LORNAY
ENVIRONMENTAL CONSULTING

SITE SENSITIVITY VERIFICATION REPORT (SSVR)

Proposed Additional Storage Garages on Portion 6 of the Farm Stoffels Rivier No. 494, Stoffels Rivier, Malgas, Swellendam RD

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Michelle Naylor | Env. Consultant | M.Sc., Pr. Sci. Nat., EAPASA., Cand. APHP., IAIAsa
cell: 083 245 6556| Unit 5(1)F, Hemel & Aarde Wine Village
michelle@lornay.co.za | www.lornay.co.za
Lornay Environmental Consulting Pty Ltd| Reg 2015/445417/07

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1. INTRODUCTION

This Site Sensitivity Verification Report (SSVR) has been prepared by Lornay Environmental Consulting (Pty) Ltd on behalf of Breede Riverine Estate Body Corporate (the Proponent), in respect of the proposed additional eight (8) storage garages on Portion 6 of the Farm Stoffels Rivier No. 494, Stoffels Rivier, Malgas.

This SSVR is submitted as an Appendix to the Basic Assessment Report lodged with the Western Cape Government Department of Environmental Affairs and Development Planning (DEA&DP), Directorate: Development Management (Region 1), in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) and the Environmental Impact Assessment Regulations, 2014.
The purpose of this SSVR is to:

- Confirm or dispute the sensitivity ratings assigned to the proposed development site by the National Web-Based Environmental Screening Tool;
- Provide a motivation and supporting evidence (including site observations and available spatial data) for either the verified or revised sensitivity ratings for each applicable environmental theme;
- Identify which specialist investigations will be required as part of the Basic Assessment (BA) process and confirm those where a reduced or no assessment is warranted; and
- Inform the DEA&DP of the nature and scope of the environmental assessment process to be followed.

The SSVR has been prepared in accordance with the requirements of Sections 24(5)(a), (h) and 44 of NEMA (Act 107 of 1998), the EIA Regulations, 2014, and the relevant Protocols for the assessment of environmental themes. The verification exercise was undertaken through desktop analysis using satellite imagery, review of available spatial datasets, and reference to the information provided in the NOI.

2. SITE DESCRIPTION AND CURRENT LAND USE

The proposed development site is located on Portion 6 of the Farm Stoffels Rivier No. 494, Swellendam, Malgas, within the Swellendam Municipality. The site is situated adjacent to the Breede River, with two non-perennial drainage lines and a wetland identified elsewhere on the property. The property currently accommodates existing residential dwellings and an existing Boat / Storgae Garage Park comprising four blocks, together with informal pathways and jeep tracks providing internal access. An existing access road already serves the property, and no new access road is required to support the proposed development. Additionally, no services infrastructure will be required to be upgraded or expanded to the prosed Garage Park, as the proposed development only relates to the construction of the boat storage units.

The underlying geology consists of iron-rich ferricrete gravels, cobbles, and stones locally known as "koffieklip" resting over shallow loamy soils derived from shale, the diagnostic substrate of Potberg Ferricrete Fynbos.

Although the farm property is located on the Breede River Estuary, the proposed development is located more than 245 m from the edge of the estuary and above the 45m contour line. Additionally, the proposed boat garages will be situated more than 32m metres from the non-perennial drainage lines or wetlands mapped for the subject property (**Figure 4**).

Satellite imagery analysis and field verification confirm a distinct history of land transformation because of past disturbances with the significance portion of the central development corridorsuffered dense infestation by *Acacia cyclops* (Rooikrans) alongside *Acacia saligna* and *Eucalyptus conferruminata*, which

was cleared in early 2022. Following the severe Breede River flood event in May 2026, flood sediments excavated from damaged riverbank dwellings were stockpiled directly across the central historically disturbed footprint, further modifying its ecological character.

