sillitò

ENVIRONMENTAL CONSULTING

SITE SENSITIVITY VERIFICATION REPORT (SSVR) FOR THE PROPOSED DEVELOPMENT ON PORTION 4 OF FARM 560, YZERFONTEIN, WESTERN CAPE

Date: October 2026

SEC REFERENCE: 026 026

DEA&DP REF: 16/3/3/6/7/2/F5/31/2139/26

METHODOLOGY

In accordance with the Protocols (GN 320 of 20 March 2020), the Environmental Assessment Practitioner (EAP) is required to verify the environmental sensitivities identified by the National Web-Based Environmental Screening Tool and confirm the applicability and scope of specialist studies required for the environmental assessment process.

The Site Sensitivity Verification was undertaken through a combination of:

- Review of the National Web-Based Environmental Screening Tool Report (Appendix D);
- Desktop assessment of relevant spatial datasets, including biodiversity, agricultural, heritage and environmental planning layers;
- A site inspection undertaken by the Environmental Assessment Practitioner (EAP) on Friday, 13 March 2026, to verify the current land use, environmental sensitivities, existing site conditions and the receiving environment;
- A meeting held on site with the Applicant on Friday, 13 March 2026, to discuss the proposed development layout, environmental constraints and current site conditions;
- Review of available baseline information and site context;
- Consideration of the proposed development layout and associated infrastructure footprint; and
- Input from appointed specialists, where available at the time of compilation.

SITE VERIFICATION

A site verification inspection was undertaken by the Environmental Assessment Practitioner (EAP) on **Friday, 13 March 2026**, in accordance with the Procedures for the Assessment and Minimum Criteria for Reporting on Identified Environmental Themes (Government Notice No. 320 of 20 March 2020).

The purpose of the site inspection was to verify the current land use, vegetation condition, evidence of historical disturbance, surrounding land uses, environmentally sensitive features, existing infrastructure and the suitability of the proposed development footprint.

During the site inspection, a meeting was also held with the Applicant to discuss the proposed development layout, environmental constraints and current land use practices.

The site inspection confirmed that, although the National Web-Based Environmental Screening Tool appropriately identifies environmentally sensitive features across the broader property, these sensitivities are not uniformly distributed across the site. Previously disturbed areas, existing access routes and transformed land were observed, while environmentally sensitive vegetation and ecological features remain concentrated within identifiable habitat patches, ecological corridors and conservation areas.
The findings of the site inspection have been incorporated into the environmental sensitivity ratings and motivations presented throughout this report.

The verification process involved assessing whether the sensitivities identified by the Screening Tool are applicable to the actual development footprint, taking into account site-specific characteristics, surrounding land uses, and the nature and scale of the proposed development.

This Site Sensitivity Verification Report has been compiled by the Cand. EAP, Mr. Jonathan Lassen and reviewed by the Registered EAP, Mrs Chantel Muller, and forms part of the Scoping Phase documentation for the Scoping and Environmental Impact Reporting (S&EIR) process. The findings of this report must be read in conjunction with:

- The National Web-Based Environmental Screening Tool Report (Appendix D);

- Specialist compliance statements and assessments, where available; and
- The broader Scoping Report and supporting documentation.

The outcomes of this verification inform the identification of key environmental issues and the scope of specialist investigations to be undertaken during the EIA Phase.

PROJECT DESCRIPTION:

The proposed development is located on Portion 4 of Farm 560, Yzerfontein, within the jurisdiction of the Swartland Municipality in the Western Cape Province. The site is situated on the eastern edge of Yzerfontein and is characterised by a combination of natural vegetation, previously disturbed areas, and portions of transformed land. The surrounding area comprises residential development associated with the Yzerfontein urban area, as well as undeveloped natural areas forming part of the broader coastal and inland ecological landscape.

The Applicant proposes a phased mixed-use residential development on the property, incorporating a range of residential typologies, supporting infrastructure, and associated open space areas. The development concept includes the establishment of residential neighbourhoods, internal access roads, service infrastructure, and designated open space areas aimed at retaining environmentally sensitive features and maintaining ecological connectivity across the site.

