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SITE SENSITIVITY VERIFICATION REPORT

FOR THE

**PROPOSED DEVELOPMENT OF A PRIVATE HOSPITAL AND
 SCHOOL ON THE REMAINDER OF THE FARM VAALEVALLEY
 219, HARTENBOS, MOSSEL BAY LOCAL MUNICIPALITY,
 GARDEN ROUTE DISTRICT MUNICIPALITY, WESTERN CAPE
 PROVINCE.**

APPLICANT:	Hartland Lifestyle Estate (Pty) Ltd
ENVIRONMENTAL CONSULTANT:	SHARPLES ENVIRONMENTAL SERVICES CC RESPONSIBLE EAP: MADELEINE KNOETZE (EAPASA REG: 2021/3230) OVERSEEING EAP: BETSY DITCHAM (EAPASA REG: 2020/1480)
SES REFERENCE NUMBER:	CT28/HSH/SSVR/07/25
DEADP REFERENCE:	TBC
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1. INTRODUCTION

Sharples Environmental Services cc (SES) has been appointed by Hartland Lifestyle Estate (Pty) Ltd, to oversee the environmental processing in accordance with the Environmental Impact Assessment (EIA) Regulations of 2014, as amended (GNR 326 of 2017; GNR 517 of 2021) promulgated in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended (NEMLAA; Act 2 of 2022), for the proposed development of a private hospital and school on the Remainder of the Farm Vaalevalley 219, Hartenbos North, Mossel Bay Local Municipality, Garden Route District Municipality, Western Cape Province.

The proposed development will be located on a portion of the before mentioned agricultural property. It is proposed to develop a secondary school, a tertiary education facility and a private hospital on the property. The secondary school is aimed to accommodate 2500 students, and the tertiary education facility is aimed toward accommodating 250 students. The education facilities will both be supplemented by dormitories with sufficient capacity to accommodate 250 and 150 students, respectively. The proposed development aims to provide for hospital with 200 beds. The private hospital will be supported by the provision of a helipad and on-site staff accommodation.

The primary beneficiaries of the proposed development will be the residents of the Hartland Lifestyle Estate located on the southern side of the N2-Highway. However, will be accessible to all wishing to make use of the privatised institutions.

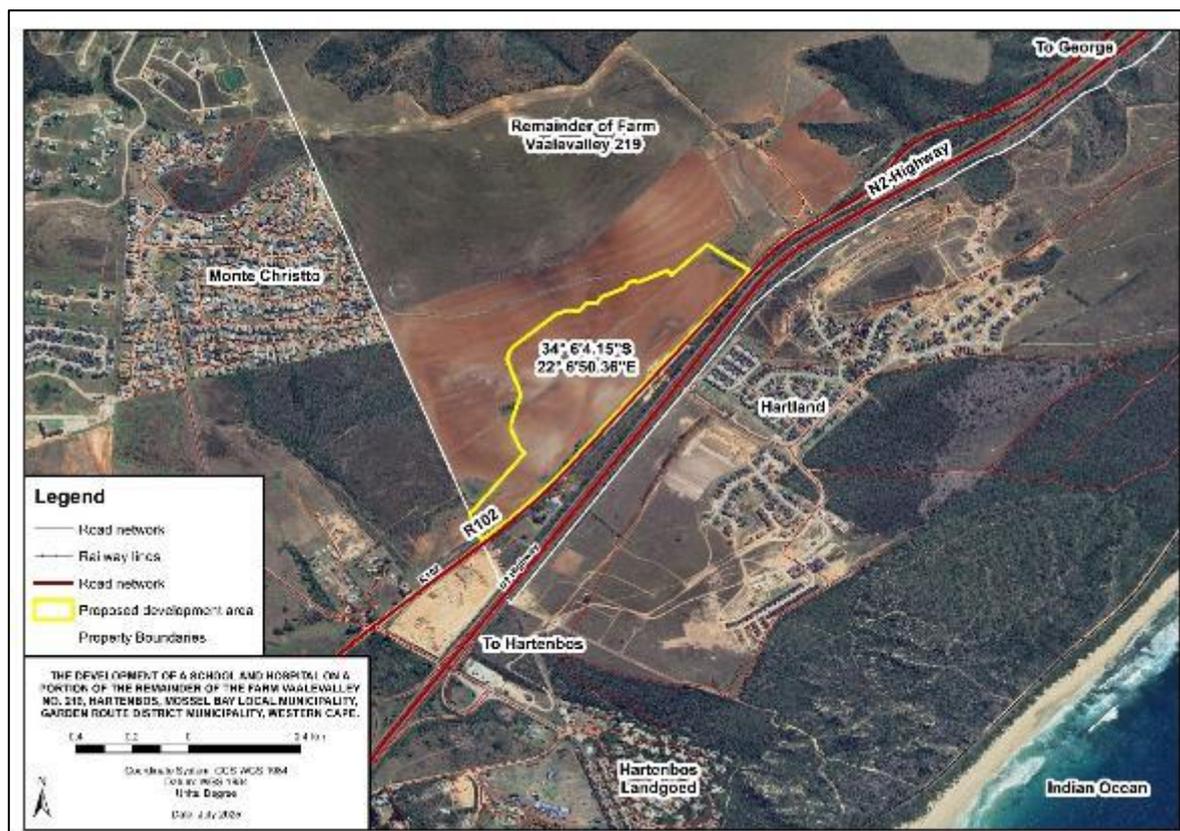


Figure 1: Locality Map of the proposed development.

