



**LORNAY**

ENVIRONMENTAL CONSULTING

## **SITE SENSITIVITY VERIFICATION REPORT (SSVR)**

### **PROPOSED RESIDENTIAL DEVELOPMENT ON ERF 4439, SIMON'S TOWN, CAPE RD**

**Compiled by:**

Lornay Environmental Consulting (Pty) Ltd

**Client:**

Henque 3030 CC

## INTRODUCTION

The development of the residential on Erf 4439, Simon's Town is proposed. The intent is to build a multi-story apartment block with approximately 19 flats on the subject property. These flats will be 1- and 2- bedroom flats ranging from 50 m<sup>2</sup> to 100 m<sup>2</sup> in size. The proposal includes the parking on that will be on ground floor under the building and this will be 1.5 per flat. The half of the property is located within the urban edge while the other is located on the outside thereof. All development proposed will fall within the urban edge only.



**Figure 1.** Locality of subject property

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

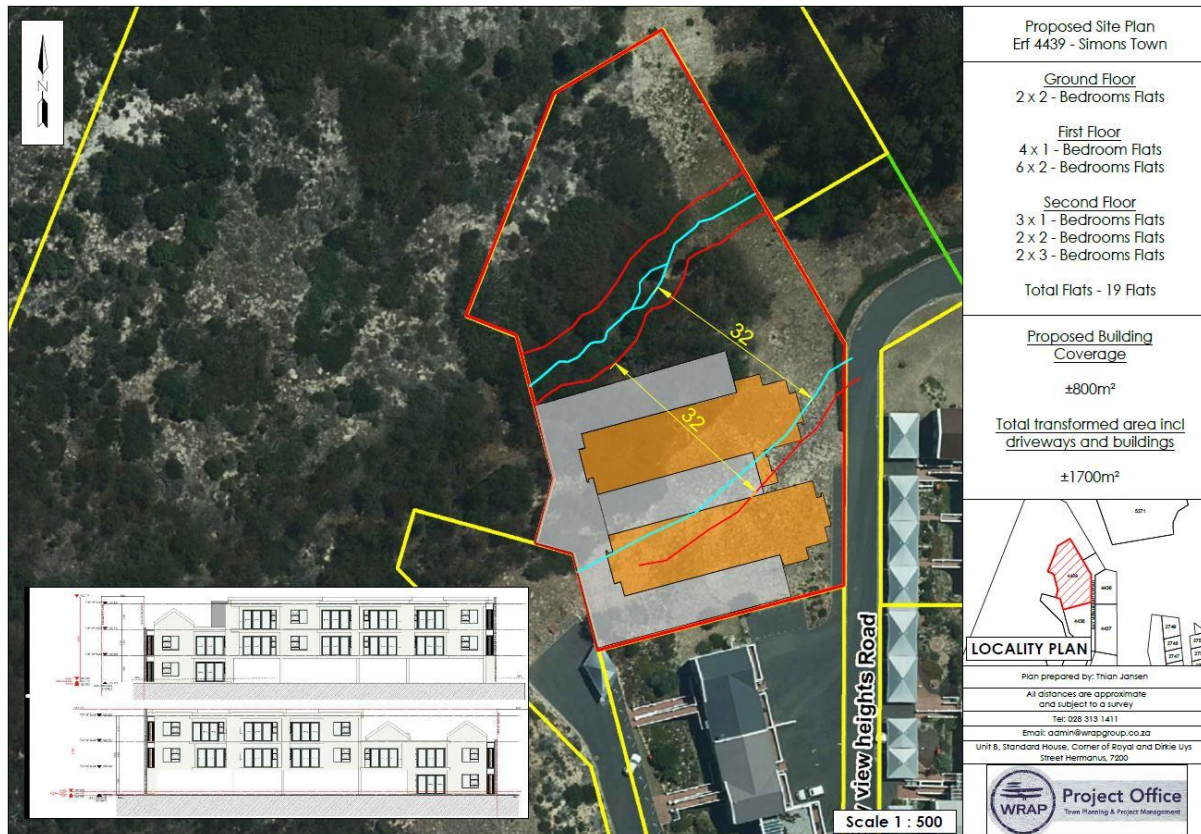


Figure 2. Alternative 2 (PREFERRED) – proposed site plan for the residential development

## 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** – Low Sensitivity – the property is not viable agricultural land and is located in a Limited Use Zone subject to rezoning to General Residential Subzone GR2. No further assessment is required.

**Animal Species Theme** – Medium Sensitivity – The highly transformed vegetation on the site is considered unsuitable habitat for two bird species of conservation concern (SoCC). From a faunal perspective, the development area is regarded as having low sensitivity (See Terrestrial Biodiversity Sensitivity Report attached under Appendix G2).