The proposed mixed-use development will be implemented in phases over an anticipated period of approximately 30 years, in accordance with the development layout and phasing programme presented in the Scoping Report. The proposed development footprint has been informed by the available specialist assessments and incorporates designated open space areas, ecological corridors and proposed conservation areas to minimise impacts on environmentally sensitive features. The proposed layout and associated mitigation measures will be assessed further during the Environmental Impact Assessment Phase, with any necessary refinements considered in response to specialist findings and comments received from the relevant authorities and interested and affected parties.

Associated infrastructure required for the proposed development will include internal road networks, stormwater management systems, water supply and sewer reticulation, and electricity services, which will connect to existing municipal bulk infrastructure where available. Construction activities will include site clearance within approved development areas, earthworks, installation of services, and building construction.

The proposed development triggers listed activities in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, 2014 (as amended), and is therefore subject to an environmental authorisation process. Based on the nature and scale of the proposed development, a Scoping EIA process is being undertaken.

This Site Sensitivity Verification Report forms part of the application process and informs the identification and spatial delineation of environmental sensitivities, the refinement of the development footprint, and the scope of specialist investigations required to support the environmental assessment.

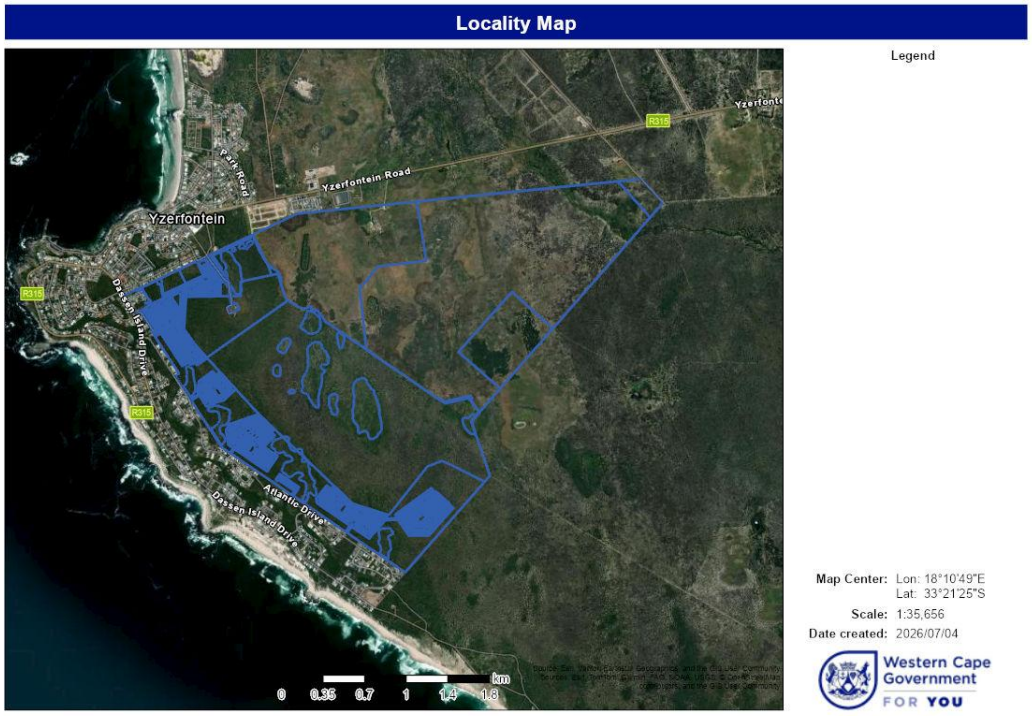

Figure 1: Locality Map & Proposed Development Area (Blue Outlines).

The proposed development triggers listed activities in terms of the Environmental Impact Assessment Regulations, 2014 (as amended), published under the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA), and therefore requires an application for Environmental Authorisation from the competent authority.

Sillito Environmental Consulting (Pty) Ltd (SEC) has been appointed as the independent Environmental Assessment Practitioner (EAP) to undertake the Scoping and Environmental Impact Reporting (S&EIR) process in terms of the 2014 EIA Regulations (as amended), with the objective of obtaining Environmental Authorisation for the proposed development.

In accordance with Regulation 21 and Appendix 2 of the EIA Regulations, the Scoping Phase must identify potential environmental issues and determine the scope of specialist studies required for the Environmental Impact Assessment (EIA) Phase. Furthermore, Regulation 16(1)(b)(v) of the EIA Regulations requires that a Screening Tool Report, generated from the National Web-Based Environmental Screening Tool, accompany any application for Environmental Authorisation.

