SITE SENSITIVITY VERIFICATION REPORT

PROPOSED CAPE INFANTA RESIDENTIAL DEVELOPMENT ON A PORTION OF ERF 134, INFANTA

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1. INTRODUCTION AND BACKGROUND

The intention is to rezone and subdivide a 3. 04ha portion of Erf 134, for the purposes of a residential development. The portion will be rezoned from Agriculture Zone 1 to Residential Zone 1, Open Space Zone 2 and Transport Zone 2 (public road). The proposed portion to be developed from here on, will be referred to as 'the site'. The remainder of the erf (81.9ha) that occurs to the West of the Infanta Main Road 268, will remain zoned for agriculture. The remainder of the erf does not form part of this application.

The site is located within the demarcated urban edge of Infanta and has been earmarked for urban expansion, residential development in particular. Consideration is therefore being given to the construction of 20 additional freestanding single dwelling residential units, on the site. There is an existing dwelling on the site which will be incorporated into the development. 15 of the additional units will be single storey and 5 will be double storey.

Approximately 55% of the site will be conserved and will remain in its existing natural state. This conservation area includes a botanical conservation worthy area and an ecological corridor. These areas will be rezoned to Open Space Zone 2 in order to afford them protection.

Access will be off the existing Infanta Road which transects Erf 134. The access roads will be rezoned to Transport Zone 2 (public road) and ownership of this land will be transferred to the local authority.

Current status of site

There is an existing house, garage, braai area, waste collection room and grave on site. See Figure 1 and 2.

Figure 1: Existing Dwelling and garage in the background

Figure 2: Braai area adjacent to house

A small ephemeral stream crosses the property, entering erf 134 along its south-eastern border. The stream flows along the southern portion of the property before entering the sea. Two vegetation types were identified for the site namely Overberg Dune Strandveld and De Hoop Limestone Fynbos. Refer Figures 3 to 5.

Figure 3: Vegetation of the study area (site outline in red)

Figure 4: De Hoop Limestone Fynbos area (house and garage shown in background)

Figure 5: Overberg Dune Strandveld area (house and garage visible in background)

2. SITE VERIFICATION REPORT – THEME SENSITIVITIES

This Site Verification Report has been compiled from specialist input, desktop investigation, and a site inspection. This Site Verification Report also considers the Screening Tool Report generated on 15 September 2021 and re-generated on 23 October 2025.

Table 1 below shows the sensitivity ratings for the various themes identified in the Screening Tool Report.

Table 1: Theme sensitivities of the site (Refer Screening Tool report 23 October 2025)

Theme	Sensitivity rating			
	Very high	High	Medium	Low
Agriculture			X	
Animal species			X	
Aquatic biodiversity	X			
Archaeological & Cultural Heritage		X		
Civil aviation		X		

Defence				X
Palaeontology		X		
Plant Species			X	
Terrestrial Biodiversity	X			

A. AGRICULTURE

The site is currently zoned as Agriculture 1 Zoning. The intention is to rezone and subdivide a 3.04ha portion of Erf 134, for the purposes of a residential development. The Screening Tool Report indicates that the agricultural sensitivity of the site is medium – Refer Figure 6.

