



Eco Route

ENVIRONMENTAL CONSULTANCY

REGISTRATION NO. 1998/031976/23

DR. COLLEEN EBERSOHN

PhD Univ. Pretoria

Cell: 072 222 6013

email: ebersohn@cyberperk.co.za

MS. JANET EBERSOHN

BSc. Hons. Environmental Management

Cell: 082 557 7122

e-mail: janet@ecoroute.co.za

APPENDIX E: SITE VERIFICATION REPORT



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REGISTRATION NO. 1998/031976/23

DR. COLLEEN EBERSOHN

PhD Univ. Pretoria

Cell: 072 222 6013

e-mail: colleen@ecoroute.co.za

MS. JANET EBERSOHN

Bsc. Hons. Environmental Management

Cell: 082 557 7122

Tell: 044 343 2232

e-mail: janet@ecoroute.co.za

Site Sensitivity Verification Report

PREPARED FOR THE APPLICANT:

Duinesand Pty Ltd

PREPARED BY:

EMAIL: gerhardjdevos@hotmail.com

AUTHOR:

ECO ROUTE ENVIRONMENTAL CONSULTANCY

DATE:

CLAIRE DE JONGH (EAPASA REG: 2021/3519)

21 June 2024

STATEMENT OF INDEPENDENCE

I, **Claire de Jongh**, in terms of section 33 of the NEMA, 1998 (Act No. 107 of 1998), as amended, hereby declare that I provide services as an independent Environmental Assessment Practitioner (EAPASA Reg: **2021/3519**) and receive remuneration for services rendered for undertaking tasks required in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), and the Environmental Impact Assessment Regulations, 2014 (as amended). I have no financial or other vested interest in the project.

EAP SIGNATURE:



Site verification report

Proposed medium to high residential development on RE / Erf 2074, Marine Way, Bitou Local Municipality, Western Cape

A medium to high density residential development is proposed to be developed on RE / Erf 2074. The site is approximately 5.95 hectares (ha) in extent and located immediately south of Marine Way within the Bitou Local Municipality in the Western Cape Province.

Erf 2074 is currently used for single residential purposes and existing infrastructure includes a house and an outbuilding. Indigenous trees and vegetation have been planted by the owner of the property; a small olive grove (3000m²) was planted as part of previous agricultural activities; a small plantation of king proteas has been planted. A rezoning application was submitted in 2006 to rezone Erf 2074 from Agriculture to a subdivisational area., however this application was never concluded. In August 2012, an application was made for a second dwelling which allowed a new house to be constructed in the southern portion of the site. The application was approved, and the house construction commenced however it was not completed. Remnants of the building footprint and access road still exist. An estimated 230 units are proposed to be developed on the site; the units are proposed to be two- and three-bedroom units in three-storey buildings; each unit is proposed to be approximately 100 to 130m² in extent. Supporting services and infrastructure will be installed, including; access roads, internal roads, sewage, electric and water reticulation systems, stormwater management structures as well as parking bays. The development including supporting services and infrastructure will occupy an estimated 50 000 m² (5 ha) of the erf.

The development is proposed to be developed in 3 or 4 phases to allow the development to respond to changing market demands. It is proposed that site development plans be submitted to the local authority for each phase. The current development proposal has been designed for the maximum number of units that can be achieved taking into account access and parking requirements, existing structures, site characteristics, as well as infrastructure development parameters of the zoning Scheme. The current proposal will be assessed as alternative 1; any changes identified during the assessment process will form the basis of alternative 2.

The DFFE National Screening Tool indicates the following environmental sensitivities which has assisted in the identification of potential impacts:

- Agriculture theme: Medium sensitivity
- Animal species theme: High sensitivity
- Aquatic biodiversity theme: Very high sensitivity
- Archaeological and Cultural Heritage theme: Very High sensitivity
- Civil aviation theme: High sensitivity
- Defence theme: Low sensitivity
- Palaeontology theme: High sensitivity
- Plant species theme: Medium sensitivity.
- Terrestrial biodiversity theme: Very High Sensitivity

The following studies have been carried out to date:

- Aquatic Compliance Statement has been carried out by Confluent Environmental (Pty) Ltd, completed February 2024
- Terrestrial Biodiversity & Terrestrial Plant Species Report by Confluent Environmental (Pty) Ltd, completed February 2024



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Cell: 082 557 7122

Tell: 044 343 2232

e-mail: janet@ecoroute.co.za

- Terrestrial Animal Species Specialist Assessment, Site Sensitivity Verification Report by Confluent Environmental (Pty) Ltd, completed February 2024
- Heritage Impact Assessment, Dr Lita Webley, 2005

The screening tool report and the reports compiled by relevant specialists to date will assist to identify potential environmental issues and impacts in the construction phase and operational phase.