The *Procedures for the Assessment and Minimum Criteria for Reporting on Identified Environmental Themes in Terms of Sections 24(5)(a) and (h) and 44 of NEMA* (Government Notice No. 320 of 20 March 2020) prescribe the requirements for undertaking site sensitivity verification and provide assessment protocols and minimum reporting standards for identified environmental themes.

These Procedures require that, prior to the commencement of specialist assessments, the current land use and environmental sensitivities identified by the National Screening Tool be verified through a site-specific assessment. The outcome of this verification must be recorded in the form of a Site Sensitivity Verification Report. This report has therefore been prepared in accordance with the above-mentioned Procedures and forms part of the Scoping Phase documentation for the S&EIR process.

2. Themes & Environmental Sensitivity Identified by Screening Tool

The table below summarises the environmental theme sensitivities identified for the site in the National Web-Based Environmental Screening Tool Report. The sensitivities indicated reflect the highest level of sensitivity recorded within the site boundary as generated by the Screening Tool and are subject to site-specific verification in accordance with the applicable Protocols.

Theme	Very High Sensitivity	High Sensitivity	Medium Sensitivity	Low Sensitivity	EAPs Opinion
Agriculture Theme		**X**			**Disagree**
Animal Species Theme		**X**			**Agree**
Aquatic Biodiversity Theme	**X**				**Disagree**
Archaeological & Cultural Heritage	**X**				**Disagree**
Civil Aviation Theme		**X**			**Disagree**
Defence Theme				**X**	**Disagree**
Paleontology Theme	**X**				**Disagree**
Plant Species Theme		**X**			**Agree**
Terrestrial Biodiversity Theme	**X**				**Agree**

Table 1: Environmental theme sensitivities identified by the National Web-Based Environmental Screening Tool (Appendix E).

Theme	DEA Sensitivity	EAP Position	Proposed Sensitivity	Motivation
Agriculture Theme	High	Disagree	Low	The DFFE Screening Tool assigns a High agricultural sensitivity based on regional agricultural potential datasets applied at a broad spatial scale. However, no site-specific agricultural specialist assessment has been undertaken for the proposed development. Based on the Environmental Assessment Practitioner's (EAP) site inspection undertaken on 13 March 2026, review of available spatial datasets, aerial imagery, and the current land use context, the site is characterised by a combination of natural vegetation, previously disturbed areas, and its proximity to the existing urban edge of Yzerfontein. The site is not currently utilised for agricultural purposes and does not exhibit characteristics associated with viable or high-value agricultural land. Furthermore, the surrounding land uses are predominantly residential and conservation/open space in nature, indicating that the site forms part of an expanding urban interface rather than an active agricultural landscape. On this basis, the agricultural sensitivity of the site is considered to be low, and the proposed development is not anticipated to result in the loss of productive agricultural land or agricultural resources.
Animal Species Theme	High	Agree	High	The DFFE Screening Tool assigns a High animal species sensitivity to the site, and the Animal Species Impact Assessment confirms that the broader Project Area of Influence (PAOI) is of high sensitivity overall, with the specialist stating that the site sensitivity verification and specialist assessment do not differ from the screening tool rating. The Animal Species specialist further states that the whole development area/PAOI as mapped has a high sensitivity. However, the specialist also makes it clear that the significance of impact is species- and habitat-specific, and that the proposed development will not result in the loss of any species or a change in their conservation status, with only *Gronovi's dwarf burrowskink* considered likely to be impacted, and even then with significant habitat retained in the no-go offset area . The report records that no SCC were confirmed during the site survey, although Bitis armata and *Scelotes gronovii* are likely to occur on site. The report also notes that the limestone habitat important for *Bitis armata* will fall within the offset and open space areas rather than the development footprint.

