for the site.

The findings of the SSV in terms of the identified environmental themes are presented in the following Section.

## 5 Site Sensitivity Verification

### 5.1 Agricultural Sensitivity

The Protocols require that land identified by the Screening Tool as High or Very High require an Agricultural Agro-Ecosystem Specialist Assessment. The Screening Tool Report indicates that the erf has Medium sensitivity and accordingly a Compliance Statement prepared by an Agricultural Agro-Ecosystem Specialist should be prepared. However, the site visit confirms the totally transformed state of the erf. Please refer to Photo 1 below.



**Photo 1: View of the site**

In addition, historical imagery found on Google Earth Pro shows that while the surrounding land was used for agriculture, the erf itself was not. See **Figure 2** below (the red polygon indicates the location of the erf).



**Figure 2: Erf with agricultural activities to the west. Image taken in 2005.**

The Atlantic Hills Business Park underwent an EA process approximately 10 years ago and the agricultural potential of the development was assessed at this time and development of the site with an industrial park, within which this site is located, was authorised.

The EAP thus **confirms the existing agricultural sensitivity as insignificant.**

## **5.2 Biodiversity**

The Screening Report indicates the site's terrestrial biodiversity as having a Very High sensitivity, and a Terrestrial Biodiversity Specialist Study would therefore be required, while the animal species, aquatic species and plant species as Medium and Low, thus requiring Compliance Statements.

However, the site and adjacent areas are highly transformed, with the Atlantic Hills Business Park having been under construction since 2016. Accordingly the site is considered to be of **no terrestrial or aquatic biodiversity sensitivityt.** Please see **Photos 2 and 3** below.





**Photo 2: The site has been cleared and grubbed, with development platforms completed in preparation for development.**



**Photo 3: View over the site towards the intersection between Giel Basson Drive and Welbeloond Road**

### 5.3 Civil Aviation

The Protocols state that should there be a high sensitivity rating, where potential for negative impacts on the civil aviation installation that can potentially be mitigated, further assessment may be required to investigate potential impacts and mitigation measures.

As can be seen in **Figure 3** below, the site is relatively small in comparison to the surrounding erven which accommodate large industrial warehouses, and the roofed area of the proposed development will only be approximately 1000m<sup>2</sup> and of a significantly lower elevation. On this basis **the potential impact on civil aviation is rated as insignificant** and requiring no further assessment.



**Figure 3: The erf in relation to surrounding land-users.**

### 5.4 Defence

The Screening Report identified a Medium sensitivity rating in terms of the defence theme which, according to the Procedures, would require a Compliance Statement. The proposed development will have no identifiable potential impact on defence capabilities as it is a filling station located within and existing industrial area. Accordingly, the finding of the SSV for the defence theme is that the site is of **no sensitivity**.

## 6 Conclusion & Way Forward

As the proposed filling station is located within an approved mixed-use development (Atlantic Hills Business Park) which was commenced with in 2016, the site is highly transformed, and exists as a levelled building platform devoid of any vegetation. While the Screening Report identified sensitivities of ratings from Low to Very High for the themes of agriculture, biodiversity (terrestrial and aquatic), civil aviation and defence, the SSV has found that the site is associated with no sensitivities whatsoever.

In terms of a Way Forward and based on the findings of the SSV of no environmental sensitivity no further assessment whatsoever should be undertaken in terms of the identified themes (i.e. the requirement for Compliance Statements should be waived).



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