



LORNAY
ENVIRONMENTAL CONSULTING

Site Sensitivity Verification Report

Proposed Residential Development on RE Farm 281, Struisbaai, Cape Agulhas
Municipality, Bredasdorp RD

January 2025

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CLIENT: Helemika Number 1 (Pty) Ltd

TITLE: Site Sensitivity Verification Report for the Proposed
Residential Development on RE281, Struisbaai

REFERENCE: SSVR/281/REV 1

REPORT DATE: January 2025

STATEMENT OF INDEPENDENCE

Lornay Environmental Consultants nor any of the authors of this report have any material present or contingent interest in the outcome of this report, nor do they have any financial or other interest which may affect the independence of the author(s) or Lornay Environmental Consulting. The consultant fees paid to Lornay Environmental Consulting for the completion of this report is in line with standard professional fees and daily rates. The settling of the professional fee is not dependent on the outcome of the report.

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CONTENTS

1. INTRODUCTION 6

2. ACTIVITY..... 6

3. PURPOSE OF THE REPORT 8

4. DESKTOP ANALYSIS 10

5. PRELIMINARY SITE ASSESSMENT 12

6. CONCLUSION..... 15

1. INTRODUCTION

The Site Sensitivity Verification Report (SSVR) was taken as a protocol for the proposed residential development of a portion of Remainder Farm 281, Struisbaai, Cape Agulhas Municipality. The subject property is located within the urban edge of Struisbaai, alongside existing residential erven and residential area of Struisbaai, on Main Road, Struisbaai. The split portion of the property affected is 0.71 ha in extent but the overall landholding, from which it is proposed to be subdivided, into 10 erven allocated for 6 single residential erven, a private road and 3 open spaces (private and public).



Figure 1. Locality of subject property

2. ACTIVITY

The subdivision of the subject property to create approximately 6 single residential erven, internal road and 3 open space is proposed as follows:

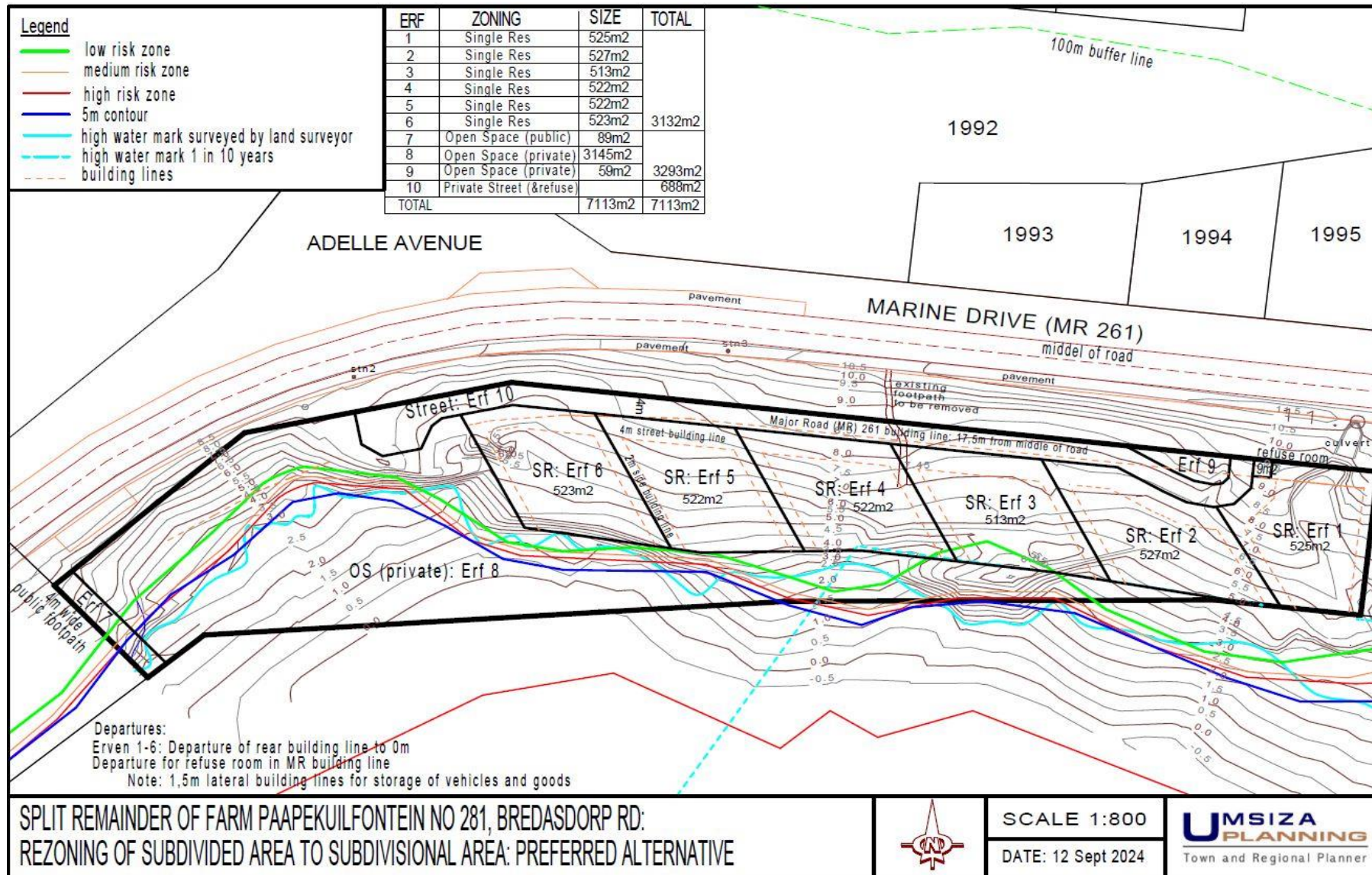


Figure 2. Propsoed development

3. PURPOSE OF THE REPORT

Lornay Environmental Consulting (Pty) Ltd, was appointment by Helemika Number 1 (Pty) Ltd, to undertake the required process in terms of the National Environmental Management Act (Act 107 of 1998) and the Environmental impact Assessment (EIA) Regulations, 2014, as amended, for the proposed development.

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 – Low Sensitivity – The property is located within the urban edge alongside existing residential dwellings. No further assessment is required.

Animal Species Theme – Medium Sensitivity – The Botanical Impact Assessment conducted by David J. McDonald of Bergwind Botanical Surveys & Tours CC identified signs of prior disturbance at the site, including evidence of human activity, coastal access pathways, and stormwater discharge. Observations further indicated the absence of significant animal species, such as birds and insect communities, within the Dune Strandveld habitat. This lack of fauna, combined with the disturbed condition of the habitat, suggests that the area does not serve as critical habitat for any species of concern. Based on the site’s condition, the specialist concluded that the Terrestrial biodiversity sensitivity does not exceed medium sensitivity due to the combination of historical disturbances, no faunal presence, and the compromised ecological integrity of the habitat. No additional assessment is required under this theme.

Aquatic Biodiversity Theme – Low Sensitivity – The property is located along the coastal area of Struisbaai, and no freshwater watercourses or wetlands have been identified within or adjacent to the proposed development footprint. The development will not impact aquatic biodiversity as there are no hydrological features on-site. No further assessment is required for this theme. Also note that the proposed activities are mostly above the 5m contour.

Archaeological and Cultural Heritage Theme – Low sensitivity – in line 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 BAR process. Action has already been taken in line with Heritage Western Cape comments. HWC has requested a Heritage Impact Assessment with Archaeological, Palaeontological and Visual Impact Assessments to be included in the HIA. These assessments have been completed and attached in this report. Process with Heritage Western Cape is ongoing.

Civil Aviation Theme – High sensitivity – the proposed development is in line with neighbouring development and therefore no additional impacts are expected in terms of this theme. No further assessment required.

