SITE SENSITIVITY VERIFICATION REPORT

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

September 2026

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1. INTRODUCTION AND BACKGROUND

The intention is to rezone and subdivide a 3.89ha portion of Erf 134 (85.6ha), for the purposes of a residential development. The portion will be rezoned from Agricultural Zone (AZ) to Subdivisional Area, to permit portions of the site to be zoned Residential Zone 1 (RZ1), Public Open Space (POS), Private Open Space (PrOS), Natural Environment Zone (NEZ), Utility Zone (UZ), Transport Zone 1 (TZ) (Private Road) and Transport Zone 2 (Provincial Road) in terms of Section 15(2) of the Swellendam Municipal By-Law on Land Use Planning, 2020. The proposed 3.89ha portion to be developed will be referred to as 'the site' from here on. The remainder of the Erf (±81.7ha) that is situated to the West of the Infanta Main Road 268, will remain zoned for agriculture and 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. As per the layout, 15 of the additional units will be single storey and 5 will be double storey. Proposed erf sizes vary between 500m² and 1582m², with fourteen of the plots exceeding 550m², and six plots exceeding 630m². The gross density of the land to be rezoned will be 5.4 units per hectare. This is a very low density and compares favourably with the existing patterns of development in Infanta, where the gross density of Infanta Village is currently 10 units per hectare and the average plot size for the entire settlement of Infanta is currently 466m².

Approximately 28% (1.1ha) of the site (3.89ha) will be conserved and will remain in its existing natural state. This conservation area includes botanical conservation worthy areas adjacent to the existing access road and an ecological corridor spanning 20m both sides from the centreline of the ephemeral stream / drainage line (40m corridor buffer). These areas will be rezoned to Natural Environment Zone (NEZ) in order to afford them protection. Furthermore, the development makes provision of a landscaped strip adjacent to the western boundary / MR268 of approximately 8m.

Approximately 3 439m² of the coastal edge of the property will be zoned Public Open Space (POS) and will be offered up for curatorship to ensure public access. A public servitude right of way corridor will also be registered over a portion of this land. A wheelchair-friendly public coastal walkway (on stilts) is proposed in this open space zone and will be approximately 2m wide and 195m in length. It should also be noted that a site-specific coastal development setback line was determined through a specialist assessment that considered shoreline changes, coastal erosion, storm surges, topography, 1:100-year flood line, the high-water mark and projected sea-level rise to 2100. The setback restricts permanent development to the landward side of the line to reduce exposure to coastal hazards, maintain natural coastal processes and avoid the future need for coastal protection structures, while allowing limited public-access infrastructure, such as the raised walkway, subject to the required approvals and mitigation.

Access to the development will be obtained off the existing Infanta Main Road (MR268) which transects Erf 134. This road (MR268) will be rezoned to Transport Zone 2 (Provincial Road / Public Road) and ownership of this land will be transferred to the provincial roads authority. Two access roads are proposed: the existing access to Erf 134 off MR268, as well as a newly proposed access road off Hoek Street. The internal road system will be 4.5m wide (8m wide road reserve) and will be zoned Transport Zone 1 (Private Road). The internal road system will not be gated and will be accessible to visitors and the general public. The development includes three internal streets. Street 1 (existing access off MR268) will be approximately 242.49m long, with a footprint of approximately 1 939.92m²; Street 2 will be approximately 46.42m long, with a footprint of approximately 371.36m²; and Street 3 will be approximately 31.76m long, with a footprint of approximately 254.08m².

Service Infrastructure includes a new bulk water pipeline to supply the development with potable water. The pipeline will be approximately 1090m in length and 125mm in diameter (Ø). The pipeline will run within an existing disturbed access/boundary corridor and will transport potable water from the existing borehole 134C (±9m²) & new 140m^3 reservoir (±144m²).

In terms of stormwater management, landscaping features such as grass-lined swales, shallow depressions and undulations will intercept and slow runoff to manage overland flow. Stormwater generated by internal roads will be managed by kerbs, channels, inlets, underground stormwater pipes (within road) and an open stone-pitched channel. For the northern erven, road runoff will enter kerb and grid inlets and be conveyed through a concrete pipe (within the internal road) before being discharged via outlets into the drainage line. For the southern erven, runoff will be conveyed through an open stone-pitched channel located within a stormwater servitude, before being discharged via outlets into the drainage line. At the outlet, Reno mattresses / Gabions or similar energy-dissipation structures will be installed to reduce the speed and erosive force of the water before it enters the watercourse. In terms of stormwater management per erf, please note that each dwelling will have a 5m^3 storage tank for rainwater. Roof runoff will first enter the tank, which will capture and temporarily attenuate the initial runoff. Once the tank is full, its overflow will discharge into an underground soakaway, allowing the water to infiltrate into the ground.

In terms of sewage, no installation of septic tanks is proposed. The current house has a septic tank which will remain in place. Each of the 20 new dwellings will use an individual package wastewater-treatment plant with a capacity of 1.5m^3/day, exceeding the estimated sewage flow of 640ℓ/day per dwelling. The wastewater package treatment plants will treat sewage to standard limits before the treated effluent is discharged into soakaways, in line with the common practice for residences in the Infanta area. Each package plant will have approximate dimensions of 2.160m long × 1.120m wide × 1.580m high. This equates to a footprint of approximately 2.42m² per unit, or approximately 48.4m² collectively for the 20 units.

Eskom supplies electricity to the area through its existing 22kV overhead line network along the MR268 and has confirmed that sufficient network capacity is available to accommodate the proposed development. No alterations or upgrades to the existing 22kV overhead infrastructure are required. However, the existing dwelling is supplied from a 25kVA pole-mounted transformer, which will be upgraded to accommodate the development's estimated demand of 115kVA.

The proposed development represents a balanced and context-sensitive approach to residential growth within the established urban edge of Infanta. The preferred layout responds directly to the findings of the specialist assessments by concentrating development within suitable areas, retaining sensitive natural areas as protected open space, maintaining the freshwater ecological corridor and responding to the applicable coastal setback and hazard constraints. The proposal will provide additional residential opportunities, formalised public coastal access, privately funded engineering services, employment during construction and an increased municipal rates base. Subject to implementation of the EMPr, specialist mitigation measures and conditions of Environmental Authorisation, the development is considered to represent an appropriate, needed and desirable use of the site that balances socio-economic benefits with the protection of the receiving environment.

