



LORNAY
ENVIRONMENTAL CONSULTING

**Site Sensitivity Verification Report
for
Proposed development on Erf 878 Riebeek
Kasteel, Malmesbury RD**

February 2025

Consultant:

Michelle Naylor | Env. Consultant | M.Sc., Pr. Sci. Nat., EAPASA. 2019/698
cell: 083 245 6556 | fax: 086 585 2461 | michelle@lornay.co.za | www.lornay.co.za
Unit 3A, Hemel & Aarde Wine Village, Hermanus
Lornay Environmental Consulting Pty Ltd | Reg 2015/445417/07

DOCUMENT CONTROL SHEET

ISSUED BY: Lornay Environmental Consulting (Pty) Ltd
Michelle Naylor
PO Box 1990
Hermanus
7200
Tel: 028 316 1769
Fax: 086 585 2461
www.lornay.co.za

CLIENT: Silver Solutions 3371 cc

TITLE: Site Sensitivity Verification Report for the Proposed
development of Erf 878, Riebeek Kasteel

REFERENCE: SSVR/1/878RK

REPORT DATE: 17 February 2025

STATEMENT OF INDEPENDENCE

Lornay Environmental Consultants nor any of the authors of this report have any material present or contingent interest in the outcome of this report, nor do they have any financial or other interest which may affect the independence of the author(s) or Lornay Environmental Consulting. The consultant fees paid to Lornay Environmental Consulting for the completion of this report is in line with standard professional fees and daily rates. The settling of the professional fee is not dependent on the outcome of the report.

DETAILS OF THE AUTHOR(S)

EAP ORGANISATION: Lornay Environmental Consulting (Pty) Ltd

AUTHOR: Michelle Naylor

EAP REG. NO.: EAPASA. 2019/698

SACNASP REG. NO.: 400327/13

EAP QUALIFICATIONS: Bachelor of Science (Hons); Master of Science (Rhodes University), EAPASA. 2019/698, SACNASP., IAIASA., cand. APHP

CONTENTS

1. INTRODUCTION..... 6

2. METHODOLOGY 9

3. SITE PHOTOGRAPHS..... 9

4. ENVIRONMENTAL THEMES 13

5. CONCLUSION..... 16

1. INTRODUCTION

Lornay Environmental Consulting (Pty) Ltd has been appointed by the Silver Solutions 3371 CC, referred to as "the applicant," as the Environmental Assessment Practitioner to oversee the 24G Rectification Process in accordance with the National Environmental Management Act (Act 107 of 1998), as amended, and the 2014 Environmental Impact Assessment (EIA) Regulations (as amended). This process addresses activities that required Environmental Authorisation.

The rezoning and subdivision of Erf 878, Riebeeck Kasteel, is proposed, in order to establish a mixed-use development. The erf is currently zoned Agriculture Zone 1 and has been actively farmed previously but has not been farmed during the preceding 10 years, except for adhoc grazing of springbok.

