

SITE SENSITIVITY VERIFICATION REPORT

PROPOSED AD HOC SETBACK LINE FOR ERF 615, L'Agulhas

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INTRODUCTION

A Screening Tool Report was generated from the national web-based environmental screening tool, as contemplated in Regulation 16(1)(v) of the Environmental Impact Assessment Regulations 2014, as amended. The Screening Tool identifies potential environmental sensitivities on the site in terms of 'Environmental Themes' (categorized as low, medium, high and very high) and makes Specialist Impact Assessment recommendations. The outcome of the Screening Tool is to be verified by the EAP in the form of a Site Sensitivity Verification Report. This Site Verification Report is informed by a high-level desktop investigation and a site inspection undertaken on 19 July 2025.

This application is for an Ad Hoc Setback Line for Erf 615, L'Agulhas, for the proposed building expansion and development for a boutique hotel. The property is within 100m of the high water mark (HWM).

The screening tool report was based on the placement of the entire erf boundary as the site footprint. No individual placement of units or other infrastructure was done. Refer to **Figure 1**, the latest Google Earth Imagery of Erf 615.



Figure 1: Erf 615 is outlined in red.

INCENTIVE, RESTRICTION OR PROHIBITION

The Screening Tool Report (**Annexure A**) identified no nearby wind or solar developments. There are no intersections with EMF areas, and no development incentives, restrictions, exclusions or prohibitions apply to the site.

SCREENING TOOL ENVIRONMENTAL SENSITIVITIES WITH SITE PHOTOGRAPHS (ANNEXURE B)

The Screening Tool Report uses national datasets to identify environmental sensitivities and potential specialist studies that may be required for any development. Since the datasets are not necessarily ground truthed, there may be instances where the level of sensitivity rating is incorrect or irrelevant to the scale, nature, and type of development.

The following themed sensitivities are identified in the Screening Tool Report:

Agricultural Sensitivity (Figure 2)

This theme is rated as a low sensitivity and the EAP is in agreement since the site is within an urban area not a rural, agricultural one.



Figure 2: Agricultural Theme

Animal Species (Figure 3)

The proposed site falls within a medium sensitivity category for animal species. This rating is given due to the possible presence of *Aneuryphymus montanus*.

The Yellow-winged Agile Grasshopper (*Aneuryphymus montanus*) is endemic to the Cape region of South Africa. Its area of occupancy (AOO) is between 100 and 1,000 km² and there is a continuing decline in the quality of habitat, from which a continuing decline in the number of mature individuals is inferred. The number of locations (based upon the threat of invasions of non-native plant species) is between six and ten. Therefore, the species is assessed as Vulnerable.

The species is associated with fynbos vegetation. The site is completely transformed consisting of a house and a manicured garden (Figure 4). The site is surrounded by development on all sides and is not linked to any natural area. The habitat characteristics do not resemble those preferred by the animal species identified in the Screening Tool Report. Therefore, the sensitivity is disputed and argued that the sensitivity rating be low.



Figure 3: Animal Species Theme



Figure 4: Erf 615, completely transformed with a house built and manicured garden.

Aquatic Biodiversity (Figure 5)

This theme is rated as a low sensitivity, and the EAP is in agreement since there are no watercourses or wetlands on or near the site.



Figure 5: Aquatic Biodiversity Theme

Archaeological and Cultural Heritage (Figure 6)

Archaeology and cultural heritage of the site is rated as very high. The Screening Tool has identified a Grade II Heritage site within 2km from the site, most probably the Cape Agulhas Lighthouse and Southern Tip of Africa. The house on the site is not older than 60 years therefore not a heritage resource. The entire site has been disturbed previously. The proposed development will not impact on any nearby heritage sites. The application is for an ad hoc setback line to enable the applicant to apply for rezoning of the site from residential to business (boutique hotel).

The EAP is in agreement with the significance rating; however, the proposal will have little to no impact on the archaeological or cultural heritage of the area.



Figure 6: Archaeological and Cultural Heritage Theme

Civil Aviation (Figure 7)

This theme has a high sensitivity. The EAP confirms that this rating is correct since the site is within approximately 8km from an aviation facility. The proposed development will have no impact on any civil aviation facilities or flight paths.



Figure 7: Civil Aviation Theme

Defence (Figure 8)

The site is located within a low sensitive area for the Defence theme. The EAP concurs with this rating.