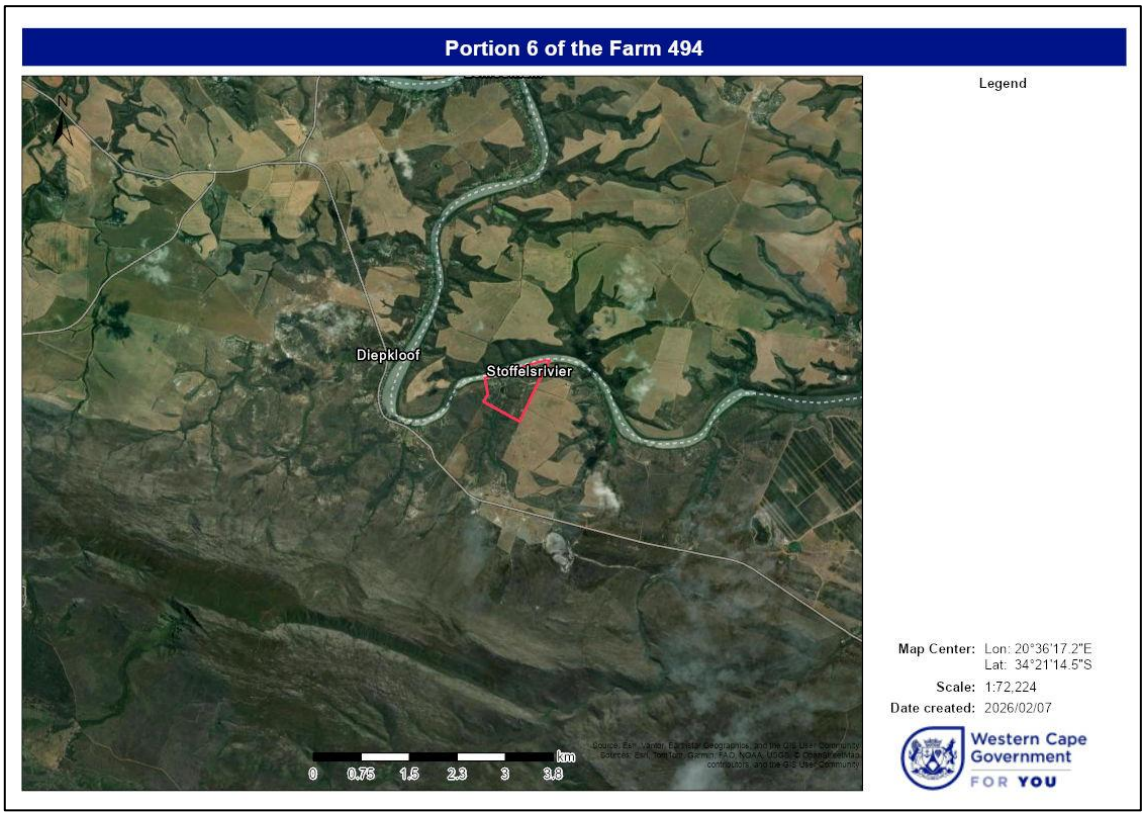


Figure 1: The location of the subject property.

Key site characteristics are summarised below:

Attribute	Description
Total site area	51.92 ha (519 200 m^2)
Zoning	Agricultural Land Use Zone 1
Current land use	Existing residential dwellings, Existing Boat Garage Park (4 blocks), pathways and jeep tracks.
Vegetation type	Potberg Ferricrete Fynbos Vegetation type
Biodiversity status	Critical Biodiversity Area (CBA1: Terrestrial) per Western Cape Biodiversity Spatial Plan (WCBSP, 2023)
Topography	The study site is situated on the Ceres Subgroup, with the underlying lithology characterised by mudrock, shale, siltstone, feldspathic arenite, and wacke.
Groundwater depth	The depth to groundwater at the site is approximately 51–75 m below ground level.

Attribute	Description
Water features	The property is situated adjacent to the Breede River; two non-perennial drainage lines are present as well as a wetland is present on the subject property.
Access	There is already an existing access to the property; no new access road will be required to support the proposed development.

3. METHODOLOGY

The Site Sensitivity Verification (SSVR) was undertaken in accordance with the requirements prescribed in the EIA Regulations, 2014, which stipulate that the SSVR must be conducted through a desktop analysis using satellite imagery, a preliminary onsite inspection and other available and relevant information.

The following resources and spatial datasets were consulted for the purpose of this SSVR:

- → DFFE Web-Based Environmental Screening Tool
- → South African Vegetation Map (VEGMAP, 2024);
- → Western Cape Biodiversity Spatial Plan (WCBSP, 2023);
- → National Environmental Management: Biodiversity Act (NEM:BA) List of Threatened Ecosystems (DFFE, 2022);
- → Satellite imagery (Google Earth / ESRI imagery) for desktop analysis of current land cover and land use;
- → Cape Farm Mapper
- → Overstrand Public Viewer (GIS)

4. INDIVIDUAL THEME VERIFICATION

The screening report, compiled by Lornay Environmental Consulting, identified the following environmental themes and their associated sensitivity ratings applicable to the proposed additional Boat Garage Park on Porrtion 6 of the Farm 494, Stoffels Rivier, Malgas.

The following environmental themes and their applicability are discussed below and will be discussed in more detail in the Basic Assessment Report:

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			

Agriculture Theme – High Sensitivity

The National Web-based Environmental Screening Tool rates the proposed development site as High sensitivity for the Agriculture Theme, attributable to the designation of the land as Agricultural Zone 1 and the presence of rainfed annual crop cultivation and planted pastures in the surrounding area. Notwithstanding this desktop sensitivity rating, it is motivated that no further specialist agricultural assessment is required for the proposed development, on the following basis.

