SITE SENSITIVITY VERIFICATION REPORT:

THE PROPOSED DEVELOPMENT ON PORTION 40 OF FARM 711, KLIP FONTEYN, GANSBAAI

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1. INTRODUCTION AND BACKGROUND

Danger Point Ecological Development Company (Pty) Ltd has appointed PHS Consulting as an Independent Environmental Assessment Practitioner (EAP), to undertake a Basic Assessment Application for the proposed rezoning, subdivision & subsequent residential development on Portion 40 of Farm 711, Klip Fonteyn, located approximately 4km SSW of Gansbaai, in the Overberg District. The greater property comprises an area of 6.62 ha in total, however, application will only be made for a newly subdivided portion which covers 3.32ha in extent.

Portion 40 of Farm 711 is situated adjacent to the Romansbaai Beach & Fynbos Estate, close to Danger Point. The proposed site is situated in a predominantly mixed-use area consisting of residential developments, natural vegetation, tourist related uses and abalone farms.

Portion 40 of Farm 711 is currently used for residential purposes. A manor house with associated outbuildings such as a helicopter hangar, an additional dwelling, and small solar power generation plant are established on the subject farm portion. Land uses that surround Portion 40 of Farm 711 are residential dwellings, natural vegetation, private open spaces, tourist related businesses, public and private roads, abalone farms and utility uses. It is therefore evident that Portion 40 of Farm 711 is situated within a mixed-use area of which the predominant use is residential. The site is inside the Urban Edge of the Overstand Municipal Spatial Development Framework.

It is the intention of the owner of Portion 40 of Farm 711 to rezone and subdivide the subject property in order to create a residential development consisting of 6 additional residential erven, a private road, a private open space, a conservation usage erf, and a utilities erf that will be integrated into the Romansbaai Beach & Fynbos Estate. The proposed development entails the following:

- 6 Residential Erven (±750m² x 6)
- Private Road (±3 313m²)
- Private Open Space Zone (±20 733m²)
- Utility Services Zone (±1039m²)
- Conservation Zone (±35 389m²)

The new private road will be accessed via the internal road infrastructure of the Romansbaai Beach & Fynbos Estate and an access servitude from an existing cul-de- sac. The private road will have a road reserve width of 8m and a proposed 3.5m wide road surface that will provide

access to the 6 residential erven and the conservation usage erf. The proposed rezoning, subdivision and subsequent development can be interpreted as an extension of the existing Romansbaai Beach & Fynbos Estate.

Please refer to Figures 1 and 2 for maps pertaining to the proposed development.



Figure 1: Locality Map (property indicated in yellow).