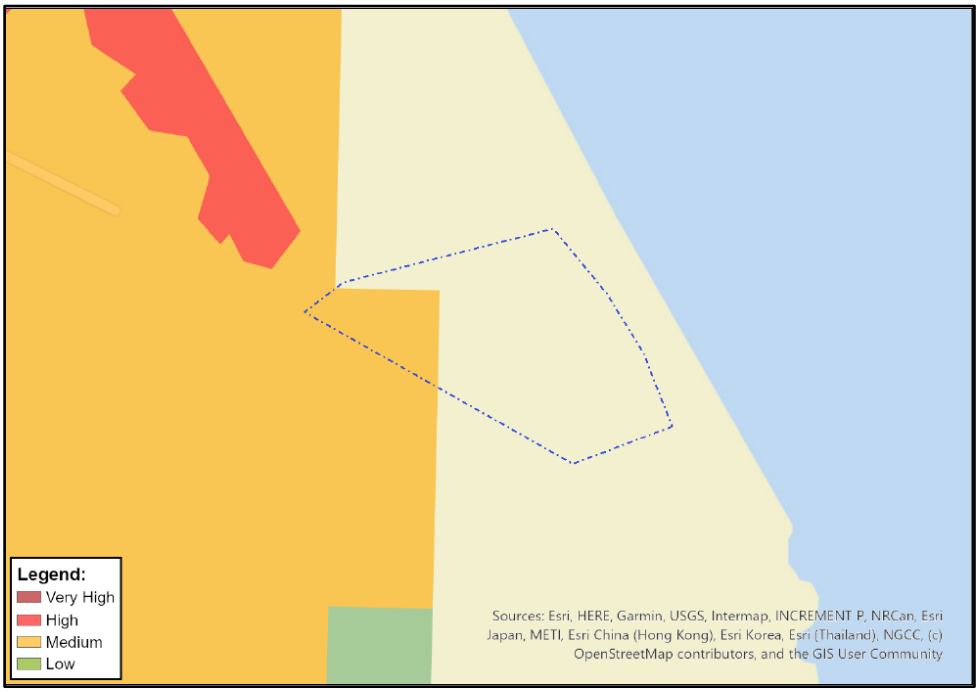

Figure 6: Screening Tool Report - Agriculture sensitivity map

As indicated the site is covered with natural fynbos and has not been used historically for agriculture activities and therefore the agriculture potential is low.

B. ANIMAL SPECIES

According to the Screening Tool Report the animal species sensitivity of the site is Medium – refer Figure 7.

The faunal impact assessment listed the following threatened bird species that were predicted to potentially occur within the study area, albeit in low numbers or only as occasional visitors. These species will be partially negatively affected by the proposed development, but the impact is regarded as being of low to negligible at regional and national scale. None of these birds have a significant association with the study site, and the study site is way too small to be of significant importance to these bird species:

- Lesser Kestrel – Falco naumanni – Vulnerable (VU), but subsequently down-listed to Least Concern (LC; Taylor et al. 2015).

- Secretary Bird – Sagittarius serpentarius – Near Threatened (NT) but subsequently changed to Vulnerable (VU; Taylor et al. 2015).
- Black Harrier – Circus maurus – Near Threatened (NT) but subsequently changed to Endangered (EN; Taylor et al. 2015).
- Lanner Falcon – Falco biarmicus – Near Threatened (NT) but subsequently changed to Vulnerable (VU; Taylor et al. 2015) at a national scale and Least Concern (LC; IUCN 2018) at a global scale.
- Agulhas Long-billed Lark – Certhilauda brevirostris – Near Threatened (NT), with status remaining NT (Taylor et al. 2015).

The following threatened bird species that are specifically associated with the adjacent coastline were also noted in the faunal impact assessment:

- Bank Cormorant – Phalacrocorax neglectus – Vulnerable (VU) but subsequently changed to Endangered (EN; Taylor et al. 2015).
- Cape Cormorant – Phalacrocorax capensis – Near Threatened (NT), but subsequently changed to Endangered (EN; Taylor et al. 2015).
- Crowned Cormorant – Phalacrocorax coronatus – Near Threatened (NT), with status remaining NT.
- African Black Oystercatcher – Haematopus moquini – Near Threatened (NT), but subsequently down-listed to Least Concern (LC; Taylor et al. 2015).

For the bird fauna, the relative importance of this site in the context of the Overberg Municipal Area region remains MODERATE at regional and LOW to MODERATE at national scales.

The original faunal BA report (Burger 2011) listed two species of threatened butterflies from the De Hoop/Infanta region, with both of these occurring at localities close to Erf 134. The butterfly fauna is reassessed here according to the updated conservation status of Mecenero et al. (2013):

