

**SITE SENSITIVITY VERIFICATION  
REPORT  
FOR  
THE PROPOSED CONSTRUCTION OF  
STUDENT ACCOMODATION AND  
ASSOCIATED INFRASTRUCTRE IN-  
SOSHANGUVE, BLOCK M, WITHIN THE  
JURISDICTION OF THE CITY OF  
TSHWANE METROPOLITAN  
MUNICIPALITY,  
GAUTENG PROVINCE.**

**GAUT-002/25-26/E0209**

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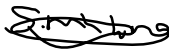

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# SITE SENSITIVITY VERIFICATION REPORT

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## ABBREVIATIONS

CA	Competent Authority
CBA	Critical Biodiversity Area
CRR	Comment & Response Report
DBAR	Draft Basic Assessment Report
DWS	Department of Water and Sanitation
EA	Environmental Authorisation
EAP	Environmental Assessment Practitioner
ECA	Environment Conservation Act, 1989 No. 73 of 1989)
EMPr	Environmental Management Programme
ESA	Ecological Support Area
GDEnv	Gauteng Department of Environment
GNR	Government Notice Regulation
HIA	Heritage Impact Assessment
I&AP	Interested and Affected Party
IAP	Invasive Alien Plants
IDP	Integrated Development Plan
IEM	Integrated Environmental Management
NDP	National Development Plan
NEMA	National Environmental Management Act, 1998 (Act No. 107 of 1998)
NEMBA	National Environmental Management: Biodiversity Act, (Act No. 10 of 2004)
NFEPA	National Freshwater Ecosystem Priority Area
NHRA	National Heritage Resources Act, 1999 (Act No. 25 of 1999)
NWA	National Water Act, 1998 (Act No. 36 of 1998)
PPP	Public Participation Process
SAHRA	South African Heritage Resources Agency
SANBI	South African National Biodiversity Institute
SANS	South African National Standards
SCP	Selahle Consultancy & Projects
SDF	Spatial Development Framework

## 1 INTRODUCTION

A Site Sensitivity Verification (SSV) Report describes the outcomes of a site sensitivity verification done through desktop analysis and a site inspection conducted for the proposed site to confirm the actual state of the site compared with what is identified by the National Web-based Environmental Screening Tool.

The SSV is intended to confirm or refute the environmental sensitivity themes relevant to the site and the need to commission specialists as identified in the Screening Report. The Site Sensitivity Verification is undertaken before or during the EIA process. The report is submitted as a supporting document with the application for Environmental Authorisation to the competent authority.

This report will form part of the Basic Assessment for Proposed Construction of Student Accommodation and Associated Infrastructure in Soshanguve, Block M, Gauteng Province. It addresses the findings of the Screening Report that is generated in the National Environmental Web from the Department of Forestry, Fisheries and Environment (DFFE), and motivates the various specialist studies identified to be conducted. It also discusses whether the specialist studies forming part of this project are required to comply with the protocols or not.

The Protocols for the Assessment and Minimum Criteria for Reporting on Identified Environmental Themes (the protocol) were promulgated in Government Notice No. 320, published in Government Gazette No. 43110 on 20 March 2020 and which came into effect on 9 May 2020. The Protocols are allowed for in terms of Sections 25(5)(a) and (h) and 44 of the National Environmental Management Act, 1998 (as amended) (Act No. 107 of 1998) (NEMA). These protocols must be complied with for every new application submitted after the effective date of the protocols.

The site-specific Screening Report was generated on 28 August 2025, and the site sensitivity verification exercise was conducted on 12 and 19 September 2025, respectively.

## 2 AIM OF THE SITE SENSITIVITY VERIFICATION REPORT

- To verify the land use and theme sensitivity as identified by the DFFE Screening tool.
- To agree or dispute on the theme sensitivity ratings.
- To motivate as to why the need for the identified specialist studies is challenged.

