28 November 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^2 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 25th of April 2023 and 7th 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 will, however, be required for access between the chicken houses. The new dirt roads will be entirely within the proposed development footprint and will consist of a perimeter road (approx. 840 m) and a central access road (approx. 230 m). All roads will be approximately 4m wide.

Electricity – Electricity supply to the proposed development will be provided either through an upgrade of the existing Eskom supply or via supplementary rooftop solar installed on existing

buildings. The development requires approximately 60 kVA of additional supply. Eskom is the current Network Service Provider, and the existing 200 kVA transformer confirms that an increase from 150 kVA to 200 kVA can be accommodated, with only administrative steps remaining (refer Appendix E16). This would provide sufficient additional capacity for the proposed development. Alternatively, the applicant may install rooftop solar panels on existing infrastructure, providing approximately 0.054 MW of additional capacity. This installation would not trigger any NEMA-listed activities and can be implemented immediately if required. Regardless of the electricity supply option ultimately used, new underground step-up/step-down cable with a transmission capacity of 3,3 kV will be installed to the proposed development site. Given this transmission capacity, the supply line does not constitute a NEMA listed activity in its own right, it is associated infrastructure. In all cases, the underground electrical line will follow the same route along the periphery of existing agricultural fields and avoid environmental sensitivities, with no biophysical impacts anticipated. A services plan indicating the route of the proposed electrical supply line and its start, middle and end coordinates is included as Appendix B3 to the BAR

Water – The verified registered water use is sufficient for the proposed development activities (Refer Appendix E16). The facility will connect to an existing 200 mm PVC pipeline via a 125 mm PVC branch. The new section of the supply line will extend approximately 1,300 m. The peak throughput capacity of the water pipeline will be 1,16l/s. Given that the water supply pipeline has an internal diameter of less than 0,36m and a peak throughput of less than 120l/s, the proposed expansion of the water pipeline does not constitute a NEMA listed activity in its own right, it is associated infrastructure. The water pipeline is proposed adjacent to Minor Road 4123, along the periphery of existing agricultural fields, and it will be placed underground. The proposed route does not intersect any environmental sensitivities. As such there is no anticipated biophysical impacts associated with the proposed expansion of the water pipeline A services plan indicating the route of the proposed electrical supply line and its start, middle and end coordinates is included as Appendix B3 to the BAR

Stormwater Management – A stormwater collection channel will be constructed around the perimeter of the developed chicken houses. Collected stormwater will be directed to a designated vegetated ingress area, where natural settling and infiltration can occur. The stormwater ingress area will have an estimated capacity of approximately ±45 m³ and a footprint of about ±150 m². Cleaning using water will only occur after thorough dry sweeping to remove all manure, and high-pressure hoses using minimal water will be used. The chicken houses are cleaned at the end of each production cycle (approximately once every two months), requiring an estimated total of approximately 35 m³ of water. This water use is spread over a one-week period following each production cycle. As a result, notable wash-water

runoff is not expected, and the stormwater controls function mainly as an additional precautionary pollution-prevention measure.

Water treatment - A water treatment facility with a footprint of approximately 400 m² and capacity of approximately 100 000l will be developed for the purification of incoming fresh water. The treatment process will include flocculation and antibacterial steps to ensure water quality suitable for poultry rearing.

Sewage – A 4000l conservancy tank with a footprint of approximately 4m² will be installed to manage sewage effluent. The conservancy tank will be serviced by Theewaterskloof Local Municipality, with effluent disposed of at a registered facility. Please refer to Appendix E16 for confirmation of service provision.

Wastewater Management – No wastewater treatment plant is proposed. Instead:

- *Domestic wastewater*: Managed via the conservancy tank system described above.
- *Wash water*: Pens will be dry-swept to remove litter and solids before being cleaned with high-pressure hoses. Wash water use will be strictly limited to allow residual moisture to evaporate naturally.

Mortality – Non-infectious mortalities will be disposed of via the registered onsite composting facility, which has sufficient capacity for the anticipated volumes. Infectious mortalities will be managed under the strict guidance of the State Veterinarian through immediate quarantine, safe containment and disposal. Should it be required Nunn 2 Waste will be able to accept and suitably dispose of hazardous waste from the facility (refer to Appendix E16 for confirmation). The facility operates under stringent biosecurity protocols, audited by the EFRC, Woolworths, and State Veterinarians.