The subject property, Portion 6 of Farm Stoffels Rivier No. 494, measures approximately 51.92 ha in total extent. While the property carries an Agricultural Zone 1 zoning, the property is not utilised for active agricultural production. The existing developed footprint on the property accounts for approximately 11.52 ha (115,214.41 m^2) and comprises existing residential dwellings, four existing boat storage garages, a boat storage yard, existing access roads, and a network of informal jeep tracks and pathways. The property is therefore already substantially committed to residential and recreational storage uses rather than agricultural production.

The specific area proposed for the construction of the additional boat garage units has a well-documented history of disturbance and degradation. A botanical assessment conducted in October 2019 by Dr Odette Curtis-Scott of the Overberg Renosterveld Conservation Trust confirmed that the majority of the proposed development area was at that time covered by a high density of invasive alien vegetation, predominantly *Acacia cyclops* (Rooikrans), with scattered *Acacia saligna* (Port Jackson) and *Eucalyptus conferruminata* (Spider Gum), and a very low diversity of indigenous flora in the understory. The condition of the proposed development site was later confirmed by the botanical specialist to have been historically disturbed. The site is underlain by shallow "koffieklip" Ferricrete gravel, lacks irrigation infrastructure, has been historically disturbed, and is surrounded by built residential storage infrastructure. The proposed development area therefore does not support, and has not supported, any form of active agricultural production within the recent historical period.

The proposed Boat Garage Park, consisting of eight (8) units at 12 m x 25 m each, represents a minor incremental extension of an existing storage use within a property that is already developed and does not contribute to active agricultural production. The proposed development will not result in the loss of any high-value agricultural land, will not compromise agricultural productivity on surrounding properties, and is compatible with the existing land use pattern of the Stoffels Rivier area, which is characterised by a mix of agricultural, residential, and river-based recreational uses.

Animal Species Theme – High Sensitivity

The National Web-based Environmental Screening Tool rates the proposed development site as High sensitivity for the Animal Species Theme. The sensitivity features identified include two High sensitivity avian species *Neotis denhami* (Denham's Bustard) and *Circus maurus* (Black Harrier) and a number of Medium sensitivity species, including *Podica senegalensis* (African Finfoot), *Circus ranivorus* (African Marsh Harrier), *Hydroprogne caspia* (Caspian Tern), *Afrotis afra* (Southern Black Korhaan), *Chrysoritis brooksi tearei*, and *Aneuryphymus montanus*.

It is motivated that no formal Animal Species Assessment is required for the proposed development based on the following species-specific basis:

Neotis denhami (Denham's Bustard) — High Sensitivity

Denham's Bustard is classified as Vulnerable on the regional South African Red List (BirdLife South Africa, 2024) and as Near Threatened on the global IUCN Red List (BirdLife International, 2016). In South Africa, the species inhabits high rainfall sour grassveld, planted pastures, and cereal croplands, particularly within Fynbos landscapes. In the Western Cape, Denham's Bustard can be locally numerous in mosaics of cultivated pastures, agricultural croplands, and natural vegetation. The species is primarily associated with open ground habitats with low vegetation structure and avoids dense shrubland and closed vegetation cover in favour of open grassland, floodplains, and agricultural land.

The proposed development area was characterised by dense invasive alien vegetation stands (*Acacia cyclops*, *Acacia saligna*), recovering indigenous shrubland, and rocky ferricrete substrate none of which constitutes the open grassland or cultivated pasture habitat preferred by this species. The surrounding landscape similarly comprises dense alien thicket, indigenous fynbos shrubland, and riparian vegetation, with no open grassland of the type favoured by Denham's Bustard present within or immediately adjacent to the proposed development footprint. The proposed development area is therefore assessed as providing negligible habitat value for this species, and no direct impact on Denham's Bustard is anticipated.

Podica senegalensis (African Finfoot) — Medium Sensitivity

The African Finfoot is classified as Vulnerable on the regional South African Red List, with fewer than 1,000 mature individuals estimated in the region and a projected continuing decline of over 10% across three generations. The species primarily inhabits slow-flowing, well-vegetated rivers and streams, particularly within or near protected areas. Its habitat requirements are restricted to lowland to submontane silt-free, well-vegetated rivers and lakes in forest and woodland, and mangroves.

The proposed development footprint is situated above the 45 m contour line and more than 32 m from any mapped watercourse. The development does not encroach into the riparian or estuarine functional zone of the Breede River, which constitutes the only habitat on the broader property that could support African Finfoot. No direct impact on African Finfoot or its habitat is anticipated as a result of the proposed development.

Circus ranivorus (African Marsh Harrier) and Hydroprogne caspia (Caspian Tern) — Medium Sensitivity

Both species are associated with wetland, estuarine, and open water habitats (Hockey, P.A.R., Dean, W.R.J. and Ryan, P.G, 2005). Their Medium sensitivity rating for this site is attributable to the property's proximity to the Breede River and Breede Estuary. As the proposed development footprint does not encroach into any riparian, wetland, or estuarine habitat, and is situated more than 32 m from all mapped watercourses, no direct impact on either species or their habitat is anticipated.