## 3 METHODOLOGY

According to the protocols, the Environmental Assessment Practitioner (EAP) must verify the site's environmental sensitivity in accordance with theme sensitivity and required specialists' studies as identified by the Department of Forestry, Fisheries and Environment (DFFE) screening tool. This site verification report was compiled based on the Conservation Plan Map (C-plan map) and in combination with a site inspection which was aimed to investigate, identify and evaluate potential impacts associated with the proposed development of the receiving environment.

## 4 PROJECT DESCRIPTION

Govhani Student Accommodation (applicant) proposes to Construct Student Accommodation and Associated Infrastructure in Soshanguve, Block M. The proposed development will be carried out under the Environmental Impact Assessment Regulations 2014, as amended under the National Environmental Management Act (Act 107 of 1998) as amended. The applicant intends to construct 27 four storey accommodation block buildings with a base capacity of approximately 2505 beds on Portion 7 (Portion 2 to 102 of Erf 1305) of the farm Rietgat 611 JR Soshanguve-M which will formally be known as the Tshwane University of Technology (TUT) Soshanguve Student Village in Pretoria. Below are the Associated Infrastructures in relation to the proposed development are as follows:

- Canteen
- Recreational area
- Laundry area
- Refuse area
- Parking
- Security facilities

### 4.1 Project location

The proposed site can be accessed by traveling along Flower Street and Imphangele street in Soshanguve, Block M within the Jurisdiction of the City of Tshwane Metropolitan Municipality. The coordinates for the site are **25° 32' 0.47" S 28° 05' 24.99" E** (refer to Figure 1 for the site locality).

Selahle Consultancy and Projects (Pty) Ltd (SCP) was appointed by Govhani Student Accommodation to undertake the Basic Assessment for the Proposed Construction of Student Accommodation and Associated Infrastructure in Soshanguve, Block M.

