



LORNAY

ENVIRONMENTAL CONSULTING

SITE SENSITIVITY VERIFICATION REPORT (SSVR)

Proposed Franskraal Beach Estate on Reminder of
Portion 36 of the Farm No. 708 and Farm U.K.R West
No. 707, Franskraal, Gansbaai, Caledon RD.

Compiled by:

Lornay Environmental Consulting (Pty) Ltd

Client:

Tanya de Villiers

INTRODUCTION

The proposed development involves the establishment of a low-density eco-residential estate on the Remainder of Portion 36 of Farm Fransche Kraal No. 708 and Farm U.K.R West No. 707, Franskraal. All the proposed bulk infrastructure such as housing infrastructure, internal roads, utilities, club house and farm stall will be situated on Remainder of Portion 36 of the Farm 708. The proposed boardwalk and jetty will be situated along the estuary edge on a public land, Farm 707, that will be leased.

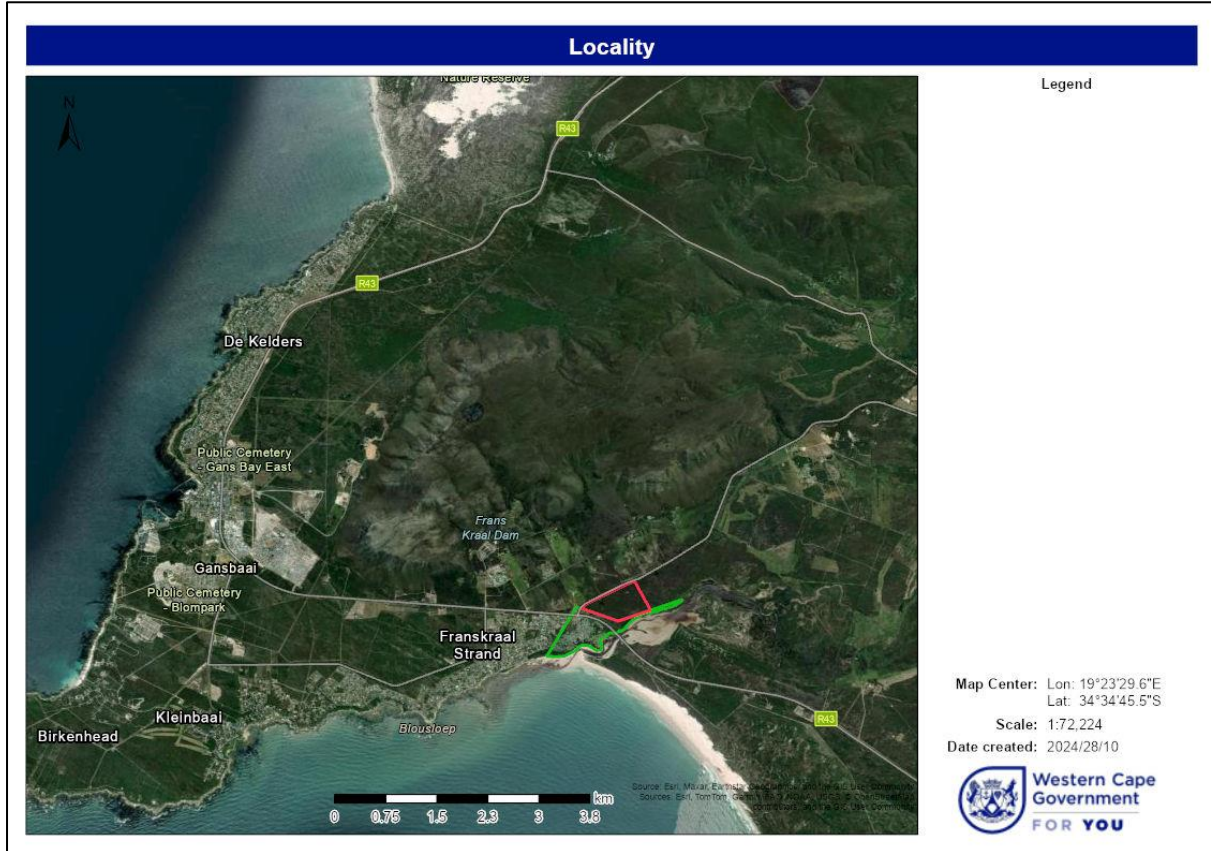


Figure 1. Locality of subject property

The preliminary layout alternative is as follows and was assessed by all specialists.



