



LORNAY

ENVIRONMENTAL CONSULTING

06/01/2024

Updated 22 May 2025

Updated 11 November 2025

SITE SENSITIVITY VERIFICATION REPORT FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON ERF 438, STANFORD, CALEDON RD

DEADP Ref. 16/3/3/6/7/1/E2/37/1035/24

INTRODUCTION

Proposed residential development and tourism opportunities on the subject property.

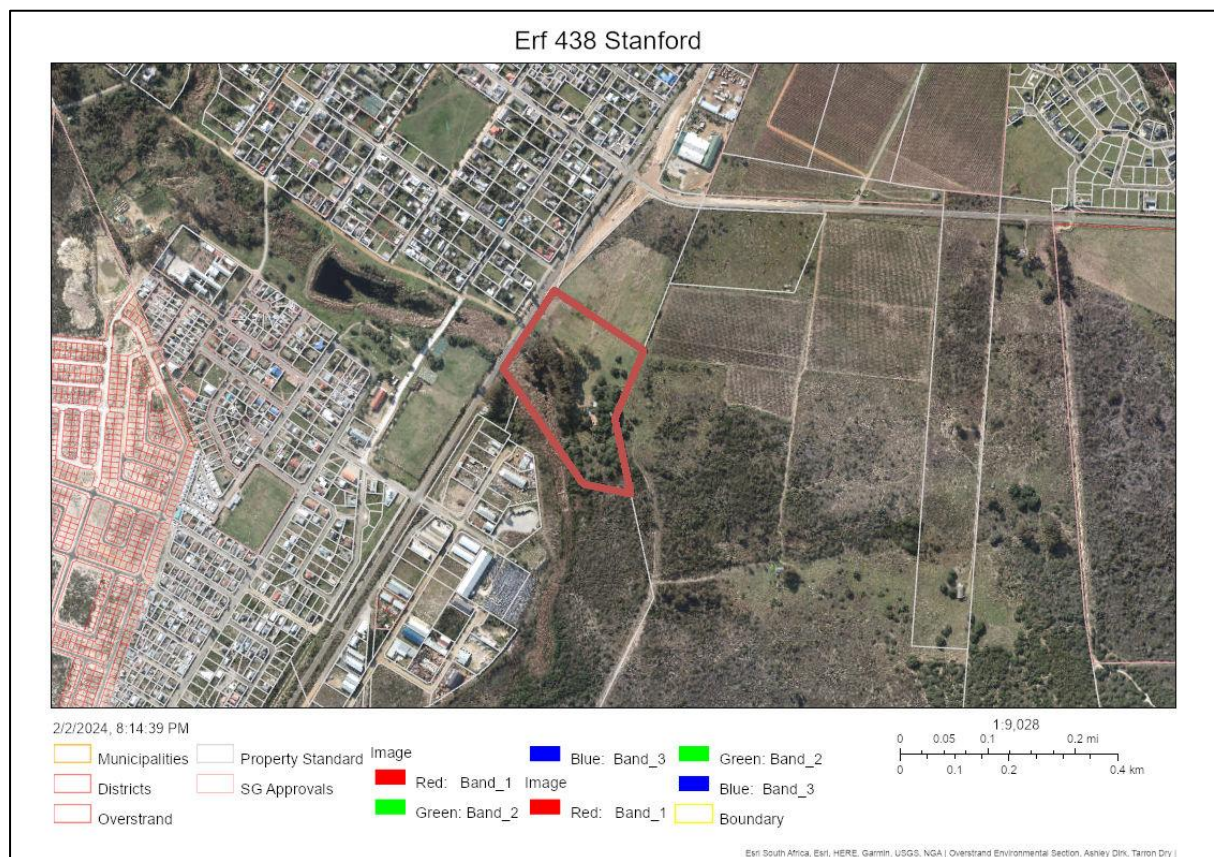


Figure 1. Locality of subject property

The results from the screening tool indicate a very high sensitivity for Agricultural theme, Aquatic biodiversity, Archaeological / cultural heritage, Palaeontological and Terrestrial Biodiversity and a high sensitivity for Animal species, and civil Aviation.