Afrotis afra (Southern Black Korhaan) — Medium Sensitivity

Southern Black Korhaan is endemic to southwestern South Africa and is restricted to the non-grassy, winter rainfall Fynbos and Succulent Karoo biomes, occurring in a narrow strip along the southern and western coastlines of South Africa (Hofmeyr, S.D. 2012) . The species has historically been very common but appears to have become scarcer with a more fragmented distribution. The species could potentially utilise intact Fynbos and Renosterveld patches on the property for foraging and breeding. However, as the

development footprint has been confined to the degraded, alien-dominated portions of the site with all intact vegetation patches retained as exclusion areas, the residual impact on potential Southern Black Korhaan habitat is assessed as low. Therefore, no further assessment is required for this animal species.

Chrysoritis brooksi tearei and Aneuryphymus montanus — Medium Sensitivity

Both invertebrate taxa are identified as Medium sensitivity features associated with the broader landscape. No targeted invertebrate assessment has been undertaken. However, given that the proposed development footprint is confined to historically disturbed and alien-dominated ground which provides significantly reduced habitat quality relative to intact indigenous vegetation the probability of these taxa occurring within the footprint in ecologically significant numbers is assessed as low. The retention of all intact vegetation patches outside the development footprint further reduces the risk of impact on these species.

The Animal Species Theme sensitivity ratings, considered in conjunction with the SSV findings, have reinforced the importance of confining the proposed development footprint to the degraded, alien-dominated portions of the site and retaining all intact vegetation patches as exclusion areas. On the basis of the above species-specific motivations, it is motivated that no formal Animal Species specialist assessment is required for this application. Photographic evidence of the current site condition is provided in the annexures to this BAR.

Aquatic Biodiversity Theme – Very High Sensitivity

According to the National Web-based Environmental Screening Tool, the property is mapped as Very High sensitivity under the Aquatic Biodiversity Theme, attributable to its location adjacent to the Breede River. No watercourses or wetlands have been mapped within the proposed development footprint itself or within 32 m. The development area is also located more than 100 m from the high water mark of the Breede River Estuary.

Notwithstanding the Very High aquatic biodiversity sensitivity of the broader property, it is motivated that no formal Aquatic Biodiversity Impact Assessment is required for the proposed development, on the following basis.

Desktop mapping using the Cape Farm Mapper and the NFEPA dataset confirmed that no watercourses or wetlands are mapped within the proposed development footprint itself. Two non-perennial drainage lines are mapped on the broader property, however, the proposed boat storage garage units are situated more than 32 m from the edge of these drainage lines, ensuring that the prescribed watercourse buffer applicable under Listing Notice 1 of the 2014 EIA Regulations is not triggered. No groundwater seeps, wetlands, or freshwater features were identified within the proposed development footprint.

The proposed development footprint is situated above the 45 m geographical contour line and more than 100 m from the HWM, and does not encroach into the riparian zone, floodplain, estuarine functional zone, or any other aquatic habitat associated with the Breede River or Breede Estuary. The proposed development does not involve any infilling, excavation, alteration, or disturbance of any watercourse bed or banks, and does not involve any activity that would result in the discharge of effluent, stormwater, or pollutants into any surface water body. No ablution facilities, fuel storage, chemical storage, or waste treatment infrastructure is proposed as part of the development.

The proximity of the Breede River to the property has, however, directly influenced the design and siting of the proposed development in the following ways;

(i) all proposed structures have been confined to land situated above the 45 m contour line; no new stormwater infrastructure discharging toward the river corridor is proposed;

(ii) and existing disturbed surfaces are utilised for access and circulation to the maximum extent practicable, minimising new areas of impermeable surface that could increase surface runoff velocity or volume toward the river and its associated riparian buffer zone.

Archaeological and Cultural Heritage Theme – Low Sensitivity

According to the National Web-based Environmental Screening Tool, the site is mapped as Low sensitivity for the Archaeological and Cultural Heritage Theme. No heritage structures, graves, or historical material were identified within the development corridor. On this basis, it is motivated that no detailed Heritage Impact Assessment is required for the proposed development. Standard chance-finds procedures will nonetheless be included in the EMPr in the event that heritage resources are exposed during construction.

Civil Aviation Theme – High Sensitivity

According to the National Web-based Environmental Screening Tool, the site is mapped as High sensitivity for the Civil Aviation Theme, likely attributable to proximity to an aerodrome or to applicable flight path and obstacle height restrictions. However, no flight paths or aviation obstacles in the vicinity of the site have been identified as being affected by the proposed development. The proposed boat garage structures are of low height and ancillary in nature and will be aligned alongside the existing boat garages already present on the subject property. On this basis, it is recommended that no further specialist assessment is required.