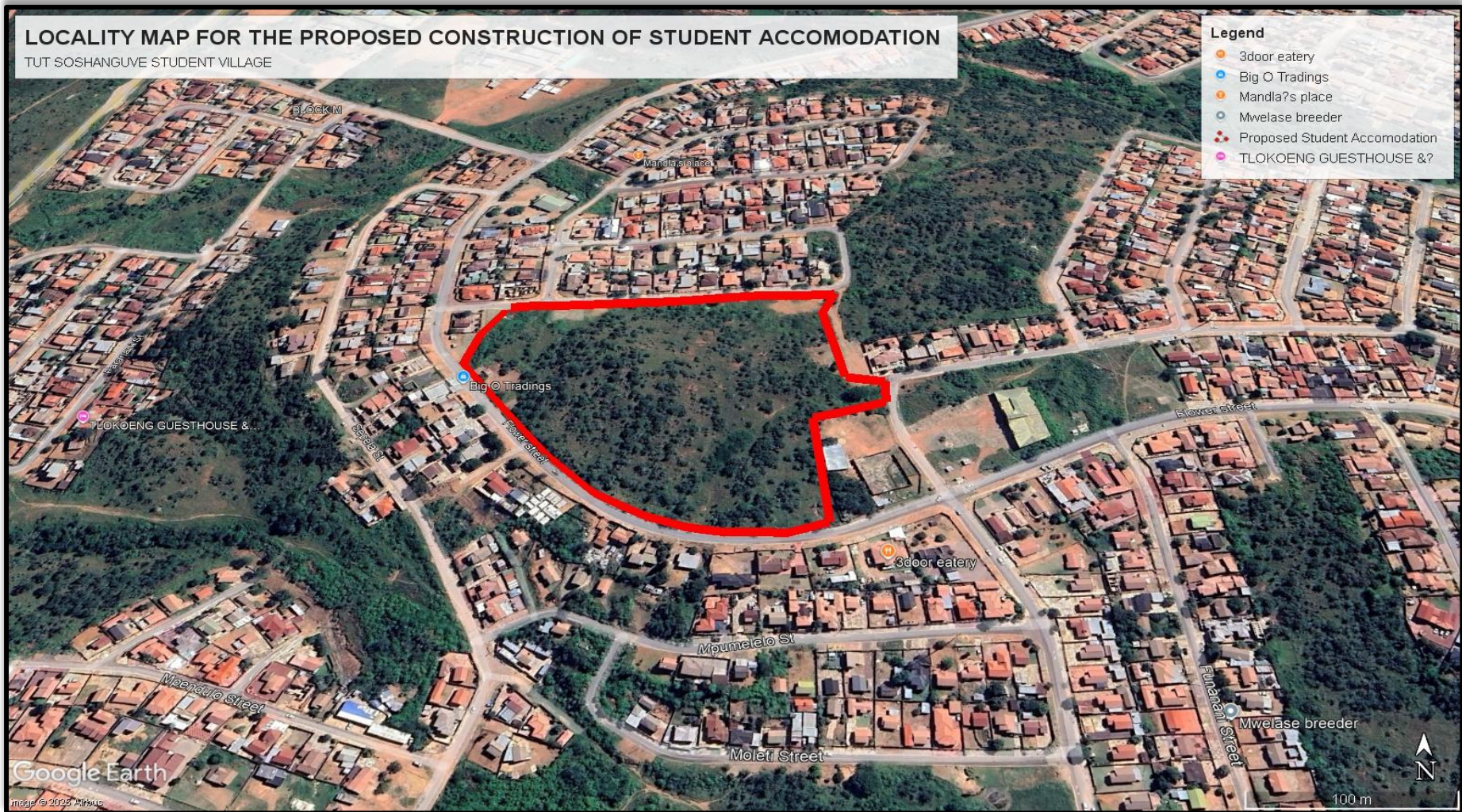


Figure 1: Locality Map of the proposed development/activity

## 5 THEMES AND ENVIRONMENTAL SENSITIVITY IDENTIFIED BY THE SCREENING TOOL

The table below indicates the level of sensitivity of each of the themes identified in the DFFE Screening tool report for the proposed development.

Table 1: DFFE Screening Tool Findings

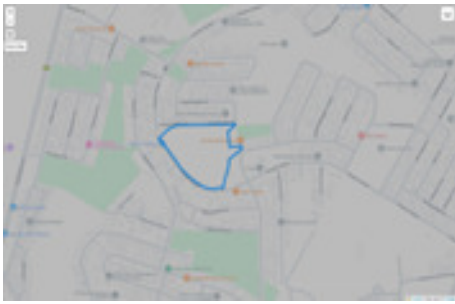
Theme	Very High Sensitivity	High Sensitivity	Medium Sensitivity	Low Sensitivity
Agriculture Theme			X	
Animal Species Theme			X	
Aquatic Biodiversity Theme				X
Archaeological and Cultural Heritage Theme				X
Civil Aviation Theme		X		
Defence Theme				X
Plant Species Theme				X
Terrestrial Biodiversity Theme	X			

Table 2: DFFE Sensitivity Themes and Motivation from EAP

No	Theme	DFFE Sensitivity	Agree/ Disagree	Proposed Sensitivity	Motivation
1	Agriculture Theme	Medium sensitivity	Agree	Medium sensitivity	<p>The site verification confirmed that the area is highly disturbed and urbanised, with no evidence of active agricultural activities, furthermore, based on the agricultural compliance statement that was conducted by KMG Environmental Solution Services, confirmed that the proposed Development is located on land that has no current or future agricultural value. The site's shallow soils, low fertility, semi-arid climate, and urban transformation render it unsuitable for any agricultural production, therefore the proposed development will not result in the loss of viable agricultural land.</p> <p>The Agricultural Compliance Statement will be appended in the Draft Basic Assessment.</p>
2	Animal Species Theme	Medium sensitivity	Disagree	Low sensitivity	<p>According to the Terrestrial Biodiversity Study conducted by The Biodiversity Company it has confirmed that the area is highly disturbed with human activities, reducing the likelihood of occurrence of sensitive faunal species. Consequently, the sensitivity is deemed low given the already degraded nature of habitat.</p>
3	Aquatic Biodiversity Theme	Low Sensitivity	Agree	Low Sensitivity	<p>The site is located approximately 410 metres from a non-perennial watercourse. However, the proposed development will not have any impact on the watercourse. Therefore, no study will be conducted.</p>
4	Archaeological and Cultural Heritage Theme	Low sensitivity	Agree	Low sensitivity	<p>The site inspection indicated that there are no Archaeological or Cultural Heritage within the proposed development area. Furthermore, the Heritage Study conducted by Vhubvo Consultancy CC supports this finding, indicating that no archaeological, historical, or cultural heritage resources were observed during the</p>