Defence Theme – Low. The proposed development is within demarcated urban edge and is in line with the existing residential development in the area. No further assessment required.

Palaeontology – very high – The Heritage Impact Assessment including a Palaeontological Impact Assessment, Archaeological Impact Assessment and a Visual Impact Assessment was conducted in line with the Heritage Western Cape requirements in response to the NID submitted to their Department and in line with the requirements of the National Heritage Resources Act. The assessment highlighted that the low-density development will not impact on palaeontological resources on site. The specialist report is attached in the BAR.

Plant Species Theme – Medium – Botanical Assessment is already undertaken by Dave Mc Donald of Bergwind Consulting. As per National Vegetation Map 2024, the property lies within Agulhas Limestone and Southwestern Strandveld vegetation type.

Terrestrial Biodiversity Theme – Very high – Botanical Assessment has been undertaken by Dave Mc Donald of Bergwind Consulting. The property concerned is located within visually sensitive area due to its location. The vegetation type

Specialist Assessments identified for inclusion in the assessment report:

Landscape /Visual Impact Assessment: This specialist assessment was conducted on site. The proposed development site is located along the Marine Road and within areas offering scenic views of the coast, which will have a moderate negative visual impact.

Archaeological and Cultural Heritage Impact Assessment: The Heritage Impact Assessment included a Archaeological Impact Assessment (AIA), Palaeontological Impact Assessment (PIA) as well as the Visual Impact Assessment (VIA) and are attached in this report. The studies indicate that the development will have a low impact on palaeontological and archaeological resources, provided

mitigation measures are implemented. The visual intrusion from the development is expected to result in a medium negative impact.

Palaeontology Impact Assessment - The Palaeontological Impact Assessment was undertaken. A specialist assessment determined that the proposed development will not contribute to the loss of palaeontological resources.

Terrestrial Biodiversity Impact Assessment - A Botanical Assessment was undertaken, forming the basis of the terrestrial biodiversity assessment.

Aquatic Biodiversity Impact Assessment: This specialist assessment was not undertaken since the site has no mapped watercourse or wetlands. As such no further specialist input is required.

Socio-Economic 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 specialist assessment was covered under the Botanical Scoping Assessment.

Animal Species Assessment: This specialist assessment was also covered under Botanical Scoping Assessment. No faunal species were identified during site survey.

4. DESKTOP ANALYSIS

The subject property is located within the municipal urban edge of Struisbaai – refer to map below. In addition, the property is located across Main Road, opposite existing residential and tourism development and therefore by definition, is located within the “**built up urban edge**”.

For this reason, we confirm that the site must be considered as being located within both the municipal urban edge and the built-up urban edge.

The site is vacant and characterised by natural vegetation both indigenous and alien vegetation.

No wetlands or drainage lines are mapped for the property.