**Aquatic Biodiversity Theme** – Very High Sensitivity – A single non-perennial drainage line was confirmed and delineated during fieldwork undertaken on the 21st of June 2024. This drainage line was identified within a steep valley which is located to the north of the proposed development footprint and traverses the property in a west to east direction. The non-perennial drainage line was found to be moderately to largely degraded, achieving a PES Score within the C/D category. The degradation and general nature of the drainage line also resulted in a Low/Marginal EIS score indicating that the non-perennial drainage line is not important from an ecological or biodiversity planning perspective. ES scores indicated that the non-perennial drainage line provides a negligible to moderately low contribution to ecosystem services. Mitigation measures are incorporated in the EMPr. See Specialist Report attached under Appendix G1).

**Archaeological and Cultural Heritage Theme** – Very high sensitivity – A site visit by ACRM confirmed the absence of archaeological resources, and no further archaeological mitigation is required. Heritage Western Cape confirmed that no further assessment is required.

**Civil Aviation Theme** – Medium sensitivity – the proposed development is in line with the existing development in the area. Therefore, no additional impacts are expected to this theme. No further assessment required.

**Defence Theme** – Very High. The proposed development is in line with the existing development in the area and no impacts envisaged. Therefore, no further assessment required.

**Palaeontology** – Medium - NID was submitted to HWC. Correspondence received from Heritage Western Cape confirmed that the development is not expected to significantly impact palaeontological or any other heritage, resources. No further assessment required.

**Plant Species Theme** – Medium – The site has been heavily disturbed, with only small patches of natural vegetation remaining. The area to be developed is considered of low sensitivity, with no plant species of conservation concern identified. A Terrestrial Biodiversity Sensitivity Report was undertaken.

**Terrestrial Biodiversity Theme** – Very high – The assessment confirmed that the natural vegetation of Cape Flats Dune Strandveld, and potentially some pockets of Peninsula Sandstone Fynbos (Critically Endangered), has been essentially lost across Erf 4439 through disturbance and alien invasive plants. Therefore, the area to be developed is considered as Low sensitivity. A Terrestrial Biodiversity Report was conducted – See Appendix G.

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 (SSRVR) has essentially been compiled to provide a rationale for the specialist studies undertaken as part of the environmental process.

***Specialist Assessment Identified as per Screening Tool:***

**Landscape/Visual Impact Assessment:** A Notice of Intent to Development has been submitted to DEA&DP by the Heritage Landscape specialist. Heritage Western Cape has confirmed that no further assessment is required.

**Archaeological and Cultural Heritage Impact Assessment:** A Notice of Intent to Development has been submitted to DEA&DP by the Heritage Landscape specialist. Heritage Western Cape has confirmed that no further assessment is required.

**Palaeontological Impact Assessment:** A Notice of Intent to Development has been submitted to DEA&DP by the Heritage Landscape specialist. Heritage Western Cape has confirmed that no further assessment is required.

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

**Aquatic Biodiversity Impact Assessment:** The assessment has been undertaken and it was confirmed that a non-perennial stream falls on the northern section of the development area and that part of the proposed development area will fall within 32m of the watercourse. Mitigation measures are in place.

**Socio-Economic Impact Assessment:** The proposed development is in line with the surrounding land use in the area. No further assessment required.