- Dickson's Strandveld Copper – Chrysoritis dicksoni – Critically Endangered (CR). This species used to be known from three populations around Melkbos, Atlantis and Mamre on the West Coast, but it appears to have gone extinct there. Only one population is currently known from near (north of) Witsand. It is known from Atlantis Sand Fynbos and Canca Limestone Fynbos.
- Brook's Opal – Chrysoritis brooksi tearei – Vulnerable (VU). This subspecies occurs in southern coastal region from Bredasdorp in the west to Still Bay in the east and is found on low, sandy hills that are sparsely covered by shrubs. Vegetation types are De Hoop Limestone Fynbos, Canca Limestone Fynbos, Albertinia Sand Fynbos and Rûens Silcrete Renosterveld.
- De Hoop Copper – Aloeides carolynnae aurata – Near Threatened (CR, previously VU; Ball 2006). It occurs at De Hoop Nature Reserve in the west, extending eastwards to Witsand. It is also known from one locality between Riversdale and Still Bay. It is associated with limestone hills in Albertinia Sand Fynbos (at Witsand) and De Hoop Limestone Fynbos.
- Brenton Copper – Aloeides thyra orientis – Endangered (EN). This subspecies occurs in southern coastal regions in the Witsand to Mossel Bay and Knysna areas, in Knysna Sand Fynbos, Albertinia Sand Fynbos, South Outeniqua Sandstone Fynbos, Garden Route Shale Fynbos, Blombos Strandveld and Canca Limestone Fynbos.

- Coastal Blue – Lepidochrysops littoralis – Near Threatened (NT). Its distribution extends from De Mond Nature Reserve near Bredasdorp in the west to 5 km west of Mossel Bay in the east. The species inhabits rocky limestone ridges or sand dunes in coastal fynbos, often quite close to the seashore.

The presence or absence of any of these threatened butterfly species at Erf 134 was not determined during the site visit, but some of these have potential (albeit unlikely) occurrence in the De Hoop Limestone Fynbos sections. The small size of the property does not lend itself as being a noteworthy refuge for butterflies, and consequently the proposed development is not deemed to be of special significance in this regard.

Refer to Table 2 for threatened animal species identified by the screening tool.

