

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

**EIA Reference number:**

**Project name:** TuT Student Accommodation

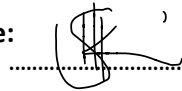
**Project title:** MWSQS

**Date screening report generated:** 28/08/2025 13:35:34

**Applicant:** MWSQS

**Compiler:** Selahle Consultancy & Projects

**Compiler signature:**

  
.....

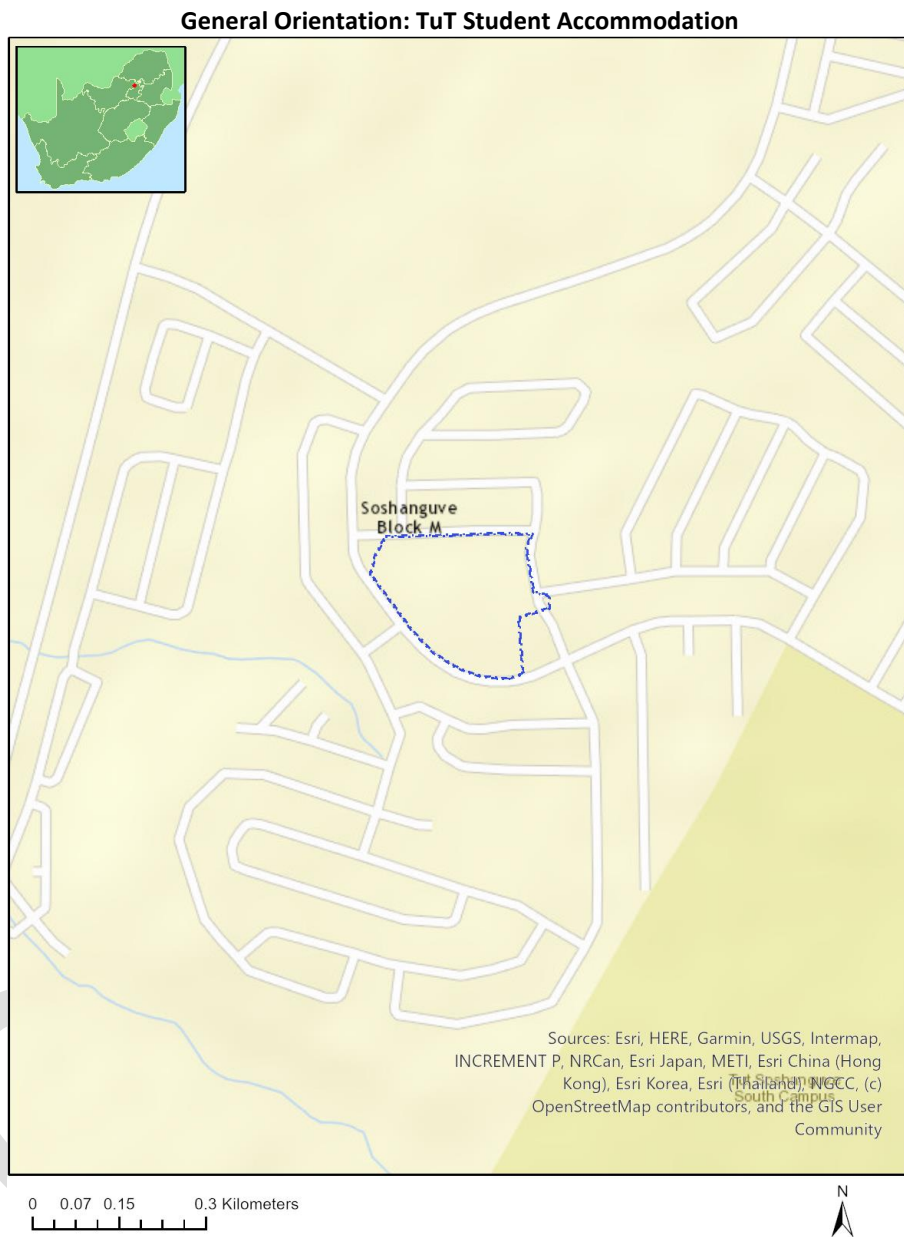
**Application Category:** Transformation of land | Indigenous vegetation

