



**LORNAY**

ENVIRONMENTAL CONSULTING

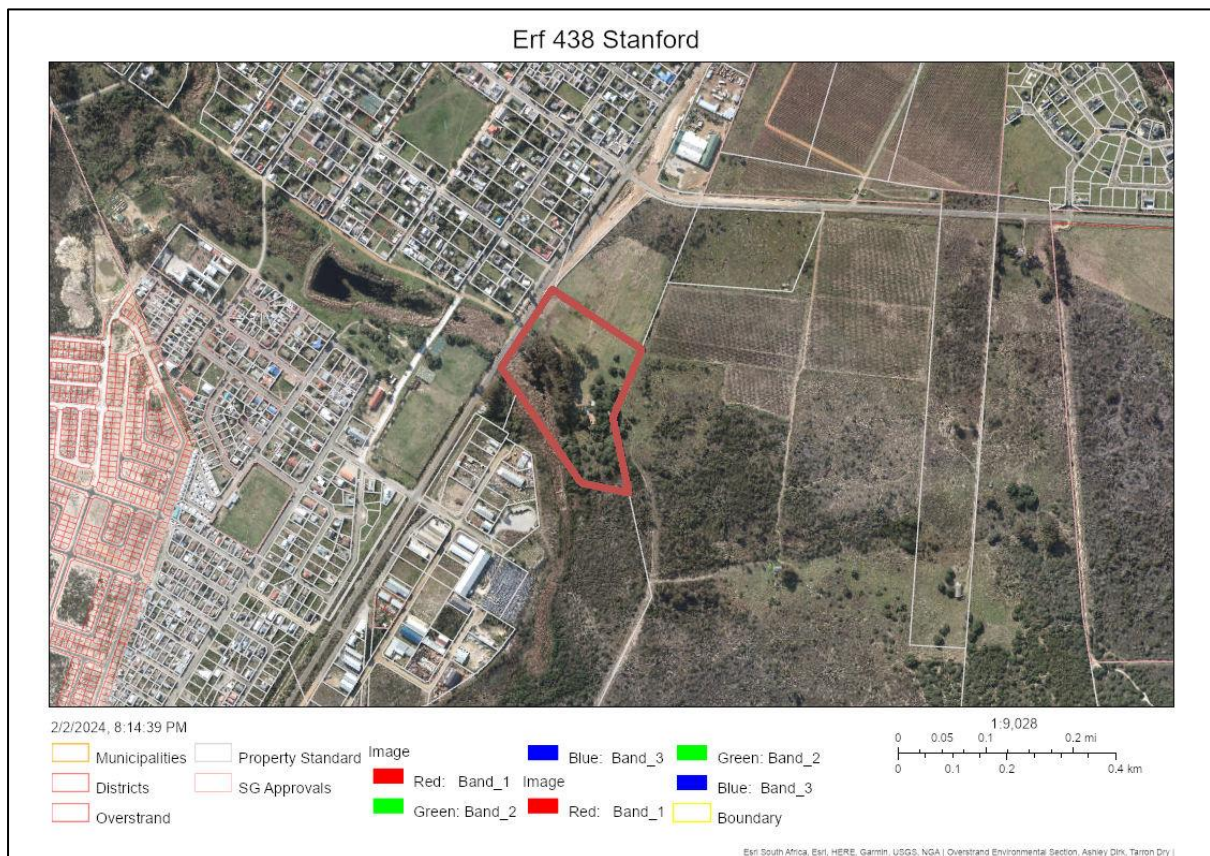
06/01/2024

## SITE SENSIVITY VERIFICATION REPORT FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON ERF 438, STANFORD, CALEDON RD