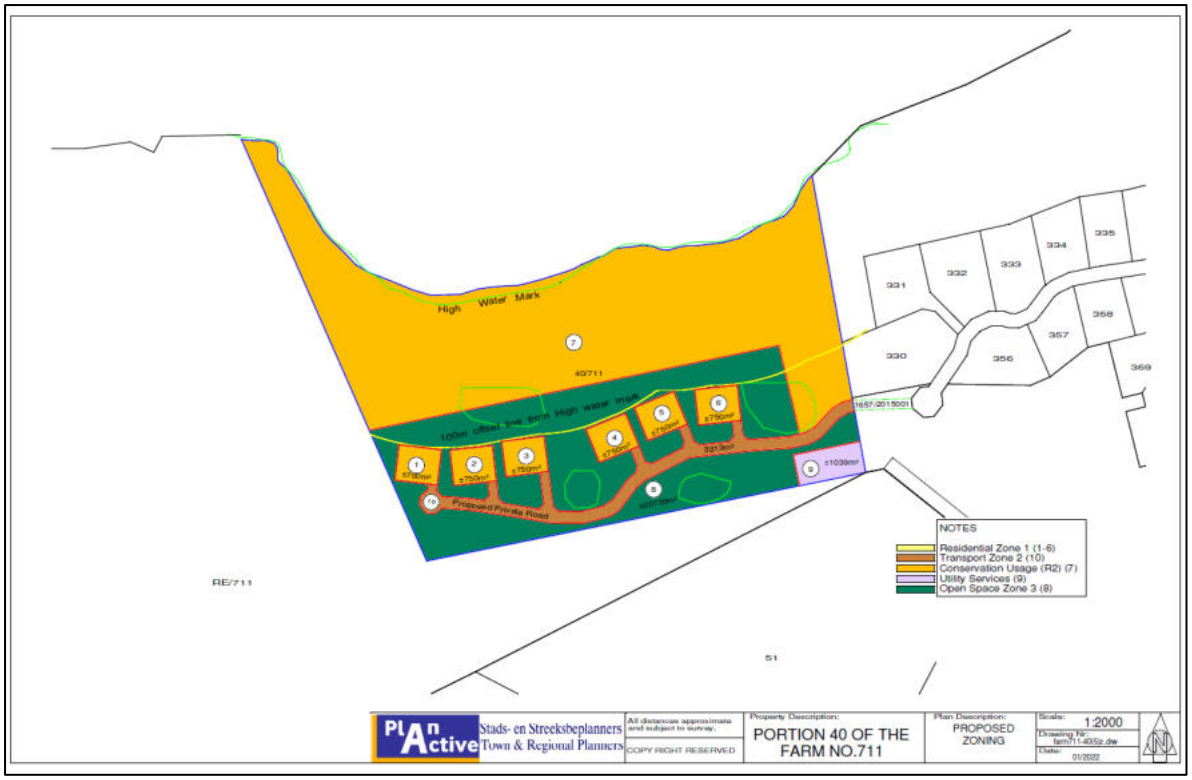


Figure 2: Proposed site layout.

2. CONTENTS & METHODOLOGY:

The applicable protocols or minimum information requirements, which were published in Government Notice No. 320 of 20 March 2020 (Government Gazette No. 43110 of 20 March 2020 refers), which came into effect on 9 May 2020, must be applied to the impact assessment process that must be followed. "The site sensitivity verification must be undertaken through the use of:

a) A desk top analysis, using satellite imagery;
b) A preliminary on-site inspection; and
c) Any other available and relevant information."

Furthermore, "the outcome of the site sensitivity verification must be recorded in the form of a report that –

a) Confirms or disputes the current use of land and the environmental sensitivity as identified by the screening tool, such as new developments or infrastructure, the change in vegetation cover or status etc.
b) Contains motivation and evidence (e.g. photographs) of either verified or different use of either the verified or different use of the land and environmental sensitivity; and
c) Is submitted together with the relevant assessment report prepared in accordance with the requirements of the EIA Regulations."

The applicant, Danger Point Ecological Development Company, intends on applying for an Environmental Authorisation (EA). The information contained in this report was ground truthed by means of a site visit that was conducted on 25 March 2025 by Josie Howard and Paul Slabbert (EAPASA Reg. No. 2019/1036).

3. EIA TOOLKIT REPORT RESULTS

The Site Screening report was based on the placement of the development footprint within the farm boundaries. It should therefore be noted that while certain areas may have a lower sensitivity rating than indicated overall, the DEA screening tool automatically reverts to the highest sensitivity for the block area drawn.

The Screening Tool Report had the following results:

1. Agriculture Theme – **Medium Sensitivity**
2. Animal Species Theme – **Medium Sensitivity**
3. Aquatic Biodiversity Theme – **Low Sensitivity**
4. Archaeological, Cultural Heritage Theme - **Low Sensitivity**
5. Civil Aviation Theme - **High Sensitivity**
6. Defence Theme – **Low Sensitivity**
7. Palaeontology Theme – **Very high Sensitivity**
8. Terrestrial Biodiversity Theme - **Very high Sensitivity**
9. Plant Species Theme - **Medium Sensitivity**

2.1. Agriculture Theme (Medium Sensitivity)

Half (50%) of the site has a Medium Sensitivity and the other half (50%) Low Sensitivity (see Agriculture Sensitivity map below). The property is zoned for agriculture, but no agricultural activities have / are currently taking place on site, which currently sits mostly vacant, undisturbed and densely vegetated with indigenous Overstrand Dune Strandveld. A manor house with associated outbuildings such as a helicopter hangar, an additional dwelling, and a small solar power generation plant are established on the subject farm portion. The owner intends to rezone the subject erf to subdivisional area in order to create 6 Residential Zone 1 erven, 1 Conservation Usage (R2) erf, 1 Open Space Zone 3 erf, 1 Transport Zone 2 erf and a Utility Services erf. Subsequently the farm portion will also be removed from the Agricultural Register.

The site falls within the demarcated urban edge and is earmarked for urban development in accordance with the Overstrand Municipality SDF (2020). It is not deemed necessary to appoint an agricultural specialist for input on this application seeing that the farm will be rezoned and subsequently subdivided prior to development. The Western Cape Department of Agriculture will be consulted during the public participation process.

The impact on Agricultural Resources is deemed **Low Sensitivity** and thus no specialist input will be required.