Figure 2. Alternative 2 (preferred) – proposed site plan for the residential development

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

Table 1: Environmental Sensitivities on the property

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 – High Sensitivity- A compliance statement was conducted for the site. The entire property is considered to be below the threshold for needing to be conserved as agricultural production land because of the limitations on its agricultural potential. The use of this land for non-agricultural purposes will cause zero loss of agricultural production potential in terms of national food security. The overall negative agricultural impact of the development (loss of future agricultural production potential) is assessed as being of negligible significance and as acceptable. No mitigation measures are required for the protection of agricultural production potential on the site because the site is not and will not be utilised as agricultural production land.

Animal Species Theme – High Sensitivity – The proposed development is on a highly transformed site due to heavy infestation of invasive alien plant species, negatively affecting animal diversity, density and occurrence. If left unchanged, this degraded condition will persist. However, with responsible development, including post-development restoration and ongoing maintenance, the ecosystem can improve, benefiting animal diversity and density. The ecological corridor connecting various natural areas is crucial for ground-dwelling species. The current plan includes open spaces between building footprints, which helps preserve faunal connectivity, although the development still encroaches on sensitive areas. With proper mitigation in place, the faunal connectivity risk is considered "medium."

Aquatic Biodiversity Theme – Very High Sensitivity – The Aquatic Biodiversity Assessment was conducted by Delta Ecology. The study confirmed the presence of a seep wetland, which has been delineated. The wetland is in poor condition, exhibiting a high degree of transformation due to alien vegetation, adjacent land use changes (including existing road infrastructure), stormwater inundation, and infilling. The natural portion of the seep wetland will be rehabilitated and stormwater management will be designed to ensure the flow is maintained through consideration of specialists' mitigation measures. All permanent structures will be built on stilt foundations to facilitate the hydrological connectivity between the seep wetland and the Uilkraals estuary situated southwards of the site. In addition, All the permanent structures will be situated above the 5-meter contour line, thus avoiding the Estuarine Functional Zone.

Archaeological and Cultural Heritage Theme – Low sensitivity – In compliance with the requirements of the National Heritage Resources Act, a Notice of Intent to Develop was submitted to Heritage Western Cape as part of the Basic Assessment Report (BAR) process. The proposed development, located along the estuary, necessitates a Heritage Impact Assessment that includes a Visual Impact Assessment, desktop Archaeological Impact Assessment, and Palaeontological Impact Assessment conducted by appointed specialists.

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. No further assessment required.

Defence Theme – Low. No impacts envisaged. No further assessment required

Palaeontology – Very High- All Heritage assessments have been conducted in line with the Heritage Western Cape requirements in response to the NID submitted. The possible presence of fossils in the subsurface does not have an a priori influence on the decision to proceed with the proposed development. The potential impact

has a moderate influence upon the proposed project, consisting of implemented mitigation measures recommended below, to be followed during the Construction Phase.

Plant Species Theme – Medium – Fynbos Ecoscape Botanical Consulting compiled a Terrestrial Biodiversity Assessment which also covered this theme. The specialist assessment described the vegetation over much of the area being in a poor condition, owing to the invasion by *Acacia cyclops* (rooikrans), *Myoporum insulare* (manatoka) and *Cenchrus clandestinum* (Kikuyu grass), but has a high conservation value, based on the possibility of removing the invasive species and restoring the site to its near-natural state.

