



LORNAY

ENVIRONMENTAL CONSULTING

SITE SENSITIVITY VERIFICATION REPORT

FOR THE

PROPOSED REZONING AND SUBDIVISION ON PORTION 2 OF FARM STRANDFONTEIN NO. 712, GANSBAAI

DEADP Ref:

16/3/3/6/7/2/E2/10/1279/24

Compiled by:

Lornay Environmental Consulting (Pty) Ltd

For

Applicant:

Oostewijk Strandfontein BK

April 2025

INTRODUCTION

The Rezoning and Subdivision of Khoisan Bay residential development on Portion 2 of Farm Strandfontein No. 712, Gansbaai, is proposed. The intent of the project is to rezone and subdivide the farm into 3 Portions for the development of 472 residential erven (single residential, group housing and town housing), 45 Public and Private Open space, 6 public and private roads, institutional use, Business use and Bulk services. The development will require the total footprint of approximately 375 000 m². The property is earmarked for future residential development and it is located outside the built-up area adjacent to the existing residential settlement of De Kelders in Gansbaai. All development proposed will fall within the urban edge.



Figure 1. Locality of subject property

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

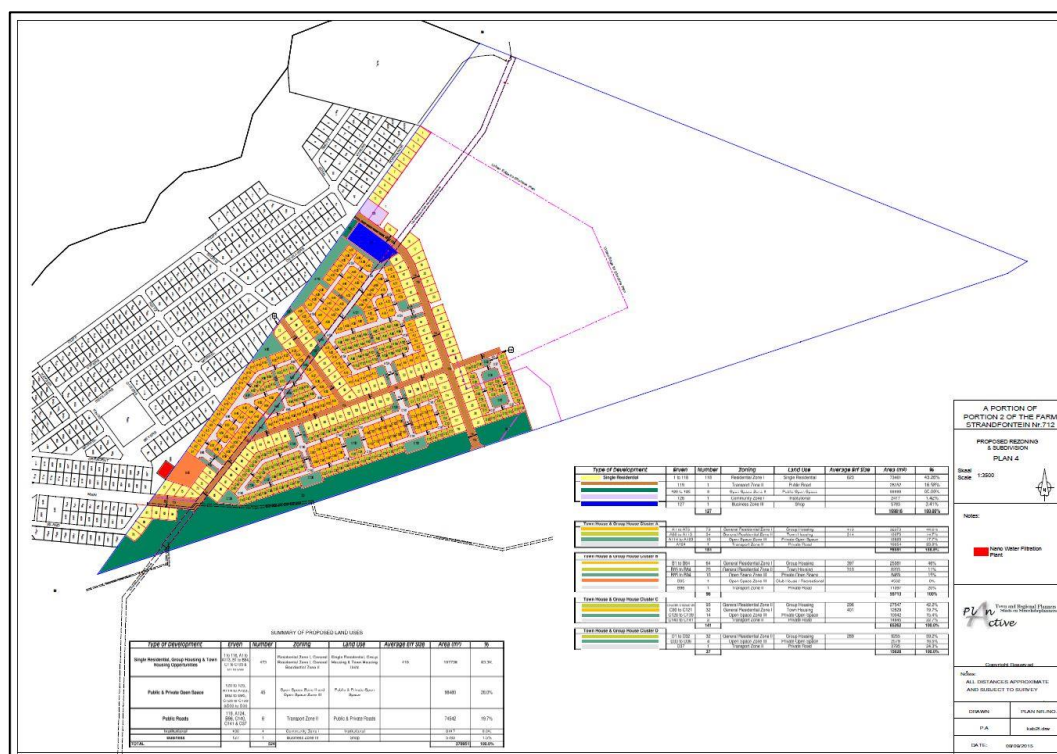


Figure 2. Proposed site plan for the residential development

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

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.

