



LORNAY

ENVIRONMENTAL CONSULTING

SITE SENSITIVITY VERIFICATION REPORT (SSVR)

Proposed Agricultural Expansion through the
Establishment of Additional Cultivation Blocks on Erf
1995, McGregor, Robertson RD

May 2025

Compiled by:

Lornay Environmental Consulting (Pty) Ltd

INTRODUCTION

The proposed activity involves the clearance of vegetation and cultivation of agricultural land on Erf 1995, McGregor, an organic farm certified by Ecocert South Africa, located south of the town of McGregor in the Western Cape. This initiative aims to establish two new cultivation blocks designated for an olive grove and wine grapes on the northern portion of the property, which is currently undeveloped. The current land use is agricultural, and the proposed expansion aligns with the property's existing land use rights, which permit agricultural activities. This development is intended to enhance the farm's productivity and economic viability by increasing its agricultural output, thus contributing to the sustainability of the farm and supporting local agricultural development within the viticulture and olive industries.

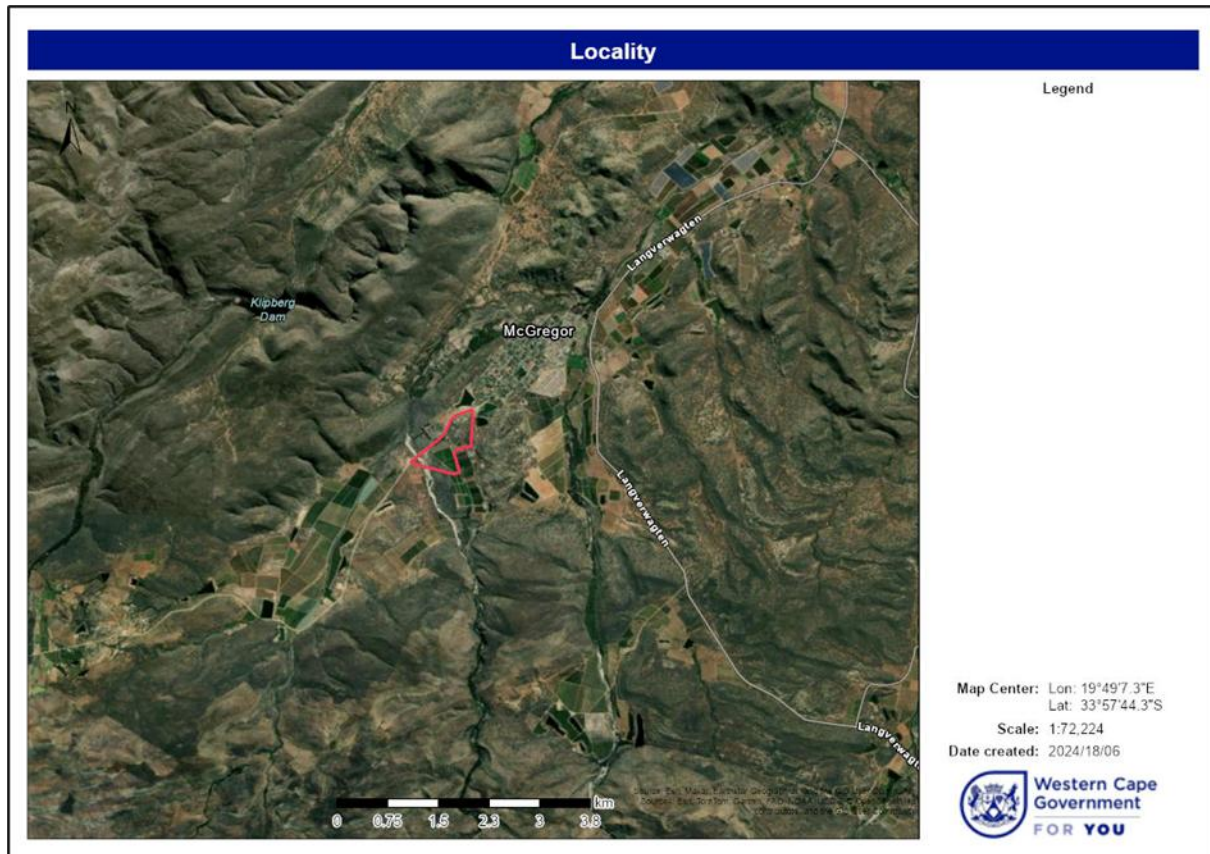


Figure 1. Locality of subject property

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



Figure 3. Alternative 3 (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. The soil analysis confirmed that the proposed site (Alternative 1) is optimal for vineyard cultivation due to suitable soil types, mineral content, and drainage properties. The proposed expansion is consistent with the farm's existing viticulture operations. No further assessment is required under this theme.