Terrestrial Biodiversity Theme – Very high – The WCBSP dataset indicates that the westerly area closest to the tar road is defined as Ecological Support Area (grey in Figure 3 of the Terrestrial Biodiversity Assessment), while the middle area of the property is defined as terrestrial Critical Biodiversity Area (CBA, green in figure 3.) and the lower section bordering on the lagoon as aquatic CBA1 (estuary - blue in figure 3 of the Terrestrial Biodiversity Assessment). The CBAs are based on high species diversity and high number of rare and endangered species in the Agulhas Sand Fynbos, as well as the buffer role that this area plays towards the estuarine habitat. The WCBSP also indicates an aquatic CBA 1 (river and estuary) surrounding the site to the south. A major threat to the biodiversity of the site is alien invasive species, mostly *Acacia saligna* (Port Jackson). Other invasive species recorded on the property included *Acacia cyclops* (rooikrans), *Myoporum insulare* (manatoka) and *Cenchrus clandestinum* (Kikuyu grass).

Specialist Assessment Identified as per Screening Tool:

Landscape/Visual Impact Assessment: A specialist assessment was conducted on site by Megan Anderson. The proposed development site is located very close to the Uilkraals Estuary, therefore the development in this area will have a moderate negative visual impact.

Archaeological and Cultural Heritage Impact Assessment: A Heritage Impact Assessment and an Archaeological Impact Assessment was conducted. No archaeological heritage resources were encountered during the field study. Indications are that a proposed Eco Type housing development on Portion 36 of Farm No. 708 Franskraal, in Uilenkraalsmond does not pose a significant threat to local Stone Age archaeological resources. Shell middens, stone tools and pottery, for example, may however be exposed during vegetation clearing operations. The proposed residential units will be raised off the ground, and subsurface excavations will be much less intrusive than conventional foundations. Services infrastructure for water, electricity and sewerage will be in conventional trenches about 1m deep along the road reserves and connected to the municipal network.

Palaeontological Impact Assessment: The possible presence of fossils in the subsurface does not have an a priori influence on the decision to proceed with the proposed development. The potential impact has a moderate influence upon the proposed project, consisting of implemented mitigation measures recommended by the specialist, to be followed during the Construction Phase.

Terrestrial Biodiversity Impacts Assessment: The specialist assessment has been undertaken and is attached under Appendix G1 of the BAR.

Aquatic Biodiversity Impact Assessment: The assessment has been undertaken and a transformed seep wetland was identified on site, however, a natural (depression) seep wetland was also confirmed on the western part of the property. The proposed development will avoid the natural seep wetland and rehabilitate the degraded areas on the subject property.

Socio-Economic Impact Assessment: The proposed development will contribute to positive social and economic impacts for the community and no negative impacts are identified relating to this theme, as such no further specialist input is required.

Plant Species Assessment: The assessment is covered under the Terrestrial Biodiversity Impact Assessment attached under Appendix G.

Animal Species Assessment: The animal species assessment was conducted on site. The site's biodiversity is infested with alien vegetation, this has a range of implications for animal species occurrence, diversity and distribution on site. No animal species of concerns were identified.