# Table of Contents

- Proposed Project Location ..... 3
  - Orientation map 1: General location ..... 3
- Map of proposed site and relevant area(s) ..... 4
  - Cadastral details of the proposed site ..... 4
  - Wind and Solar developments with an approved Environmental Authorisation or applications under consideration within 30 km of the proposed area ..... 5
  - Environmental Management Frameworks relevant to the application ..... 6
- Environmental screening results and assessment outcomes ..... 6
  - Relevant development incentives, restrictions, exclusions or prohibitions ..... 6
  - Proposed Development Area Environmental Sensitivity ..... 7
  - Specialist assessments identified ..... 7
- Results of the environmental sensitivity of the proposed area ..... 9
  - MAP OF RELATIVE AGRICULTURE THEME SENSITIVITY ..... 9
  - MAP OF RELATIVE ANIMAL SPECIES THEME SENSITIVITY ..... 10
  - MAP OF RELATIVE AQUATIC BIODIVERSITY THEME SENSITIVITY ..... 11
  - MAP OF RELATIVE ARCHAEOLOGICAL AND CULTURAL HERITAGE THEME SENSITIVITY ..... 12
  - MAP OF RELATIVE CIVIL AVIATION THEME SENSITIVITY ..... 13
  - MAP OF RELATIVE DEFENCE THEME SENSITIVITY ..... 14
  - MAP OF RELATIVE PLANT SPECIES THEME SENSITIVITY ..... 15
  - MAP OF RELATIVE TERRESTRIAL BIODIVERSITY THEME SENSITIVITY ..... 16

# Proposed Project Location

## Orientation map 1: General location



## Map of proposed site and relevant area(s)



## Cadastral details of the proposed site

Property details:

No	Farm Name	Farm/ Erf No	Portion	Latitude	Longitude	Property Type
1	SOSHANGUVE-M	1305	73	25°32'3.75S	28°5'28.18E	Erven
2	SOSHANGUVE-M	1305	2	25°31'57.56S	28°5'20.2E	Erven
3	SOSHANGUVE-M	1305	3	25°31'57.55S	28°5'20.76E	Erven
4	SOSHANGUVE-M	1305	5	25°31'58.07S	28°5'20.75E	Erven
5	SOSHANGUVE-M	1305	25	25°31'57.42S	28°5'28.81E	Erven
6	SOSHANGUVE-M	1305	29	25°31'58.23S	28°5'28.84E	Erven
7	SOSHANGUVE-M	1305	68	25°32'1.57S	28°5'27.83E	Erven
8	SOSHANGUVE-M	1305	70	25°32'2.43S	28°5'27.95E	Erven
9	SOSHANGUVE-M	1305	80	25°31'58.13S	28°5'19.74E	Erven
10	SOSHANGUVE-M	1305	72	25°32'3.31S	28°5'28.09E	Erven
11	SOSHANGUVE-M	1305	79	25°31'58.52S	28°5'20.11E	Erven
12	SOSHANGUVE-M	1305	69	25°32'2.02S	28°5'27.89E	Erven
13	SOSHANGUVE-M	1306	0	25°32'1.76S	28°5'29.06E	Erven
14	RIETGAT	611	0	25°29'23.22S	28°6'22.2E	Farm

15	RIETGAT	611	7	25°32'12.98S	28°5'14.3E	Farm Portion
----	---------	-----	---	--------------	------------	--------------