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 (PHS, 2025).



Figure 2: Braai area adjacent to house (PHS, 2025).

A small ephemeral stream / drainage line crosses the property, entering Erf 134 along its Southwestern border (Figure 3). The stream flows along the Southern portion of the property before entering the sea. From a botanical perspective, the development site falls within De Hoop Limestone Fynbos and Southwestern Strandveld, the latter having previously been mapped as Overberg Dune Strandveld. The 2026 field assessment confirmed remnant patches of Limestone Fynbos in a natural state, while the Strandveld areas are highly degraded or transformed, primarily due to historic disturbance and alien vegetation invasion. The proposed pipeline alignment traverses natural vegetation associated primarily with Albertinia Sand Fynbos, but follows an existing disturbed boundary/access corridor and therefore represents the preferred alignment from a biodiversity perspective. Refer Figures 4 to 8 for botanical context.



Figure 3: Watercourse applicable to study area with recommended 40m-wide corridor, comprising a 20m buffer on either side of the centreline applied (Freshwater Impact Assessment, Kate Snaddon – The Freshwater Consulting Group, 2024).

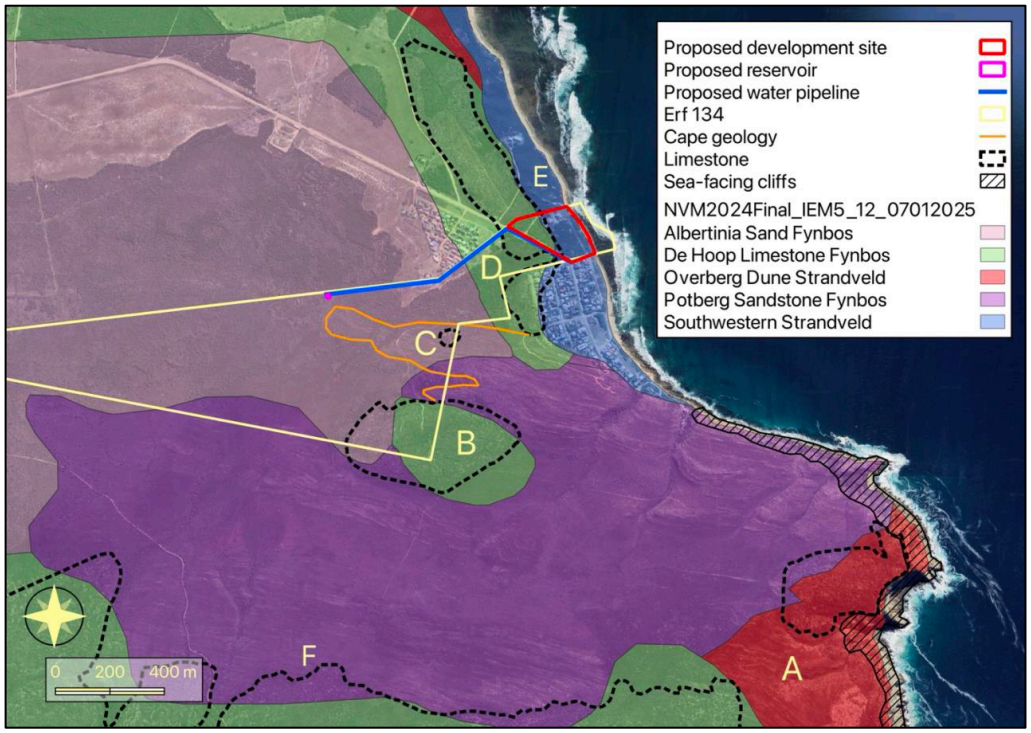


Figure 4: Regional vegetation types of the site and surrounding areas, according to the National Vegetation Map of South Africa (2024 version). The development site falls within De Hoop Limestone Fynbos and Southwestern Strandveld. The proposed pipeline alignment traverses natural vegetation associated primarily with Albertinia Sand Fynbos (Plant Species and Terrestrial Biodiversity Assessment, Dr David Hoare – BioCensus, 2026).



Figure 5: Vegetation of the study area associated with the proposed residential development. Development site outlined in red (Plant Species and Terrestrial Biodiversity Assessment, Dr David Hoare – BioCensus, 2026).



Figure 6: De Hoop Limestone Fynbos in the centre of the site. The houses of Infanta village are visible in the background. The dominant ground cover is the restio, *Elegia microcarpa*, a pattern characteristic of the limestone areas on site (Plant Species and Terrestrial Biodiversity Assessment, Dr David Hoare – BioCensus, 2026).



Figure 7: Albertinia Sand Fynbos associated with the proposed pipeline alignment route. The proposed alignment follows an existing disturbed boundary/access corridor and therefore represents the preferred alignment from a biodiversity perspective (Plant Species and Terrestrial Biodiversity Assessment, Dr David Hoare – BioCensus, 2026).



Figure 8: Location of plants of *Erica oblongiflora* found on site. A total of 35 *Erica oblongiflora* plants were found on site within the Limestone Fynbos. The preferred development footprint avoids most confirmed individuals, while the core Limestone Fynbos habitat supporting the population is retained within the conservation area (Plant Species and Terrestrial Biodiversity Assessment, Dr David Hoare – BioCensus, 2026).

2. SITE VERIFICATION REPORT – THEME SENSITIVITIES

This Site Sensitivity Verification Report (SSVR) has been compiled based on specialist input, desktop investigations and a site inspection. It considered the Screening Tool Report initially generated on 15 September 2021, however, this SSVR specifically addresses the findings of the updated / re-generated 2025 Screening Tool Report, as certain specialist assessment requirements were already informed by the earlier 2021 version during previous application processes and its reference is merely included for completeness.

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			

The Screening Tool identified eight specialist assessments for consideration:

1. Landscape / Visual Impact Assessment
2. Archaeological and Cultural Heritage Impact Assessment
3. Palaeontology Impact Assessment
4. Terrestrial Biodiversity Impact Assessment
5. Aquatic Biodiversity Impact Assessment
6. Socio-Economic Assessment
7. Plant Species Assessment
8. Animal Species Assessment

A. AGRICULTURE

The site is currently zoned as Agriculture 1 Zoning. The intention is to rezone and subdivide a 3.89ha 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 9.