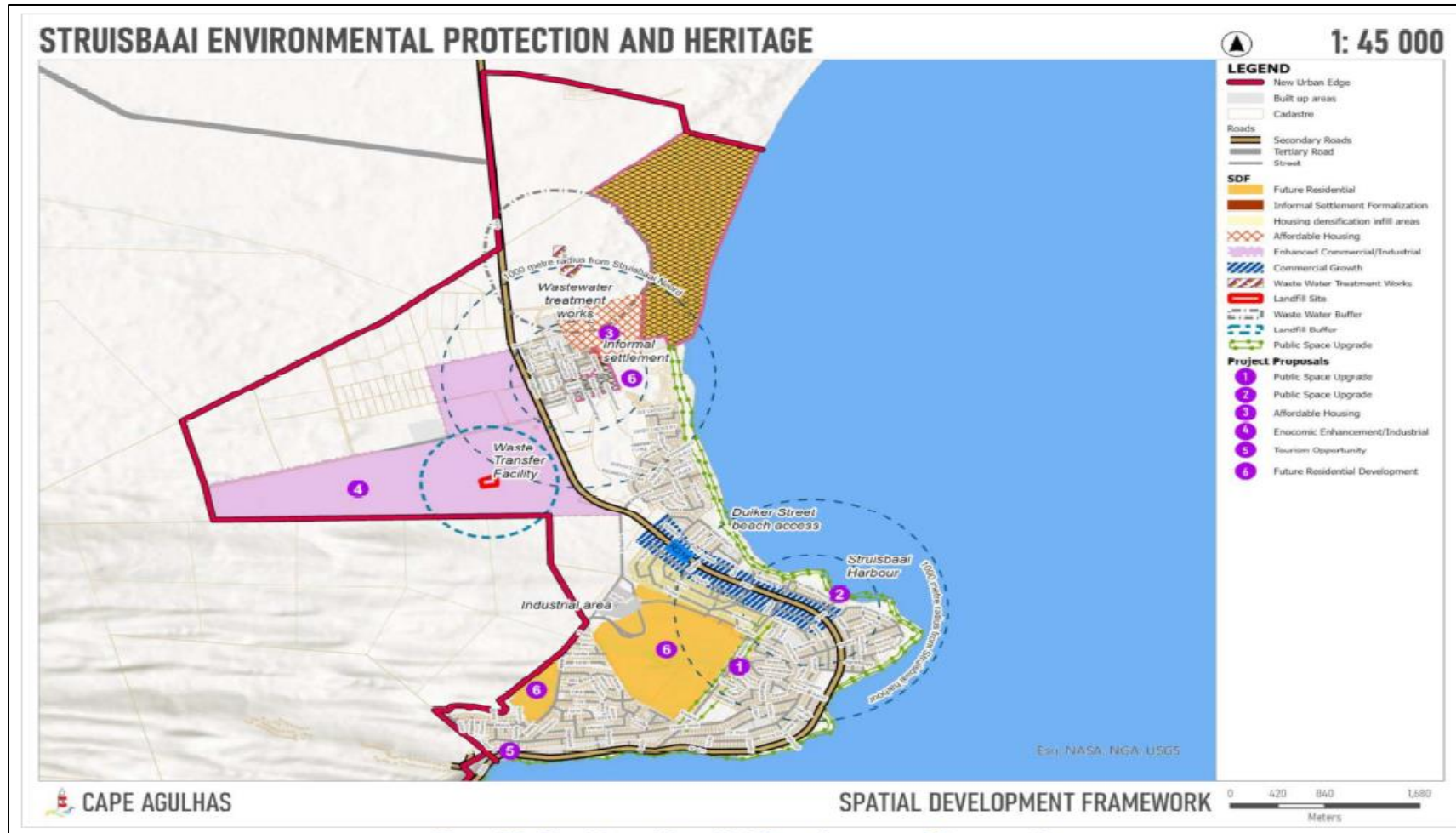


Figure 3. Extract from the Cape Agulhas Spatial Development Framework 2022- 2027 dated 9 March 2023. The area in questions is marked as point 5.

5. PRELIMINARY SITE ASSESSMENT



Figure 4. Aerial view of subject property



Figure 5. The site is characterised by Southwestern Strandveld and Agulhas Limestone on the western part of the site. No wetlands or drainage lines are mapped on the site or in close proximity. The majority of the built development will be located above the 5 m contour lines. The most western end of the site is marked as an ESA – Coastal Corridor.



Photo 1. Photo taken from Main Road towards the east of the site



Photo 2. Photo taken from Main Road



Photo 3. View of the property looking west

The applicant is aware of the requirements in terms of maintenance of public access and has included a access pathway in the development design.

6. CONCLUSION

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

- Heritage to undertake Notice of Intent to Develop (NID): Complete
- Archaeological Impact Assessment – Complete
- Palaeontological Impact Assessment – Complete
- Visual Impact Assessment - Complete
- Terrestrial and Ecological Impact Assessment – Complete

No further specialist assessment is recommended.

Public participation on Pre-Application BAR to follow.