DEADP Ref. Pending

### INTRODUCTION

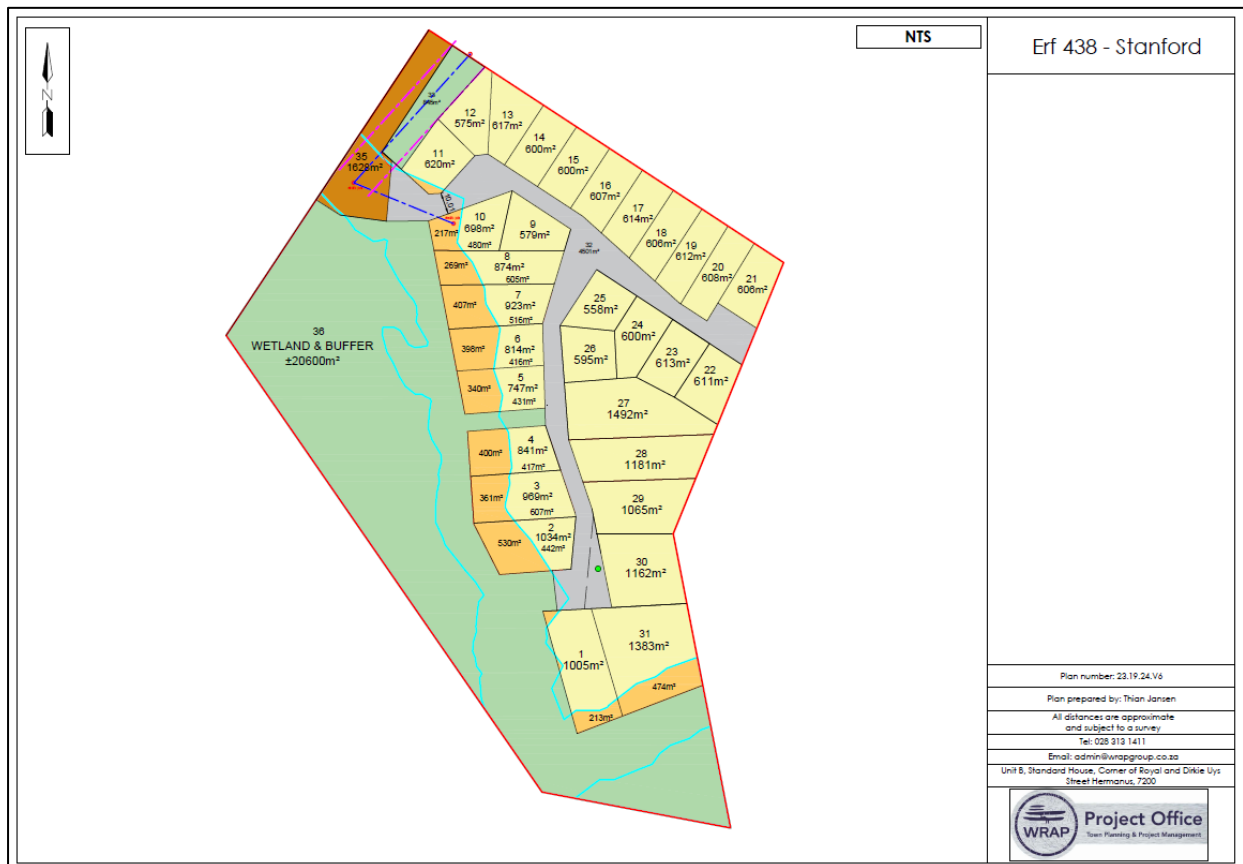
The establishment of approximately 31 residential erven and associated infrastructure on the 5.2 ha property, is proposed for Erf 438 Stanford.



**Figure 1.** Locality of subject property

The results from the screening tool indicate a very high sensitivity for Agricultural theme, Aquatic biodiversity, Archaeological / cultural heritage, Palaeontological and Terrestrial Biodiversity and a high sensitivity for Animal species, and civil Aviation.

The preliminary layout alternative is as follows and will be assessed by the relevant specialists in due course.