Table 1: Property Details of Proposed Development Location

No	Farm Name	Farm/ Erf No	Portion	Latitude	Longitude	Property Type
1	VAALEVALLEY	219	0	34°5'37.2S	22°7'13.79E	Farm
2	VAALEVALLEY	219	0	34°5'30.85S	22°6'55.63E	Farm Portion
3	VAALEVALLEY	219	0	34°5'29S	22°6'56.15E	Farm Portion

A sensitivity screening tool reports were produced for the proposed project using the Department of Forestry, Fisheries and the Environment's (DFFE) Web-based National Environmental Screening Tool on 04 June 2025. This Site Sensitivity Verification Report (SSVR) reports on the ground truthing undertaken to verify the indicated sensitivity ratings of the screening report, and to motivate why a number of the specialist studies recommended by the screening tool report, will or will not be undertaken for the proposed development. Subsequent to the original Screening Tool Reports, a new set of Screening Tool Reports (as detailed below) were extracted on 10 July 2025. Please note, the findings of the Screening Tool Reports have not changed.

2. FINDINGS OF THE SCREENING TOOL

For the purposes of the proposed development, three screening tool reports were generated so as to inform the sensitivity of the site and to ascertain the specialist studies for the project. The screening tool reports were generated based on the three main components of the proposed development:

- Hospitality – As a number of accommodation opportunities will be available;
- Helipad – As a helipad will be installed on site; and
- Transformation of land – As land currently zoned and used for agricultural practices will be transformed as part of this development.

Where a specific screening tool report required additional studies, or identified additional sensitivities, these were indicated as such.

The National Sector Classification Category selected to produce the Screening Tool Report for the proposed development on the Remainder of the Farm Vaalevalley 219 was as follow:

Infrastructure | Transport Services | Airport Runways Landing Strip Helipad | Public Services
 Services | Hospitality
 Transformation of land | Agriculture

2.1. Wind and solar developments

The following wind and solar developments have approved Environmental Authorisations or applications under consideration within a 30 km radius of the proposed area:

No	EIA Reference No	Classification	Status of application	Distance from proposed area (km)
1	12/12/20/2536	Wind	Approved	7.3
2	12/12/20/1815/1	Wind	Approved	18.8
3	12/12/20/2536/AM3	Wind	Approved	7.3
4	12/12/20/2536/AM4	Wind	Approved	7.3

2.2. Environmental Management Frameworks

No intersections with EMF areas found.

2.3. Relevant Development Incentives, Restrictions, Exclusions or Prohibitions

The following development incentives, restrictions, exclusions, or prohibitions apply to the proposed site:

- Strategic Gas Pipeline Corridors-Phase 2: Mossel Bay to Coega
- South African Conservation Areas

2.4. Environmental Sensitivities

The following summary of the development footprint environmental sensitivities is identified by the screening reports (Table 2). Only the highest sensitivity for the respective themes is indicated. The environmental sensitivities for the proposed development footprint as identified by the screening report, are only indicative and must be verified on site by a suitably qualified person before the specialist assessments identified below can be confirmed.

Table 2: Summary of Specialist Assessments Identified

Theme	Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
Agriculture Theme		X		
Animal Species Theme		X		
Aquatic Biodiversity Theme				X
Archaeological and Cultural Heritage Theme				X
Civil Aviation (Solar PV) Theme		X		
Defense Theme				X
Paleontology Theme	X			
Plant Species Theme			X	
Terrestrial Biodiversity Theme	X			

2.5. Screening tool recommended specialist studies:

Based on the selected classification and the environmental sensitivities determined by the Screening Tool, the following list of specialist assessments are recommended for inclusion in the environmental assessment process.

Please note: This report details regarding the Sensitive Species expected within the proposed development footprint. Therefore, **this report may not be distributed** to the public. **This report will be updated prior to submission and distribution of the Draft Basic Assessment Report and has been compiled for the purpose of the submission of the Notice of Intent (NOI) to submit an Application for Environmental Authorization.**

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 assessments.**

1. Agricultural Impact Assessment
2. Landscape / Visual Impact Assessment (Required in terms of the Hospitality Themed report extracted)
3. Archaeological and Cultural Heritage Impact Assessment
4. Palaeontology Impact Assessment
5. Terrestrial Biodiversity Impact Assessment
6. Aquatic Biodiversity Impact Assessment
7. Civil Aviation Assessment
8. Noise Impact Assessment
9. Traffic Impact Assessment
10. Geotechnical Assessment
11. Socio-Economic Assessment