Defence Theme – Low Sensitivity

According to the National Web-based Environmental Screening Tool, the site is mapped as Low sensitivity for the Defence Theme. No defence-related installations, facilities, or restricted airspace associated with military or national defence use have been identified in relation to the subject property or the proposed development. On this basis, it is motivated that no further specialist assessment is required for this theme.

Palaeontology Theme – Very High Sensitivity

According to the National Web-based Environmental Screening Tool, the site is mapped as Very High sensitivity for the Palaeontology Theme, attributable to the underlying geology of the broader area. The proposed development footprint is limited in extent and confined to shallow foundation excavations required for the boat garage structures, situated adjacent to the existing Boat Garages. Given the limited depth and extent of excavation required, and that no fossil-bearing outcrops or exposures have been identified on the site, it is motivated that no further specialist palaeontological assessment is required, subject to the inclusion of standard chance-fossil-finds procedures in the EMPr in the event that fossil material is exposed during construction.

Plant Species Theme – Medium Sensitivity

According to the National Web-based Environmental Screening Tool, he study area was assigned a Medium Sensitivity for the Plant Species Theme due to the potential presence of sensitive Fynbos (e.g., *Aspalathus spp.*, *Leucadendron spp.*, *Lobostemon spp.*, *Selago spp.*, and *Hermannia spp.*). A comprehensive field ground-truthing survey and botanical assessment was undertaken. A total of 96 plant

species were recorded on-site and the survey confirmed the presence of 9 plant Species of Conservation Concern. The confirmed presence of Threatened and Near Threatened SCC elevates the true site-specific sensitivity for intact and recovering natural vegetation to High Sensitivity. However, spatial evaluation confirms that Threatened SCC are concentrated within the intact western primary fynbos patch. Under the preferred Alternative 2 layout, this primary patch is completely avoided as a strict No-Go area.

Terrestrial Biodiversity Theme – Very High Sensitivity

According to the National Web-based Environmental Screening Tool, the property is mapped as Very High sensitivity for the Terrestrial Biodiversity Theme. This rating is driven by broad provincial mapping intersecting Critical Biodiversity Areas (CBA1: Terrestrial), a Critically Endangered ecosystem (Potberg Ferricrete Fynbos) and a Freshwater Ecosystem Priority Area (FEPA) river sub catchment.

The Terrestrial Biodiversity Impact Assessment verified that while the property falls within Potberg Ferricrete Fynbos, broad provincial Western Cape Biodiversity Spatial Plan (WCBSP 2023) layers contain notable spatial inaccuracies due to site disturbance history. Historical satellite imagery confirms that the central study area was completely disturbed prior to August 2009, subsequently experiencing severe infestation by *Acacia cyclops* (Rooikrans). Following alien clearing in 2022, flood sediment excavated from dwellings flooded by the Breede River in May 2026 was deposited across this central corridor, further modifying the site. The patch of vegetation on the western portion of the property outside the development footprint consist of intact climax vegetation with high native richness and low historical disturbance and thus is verified as Very High SEI.

The secondary vegetation is present within a Central portion of the site, within the proposed development area. The vegetation in this area consists of recovered vegetation, following historical disturbance and alien tree removal. This area is also classified as Medium SEI. The existing garage margins, tracks, rubble mounds, and May 2026 sediment stockpiles areas are mapped as Very Low SEI.

5. SPECIALIST STUDIES TO BE UNDERTAKEN

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:

Specialist Study	Specialist Qualification Required	Status
Terrestrial Biodiversity Impact Assessment	Botanist / Ecologist — SACNASP registered	REQUIRED - COMPLETE
Faunal / Animal Species Assessment	Fauna Specialist — SACNASP registered	NOT REQUIRED
Plant Species Assessment	This assessment will be covered in the Terrestrial Biodiversity Impact Assessment	NOT REQUIRED
Agricultural Compliance Statement	Agricultural or Land Use Specialist	NOT REQUIRED
Palaeontological Impact Assessment	Palaeontologist	NOT REQUIRED
Heritage Impact Assessment	Heritage Practitioner	NOT REQUIRED

Specialist Study	Specialist Qualification Required	Status
Aquatic Biodiversity Assessment	Aquatic Specialist	NOT REQUIRED
Socio-Economic Assessment	N/A	NOT REQUIRED as standalone — addressed in BAR
Landscape/Visual Impact Assessment	Landscape Architect or Visual Impact Specialist	NOT REQUIRED
Archaeological and Cultural Heritage Impact Assessment	Archaeologist	NOT REQUIRED

6. PRELIMINARY SITE ASSESSMENT

Portion 6 of the Farm Stoffels Rivier No. 494 is located in Malgas, within the Western Cape Province. According to the South African National Vegetation Map (VegMap 2024), broad desktop spatial analyses indicate that the subject property overlaps with three mapped vegetation types: Potberg Ferricrete Fynbos (FFf 2), Eastern Rûens Shale Renosterveld (FRs 13), and a minor portion of Cape Lowland Alluvial vegetation (AZa 2). However, detailed field ground-truthing conducted by the botanical specialist confirmed that only Potberg Ferricrete Fynbos occurs within the study area and the proposed development footprints (**Figure 3**). This vegetation type carries a Critically Endangered (CR**)** ecosystem status due to extensive historical transformation from agriculture and invasive alien plant (IAP) invasions across its limited global range.

