



LORNAY

ENVIRONMENTAL CONSULTING

SITE SENSITIVITY VERIFICATION REPORT (SSVR)

**Proposed Cultivation of agricultural land on Erf 1995,
McGregor, Robertson RD**

Compiled by:

Lornay Environmental Consulting (Pty) Ltd

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Lornay Environmental Consulting Pty Ltd | Reg 2015/445417/07

INTRODUCTION

The proposed activity involves the clearance of vegetation on Erf 1995, McGregor. This initiative aims to expand the existing farm operations by clearing two designated block sites to facilitate the expansion of the vineyard on the property. The current land use is agricultural, and the proposed expansion aligns with the property's existing land use rights, which permits agricultural activities. This development is intended to enhance the farm's productivity and economic viability by increasing the vineyard area, thus contributing to the agricultural output and sustainability of the farm.

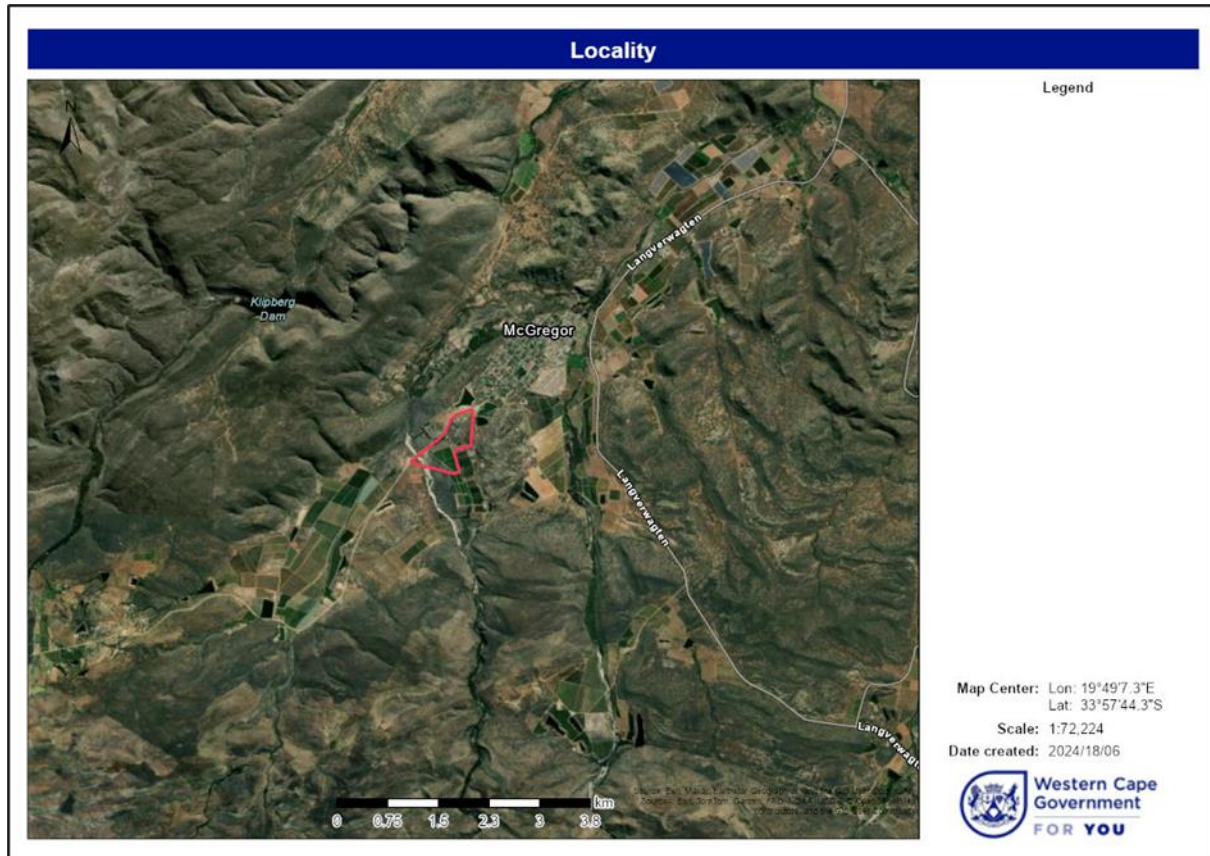


Figure 1. Locality of subject property

The current preferred alternative is as follows and has been assessed by the specialist team:

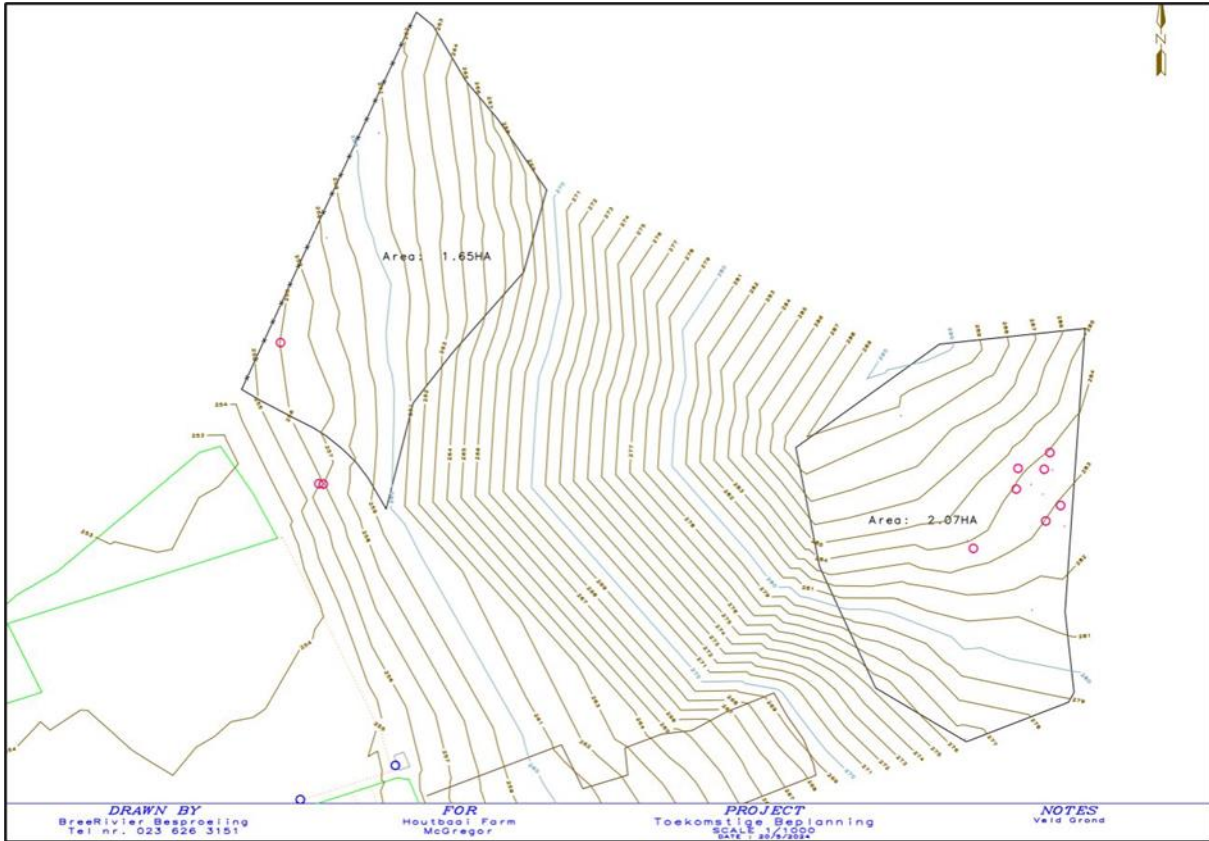


Figure 2. Alternative 1 (preferred) – proposed site plan for the residential development