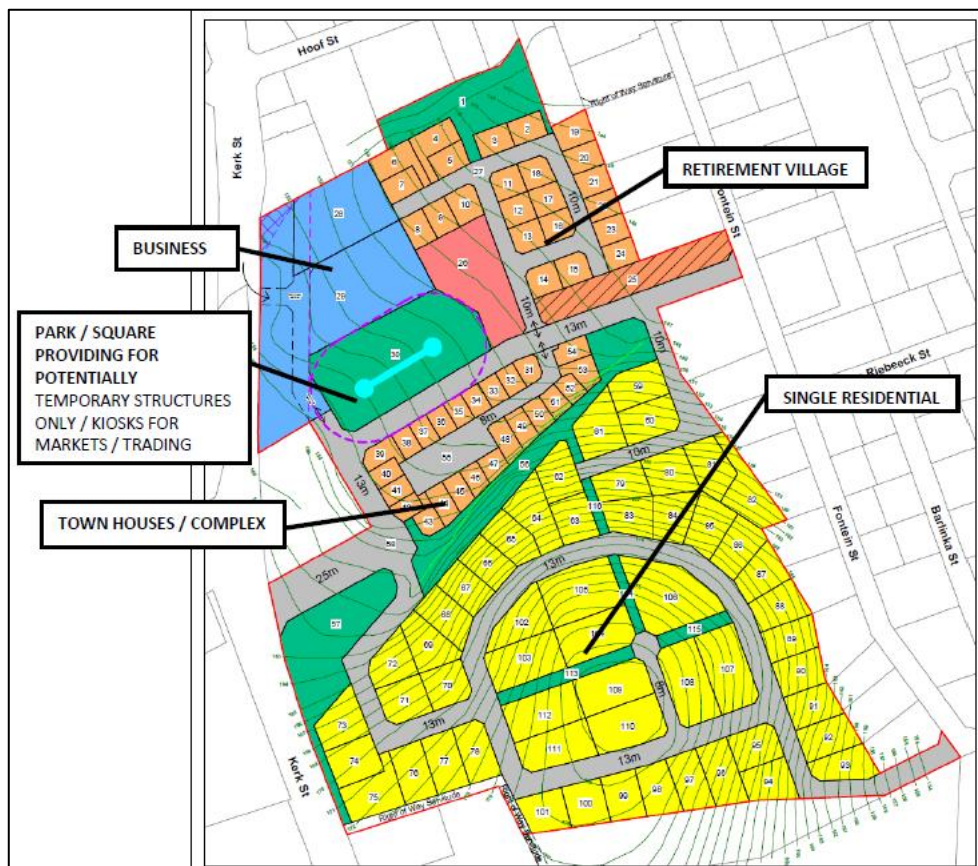


Figure 1. Development Proposal Typologies (Extracted from Interactive Town and Regional Planning LUPA Report).

The application area forms part of an area identified for business and residential purposes in terms of the approved Swartland Spatial Development Framework, 2023 – 2027.

In 1985 a subdivision application was submitted for the application area which was approved by the previous Cape Provincial Administration but lapsed as the rights were never established.

In 1995 the application area which is approximately 110977m² in extent was established after the subdivision of the original Erf 878 into 5 portions and a Remainder, all gaining access from the 13 m wide Fontein Street. The 5 single residential erven along Fontein Street were sold and developed, while the portion on the southern side was consolidated with the last lying portion to create the application area discussed herein.

The proposal includes the development of a residential township with a business component, consisting of the following components:

- 54 Single Residential erven with extents between 600 m² and 1759 m².
- A Retirement Village consisting of 23 erven of between 295 m² and 491 m², a frail-care facility and 1 erf for flats.
- A Townhouse complex consisting of 24 erven, with erven ranging between 198 m² and 296 m².
- Two Business erven intended for a small shopping centre.
- Seven Private Open Space erven for the purposes of parks, walkways and stormwater.
- Three Transport erven for the purposes of public and private roads.

Location

Riebeeck Kasteel is situated approximately 80 km north-east of Cape Town in The Riebeeck Valley in close proximity of its sister town Riebeeck West and approximately 22.5km northwest of Malmesbury and 5km south of Riebeeck West respectively.

The town consists of a central business district (CBD) with community, social, retail, tourist and educational facilities as well as residential areas mostly characterized by conventionally single title residential plots and include several tourist accommodation facilities. The town is also characterized by medium to higher density residential areas in and around the CBD with higher density residential areas in Esterhof along the eastern boundary of the town.

The application area is located on the south-western side of the Riebeeck Kasteel town and access to the application site is presently obtained from Fontein Street.