- 12. Plant Species Assessment
- 13. Animal Species Assessment

3. SITE VERIFICATION

The initial site inspection for this report was undertaken by the Environmental Assessment Practitioner (EAP):

- Date: 12 June 2025
- EAP name: Mr. Christiaan Smit under supervision of Mr. Michael Bennett
- EAPASA Reg Nr: 2021/3163

After desktop consideration of the development site, various specialists were appointed to verify and contribute to the environmental impacts the project may have and seek a deeper understanding of the best plan from an environmental perspective. The sections below provide the screening tool findings, EAP site verification findings, and the Specialist verification findings, where applicable. **Please note: this SSVR intends to inform the Competent Authority of which specialist reports will be undertaken during the environmental assessment and will be updated once the impact assessment phase has been reached.**

3.1. Agriculture Theme

Screening Tool: The report indicates that the land capability is moderate-high (with annual crop cultivation present on affected property), resulting in the **High** sensitivity rating and recommends that an Agricultural Impact Assessment be conducted.



Figure 2: Relative Agricultural Theme Sensitivity Map.

Sensitivity Features

Sensitivity	Feature(s)
Low	04. Low-Very Low
Low	05. Low
Medium	06. Low-Moderate
Medium	07. Low-Moderate
High	Rainfed Annual Crop Cultivation / Planted Pastures
High	08. Moderate

Desktop Assessment and On-site Observations by the EAP:

The DFFE Screening Tool's agricultural land capability data have been obtained through the DAFF 2016 Draft Land Capability dataset. This dataset categorises the country into 15 different classes, which have been sub-categorized into 4 classes. The dataset was generated through GIS modelling. As per the Departmental description of 'land capability', the value of the land capability is determined by the interaction of climate, soil and the terrain for the purpose of intensive long-term use of land for the purposes of rainfed farming (DAFF, 2017).

Based on the site visit undertaken and the historical imagery retrieved by the EAP, it was ascertained that the proposed development has been historically used for Agricultural purposes (as is allowed through its current land use zoning and the current land use rights).



Figure 3. Agricultural practices within the proposed development property (pastures).

Based on the site verification undertaken by the Agricultural Specialist (Johann Lanz, SoilZA), the proposed development will see to the transformation of a highly sensitive area from an Agricultural perspective.

Conclusion and Way Forward: For the environmental assessment reporting, it is confirmed that the site sensitivity is **High** and that **an Agro-ecosystem Assessment will be undertaken** in line with the Agricultural Resources Protocols (GN 320 of March 2020). Furthermore, the Proponent has also submitted an application with the Western Cape Department of Agriculture for the transformation of agricultural land to the proposed development.

The Provincial Department of Agriculture (DoA), the National Department of Agriculture, and the Farmers Association in the area will be included as a Stakeholder as part of the Public Participation Process (PPP).

3.2. Animal Species

Screening Tool: The report indicates that the animal sensitivity rating is **High** and recommends an Animal Species Assessment be conducted.



Figure 4: Relative Animal Species Theme Sensitivity Map

Sensitivity Features

Sensitivity	Feature(s)	Common name
Medium	Insecta – <i>Aloeides thyra orientis</i>	Red copper butterfly
Medium	Insecta - <i>Aloeides trimeni southeyae</i>	Trimen's copper butterfly
Medium	Sensitive species 5	TBC
Medium	Sensitive species 8 - <i>Philantomba monticola</i>	Blue duiker
Medium	Invertebrate- <i>Aneuryphymus montanus</i>	Yellow-winged Agile Grasshopper
High	<i>Aves-Hydroprogne caspia</i>	Caspian tern
High	<i>Aves-Bradypterus sylvaticus</i>	Knysna warbler

Observation on Site - by the EAP:

During the site visit conducted by the EAP, the following habitat types were identified:

- Degraded watercourse vegetation associated with the on-site ponds;
- Small patches of degraded indigenous vegetation; and
- Agricultural farming practices.

The Species of Conservation Concern (SCCs) were sought, however the presence of any of the SCCs could not be confirmed during the site visit. This is potentially due to the historically transformed nature of the proposed development site (to agriculture).

Concluding remarks: As per the findings of the EAP, the sensitivity of the site from an Animal Species perspective is Low. However, the wetlands can provide habitat functionality to a certain



Figure 6: Left: This image shows the depression wetland on the western border of the proposed development site; Right: This image shows the detention pond located on the eastern border of the proposed development site.

Specialist recommendation: James Dabrowski (Confluent Consulting) was appointed to do the Site Verification of the proposed development site. Through site verification, it was confirmed that, due to the presence of water courses (regardless of the quality of the water courses), the sensitivity of the proposed development site is High.