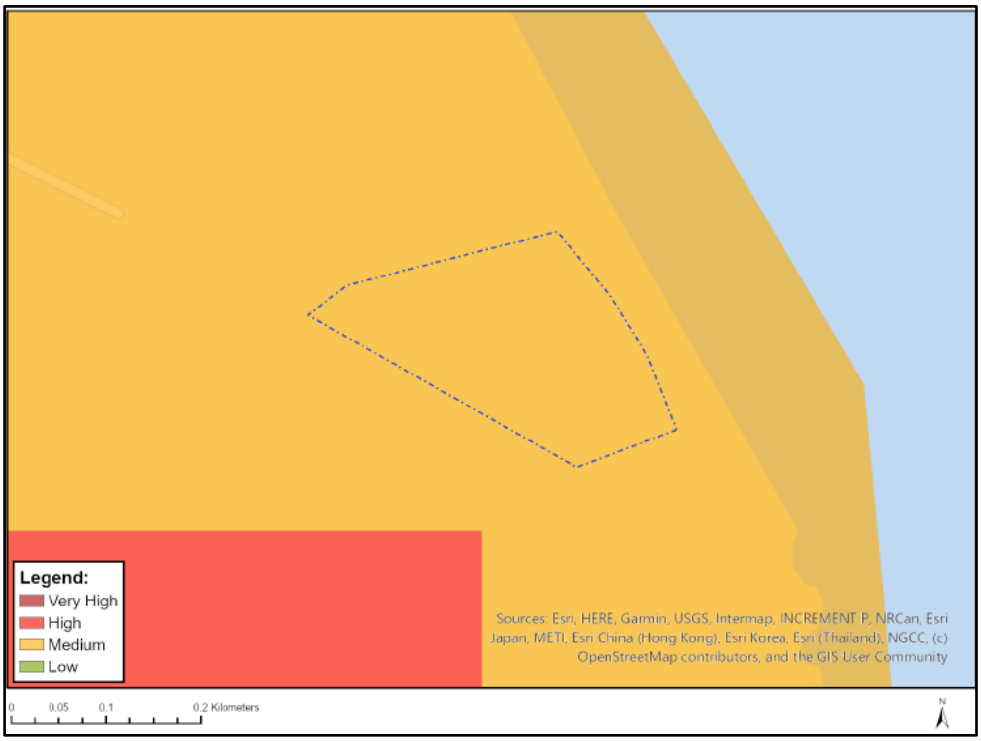

Figure 7: Screening Tool Report – animal species sensitivity map

Table 2: Endangered animal species identified by the screening tool

Sensitivity	Species	
Medium	Invertebrate Aneuryphymus montanus	Yellow-winged Agile Grasshopper (vulnerable) This species is only known from six localities in the Cape region of South Africa. Its estimated extent of occurrence is ca 170,000km², while its area of occupancy is probably between 100 and 1,000km². The species is associated with fynbos vegetation, where it has been collected "amongst partly burnt stands of evergreen Sclerophyll in rocky foothills" (Brown 1960). It prefers south-facing cool slopes (Sanbi, 2018). It is the opinion of the EAP that the development will not pose a threat to the habitat and distribution of the species. As noted, a large portion of the site will (81.9ha) will not be developed and the 3ha earmarked for development is included in the demarcated urban edge of Infanta.

C. FRESHWATER

According to the Screening Tool Report, the freshwater sensitivity of the site is considered Very High (refer Figure 8). A small ephemeral stream crosses the property, entering Erf 134 along its south-eastern border. The stream flows along the southern portion of the property before entering the sea. A 40m ecological corridor has been recommended by the freshwater specialist and it is therefore not foreseen that the stream will be impacted by the proposed development.

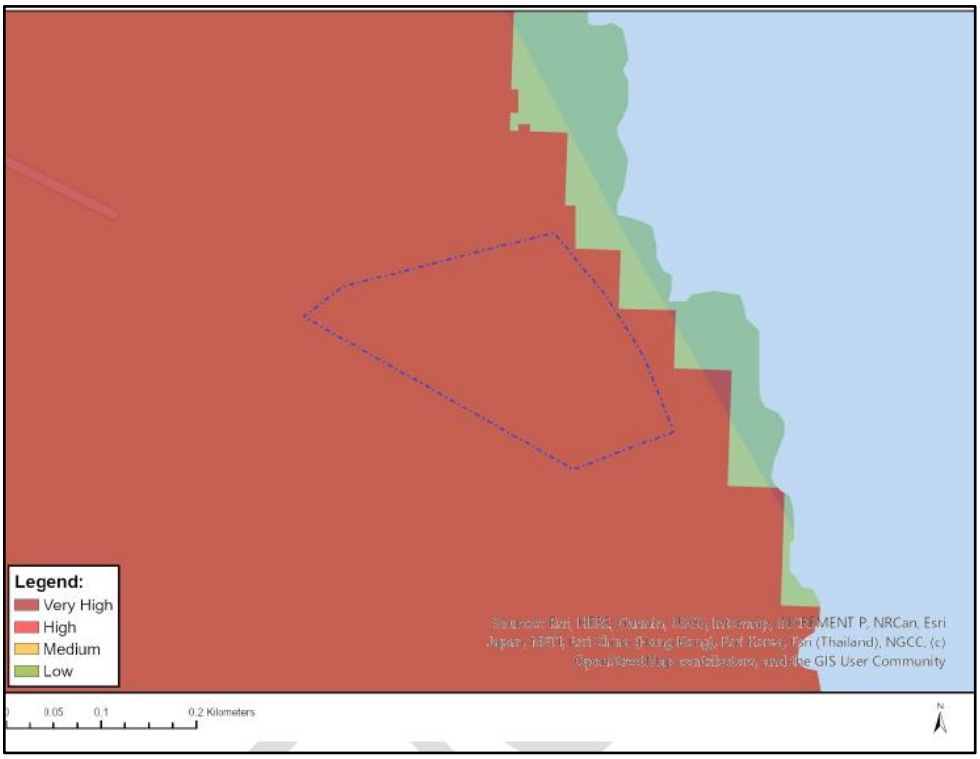

Figure 8: Screening Tool Report – aquatic biodiversity sensitivity map

D. ARCHAEOLOGICAL AND CULTURAL HERITAGE

According to the Screening Tool Report, the Archaeological and Cultural Heritage sensitivity of the site is High for the development site. Refer Figure 9.

There are only two structures built on the property, a modern house with a dominant central lantern, and an unattached garage. There are thus no built structures on the site which could be considered to have heritage significance.

The immediate context is typical of 1950s coastal holiday architecture, and, apart from a relative consistency in massing and form, and what in most instances could be regarded as an appropriate built form response to a coastal setting, could not be considered to have heritage significance.

