

**SCREENING REPORT FOR AN ENVIRONMENTAL AUTHORIZATION OR  
FOR A PART TWO AMENDMENT OF AN ENVIRONMENTAL AUTHORISATION  
AS REQUIRED BY THE 2014 EIA REGULATIONS – PROPOSED SITE  
ENVIRONMENTAL SENSITIVITY**

**EIA Reference number:** (DEA&DP Ref: 16/3/3/6/7/1/D1/17/0195/19)

**Project name:** Proposed Construction of the 7 Oaks Retirement Village on Erf 103, 104 and a Portion of Rotterdam Street, Wittedrift, Bitou Local Municipality, Western Cape.

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**Applicant:** The Home Market NPC.

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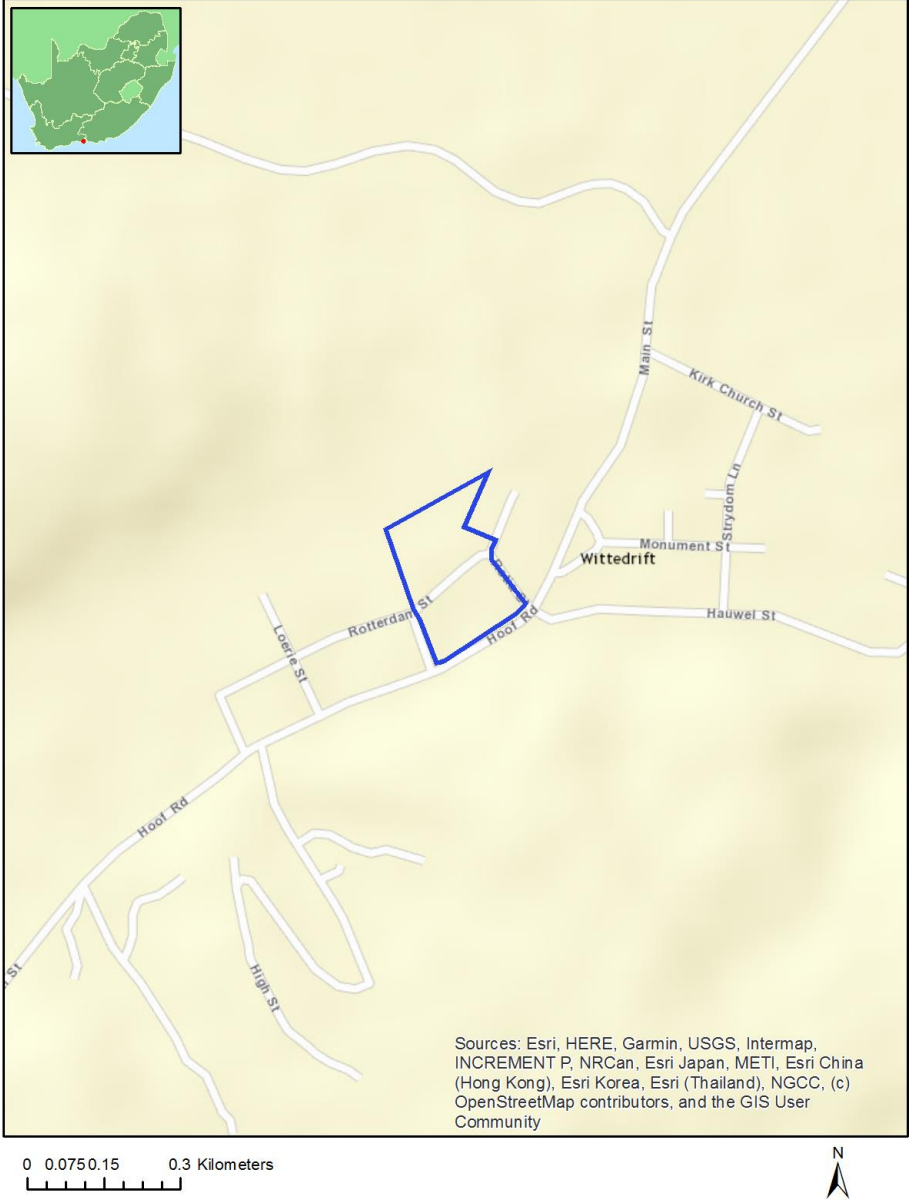
# Table of Contents

- Proposed Project Location ..... 3
  - Orientation map 1: General location ..... 3
- Map of proposed site and relevant area(s) ..... 4
  - Cadastral details of the proposed site ..... 4
  - Wind and Solar developments with an approved Environmental Authorisation or applications under consideration within 30 km of the proposed area ..... 4
  - Environmental Management Frameworks relevant to the application ..... 4
- Environmental screening results and assessment outcomes ..... 5
  - Relevant development incentives, restrictions, exclusions or prohibitions ..... 5
- Map indicating proposed development footprint within applicable development incentive, restriction, exclusion or prohibition zones ..... 6
  - Proposed Development Area Environmental Sensitivity ..... 6
  - Specialist assessments identified ..... 7
- Results of the environmental sensitivity of the proposed area ..... 9
  - MAP OF RELATIVE AGRICULTURE THEME SENSITIVITY ..... 9
  - MAP OF RELATIVE ANIMAL SPECIES THEME SENSITIVITY ..... 10
  - MAP OF RELATIVE AQUATIC BIODIVERSITY THEME SENSITIVITY ..... 11
  - MAP OF RELATIVE ARCHAEOLOGICAL AND CULTURAL HERITAGE THEME SENSITIVITY ..... 12
  - MAP OF RELATIVE CIVIL AVIATION THEME SENSITIVITY ..... 13
  - MAP OF RELATIVE PALEONTOLOGY THEME SENSITIVITY ..... 14
  - MAP OF RELATIVE PLANT SPECIES THEME SENSITIVITY ..... 15
  - MAP OF RELATIVE DEFENCE THEME SENSITIVITY ..... 16
  - MAP OF RELATIVE TERRESTRIAL BIODIVERSITY THEME SENSITIVITY ..... 17