Manure - Approximately 450 m³ of manure will be generated every two months. Manure will be partly directed to the registered onsite composting facility, while the remainder will be used as an agricultural composting additive. This practice is well established both onsite and in the surrounding farming area. Manure not used onsite will be collected by pre-identified buyers at the end of each production cycle. Due to strong regional demand, the applicant has already secured committed buyers for the expected manure volumes.

Operations and Cleaning – Poultry houses will be cleaned at the end of each production cycle, i.e., every two months. Chicken pens will be thoroughly dry-cleaned prior to washing. High-pressure hoses will be used, resulting in extremely small volumes of water use with any residual water lost through evaporation. Under normal operating conditions, no runoff is expected. and seasonal reductions in evaporation, including during winter, will not affect wash water management.

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 (<50m2), 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.

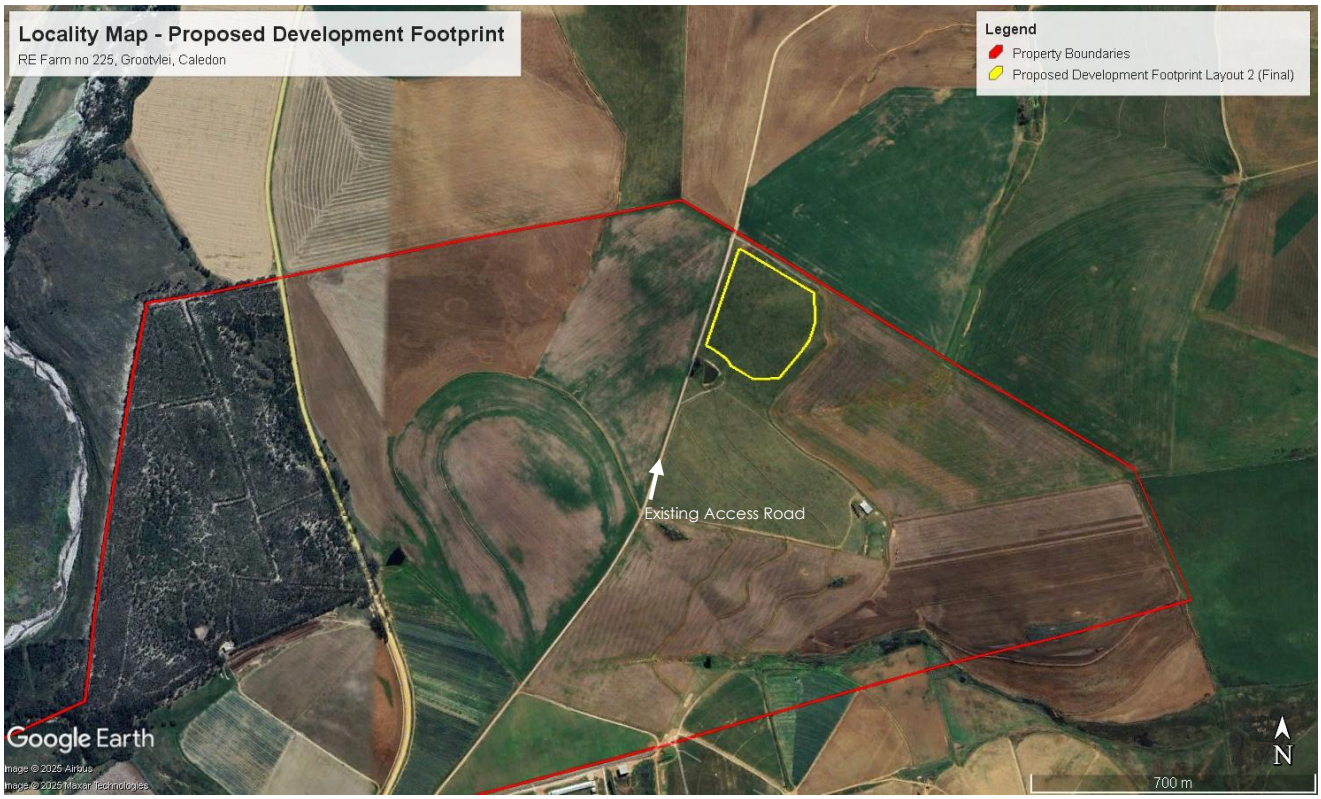

Figure 1: Locality Map – Proposed Development Footprint

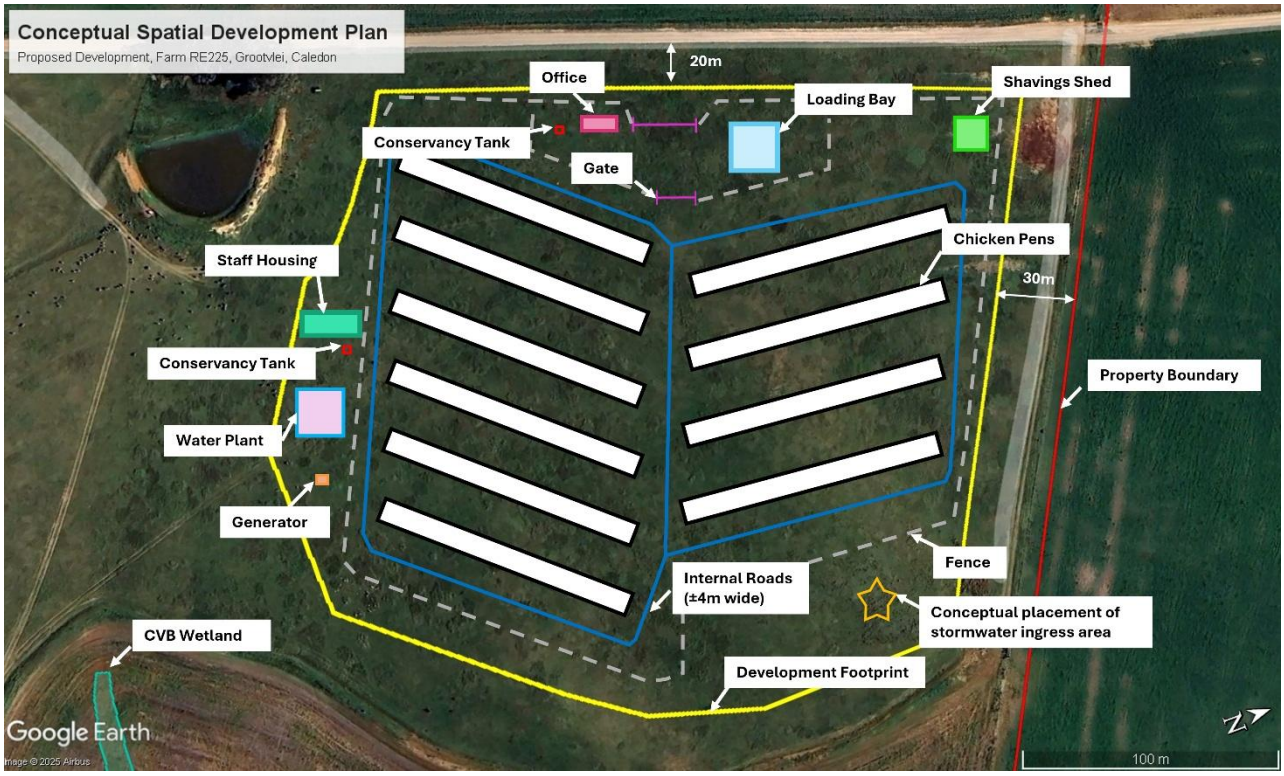

Figure 2: Concept SDP for the proposed development (PHS Consulting, September 2025)

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**). In addition, comments provided by the Endangered Wildlife Trust indicated that there are three Blue Cran breeding sites located on the adjacent farm. Based on comments received during the pre-application Public Participation Process a faunal specialist study was undertaken. 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 it is considered from a faunal perspective as very low sensitivity. The specialist sensitivity study found that the proposed development is unlikely to generate significant negative impacts on the grasshopper SCC flagged, or on the breeding activities of the Blue Crane. It is the specialists' opinion that the proposed development will have an overall low significance on the insect and Blue Crane.