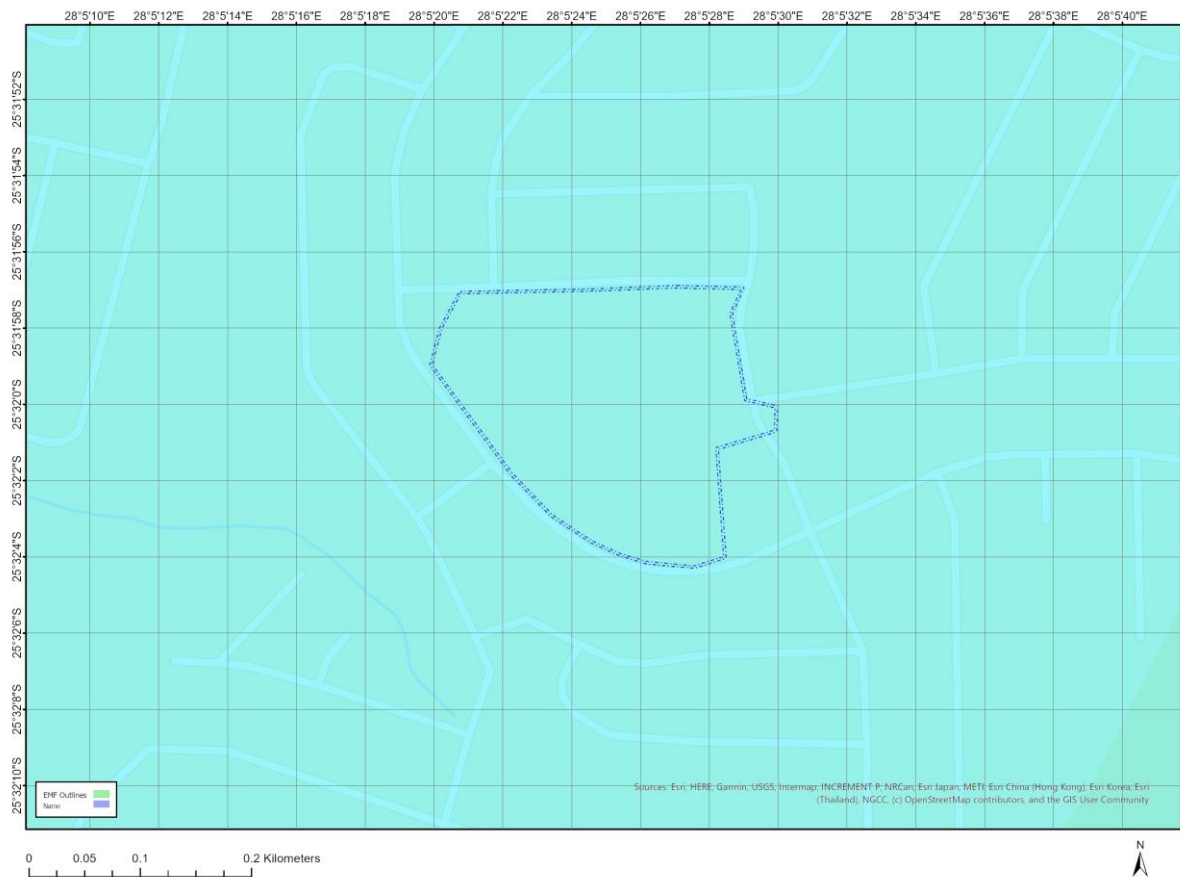
Development footprint<sup>1</sup> vertices:  
No development footprint(s) specified.

### Wind and Solar developments with an approved Environmental Authorisation or applications under consideration within 30 km of the proposed area

No	EIA Reference No	Classification	Status of application	Distance from proposed area (km)
1	14/12/16/3/3/1/743	Solar PV	Approved	9.2
2	14/12/16/3/3/1/492	Solar PV	Approved	10.9
3	14/12/16/3/3/1/1842	Wind	Approved	21.6
4	14/12/16/3/3/1/491	Solar PV	Approved	10.9
5	12/12/20/2543	Solar PV	Approved	9.2
6	14/12/16/3/3/2/510/AM1	Solar PV	Approved	10.9
7	14/12/16/3/3/2/850	Solar PV	Approved	21
8	12/12/20/2172	Solar PV	Approved	16.3
9	14/12/16/3/3/2/423/AM1	Solar PV	Approved	24.1
10	12/12/20/2220/AM2	Solar PV	Approved	19.9
11	14/12/16/3/3/2/850/AM2	Solar PV	Approved	21
12	14/12/16/3/3/2/423	Solar PV	Approved	24.1
13	14/12/16/3/3/2/423/AM2	Solar PV	Approved	24.1

<sup>1</sup> “development footprint”, means the area within the site on which the development will take place and includes all ancillary developments for example roads, power lines, boundary walls, paving etc. which require vegetation clearance or which will be disturbed and for which the application has been submitted.

## Environmental Management Frameworks relevant to the application



Environmental Management Framework	LINK
Gauteng EMF	<a href="https://screening.environment.gov.za/ScreeningDownloads/EMF/GPEMF_2021_Gazette_and_summary.pdf">https://screening.environment.gov.za/ScreeningDownloads/EMF/GPEMF_2021_Gazette_and_summary.pdf</a>

## 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 site as well as the most environmental sensitive features on the site based on the site sensitivity screening results for the application classification that was selected. The application classification selected for this report is: **Transformation of land | Indigenous vegetation.**

### Relevant development incentives, restrictions, exclusions or prohibitions

The following development incentives, restrictions, exclusions or prohibitions and their implications that apply to this site are indicated below.

Incentive, restriction or prohibition	Implication
Gauteng EMF-Urban development zone 1	<a href="https://screening.environment.gov.za/ScreeningDownloads/Developmen">https://screening.environment.gov.za/ScreeningDownloads/Developmen</a>

### Proposed Development Area Environmental Sensitivity

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
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			

### Specialist assessments identified

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.