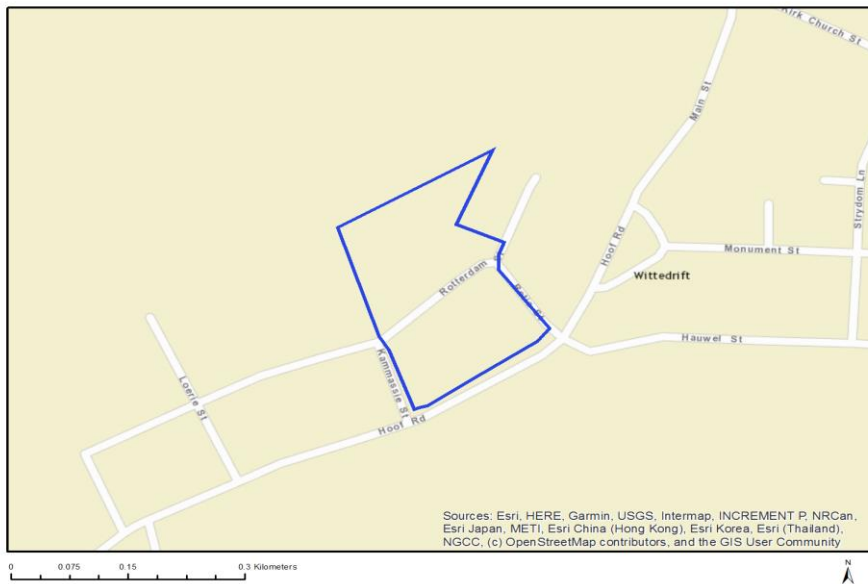
# Proposed Project Location

## Orientation map 1: General location

**General Orientation: Proposed Construction of the 7 Oaks Retirement Village on Erf 103, 104 and a Portion of Rotterdam Street, Wittedrift, Bitou Local Municipality, Western Cape.**



## Map of proposed site and relevant area(s)



## Cadastral details of the proposed site

Property details:

| No | Farm Name  | Farm/ Erf No | Portion | Latitude    | Longitude    | Property Type |
|----|------------|--------------|---------|-------------|--------------|---------------|
| 1  | WITTEDRIFT | 104          | 0       | 34°0'33.43S | 23°20'1.14E  | Erven         |
| 2  | WITTEDRIFT | 245          | 0       | 34°0'29.97S | 23°19'53.08E | Erven         |
| 3  | WITTEDRIFT | 103          | 0       | 34°0'29.88S | 23°19'59.1E  | Erven         |
| 4  | WITTEDRIFT | 101          | 0       | 34°0'28.81S | 23°20'1.97E  | Erven         |

Development footprint<sup>1</sup> vertices:  
No development footprint(s) specified.

## Wind and Solar developments with an approved Environmental Authorisation or applications under consideration within 30 km of the proposed area

No nearby wind or solar developments found.

## Environmental Management Frameworks relevant to the application

No intersections with EMF areas found.

<sup>1</sup> "development footprint", means the area within the site on which the development will take place and includes all ancillary developments for example roads, power lines, boundary walls, paving etc. which require vegetation clearance or which will be disturbed and for which the application has been submitted.

## Environmental screening results and assessment outcomes

The following sections contain a summary of any development incentives, restrictions, exclusions or prohibitions that apply to the proposed development site as well as the most environmental sensitive features on the site based on the site sensitivity screening results for the application classification that was selected. The application classification selected for this report is:

Any activities within or close to a watercourse | Any activities within or close to a watercourse.

### Relevant development incentives, restrictions, exclusions or prohibitions

The following development incentives, restrictions, exclusions or prohibitions and their implications that apply to this site are indicated below.

| <b>Incentive, restriction or prohibition</b> | <b>Implication</b>  |
|--|---|
| South African Conservation Areas             | <a href="https://screening.environment.gov.za/ScreeningDownloads/DevelopmentZones/SACAD_IR_2019_Q4_01_Metadata.pdf">https://screening.environment.gov.za/ScreeningDownloads/DevelopmentZones/SACAD_IR_2019_Q4_01_Metadata.pdf</a> |

## Map indicating proposed development footprint within applicable development incentive, restriction, exclusion or prohibition zones

**Project Location: Proposed Construction of the 7 Oaks Retirement Village on Erf 103, 104 and a Portion of Rotterdam Street, Wittedrift, Bitou Local Municipality, Western Cape.**



### Proposed Development Area Environmental Sensitivity

The following summary of the development site environmental sensitivities is identified. Only the highest environmental sensitivity is indicated. The footprint environmental sensitivities for the proposed development footprint as identified, are indicative only and must be verified on site by a suitably qualified person before the specialist assessments identified below can be confirmed.

| Theme | Very High | High | Medium | Low |
|-------|-----------|------|--------|-----|
|-------|-----------|------|--------|-----|

|  | sensitivity | sensitivity | sensitivity | sensitivity |
|--|-------------|-------------|-------------|-------------|
| Agriculture Theme                          |             | X           |             |             |
| Animal Species Theme                       |             |             | X           |             |
| Aquatic Biodiversity Theme                 | X           |             |             |             |
| Archaeological and Cultural Heritage Theme |             | X           |             |             |
| Civil Aviation Theme                       |             | X           |             |             |
| Paleontology Theme                         |             | X           |             |             |
| Plant Species Theme                        |             |             | X           |             |
| Defence Theme                              |             |             |             | X           |
| Terrestrial Biodiversity Theme             | X           |             |             |             |

### Specialist assessments identified

Based on the selected classification, and the environmental sensitivities of the proposed development footprint, the following list of specialist assessments have been identified for inclusion in the assessment report. It is the responsibility of the EAP to confirm this list and to motivate in the assessment report, the reason for not including any of the identified specialist study including the provision of photographic evidence of the site situation.