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

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

PRELIMINARY SITE ASSESSMENT

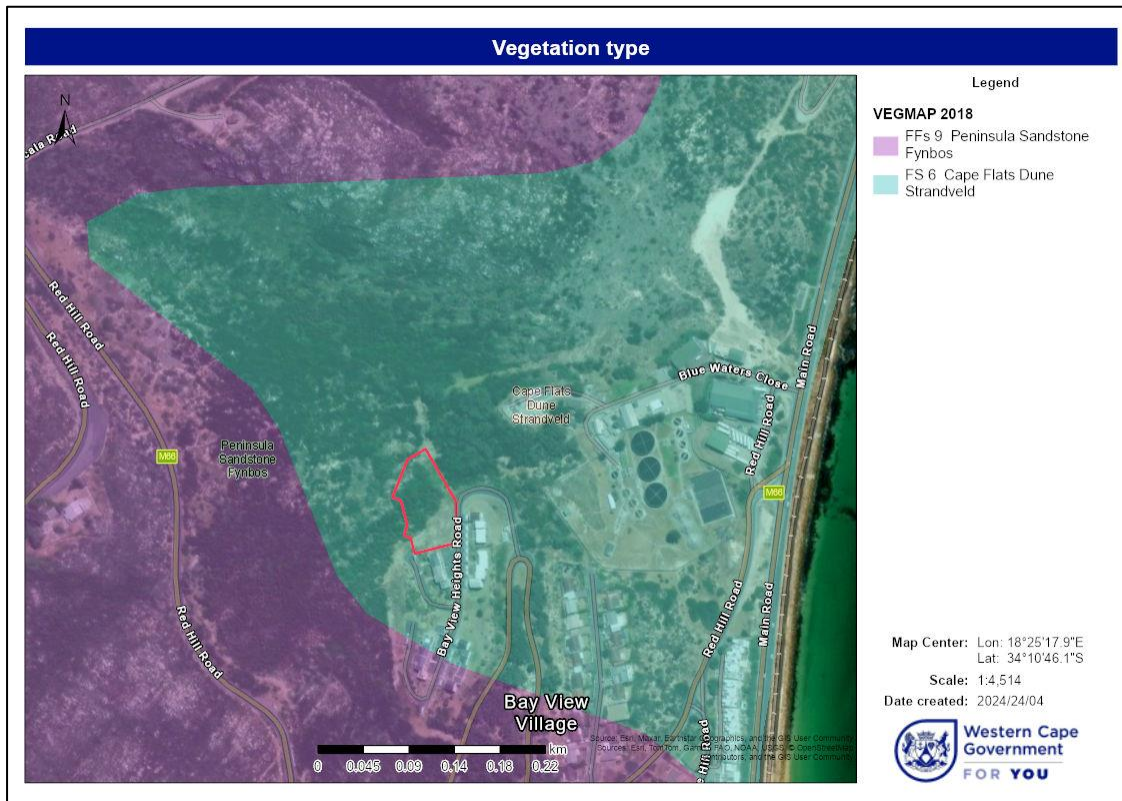


Figure 3: Vegetation type associated with the subject property.

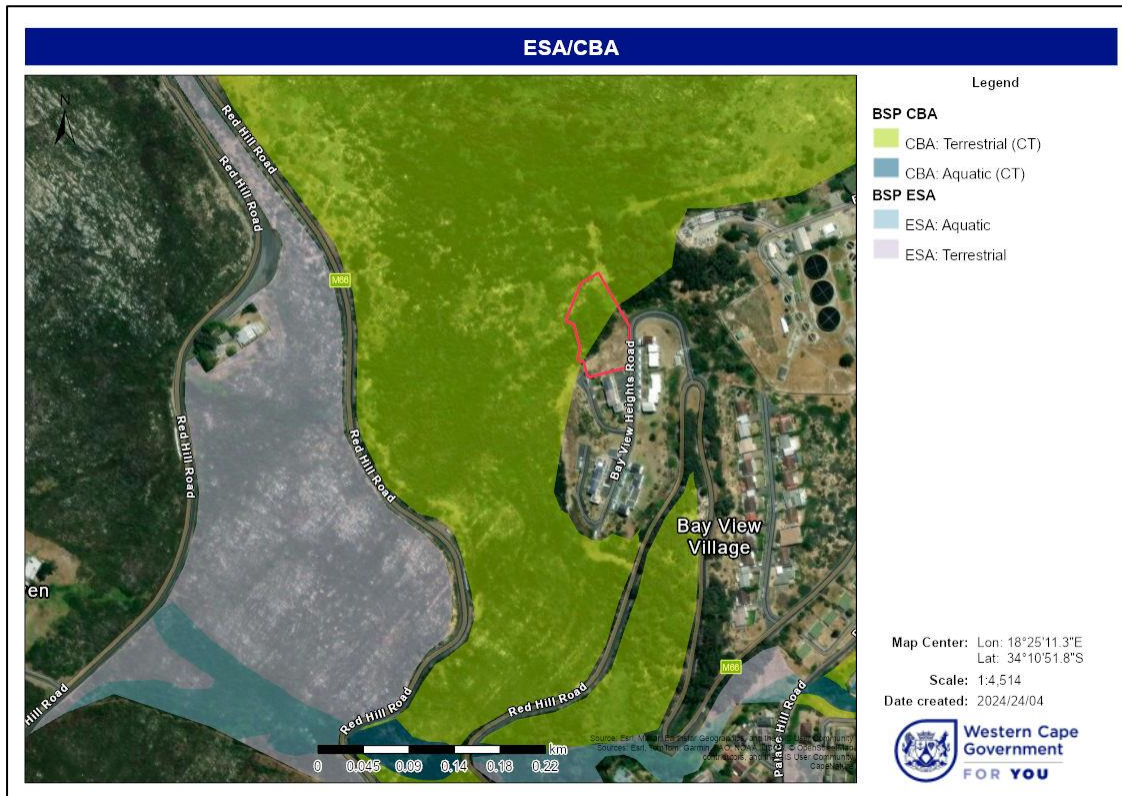


Figure 4: CBA/ ESA Mapping associated with the subject property.

## CONCLUSION

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

- **Heritage Practitioner:** A heritage practitioner was appointed to assess any potential impacts on heritage resources in the area. Their assessment confirmed that the proposed development is unlikely to negatively affect any significant heritage sites or features. Heritage Western Cape has confirmed that no further heritage assessment is required.
- **Aquatic/Freshwater Specialist:** A freshwater and aquatic biodiversity specialist was appointed to assess the extent of the non-perennial drainage line located adjacent to the site and identify any wetlands within 500m of the development. Their findings confirmed the presence of the non-perennial drainage line, which requires specific buffer zones to be respected. No significant wetlands were identified within the 500m buffer.
- **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.

The proposed development can proceed with limited impacts on the natural environment, provided that the mitigation measures recommended by the appointed specialists are followed. These include the preservation and rehabilitation of natural vegetation, the implementation of appropriate buffers around aquatic features, and the removal of alien plant species from the site.

Kind regards,



**MICHELLE NAYLOR**