The only distinctive natural feature in an otherwise flat and sloping landscape is the relatively shallow natural drainage feature which bisects the two land parcels.

The social focus and central point of gravity of the village is an open space system, in the form of a village green, located adjacent to the slipway in the centre of the older village.

The only aspect of heritage significance related to the site and its immediate environs is the relatively open, natural and undisturbed nature of the site and the sensitivity of the coastal zone.

Provision has been made for a landscaped strip of land adjacent to the main access road of approximately 8m, with guidelines to ensure appropriate boundary walls and to ensure that the immediately adjacent erven do not present their rear elevations to the main access road into the village. An aspect of this landscaped strip should be the retention of the high point of the site, at the southern tip and immediately adjacent to the existing residential area to the south-east as a

natural green area. Further, sufficient set-back lines should be established along the natural drainage feature to ensure sufficient views across the site to the sea.

Due to the sensitive nature of undisturbed coastal location, the Archaeological Contracts Office at UCT was appointed to conduct an archaeological survey and to determine whether any archaeological resources were evident on the site.

Marine shell deposits were evident across the site but represented very ephemeral sites with little or no significance. Three localities did, however, reveal denser surface accumulations of shellfish and artefactual material which appeared to mark sites of more frequent activity and occupation.

The archaeological report further stated that due to the prevailing sandy conditions and the pre-colonial signature on the landscape there is the possibility that precolonial burials could be located within the development footprint.

The report recommended that shovel testing be undertaken to evaluate the content, depth and extent of the three accumulations in order to assess if mitigation or conservation is required and/or to determine to what extent planning could be modified to avoid impacting the material. As burials may be present, the necessary protocols should be in place for dealing with the remains, particularly during the construction phase of the project. The excavation report was submitted to HWC. HWC made recommendations that radiocarbon dating is required for the material from CI03 and CI18.

A Heritage Statement and Archaeological Impact Assessment was submitted to HWC in September 2010, and final comment was received from HWC in December 2010. This comment stated that the findings and recommendations of the abovementioned reports are endorsed, all bulk-earthworks must be monitored, and a monitoring report must be submitted to HWC on completion of the project, and the development may proceed. (Refer Appendix F).

Subsequent to the comment received from HWC in 2010 an excavation report was submitted for the three sites identified in the Archaeological Assessment. HWC advised that radiocarbon dating is required for the material from CI03 and CI18 - refer Appendix F.

Further, the proposed layout changed slightly with a reduction in units. HWC were informed of these changes. Heritage Western Cape were once again informed of the latest layout with the new access roads in December 2016 and responded, in April 2017, stating that their comment from 2010 is still valid (Refer Appendix F).

Figure 9: Screening Tool Report – archaeological and cultural heritage sensitivity map

E. PALAEONTOLOGY

The palaeontology sensitivity is rated as High sensitivity in the Screening Tool Report - refer Figure 10, for the section of the site that forms part of the vegetation conservation area. The rest of the site rates as Medium. An archaeological assessment was carried out but did not identify any palaeontological resources of concern. The EMPr will make recommendations should any significant discoveries be made during excavation.