| N<br>o | Specialist assessment                                  | Assessment Protocol   |
|--------|--|---|
| 1      | Landscape/Visual Impact Assessment                     | <a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/DraftGazetted_General_Requirement_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/DraftGazetted_General_Requirement_Assessment_Protocols.pdf</a>           |
| 2      | Archaeological and Cultural Heritage Impact Assessment | <a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/DraftGazetted_General_Requirement_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/DraftGazetted_General_Requirement_Assessment_Protocols.pdf</a>           |
| 3      | Palaeontology Impact Assessment                        | <a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/DraftGazetted_General_Requirement_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/DraftGazetted_General_Requirement_Assessment_Protocols.pdf</a>           |
| 4      | Terrestrial Biodiversity Impact Assessment             | <a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/DraftGazetted_Terrestrial_Biodiversity_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/DraftGazetted_Terrestrial_Biodiversity_Assessment_Protocols.pdf</a> |
| 5      | Aquatic Biodiversity Impact Assessment                 | <a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/DraftGazetted_Aquatic_Biodiversity_Assessment.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/DraftGazetted_Aquatic_Biodiversity_Assessment.pdf</a>                             |
| 6      | Hydrology  | <a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/DraftGazetted_General_Requirement_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/DraftGazetted_General_Requirement_Assessment_Protocols.pdf</a>           |

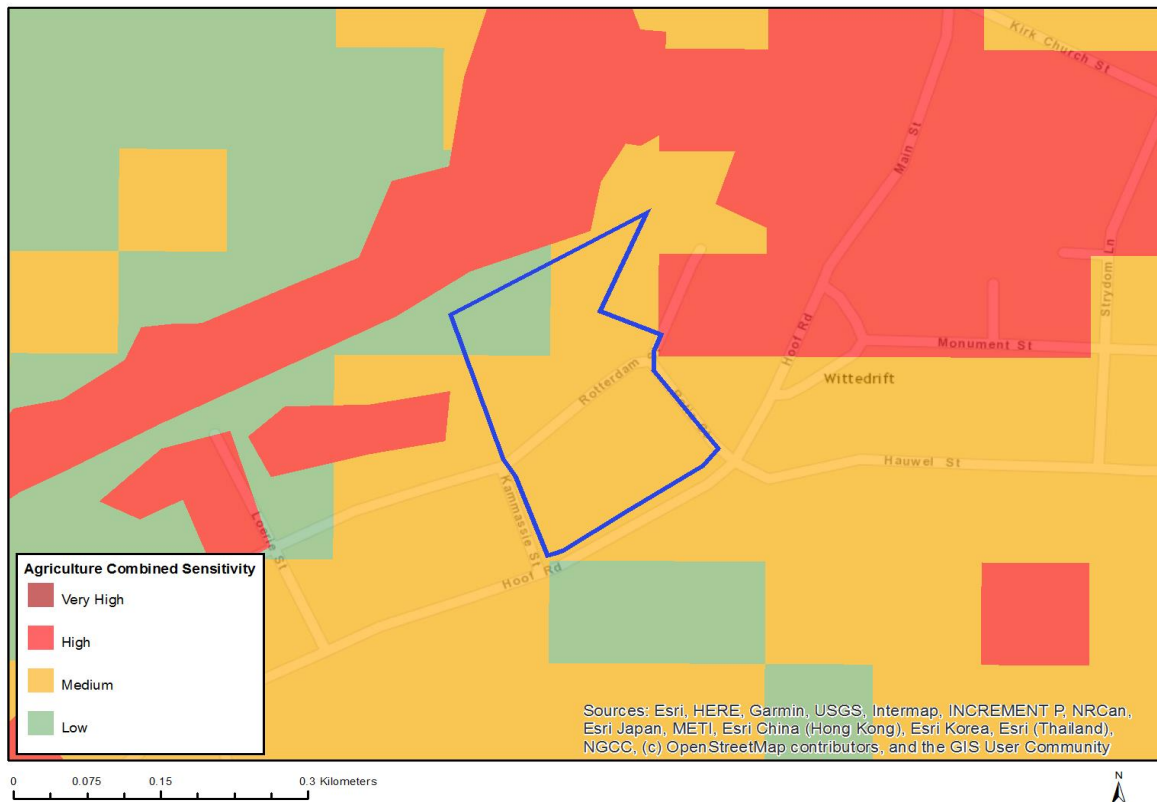
|   |                           |   |
|---|---------------------------|---|
|   | Assessment                |   |
| 7 | Socio-Economic Assessment | <a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/DraftGazetted_General_Requirement_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/DraftGazetted_General_Requirement_Assessment_Protocols.pdf</a> |
| 8 | Plant Species Assessment  | <a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/DraftGazetted_General_Requirement_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/DraftGazetted_General_Requirement_Assessment_Protocols.pdf</a> |
| 9 | Animal Species Assessment | <a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/DraftGazetted_General_Requirement_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/DraftGazetted_General_Requirement_Assessment_Protocols.pdf</a> |



## Results of the environmental sensitivity of the proposed area.

The following section represents the results of the screening for environmental sensitivity of the proposed site for relevant environmental themes associated with the project classification. It is the duty of the EAP to ensure that the environmental themes provided by the screening tool are comprehensive and complete for the project. Refer to the disclaimer.