Figure 3: Agricultural Sensitivity.

2.2. Animal Species Theme (Medium Sensitivity)

The screening tool assigned a **Medium Sensitivity** to the site in terms of the Animal Species theme (Figure 4). The Screening Tool Report identified/flagged the following species with their respective threat status:

Species Name	Sensitivity	SANBI Threat Status
Aves-Circus ranivorus (African Marsh Harrier)	MEDIUM	ENDANGERED
Aves-Circus maurus (Black Harrier)	MEDIUM	ENDANGERED
Aves-Neotis denhami (Denham's Bustard)	MEDIUM	VULNERABLE
Aves-Afrotis afra (Southern Black Korhaan)	MEDIUM	VULNERABLE
Invertebrate-Brinckiella aptera (Mute Winter Katydid)	MEDIUM	VULNERABLE
Invertebrate-Aneuryphymus montanus (Yellow-Winged Agile Grasshopper)	MEDIUM	VULNERABLE

Jonathan Colville (Terrestrial Ecologist & Faunal Surveys) and Callan Cohen (Birding Africa) were appointed to conduct a Faunal Site Sensitivity Report, including a desktop study and a site visit to assess the site sensitivity and the possibility of suitable available habitat for the faunal SCC at the proposed project area.

It is considered unlikely that any sensitive wildlife exists on the proposed site due to anthropogenic noise and other disturbances caused by daily activities within the estate (vehicle movement, construction, maintenance). It is well documented that wildlife is particularly sensitive to noise even at low levels. Kight and Swaddle (2011) states that anthropogenic noise is likely to have both diverse and complex impacts on wildlife, as it can influence multiple biological systems both directly and indirectly. Furthermore, during construction, it is considered unlikely that the flagged faunal species will be impacted by activities as faunal species would have moved away to a more suitable habitat, especially the flagged bird species.

Overall, the proposed development on portion 40 of Farm 711 is unlikely to generate significant negative impacts on any of the faunal SCC flagged once mitigation is followed. It is the specialists' opinion that the proposed development will have a **low significance** on the faunal SCC flagged: largely on the condition that the highly sensible and easily implementable mitigation measures are followed as suggested in the Faunal Assessment Report (Appendix A). The Animal Species theme has a LOW sensitivity rating for the site.