				The Terrestrial Biodiversity Assessment similarly confirms that the very high sensitivity areas, and some of the high and medium sensitivity areas, fall outside the development footprints and within the proposed conservation/offset area, while the impacted areas are mostly medium sensitivity with smaller areas of high sensitivity. It further confirms that the proposed open space corridors will maintain ecological connectivity, including the broader north-south corridor. Accordingly, the High sensitivity classification identified by the Screening Tool is retained, consistent with the findings of the Animal Species Impact Assessment. The proposed development layout incorporates avoidance measures, ecological corridors and proposed conservation areas aimed at minimising impacts on sensitive faunal habitats. Notwithstanding these measures, potential impacts associated with habitat loss, fragmentation and disruption of ecological connectivity remain relevant and will be assessed further during the Environmental Impact Assessment Phase.
Aquatic Biodiversity Theme	Very High	Disagree	Medium	The National Web-Based Environmental Screening Tool assigns a Very High aquatic biodiversity sensitivity to the broader property based on precautionary regional datasets. A site inspection undertaken on 13 March 2026, together with the available specialist investigations, confirmed that no wetlands, Freshwater Ecosystem Priority Areas (FEPAs) or significant aquatic habitat occur within the proposed development footprint. The terrestrial biodiversity specialist similarly confirmed that the development footprint does not contain aquatic Critical Biodiversity Areas or Ecological Support Areas associated with freshwater ecosystems. The elevated screening sensitivity is therefore considered to relate primarily to broader catchment processes and isolated drainage features rather than widespread aquatic habitat across the site. Potential indirect impacts associated with stormwater runoff, erosion and sedimentation will nevertheless be assessed during the Environmental Impact Assessment and managed through appropriate engineering design and mitigation measures. Accordingly, the Environmental Assessment Practitioner disputes the screening tool sensitivity insofar as it applies to the proposed development footprint. While localised drainage features remain environmentally sensitive and should continue to be managed as Very High sensitivity areas where encountered, the overall developable footprint is more appropriately assigned a Medium aquatic biodiversity sensitivity.

Archaeological & Cultural Heritage	Very High	Disagree	Low	The DFFE Screening Tool assigns a Very High sensitivity to archaeological and cultural heritage resources at a regional scale, largely due to the known presence of heritage resources along the West Coast and the underlying paleontologically sensitive geology. However, the site-specific findings of the Heritage Impact Assessment (HIA) do not support this rating for the proposed development footprint. The HIA confirms that a comprehensive field survey of the site identified only limited occurrences of Middle and Later Stone Age artefacts, all of which were assessed as having no significant scientific or cultural value and are not conservation-worthy. Furthermore, the assessment explicitly states that no heritage resources of significance were identified within the development area. Although the broader area is known to contain archaeological resources, particularly closer to the coastline, the site itself is located approximately 600 m inland and outside of the high-density coastal buffer (typically within 500 m of the shoreline), where shell middens and significant archaeological deposits are more commonly found. This spatial context significantly reduces the likelihood of encountering heritage resources of high significance within the development footprint. The HIA concludes that no negative impact on significant archaeological heritage is anticipated, and no mitigation measures (beyond standard chance-find procedures) are required. This position is further supported by Heritage Western Cape's acceptance of the HIA findings and confirmation that the requirements of Section 38(3) of the NHRA have been met, with no further heritage studies required. While there remains a low possibility of encountering buried archaeological material or human remains during excavation, this risk is appropriately managed through the implementation of a Chance Finds Procedure, which is standard practice and does not elevate the overall sensitivity of the site. Accordingly, the Low sensitivity rating is justified at a site-specific level, as the available specialist evidence demonstrates that heritage resources within the development footprint are limited, of low significance, and unlikely to be impacted in a meaningful way.
Civil Aviation Theme	High	Disagree	Negligible	

				The Screening Tool assigns a High sensitivity due to the site falling within mapped civil aviation spatial datasets. These datasets are precautionary and broadly applied. The proposed development consists of low-rise residential and associated infrastructure and does not include tall structures, lighting, emissions, or infrastructure that would interfere with aviation operations, radar systems, or flight paths. Based on the nature and scale of the development, no impact on civil aviation is anticipated.
Defence Theme	Low	Disagree	Negligible	The Screening Tool assigns a Low sensitivity based on regional defence-related spatial datasets. No defence infrastructure or restricted areas occur on or near the site. The proposed residential development will not conflict with defence operations, and no impacts are anticipated.
Palaeontology Theme	Very High	Disagree	Medium	The DFFE Screening Tool assigns a Very High palaeontological sensitivity to the site based on the regional geological context, particularly the presence of the Langebaan Formation, which is known to contain fossil material of high scientific value. While this regional classification is acknowledged, the site-specific findings of the Palaeontological Impact Assessment (PIA) indicate that a Medium sensitivity rating is more appropriate for the proposed development footprint. The PIA confirms that the site is underlain by calcreted aeolianites of the Langebaan Formation (Very High sensitivity) overlain by a thin mantle of Springfontyn Formation coversands (Low sensitivity) . Although the Langebaan Formation is recognised as highly sensitive due to the potential presence of scientifically significant fossil material, the actual occurrence of fossils within the development area is described as generally sparse and unevenly distributed, with fossils typically being sporadic and only locally concentrated. Importantly, the assessment highlights that: • The Springfontyn Formation coversands, which form the uppermost layer across much of the site, have an overall low palaeontological sensitivity due to the scarcity of fossil material. • Fossil occurrences within both formations are unpredictable and generally only identified during excavation, with no confirmed high-density or significant fossil localities recorded within the specific development footprint. • The probability of encountering fossils is considered “probable” at a broad scale, but this is largely a function of the large development footprint rather than site-specific concentrations.