No	Specialist assessment	Assessment Protocol
1	Landscape/Visual Impact Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf</a>
2	Archaeological and Cultural Heritage Impact Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/GuidanceforHIA.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/GuidanceforHIA.pdf</a>
3	Palaeontology Impact Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/GuidanceforPIA.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/GuidanceforPIA.pdf</a>
4	Terrestrial Biodiversity Impact Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Terrestrial_Biodiversity_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Terrestrial_Biodiversity_Assessment_Protocols.pdf</a>
5	Aquatic Biodiversity Impact Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Aquatic_Biodiversity_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Aquatic_Biodiversity_Assessment_Protocols.pdf</a>
6	Socio-Economic Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf</a>
7	Plant Species Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Plant_Species_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Plant_Species_Assessment_Protocols.pdf</a>

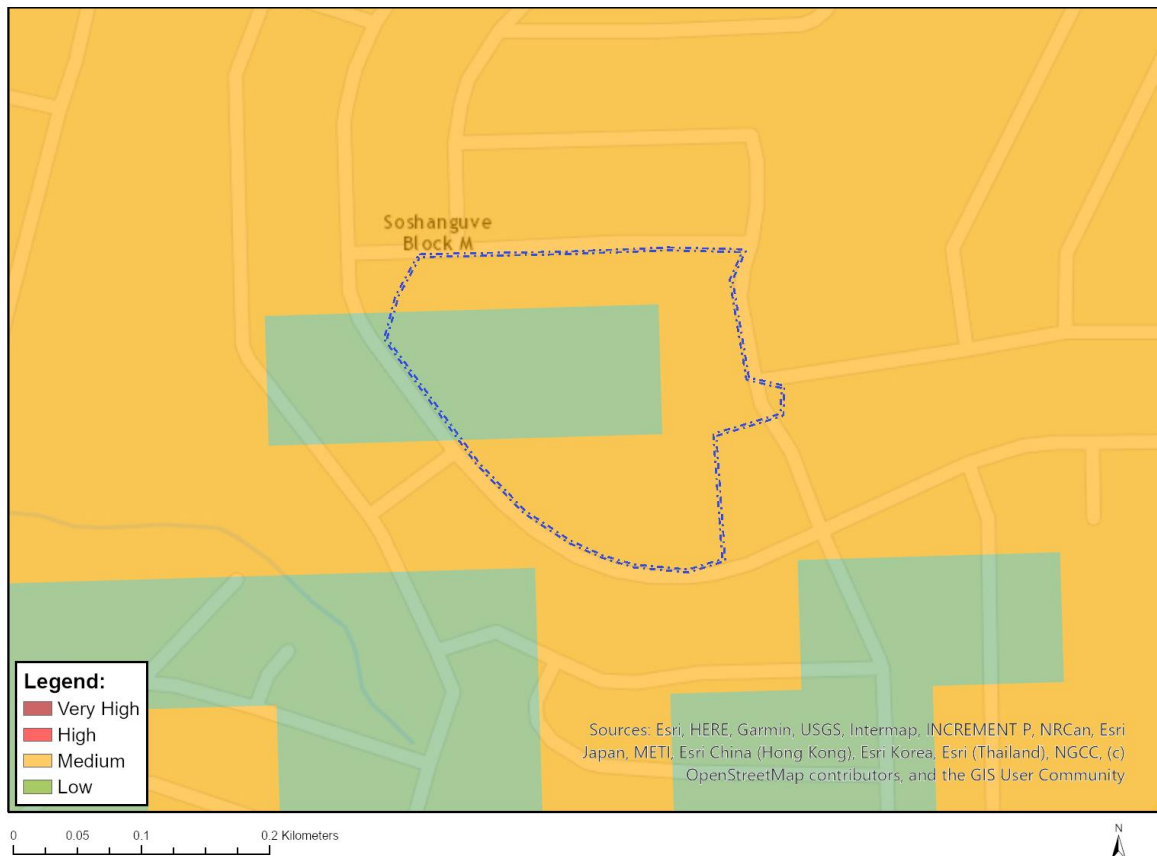
8	Animal Species Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Animal_Species_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted Animal Species Assessment Protocols.pdf</a>
---	---------------------------	---

OFFICIAL

## Results of the environmental sensitivity of the proposed area.

The following section represents the results of the screening for environmental sensitivity of the proposed site for relevant environmental themes associated with the project classification. It is the duty of the EAP to ensure that the environmental themes provided by the screening tool are comprehensive and complete for the project. Refer to the disclaimer.