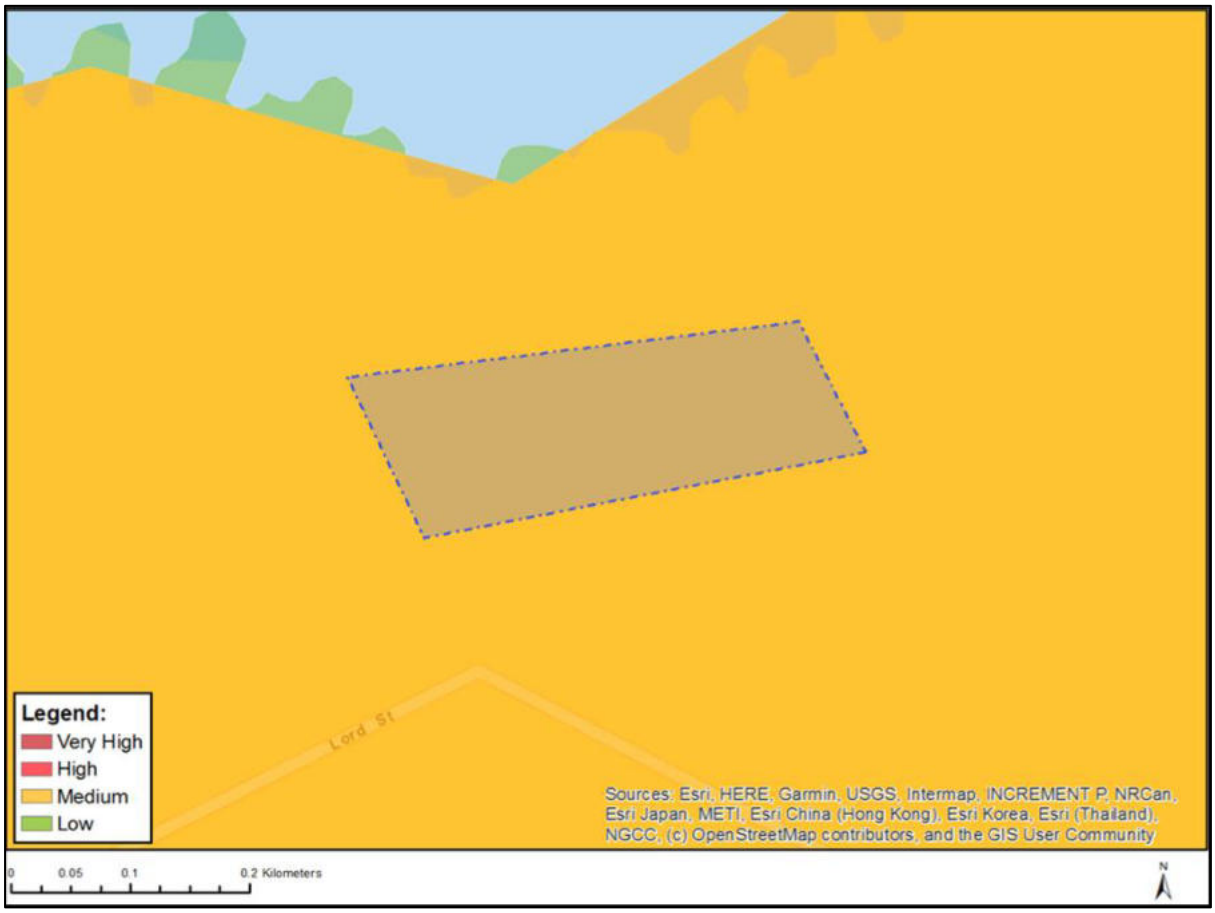


Figure 4: Animal Species Sensitivity.

2.3. Aquatic Biodiversity Theme (Low Sensitivity)

The proposed site has been assigned a **Low Sensitivity**. No evidence of any watercourses was noted on site, and it is considered unlikely to be a considerable ecological constraint. The closest recorded watercourse is located 150m away to the South of the site and is mapped on CFM as a Seep Wetland. It is concluded that no surface or ground water resources are present on site.

The **Low** Sensitivity is confirmed and thus no specialist input will be required.

2.4. Archaeological and Cultural Heritage Theme (Low Sensitivity)

The Archaeological & Cultural Heritage Theme has been assigned a Low Sensitivity rating (Figure 5); however, a Heritage Specialist has been appointed to assess the site and verify the sensitivity (Appendix B). The specialist has concluded that the cultural value of the broader area (around the development) has limited significance in terms of its settlement history, however some significant archaeological resources were identified within the development area.

The specialist disputes the results of the DFFE Screening Tool for Archaeology and Cultural Heritage, and this should be **Very High Sensitivity**. A Heritage Impact Assessment (HIA) will be undertaken for the site.

