



14 April 2025

**SCREENING TOOL - SITE SENSITIVITY VERIFICATION REPORT: PROPOSED DEVELOPMENT  
OF AN ADDITIONAL POULTRY REARING FACILITY ON THE REMAINDER OF FARM GROOTVLEI  
NO. 225, CALEDON**

**1. INTRODUCTION AND BACKGROUND**

The proposed development entails the construction of an additional poultry rearing facility on the Remainder (RE) of Farm Grootvlei no.225, Caledon. The RE of Farm Grootvlei no.225, Caledon is approximately 317ha in extent and is located approximately 15 kilometres northeast of Caledon and approximately 3 kilometres north of the N2 with access via a dirt road. The proposed development area is located in the northeastern portion of the property and is approximately 5,13ha in extent. The development of a total of ten new chicken houses (each approximately 1000m<sup>2</sup> in extent) with free range grazing between houses is proposed. The chicken pens will be fenced off from the surrounding area for biosecurity purposes. Each chicken pen will have the capacity to house approximately 16 500 birds.

The information contained in this report was ground truthed by means of site visits that were conducted on the 25<sup>th</sup> of April 2023 and 7<sup>th</sup> of February 2025 by Paul Slabbert (EAPASA: 2019/1036) and Olivia Brunings (SACNASP: 154065)

**Access** - Access to the property is existing. Existing internal dirt roads provide access to the proposed development site. Additional internal dirt roads (<8m wide) will be required between the new chicken houses.

**Electricity** – Electricity supply to the proposed development will be established via extension of existing electrical infrastructure. Electricity supply will likely be supplemented via generators.

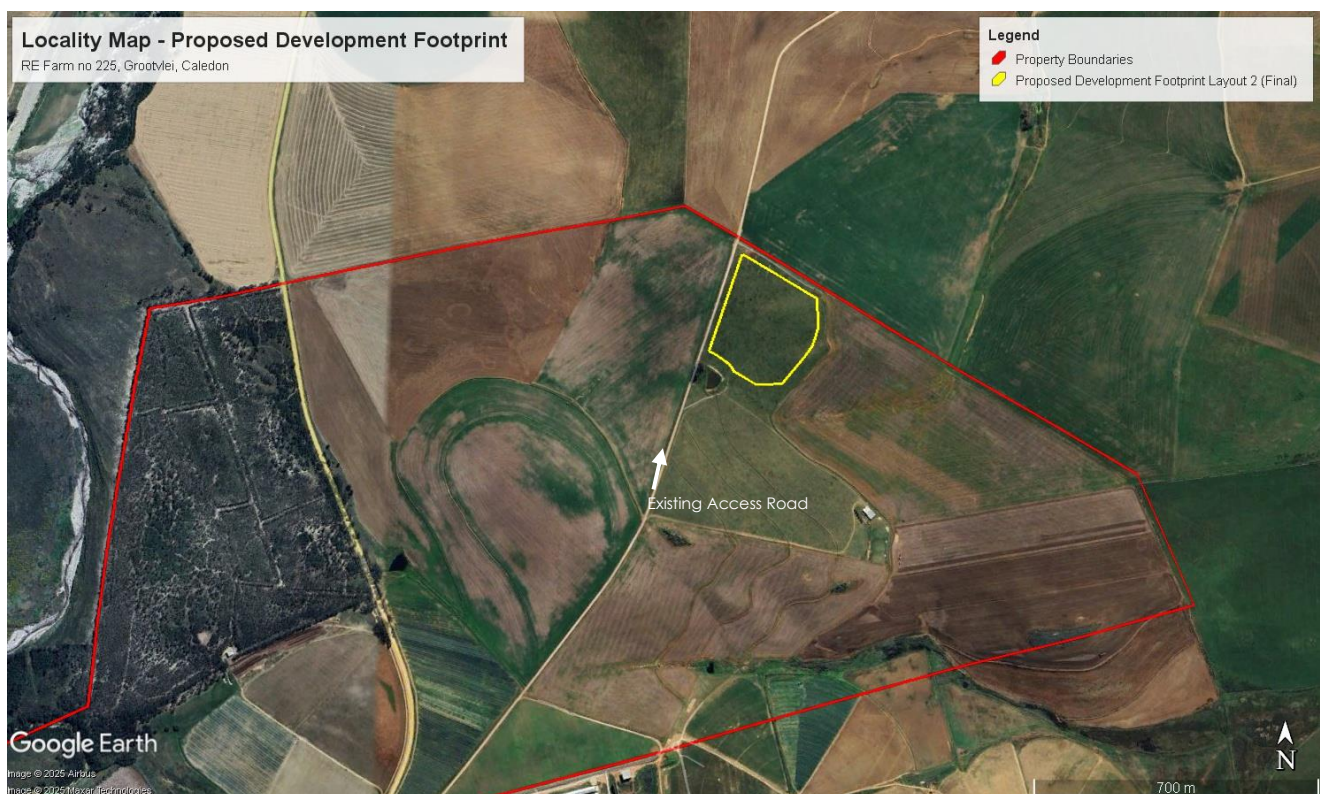
**Sewage** – A septic tank system will be installed at the proposed development site as no wastewater treatment works is located nearby.