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

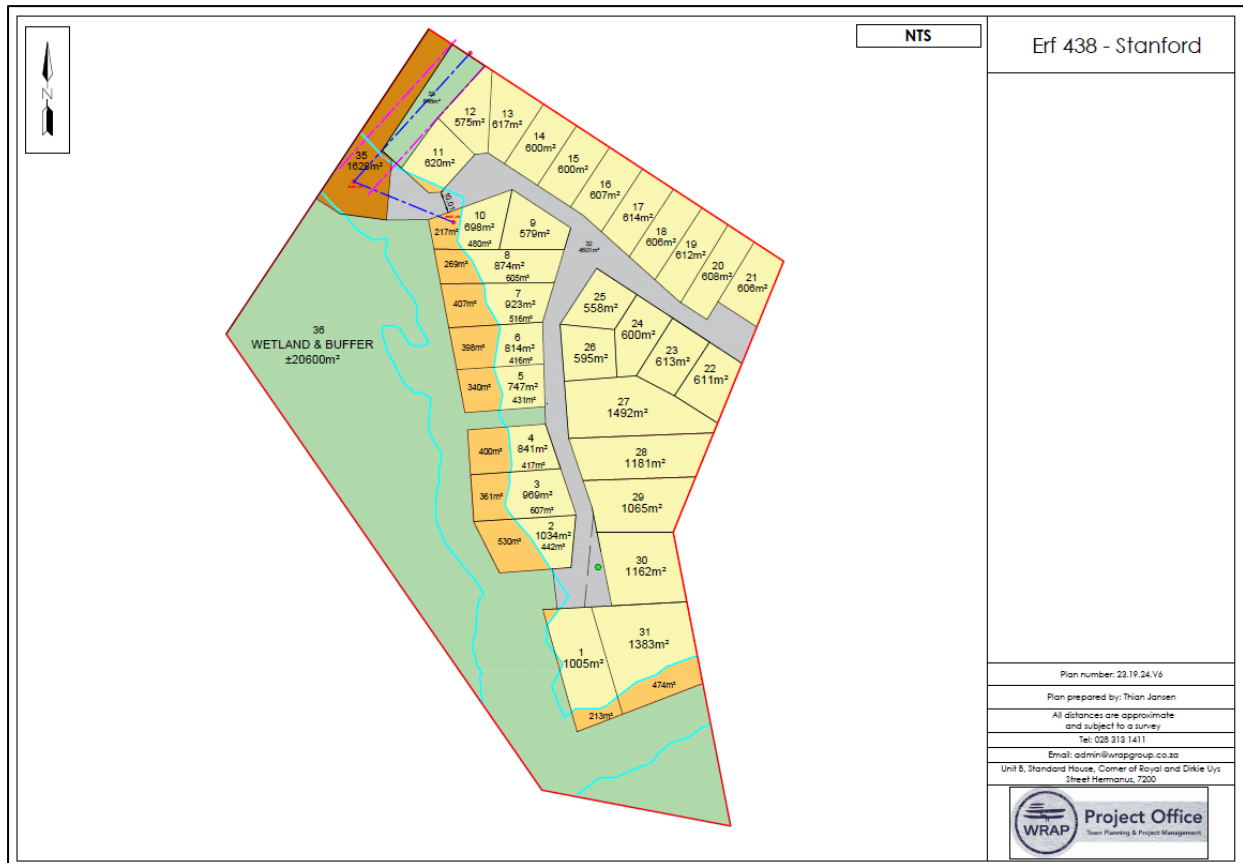


Figure 2. Proposed layout – subject to change within the process

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

- Very High Sensitivity
- The land is located within the municipal urban edge and earmarked for residential development. Some of the site is currently being used for the production of roll-on lawn. An Agricultural Compliance Statement was undertaken by Johann Lanz and it was concluded that from an agricultural point of view, the proposed development should be approved.
- No further compliance assessment required.

Animal Species Theme

- High Sensitivity
- The land is located within the municipal urban edge and earmarked for residential development. The site is located alongside the built-up area of Stanford, along the R43 between Stanford and Gansbaai. The site is highly impacted and transformed by previous and current activities on site as well as adjacent residential and industrial activities.
- A Faunal specialist was appointed to undertake a Faunal Impact Assessment. A Amphibian Assessment was also undertaken by Sheraine van Wyk of Whale Coast Conservation. See Appendix F.

Aquatic Biodiversity Theme

- Very High Sensitivity
- A Freshwater Screening and Delineation as well as a Aquatic / Freshwater Impact Assessment have been undertaken and inform the proposed development accordingly. See Appendix F.

Archaeological and Cultural Heritage Theme

- Very High 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. Heritage Western Cape confirmed that a Heritage Impact Assessment with Archaeological Impact Assessment, Paleontological Impact Assessment was required. These reports have been completed and are attached under Appendix F.
- Heritage Western Cape decision is pending.