With respect to biodiversity planning, the Western Cape Biodiversity Spatial Plan (WCBSP 2023) identifies the proposed development corridor as falling within a Critical Biodiversity Area (CBA1; Terrestrial). However, detailed site verification and ground-truthing conducted by the botanist revealed that broad provincial WCBSP (2023) layers contain spatial inaccuracies attributable to the site's complex anthropogenic disturbance history. Historical satellite imagery confirms that a substantial portion of the central study area was completely disturbed prior to August 2009, subsequently suffering severe infestation by invasive alien trees, predominantly *Acacia cyclops* (Rooikrans). Following targeted alien clearing in early 2022, flood sediment excavated from dwellings damaged during Breede River flooding in May 2026 was deposited across this central cleared corridor, further modifying its ecological state.

Consequently, the botanical specialist refined the broad desktop CBA designations into true ground-truthed ecological sensitivity zones. The intact western vegetation patch exhibiting climax composition, low historical disturbance, and high native species richness with plant Species of Conservation Concern (SCC) was verified as True CBA1 with a Very High Site Ecological Importance (SEI) and designated as a strict No-Go conservation zone. In contrast, the recovered central footprint was reclassified as CBA2 / ESA1 (Medium SEI), while existing garage margins, cleared tracks, and May 2026 flood sediment stockpiles represent ESA2 / Transformed footprints (Very Low SEI).

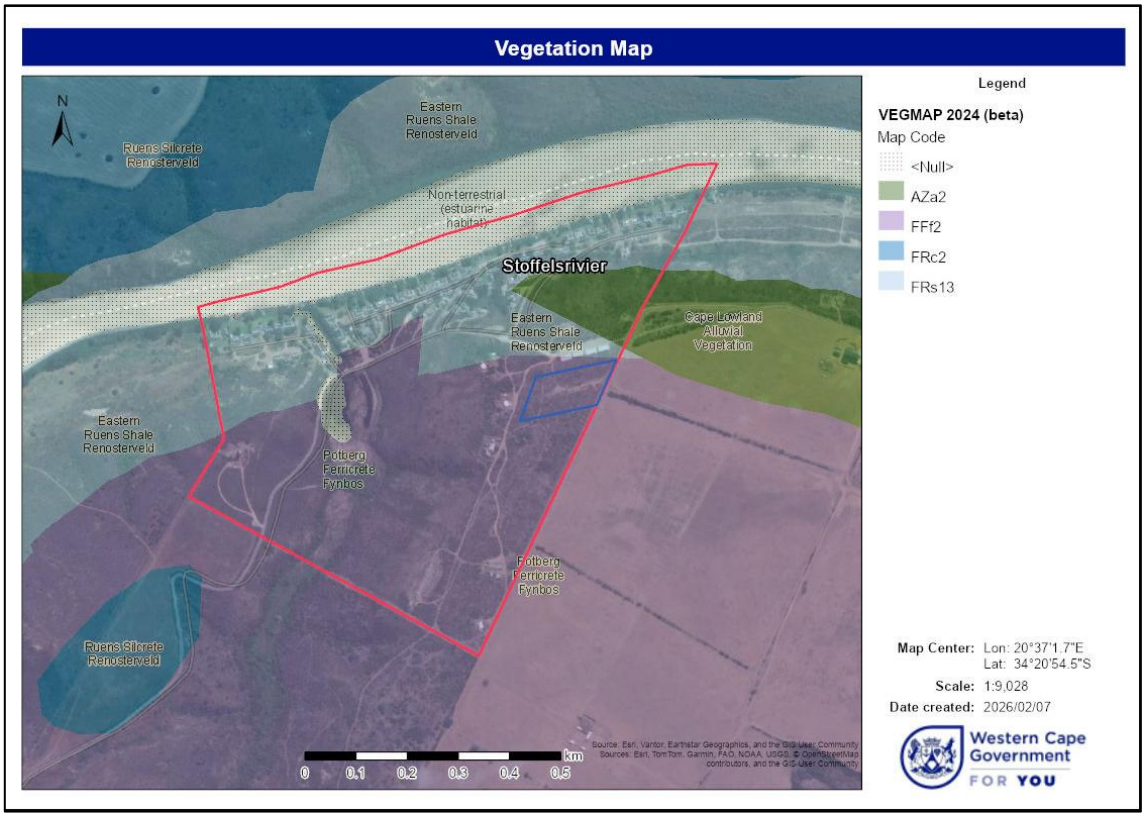


Figure 3: Vegetation type associated with the subject property. Three vegetation type are occurring on the subject property; however, the proposed development area is underlain by Potberg Ferricrete Fynbos.