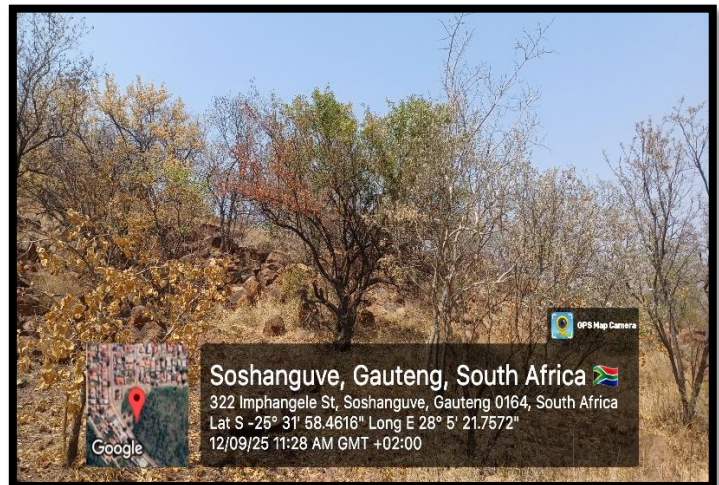
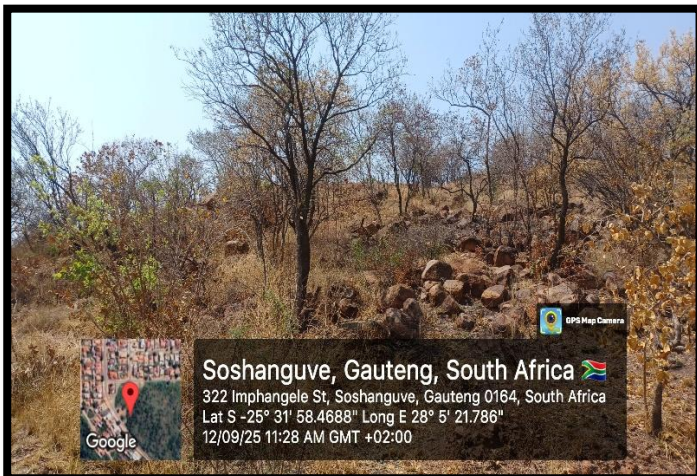
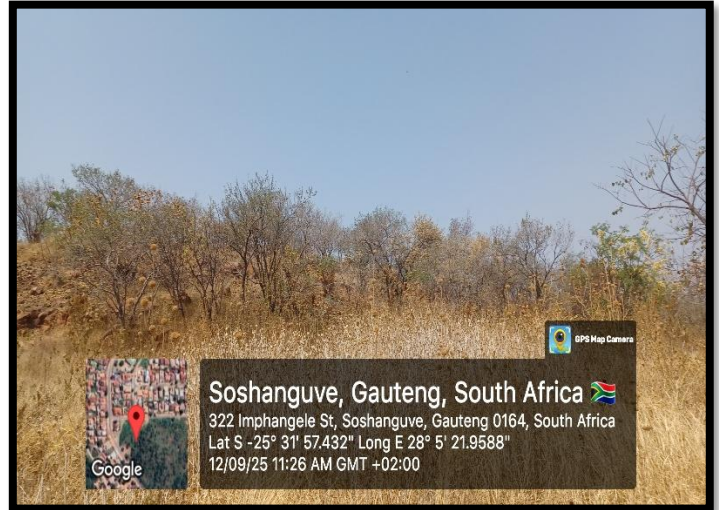
No	Theme	DFFE Sensitivity	Agree/ Disagree	Proposed Sensitivity	Motivation
					assessment. However, it is noted that some archaeological resources may exist below the ground surface and could only become evident during earthworks ..
5	Civil Aviation Theme	High sensitivity	Disagree	Low Sensitivity	A typical four storey building is approximately 13 to 15 metres in height . Therefore, the civil aviation sensitivity is disputed due to the absence of any nearby civil aviation infrastructure, the nearest airport is Wonderboom National Airport, which is more than 20 km away, thus posing no aviation risk.
6	Defence Theme	Low Sensitivity	Agree	Low Sensitivity	There are no defence or military facilities in or near the site that could trigger higher sensitivity.
8	Plant Species	Low sensitivity	Agree	Low sensitivity	According to the Terrestrial Biodiversity study conducted by The Biodiversity Company, the area is highly disturbed and urbanized, with minimal indigenous vegetation remaining. No threatened or protected plant species are expected to occur on site. Therefore, the sensitivity is considered Low.
9	Terrestrial Biodiversity Theme	Very High Sensitivity	Disagree	Medium	Based on the Conservation Plan 4.0, the proposed development is located within the Ecological Support Areas (ESA), furthermore, the Terrestrial Biodiversity study that was conducted by The Biodiversity Company confirmed that there are no Species of Concern observed in the study area. Lastly, the site falls within the Class 3 of the ridges in terms of the Ridge guidelines, 2019 (as amended).  The Terrestrial Biodiversity Study will be appended in the Draft Basic Assessment.