The following specialist studies are deemed necessary:

- A full assessment and risk assessment matrix will be recommended once stormwater calculations for 1:100 events and pre- and post-construction flows to the south have been done and stormwater management plan compiled accordingly.
- Due to the high sensitivity of the southern section and the location of development footprints in this area, a terrestrial and plant species assessment will be required.
- Due to the high sensitivity of the southern section and the location of development footprints in this area, a terrestrial animal species assessment will be required.

Please note that no further heritage, archaeological or palaeontology assessments are deemed necessary for the planned development. A Heritage Impact Assessment was carried out by Dr Lita Webley in 2005 as part of the previous development proposal process and the old building on the site will not be demolished but incorporated into the planned development; furthermore, in 2006 approval was obtained from the Western Cape Heritage authority for the previous development proposal and stated that no further heritage assessments such as archaeological assessment, palaeontology assessment or visual impact assessments are deemed necessary.

The motivation for inclusion / exclusion of specialist studies are outlined in Table 1.

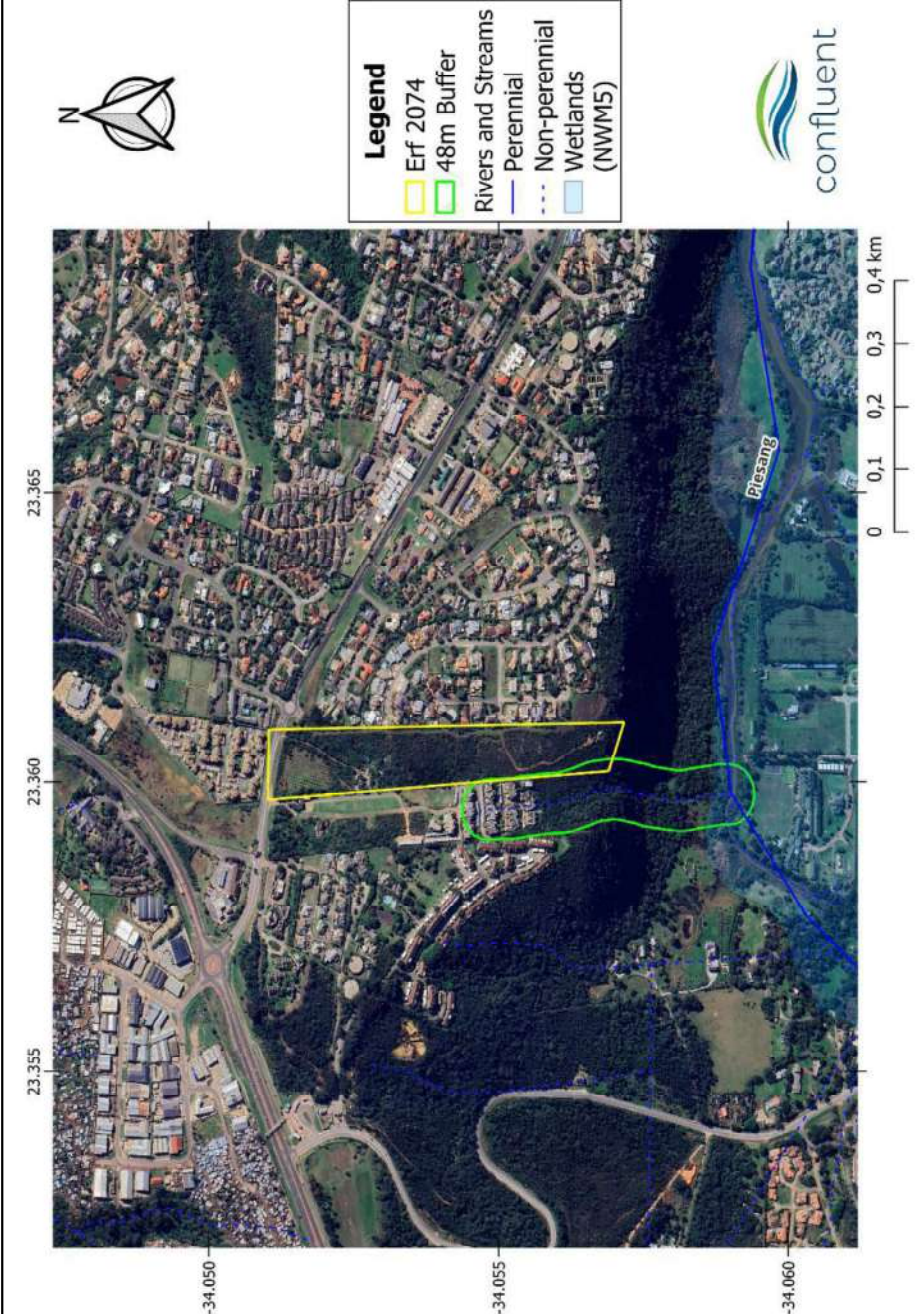
Table 1: Verification of environmental sensitivity identified in DFFE screening tool report and indication of required specialist studies:

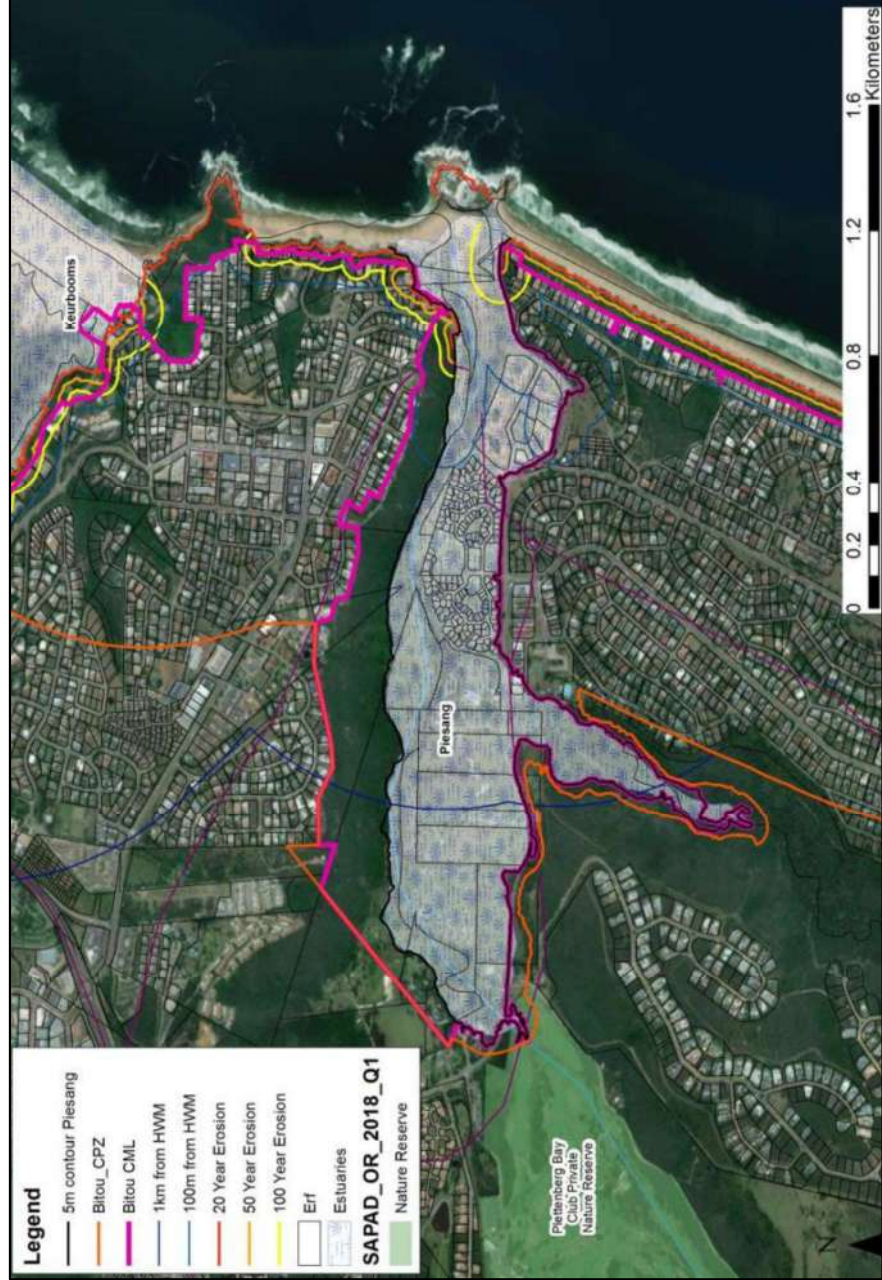
Specialist Study as per Screening Tool Report	Environmental sensitivity as per screening tool report	Verification of environmental sensitivity	Inclusion in Basic Assessment / Motivation for Exclusion
Agriculture Assessment	Medium sensitivity	Medium sensitivity	<p>The property is situated within the urban edge of the Plettenberg town settlement, with adjacent residential development to the east, west and north of the property. The site is situated on Marine Way and the proposed access to the development is approximately 420m from the Intersection with the N2 within an urban area. Photographic evidence suggests that the property has been under cultivation since 1938. Currently, the land is not being actively farmed. Remnants of its agricultural past (i.e. olive grove, protea orchard) are in place, however, not well maintained. A rezoning application was submitted in 2006 to rezone Erf 2074 from Agriculture to a subdivisional area but was never completed. A new application is proposed to be submitted to rezone the erf to residential II.</p> <p>The property is situated in an area that has been identified as a “Strategic Development Area” in terms of the Bitou Strategic Development Framework, 2022, with the potential for medium-density (3 to 4-storey) residential development. The development proposal fits into the surrounding urban environment with similar land uses and densities found immediately west on Erf 2073 (Thulana Hills) to the north on RE/2317 (Santini Village).</p> <p>No agriculture assessment is deemed to be necessary for the site due to surrounding landuses and being situated in an strategic development area.</p>
Animal Species assessment	High sensitivity	High sensitivity	<p>Site visits were carried out in December 2023 and January 2024 by confluent to determine the likelihood of Species of conservation Concern (SCC) highlighted by the DFFE Screening tool report on the property including potential fauna SCC occurring on the site identified from additional resources.</p> <p>Habitat types identified on the property includes a small, old agricultural field (olive grove); dense vegetation (trees/shrubs) in the north around the houses; modified fynbos with some Pine and Black Wattle (<i>Acacia mearnsii</i>) invasions in the middle of the property; heavily invaded areas of Blackwood (<i>A. melanoxylon</i>) in the middle of the property; and natural fynbos in the south.</p> <p>The likelihood of occurrence of potential SCC was found to be low for all avian species due to limited or no suitable habitat remaining on the site, with exception of <i>Campethera notata</i> (Knysna Woodpecker) which is assigned a medium</p>