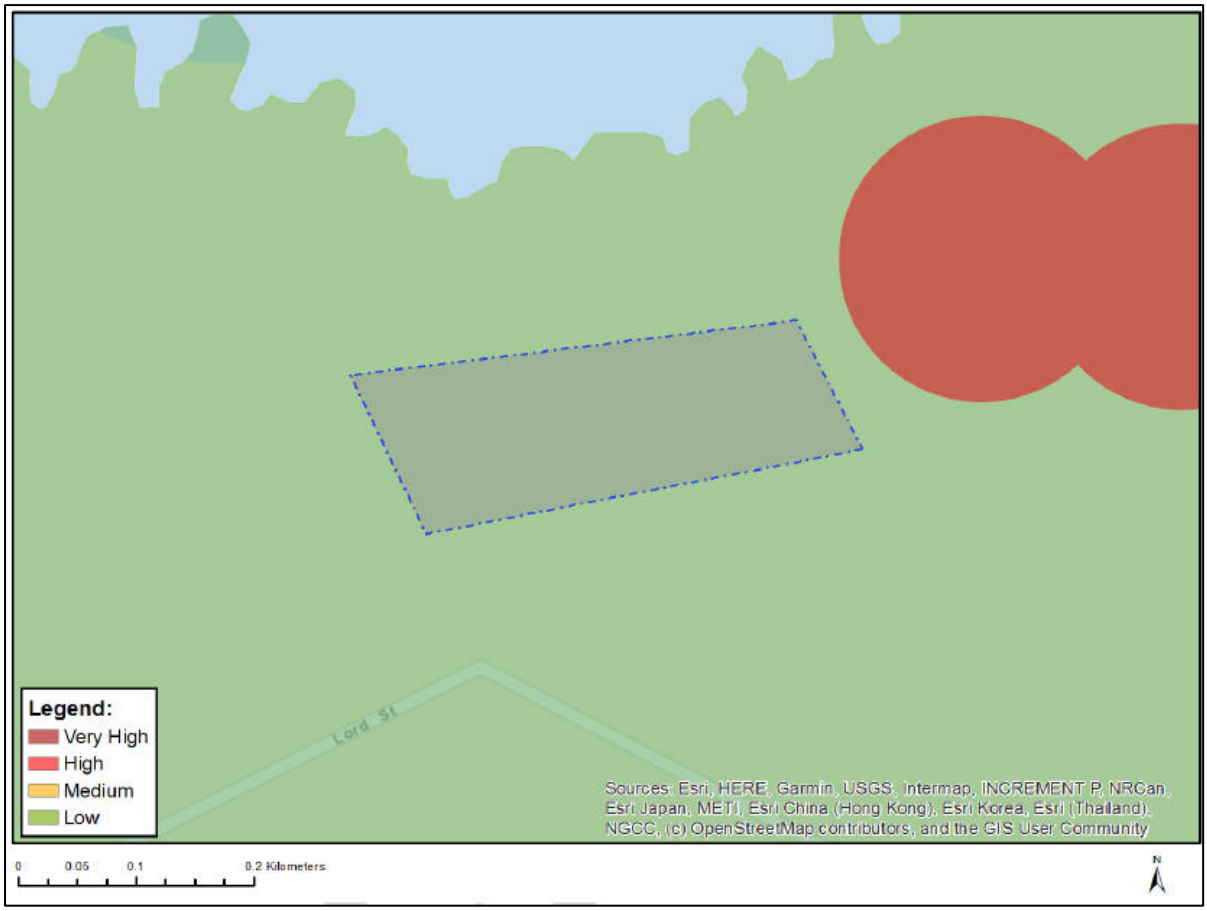


Figure 5: Archaeological and Cultural Heritage Sensitivity. The development area is indicated by the shaded block.

2.5. Civil Aviation Theme (High Sensitivity)

The screening tool identified the area as being of **High Sensitivity** (Figure 6) for Civil Aviation with the triggers being:

- High - Dangerous and restricted airspace as demarcated
- Medium - Between 8 and 15 km of other civil aviation aerodrome

The proposed development will have no impact or influence on aviation activities.

The Civil Aviation Sensitivity in terms of the site and in relation to the proposed activity is therefore considered **negligible.**