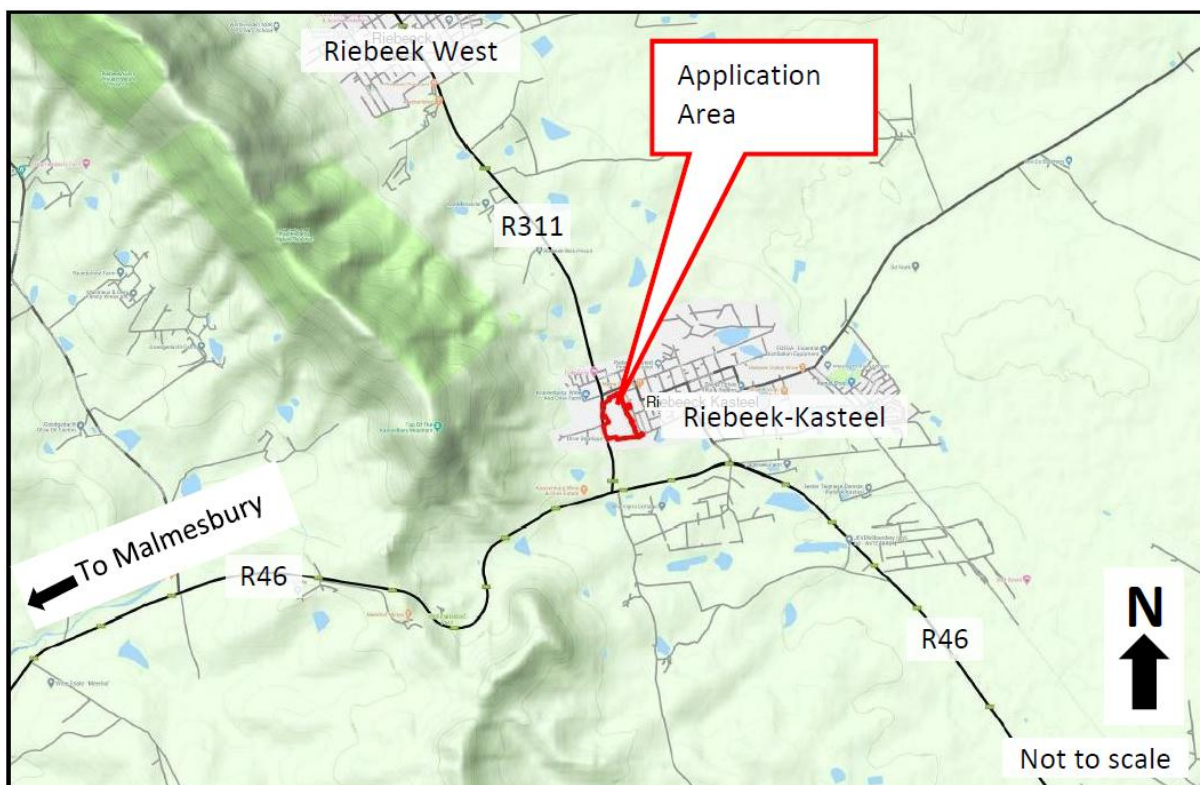


Figure 2. Locality of subject property

Vegetation

The site is characterised Swartland Shale Renosterveld according to National Vegetation Map 2024. A Botanical Impact Assessment has been undertaken. The proposed development will result in the transformation of less than 12 ha of transformed natural veld. However, it will impact on a small identified as a CBA (but which is already transformed) and an ESA (the disturbed Krom River ecosystem). From a biodiversity / botanical perspective the only remaining features of significance on the site is considered the degraded Krom River corridor (which can benefit from some protection) and the presence of a few *Olea europaea* (wild olive) trees in between the old fruit trees.

There are no wetlands or aquatic ecosystems mapped on the SANBI GIS Data sets.