### MAP OF RELATIVE AGRICULTURE THEME SENSITIVITY

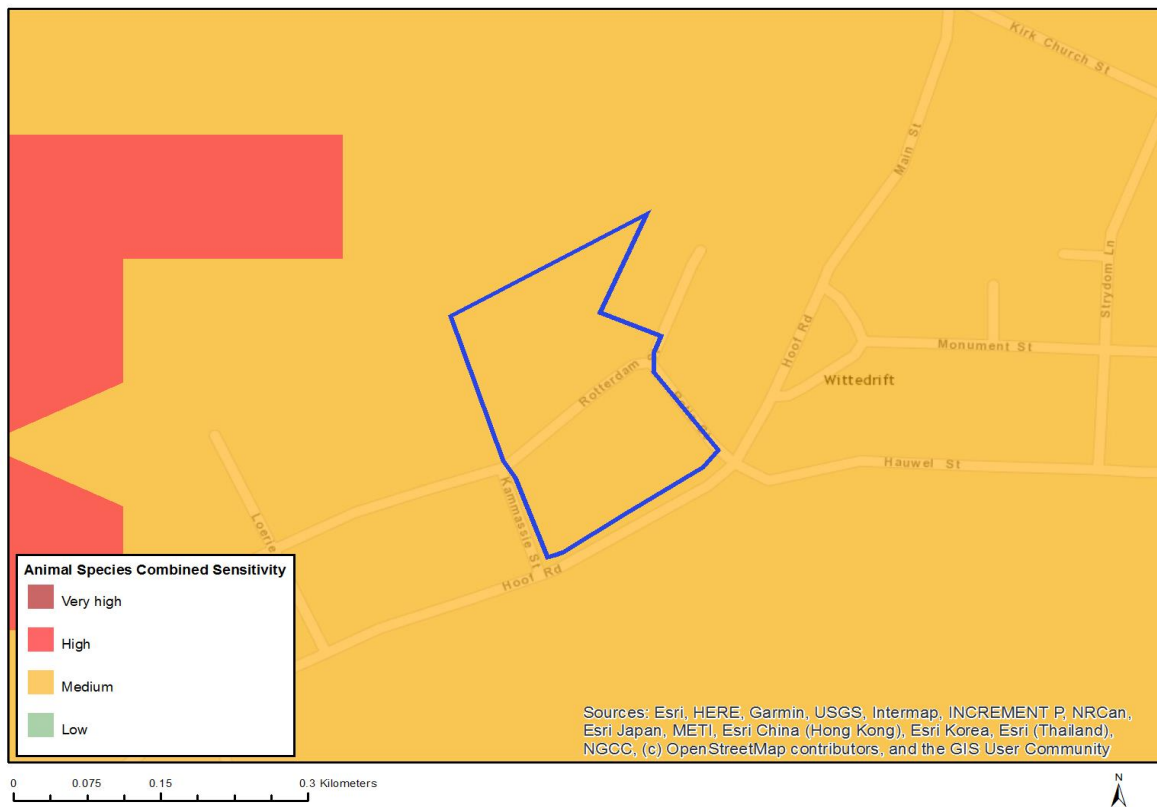


| Very High sensitivity | High sensitivity | Medium sensitivity | Low sensitivity |
|-----------------------|------------------|--------------------|-----------------|
|                       | X                |                    |                 |

#### Sensitivity Features:

| Sensitivity | Feature(s)  |
|-------------|---|
| High        | Land capability;09. Moderate-High/10. Moderate-High                                 |
| Low         | Land capability;01. Very low/02. Very low/03. Low-Very low/04. Low-Very low/05. Low |
| Medium      | Land capability;06. Low-Moderate/07. Low-Moderate/08. Moderate                      |

## MAP OF RELATIVE ANIMAL SPECIES THEME SENSITIVITY

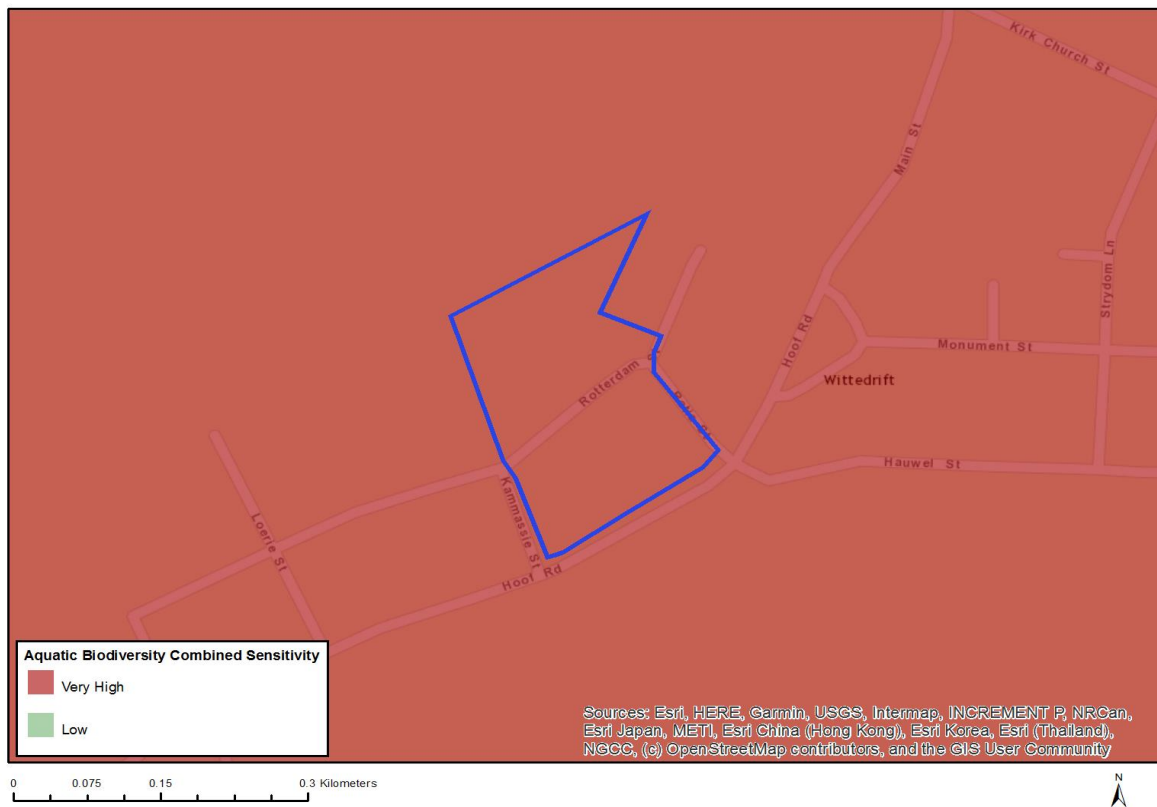


| Very High sensitivity | High sensitivity | Medium sensitivity | Low sensitivity |
|-----------------------|------------------|--------------------|-----------------|
|                       |                  | X                  |                 |