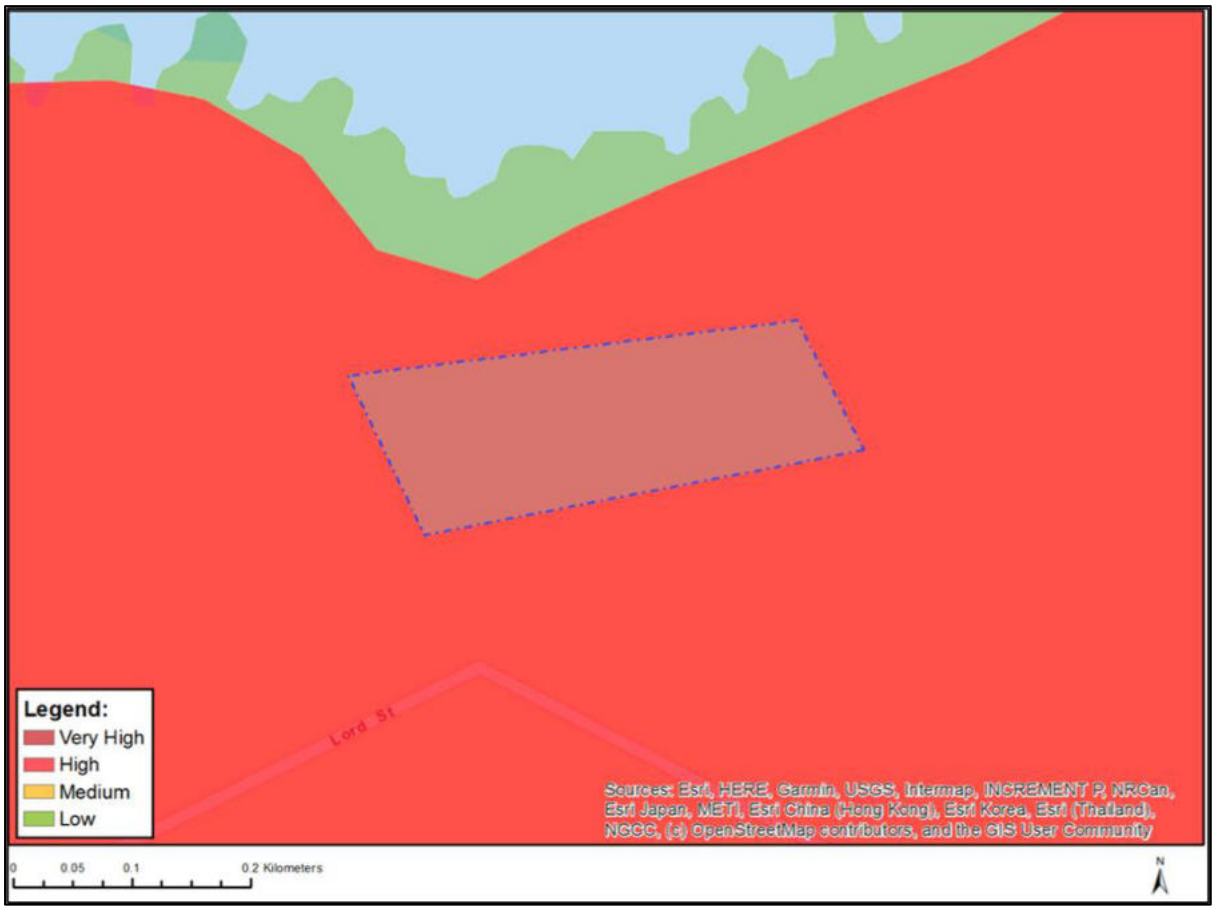


Figure 6: Civil Aviation Sensitivity. The activity area is indicated by the coloured in block.

2.6. Defence Theme (Low Sensitivity)

The Defence theme has been assigned a **Low Sensitivity** (see Figure 8). No defence infrastructure or function will be impacted on due to the nature of the activity. The Defence Sensitivity associated with the activity is deemed negligible. No specialist input will be required.

The EAP confirms the **Low** sensitivity rating.

2.7. Palaeontology Theme (Very High Sensitivity)

The Palaeontology theme has been assigned a **Very High Sensitivity** and relates to features on site with a Very High paleontological sensitivity (Figure 7). A heritage specialist was appointed and concluded no highly significant palaeontological resources were identified within the development area, and the geology underlying the development area is not sensitive for impacts to significant fossils (Appendix B).

The specialist disputes the results of the DFFE Screening Tool for Palaeontology, and this should be **Low Sensitivity**.



Figure 7: Palaeontology Sensitivity. The site area is indicated by the coloured in block.

2.8. Plant Species Theme (Medium Sensitivity)

This theme is identified and mapped as **Medium Sensitivity** for the entire site (Figure 9). A botanical specialist (Nick Helme) was appointed and carried out an assessment of the site. Four Species of Conservation Concern were identified within the study area. The sensitivity of Medium is verified however the botanist identified four areas of High sensitivity (see Appendix C and Figure 8). However, these high sensitivity areas will not be cleared and instead incorporated into the private open space and conservation space.

The **Medium** sensitivity is verified by the EAP as week as some **High** sensitivity areas were identified by the specialist.

The four plant SOCC recorded in the study area.

Species	***Redlist Status***	***Numbers***	***Significance***
Diosma demissa	Vulnerable	About 30 plants, clumped, in 3 areas	High; a rare local endemic
Babiana nana ssp. maculata	Near Threatened	About 10 plants; scattered	Medium; widely scattered on the south

			Cape coast from the Peninsula to Mossel Bay
Muraltia pappeana	Near Threatened	About 100 plants; scattered & widespread	Medium; widely scattered on the south Cape coast from Gansbaai to Stilbaai
Agathosma geniculata	Near Threatened	About 10 plants in northwest; clumped	High; a rare local endemic