Figure 8: Defence Theme

Palaeontology (Figure 9)

The site is located within an area of high palaeontology sensitivity; the EAP does not dispute this however it is highly unlikely that the proposed development will affect any palaeontological features, considering that the entire site was previously disturbed.



Figure 9: Palaeontology Theme

Plant Species (Figure 10)

This theme is rated as low sensitivity. Since the site is entirely transformed the EAP supports this rating.

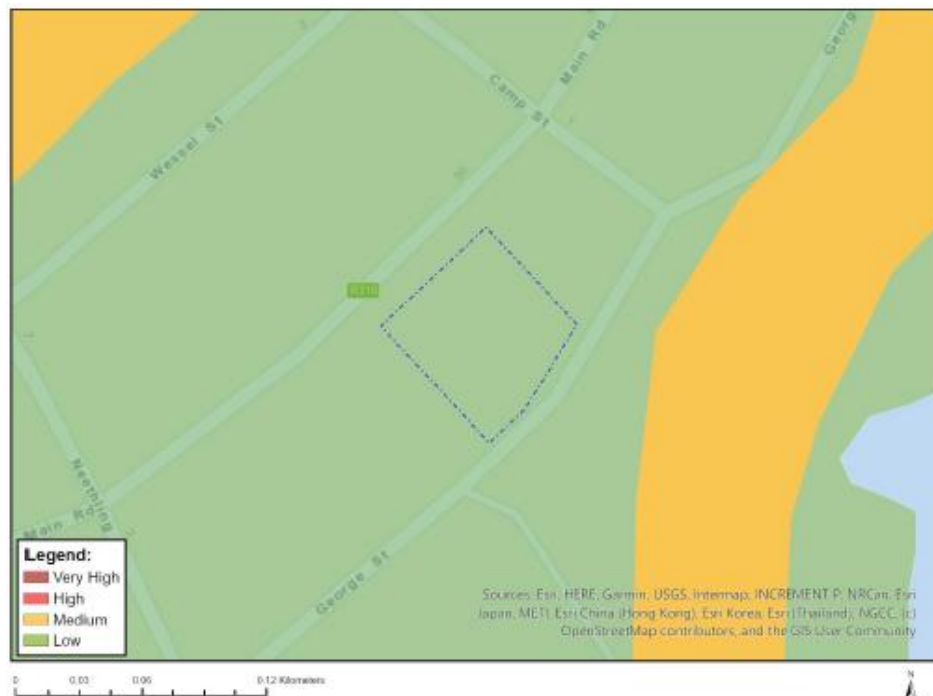


Figure 10: Plant Species Theme

Terrestrial Biodiversity (Figure 11)

The terrestrial biodiversity is rated as very high sensitivity. The reasons given in the Screening Report is due to the site being located within the Endangered Overberg Dune Strandveld vegetation type. However, the site and the surrounding areas are completely transformed (urbanised) and therefore there is no Overberg Dune Strandveld present within the property, and the EAP disputes the very high sensitivity and instead confirms a low sensitivity.



Figure 11: Terrestrial Biodiversity Theme

SCREENING TOOL RECOMMENDED SPECIALIST STUDIES

The following specialist studies have been recommended by the Screening Report. An explanation is given as to why some of the recommended studies will not be conducted. Refer to site photographs included in **Annexure B**.

1. Landscape/Visual Impact Assessment

The development is partially inside an existing building and the proposal should not have an undue visual impact. The proposed height restriction is the same as what is currently applicable to single residential properties and the coverage is significantly less than what is allowed by the title deed and zoning scheme by-law. Ultimately the development will not negatively impact the sense of place of the neighbourhood. Therefore, **no Visual Impact Assessment will be done**.

No visual impact studies are therefore required.

2. Archaeological and Cultural Heritage Impact Assessment

No Archaeological or Heritage Studies will be conducted, since the proposal does not trigger the National Heritage Resources Act, 1999 (Act No. 25 of 1999). The site will have no impact on any adjacent or nearby heritage resources and it will not alter the sense of place of the area.

3. Palaeontology Impact Assessment

No Palaeontological Studies will be done since the site has no palaeontological significance.

4. Terrestrial Biodiversity Impact Assessment

The EAP **does not believe that any terrestrial biodiversity studies are needed**, since the site does not contain any natural vegetation, wetlands or watercourses. The site has no ecological significance.