**Mortality** – Non-infectious mortalities will be disposed of via the registered onsite composting facility. The Applicant confirmed that there is sufficient composting capacity on the farm to accommodate the expected mortalities.

**Manure** will be managed by directing a portion to the registered onsite composting facility. The remainder will be used directly in the agricultural industry. High-pressure wash water will be used to clean the chicken houses, with any residual water lost through evaporation

**Water** – Water is available onsite.

**Domestic waste** – Biodegradable materials will be composted within the onsite composting facility, plastic containers will be recycled, and the remainder of the waste will be buried in a demarcated camped off area as per the current operation. Given the size of the area in use (<50m<sup>2</sup>), the estimated volume of waste to be disposed of (<500kg per month) and the location of the disposal site, this activity does not trigger the NEMA or NEM:WA.



**Figure 1: Locality Map – Proposed Development Footprint**



**Figure 2: Concept SDP for the proposed development.**

## 2. EIA TOOLKIT REPORT RESULTS

The Site Screening report was based on the placement of the development footprint within the farm boundaries. The DEA screening tool automatically reverts to the highest sensitivity for the block area drawn. The Screening Tool Report assigned the following sensitivity ratings to the proposed development footprint:

### 2.1. Agriculture Theme (Very High Sensitivity)

The report generated for the proposed development area identified the site as having a 'very high' agricultural sensitivity (**See Figure 3**). According to the screening tool this theme is identified as 'very high' due to the presence of Rainfed Annual Crop Cultivation and the location within the 'Overberg PAA'.