**Figure 2.** Proposed layout

## PURPOSE OF THE REPORT

Lornay Environmental Consulting (Pty) Ltd, was appointed to undertake the required Environmental Authorisation (EA) application process in terms of the Environmental Impact Assessment (EIA) Regulations, 2014 (as amended) promulgated under the National Environmental Management Act, 1998 (No. 107 of 1998; NEMA), for the proposed project.

Based on the classification selected and the known impacts with the proposed development, the Screening Tool lists the following specialist assessments to be included in the BAR process and / or motivation as to why these specialists are not applicable to the site

- Landscape / Visual Impact Assessment
- Archaeological and Cultural Heritage Impact Assessment
- Palaeontology impact assessment
- Terrestrial Impact Assessment
- Aquatic Biodiversity Impact Assessment
- Socio-Economic Impact Assessment
- Plant Species Assessment
- Animal species assessment

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
Paleontology Theme	X			
Plant Species Theme			X	
Terrestrial Biodiversity Theme	X			

### Agricultural Theme

- Very High Sensitivity
- The land is located within the municipal urban edge and earmarked for residential development. Some of the site is currently being used for the production of roll-on lawn. An Agricultural Compliance Statement will be undertaken.

### Animal Species Theme

- High Sensitivity
- The land is located within the municipal urban edge and earmarked for residential development. The site is located alongside the built-up area of Stanford, along the R43 between Stanford and Gansbaai. The site is highly impacted and transformed by previous and current activities on site as well as adjacent residential and industrial activities. A standalone Animal species assessment will not be undertaken. Comment to the animal species theme will be attended to by the appointed Ecological / Botanical specialist and Freshwater specialist.

### Aquatic Biodiversity Theme

- Very High Sensitivity
- A wetland delineation has already been undertaken and a Aquatic / Freshwater Impact Assessment will be undertaken.

### Archaeological and Cultural Heritage Theme

- Very High Sensitivity
- In line with the requirements of the National Heritage Resources Act, a Notice of Intent to Develop will be submitted to Heritage Western Cape as part of the BAR process. Action taken will be in line with Heritage Western Cape comments.

### Civil Aviation Theme

- High Sensitivity
- The proposed development is located within the demarcated urban area and within close proximity to the built-up urban edge. The proposal will not impact or interfere with any aviation aspects and is not significantly different to activities already present in the area.

### Defence Theme

- Low
- No impacts envisaged. No further assessment required

### Palaeontology

- Very High Sensitivity
- Await further instruction from Heritage Western Cape comment in response to NID

### Plant Species Theme

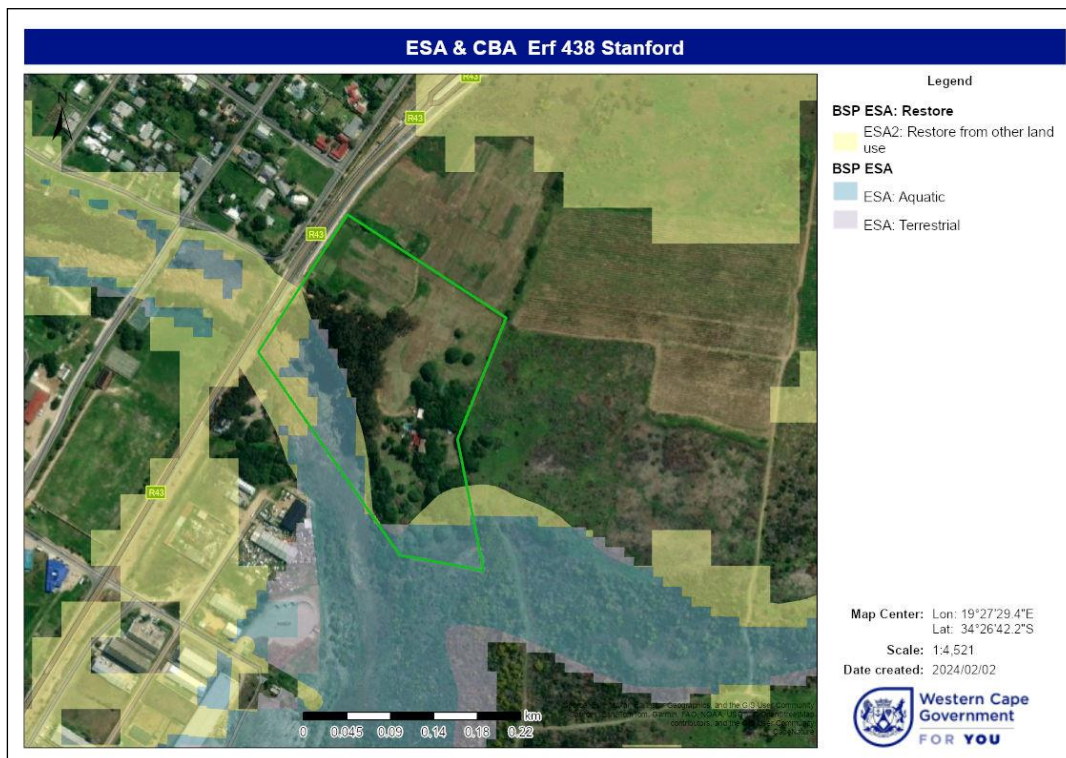
- Medium
- Botanical / Ecological specialist will be appointed due to the presence of Milkwood's on the site