PRELIMINARY SITE ASSESSMENT

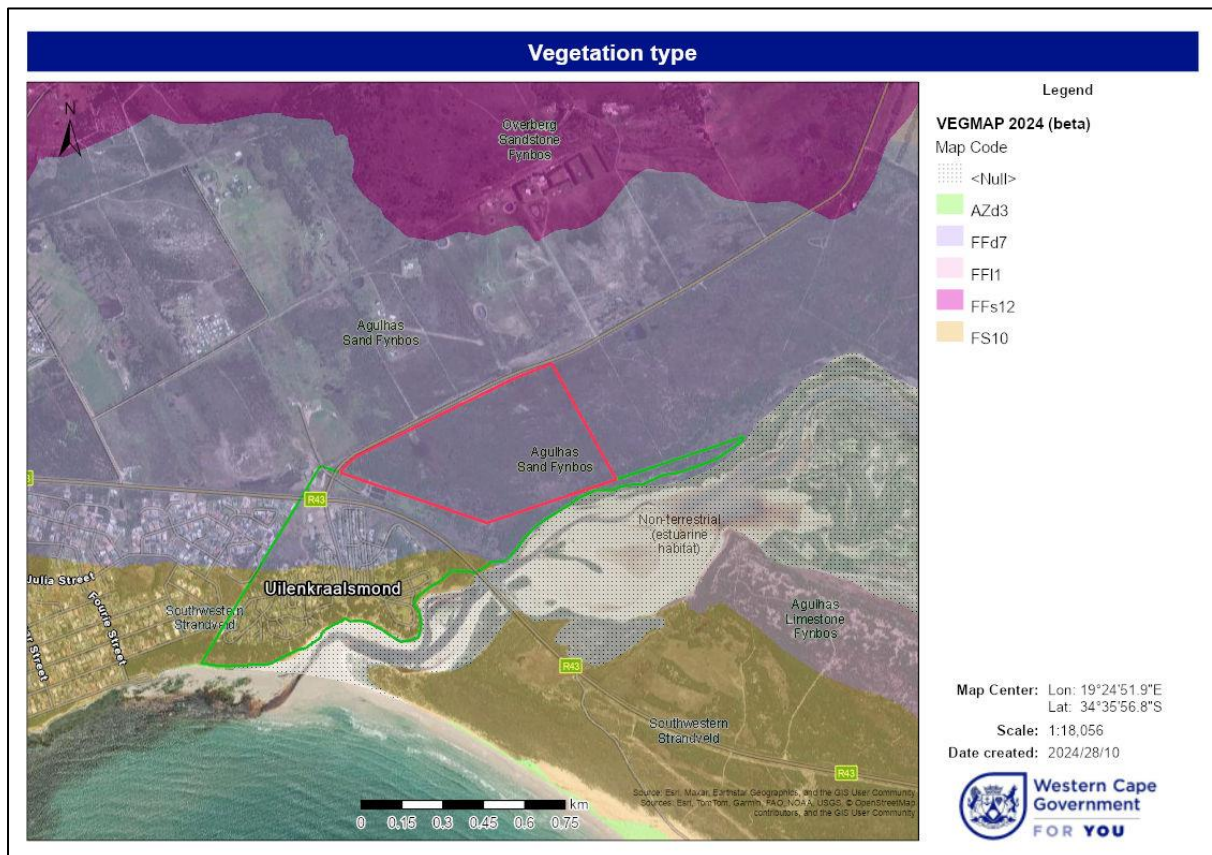


Figure 3: Vegetation type associated with the subject property.