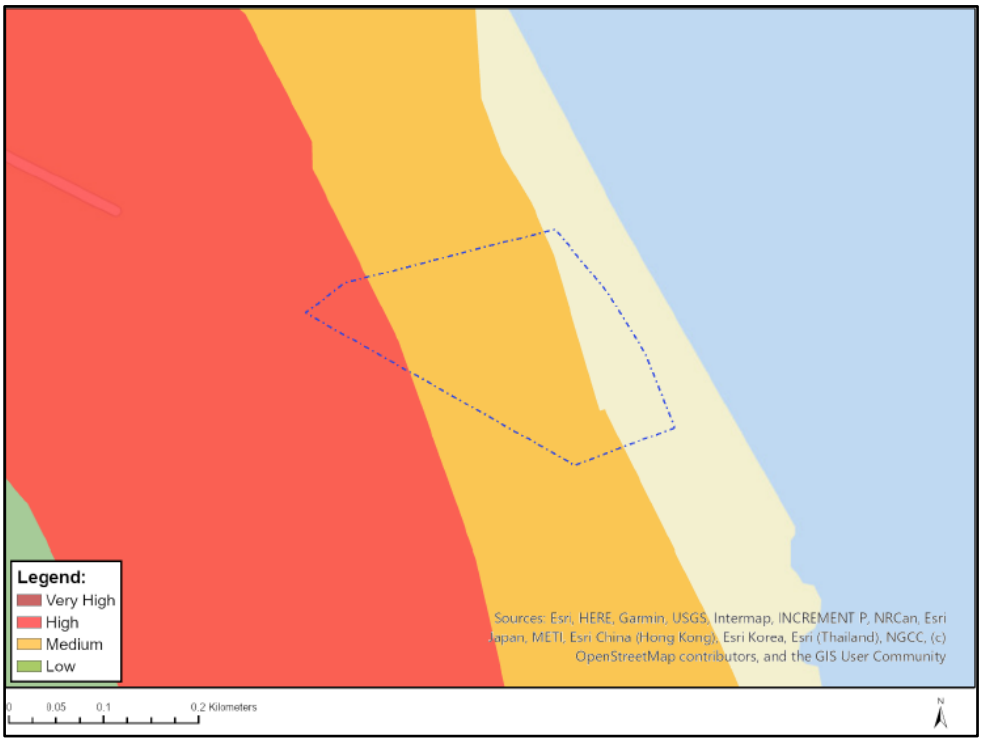

Figure 10: Screening Tool Report – palaeontology sensitivity map

F. CIVIL AVIATION

The site is identified as High sensitivity (Figure 11). The screening tool has demarcated the site as dangerous and restricted air space. However, it is not believed that the proposed development will have any impact on aviation activities. The development will form part of an existing urban area, and the building height will be limited to two stories.

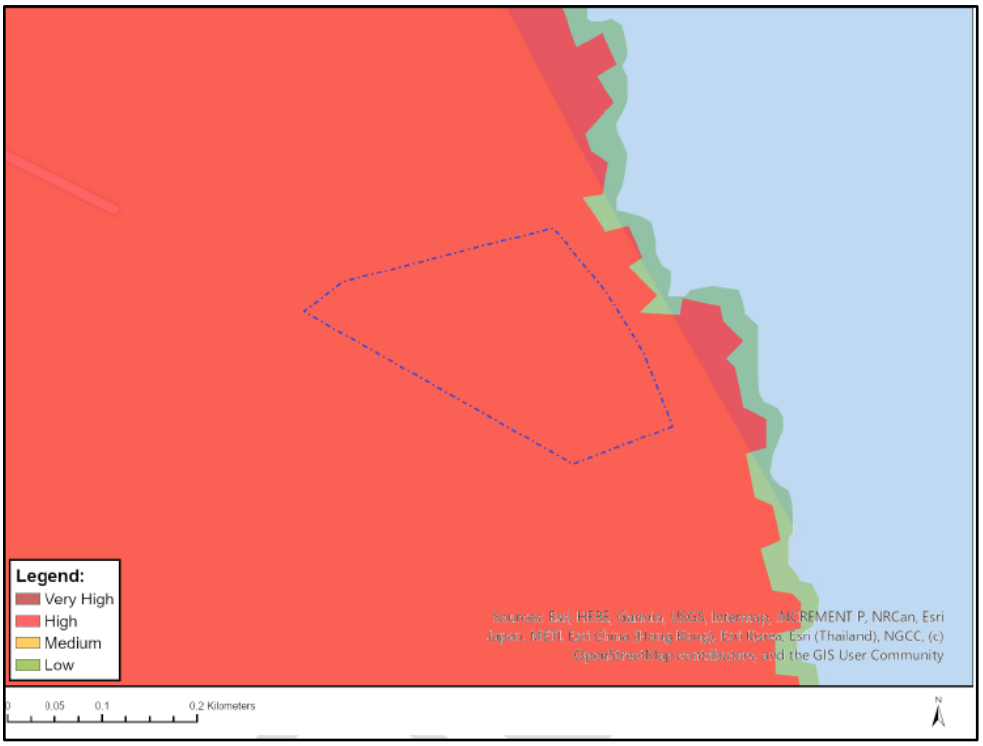

Figure 11: Screening Tool Report – civil aviation sensitivity map

G. DEFENCE

According to the Screening Tool Report, the sensitivity of the site is Low (Figure 12). The EAP does not believe that the site is of any defence sensitivity as it is in an urban area.