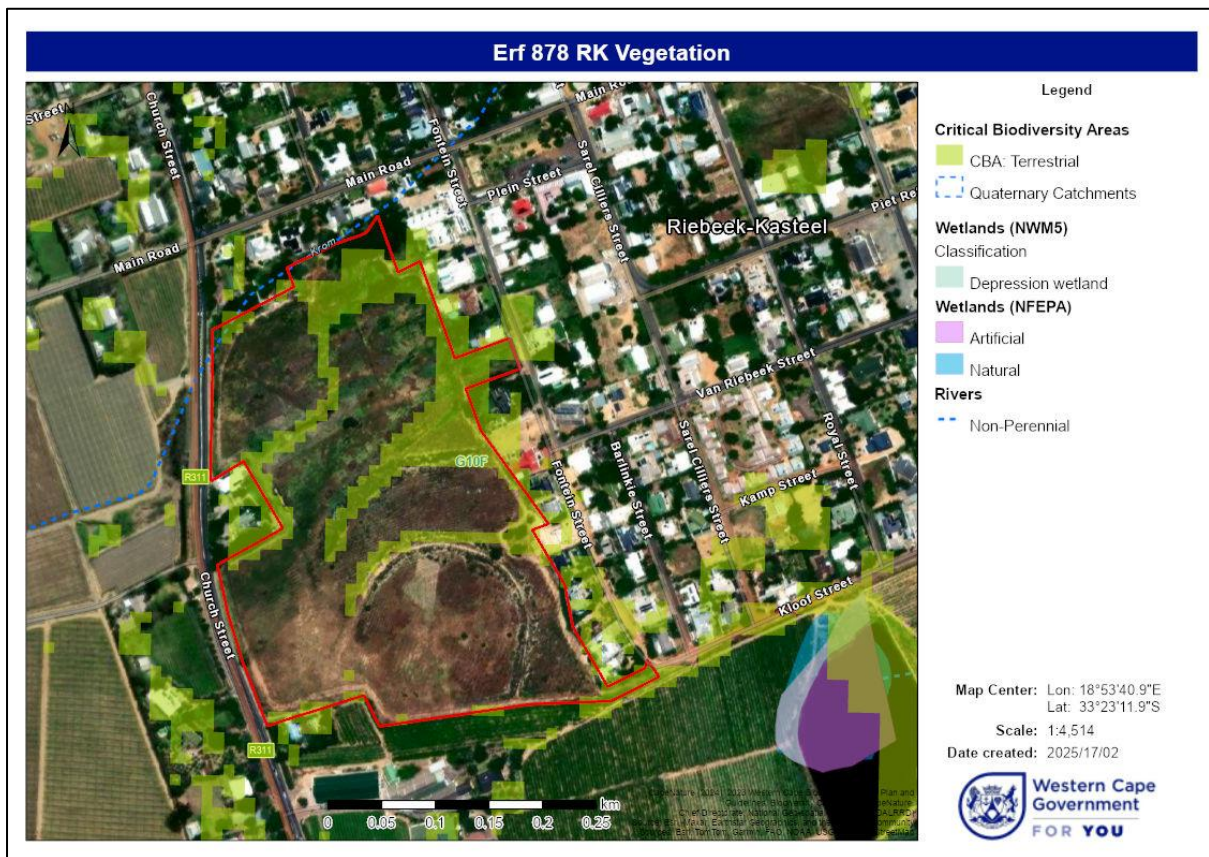


Figure 3: The subject property is characterised by Swartland Shale Renosterveld

The Site Sensitivity Verification Report (SSVR) forms part of the environmental assessment process being undertaken.

The Department of Forestry, Fisheries and Environmental (“DFFE”) promulgated regulations for the compulsory submission of a report based on the National Web-based Environmental Screening Tool when undertaking and submitting an application for Environmental Authorisation (GN960 of 2019). On 20 March 2020, Procedures for the Assessment and Minimum Criteria for Reporting on Identified Environmental Themes in terms of Section 24 (5) (a) and (h) and 44 of the National Environmental Management Act (107 of 1998) were published. These procedures prescribe the requirements for undertaking Site Sensitivity Verification Report as well as describe the requirements for specialist input per environmental ‘theme’ in the National Web-based Environmental Screening Tool.

According to the above-mentioned notice, the Site Sensitivity Verification Report must be recorded in the form of a report that:

- Confirms or disputes the current use of the land and the environmental sensitivity as identified by the screening tool
- Contains motivation and evidence (e.g. photographs) of either the verified or different use of the land and environmental sensitivity.
- Is submitted together with the relevant assessment report prepared in accordance with the requirements of the EIA Regulations.

This report provides verification for which themes will be further investigated, and motivation for the themes that will not be further investigated for the proposed development.

2. METHODOLOGY

To inform this Site Sensitivity Verification Report (SSVR), the EAP has undertaken the following:

Desktop Analysis

The protocols require that a desktop analysis be undertaken. The following resources were utilised:

- Google Earth Pro which includes historical aerial imagery analysis
- Cape Farm Mapper with the overlaid SANBI BGIS data

Site inspection

A site inspection was undertaken by the EAP to further inform this report.

3. SITE PHOTOGRAPHS





Photo from Northern boundary towards the west



Photo in a westerly direction



Photo towards a north-westerly direction

4. ENVIRONMENTAL THEMES


The following themes and their sensitivity ratings are identified in the Screening Tool Report:

Theme	Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
Agriculture Theme	X			
Animal Species Theme		X		
Aquatic Biodiversity Theme	X			
Archaeological and Cultural	X			
Heritage Theme				
Civil Aviation Theme		X		
Defence Theme				X
Paleontology Theme				X
Plant Species Theme			X	
Terrestrial Biodiversity Theme	X			

Note the following information relating to these themes:

Agriculture Theme (Very high)

An Agricultural Compliance Statement is in process.