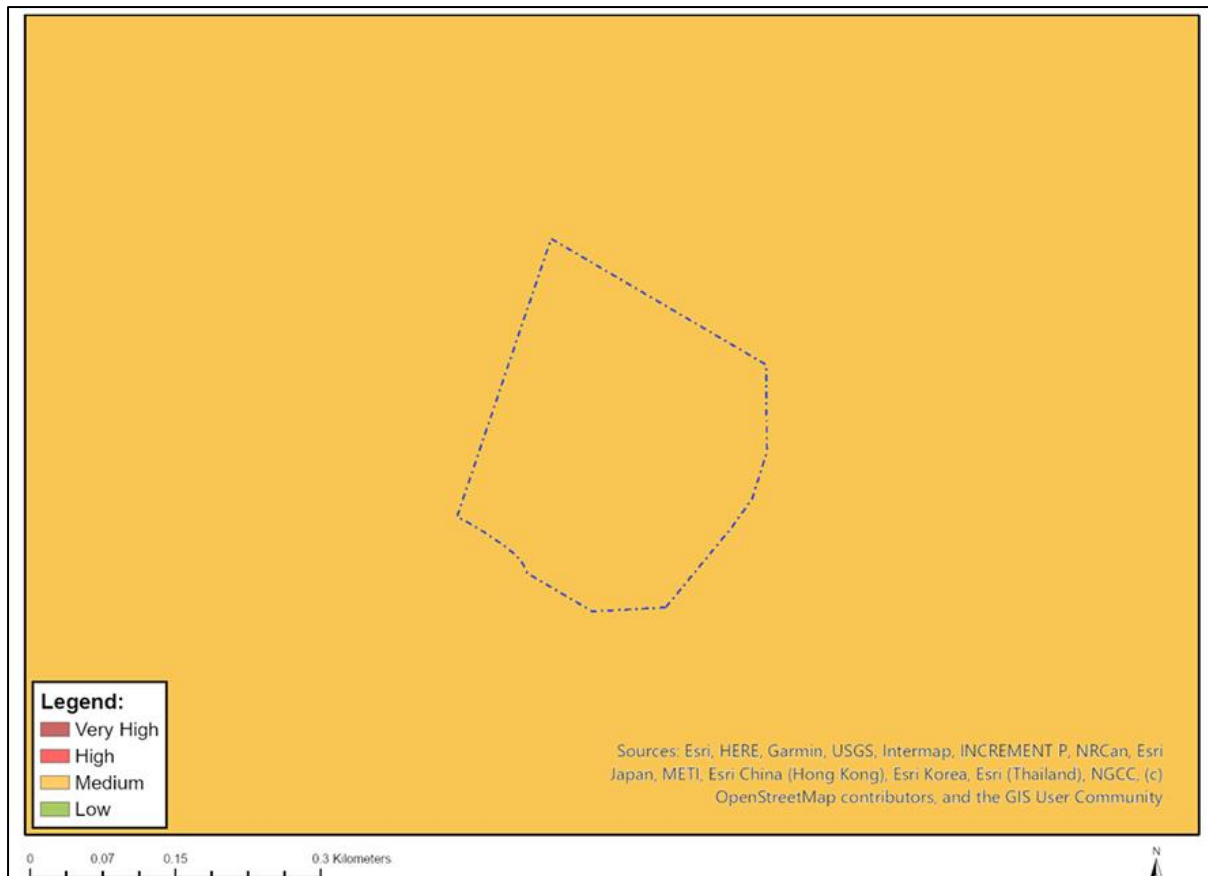
**Figure 3: Agricultural Sensitivity.** The proposed development footprint is indicated by the blue dotted line.

The development is proposed on an old, unproductive agricultural field. The proposed activity is in line with the current permissible land use (Agriculture with consent use for intensive feed farming) and the development will complement the agricultural productivity on the farm, therefore having a high positive impact to the operation. Given that the development will contribute to agriculture onsite and in the region, it is the opinion of the EAP that no further input will be required from an agricultural specialist.

The Department of Agriculture will be included as a commenting authority.

## 2.2. Animal Species Theme (Medium Sensitivity)

The proposed development site was assigned a 'medium' sensitivity rating for the 'Animal Species Theme' based on the invertebrate species *Aneuryphymus montanus* (See Figure 4). Terrestrial Fauna Specialist input will not be required. As confirmed by a site visit, the proposed development will be located on cleared area used for agricultural purposes. No natural vegetation occurs within the development site and thus it is improbable that the faunal species listed would be present within the development site.