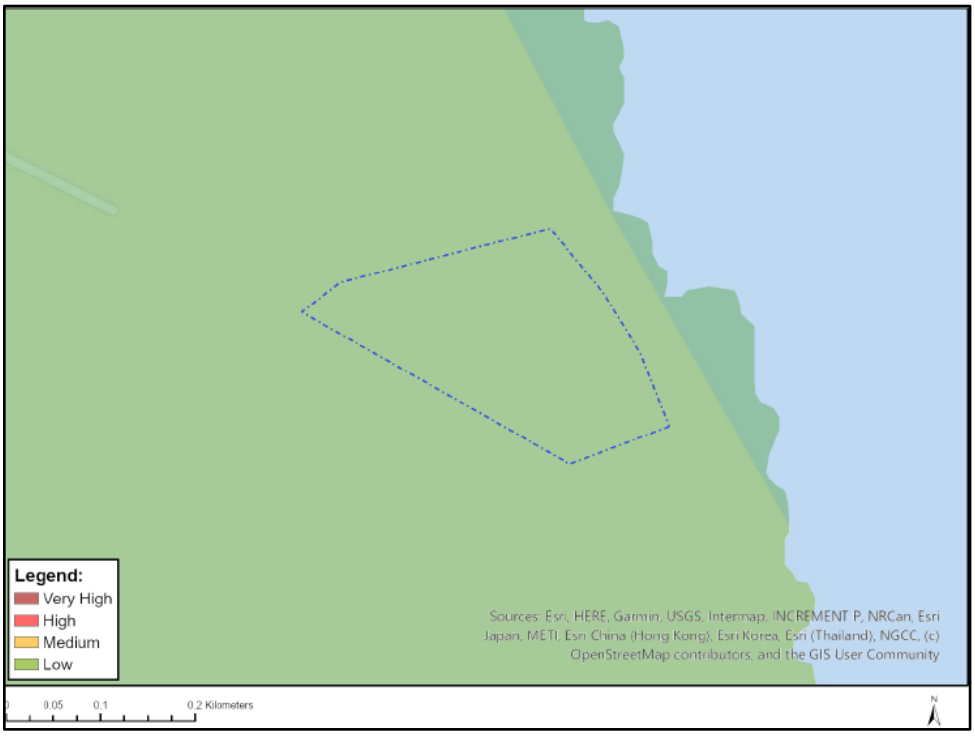

Figure 12: Screening Tool Report – Defence sensitivity map

H. PLANT SPECIES

According to the Screening Tool Report, the plant species sensitivity of the site is Low to Medium – see Figure 13. Two vegetation types were identified for the site namely Overberg Dune Strandveld and De Hoop Limestone Fynbos. See Figures 3 to 5.