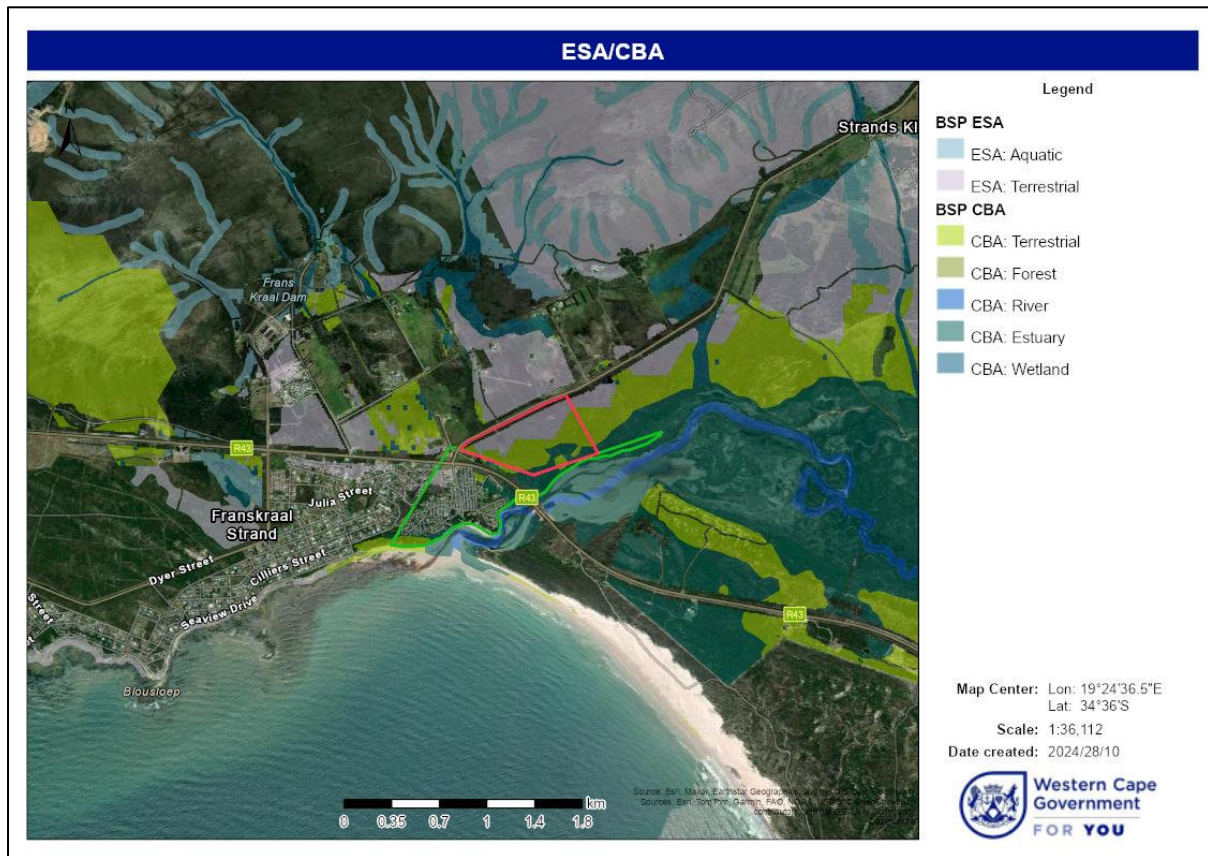


Figure 4: CBA/ ESA Mapping associated with the subject property.

CONCLUSION

The following specialists have been appointed as part of the project team

- **Heritage Impact Assessment and Archaeological Impact Assessment:** A Heritage Impact Assessment (HIA) comprising an Archaeological Impact Assessment (AIA), was conducted by Jonathan Kaplin to evaluate any potential impacts on heritage resources following the submission of a NID. A field assessment was conducted by ACRM on 31 January 2024, in which the following observations were made; No archaeological heritage resources were encountered during the field study. However, as indicated above, almost the entire property is infested with invasive alien vegetation and is virtually impenetrable. However, unmarked Khoisan burials may be exposed during construction phase excavations, but the probability of this occurring is considered to be low. The proposed residential units will be raised off the ground, and subsurface excavations will be much less intrusive than conventional foundations. Services infrastructure for water, electricity and sewerage will be in conventional trenches about 1m deep along the road reserves and connected to the municipal network.
- **Palaeontological Impact Assessment:** A palaeontological assessment was conducted to identify structural formations and if there are any fossil resources that may be affected by the development. The findings are incorporated to ensure compliance with paleontological conservation requirements. The possible presence of fossils in the subsurface does not have an *a priori* influence on the decision to proceed with the proposed development. However, mitigation measures are essential. The potential impact has a moderate influence upon the proposed project, consisting of implemented mitigation measures recommended below, to be followed during the Construction Phase.

- **Visual Impact Assessment:** A specialist was appointed to assess the visual impact of the proposed development in relation to the existing cultural heritage resources and scenic views, the overall impact of the proposed development is considered to be medium.

- **Aquatic/Freshwater Specialist:** An aquatic biodiversity specialist identified a transformed seep wetland on-site, as well as a seep wetland in good condition on the western side of the property. The latter will be excluded from the development footprint, ensuring that connectivity amongst aquatic ecosystems are preserved.

- **Terrestrial/Botanical Specialist:** A botanical specialist was consulted to assess the vegetation on-site, particularly in terms of the presence of native plant species and alien vegetation. The specialist confirmed that the site is largely transformed, dominated by dense alien vegetation, with low sensitivity in the southern portion of the site where development is proposed. However, the northern area, classified as a Critical Biodiversity Area (CBA), retains natural vegetation, which should be preserved and rehabilitated to support ecological connectivity and local biodiversity.

Kind regards,



MICHELLE NAYLOR