Specialist Study as per Screening Tool Report	Environmental sensitivity as per screening tool report	Verification of environmental sensitivity	Inclusion in Basic Assessment / Motivation for Exclusion
Aquatic Biodiversity Impact Assessment	Very High	Low sensitivity in northern and central portion of site; Very High sensitivity at	<p>likelihood of occurrence due to suitable habitat (i.e. gardens) occurring in the north of the property surrounding the houses and old agricultural fields.</p> <p>The likelihood of potential mammal SCC was found to be low for all mammal species, due to limited / no suitable habitat and / or limited food sources, with exception of <i>Amblysomus corriae</i> (Fynbos Golden Mole) which is assigned a medium likelihood of occurrence due to potential suitable habitat occurring in the north of the property; the area is however fragmented, but the precautionary principle is applied to this SCC</p> <p>The likelihood of potential amphibian SCC was found to be low.</p> <p>With regards to invertebrates, the fynbos south of site may provide suitable habitat for <i>Aloeides thyra orientis</i> (Red Copper Butterfly) (identified as a SCC in the DFFEE screening tool report); although the host plant was not observed, the precautionary principle is applied and a medium likelihood of occurring on the property is assigned to this species.</p> <p>Coastal fynbos and flat terrain is the preferred habitat of <i>Aloeides pallida littoralis</i> (Knysna Pale Copper Butterfly) (identified in Virtual Museum platform). Furthermore, the larval host plant was observed on the property; A medium likelihood of occurring on the property is assigned to this species.</p> <p><i>It is likely that some SCC occur on the site and therefore a high sensitivity rating is applied. A terrestrial animal species specialist assessment must be applied.</i></p>
			<p>RE/2074 is situated in quaternary catchment K60G. The property is located on a watershed; the northern area indirectly drains to the Keurbooms River via stormwater in urban areas, while the southernmost section of the property drains directly to the Piesang River. The southern section of the property descends steeply over partially vegetated cliffs to the Piesang River Valley below.</p> <p>The closest perennial river to the site is the Piesang River which is in the valley bottom below the cliffs approximately 250 m south of the property. At this point, the river is mapped as the Estuarine Functional Zone (EFZ) and flows in an easterly direction for approximately 1.8 km until it exits to the sea at the river mouth. (Figure 1).</p>

Specialist Study as per Screening Tool Report	Environmental sensitivity as per screening tool report	Verification of environmental sensitivity	Inclusion in Basic Assessment / Motivation for Exclusion
		southern portion of the site.	<p>According to the geospatial layers, there are no mapped water courses within the boundaries of RE/2074, however, there is a non-perennial drainage line flowing south on the neighbouring property to the west which connects with the Piesang River in the south. An assessment of the historical imagery has been carried out did not find any indication of a watercourse present on RE/2074. The only watercourse near the property that could be defined in terms of the NWA was in the valley bottom of the property west of RE/2074.</p> <p>A site visit was carried out by Confluent during December 2023 and January 2024. At the time of the site visit a trickle flow of clear water was running through this stream and it had a very densely vegetated riparian zone of indigenous plants. The drainage line on the adjacent property (Erven 9828 and 9829) was verified as present in during the site visit and delineated using site contours (Figure 1). The recommended buffer (located where the land meets a delineated watercourse and indicates the zone where these two habitats interface) for the adjacent drainage line is 48 m. For the most part this buffer is aligned with the southwestern boundary of RE/2074, but a small area intrudes into the property boundary near the southwestern corner of the property. (Figure 1).</p> <p>The Piesang River Estuarine Management Plan includes the mapping of an Estuarine Functional Zone as well as the coastal boundaries of the Piesang River estuary and risk projections; The southern most section of Erf 2074 falls within the Bitou Coastal Protection Zone (Figure 2).</p> <p>The Western Cape Biodiversity Spatial Plan (WCBS; 2017) maps the following on the property and surrounding area; A terrestrial Critical Biodiversity Area 1 (CBA1) along with an Ecological Support Area 1 and 2 (ESA1 and ESA2). From an aquatic ecosystem perspective, the main reasons for the categorisation of the area are that; the area is situated within a FEPA River Corridor and is in a Watercourse Protection Area- South Eastern Coastal Belt (Figure 6).</p> <p>Aquatic Biodiversity sensitivity for RE/2074 was assessed as Very High according to the DFFE Screening Tool due to two features:</p> <ul style="list-style-type: none"> • Ecological Support Area 1: Aquatic • Freshwater Ecosystem Priority Area Sub catchment