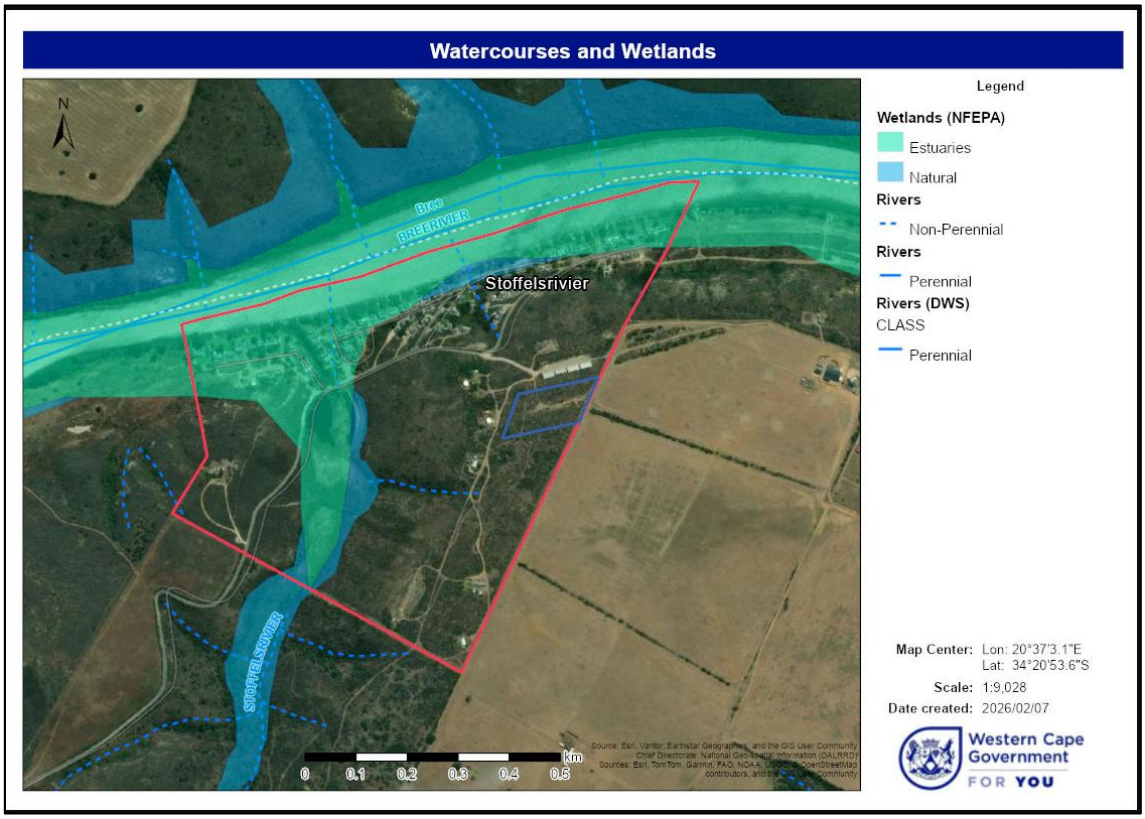


Figure 4: Watercourses and Wetlands mapped adjacent to the area proposed for development. The map shows that the area proposed for development is situated more than 32m from the two identified non-perennial drainage lines present on the subject property.