5. Aquatic Biodiversity Impact Assessment

The site has a low aquatic sensitivity rating – **no aquatic studies are required**. In addition, the site contains no wetlands or watercourses.

6. Marine Impact Assessment

A Marine Impact Assessment will not be conducted.

The site is within 100m of the high-water mark (HWM) of the sea but does not lie in coastal public property. The site is separated from the sea by a vegetation and a tarred road (Figure 12).

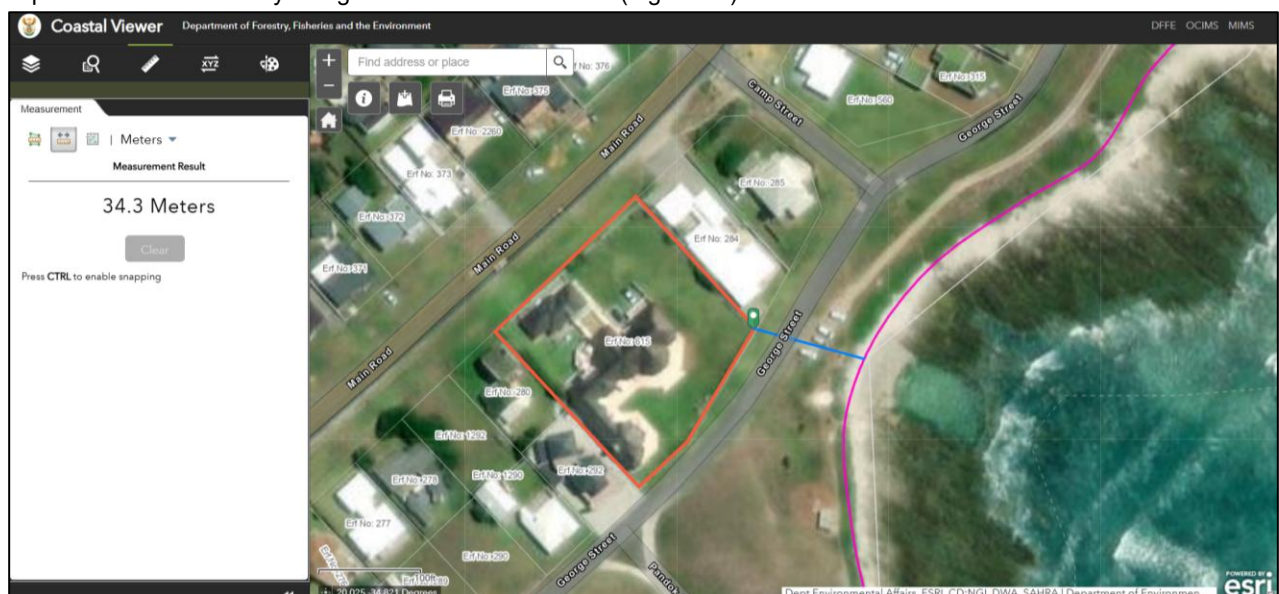


Figure 12: The shortest distance between the property boundary (red outline) and the HWM is 34.3 m.

7. Avian Impact Assessment

No avifauna of medium or higher significance has been identified on site. The site contains no natural vegetation and is surrounded by development. For these reasons, it is unlikely that the proposal will impact on avifauna, therefore **no studies are thought necessary**.

8. Geotechnical Assessment

The site is within an established urban area, and geotechnical studies will be considered as part of the planning and development of the site.

9. Socio-Economic Assessment

A **socio-economic study is not considered necessary** since no significant negative socio-economic impacts are expected. Only positive impacts are expected.

10. Plant Species Assessment

No Botanical Studies will be undertaken. No vegetation will be affected by the proposal since the site is fully transformed.

11. Animal Species Assessment

The proposed site falls within a medium sensitivity category for animal species. This rating is given due to the possible presence of *Aneuryphymus montanus*. The habitat characteristics do not resemble those preferred by the animal species identified in the Screening Tool Report. Therefore, **no faunal studies are necessary**.

ANNEXURE A: SCREENING TOOL REPORT

See Appendix J of Request for the definition/adoption of a development setback

ANNEXURE B: SITE PHOTOGRAPHS

See Appendix H of Request for the definition/adoption of a development setback