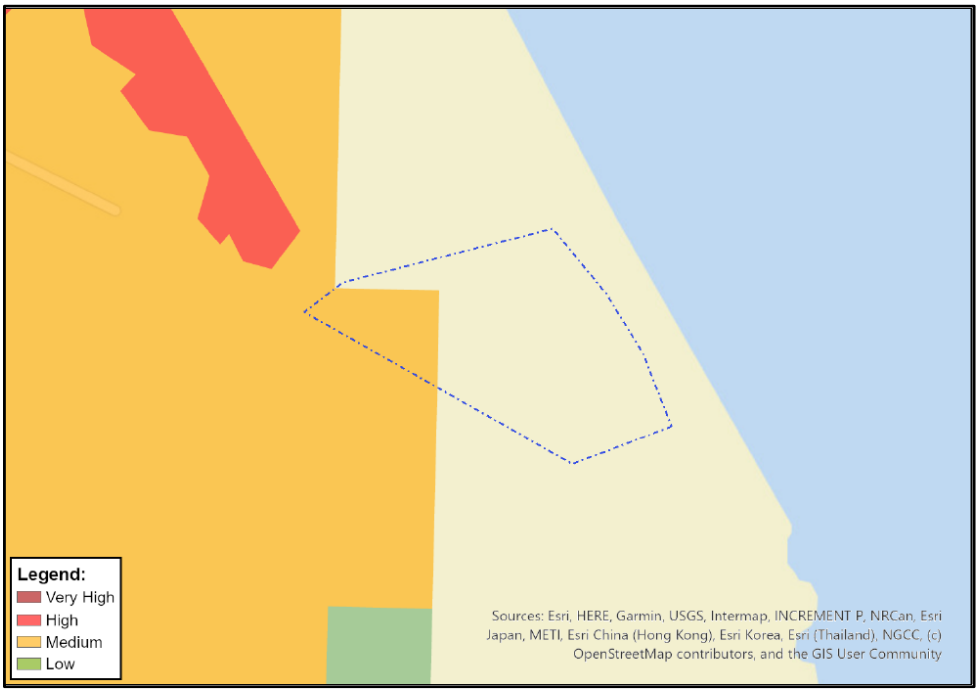


Figure 9: Screening Tool Report - Agriculture sensitivity map

Site verification confirmed that the 3.89ha application area is predominantly naturally vegetated and underlain by limestone, with no evidence of historical cultivation or agricultural production. Its agricultural potential is therefore considered Low. The area is also physically separated from the remainder of Erf 134 by the MR268 and falls within the defined urban edge of Infanta. Its development would consequently not result in the loss of productive agricultural land or materially affect food production and security. The balance of Erf 134 will remain undeveloped and retain its Agricultural zoning. A specialist Agricultural Impact Assessment was therefore not considered necessary.

B. ANIMAL SPECIES

According to the Screening Tool Report the animal species sensitivity of the site is Medium – refer Figure 10.

The Faunal Impact Assessment (Appendix G10) 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 considered 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 5km 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.

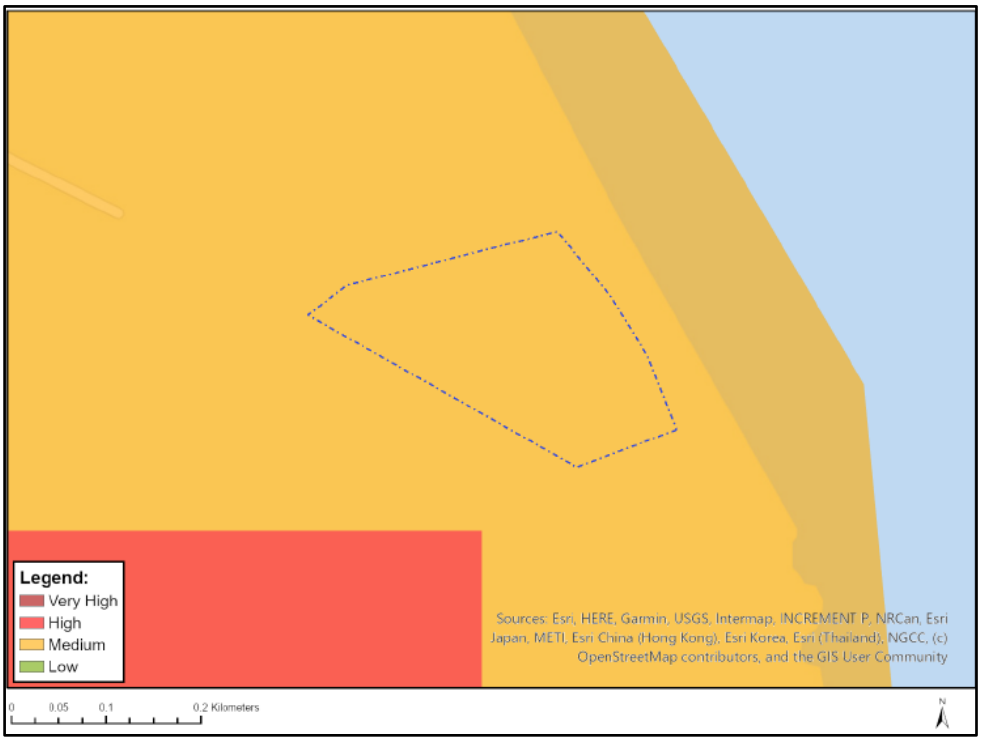


Figure 10: Screening Tool Report – Animal Species sensitivity map

Table 2: 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 not be developed and the 3.89ha earmarked for development is included in the demarcated urban edge of Infanta.

From a Faunal / Animal Species perspective, the 2024 specialist report (Appendix G10), concluded that the site is unlikely to support or be meaningfully utilised by any of the bird or invertebrate species of conservation concern identified by the Screening Tool. The site's Animal Species Theme sensitivity was therefore verified as Low rather than Medium. Accordingly, a full Terrestrial Animal Species Specialist Assessment and separate impact assessment were not considered necessary, and the Terrestrial Animal Species Compliance Statement is deemed sufficient for the Basic Assessment process. The proposed development is not expected to present a significant threat to faunal species of conservation concern, particularly as the preferred layout retains undeveloped ecological open-space areas.