**Figure 4: Animal Species Sensitivity.** The proposed development footprint is indicated by the blue dotted line.

### **2.3. Aquatic Biodiversity Theme (Low Sensitivity)**

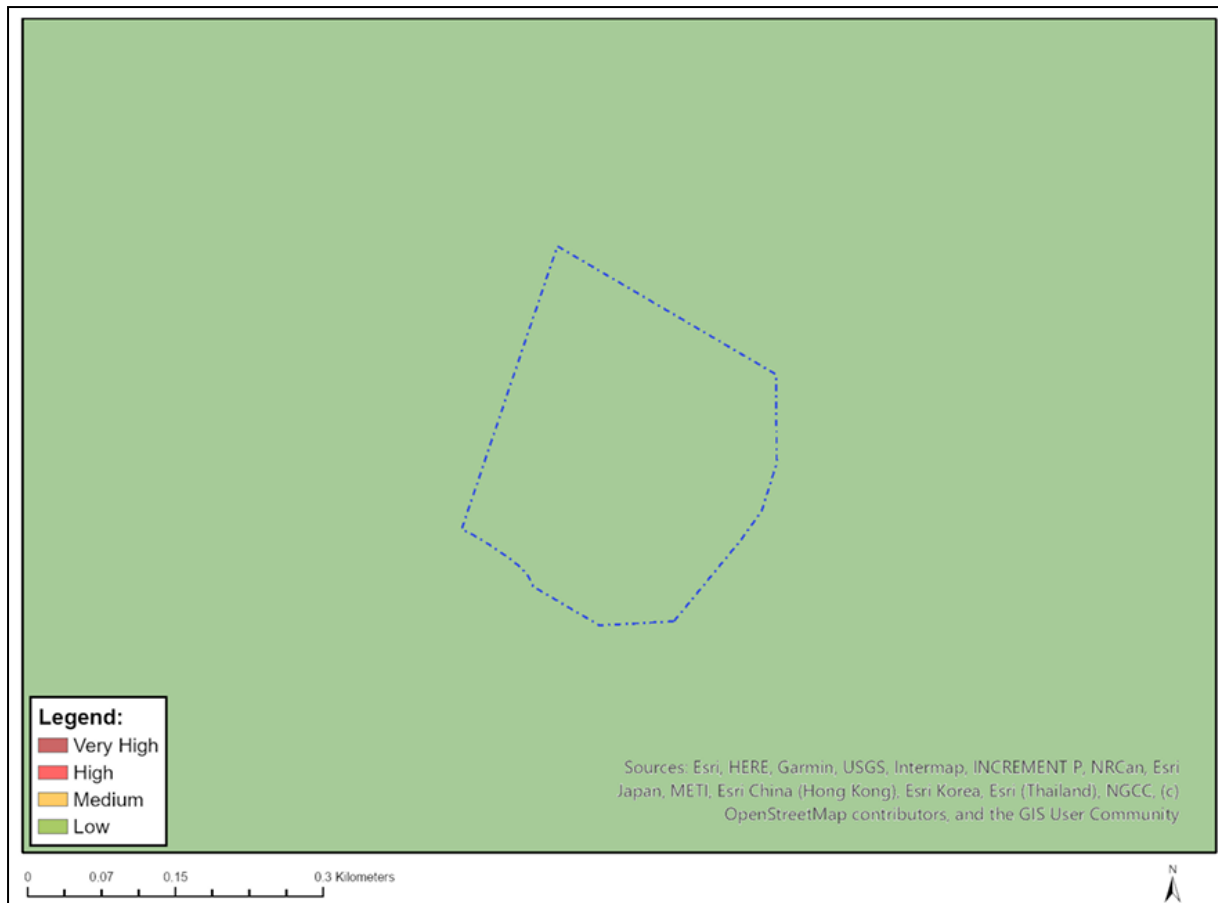
This theme is identified and mapped as 'low' (See Figure 5). An Aquatic Biodiversity Compliance Statement and Risk Assessment has been undertaken for the proposed development site. This assessment has confirmed that no aquatic features occur within the area earmarked for development and the proposed development footprint will be located more than 32 m from the nearest watercourse. The low sensitivity is therefore accurate, and no further specialist assessment is required in terms of NEMA. The mitigation measures detailed in the Aquatic Biodiversity Compliance Statement have been incorporated into the impact assessment for the proposed development, as well as into both the CEMP and OEMP.