An agricultural potential study was undertaken on site by Johann Lanz of Soil ZA. The study confirmed that the proposed development is acceptable because it leads to negligible loss of future agricultural production potential. The study further highlights that the cropping potential of the site is limited soil constraints, predominantly that soils are very sandy with low water and nutrient holding capacity. Because of these constraints, the site is completely unsuitable for viable rainfed crop production. It is in an area that is not utilised for agricultural production at all. No further assessment required.

Animal Species Theme – High sensitivity.

The animal species assessment was undertaken on site by Jan Venter of Wildlife Conservation Decision Support. The site is located on the southern boundary of the Walker Bay Nature Reserve, a faunal Species of Conservation Concern (bird) with endangered ecosystem status. A rocky and small outcrop that potentially harbour unique terrestrial invertebrate diversity including potential habitat for Southern Adder (*Bitis armata*) was identified. From the faunal perspective the impact of the proposed development is considered medium provided that necessary measures are in place to facilitate animal movement.

Aquatic Biodiversity Theme – Very High Sensitivity.

An Aquatic Biodiversity Compliance Statement was undertaken by Delta Ecology. The study confirmed that no natural watercourses were found within the study area during the field assessment. The study also highlighted that aquatic ESAs and a Protected Area (Walker Bay Nature Reserve) occur within the 500 m regulated area of the site. However, it has been confirmed that these areas will not be impacted by the development, as the R43 separates the development area from the mapped ESAs, and the eastern portion of the site which consists of a dune area bordering the Walker Bay Nature Reserve has been designated as a Private and Public Open Space.

Given the lack of watercourses within the proposed development extent, the area was deemed to be of “Low” aquatic sensitivity.

Archaeological and Cultural Heritage Theme – High sensitivity.

A new NID was therefore submitted to HWC for comment, and in a letter dated 25 April 2012 (Case No. 120416JL05), HWC requested that a HIA, consisting of an archaeological study must be done. In addition, HWC requested that an assessment of the visual impact of the proposed development on the ‘natural landscape of the Walker Bay Reserve’ must also be undertaken.

ACRM was appointed to undertake the specialist archaeology study, and to co-ordinate the HIA.

As archaeological sites are concerned, the occurrences are all lacking in context. As a result, the remains have been rated as having low (Grade C) local significance.

A Visual Impact Assessment (VIA) of the development proposal was done by New World Associates in 2007. The report notes that the proposed development now covers about one third of the site, leaving a substantial Public Open Space buffer (Portion 3) against the Walker Bay Nature Reserve on the site's northern dune field. Portion 3, at 54 ha, will be rezoned as a protected Conservation Area, while Portion 2 (18 ha) has also been left undeveloped as Private Open Space as required by DEA&DP. The rezoning substantially limits the proposed development to Portion 1. The large buffer (Portion 3 & 2) generously protects the southern edge of the Walker Bay Nature Reserve and the R43 scenic route. Complex topography also limits visibility of the site.

It is concluded that the proposed development will not impact on the Walker Bay Reserve and that the integrity of the natural landscape will be retained throughout the operational phase of the proposed development.

Civil Aviation Theme – High 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 – Low.

The proposed development is in line with the existing development in the area. No impacts envisaged. No further assessment required.

Palaeontology – Very High.

The Agency for Cultural Resource Management (ACRM) has been appointed to undertake the Heritage Impact Assessment (HIA). 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 vegetation clearing and Construction Phases.

Plant Species Theme – Medium –

A Botanical Scoping Report which also informed the plant species theme was undertaken by Nick Helme Botanical Surveys. The study confirmed that the underlying vegetation on site is characterised as Overberg Dune Strandveld, with an endangered ecosystem type. At least 7 Plant Species of Conservation Concern were identified on site.

The botanical sensitivity of the site ranges from Medium to High on a local and regional scale. 90% of the site is deemed to be of High sensitivity, whilst the portions that have, or have recently had (until informal wood harvesting), more than 70% woody alien invasive plant cover are deemed to be of Medium sensitivity at a site scale (see Figure 4). The High sensitivity rating is informed by the fact that the vegetation is in good condition, is species rich and structurally intact, is listed as Endangered on a national basis, and supports at least 7 plant SoCC.