C. FRESHWATER

The Screening Tool identifies the site as having Very High freshwater sensitivity (Figure 11) due to the presence of a small, unnamed ephemeral stream that traverses the Southern portion of Erf 134 before entering the sea. A specialist Freshwater Assessment (Appendix G8) was therefore undertaken, confirming that the stream is in a largely natural condition and is of High ecological importance and sensitivity. The specialist recommended a 40m-wide ecological corridor, comprising a 20m buffer measured from either side of the surveyed watercourse centreline. The preferred layout places all residential erven and wastewater-treatment infrastructure outside this corridor. Subject to implementation of the recommended mitigation measures, potential freshwater impacts are expected to remain Low. The bulk-water pipeline crossing within the corridor must be carefully managed and rehabilitated in accordance with the specialist's recommendations.

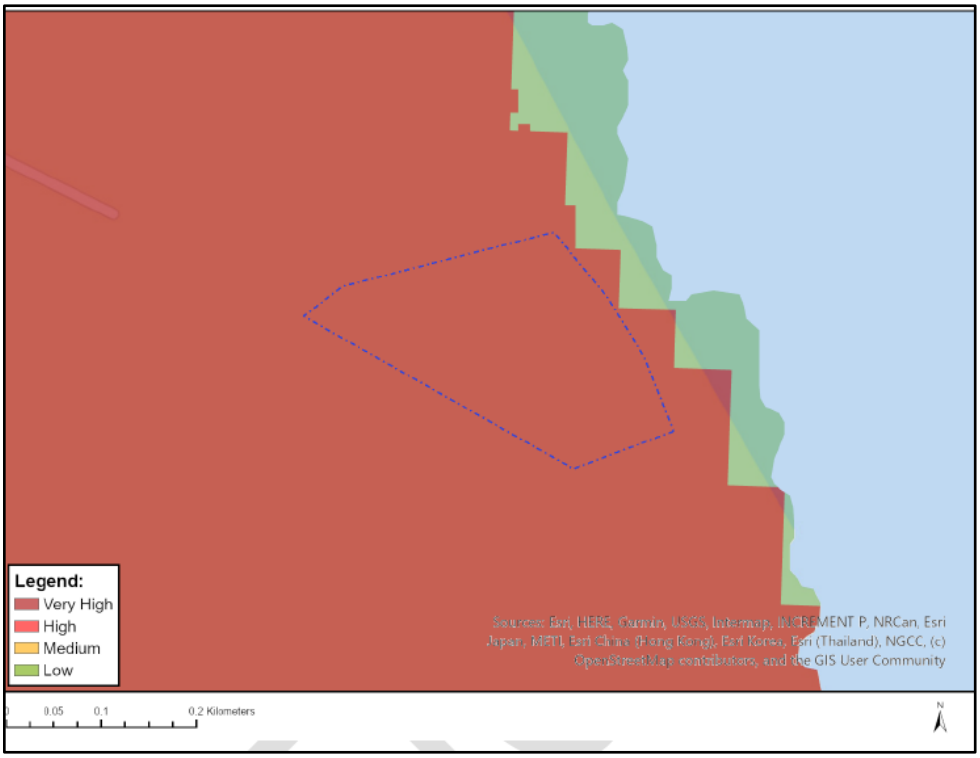


Figure 11: Screening Tool Report – Aquatic biodiversity sensitivity map

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 12. This sensitivity was investigated through a Heritage Statement and a series of Archaeological Assessments undertaken between 2010 and 2012, together with subsequent reviews of the amended development layouts.

Heritage Statement

The Heritage Statement (Appendix G11A) prepared by Nicolas Baumann, with Emmylou Rabe, in September 2010 found that the heritage significance of the site, excluding archaeological resources, was low. The existing house and detached garage are modern structures with no identified heritage significance, while the surrounding built environment is generally characteristic of coastal holiday development and is not considered to constitute a significant cultural landscape.

The principal heritage considerations relate to the open and largely undisturbed coastal character of the site, views towards the sea, the coastal edge, the natural drainage feature and the potential occurrence of archaeological resources. The anticipated visual and cultural landscape impacts were assessed as moderate-low to low and could be reduced to low through mitigation.

The Heritage Statement recommended an approximately 8 m-wide landscaped setback along the main access road, appropriate treatment of boundary walls and building elevations, protection of natural open-space corridors and buffers,

and suitable setbacks along the drainage feature and coastal edge. No further specialist investigation of the built environment or broader cultural landscape was considered necessary, subject to the implementation of these measures and completion of the recommended archaeological investigations.

Archaeological investigations

The consolidated Archaeological Impact Assessment (Appendix G12) prepared by the Archaeology Contracts Office contains three successive phases of investigation:

- **August 2010 - Initial Archaeological Impact Assessment:** Archaeological material was found across the site, although most occurrences comprised ephemeral marine-shell scatters of limited significance. Three denser shell-and-artefact accumulations, identified as CI03, CI16 and CI18, were considered significant because they represented the first formally documented archaeological sites in the Infanta area. Shovel testing was recommended to establish their content, depth and extent. The sandy conditions and pre-colonial archaeological signature also indicated the potential presence of unmarked pre-colonial burials.
- **May 2011 - Follow-up excavations and shovel testing:** Test excavations were undertaken at CI03, CI16 and CI18. The deposits were generally shallow or deflated and no substantial buried midden deposits were identified. CI16 contained fragmented shell material that was unsuitable for reliable dating, while material from CI03 and CI18 was recommended for radiocarbon dating. Archaeological monitoring of earthworks remained necessary because buried deposits or unmarked burials could not be entirely excluded.
- **October 2012 - Final assessment and radiocarbon dating:** The recovered Later Stone Age shell and artefact assemblages were analysed and the archaeological mitigation phase was completed. CI03 produced a calibrated date of approximately 1200 BC, while CI18 produced a calibrated date of 2500 BC. CI16 was not dated because of surface contamination and mole activity but was considered likely to be of a similar age. The assessment concluded that development could proceed, subject to HWC's conditions, including archaeological monitoring during bulk earthworks and submission of a monitoring report. Although subsurface archaeological deposits were considered unlikely, the possibility of unmarked burials could not be excluded.