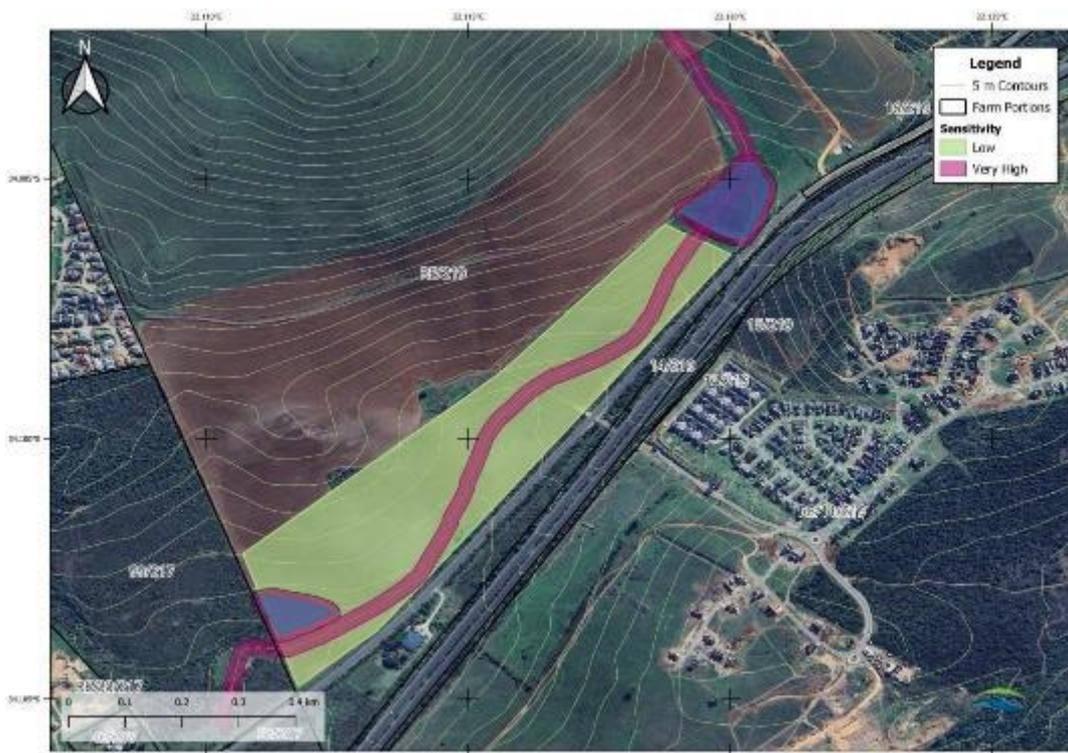


Figure 7. Freshwater and Biodiversity Spatial Plan (2023) delineations for the proposed development area.

Concluding remarks: Based on the observations by the EAP on site, the sensitivity of the site from an aquatic biodiversity assessment would be High. Mr. James Dabrowski (Confluent Consulting) confirmed the **Highly Sensitive** nature of the proposed development site and has been appointed to **conduct an Aquatic Biodiversity Assessment** in accordance with the Aquatic Biodiversity Protocol (GN 320 of March 2020) for the proposed development.

The Breede-Olifants Catchment Management Agency (BOCMA) will also be included as a Stakeholder during PPP. The impact of the proposed development on the hydrological aspects will be considered as part of the Aquatic Biodiversity Assessment.

3.4. Archaeological and Cultural Heritage

Screening Tool: The report indicates the site's Archaeological and Cultural Heritage significance is of **Low** Sensitivity. The screening tool does suggest an Archaeological and Cultural Heritage Impact Assessment be completed.



Figure 8: Relative Archaeological and Cultural Heritage Sensitivity Map

Observation on Site - by the EAP:

Based on the nature of the project and in accordance with the National Heritage Resource Act 25 of 1999, a specialist will be appointed to assess whether any heritage significances have been identified. During the site visit undertaken, by the EAP, it was noted that the proposed development area has seen significant historical transformation (due to the existing agricultural practices within the proposed development area). Therefore, it is anticipated that the development will bear very little archaeological significance.

Conclusion and recommendation of the EAP: Based on the transformed nature of the proposed development area (being historically transformed by continuous agricultural practices), the conclusion of the EAP following the site visit is that the site sensitivity would be considered Low. An appropriately registered archaeological and cultural heritage specialist (Mr. Jonathan Kaplan – ACRM) has been appointed to oversee the submission of a Notice of Intent to Develop to Heritage Western Cape (HWC). Should an Archaeological and Cultural Heritage Assessment be required by HWC, this Assessment will be undertaken in accordance with General Protocol for Specialist Assessments (GN 320 of March 2020) and Appendix 6 of the EIA Regulations of 2014, as amended (GNR 326 of 2017).

3.5. Civil Aviation

The **Screening Tool** indicates that the civil aviation impact is of **High** Sensitivity. This is due to the proximity of the proposed project to the Mossel Bay Aerodrome (Approx. 7.5 km South-West of the proposed development). However, the proposed project is not expected to impact on the airport and is not expected to obstruct the flight path.