Animal Species Theme – Medium Sensitivity – The proposal is for the expansion of existing agricultural operations on an 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. A site scan for Black Harrier nests must be conducted before cultivation commences on site. Should any nests be found, the proposed cultivation must be postponed to a later date. Black Harriers, build their nests on the ground, in tall vegetation near wetlands or in reedbeds, using dried vegetation like stems, grass, reeds, and weeds.

Breeding Season: In South-western South Africa, egg-laying typically takes place between June and November, with peaks in July and September. The female lays between 3-5 eggs, which are bluish-white. The female handles the incubation duties for about a month, while the male provides food. After the nestlings hatch, the male continues to bring food to the nest, while the female feeds the young. The young fledge after about five to six weeks. Given the reasons outlined above we motivate that an Animal Species Assessment is not required for the proposal. It is recommended that a site walk is conducted ahead of land preparation.

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 Notification 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. 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.

Paleontology – Very high – A Notification 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. Consequently, no further assessment is required.

Plant Species Theme – Medium – A Specialist has been appointed. The Terrestrial Biodiversity Assessment includes a detailed evaluation of plant species assessment on site. Two plant species of conservation concern were identified on site.

Terrestrial Biodiversity Theme – Low Sensitivity – A Specialist has been appointed. See above.

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. No further assessment is therefore required.

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 – A Specialist has been appointed. 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 EAP conducted a site visit. The site is located on Voortrekker Road and minor road on the edge of the built-up urban area of McGregor. During the site visit no notable faunal species were seen. In addition, the site is located directly alongside the town of McGregor and within a well-established agricultural landscape. There are no watercourses or wetlands on site and no nests or burrows were recorded. In addition, the development proposal is for two specific blocks with the remaining area undisturbed and natural, therefore providing adequate remaining habitat and / or movement corridors for species. It is recommended that a site walk be undertaken prior to soil disturbance to relocate any slow-moving species such as tortoises.