Specialist Study as per Screening Tool Report	Environmental sensitivity as per screening tool report	Verification of environmental sensitivity	Inclusion in Basic Assessment / Motivation for Exclusion
			<p>The rainfall intensity in the area is classified as High; the erosion potential of soils of the area is classified as Very High. Erosion of soils and stormwater management are factors which must be considered when developing in this area.</p> <p>The lack of any mapped watercourses on the property itself, along with fairly straightforward avoidance measures to limit impacts to watercourses nearby render the site sensitivity for Aquatic Biodiversity as Low. To maintain a low sensitivity the higher density development should be concentrated on the northern section of the property where stormwater runoff can be diverted towards existing stormwater drains.</p> <p>Any construction of stormwater outlets, pipes or associated infrastructure directing stormwater into the drainage line on the neighbouring property will alter the sensitivity of this report to a Very High sensitivity</p> <p>The current stormwater design allows for some stormwater to be discharged to the south and therefore an aquatic assessment will be required as per the specialists verification report unless all stormwater is directed to the northern section.</p> <p>The EAP recommends that pre and post development runoff considerations must be taken into account; removing the natural flow of runoff towards the Piesang River and ultimately the Piesang Estuary should also be avoided considering the current state of the estuary, i. e., reduced freshwater flows. Maintaining pre-development runoff towards the river and putting in place measures to ensure that the runoff is adequately filtered and dissipated is recommended by the EAP at this stage rather than directing all flows away from this area.</p> <p>Consultation will be held with the aquatic specialist to carry the required aquatic assessment and risk assessment matrix once the 1:100-year stormwater calculations have been carried out as well as calculations to show the pre vs post runoff estimations at the southern section of the site and taking into account mitigation measures and relevant stormwater management designs to filter and dissipate stormwater. Directing all flows away from this catchment area is deemed to be impeding the flows; as opposed to allowing the natural amount of flow to enter the catchment in a post development situation.</p>

Specialist Study as per Screening Tool Report	Environmental sensitivity as per screening tool report	Verification of environmental sensitivity	Inclusion in Basic Assessment / Motivation for Exclusion
			 <p>Legend</p> <ul style="list-style-type: none"> Erf 2074 48m Buffer Rivers and Streams <ul style="list-style-type: none"> Perennial Non-perennial Wetlands (NWM5) <p>Figure 1: Delineated drainage line and 48 m buffer in relation to the RE/2074 boundary (adapted from Confluent, 2024)</p>

Specialist Study as per Screening Tool Report	Environmental sensitivity as per screening tool report	Verification of environmental sensitivity	Inclusion in Basic Assessment / Motivation for Exclusion
			 <p>Figure 2 Coastal boundaries of the Piesang River estuary and risk projections (WCG, 2015)</p>

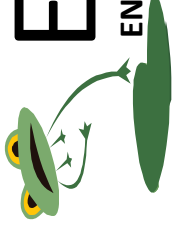
Specialist Study as per Screening Tool Report	Environmental sensitivity as per screening tool report	Verification of environmental sensitivity	Inclusion in Basic Assessment / Motivation for Exclusion
			 <p>Figure 3: Mapped conservation features on Re/2074 in terms of the Western Cape Biodiversity Spatial Plan, 2017</p>