### Sensitivity Features:

| Sensitivity | Feature(s)                         |
|-------------|------------------------------------|
| Medium      | Amphibia-Afrixalus knysnae         |
| Medium      | Insecta-Aloeides pallida junio     |
| Medium      | Mammalia-Philantomba monticola     |
| Medium      | Reptilia-Tetradactylus fitzsimonsi |
| Medium      | Sensitive species 1                |
| Medium      | Insecta-Aloeides thyra orientis    |
| Medium      | Sensitive species 6                |

## MAP OF RELATIVE AQUATIC BIODIVERSITY THEME SENSITIVITY

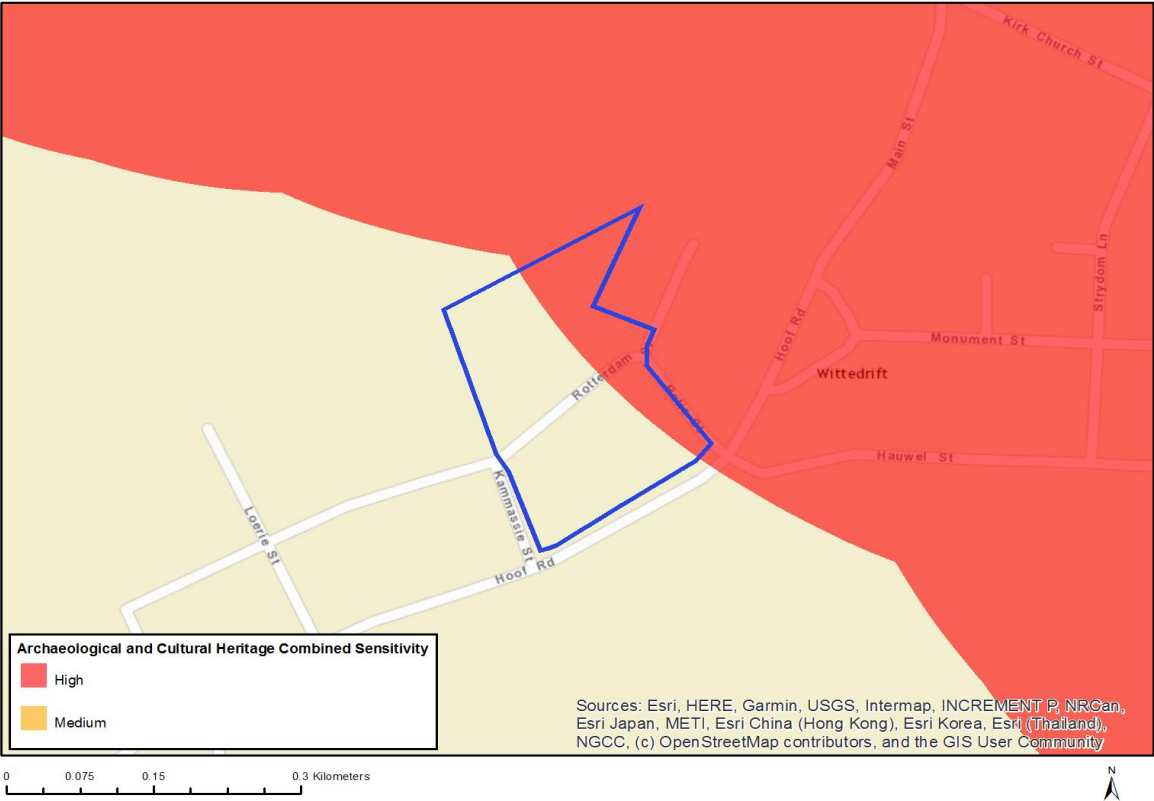


| Very High sensitivity | High sensitivity | Medium sensitivity | Low sensitivity |
|-----------------------|------------------|--------------------|-----------------|
| X                     |                  |                    |                 |

### Sensitivity Features:

| Sensitivity | Feature(s)  |
|-------------|---|
| Very High   | Freshwater ecosystem priority area quinary catchments |

