



LORNAY
ENVIRONMENTAL CONSULTING

SITE SENSITIVITY VERIFICATION REPORT (SSVR)

Proposed Residential dwellings, Portion 4 of the Farm
643, Wortelgat Road, Stanford

22 January 2026

Compiled by:
Lornay Environmental Consulting (Pty) Ltd

INTRODUCTION

The proposed activity involves the clearance of vegetation and works within 100 m of the high water mark and 32 m of a watercourse, on the Klein Rivier, west of Stanford, in order to develop 2 single residential dwellings, a managers dwelling and associated infrastructure on the subject property. Application in terms of the Sea Shore Act for jetties and slipways are also underway. The property is currently vacant with access and internal access roads present.



Figure 1. Locality of subject property

The development layout is as follows and this layout will evolve through the process in line with specialist comment:

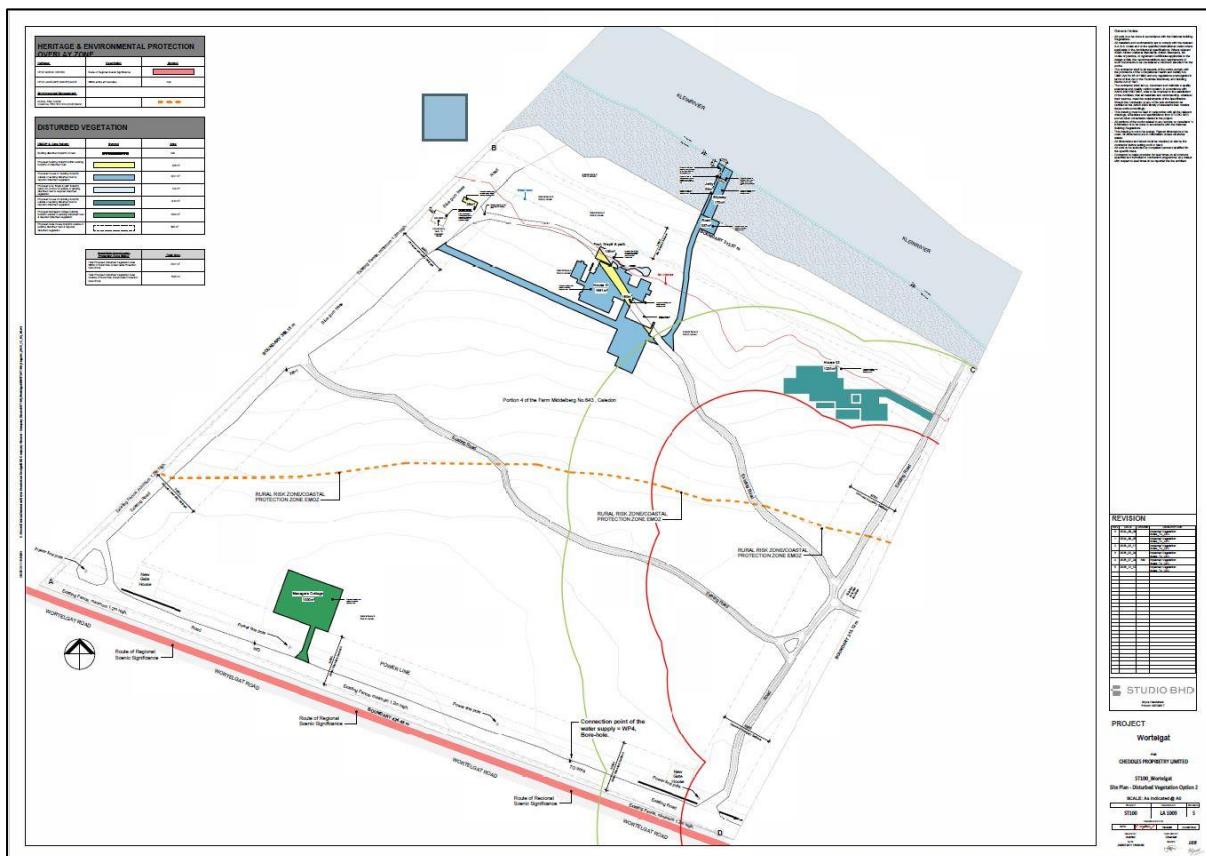


Figure 2. proposed site plan for the residential development

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 or 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 – High Sensitivity – The property and adjacent agricultural properties have not been farmed for many years. Furthermore no rezoning is proposed. No further assessment is required under this theme.