Terrestrial Biodiversity Theme – Very high –

According to the Botanical Scoping Report undertaken by Nick Helme Botanical Surveys the entire study area is of Medium and High botanical sensitivity, as the underlying vegetation type (Overberg Dune Strandveld) is gazetted as Endangered on a national basis, and at least seven plant Species of Conservation Concern were recorded scattered throughout much of the site. The vegetation on site is considered to be mostly pristine, and is degraded only by dense, mostly small patches of woody alien invasive vegetation (rooikrans).

The Specialists Assessments identified:

Agricultural Impact Assessment: The assessment was undertaken and is attached as **Appendix E9**.

Landscape/Visual Impact Assessment: The assessment was completed, refer to **Appendix E3**.

Archaeological and Cultural Heritage Impact Assessment: The assessment was undertaken, refer to **Appendix E4** and **Appendix E10**.

Palaeontology Impact Assessment: The assessment was conducted and is attached as **Appendix E8**.

Terrestrial Biodiversity Impact Assessment: A baseline study was conducted on site, and is attached as **Appendix E1**, however, the full assessment will be included in the EIR phase.

Aquatic Biodiversity Impact Assessment: Compliance Statement completed (Delta Ecology), refer to **Appendix E6**. No further study needed.

Socio-Economic Assessment: The assessment was conducted and is attached as **Appendix E5**.

Plant Species Assessment: The assessment was conducted and is included in Botanical Scoping Report, attached as **Appendix E1**.

Animal Species Assessment: The assessment was undertaken and included in the Terrestrial Animal Site Sensitivity Verification and Species Specialist Assessment Report as **Appendix E2**.