Heritage Specialist Confirmation Letter

On 31 October 2024, the original heritage specialist reviewed the further revised layout, including changes affecting Erven 14-16, the internal road and pedestrian footpath, and submitted a letter to HWC for consideration (Appendix G11B). The specialist confirmed that the established setbacks and protected areas remained unchanged and that the amendments would not affect any identified heritage resources. It was therefore concluded that the previous heritage findings and mitigation measures remained applicable. HWC was therefore requested to confirm that its previous approval remained applicable and that no further heritage studies were required.

Heritage approval and review timeline

- **September 2010:** A Notification of Intent to Develop was submitted to Heritage Western Cape ("HWC"), supported by the Heritage Statement and Archaeological Impact Assessment.
- **2 December 2010:** HWC endorsed the findings and recommendations of the Heritage Statement and Archaeological Impact Assessment and confirmed that the proposed 24-erf development could proceed, subject to Phase 2 archaeological investigation and monitoring of all bulk earthworks. Please refer to Appendix E1A.
- **May 2011:** Excavations and shovel testing were undertaken at CI03, CI16 and CI18. Radiocarbon dating was recommended for material from CI03 and CI18.
- **13 June 2012:** Following consideration of the excavation results, HWC confirmed that development could proceed, subject to radiocarbon dating of CI03 and CI18, monitoring of bulk earthworks and submission of a monitoring report. Please refer to Appendix E1B.
- **October 2012:** The final archaeological assessment documented the completed radiocarbon dating and concluded the archaeological mitigation phase.
- **12 December 2012:** HWC confirmed that no further archaeological investigations were required, subject to the continuing earthworks-monitoring and reporting requirements. Please refer to Appendix E1B.
- **7 December 2016:** The heritage specialist reviewed the reduction from 24 to 21 erven and the amended access arrangements and concluded that the revised layout would not affect any identified heritage resources. HWC was therefore requested to confirm that its previous approval remained applicable and that no further heritage studies were required.
- **21 April 2017:** HWC confirmed that its Final Comment of 2 December 2010 remained applicable and that the amended development could proceed subject to the existing archaeological conditions. The radiocarbon-dating

requirement had, however, already been completed and reported in the October 2012 Archaeological Impact Assessment. Please refer to Appendix E1C.

- **31 October 2024:** The heritage specialist reviewed the further revised layout and confirmed that the amended erf, road and footpath arrangements would not affect identified heritage resources or alter the approved setbacks and protected areas. HWC was therefore requested to confirm that its previous approval remained applicable and that no further heritage studies were required.
- **9 March 2026:** HWC confirmed that the revised Site Development Plan was substantially in accordance with its previous decisions and that no further action in terms of section 38 of the National Heritage Resources Act was required at that stage. HWC reiterated the conditions relating to radiocarbon dating, monitoring of bulk earthworks and submission of a monitoring report. As the radiocarbon dating was completed in 2012, confirmation of the discharge of this condition will be requested from HWC during the in-process public participation process. Please refer to Appendix E1D.

The latest amended Site Development Plan, dated September 2026, will be submitted to HWC for consideration during the in-process public participation period.

Conclusion

The specialist investigations confirm that the site does not contain built structures or a broader cultural landscape of high heritage significance. The identified archaeological resources were investigated and mitigated through excavation and radiocarbon dating, and HWC has repeatedly confirmed that the development may proceed. Accordingly, no further Heritage Impact Assessment or archaeological investigation is considered necessary for the current proposal, provided that the approximately 8 m landscaped strip and other heritage mitigation measures are incorporated into the development, all bulk earthworks are archaeologically monitored, the required monitoring report is submitted to HWC, and the applicable protocol for the accidental discovery of archaeological material or human remains is implemented. Final confirmation will also be obtained from HWC in respect of the September 2026 Site Development Plan and the previously completed radiocarbon-dating condition.



Figure 12: 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 13, 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 (Appendix G12). The EMPr makes recommendations should any significant discoveries be made during excavation (chance-find protocol). Heritage Western Cape endorsed the findings and recommendations of the archaeological assessment and did not require any further heritage or palaeontological studies, subject to the monitoring of earthworks during construction and the submission of a monitoring report once construction has concluded.

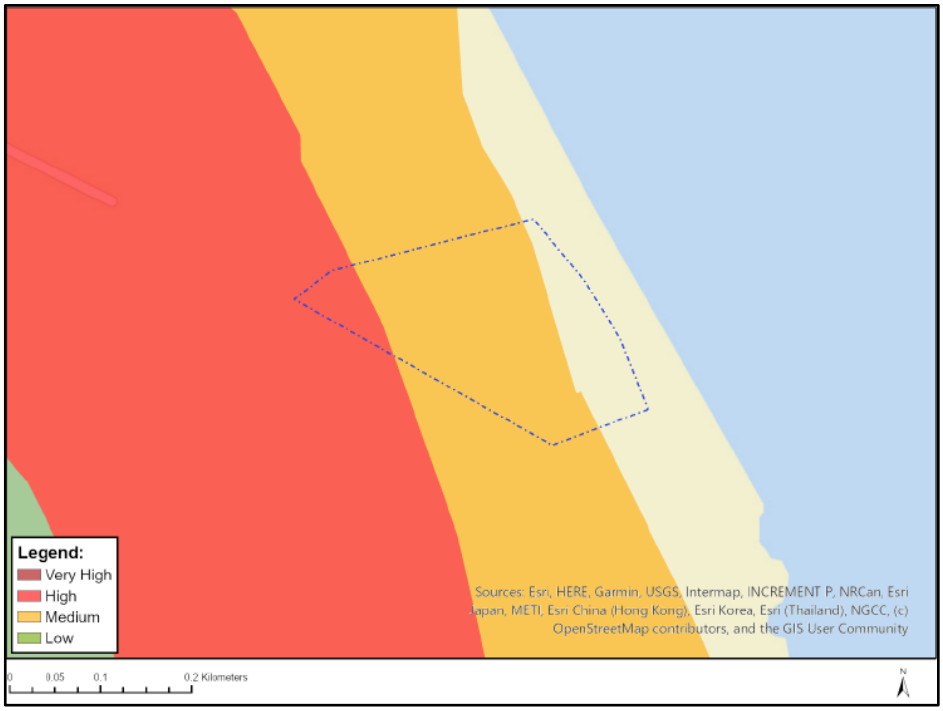


Figure 13: Screening Tool Report – Palaeontology sensitivity map

F. CIVIL AVIATION

The Screening Tool identifies the site as having High civil-aviation sensitivity (Figure 14) due to its location within mapped dangerous or restricted airspace. However, the proposed development comprises low-density residential development within the existing Infanta urban edge, with buildings limited to two storeys. No tall structures, masts, aviation obstacles, airfields or activities capable of interfering with aircraft operations are proposed. The mapped sensitivity is therefore not considered applicable at the scale or nature of the development, and no material impact on civil-aviation activities is anticipated. A specialist Civil Aviation Assessment was consequently not considered necessary.