	<p>JOHANN LANZ Director & Principal Consultant SOIL SCIENTIST (Pr.Sci.Nat) Phone: +27 (0) 82 927 9018</p>
-------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Animal Species Theme (High)

The Screening Tool Report indicates that the Animal Species Theme is of High Sensitivity. The site however, is located within the town of Riebeek Kasteel and has been transformed through previous agricultural activities. It is therefore assumed that this inclusion is based on the insect assemblages associated with the Swartland Shale Renosterveld, however, an Animal Species Assessment is not considered to be necessary. Detailed on-site investigation indicated the site to be inside the built-up urban area and the vegetation on site consists mainly of pioneer species as determined by a specialist Botanical Assessment. The site is completely surrounded by extensive residential and mainly mono-culture agricultural developments, with a tar road running immediately adjacent to the site. In terms of Avi-fauna, site investigations indicated that, due to the close proximity to the altered environment presented by the existing residential garden developments, the avian fauna that occurred were reminiscent of typical domestic garden species.

Communications between DEA&DP and previous NEMA processes taken place to date have confirmed that no further Animal Species assessment is required.

Aquatic Biodiversity Theme (Very high)

The Web-based Screening Tool indicates a Very High Sensitivity for this theme. The site is highly transformed with no Aquatic features mapped on site, however there is a “fountain” on the northern end of the site. A Freshwater specialist has been appointed to determine the presence of any watercourses on site.



Archaeological and Cultural Heritage Theme (Very high)

A Heritage Impact Assessment has been completed which includes A Visual Impact Assessment, Archaeological Impact Assessment – these reports are currently under review with Heritage Western Cape.

Civil Aviation Theme (High)

The Screening Tool indicates a High Sensitivity. The subject site is located within the town of Riebeek Kasteel and proposed development is not significantly different from existing development. No further assessment is required.

Defence Theme (Low)

The Screening Tool indicates a Low Sensitivity. The subject site is located within the town of Riebeek Kasteel. No further assessment required.

Palaeontology Theme (Low)

According to the Web-Based Environmental Screening Tool, the Palaeontology Theme is considered of Low sensitivity. A Heritage Impact Assessment has been undertaken.

Plant Species Theme (Medium Sensitivity)

A Botanical Impact Assessment has been undertaken to cover the Plant Species and Terrestrial Biodiversity Themes. No further actions required.

Terrestrial Biodiversity Theme (Very high)

A Botanical Impact Assessment has been undertaken to cover the Plant Species and Terrestrial Biodiversity Themes. No further actions required.

Based on the site sensitivities above, the following specialist assessments are identified for the site:

No	Specialist assessment	Assessment Protocol
1	Landscape/Visual Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf
2	Archaeological and Cultural Heritage Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf
3	Palaeontology Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf
4	Terrestrial Biodiversity Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Terrestrial_Biodiversity_Assessment_Protocols.pdf
5	Aquatic Biodiversity Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Aquatic_Biodiversity_Assessment_Protocols.pdf
6	Socio-Economic Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.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

1. Landscape / Visual Impact Assessment – conducted and included in the Heritage Impact Assessment which is currently under review by Heritage Western Cape.
2. Archaeological and Cultural Heritage Impact Assessment - conducted and included in the Heritage Impact Assessment which is currently under review by Heritage Western Cape.
3. Paleontological Impact Assessment – not requested by Heritage Western Cape
4. Terrestrial Biodiversity Impact Assessment – A Botanical Impact Assessment has been undertaken.
5. Aquatic Impact Assessment – Specialist has been appointed, and the assessment is underway. The report will be included in the final BAR
6. Socio-Economic Impact Assessment – the preferred alternative no longer includes the Service and Fuel Station and for this reason, a Socio-Economic assessment is not required.
7. Plant species theme – covered in the Botanical Impact Assessment
8. Animal Species Theme – As per the details above, no further assessment required under this field.

5. CONCLUSION

In conclusion, the following specialist assessment have been undertaken to inform the Application for Environmental Authorisation:

- Botanical Impact Assessment
- Heritage Impact Assessment with Visual Impact Assessment and Archaeological Impact Assessment
- Freshwater / Aquatic Impact Assessment – in process
- Agricultural Compliance Statement – in process

No further specialist input is considered necessary to inform the application process.