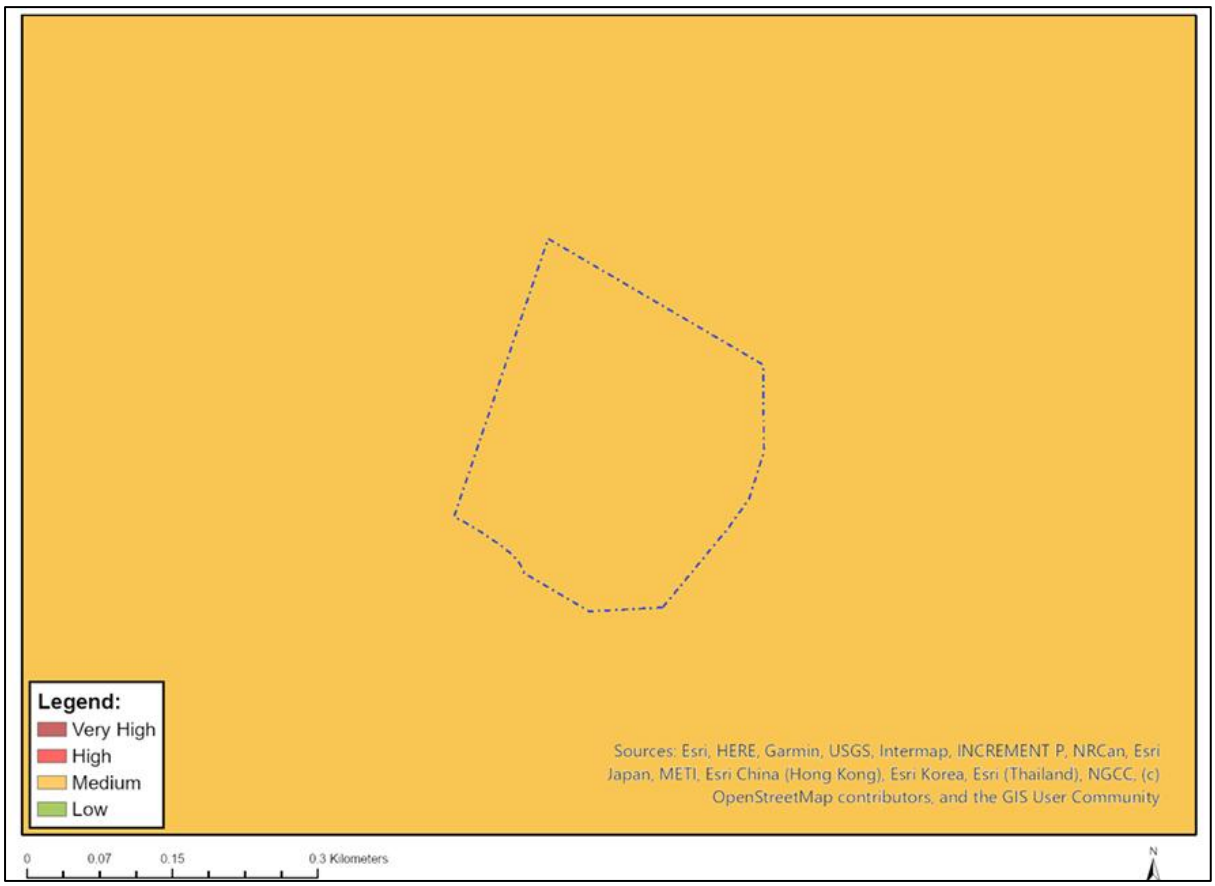

Figure 4: Animal Species Sensitivity. The proposed development footprint is indicated by the blue dotted line.

2.3. Aquatic Biodiversity Theme (Low Sensitivity)

This theme is identified and mapped as 'low' however a high sensitivity mapped directly to the south of the proposed development site (**See Figure 5**). As such, an Aquatic Biodiversity Compliance Statement and Risk Assessment has been undertaken for the proposed development. This assessment has confirmed that while no aquatic features occur within the area earmarked for development a channelled valley bottom wetland is located approximately 80m south of the site. The proposed development footprint will be located more than 32 m from the nearest watercourse. The low sensitivity rating for the site is therefore accurate, and no further specialist assessment is required in terms of NEMA. The Risk Assessment undertaken found that the proposed development activities pose a low risk to the

watercourse. The relevant water use registrations in terms of the NWA will be actioned. 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.