Animal Species Theme - High Sensitivity – In accordance High Sensitivity of animal species identified in the DFFE Screening Tool, a Terrestrial Animal Site Sensitivity Verification and Species Specialist Assessment was undertaken by Venter (2025) to confirm site sensitivity and identify potential species of conservation concern that may occur within the proposed development footprint. The Screening Report identified eleven (11) animal species of concern as potentially occurring on the property. These species include high-sensitivity birds species, as well as medium-sensitivity species such as amphibians, invertebrates, and reptiles (notably snakes). The Faunal Specialist Assessment verified the site sensitivity and confirmed the presence of seven (3) animal species of conservation concern on-site. Confirmed species include the Mute Winter Katydid, Western Leopard Toad, and African Marsh Harrier, while additional high-likelihood SCC are considered present within the Potential Area of Influence (PAOI). The property also provides an important ecological linkage between the Klein River Estuary and the surrounding fynbos habitats, contributing to regional landscape connectivity.

Although the proposed development has a limited overall footprint, even low-intensity residential development has the potential to introduce long-term edge effects and localised disturbance within this ecologically sensitive setting. Under the original layout (Alternative 2), impacts were assessed as being of Medium to High significance, primarily due to direct overlap with confirmed katydid habitat and cumulative disturbance to estuary-associated fauna.

In response to the faunal specialist's recommendations, the Preferred Alternative (Alternative 3) incorporates key design revisions, including the reduction of jetty infrastructure from two structures to a single jetty, as well as the relocation of House 02 outside the recommended 50 m buffer around the confirmed Mute Winter Katydid habitat. These design changes substantially reduce the extent of habitat disturbance and fragmentation.

It is therefore the specialist's opinion that the revisions incorporated in Alternative 3 significantly reduce the predicted faunal impacts. Consequently, residual impacts are reduced from Medium–High significance under Alternative 2 to Low–Medium significance under the Preferred Alternative (Alternative 3).

Aquatic Biodiversity Theme – Very high sensitivity – The site is located along the banks of the Klein Rivier. The development, except for the jetty(s) and slipway(s), swimming pool, fire pit and a pathway will be located below 5m contour, and more than 32 m from the edge of the watercourse. Given this, it is concluded that no further Aquatic Biodiversity or Freshwater specialist input is required.



Archaeological and Cultural Heritage Theme – Low sensitivity – No further Heritage Assessment will be implemented.

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

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

Palaeontology Theme – Very high – Portion 4 of Farm 643 is located within an area identified as having very high paleontological sensitivity. The development of a low-density residential estate in a rural agricultural setting may involve limited ground disturbance for building foundations, services, and landscaping. Given the small-scale and low-impact nature of the proposed residential development, a full Paleontological Impact Assessment (PIA) is not required. No significant excavation or earthworks beyond typical residential construction are planned, and much of the site has been previously disturbed. While the site is classified as very high sensitivity for paleontological resources, the proposed residential development is unlikely to cause significant impacts, provided that the chance-find procedure is implemented.

Plant Species Theme – Medium Sensitivity – The proposed development site has been classified as having medium sensitivity due to the likelihood occurrence of plants species of conservation concern. No plant species of conservation concern (SCC) were encountered in the study area. The principal reason for this is that the vegetation type is not Agulhas Limestone Fynbos and the list of sensitive species generated by the environmental screening tool do not exist on the property. Therefore the botanical specialist assesses the site as LOW sensitivity under this theme.

Terrestrial Biodiversity Theme – Very high Sensitivity – The site for the proposed residential development on Portion 4 of Farm 643 is located in an area identified as having very high terrestrial biodiversity sensitive, based on the vegetation type that is mapped for the site (Agulhas Limestone Fynbos). The secondary reason is that the

site is mapped as CBA1 as per the WCBSP (2023). However, since the vegetation is not Agulhas Limestone Fynbos, it is contended here that the terrestrial biodiversity is LOW since Agulhas Limestone Fynbos is absent. Furthermore, the site should not be classified as CBA1.

Specialist assessments identified by the Screening Tool:

No	Specialist assessment	Assessment Protocol
1	Landscape/Visual Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protoocols.pdf
2	Archaeological and Cultural Heritage Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/GuidanceforHIA.pdf
3	Palaeontology Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/GuidanceforPIA.pdf
4	Terrestrial Biodiversity Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Terrestrial_Biodiversity_Assessment_Protoocols.pdf
5	Aquatic Biodiversity Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Aquatic_Biodiversity_Assessment_Protoocols.pdf
6	Socio-Economic Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protoocols.pdf
7	Plant Species Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Plant_Species_Assessment_Protocols.pdf
8	Animal Species Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Animal_Species_Assessment_Protocols.pdf

Landscape/ Visual Impact Assessment – No further heritage assessment will be implemented, and the proposal does not trigger the need to submit a Notice of Intent to Develop to Heritage Western Cape.

Archaeological and Cultural Heritage Impact Assessment – As above.

Palaeontological Impact Assessment – As above.