Sensitivity Features

Sensitivity	Feature(s)
High	Within 8 km of other civil aviation aerodrome
Medium	Between 15 and 35 km from a civil aviation radar
Medium	Between 15 and 35 km from a major civil aviation aerodrome
Medium	Between 8 and 15 km of other civil aviation aerodrome

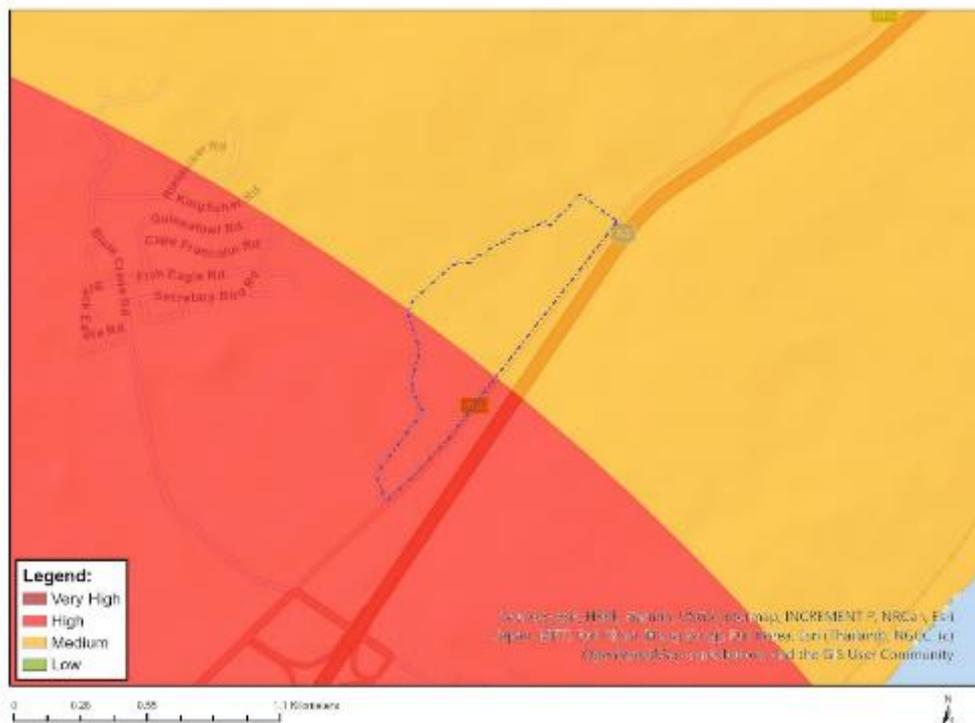


Figure 9: Civil Aviation Sensitivity Map

Observation on Site – by the EAP:

The Mossel Bay Aerodrome is located approximately 7,5 km south-west of the proposed development site. The proposed development will be located on an incline facing toward to Indian Ocean. Please note the proposed development is not in line with the flight path of the existing Mossel Bay Aerodrome (which is orientated West-South-West/East-North-East). The proposed development is expected to have a helipad associated thereto, however, the helipad will be receiving patients coming in and leaving the facilities in many directions. Helicopters generally also fly lower than airplanes.

As such, negligible impacts on the operations of the existing aerodrome are anticipated.

Conclusion: The anticipated impact on the operation aspects of the Mossel Bay Aerodrome is anticipated to be **negligible**. As part of the Basic Assessment Report to be compiled for the project, the relevant Civil Aviation Regulations, in line with the requirements of a Helicopter

development, two Market feasibility studies have been undertaken for this development (the schools and hospital, respectively).

It is expected that the proposed development will have a **highly positive** impact on the socio-economic structure of the area (specifically providing education facilities, hospital facilities and on-site boarding facilities). Thereby also drawing further economic appeal. **A designated Socio-Economic Assessment will not be undertaken for the proposed development, however, the findings of the Market Feasibility Studies will be incorporated into the BAR** to be compiled.

The following institutions/businesses will be included as I&APs for the proposed development (Schools, hospitals and major attractions in the area):

- Garden Walk Mall;
- Monte Cristo Estate;
- Fairview Farm Yard;
- Swans Nursery;
- Kings College at Outeniquabosch Wildlife Village;
- Groot-Brakrivier Secondary School;
- Hillcrest Secondary School;
- Sao Bras Secondary School;
- Life Bay View Private Hospital; and
- Mossel Bay Hospital.

Furthermore, the Western Cape Department of Education and the Western Cape Department of Health will be included in the PPP for the proposed development.

3.9. Palaeontology

The **Screening Tool** indicated that a Palaeontology Sensitivity of the proposed development site is **Very High** and that a Palaeontology Impact Assessment might be required.