### MAP OF RELATIVE AGRICULTURE THEME SENSITIVITY

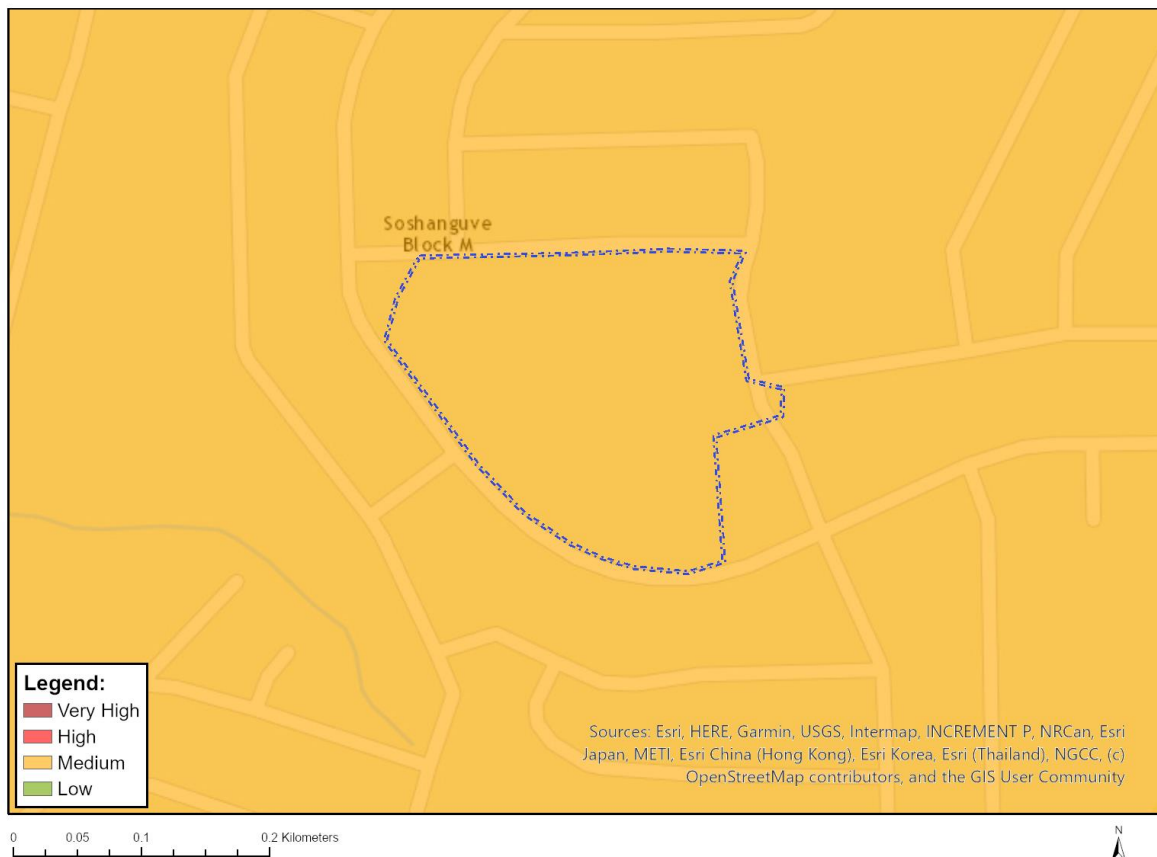


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
		X	

#### Sensitivity Features:

Sensitivity	Feature(s)
Low	05. Low
Medium	06. Low-Moderate
Medium	07. Low-Moderate