Terrestrial Biodiversity Impact Assessment – This assessment will include the plant species theme and terrestrial biodiversity theme.

Aquatic Biodiversity Impact Assessment – The development is located above the 5m contour, except for the jetty infrastructure and therefore no further assessment will be implemented.

Socio-economic Assessment – The proposed activity is small scale and in line with surrounding land use, no further assessment will be required.

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 allows for large open spaces to remain intact, allows the identified species to persist. Faunal Mitigations will be included in the EMPr.

PRELIMINARY SITE ASSESSMENT



Photo 1. Overview of the subject property, showing existing internal access roads.



Photo 2: View of the existing access road covered in secondary grass.



Photo 3: Overview of the northern portion of the property highlighting areas of historical disturbance.



Photo 4: View of the property in the southern boundary adjacent to the Kleinrivier.



Photo 5: View of the subject property illustrating existing road infrastructure traversing the site, indicative of previously disturbed areas.



Figure 3: Vegetation type associated with the subject property – Agulhas Limestone Fynbos. Critically Endangered. Existing internal roads included in the design to reduce the extent of vegetation clearance required.

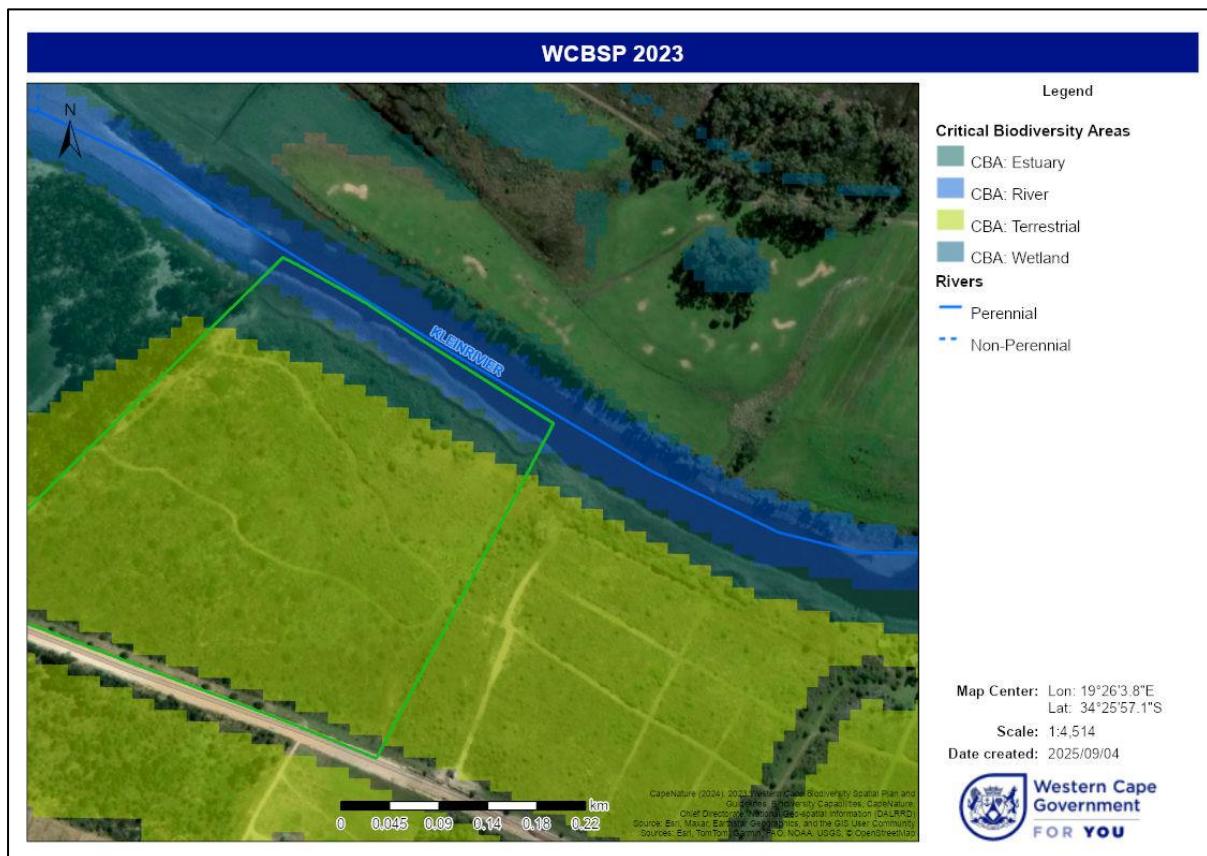


Figure 4: The map shows that the site is within CBA

CONCLUSION

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

- **Terrestrial Specialist:** A botanical specialist will be 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.

Kind regards,

mncaylor

MICHELLE NAYLOR