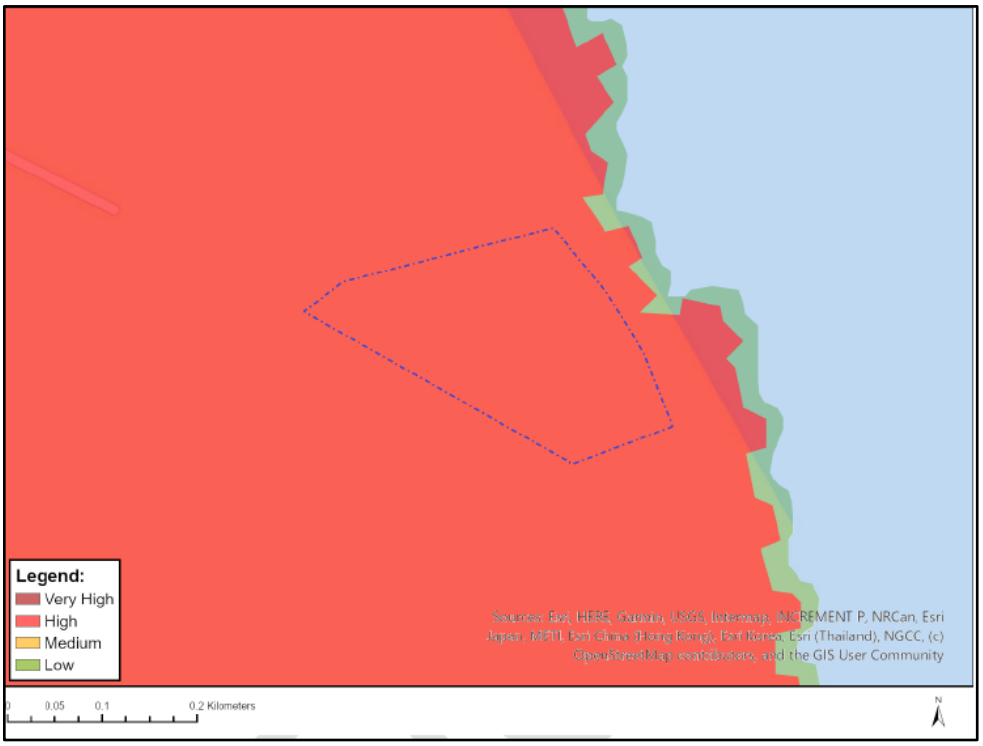


Figure 14: Screening Tool Report – Civil Aviation sensitivity map

G. DEFENCE

The Screening Tool identifies the site as having Low defence sensitivity (Figure 15). The site falls within the defined urban edge of Infanta and is not associated with any known military facility, defence infrastructure or defence-related land use. The proposed low-density residential development will therefore not affect any defence-related activities or assets. A specialist Defence Assessment was consequently not considered necessary.