**Figure 5: Aquatic Biodiversity Sensitivity. Approximate location of the proposed development shown as blue dotted line.**

#### **2.4. Archaeological and Cultural Heritage Theme (Low Sensitivity)**

This theme is identified and mapped as 'low' (See Figure 6). A NID and screener has confirmed this and was submitted to HWC for comment. Comment received from HWC confirmed that no Heritage resources are likely to occur on site and that no further studies will be required.



**Figure 6: Archaeological and Cultural Heritage Sensitivity.** The proposed development footprint is indicated by the blue dotted line.

## 2.5. Civil Aviation Theme (High Sensitivity)

The Civil Aviation theme is identified as 'high' due to the following: '*Within 8 km of other civil aviation aerodrome*' (**See Figure 7**).

The Caledon informal airfield is located approximately 2,5 km south of Caledon and 20 km from the proposed development site. A private airstrip is also located approximately 2 km southwest of Caledon and 17 km from the proposed development site. Both airfields are not regularly used and only used for small privately owned planes. The airfields are far from the site and not visible from the development footprint. Due to the distance of the proposed development from the airfield and seeing that no tall structures or any aviation activities that could interfere with the airfields are proposed; no impacts on the airfield are anticipated. No triggers for this theme were noted within an 8km radius. The EAP is therefore of the opinion that the sensitivity rating for this theme should be decreased to 'low'. Due consideration has been given to the potential impact of the proposed development on civil aviation and it is

determined that the proposed development will have an insignificant impact on civil aviation. No specialist input will be required.