				The PIA further concludes that, while the underlying geology warrants caution, the anticipated impact significance (without mitigation) is Medium, and remains Medium (but positive) with mitigation measures in place, including the implementation of a Fossil Finds Procedure (FFP) and targeted monitoring during earthworks. Crucially, the study emphasises that fossil material is a subsurface resource that is only exposed during excavation, and that impacts can be effectively managed through standard mitigation measures, rather than requiring avoidance or resulting in fatal flaws to development. Accordingly, while the Very High sensitivity rating is appropriate at a regional geological scale, it overstates the site-specific risk and impact. Based on the specialist findings, the development area is more accurately classified as having Medium palaeontological sensitivity, reflecting: • The generally low to moderate fossil abundance, • The absence of known significant fossil sites within the footprint, and • The effectiveness of standard mitigation measures in managing potential impacts.
Plant Species Theme	High	Agree	High (localised)	The DFFE Screening Tool assigns a High sensitivity rating to the Plant Species Theme, which is supported by the findings of the Terrestrial Biodiversity and botanical assessments. The project area is located within the Fynbos Biome, specifically within Strandveld vegetation types, which are known to support a diversity of plant species, including Species of Conservation Concern (SCC). The botanical and ecological assessments confirm that the site contains multiple threatened vegetation types, including Saldanha Limestone Strandveld (Critically Endangered), Saldanha Flats Strandveld (Endangered) and Langebaan Dune Strandveld (Endangered). These vegetation types are inherently associated with a higher likelihood of supporting SCC and contribute to the elevated sensitivity assigned at a landscape scale. In addition, the likelihood assessment identifies several plant SCC with a high probability of occurrence, particularly associated with limestone and granite outcrops, which provide important microhabitats for range-restricted and threatened species. These areas represent ecologically important habitat features and are typically more sensitive than the surrounding matrix vegetation.

				However, the sensitivity is not uniform across the entire site. The terrestrial assessment indicates that: • Portions of the site have been historically disturbed, reducing ecological integrity and plant species richness in these areas (as illustrated in the disturbance mapping and site condition analysis). • The development layout has incorporated avoidance measures, including the retention of open space areas and ecological corridors, specifically to exclude the most sensitive habitats such as outcrops and key vegetation patches. • High sensitivity plant habitats are therefore confined to specific, localised areas, rather than being representative of the entire development footprint. Furthermore, the Site Ecological Importance (SEI) assessment framework highlights that sensitivity is a function of conservation importance, functional integrity and receptor resilience, and that disturbed or transformed areas exhibit lower functional integrity and resilience, thereby reducing their effective sensitivity relative to intact habitats. Accordingly, while the High sensitivity classification is appropriate at a broader site and ecosystem level, it is more accurately described as High (localised) at a site-specific scale. This reflects: • The presence of threatened vegetation types and potential SCC, • The concentration of sensitive plant habitats in specific features (e.g. outcrops and intact vegetation patches), and • The presence of disturbed areas and mitigation-driven layout design, which reduce the overall footprint of impact on high sensitivity plant communities.
Terrestrial Biodiversity Theme	Very High	Agree	Very High (localised)	The DFFE Screening Tool assigns a Very High sensitivity rating to the Terrestrial Biodiversity Theme, which is supported and confirmed by the findings of the Terrestrial Biodiversity Impact Assessment . The specialist assessment explicitly states that the site falls within an area of Very High terrestrial biodiversity sensitivity, thereby justifying agreement with the screening tool classification. The study area supports multiple threatened ecosystems, including: • Saldanha Limestone Strandveld (Critically Endangered) • Saldanha Granite Strandveld (Critically Endangered) • Saldanha Flats Strandveld (Endangered)