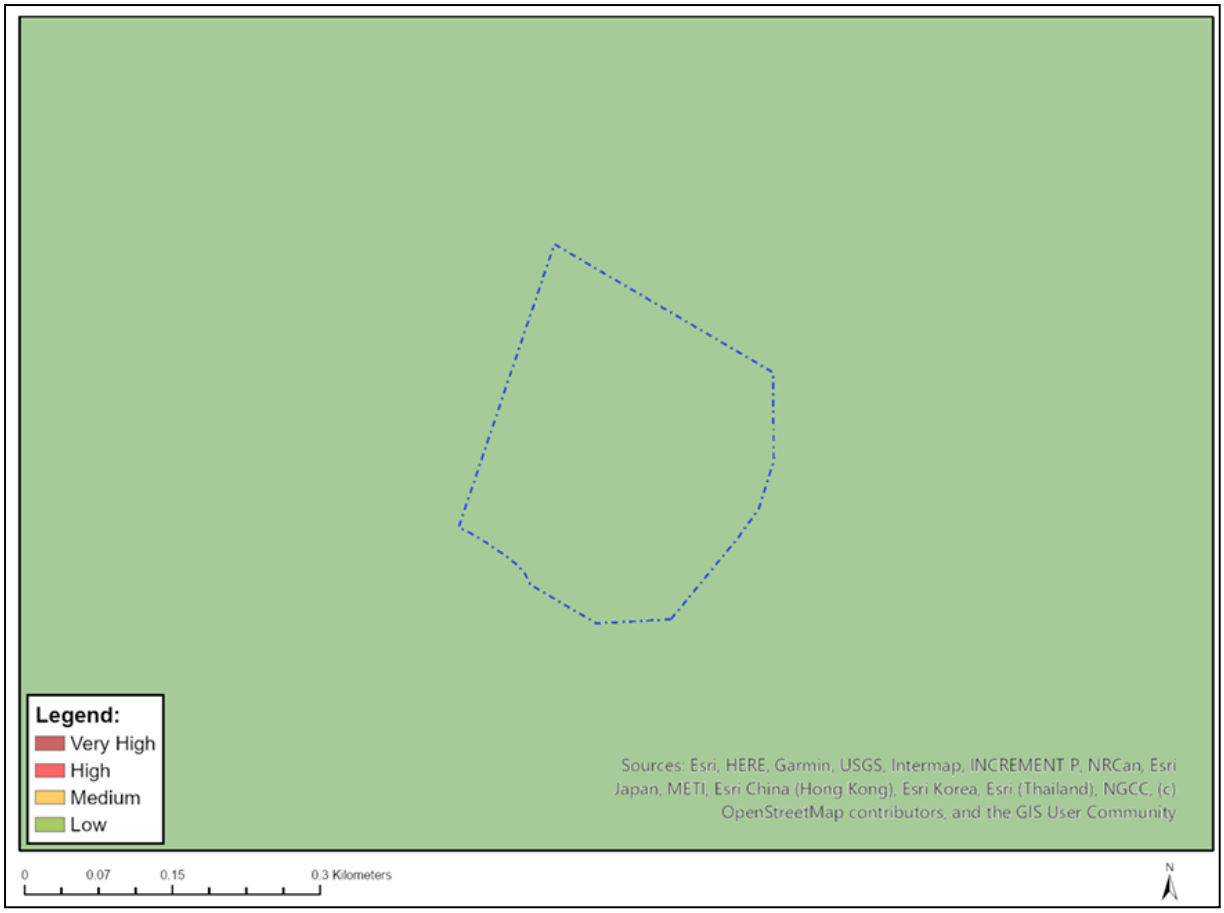

Figure 6: Archaeological and Cultural Heritage Sensitivity. The proposed development footprint is indicated by the blue dotted line.

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

A visual statement was prepared for the proposed development. The land use of the property and surrounding area is primarily Agricultural in nature. The proposed development on Farm No. 225 is not expected to be visually intrusive. The nearest existing farm homesteads are approximately 1.6 km to the northwest and 2.5 km to the north of the site. Views from these receptors, as well as from the broader surrounding area, are restricted by the undulating terrain and distance from the development. The primary view corridor is from the minor road running alongside the site (Photo 1). As recommended in the visual statement, potential visual impacts associated with this minor road can be mitigated by implementing a tree screen. The site is also visible from the two district roads. The two district gravel roads are mainly used for agricultural purposes and access leading into the countryside and small towns of Greyton and Genadendal, however the users can only see the site at approx. 2 km out, traveling at speed resulting in limited impact on the receptor. Overall, the visual assessment indicates that the proposed development presents limited to no visual constraints for the broader landscape. In

summary, the project will have low visual exposure, a high capacity for visual absorption following mitigation measures, strong compatibility with the surrounding agricultural setting, and only marginal visibility given the limited number of potential receptors.

Photo 1: View from the minor road that runs directly adjacent to the proposed development site. This road is used as one of two access routes to the neighbouring farm.

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. A faunal specialist study has however been undertaken as detailed in the below sections.

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 3231km² 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 proposed development 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

A faunal specialist study was undertaken for the proposed development. 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 it is considered from a faunal perspective as very low sensitivity. The specialist sensitivity study found that the proposed development is unlikely to generate significant negative impacts on the grasshopper SCC flagged, or on the breeding activities of the Blue Crane. It is the specialists' opinion that the proposed development will have an overall low significance on the insect and Blue Crane.

Conclusion

No further specialist studies will be required in terms of NEMA.