### Terrestrial Biodiversity Theme

- Very High Sensitivity
- Botanical / Ecological specialist will be appointed

In accordance with the 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 NEMA, this Site Sensitivity Verification Report (SSVR) has essentially been compiled to provide a rationale for the specialist studies undertaken as part of the environmental process.

### PRELIMINARY SITE ASSESSMENT



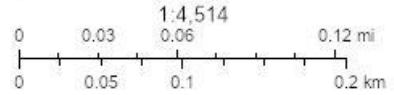
BGIS Report for the property, indicating proximity of

# Erf 438 Stanford



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Municipalities	SG Approvals	Red: Band_1 Image	Blue: Band_3 Image	Green: Band_2 Image
Districts	Roads	Green: Band_2	Blue: Band_3	Boundary
Property Standard		Red: Band_1		



Esri South Africa, Esri, HERE, Garmin, USGS, METI/NASA, NGA | Overstrand Environmental Section, Ashley Dirk, Tarron Dry |

**Michelle Naylor** | Env. Consultant | M.Sc., Pr. Sci. Nat., EAPSA., Cand. APHP., IAIAAsa  
 cell: 083 245 6556 | fax: 086 585 2461 | PO Box 1990, Hermanus, 7200 |  
[michelle@lornay.co.za](mailto:michelle@lornay.co.za) | [www.lornay.co.za](http://www.lornay.co.za)  
 Lornay Environmental Consulting Pty Ltd | Reg 2015/445417/07



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**Photo 1** – some Milkwood's exist on site in the south western corner – some of this area is part of the wetland no go area. All Milkwoods will be located and GPSed by the botanists and avoided as far as practical



**Photo 2** – northern extent of the site – highly transformed for roll on lawn production



**Photo 3** – northern and middle extent of the site – highly transformed for roll on lawn production



**Photo 4** – entrance to the site – wetland area impacted by dense blue gum stands



**Photo 5** – view across wetland area on the southern extent of the site towards the neighbouring industrial area and low-income housing





**Photo 6** – single residential dwelling and associated infrastructure located on site

## **CONCLUSION**

The following specialists have / will be appointed as part of the project team

- Botanical / ecological / plant species / terrestrial / animal specialist
- Heritage – Notice of Intent to Develop (NID) will be submitted to Heritage Western Cape for further instruction
- Freshwater Impact Assessment
- Agricultural Compliance Statement
- No further specialist assessment is required.

Public participation on in process BAR to follow.

Kind regards,

A handwritten signature in cursive script that reads "mncaylor".

**MICHELLE NAYLOR**