# MAP OF RELATIVE ARCHAEOLOGICAL AND CULTURAL HERITAGE THEME SENSITIVITY

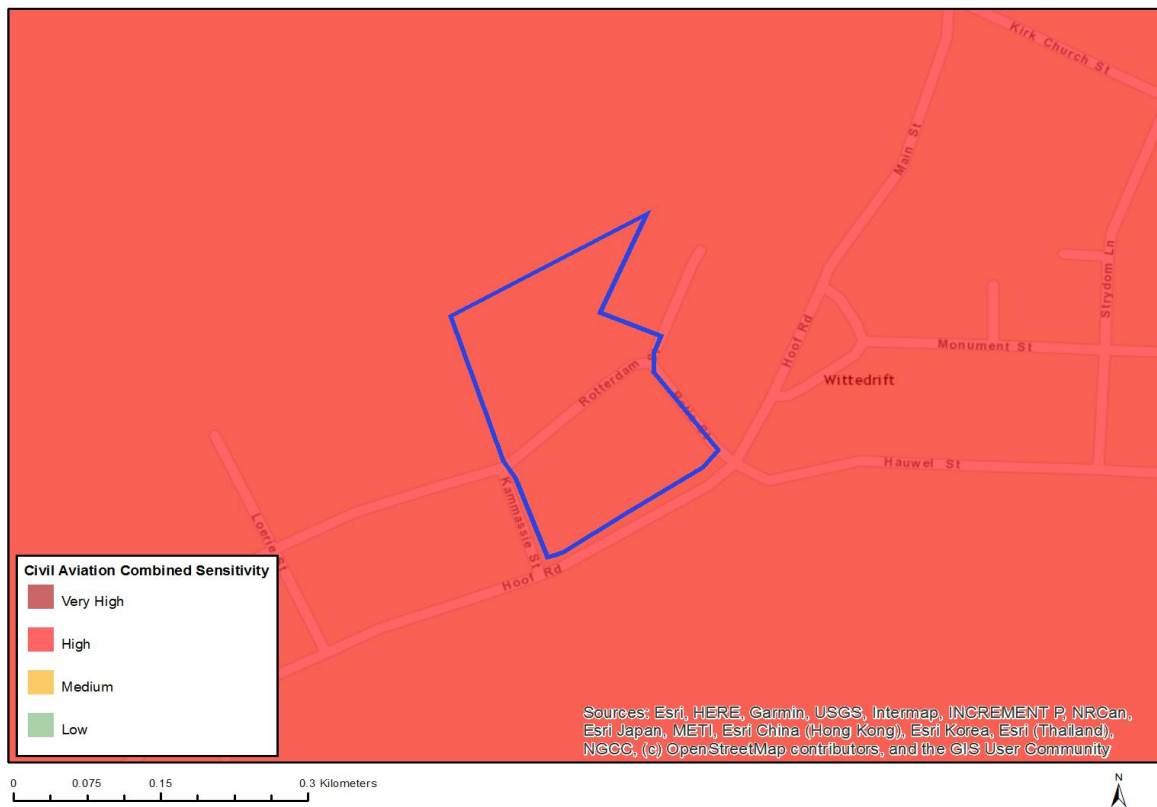


| Very High sensitivity | High sensitivity | Medium sensitivity | Low sensitivity |
|-----------------------|------------------|--------------------|-----------------|
|                       | X                |                    |                 |

**Sensitivity Features:**

| Sensitivity | Feature(s)                           |
|-------------|--------------------------------------|
| High        | Within 500 m of an important wetland |

## MAP OF RELATIVE CIVIL AVIATION THEME SENSITIVITY

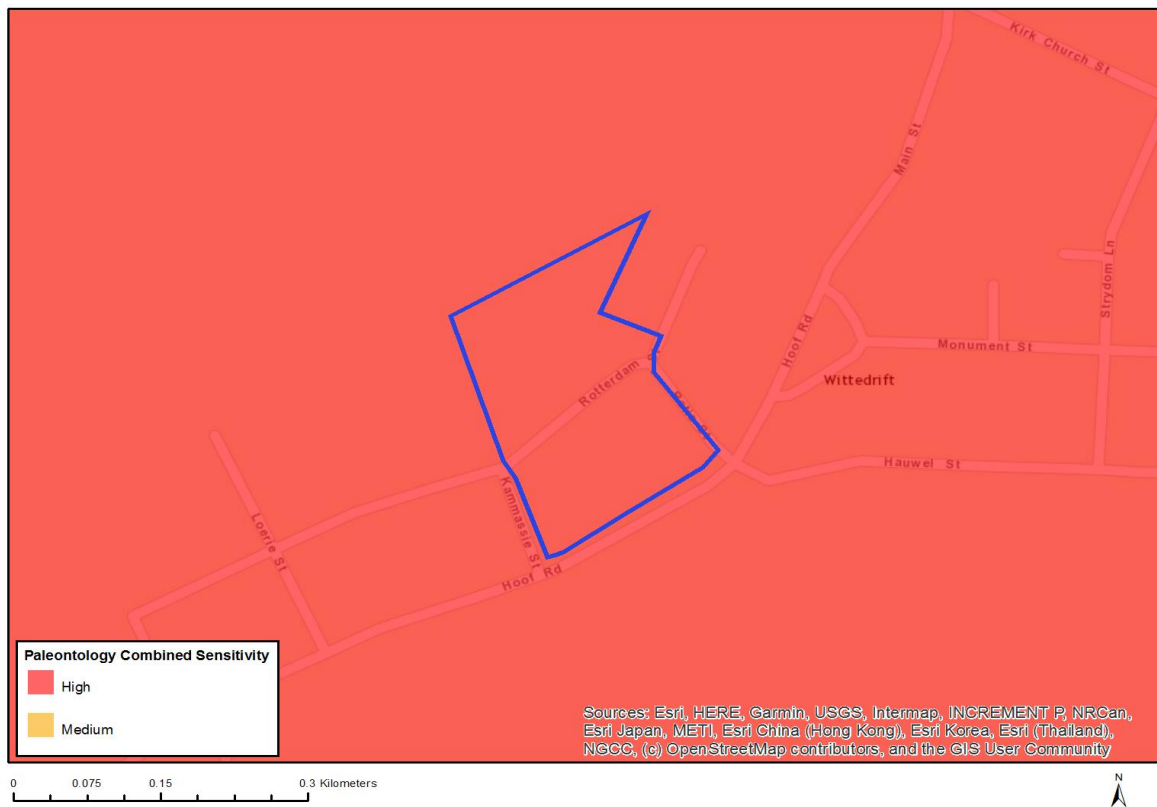


| Very High sensitivity | High sensitivity | Medium sensitivity | Low sensitivity |
|-----------------------|------------------|--------------------|-----------------|
|                       | X                |                    |                 |

### Sensitivity Features:

| Sensitivity | Feature(s)                                    |
|-------------|---|
| High        | Within 8 km of other civil aviation aerodrome |