PRELIMINARY SITE ASSESSMENT

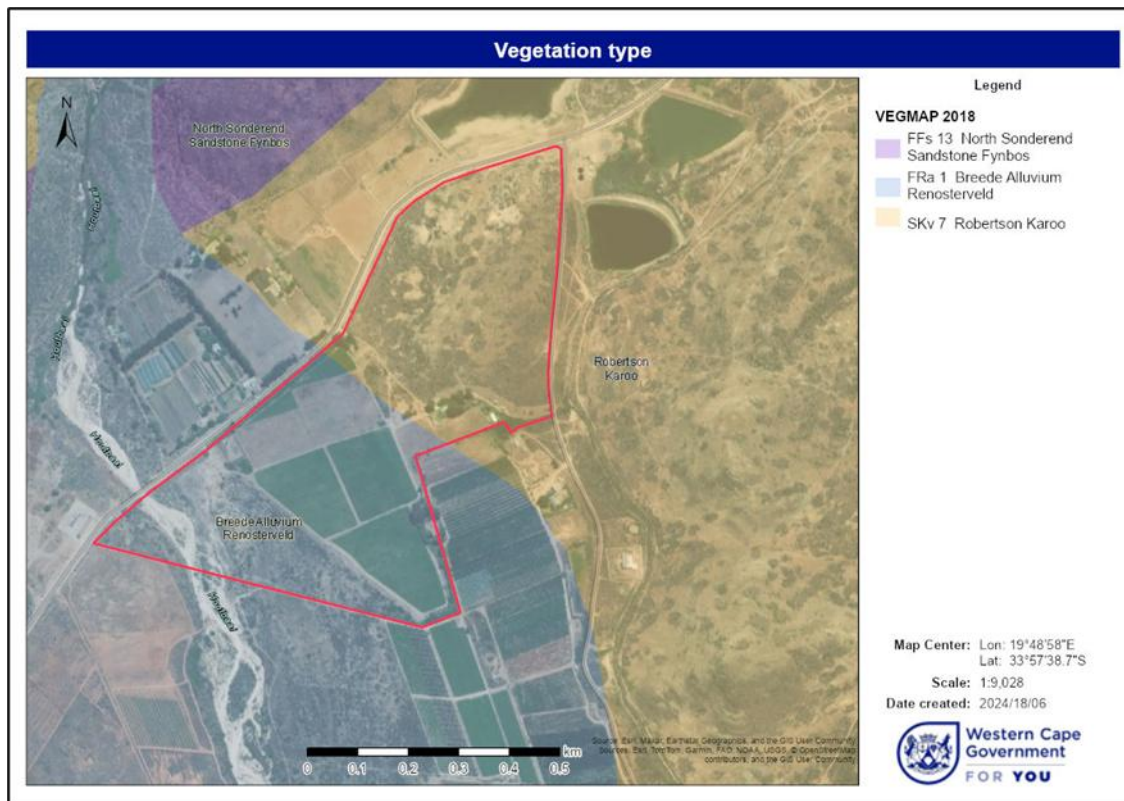


Figure 3: Vegetation type associated with the subject property.

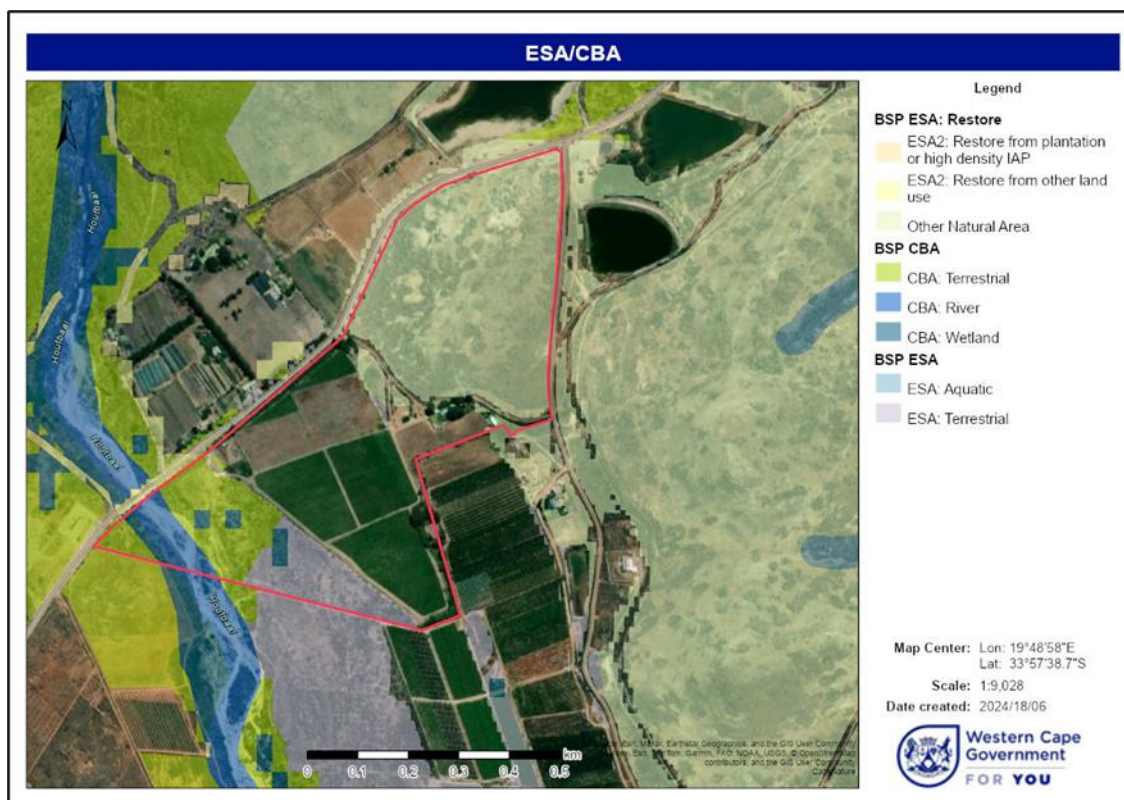


Figure 4: The map shows that the site is within ONA.

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 however the vegetation type is confirmed as Least Threatened. There are no Critical Biodiversity Areas or Ecological Support Areas mapped on site.

Kind regards,

A handwritten signature in black ink, appearing to read 'mncaylor'.

MICHELLE NAYLOR