Civil Aviation Theme

- High Sensitivity
- The proposed development is located within the demarcated urban area and within close proximity to the built-up urban edge. The proposal will not impact or interfere with any aviation aspects and is not significantly different to activities already present in the area.
- No further assessment will be undertaken

Defence Theme

- Low
- No impacts envisaged
- No further assessment required

Palaeontology

- Very High Sensitivity
- PIA undertaken

Plant Species Theme

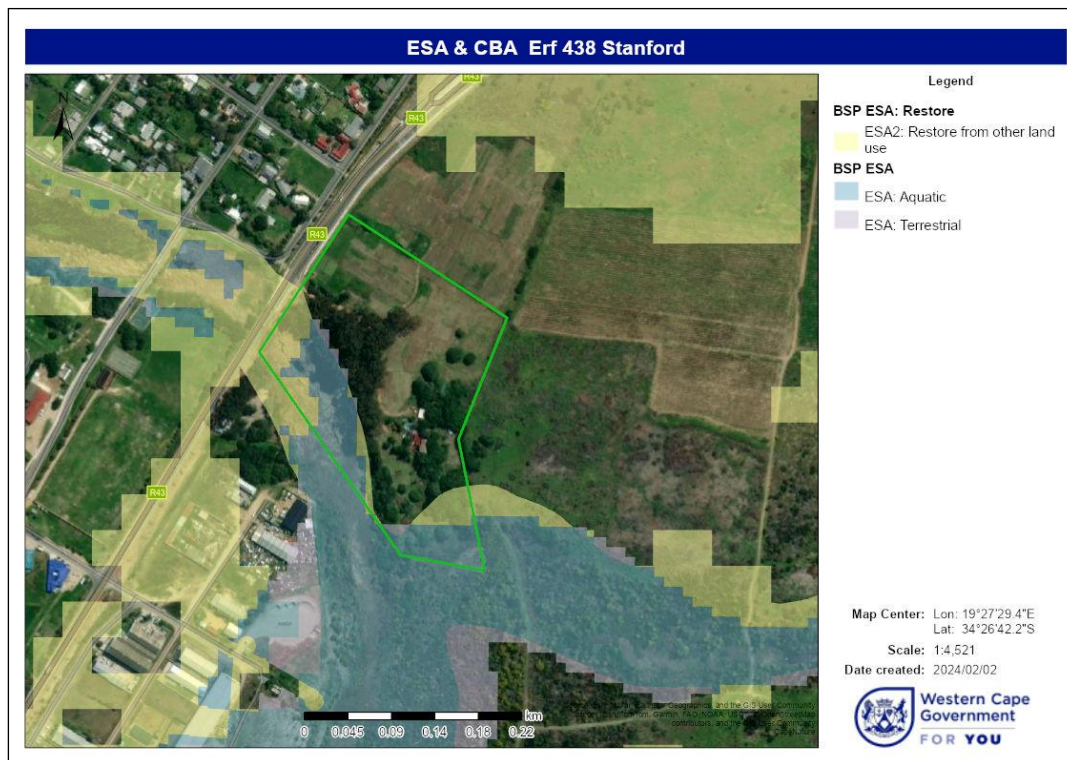
- Medium
- Terrestrial / Botanical Impact Assessment completed.

Terrestrial Biodiversity Theme

- Very High Sensitivity
- Terrestrial / Botanical Impact Assessment completed.

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

PRELIMINARY SITE ASSESSMENT



BGIS Report for the property, indicating proximity of

Erf 438 Stanford



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Municipalities
Districts
Property Standard

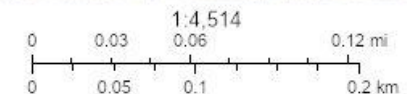
SG Approvals
Roads

Image

Red: Band_1
Green: Band_2

Image

Blue: Band_3
Blue: Band_3
Red: Band_1
Green: Band_2
Boundary



Esri South Africa, Esri, HERE, Garmin, USGS, METI/NASA, NGA | Overstrand Environmental Section, Ashley Dirk, Tarron Dry



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Photo 1 – some Milkwood's exist on site in the southwestern corner – some of this area is part of the wetland no go area. All Milkwoods will be located and GPSed by the botanists and avoided as far as practical



Photo 2 – northern extent of the site – highly transformed for roll on lawn production



Photo 3 – northern and middle extent of the site – highly transformed for roll on lawn production



Photo 4 – entrance to the site – wetland area impacted by dense blue gum stands



Photo 5 – view across wetland area on the southern extent of the site towards the neighbouring industrial area and low-income housing



Photo 6 – single residential dwelling and associated infrastructure located on site

CONCLUSION

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

- Faunal Impact Assessment
- Terrestrial / Botanical Impact Assessment
- Heritage – HIA with AIA and PIA completed.
- Freshwater Impact Assessment
- Agricultural Compliance Statement
- No further specialist assessment is required.

Public participation on in process BAR to follow.

Kind regards,



MICHELLE NAYLOR