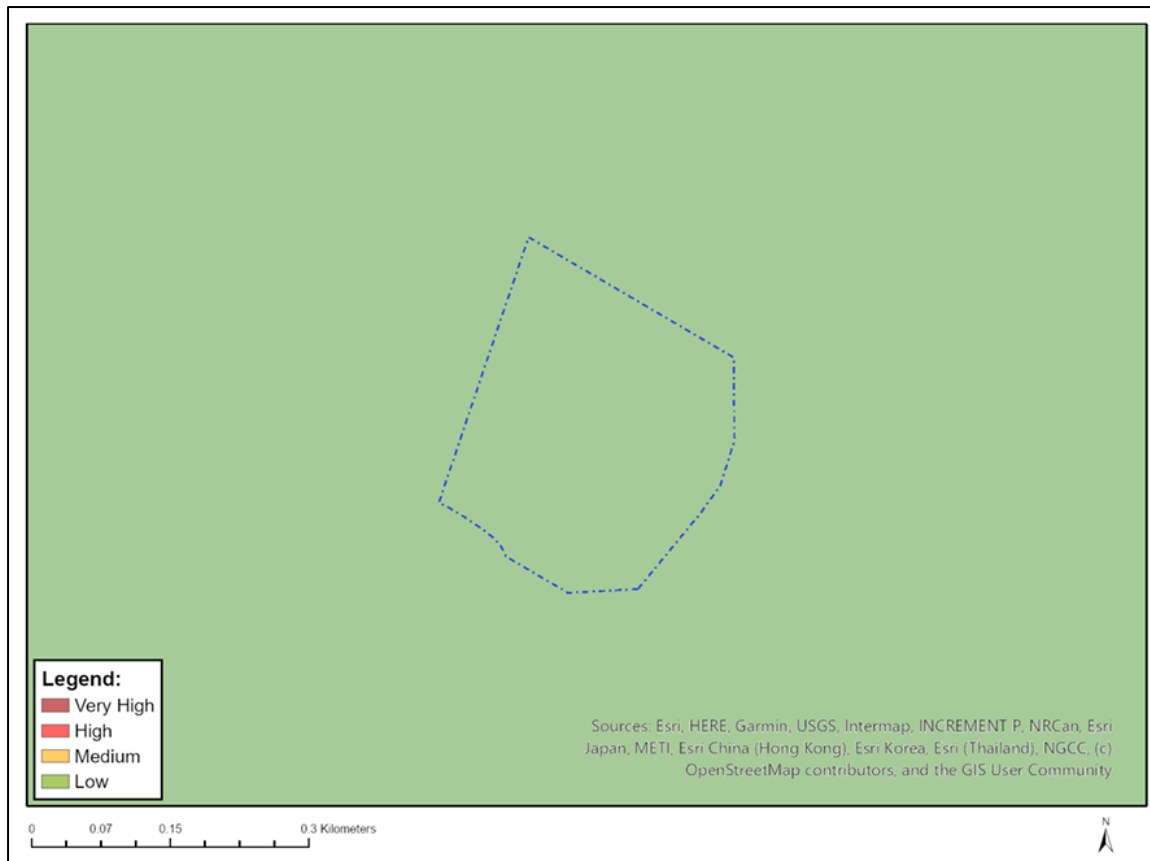


**Figure 7: Civil Aviation Sensitivity.** The proposed development footprint is indicated by the blue dotted line.

## 2.6. Defence Theme (Low Sensitivity)

A 'low' sensitivity has been assigned to the existing development footprint (**See Figure 8**). Due to the nature of the proposed development, it is determined that it will have an insignificant impact on Defence. No specialist input will be required.