PRELIMINARY SITE ASSESSMENT

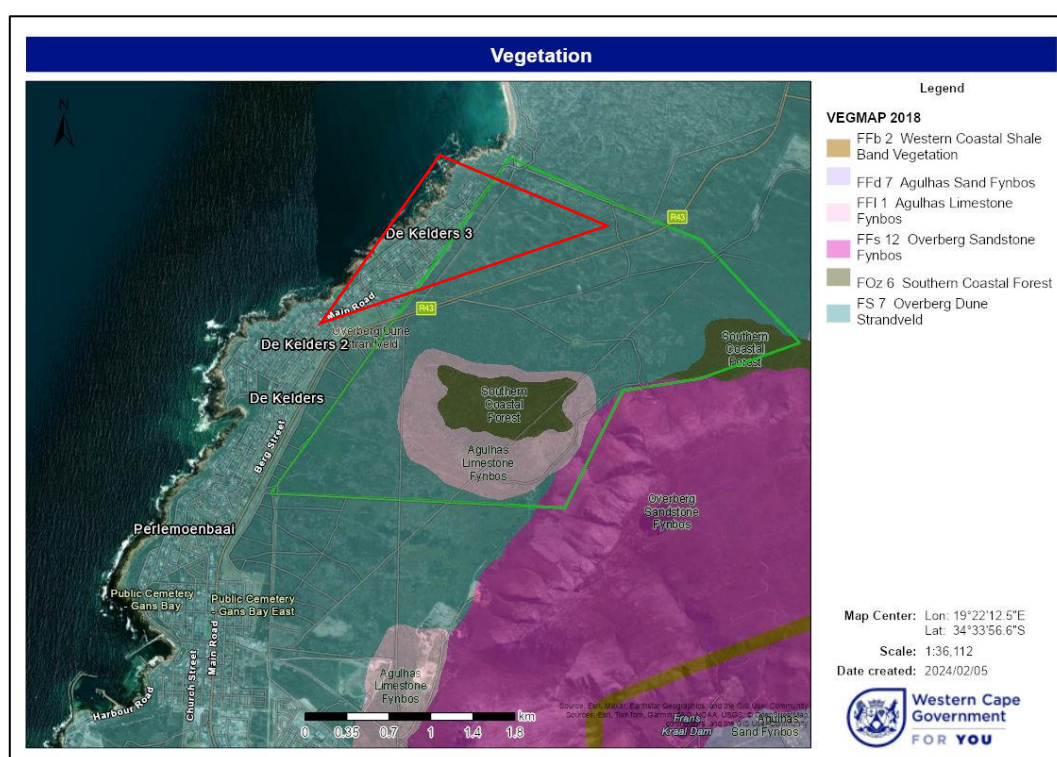


Figure 3: Vegetation type

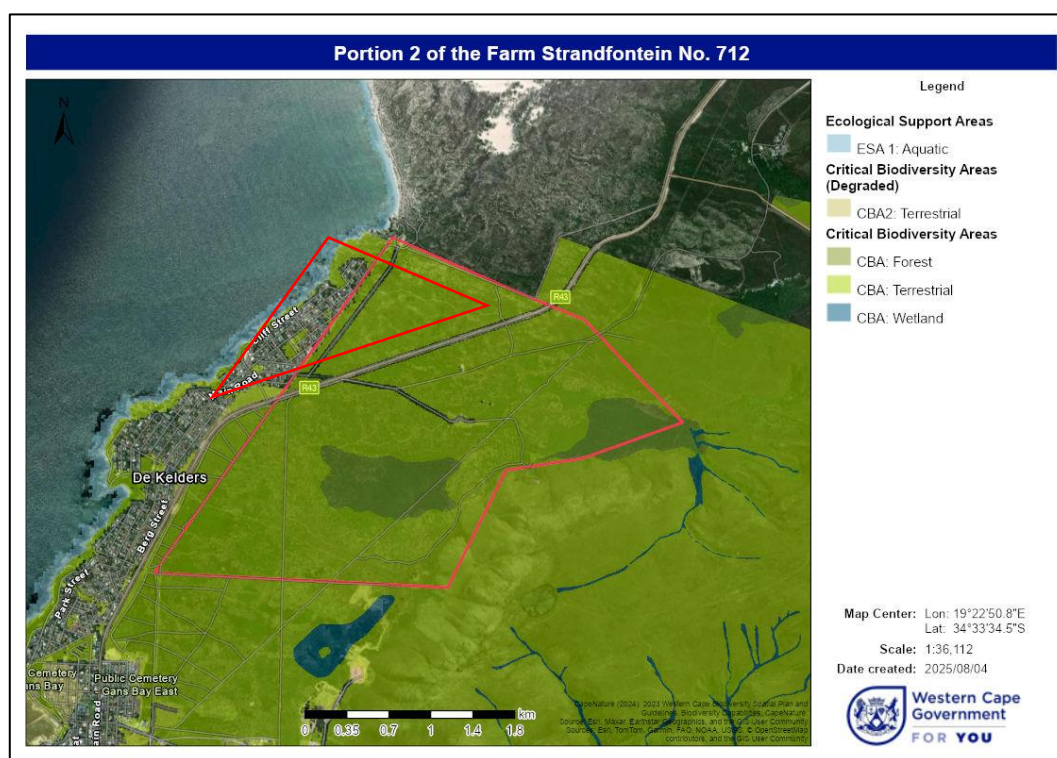


Figure 4: CBA and ESA on Portion 2 of the Farm 712.

CONCLUSION

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

- Heritage Impact Assessment (PIA/VIA/AIA)
- Faunal Specialist
- Terrestrial/Plant species/Botanical specialist were consulted.
- Socioeconomic Impact Assessment
- Traffic Impact Assessment.
- Agricultural Compliance Study.

Public participation on Draft Scoping Report to follow.

Kind regards,

mncaylor

MICHELLE NAYLOR