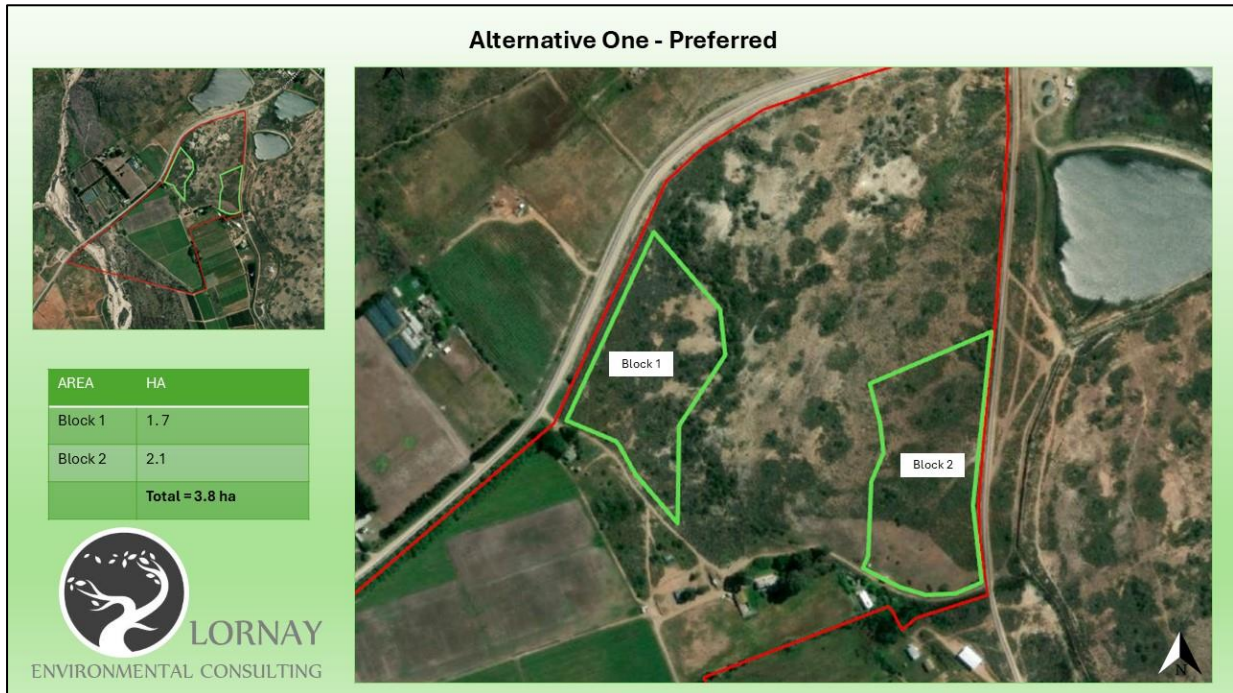


Figure 3. Alternative 1 (preferred) – proposed site plan for the residential development

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 – Medium Sensitivity – The proposed activity is in line with agricultural zoning and is located within existing agricultural land. No further assessment is required under this theme.

Animal Species Theme – Medium Sensitivity – existing agricultural activities already take place on site. In addition, the property is located along Voortrekker Road, the main road leading out of McGregor and therefore already experiences constant disturbance which would exclude most large fauna. In addition, large tracts of natural vegetation will remain on the northern and central extent of the site thereby creating a natural corridor for the movement of both large and small fauna. The activity proposed does not comprise of major hard built structures and can also allow for the movement of fauna. The farm is certified as a natural, organic operation and does not use any pesticides or other practices which would be harmful to fauna. Give the above, its motivated that no further assessment in terms of the Animal theme is required.

Aquatic Biodiversity Theme – Low sensitivity – The proposed development area does not intersect with wetlands, rivers, or watercourses. Given the absence of aquatic biodiversity features within the development footprint, no further assessment is required under this theme.

Archaeological and Cultural Heritage Theme – Very high sensitivity – A Notice of Intent to Develop (NID) has been submitted to Heritage Western Cape (HWC). Written confirmation from HWC indicated that no heritage resources would be impacted by the proposed vineyard establishment and as such, no further heritage impact assessment is required.

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

Defence Theme – Low sensitivity – the proposed expansion is in line with the existing agricultural activities in the area. Therefore, no additional impacts are expected to this theme. No further assessment required.

Palaeontology –Very high – A Notice of Intent to Develop (NID) has been submitted to Heritage Western Cape (HWC). Written confirmation from HWC indicated that no paleontological resources would be impacted by the proposed vineyard establishment. Therefore, no further assessment is required.

Plant Species Theme – Medium – The terrestrial biodiversity assessment includes a detailed evaluation of plant species within the proposed cultivation area. Two plant species of conservation concern were identified on site.