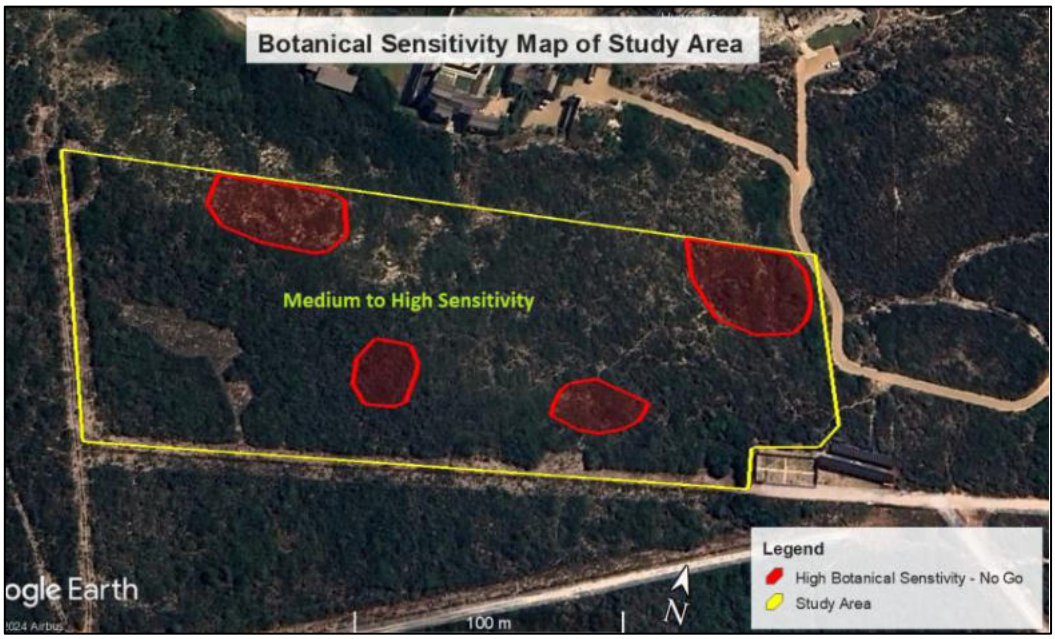


Figure 8: Map showing areas of high botanical sensitivity.

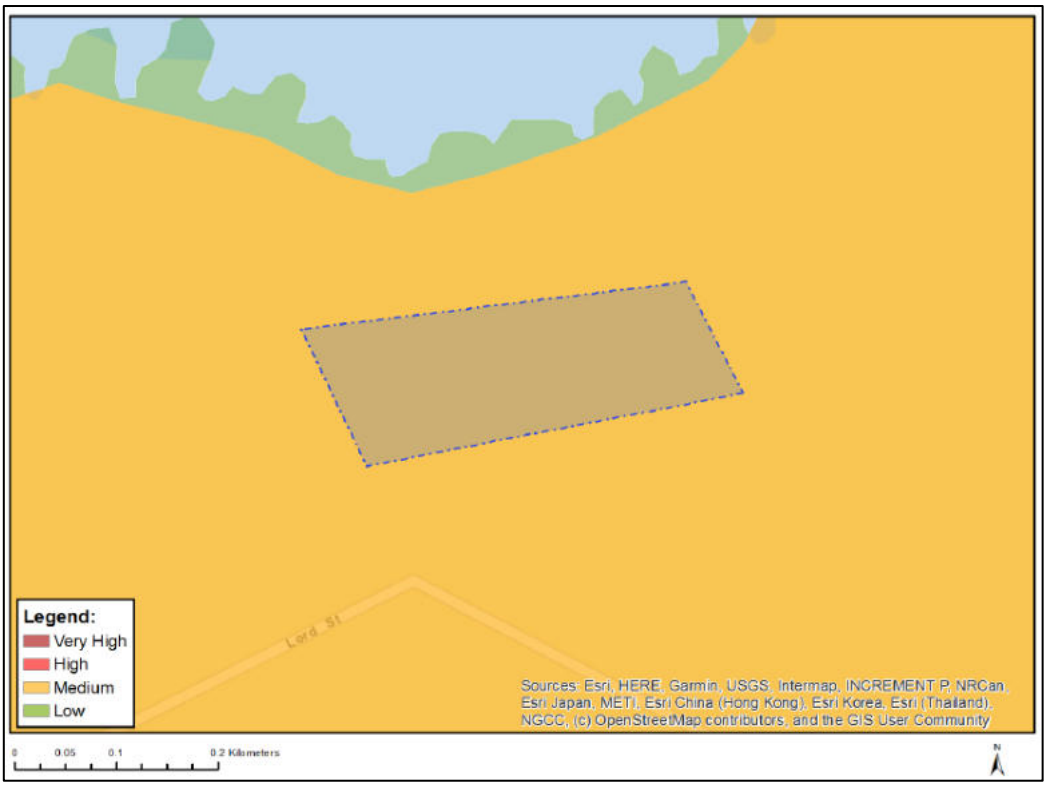


Figure 9: Plant Species Sensitivity. The site area is shown as the shaded block.