Specialist Study as per Screening Tool Report	Environmental sensitivity as per screening tool report	Verification of environmental sensitivity	Inclusion in Basic Assessment / Motivation for Exclusion
Archaeological and Cultural Heritage Impact Assessment	Very High sensitivity	High sensitivity	<p>Erf 2074 is currently used for single residential purposes and existing infrastructure includes a house and an outbuilding.</p> <p>The existing development on the property includes the original house which was built over 100 years ago as well as stone-built outbuildings. The original house is older than 60 years and therefore subject to the provisions of the National Heritage Resources Act (Act 25 of 1999) (NHRA). The rezoning of more than a hectare of land requires approval in terms of Section 38 of the Heritage Resources Act.</p> <p>In 2005 a Heritage Impact Assessment was carried out by Dr Lita Webley, 2005 and no archaeological sites were discovered.</p> <p>The original house is not proposed to be demolished but rather preserve the original farmhouse and use it as a communal facility on the planned estate.</p> <p>A Notice of Intent to Develop (NID) was submitted in 2006 for a development that will change character of site exceeding 5000m² and rezoning of a site exceeding 1ha in terms of Section 38 (1) of the National Heritage Resources Act (Act No. 25 of 1999).</p> <p>In 2006 a Heritage approval was obtained for the previous development proposal without the need for further heritage assessments such as archaeological assessment, palaeontology assessment or visual impact assessments.</p> <p>No further assessment is deemed necessary, however mitigation measures to prevent unnecessary impact on heritage resources will be included in the CEMP submitted with the BAR.</p> <p>In 2006 a Heritage approval was obtained for the previous development proposal without the need for further heritage assessments such as archaeological assessment, palaeontology assessment or visual impact assessments.</p>
Paleontological Impact Assessment	High sensitivity	High sensitivity	

Specialist Study as per Screening Tool Report	Environmental sensitivity as per screening tool report	Verification of environmental sensitivity	Inclusion in Basic Assessment / Motivation for Exclusion
Plant Species Assessment	Medium sensitivity	Low sensitivity for the northern section of Erf 2074 High sensitivity for southern section of the site i.e. areas classified as "fynbos" or "valley fynbos-thicket"	<p>No paleontology assessment is deemed to be necessary for the proposed residential development and associated services; however, mitigation measures to prevent unnecessary impact on paleontological resources will be included in the CEMP submitted with the BAR.</p> <p>Several flora SCC have the potential to occur on the site and include the following:</p> <ul style="list-style-type: none"> <i>Acmadenia alternifolia</i>, <i>Acrolophia lunata</i>, <i>Erica glandulosa fourcadei</i>, <i>Erica glumiflora</i>, <i>Felicia westae</i>, <i>Leucospermum glabrum</i>, <i>Mimetes pauciflorus</i>, <i>Muraltia knysnaensis</i>, <i>Osteospermum pterigoideum</i>, <i>Pterygodium cleistogamum</i>, <i>Pterygodium newdigiteae</i>, <i>Sensitive species 131</i> <p>Additional flora SCC that have been observed nearby on iNaturalist.</p> <p>The north-western section of the site has been transformed and does not represent sensitive vegetation, nor are any flora SCCs likely to be found in highly invaded areas.</p> <p>Three species of protected trees have been identified on the site:</p> <ul style="list-style-type: none"> <i>Afrocarpus falcatus</i> (<i>The Outeniqua yellowwood tree</i>; protected tree no. 16) <i>Podocarpus latifolius</i> (<i>The real yellowwood tree</i>; protected tree no. 18) <i>Sideroxylon inerme</i> (<i>Milkwood tree</i> ; protected tree no. 579) <p>It is likely that all three protected tree species were introduced to the property by humans; the identified protected trees are not listed on the SANBI National Red List, i.e., they are all least concern (LC).</p> <p>One possible flora SCC (<i>Lampranthus cf. pauciflorus</i>; endangered (EN) was observed during the terrestrial assessment on the steep rocky outcrops along the south of the site, extending into the valley.</p> <p>Two Protea bushes were identified on the site; king protea (<i>Protea cynaroides</i>); possible hybrid / cultivar of the grey-leaf protea (<i>P. cf. laurifolia</i>). It is likely that these proteas were introduced to the property by humans.</p>