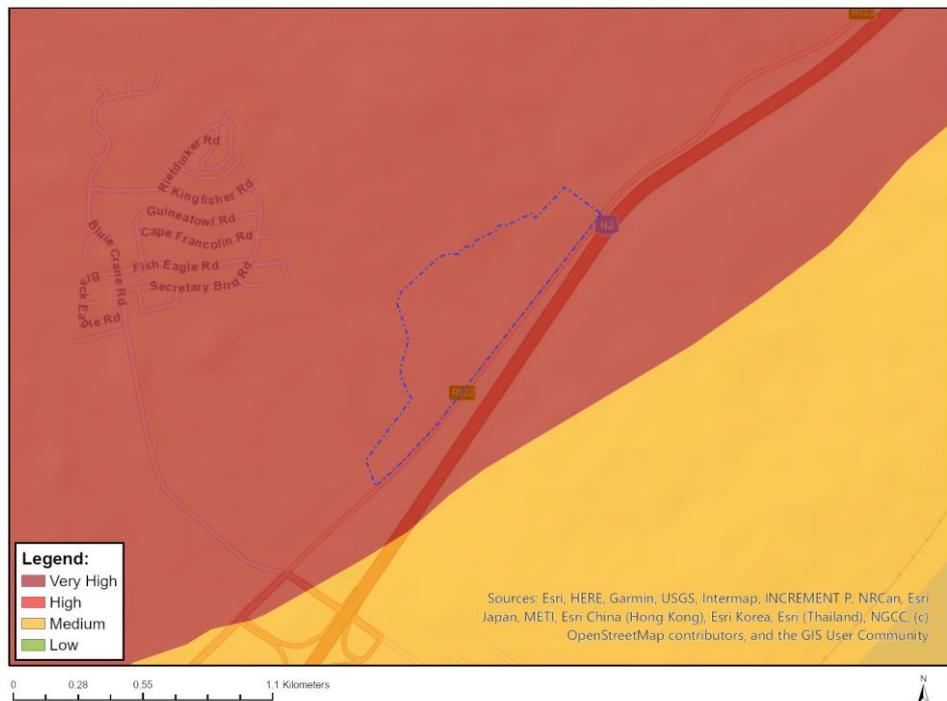


Figure 11: Palaeontology Theme Sensitivity Map

During the site visit conducted by the EAP, it was observed that the proposed development area has been severely transformed by agricultural activities. Furthermore, based on the historical imagery of the proposed development area, the site has been used as such for extended periods of time. Therefore, it is anticipated that any features of importance would have been removed.

Conclusion: Based on the history of site clearance within the proposed development area (including ploughing), the anticipated impact on palaeontologic resources is expected to be Low. A suitably qualified Heritage Specialist (Jonathan Kaplan, and further a subcontracted Palaeontologist) has been appointed to inform the palaeontological sensitivity of the proposed development area. A Notice of Intent to Develop will be compiled and submitted to HWC for consideration, following which further confirmation on the Assessment level will be commented upon.

HWC will also be included as I&APs during the PPP for the project.

3.10. Plant Species

The **Screening Tool** indicated that the plant species theme is of **Medium** Sensitivity. The tool suggests that a Plant Species Assessment should be conducted.

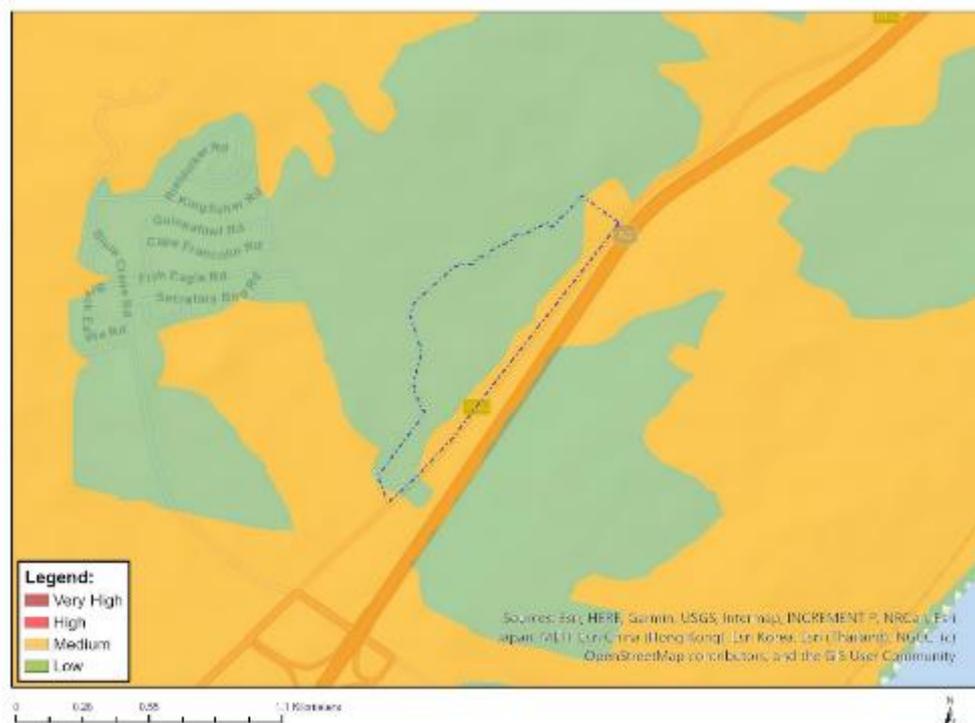


Figure 12: Plant Species Theme Map

Sensitivity Features:

Low	Low Sensitivity
Medium	<i>Lampranthus diutinus</i>
Medium	<i>Lampranthus fergusoniae</i>
Medium	<i>Lampranthus pauciflorus</i>
Medium	<i>Ruschia leptocalyx</i>
Medium	<i>Argyrolobium harmsianum</i>
Medium	<i>Lebeckia gracilis</i>
Medium	<i>Leucadendron galpinii</i>
Medium	<i>Leucospermum praecox</i>

Medium	<i>Wahlenbergia polyantha</i>
Medium	<i>Selago ramosissima</i>
Medium	<i>Selago villicaulis</i>
Medium	<i>Erica unicolor</i> subsp. <i>mutica</i>
Medium	<i>Hermannia lavandulifolia</i>
Medium	Sensitive species 153
Medium	Sensitive species 633
Medium	Sensitive species 268
Medium	<i>Thamnochortus muirii</i>
Medium	<i>Marsilea schelpeana</i>
Medium	<i>Duvalia immaculata</i>
Medium	Sensitive species 1024
Medium	<i>Relhania gamotii</i>
Medium	<i>Agathosma eriantha</i>
Medium	<i>Agathosma muirii</i>
Medium	<i>Euchaetis albertiniana</i>
Medium	<i>Muraltia knysnaensis</i>
Medium	<i>Polygala pubiflora</i>
Medium	Sensitive species 980
Medium	<i>Nanobubon hypogaeum</i>
Medium	Sensitive species 516
Medium	<i>Drosanthemum lavisii</i>
Medium	Sensitive species 800
Medium	Sensitive species 500
Medium	Sensitive species 654
Medium	Sensitive species 763
Medium	<i>Diosma passerinoides</i>
Medium	<i>Agathosma microcarpa</i>

Specialist Observation on Site by the EAP: Due to the extensive nature of the agricultural activities on site, it is expected that limited impacts on plant SCCs will be experienced on site. The EAP did, however, identify multiple Milkwood Trees (*Sederoxylon inerme*) on site. Thereby increasing the site sensitivity from a plant species perspective to Medium from an EAP's perspective. This site sensitivity can be managed by the Proponent through the implementation of an Environmental Management Plan informed by a Plant species specialist.



Figure 13: Photos of Milkwood trees in the proposed development area.

Conclusion: Mark Berry (Mark Berry Botanical Surveys) has been appointed to undertake further site verification and undertake a **Plant Assessment** in accordance with the requirements of the October 2020 Protocols.

CapeNature and the Department of Forestry, Fisheries and Environment (DFFE): Forestry directive will be included as a Stakeholders during the PPP.

3.11. Terrestrial Biodiversity

The **Screening Tool** suggests that the Terrestrial Biodiversity theme is of a **Very High** sensitivity and that a Terrestrial Biodiversity Impact Assessment should be conducted (Figure 14).

Sensitivity Features

Sensitivity	Feature(s)
Very High	CBA: Terrestrial
Very High	CBA2: Terrestrial
Very High	CR_Mossel Bay Shale Renosterveld



Figure 14: Relative Terrestrial Biodiversity Theme Sensitivity Map

According to Figure 15, there are Terrestrial CBA's and degraded CBAs located within the proposed development footprint. The proposed development will be located within an area identified as a CBA 2 (Degraded): Terrestrial, CBA 1: Terrestrial and CBA1: Wetland area. According to the 2023 BSP adopted in December 2024, there are no ESA 2 areas within the proposed development site.