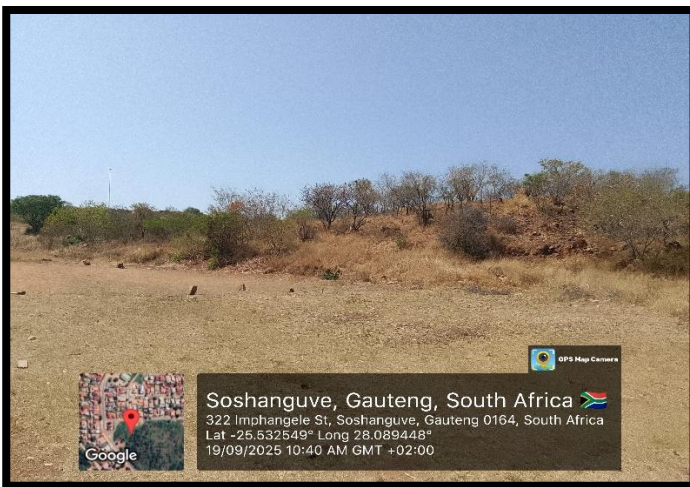
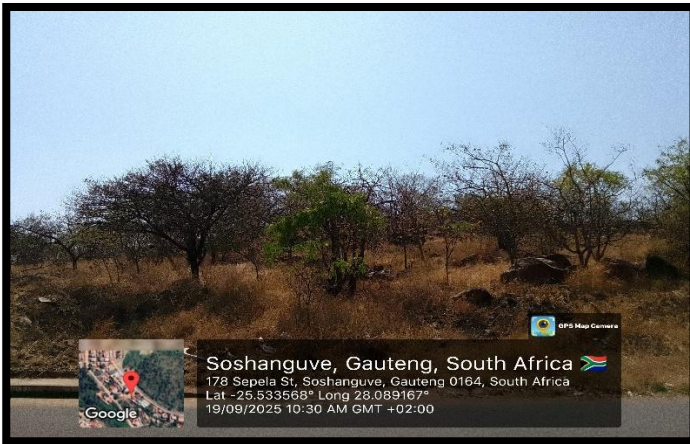
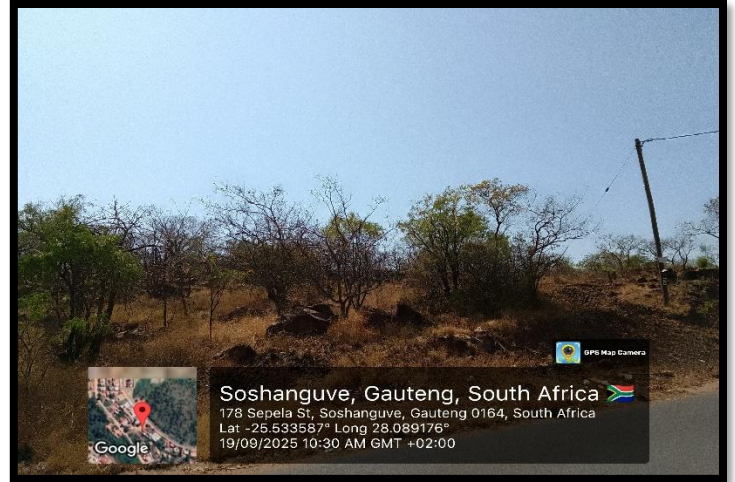
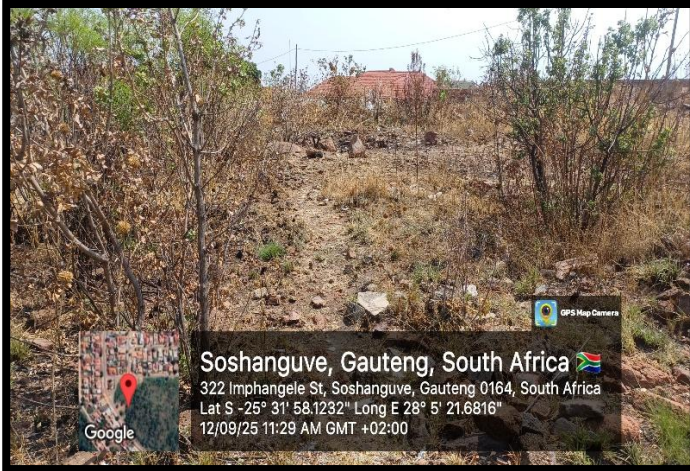
Table 3: Specialist assessments identified as per the DFFE Screening Tool