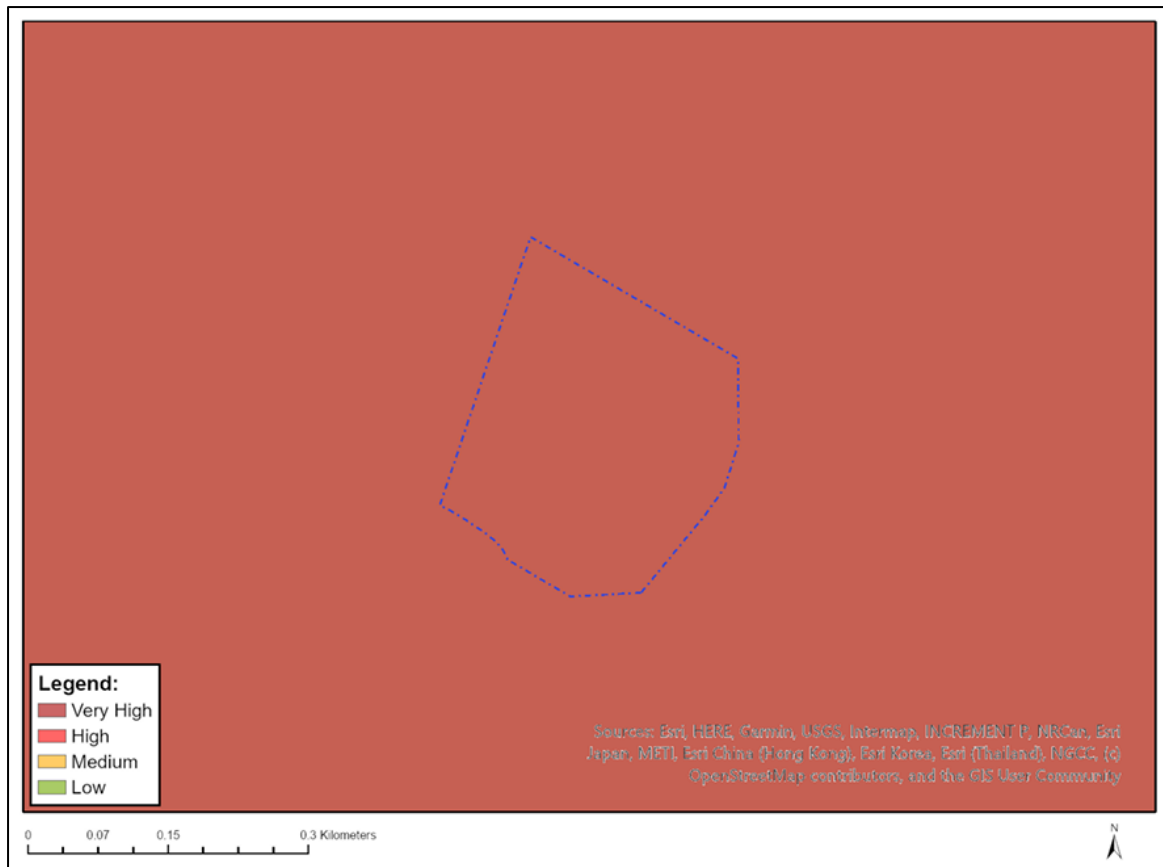




**Figure 8: Defence Sensitivity.** The proposed development footprint is indicated by the blue dotted line.

## 2.7. Palaeontology Theme (Very High Sensitivity)

A 'very high' sensitivity has been assigned to the proposed development site due to *'Features with a Very High paleontological sensitivity'* (**See Figure 9**). A Specialist Heritage screener was completed for input at an early stage. The screener confirmed that it is unlikely that the proposed development will have a significant impact on heritage resources, provided that the recommended Fossil Finds Procedure is implemented. A NID has been submitted to HWC. Comment received from HWC confirmed that no Heritage resources are likely to occur on site and that no further studies will be required.



**Figure 9: Planetology Sensitivity.** The proposed development footprint is indicated by the blue dotted line.

## 2.8. Plant Species Theme (Low Sensitivity)

This theme is identified and mapped as 'low' sensitivity (**See Figure 10**). Terrestrial Flora Specialist input will not be required. As confirmed by a site visit, the proposed development will be located in a field used for agricultural purposes. No natural vegetation occurs on the development site and thus it is improbable that the flora species listed in the screening tool would be present on the development site. The 'low' sensitivity classification is therefore confirmed.



**Figure 10: Plant Species Sensitivity. The proposed development footprint is indicated by the blue dotted line.**

## **2.9. Terrestrial Biodiversity Theme (Very High Sensitivity)**

A 'very high' sensitivity has been assigned to the existing development footprint (**See Figure 11**) due to:

- 'Critically Endangered ecosystem -Western Ruens Shale Renosterveld'

Terrestrial Flora Specialist input will not be required. As confirmed by a site visit, the proposed development will be located in a field occasionally used for agricultural purposes. No natural vegetation occurs on the development site, and it is thus improbable that the Terrestrial Biodiversity mapped in the screening tool would be present on the development site. The onsite sensitivity was therefore determined to be 'low'.



**Figure 11: Terrestrial Biodiversity Sensitivity. The proposed development footprint is indicated by the blue dotted line.**

### **3. SPECIALIST STUDIES IDENTIFIED**

The following Specialist Studies were identified as part of the Screening Tool Reports:

#### **1. Landscape/Visual Impact Assessment**

The land use of the property and surrounding area is primarily Agricultural in nature. The proposed structures will closely resemble the authorised structures on farm no. 226 which borders the proposed development site (farm no. 225) to the south. The authorised chicken houses on farm no. 226 are located immediately south of the development site's southern boundary. The proposed development on farm no. 225 is unlikely to be visually intrusive. The primary view corridor is from the gravel road that runs immediately adjacent to the proposed site (Photo 1). The proposed development will be clearly visible from this internal access road, however, given that this road is primarily used as a secondary access road to the neighbouring farm, this the visual impact will be limited. Given the topography of the landscape, the proposed development site is not visible from any primary or secondary external roads (Photo 2). No further studies are recommended.



*Photo 1: View from the gravel road that runs directly adjacent to the proposed development site. This road is used as a secondary access route to the neighbouring farm.*



*Photo 2: View from the gravel road that links the N2 to the R406. Given the topography of the landscape, the proposed development site cannot be seen.*

## **2. Archaeological and Cultural Heritage Impact Assessment**

A Notification of Intent to Develop Screener report was submitted to Heritage WC for comment by a specialist. Comment received from HWC confirmed that no Heritage resources are likely to occur on site and that no further studies will be required. A chance fossil finds procedure will however be implemented onsite.

### **3. Palaeontology Impact Assessment**

A Notification of Intent to Develop Screener report was submitted to Heritage WC for comment by a specialist. Comment received from HWC confirmed that no Heritage resources are likely to occur on site and that no further studies will be required. A chance fossil finds procedure will however be implemented onsite.