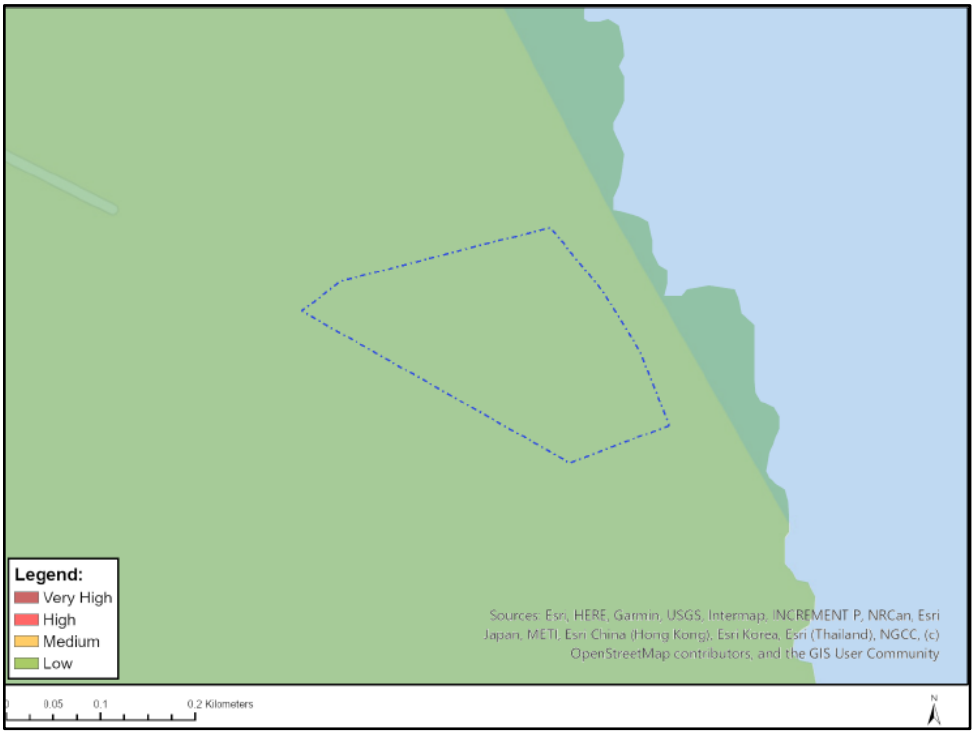


Figure 15: Screening Tool Report – Defence sensitivity map

H. PLANT SPECIES

The Screening Tool identifies the Plant Species Theme as having Low to Medium sensitivity (Figure 16). A specialist Botanical Impact Assessment (Appendix G9B) was undertaken and confirmed that the development site supports primarily De Hoop Limestone Fynbos and Southwestern Strandveld (previously mapped as Overberg Dune Strandveld in Appendix G9A). The assessment confirmed 35 individuals of the Endangered *Erica oblongiflora* within the Limestone Fynbos, resulting in a verified High plant-species sensitivity for these areas. The preferred layout avoids most of the confirmed plants and retains the core Limestone Fynbos habitat as open space. The associated bulk potable-water pipeline corridor also traverses indigenous Albertinia Sand Fynbos, which is listed as Endangered**.** Three Vulnerable plant species were also recorded along the proposed bulk-water pipeline route which is associated with Albertinia Sand Fynbos, however, the proposed pipeline alignment follows an existing disturbed boundary/access corridor and therefore represents the preferred alignment from a biodiversity perspective. With the prescribed avoidance, footprint control, rehabilitation and permitting requirements, impacts on plant species of conservation concern are assessed as Low. The Screening Tool requirement was therefore addressed through the specialist Botanical Impact Assessment. See Figures 4 to 8 for additional reference.

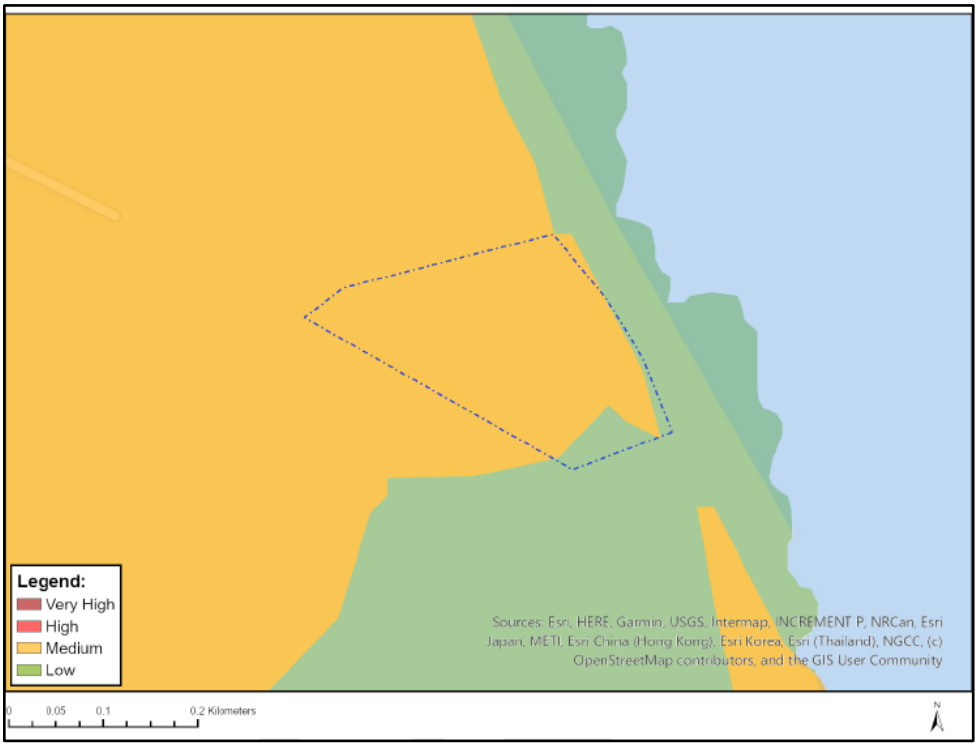


Figure 16: Screening Tool Report – Plant Species sensitivity map

I. TERRESTRIAL BIODIVERSITY

According to the Screening Tool Report, the terrestrial biodiversity sensitivity of the site is Very High (Figure 17) and notes that the site contains a critically endangered ecosystem.