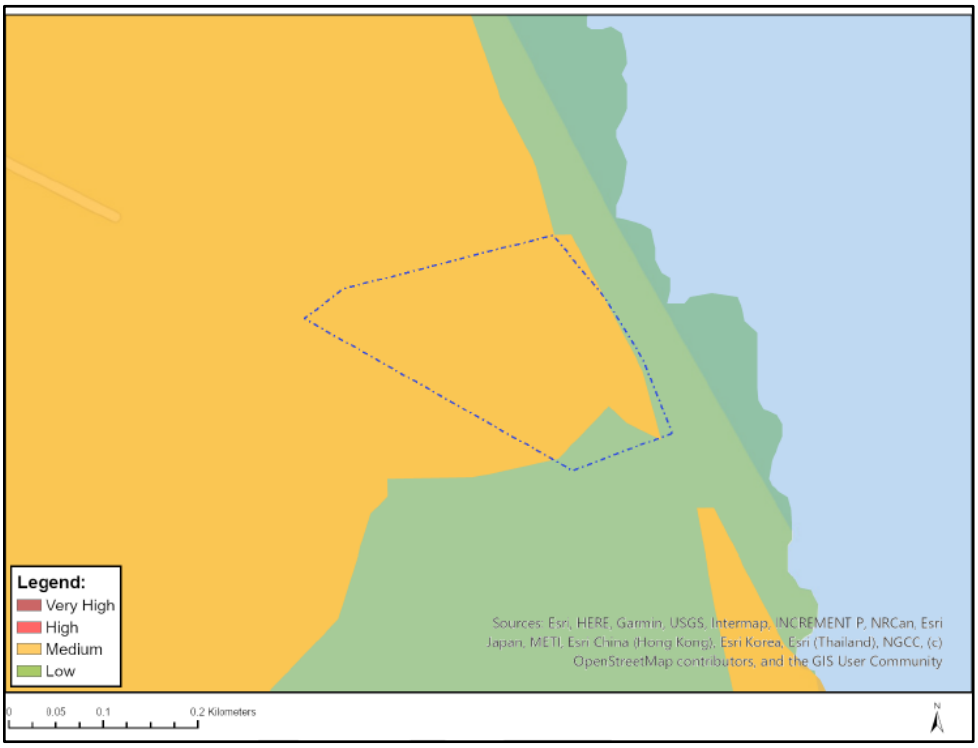

Figure 13: Screening Tool Report – plant species sensitivity map

I. TERRESTRIAL BIODIVERSITY

According to the Screening Tool Report, the terrestrial biodiversity sensitivity of the site is Very High (Figure 14) and notes that the site contains a critically endangered ecosystem.

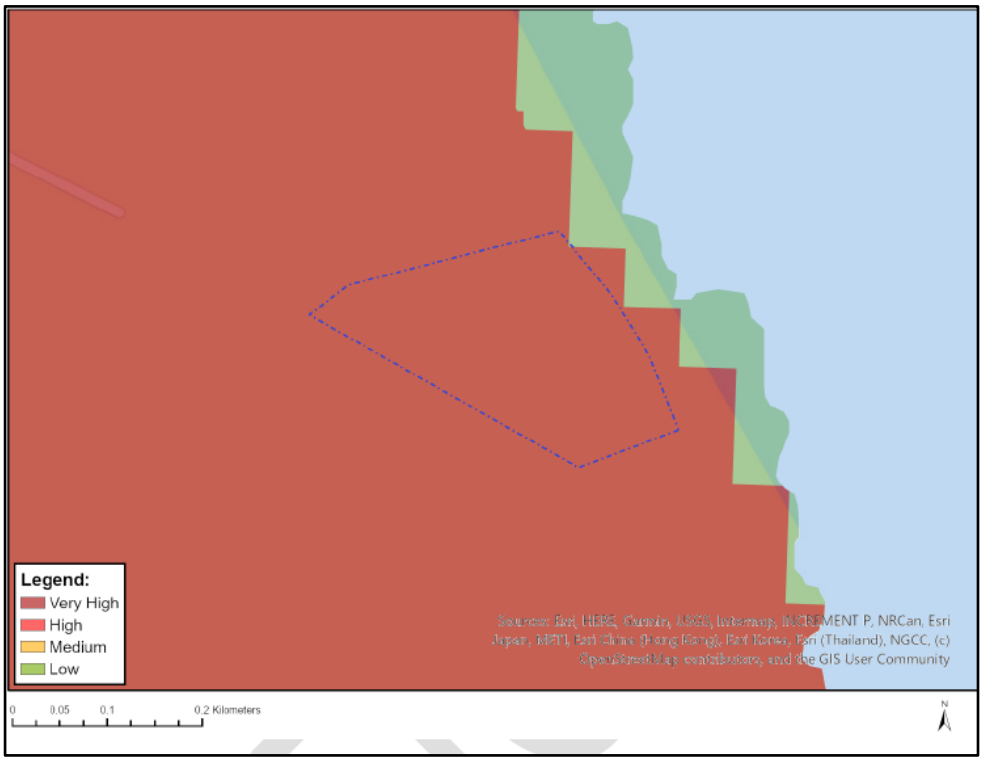

Figure 14: Screening Tool Report – plant species sensitivity map

Figure 15 below indicates the CBA and ESA areas that were identified for the site. A portion of the development will fall within a Critical Biodiversity Area and an Ecological Support Area. A botanical and freshwater specialist was approached to identify sensitive vegetation on site.

Figure 15: CBA map and ESA map (2023 WCBSP)