Specialist Study as per Screening Tool Report	Environmental sensitivity as per screening tool report	Verification of environmental sensitivity	Inclusion in Basic Assessment / Motivation for Exclusion
Terrestrial Biodiversity Impact Assessment	Low Sensitivity	Low sensitivity for the northern half of Erf 2074 (i.e., sections not classified as "fynbos" or	<p>It must be noted that more flora SCC could occur on the site. Only one survey over two days has taken place and some species may have been missed due to several reasons such as, <i>inter alia</i>, being outside their flowering season, not being visible, prevailing fire regimes, previous cultivation of land, dense invaded areas making access difficult and difficulty in locating, for example, small succulents and geophytes.</p> <p>The northern section of the site has been confirmed to have a Low botanical theme sensitivity; permits will however be required to trim, remove, or alter the protected trees if necessary.</p> <p>The southern section of the site (i.e. fynbos or valley fynbos-thicket) has been confirmed to have a High plant species theme sensitivity.</p> <p>The current site development plan places most of the development footprint in the middle and northern sections of the site with minimal development in the fynbos area; approximately 7 blocks (6x3-bed units and 1x2-bed units) is proposed to be developed in the more sensitive fynbos area as well as the gazabo function area which is proposed to be developed on an existing development footprint of a house that was never completed.</p> <p>Based on the specialist verification report, development is recommended to be confined to the middle northern section of the site. Development in the sensitive vegetation areas will require a flora assessment to be carried out.</p> <p>Historically the entire site resembled an open-canopy vegetation type which is consistent with the South Outeniqua Sandstone Fynbos mapped on the property in terms of National Vegetation Map (2018); South Outeniqua Sandstone Fynbos (FFs 19) is a <i>least threatened</i> vegetation type in terms of NEMBA and the 2022 updated list of threatened ecosystems.</p> <p>In terms of the Vlok vegetation map the southern section is mapped as Piesang River Fynbos-Forest, and the northern section is mapped as Roodefontein Grassy Fynbos.</p> <p>A site assessment was carried out in January 2024 by Confluent and findings are summarised as follows.</p> <ul style="list-style-type: none"> The north-western section of the site has been transformed and does not represent sensitive vegetation.

Specialist Study as per Screening Tool Report	Environmental sensitivity as per screening tool report	Verification of environmental sensitivity	Inclusion in Basic Assessment / Motivation for Exclusion									
		<p>“valley fynbos-thicket”), and</p> <p>Very High sensitivity for the southern half (the sections classified as “fynbos” or “valley fynbos-thicket”).</p>	<ul style="list-style-type: none"> The northern section of the site is representative of modified forest thicket vegetation; the residential dwellings occur in this area. The middle section of the site is representative of fynbos – thicket vegetation invaded with alien invasive vegetation and a large area dominated by <i>Acacia melanoxylon</i> (blackwood wattles). The southern section of the site is representative of intact fynbos. The southern most section of the erf is described as intact valley fynbos-thicket vegetation. <p>The terrestrial biodiversity theme sensitivity is confirmed to be (Fig. 13):</p> <ul style="list-style-type: none"> Low for the northern half of Erf 2074 (i.e., sections not classified as “fynbos” or “valley fynbos-thicket”), and Very High for the southern half (the sections classified as “fynbos” or “valley fynbos-thicket”). <p>The current site development plan places most of the development footprint in the middle and northern sections of the site with minimal development in the fynbos area; approximately 7 blocks (6x3-bed units and 1x2-bed units) is proposed to be developed in the more sensitive fynbos area as well as the gazabo function area which is proposed to be developed on an existing development footprint of a house that was never completed.</p> <p>Based on the specialist verification report, development is recommended to be confined to the middle northern section of the site. Development in the sensitive vegetation areas will require a terrestrial assessment to be carried out.</p> <table border="0" data-bbox="1165 105 1428 1520"> <tr> <td>Sensitivity layer</td> <td>Northern Half of Erf 2074</td> <td>Southern half of Erf 2074</td> </tr> <tr> <td>Critical Biodiversity Areas (CBAs)</td> <td>None mapped</td> <td>The southernmost section on fynbos and steep valley are included in the mapped terrestrial CBA 1 area.</td> </tr> <tr> <td>Ecological Support Areas (ESAs)</td> <td>A thin section of ESA 1 & 2 is mapped along the western boundary of the site, but this is on a transformed lawn that borders an</td> <td>A thin section of ESA 1 & 2 is mapped along the western boundary of the site, and this coincides with the valley below the residential</td> </tr> </table>	Sensitivity layer	Northern Half of Erf 2074	Southern half of Erf 2074	Critical Biodiversity Areas (CBAs)	None mapped	The southernmost section on fynbos and steep valley are included in the mapped terrestrial CBA 1 area.	Ecological Support Areas (ESAs)	A thin section of ESA 1 & 2 is mapped along the western boundary of the site, but this is on a transformed lawn that borders an	A thin section of ESA 1 & 2 is mapped along the western boundary of the site, and this coincides with the valley below the residential
Sensitivity layer	Northern Half of Erf 2074	Southern half of Erf 2074										
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Specialist Study as per Screening Tool Report	Environmental sensitivity as per screening tool report	Verification of environmental sensitivity	Inclusion in Basic Assessment / Motivation for Exclusion
			<p>established, permanent, residential development.</p> <p>SAN Parks Buffer Areas The buffer is 10km wide, and the site is almost 10km away from the Garden Route National Park. The northern half of the site is highly modified and has limited connectivity to the surrounding landscape & habitats.</p> <p>Freshwater Ecosystem Catchments (terrestrial) The only water resource here is the artificial reservoir. Erf 2074 does not have areas that directly add to FEPA. Refer to the aquatic specialist report.</p> <p>development west of Erf 2074. The valley should remain protected and represents more sensitive habitat. The buffer is 10km wide, and the site is almost 10km away from the Garden Route National Park. However, the southern half of the site is connected to the larger natural valley below, which is a functional ecological corridor. The Piesang River is south of Erf 2074 in the valley. Erf 2074 does not have areas that directly add to FEPA. Refer to the aquatic specialist report.</p>