## MAP OF RELATIVE ANIMAL SPECIES THEME SENSITIVITY



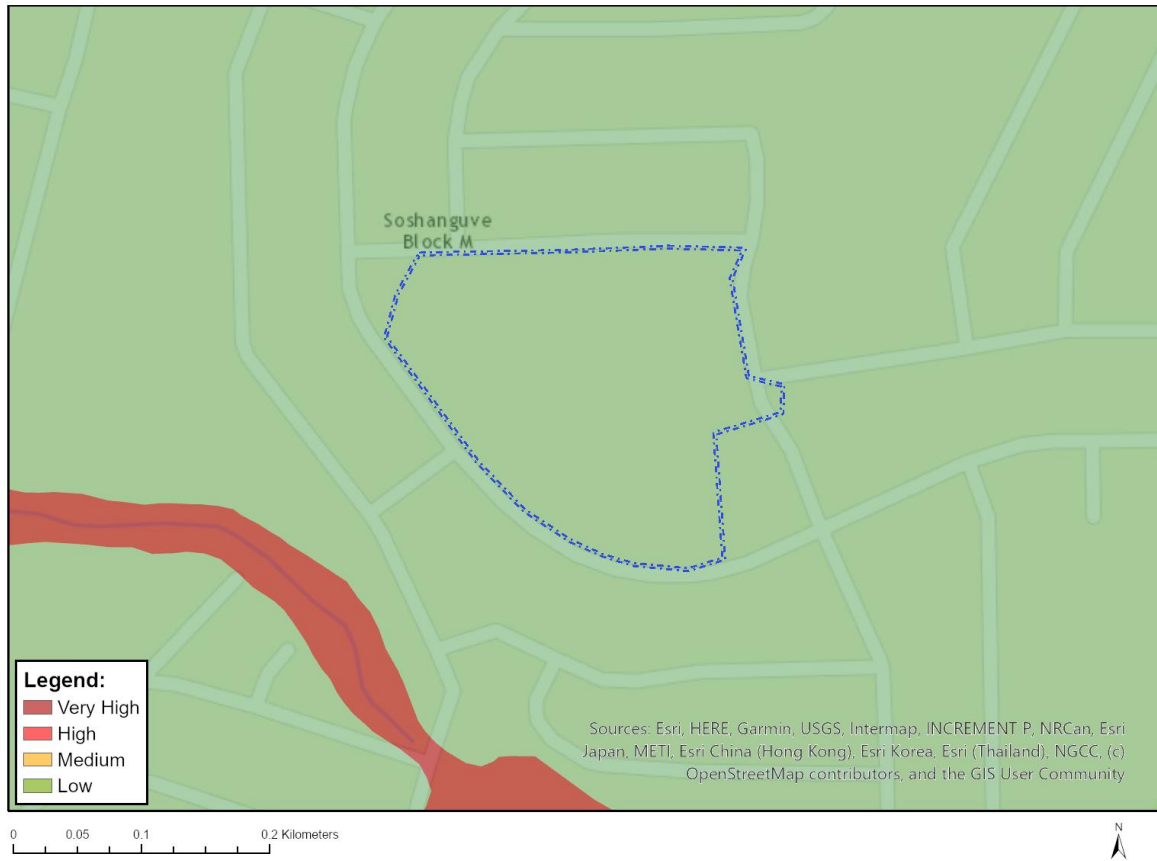
Where only a sensitive plant unique number or sensitive animal unique number is provided in the screening report and an assessment is required, the environmental assessment practitioner (EAP) or specialist is required to email SANBI at [eiadatarequests@sanbi.org.za](mailto:eiadatarequests@sanbi.org.za) listing all sensitive species with their unique identifiers for which information is required. The name has been withheld as the species may be prone to illegal harvesting and must be protected. SANBI will release the actual species name after the details of the EAP or specialist have been documented.

Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
		X	

### Sensitivity Features:

Sensitivity	Feature(s)
Medium	Mammalia-Dasymys robertsii
Medium	Mammalia-Neamblysomus julianae
Medium	Reptilia-Kinixys lobatsiana