2.9. Terrestrial Biodiversity Theme (Very High Sensitivity)

A **Very High** terrestrial biodiversity sensitivity has been assigned to the development area (See Figure 10) due to:

- *CBA: Terrestrial*
- *Endangered Overberg Dune Strandveld*

A botanical specialist (Nick Helme) was appointed and carried out an assessment of the site. The presence of the Endangered vegetation type Overberg Dune Strandveld was confirmed.

A **very high** sensitivity is verified however with appropriate mitigation (as outlined in the specialist's report – Appendix C) impacts can be reduced to Low-Medium significance.



Figure 10: Terrestrial Biodiversity Sensitivity. The site area is indicated as the coloured in block.

3. SPECIALIST STUDIES IDENTIFIED

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

3.1. Landscape/Visual Impact Assessment

The proposed development will be located within and will form part of an existing residential estate (Romansbaai Beach and Fynbos Estate), and adhere to the Estates architectural guidelines, therefore, the proposed development and existing adjacent land uses are aligned. Development is bordered to the South and West by vacant land and is not visible from the nearest public road (Lord Roberts Road). The proposed residential development will not be visually intrusive and is thus deemed compatible with the existing & surrounding land uses and will be well absorbed into the local landscape. Furthermore, the proposed property is located within the demarcated urban edge and is earmarked for development in accordance with the Overstrand SDF (2020).

Due consideration has been given to the visual impact of the proposed residential development. It is PHS Consulting's professional opinion that all factors regarding Landscaping/Visual Impacts have been taken into account. Therefore, as the proposed development is deemed to have a very low to insignificant Visual impact on the surrounding environment, a Visual Impact Assessment is thus not required.

3.2. Archaeological and Cultural Heritage Impact Assessment

The Archaeological & Cultural Heritage Theme has been assigned a Low Sensitivity rating, however a heritage specialist, Jenna Lavin from CTS Heritage was appointed to conduct a Heritage Impact Assessment (Appendix B).

3.3. Palaeontology Impact Assessment

The Palaeontology theme has been assigned a Very High Sensitivity and relates to features on site with a Very High paleontological sensitivity therefore a heritage specialist, Jenna Lavin from CTS Heritage was appointed to conduct a Heritage Impact Assessment (Appendix B).

3.4. Terrestrial Biodiversity Impact Assessment

The development activities comprise the removal of indigenous vegetation, Endangered Overberg Dune Strandveld, and therefore the disturbance of associated ecosystems. Terrestrial Ecologist, Nick Helme, has been appointed to conduct a Botanical Impact Assessment (Appendix C).

3.5. Aquatic Biodiversity Impact Assessment

The proposed site has been assigned a Low Sensitivity. As mentioned before, no evidence of any watercourses was noted on site, and it is considered unlikely to be a considerable ecological constraint. Therefore, no specialist study is required.

3.6. Socio-Economic Assessment

The proposed development extent is situated adjacent to the upper middle class residential estate known as Romansbaai Beach and Fynbos Estate. The proposed development will serve as an extension of this estate once complete and will complement the surrounding land uses. It is important to note that a development of this nature does not require nearby employment opportunities as the residents buying into this type of development will either be of retirement age or have existing employment somewhere else.

Furthermore, it is expected that the development will generate numerous short-and-long term employment opportunities during both the construction and operational phase for skilled and unskilled labour.

Due consideration has been given to the potential socio-economic impact of the proposed residential development. It is PHS Consulting's professional opinion that all factors regarding socio-economic impacts have been taken into account. Therefore, as the proposed development is deemed to have a very low to insignificant socio-economic on the surrounding environment, a Socio-Economic Impact Assessment is thus not required.

3.7. Plant Species Assessment

The screening tool assigned a 'Very High' sensitivity rating to the cleared footprint. Given the nature of the development activity undertaken, Terrestrial Ecologist, Nick Helme, was appointed to conduct a Botanical Impact Assessment (Appendix C).

3.8. Animal Species Assessment

Jonathan Colville (Terrestrial Ecologist & Faunal Surveys) and Callan Cohen (Birding Africa) was appointed to conduct a Faunal Site Sensitivity Report, including a desktop study and a site visit to assess the site sensitivity and the possibility of suitable available habitat for the faunal SCC at the proposed project area (Appendix A).

Conclusion

The following Specialist Studies were undertaken (as per above) and are included herewith:

- Faunal Site Sensitivity Report (Appendix A).
- Heritage Impact Assessment (Appendix B).
- Botanical Impact Assessment (Appendix C)

Appendix

Appendix A – Basic Assessment Report, Appendix G2

Appendix B - Basic Assessment Report, Appendix G3

Appendix C - Basic Assessment Report, Appendix G1