				• Langebaan Dune Strandveld (Endangered) These vegetation types are associated with high conservation value, particularly the Saldanha Limestone Strandveld, which is considered to have Very High ecological importance in pristine condition due to its rarity, restricted distribution, and association with Species of Conservation Concern (SCC). The presence of SCC and unique habitat features such as limestone outcrops and transitional zones further elevates the biodiversity significance of the site. In addition, the site forms part of a broader ecological network and is mapped within Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs), which are required to maintain biodiversity targets and ecological processes at a landscape scale. These areas are intended to remain in a natural or near-natural state, reinforcing the Very High sensitivity classification. The assessment also highlights the importance of: • Ecological corridors and connectivity, including the proposed north–south corridor, • The role of the site in maintaining landscape-scale ecological processes, and • The contribution of the site to regional conservation targets and offset strategies. However, the sensitivity is not uniform across the entire site. The specialist mapping and Site Ecological Importance (SEI) assessment indicate that: • Very High sensitivity areas are confined to specific habitat units, particularly intact limestone strandveld and key ecological features. • Portions of the site are classified as medium to high sensitivity, including areas that have been historically disturbed or transformed (e.g. past agriculture and invasive species presence). • The proposed development layout has been designed to avoid Very High sensitivity areas, with these areas incorporated into conservation and offset zones. • Development is largely restricted to medium sensitivity areas, with higher sensitivity areas retained to maintain ecological functioning and connectivity. Furthermore, the specialist assessment confirms that the proposed development will result in the loss of terrestrial biodiversity within the development footprint, including areas of ecological significance. The proposed development layout

				incorporates avoidance measures, ecological corridors and conservation areas aimed at minimising impacts on sensitive habitats and maintaining ecological connectivity. Notwithstanding these measures, residual impacts on threatened vegetation types and Critical Biodiversity Areas are anticipated. A biodiversity offset strategy is therefore being considered to address residual impacts that cannot reasonably be avoided or mitigated. The suitability, adequacy and implementation requirements of the proposed offset measures remain subject to further assessment and consultation with the relevant authorities during the Environmental Impact Assessment Phase. Accordingly, the Very High sensitivity rating is appropriate at a landscape and ecosystem level, given the presence of threatened ecosystems, CBAs, ecological corridors, and SCC. However, at a site-specific scale, the sensitivity is more accurately described as Very High (localised), as the most sensitive features are spatially restricted and are being actively avoided and conserved within the development design.

3. Specialist Studies Identified by the Screening Tool

In accordance with the National Web-Based Environmental Screening Tool Report (Appendix D), the following specialist studies were identified as potentially applicable to the proposed development based on the environmental theme sensitivities recorded for the site:

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

In terms of the Procedures for the Assessment and Minimum Criteria for Reporting on Identified Environmental Themes (GN 320 of 20 March 2020), these specialist studies must be considered during the Scoping Phase and either confirmed as required or motivated for exclusion based on site-specific verification.

Based on the National Web-Based Environmental Screening Tool Report, the site inspection undertaken on 13 March 2026, and the site sensitivity verification undertaken by the Environmental Assessment Practitioner, the applicability of the identified specialist studies has been reviewed.

Terrestrial Biodiversity, inclusive of plant and animal species components, has been identified as a key theme and has been assessed through the relevant specialist studies. The findings confirm that the site contains areas of varying ecological sensitivity, including medium, high and very high sensitivity areas, which have informed the development layout and avoidance measures.

Aquatic Biodiversity has been considered as part of the specialist assessment process. No significant freshwater features were identified within the development footprint based on available specialist input; however, potential indirect impacts (e.g. stormwater runoff and sedimentation) remain relevant and will be addressed through design and mitigation measures. A standalone Hydrology Assessment is therefore not considered necessary at this stage.

Archaeological and Cultural Heritage and Paleontological themes have been assessed in accordance with the applicable protocols. The findings indicate that no significant heritage resources were identified within the development footprint, and that palaeontological sensitivity, while regionally high, can be appropriately managed through standard mitigation measures.