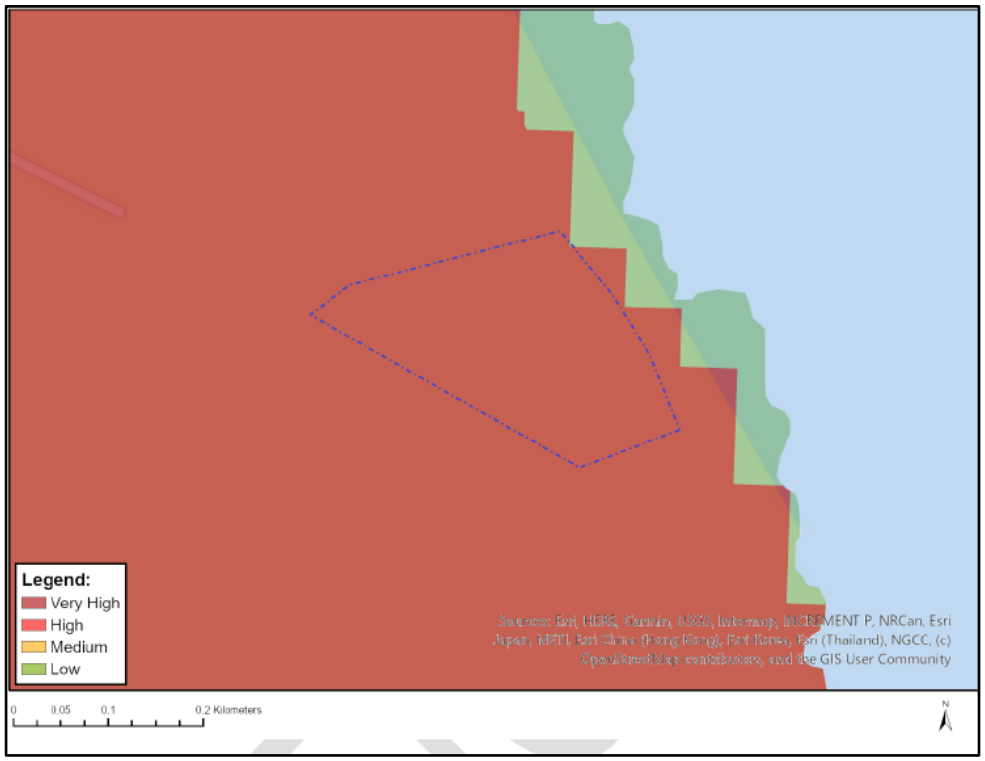


Figure 17: Screening Tool Report – Terrestrial Biodiversity sensitivity map

Figure 18 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. The botanical assessment (Appendix G9B) confirmed that the vegetation previously mapped as Overberg Dune Strandveld is now classified by SANBI as Southwestern Strandveld, which is assessed as Least Threatened. The CBA1 and ESA1 areas affected by the residential development are previously disturbed, alien-invaded or transformed, and no intact CBA or ESA habitat will be directly affected by the proposed residential development. The bulk-water pipeline does, however, traverse natural Albertinia Sand Fynbos and mapped CBA/ESA areas of Very High sensitivity. As the pipeline follows a narrow, existing disturbed boundary/access corridor, its impact is localised and is not expected to materially compromise ecological connectivity or the functioning of the biodiversity network. Subject to strict footprint control, rehabilitation and alien-vegetation management, terrestrial biodiversity impacts are assessed as Very Low for the residential development and Low for the water infrastructure.



Figure 18: Critical Biodiversity Area & Ecological Support Area map in accordance with the 2023 Western Cape Biodiversity Spatial Plan (Plant Species and Terrestrial Biodiversity Assessment, Dr David Hoare – BioCensus, 2026).

J. LANDSCAPE / VISUAL

The DFFE Screening Tool recommends that a Landscape and Visual Impact Assessment be undertaken. However, a separate specialist assessment was not considered necessary, as potential effects on the visual character and sense of place of Infanta were assessed through the Heritage Statement (Appendix G11) and Social Impact Assessment (Appendix G13), including its subsequent addendum. The SIA concluded that the impact on the settlement's character and sense of place would be reduced from Medium to Low significance through the implementation of strict Architectural Guidelines (Appendix G1). These guidelines require buildings to remain compatible with the existing scale, architectural character and coastal setting of Infanta and discourage foreign or visually unsympathetic building styles. An 8m-wide landscaped strip along the main access road was also recommended and incorporated into the development proposal to screen and soften the development's visual interface with the road. Heritage Western Cape endorsed the findings and recommendations of the heritage assessment and did not require any further heritage or visual-landscape studies. Subject to implementation of the Architectural and Landscaping Guidelines, the 8m landscaped strip and appropriate ongoing site maintenance, no significant visual impacts are anticipated, and a separate Visual Impact Assessment is therefore not warranted.

K. SOCIO ECONOMIC

The DFFE Screening Tool recommended that a Socio-Economic Impact Assessment be conducted as part of the NEMA process. A specialist Social Impact Assessment was undertaken (Appendix G13A) in 2015 and subsequently reviewed and confirmed through an addendum in 2023 (Appendix G13B). The addendum concluded that the revised preferred layout does not materially alter the findings of the original assessment. The development is expected to create Medium positive employment and business opportunities during construction and provide additional residential and recreational opportunities. Potential negative impacts relating to construction-worker safety and security, veld fires, noise, dust, natural-resource use, local amenities and Infanta's sense of place were assessed as Low following mitigation. The specialist supported the preferred 21-unit development within the defined Infanta urban edge, subject to implementation of the recommended mitigation measures, strict Architectural Guidelines and appropriate construction-phase security

arrangements. The socio-economic assessment requirement has therefore been adequately addressed and recommended mitigation measures have been included in the EMPr (Appendix H) for stringent implementation.

3. SITE SENSITIVITY VERIFICATION REPORT CONCLUSION

The Screening Tool identified eight specialist assessments for consideration. Table 3 confirms how each requirement was addressed and records the basis for any assessment that was not undertaken as a separate specialist study.

Table 3: Summary of Screening Tool-recommended specialist assessments

No.	Screening Tool-recommended assessment	Status	SSVR finding and conclusion
1	Landscape / Visual Impact Assessment	Not undertaken as a separate study	Visual and sense-of-place impacts were addressed in the Heritage Assessment's and Social Impact Assessment. The Architectural Guidelines and proposed 8m landscaped strip will reduce the residual impact to Low. HWC did not request a separate Visual Impact Assessment.
2	Archaeological and Cultural Heritage Impact Assessment	Undertaken	The Heritage Statement and Archaeological Impact Assessment were accepted by HWC. The development may proceed subject to monitoring of bulk earthworks and implementation of the chance-find measures as set out in the EMPr.
3	Palaeontology Impact Assessment	Not undertaken as a separate study	No palaeontological resources of concern were identified through the heritage process. HWC did not request a further study, and a chance-find protocol will apply during excavation.
4	Terrestrial Biodiversity Impact Assessment	Undertaken	The Botanical Assessment verified the affected habitats and CBA/ESA context. With avoidance, footprint control, rehabilitation and alien-vegetation management, impacts are Very Low for the residential development and Low for the pipeline.
5	Aquatic Biodiversity Impact Assessment	Undertaken	The Freshwater Assessment verified the ephemeral stream and prescribed a 40m-wide ecological corridor. The residential and wastewater infrastructure avoids the corridor, and residual impacts will be Low with mitigation.
6	Socio-Economic Assessment	Undertaken	The Social Impact Assessment and 2023 Addendum support the preferred development. Positive employment and business impacts are expected, while identified negative impacts will be reduced to Low through mitigation.
7	Plant Species Assessment	Undertaken	The Botanical Assessment verified sensitive plant habitat and species of conservation concern. The preferred layout avoids most confirmed *Erica oblongiflora* individuals and retains the core Limestone Fynbos habitat. Residual impacts will be Low with mitigation.
8	Animal Species Assessment	Compliance Statement undertaken	The 2024 specialist Compliance Statement verified the Animal Species Theme sensitivity as Low and concluded that a full specialist impact assessment was not required. No significant impact on faunal species of conservation concern is anticipated.

Based on the site verification and specialist information summarised above, the Screening Tool sensitivities have been adequately considered. The assessments undertaken are appropriate to the verified site conditions, and adequate motivations have been provided for the studies that were not undertaken separately. Subject to implementation of the EMPr, specialist mitigation measures, HWC requirements and all conditions of Environmental Authorisation, no fatal flaw has been identified and the preferred development may proceed through EA Pathway via a Basic Assessment process.