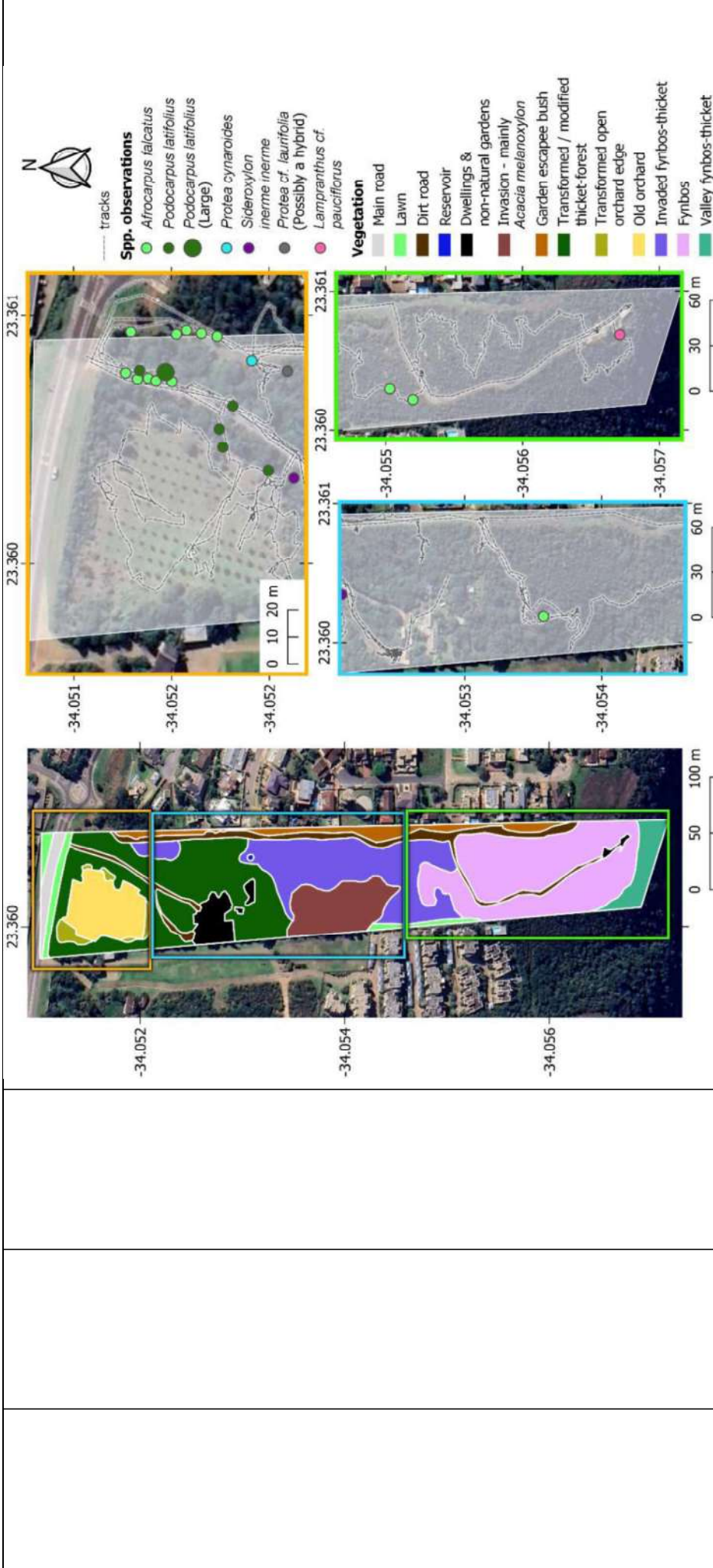


Figure 4: A revised vegetation map for Erf 2074, with the track walked by the vegetation specialist, and the protected trees, SCC, and planted proteas observed indicated as dots (Adapted from Confluent, 2024)

Socio-Economic	NA	NA	Aspects related to socio-economic impacts will be addressed in the basic assessment, however no specific specialist study is deemed to be required.
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Specialist Study as per Screening Tool Report	Environmental sensitivity as per screening tool report	Verification of environmental sensitivity	Inclusion in Basic Assessment / Motivation for Exclusion
Impact Assessment			
Civil Aviation Assessment	High sensitivity	Low sensitivity	A civil aviation assessment / compliance statement is excluded as the proposed development will not have an impact on civil aviation aerodrome.
Defence theme	Low sensitivity	Low sensitivity	A defence theme compliance statement is excluded as the proposed development will not have an impact on the defence theme.