## MAP OF RELATIVE PALEONTOLOGY THEME SENSITIVITY

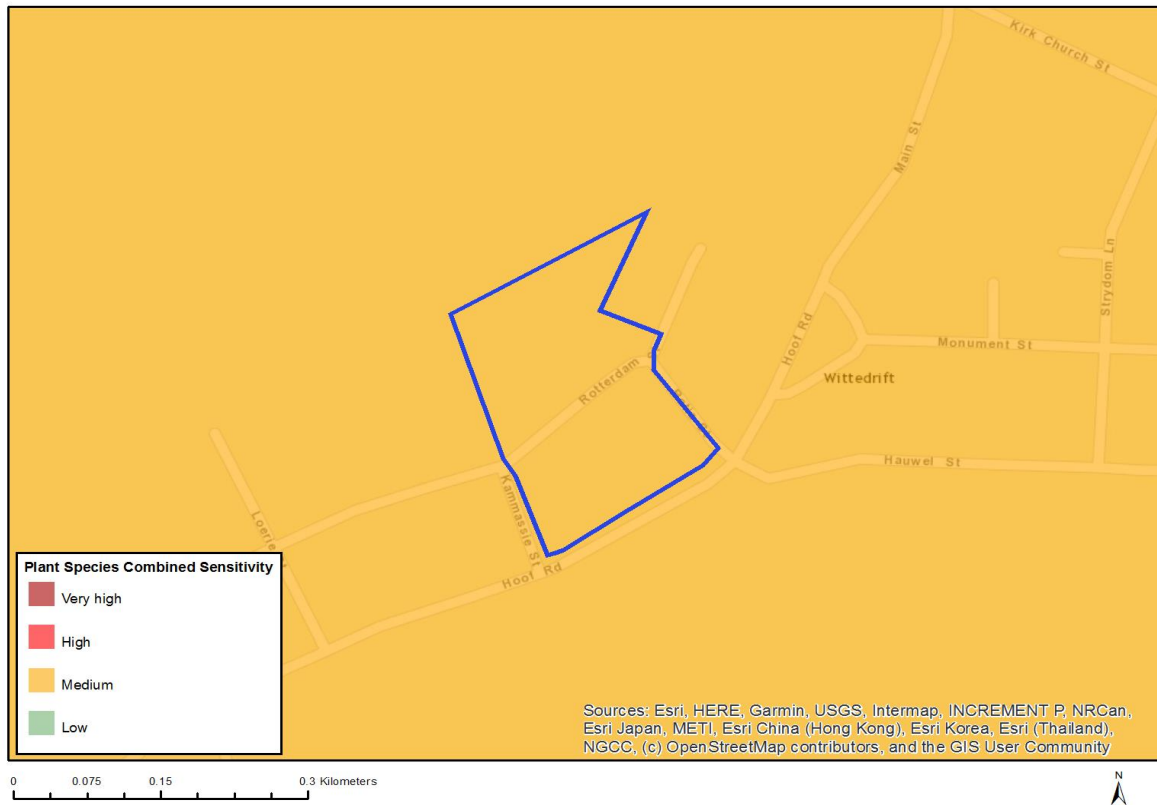


| Very High sensitivity | High sensitivity | Medium sensitivity | Low sensitivity |
|-----------------------|------------------|--------------------|-----------------|
|                       | X                |                    |                 |

### Sensitivity Features:

| Sensitivity | Feature(s)   |
|-------------|--|
| High        | Rock units with a high paleontological sensitivity |