### **4. Terrestrial Biodiversity Impact Assessment**

The EAP is of the opinion that Terrestrial Biodiversity Specialist input will not be required based on the following: i) the proposed development will be located in a cleared area used for agricultural purposes; ii) As no natural vegetation currently occurs within the proposed development site, it is improbable that the Terrestrial Biodiversity mapped in the screening tool is present on the development site.

### **5. Aquatic Biodiversity Impact Assessment**

An Aquatic Biodiversity Compliance Statement and Risk Assessment has been undertaken for the proposed development site. This assessment has confirmed that no aquatic features occur within the area earmarked for development and the proposed development footprint will be located more than 32 m from the nearest watercourse. The low sensitivity is therefore accurate, and no further specialist assessment is required in terms of NEMA. The mitigation measures detailed in the Aquatic Biodiversity Compliance Statement have been incorporated into the impact assessment for the proposed development, as well as into both the CEMP and OEMP.

A Channelled Valley Bottom (CVB) wetland was identified and delineated approximately 80 downslopes of the proposed development site. The Risk Assessment Matrix (RAM), as prescribed by Notice No. 4167 of 2023 under the NWA (Act 36 of 1998), was applied to evaluate the potential risks associated with the proposed development. The assessment concluded that with implementation of the mitigation measures outlined in this report, the activities fall within the Low-Risk category, indicating that a General Authorisation (GA) in terms of Section 21(c) and 21(i) water uses is applicable.

### **6. Hydrology Assessment**

No hydrological features will be impacted on by the proposed development. The proposed development will be located more than 32m from the nearest watercourse. No further specialist assessment is therefore required in terms of NEMA as confirmed by an Aquatic Biodiversity Screening and Risk Assessment.



## **7. Traffic Impact Assessment**

The existing access to the farm and existing internal access roads will be used. The proposed development will somewhat increase the current number of vehicles entering and exiting the farm; however, given the surrounding land use and the fact that access to the development areas is direct and existing, the potential traffic impact is anticipated to be low. No further specialist studies will be required.

## **8. Socio-Economic Assessment**

Theewaterskloof Municipality is the largest local authority in the Overberg District with an area of approximately 3231km<sup>2</sup> and houses 13 wards. It is the most populous municipality in the Overberg district with 42% of the total district population. Theewaterskloof Municipality can be categorised as a rural area with open spaces and farming activities as it is clear from the land and areas occupied by agriculture, small holdings, and other land uses.

The farm proposed for development is surrounded by agricultural functions on three sides and the associated socio-economic environment. The farming community in the area is a mix of landowners, management, and labour. The farm borders an undeveloped mountainous area to the east that is currently significantly impacted by alien invasive trees. The landowner is actively involved in operations to clear these trees and restore natural systems in this mountainous area.

No potential negative socio-economic impacts are anticipated for the proposed development of the chicken farm. On the contrary, the chicken farm and proposed additions provides socio-economic benefits for the region in terms of job creation and food security. The intention is facilitating production of free-range chickens in response to the growing market need for free range chicken.

No specialist input will be required.

## **9. Ambient Air Quality Impact Assessment**

There will be no impacts on ambient air quality and the Air Quality Act does not apply. No specialist input will be required.

## **10. Plant Species Assessment**

Terrestrial Flora Specialist input will not be required. The proposed development will be located in a cleared area used for agricultural purposes. No natural vegetation currently occurs within the proposed development site. It is improbable that the Terrestrial Biodiversity mapped in the screening tool would be present within the proposed development footprint.

## **11. Animal Species Assessment**

Terrestrial Fauna Specialist input will not be required. The proposed development will be located in a cleared area used for agricultural purposes. No natural vegetation currently occurs within the proposed development site. It is improbable that the Terrestrial Biodiversity mapped in the screening tool would be present within the proposed development footprint.

### **Conclusion**

No specialist studies will be required in terms of NEMA.