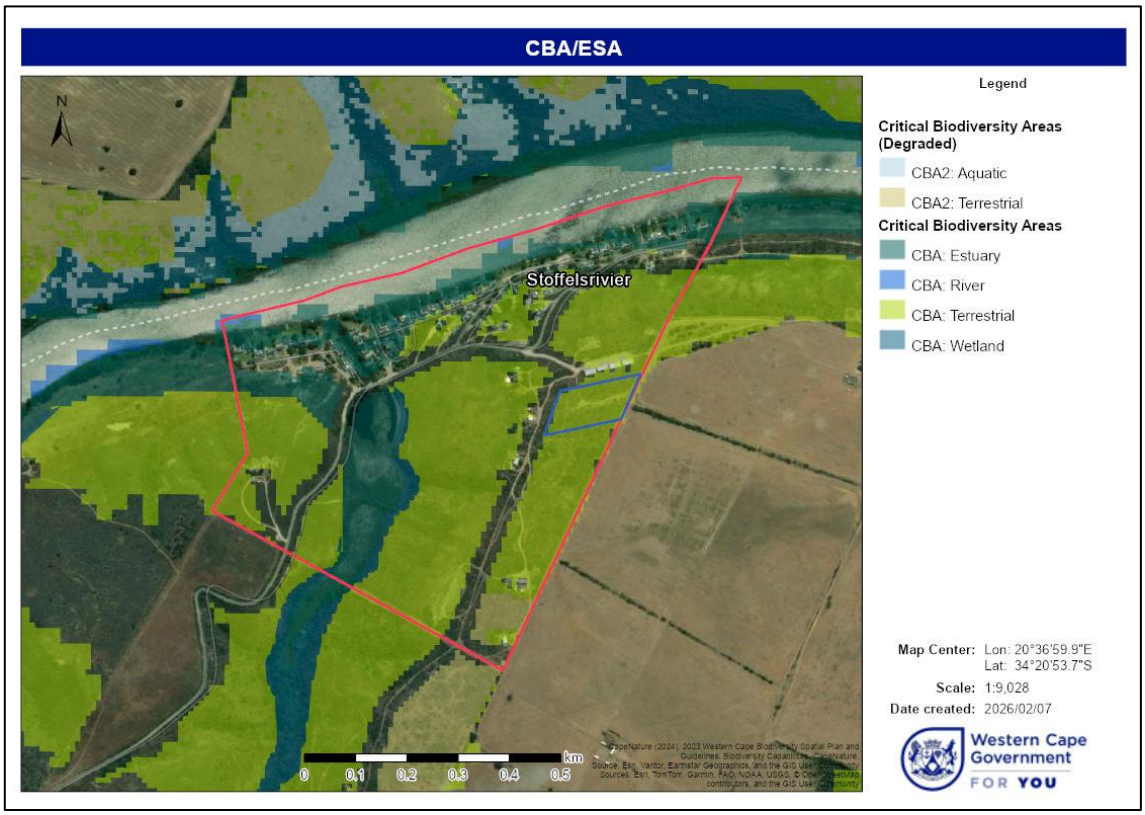


Figure 5: CBA/ ESA Mapping associated with the subject property.



Photo 1. View of the existing Boat Garages which are located within the northern portion of the property adjacent to the proposed development area of the additional Boat Garages.



Photo 2. View of the area proposed for the new boat garages. The area also contains alien invasive plant species.



Photo 3. View of the area proposed for the boat garages. The area contains some remnant indigenous vegetation as well as the alien invasive plant.

Conclusion

This SSVR has been prepared by Lornay Environmental Consulting (Pty) Ltd on behalf of Breese Riverine Estate Body Corporate, in support of the Notice of Intent submitted to DEAD&DP in respect of the proposed additional Boat Garages on Portion 6 of the Farm Stoffels river No. 494, Stoffels Rivier, Malgas.

The verification process confirms that while the subject property is situated adjacent to the Breede River, the specific footprint proposed for the additional Boat Garages is situated outside the regulated area of the river. The South African National Vegetation Map shows that there are three indigenous vegetation types occurring on the subject property, namely Eastern Ruens Shale Renosterveld (EN), Potberg Ferricrete Fynbos (CR) and Cape Lowland Alluvial Vegetation (EN). However, the area proposed for the development is underlain by Potberg Ferricrete Fynbos vegetation type, a Critically Endangered ecosystem. Furthermore, broad desktop mapping under the Western Cape Biodiversity Spatial Plan (WCBSP 2023) designates the general area as a Critical Biodiversity Area 1 (CBA1: Terrestrial).

Notwithstanding the overarching Critically Endangered listing and broad desktop CBA1 designation, detailed site ground-truthing revealed that the proposed footprint has a well-documented history of anthropogenic disturbance. Historical satellite imagery and field evaluations confirm that the central footprint was disturbed prior to August 2009, heavily infested by invasive alien plants (predominantly *Acacia cyclops* with scattered *Acacia saligna* and *Eucalyptus conferruminata*), and cleared of alien trees in 2022. This central corridor was further modified following the stockpiling of flood sediments excavated from damaged riverbank dwellings after severe Breede River flooding in May 2026.

To evaluate these site-specific conditions, a full Terrestrial Biodiversity and Plant Species Impact Assessment was completed by a suitably qualified and registered specialist. The specialist refined the broad desktop CBA layers, verifying the intact western fynbos patch as True CBA1 (Very High Site Ecological Importance) and designating it as a strict No-Go conservation zone. The central recovered footprint was reclassified as CBA2 / ESA1 (Medium SEI), while garage margins and May 2026 flood sediment stockpiles represent transformed footprints (Very Low SEI).

This SSVR has been compiled in accordance with the National Environmental Management Act, 1998 (Act No. 107 of 1998; NEMA), the EIA Regulations, 2014 (as amended), and the relevant Gazetted Protocols (GN 1150 and GN 320) for the assessment of environmental themes.

Kind regards,



MICHELLE NAYLOR