## MAP OF RELATIVE AQUATIC BIODIVERSITY THEME SENSITIVITY



Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
			X

### Sensitivity Features:

Sensitivity	Feature(s)
Low	Low Sensitivity

# MAP OF RELATIVE ARCHAEOLOGICAL AND CULTURAL HERITAGE THEME SENSITIVITY

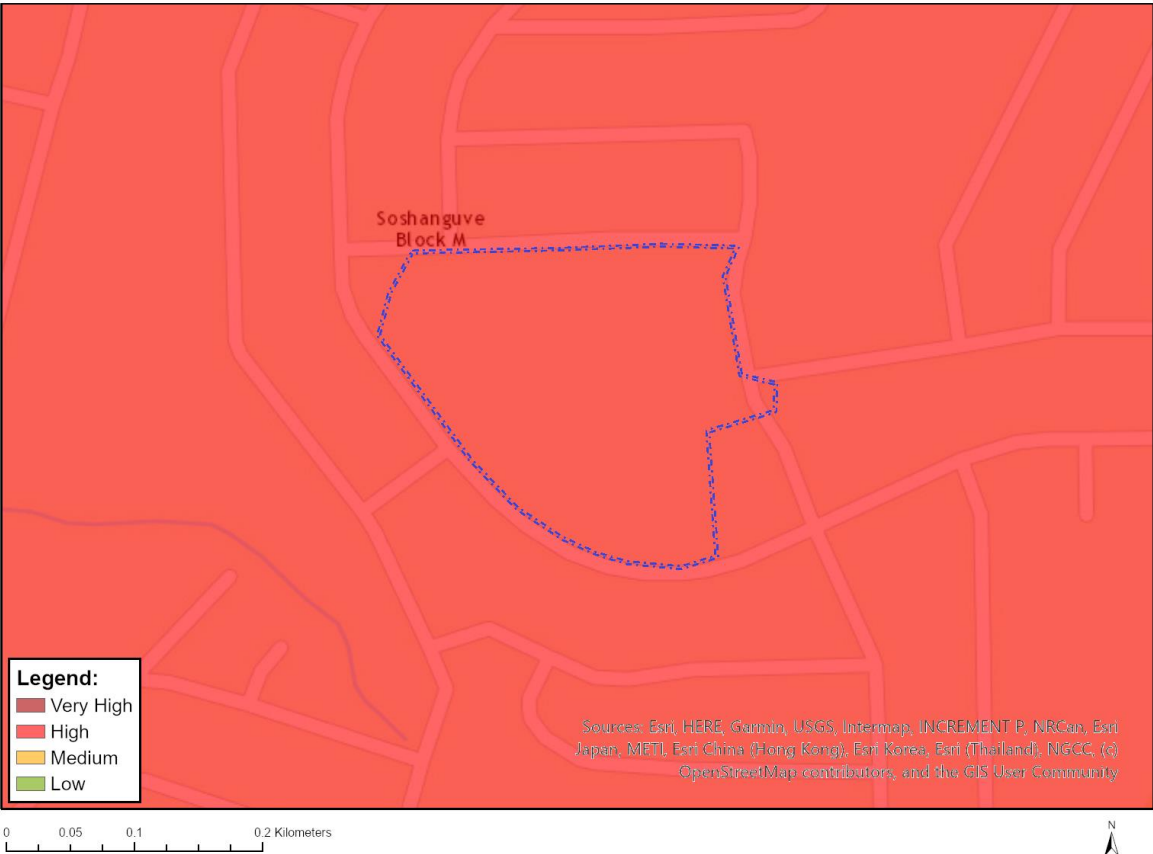


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
			X

**Sensitivity Features:**

Sensitivity	Feature(s)
Low	Low Sensitivity

MAP OF RELATIVE CIVIL AVIATION THEME SENSITIVITY

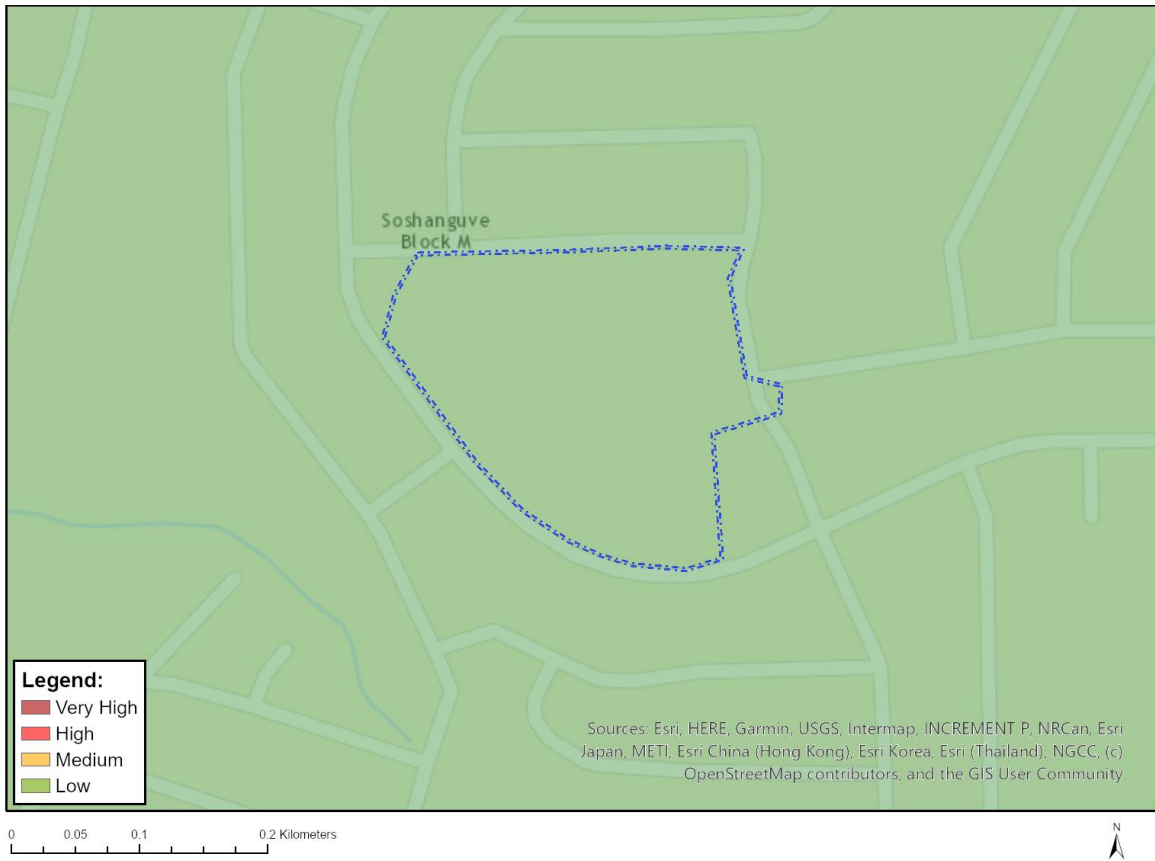


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
	X		

Sensitivity Features:

Sensitivity	Feature(s)
High	Within 8 km of other civil aviation aerodrome
High	Dangerous and restricted airspace as demarcated

## MAP OF RELATIVE DEFENCE THEME SENSITIVITY

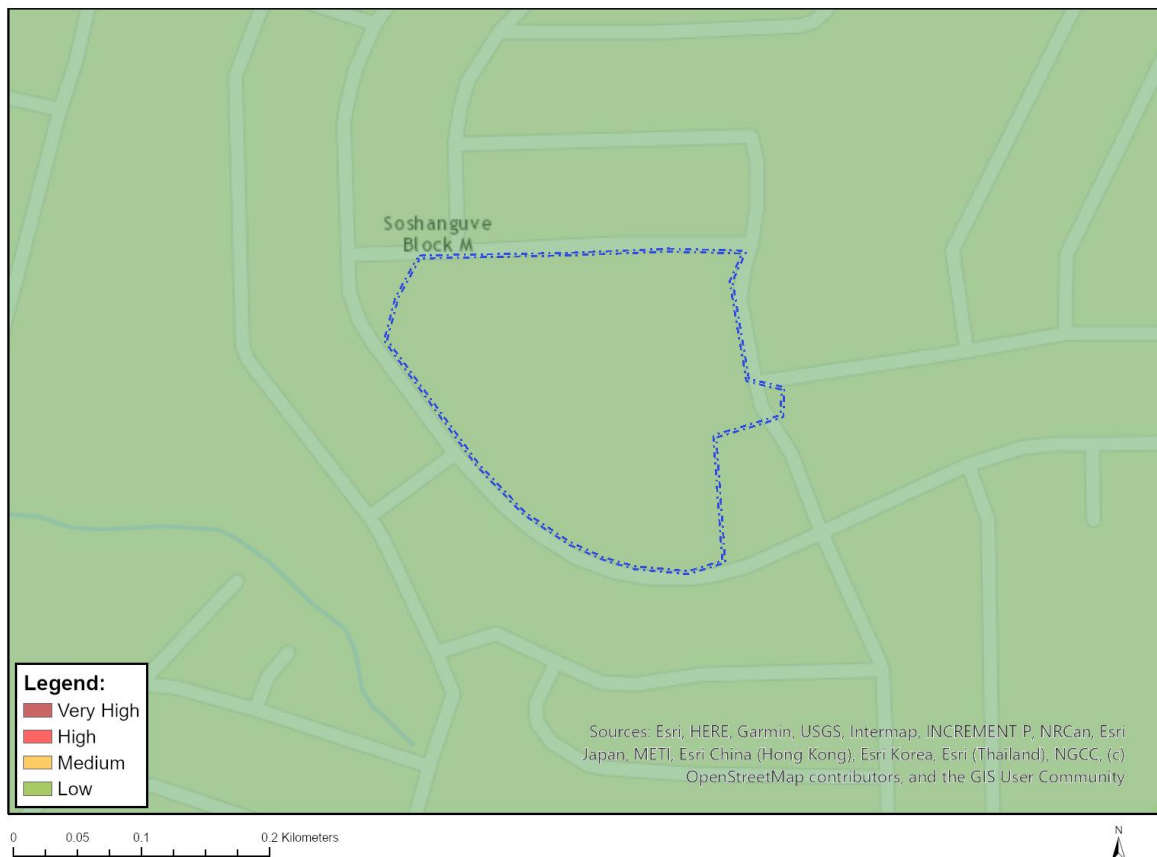


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
			X

### Sensitivity Features:

Sensitivity	Feature(s)
Low	Low Sensitivity

## MAP OF RELATIVE PLANT SPECIES THEME SENSITIVITY



Where only a sensitive plant unique number or sensitive animal unique number is provided in the screening report and an assessment is required, the environmental assessment practitioner (EAP) or specialist is required to email SANBI at [eiadatarequests@sanbi.org.za](mailto:eiadatarequests@sanbi.org.za) listing all sensitive species with their unique identifiers for which information is required. The name has been withheld as the species may be prone to illegal harvesting and must be protected. SANBI will release the actual species name after the details of the EAP or specialist have been documented.

Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
			X

### Sensitivity Features:

Sensitivity	Feature(s)
Low	Low Sensitivity

## MAP OF RELATIVE TERRESTRIAL BIODIVERSITY THEME SENSITIVITY



Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

### Sensitivity Features:

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