## MAP OF RELATIVE PLANT SPECIES THEME SENSITIVITY

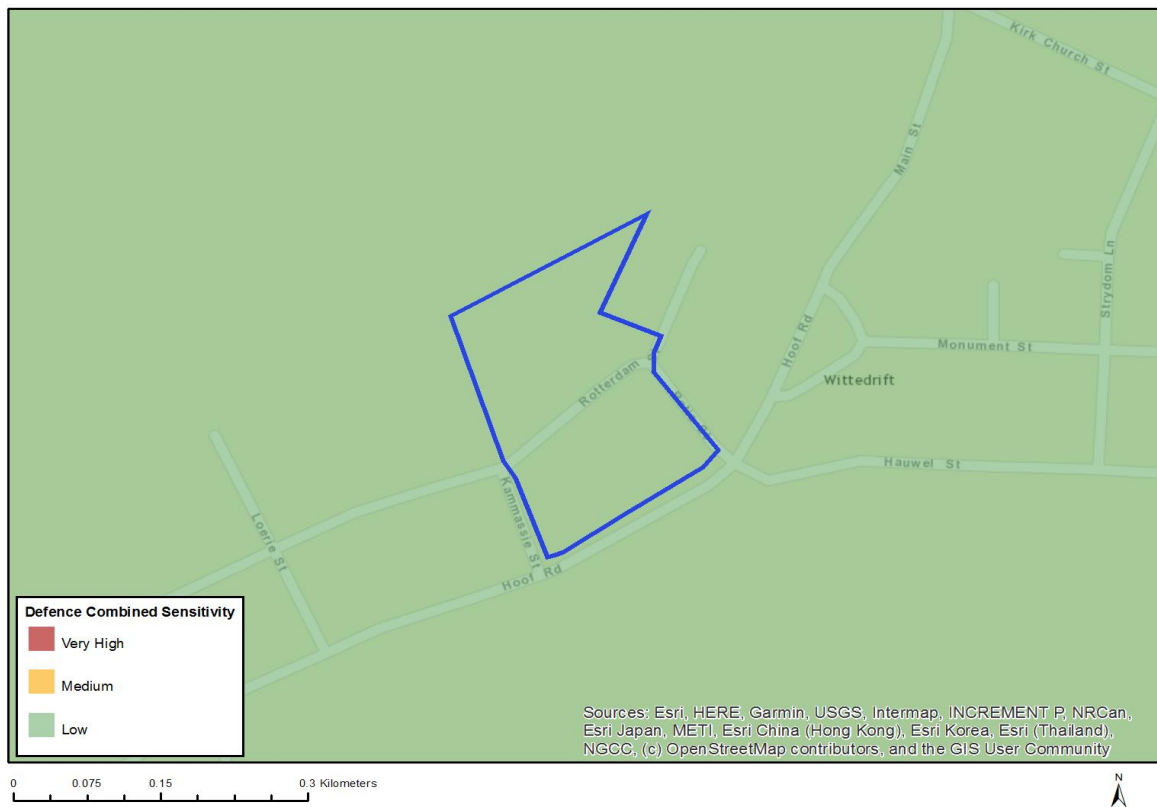


| Very High sensitivity | High sensitivity | Medium sensitivity | Low sensitivity |
|-----------------------|------------------|--------------------|-----------------|
|                       |                  | X                  |                 |

### Sensitivity Features:

| Sensitivity | Feature(s)                                      |
|-------------|---|
| Medium      | <i>Selago burchellii</i>                        |
| Medium      | Sensitive species 466                           |
| Medium      | <i>Ruschia duthiae</i>                          |
| Medium      | Sensitive species 273                           |
| Medium      | <i>Erica glandulosa</i> subsp. <i>fourcadei</i> |
| Medium      | <i>Erica glumiflora</i>                         |
| Medium      | Sensitive species 287                           |
| Medium      | <i>Pterygodium cleistogamum</i>                 |
| Medium      | <i>Acmadenia alternifolia</i>                   |
| Medium      | <i>Muraltia knysnaensis</i>                     |
| Medium      | <i>Leucospermum glabrum</i>                     |
| Medium      | <i>Lampranthus pauciflorus</i>                  |

## MAP OF RELATIVE DEFENCE THEME SENSITIVITY



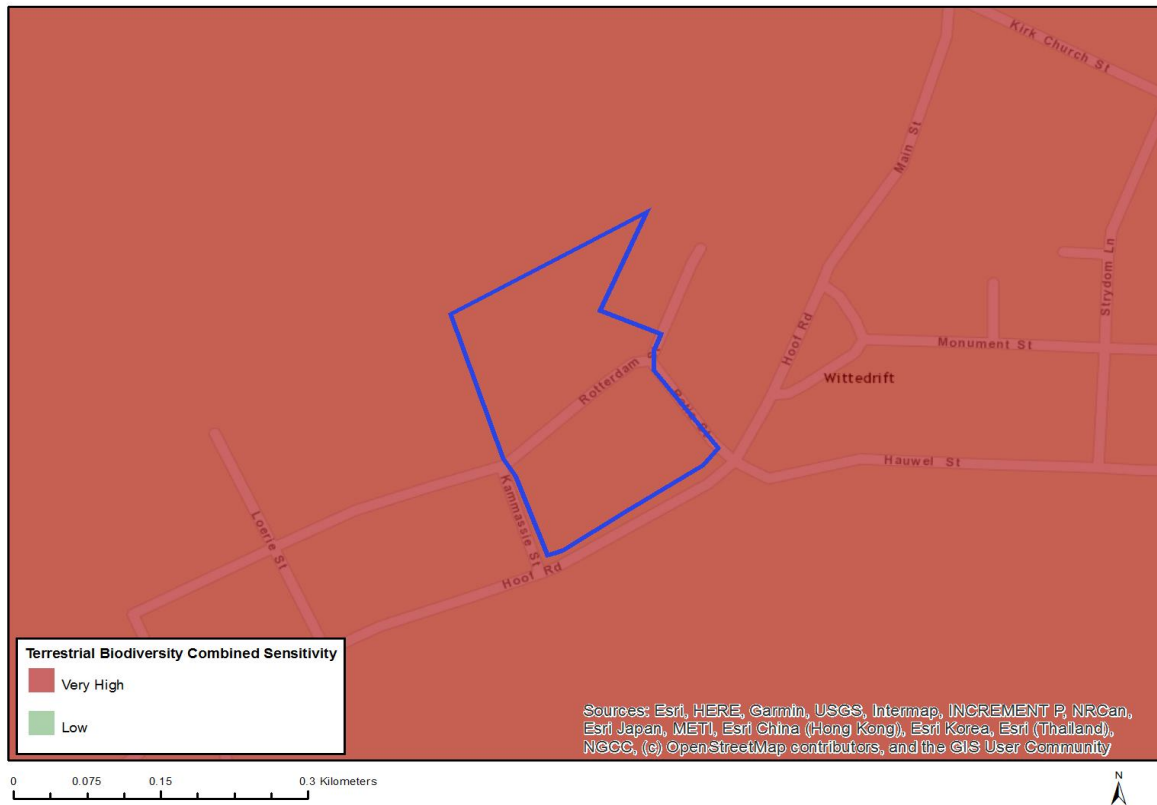
| Very High sensitivity | High sensitivity | Medium sensitivity | Low sensitivity |
|-----------------------|------------------|--------------------|-----------------|
|                       |                  |                    | X               |

### Sensitivity Features:

| Sensitivity | Feature(s)      |
|-------------|-----------------|
| Low         | Low sensitivity |



## MAP OF RELATIVE TERRESTRIAL BIODIVERSITY THEME SENSITIVITY



| Very High sensitivity | High sensitivity | Medium sensitivity | Low sensitivity |
|-----------------------|------------------|--------------------|-----------------|
| X                     |                  |                    |                 |

### Sensitivity Features:

| Sensitivity | Feature(s)  |
|-------------|---|
| Very High   | Vulnerable ecosystem                                  |
| Very High   | Ecological Support Area 2                             |
| Very High   | Ecological Support Area 1                             |
| Very High   | Critical Biodiversity Area 1                          |
| Very High   | Freshwater ecosystem priority area quinary catchments |