Terrestrial Biodiversity Theme – Low Sensitivity – The terrestrial biodiversity assessment will comprehensively address both plant and animal species impacts under this theme. Given the low sensitivity rating, significant adverse impacts are not anticipated.

Specialist assessments identified by the Screening Tool:

Landscape/ Visual Impact Assessment - Heritage Western Cape confirmed that a Heritage Impact Assessment is not required, as the vineyard establishment is not expected to significantly affect the landscape or visual characteristics of the area.

Archaeological and Cultural Heritage Impact Assessment – The NID was submitted to HWC and it was determined that no further assessment is required.

Palaeontological Impact Assessment – The proposed activity involves minor surface-level disturbances, which are unlikely to impact significant palaeontological resources. Partial fossil impressions, if encountered, are unlikely to hold substantial value.

Terrestrial Biodiversity Impact Assessment – This assessment also included plant species theme and terrestrial biodiversity theme.

Aquatic Biodiversity Impact Assessment – There are no wetland or watercourses identified on the proposed site.

Socio-economic Assessment – The proposed expansion of the vineyard aligns with local agricultural development in the area.

Plant Species Assessment – The assessment is integrated into the terrestrial biodiversity assessment to comprehensively evaluate potential impacts and propose mitigation measures if needed.

Animal Species Assessment – The proposal is for the expansion of existing agricultural operations on a approximately 40 ha property. The site already experiences a range of disturbances through day to day agricultural operations and residential use. The site is located on the main road exiting McGregor and directly alongside the town of McGregor. The proposal is for the development of 2 small vineyard blocks with no additional hard built structures. The vineyard blocks will be separated by natural vegetation and large areas on natural habitat will remain after the development of the vineyards. The farm is also a certified organic farm and will therefore not use any pesticides or other practices which may negatively impact fauna. Given the reasons outlined above we motivate that a Animal Species Assessment is not required for the proposal. It is recommended that a site walk is conducted ahead of land preparation and construction to move any slow moving species.