A Landscape / Visual Impact Assessment has been undertaken to assess the potential visual implications of the proposed development, and a Socio-Economic Assessment has been completed to inform the broader assessment of impacts and benefits associated with the development.

Based on the nature and scale of the proposed development, and the outcomes of the site sensitivity verification, standalone specialist assessments relating to Civil Aviation and Defence themes are not considered necessary at this stage, as no significant constraints have been identified.

Should further investigation or authority comment indicate otherwise, additional specialist input will be incorporated into the Environmental Impact Assessment Phase, where required.

The confirmed scope of specialist investigations will be detailed further within the Plan of Study for Environmental Impact Assessment.

4. Motivation by the EAP Regarding Specialist Assessments Identified in the Screening Tool Report

In accordance with the Procedures for the Assessment and Minimum Criteria for Reporting on Identified Environmental Themes (GN 320 of 20 March 2020), the Environmental Assessment Practitioner (EAP) is required to consider the specialist studies identified by the National Web-Based Environmental Screening Tool and confirm whether such studies are applicable to the proposed development. Where a specialist study is not proposed, a reasoned motivation must be provided.

a) The following specialist studies, as identified by the Screening Tool Report, have been undertaken and are included as part of the environmental assessment process:

- Terrestrial Biodiversity Impact Assessment (inclusive of plant and animal species components)
- Botanical Impact Assessment
- Animal Species Impact Assessment
- Archaeological and Cultural Heritage Impact Assessment
- Paleontological Impact Assessment (Desktop Study)
- Landscape / Visual Impact Assessment
- Socio-Economic Assessment
- Traffic Impact Assessment

These specialist studies are considered sufficient to inform the verification of site sensitivities and the identification of environmental constraints associated with the proposed development.

b) The following specialist studies identified by the Screening Tool are not considered necessary as standalone assessments at this stage:

- Hydrology Assessment

A standalone Hydrology Assessment is not considered necessary at the Scoping stage, based on the available aquatic specialist input, which included the identification and delineation of aquatic features relevant to the proposed development. No significant freshwater features have been identified within the proposed development footprint. Potential indirect impacts associated with stormwater runoff, erosion and sedimentation will nevertheless be considered further during the Environmental Impact Assessment Phase and addressed through appropriate engineering design and mitigation measures. Should further specialist findings or authority consultation indicate that additional hydrological investigation is required, the necessary assessment will be undertaken during the EIA Phase.

Should additional information arise during public participation, authority consultation, or specialist investigation indicating that further specialist input is required, such studies will be incorporated into the Environmental Impact Assessment Phase, where necessary.

5. Conclusion

The Site Sensitivity Verification undertaken for Portion 4 of Farm 560, Yzerfontein confirms that, while the National Web-Based Environmental Screening Tool identifies areas of Very High environmental sensitivity within the broader site, these sensitivities are not uniformly distributed across the property.

Site-specific verification, supported by a site inspection undertaken on 13 March 2026 and the available specialist assessments, confirms that areas of elevated sensitivity are primarily associated with identifiable environmental features, including Critical Biodiversity Areas, threatened vegetation types, ecological corridors, and other sensitive terrestrial features. These areas are spatially discrete and have been clearly delineated through the specialist studies.

The verification process further confirms that portions of the site comprise areas of medium sensitivity, with some disturbed or transformed areas of lower sensitivity, which are considered suitable for development. The proposed development layout has been informed by the specialist findings and has been designed to avoid areas of Very High sensitivity, with these areas incorporated into an open space and conservation network to maintain ecological functioning and connectivity.

Based on the findings of this report and the available specialist input, it is concluded that the proposed development is not precluded by the identified environmental sensitivities, and that a developable footprint can be defined in a manner that avoids and minimises impacts on sensitive environmental features.

The outcomes of this Site Sensitivity Verification, informed through desktop assessment, specialist investigations and a site inspection undertaken on 13 March 2026, have informed the refinement of the development layout, identification of environmental constraints and the scope of specialist investigations undertaken. These findings will be carried forward into the Environmental Impact Assessment Phase, where impacts will be assessed in detail and appropriate mitigation measures finalised.

Author of Site Verification Report:	Report Reviewer:
Jonathan Lassen Mid-Level Environmental Consultant Adv Dip. Marine Sciences	Chantel Müller *Senior Environmental Consultant* *MPhil Environmental Management*