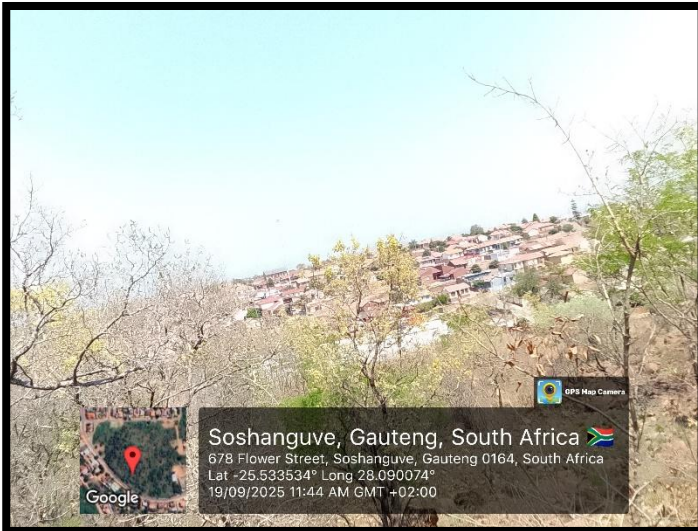
NO	PROPOSED SPECIALIST ASSESSMENT	Agree/ Disagree	VERIFICATION OF SITE SENSITIVITY AND MOTIVATION ON THE NEED FOR SPECIALIST INVESTIGATION	WILL THE SPECIALIST STUDY BE CONDUCTED?
<b>DFFE SCREENING TOOL PROTOCOLS (RECOMMENDED SPECIALIST ASSESSMENTS AS PER THE SCREENING TOOL)</b>				
1	Landscape/Visual Impact Assessment	Agree	The proposed is 27 four-storey Block buildings and the proposed site is currently Vacant and is also used for illegal, therefore the height and the density of the development may alter the local visual character of the area.	The study will be conducted
2	Palaeontology Impact Assessment	Disagree	The site has low potential for fossil-bearing formations as it is located on previously disturbed ground with no significant outcrops. Also, on the Palaeo Map on SAHRIS website appended hereto, the proposed area appears grey meaning that the sensitivity is zero. 	The study won't be conducted
3	Socio-Economic Assessment	Agree	The proposed student accommodation constitutes a socially desirable and economically beneficial development with a highly positive net socio-economic impact after mitigation. The project will improve	The study will be conducted