PRELIMINARY SITE ASSESSMENT

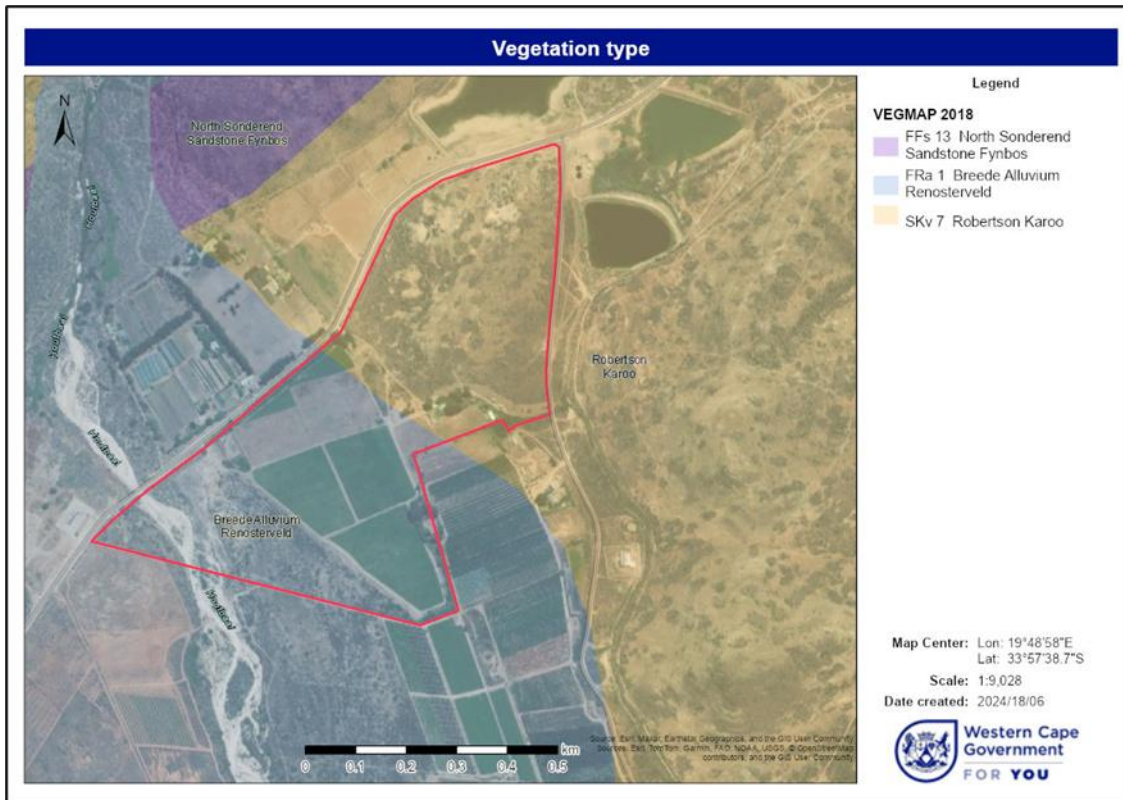


Figure 3: Vegetation type associated with the subject property.

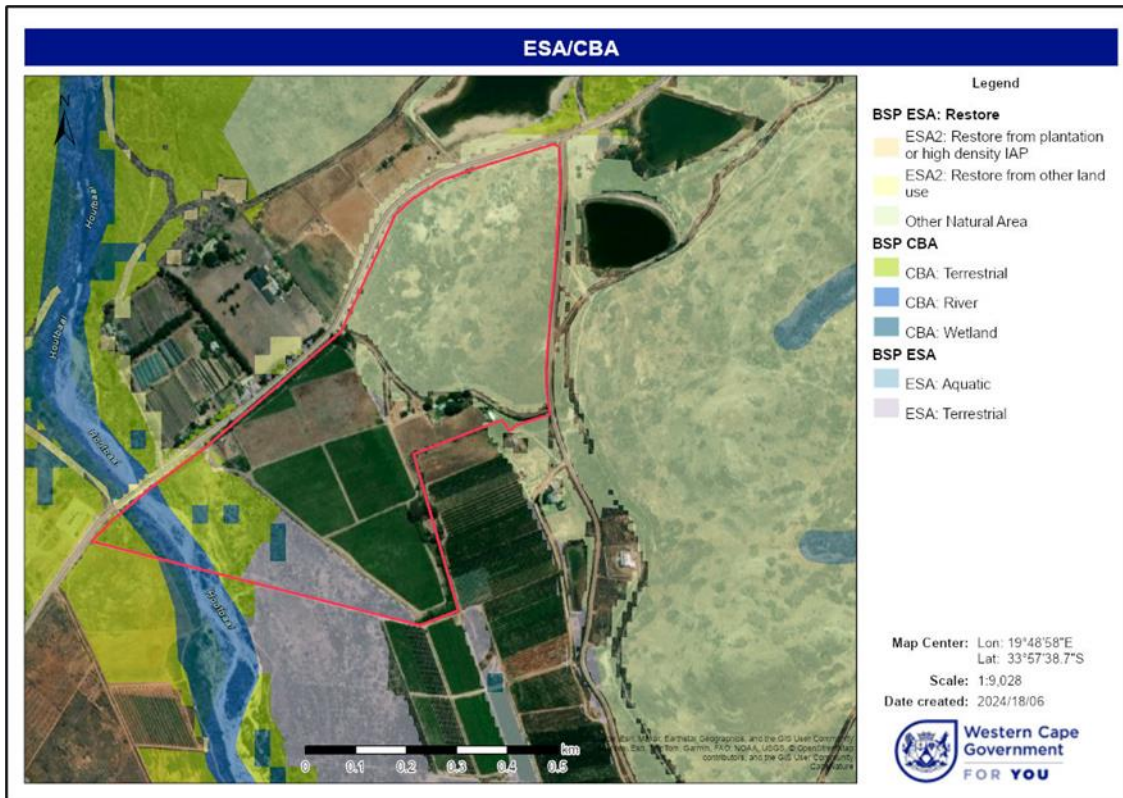


Figure 4: The map shows that the site is within ONA.

CONCLUSION

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

- **Terrestrial Specialist:** A botanical specialist was consulted to assess the vegetation on-site and the impact of the proposed activities. The specialist confirmed two species of conservation concern in the central part of the study areas between two proposed vineyard blocks. There are no Critical Biodiversity Areas or Ecological Support Areas mapped on site.

Kind regards,



MICHELLE NAYLOR