NO	PROPOSED SPECIALIST ASSESSMENT	Agree/ Disagree	VERIFICATION OF SITE SENSITIVITY AND MOTIVATION ON THE NEED FOR SPECIALIST INVESTIGATION	WILL THE SPECIALIST STUDY BE CONDUCTED?
<b>DFFE SCREENING TOOL PROTOCOLS (RECOMMENDED SPECIALIST ASSESSMENTS AS PER THE SCREENING TOOL)</b>				
			educational accessibility, promote local employment, support SMME development, and contribute to long-term urban regeneration in Soshanguve.	

## SITE PHOTOGRAPH FOR THE PROPOSED SITE







## **6 ENVIRONMENTAL ASSESSMENT PRACTITIONER STATEMENT**

A site sensitivity walkthrough was undertaken for the proposed development area. Based on field observations and professional judgment, the Environmental Assessment Practitioner (EAP) agrees with some of the environmental themes identified in the Department of Forestry, Fisheries and the Environment (DFFE) Screening Report. However, certain themes were disputed due to the existing site conditions and the nature of the proposed construction. The EAP confirms that the following environmental themes correspond accurately with the sensitivity ratings provided in the DFFE Screening Tool:

- Agriculture Theme
- Defence Theme
- Plant Species Theme
- Socio-Economic Assessment
- Visual Impact Assessment
- Terrestrial Biodiversity Theme

On the contrary, the EAP disputes the sensitivity ratings assigned to the following environmental themes and associated protocols, considering them to be of lower sensitivity than indicated by the DFFE Screening Tool:

- Palaeontology Theme
- Civil Aviation Theme
- Aquatic Biodiversity Theme
- Archaeological & Cultural Heritage Theme
- Animal Theme

## **7 CONCLUSION**

The objective of this Site Sensitivity Verification was to evaluate the accuracy of the environmental sensitivity ratings provided by the DFFE Screening Tool in relation to the actual site conditions. This verification process enables the identification of relevant specialist studies that may be required for the proposed project and ensures that the environmental management process remains context-specific and responsible.

The Heritage Impact Assessment (HIA) is required due to the size of the proposed development area, which exceeds 5,000 m<sup>2</sup>. This is in accordance with Section 38(1)(c)(i) of the National Heritage Resources Act (Act 25 of 1999). However, the Site Sensitivity Verification confirmed that the proposed development is largely located in disturbed or low-sensitivity areas. From an environmental perspective, the proposed development is considered feasible, provided that the Ridge guidelines are adhered to and also ensure that the Mitigation measure provided on the EMP are implemented. No fatal flaws have been identified that would prevent the development from

proceeding, however, strict adherence to all recommended mitigation and management measures is essential to minimise potential environmental and visual impacts on the ridge environment.