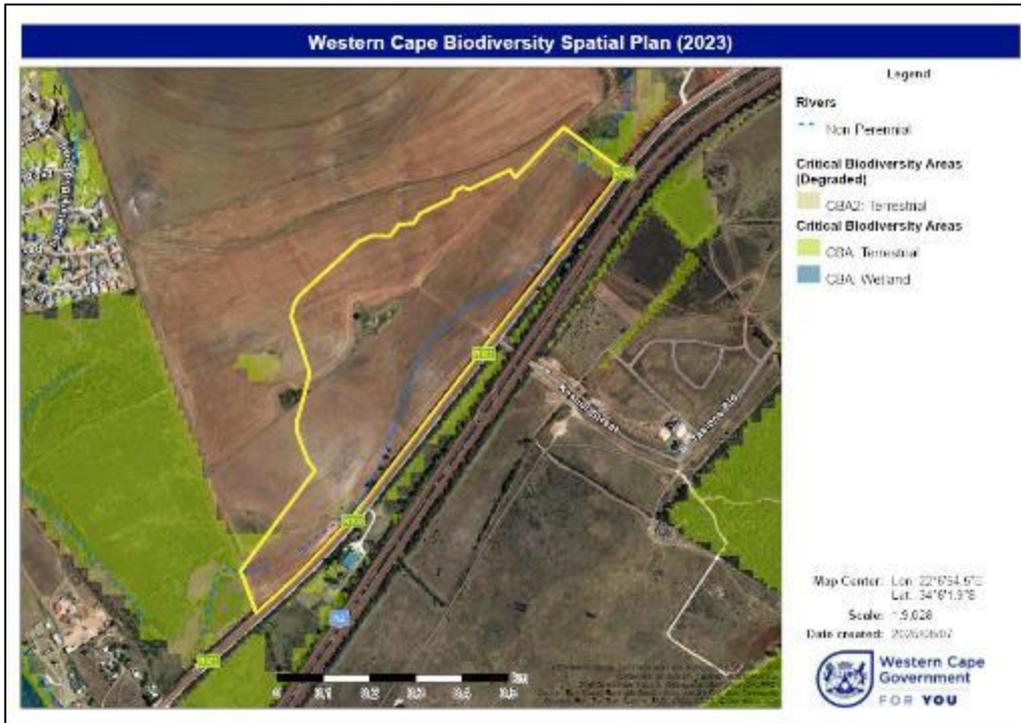


Figure 15: Biodiversity Spatial Plan related to the proposed development.

Lastly, according to Figure 16, the proposed site is located within a Critically Endangered Ecosystem (Mossel Bay Shale Renosterveld) according to the SANBI Red List of ecosystems. According to the remnants layer for the Ecosystems, only the southern most boundary of the proposed development site will impact upon the threatened ecosystem.

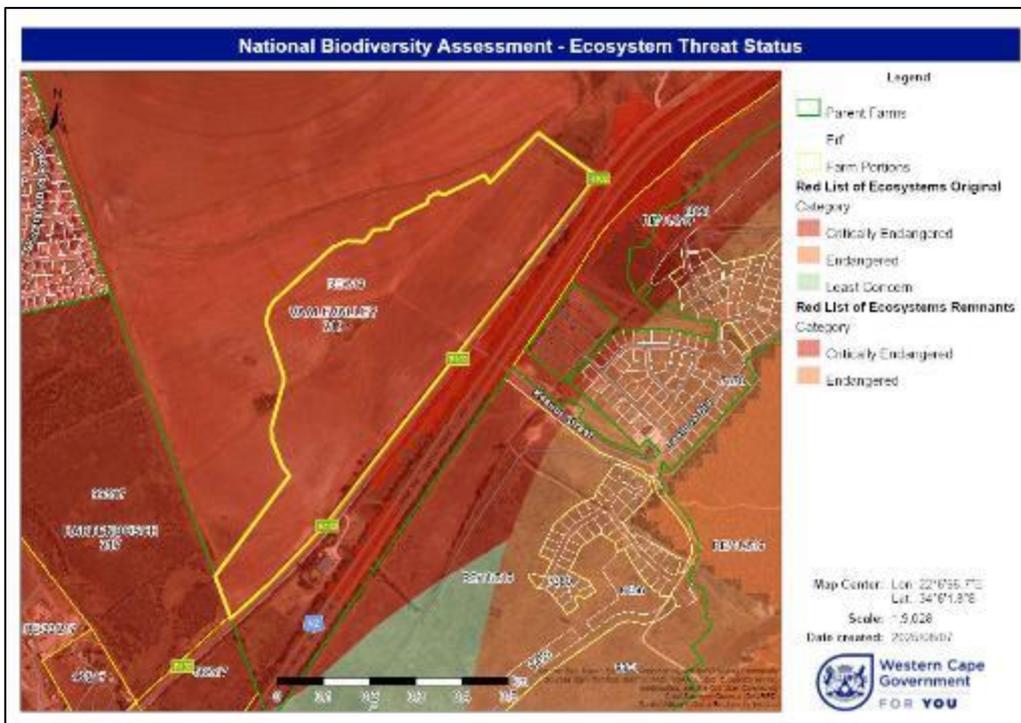


Figure 16: SA Conservation Areas & Red List Ecosystems related to the proposed development.

Conclusion: Based on the findings of the EAP, the site sensitivity from a terrestrial biodiversity perspective of the proposed development area is Low. The areas identified as remnant CR ecosystem types have seen multiple anthropogenic impacts exercised upon them, and the CBA areas are both associated with the watercourses and therefore informs the Biodiversity Status of the Aquatic Biodiversity, rather than that of the Terrestrial Biodiversity. Furthermore, the CBA/CBA2 terrestrial areas present are not representative of the Mossel Bay Shale Renosterveld vegetation type (Please refer to Figure 6).

Mark Berry (Mark Berry Botanical Surveys) has been appointed to undertake further site verification. A relevant **Terrestrial Biodiversity Assessment (in line with requirements of the Protocols, following site verification by the specialist) will be undertaken** for the proposed development.

CapeNature will be included as a Stakeholder as part of the PPP.

3.12. Geotechnical Impacts

The Screening Tool suggest a Geotechnical Impact Assessment be included – no further information has been provided.

Please note that Geotechnical Assessments would be considered technical reports and will therefore **not be** specifically compiled for the impact assessment phase of the development. Should such reports be made available to the EAP as part of the detailed engineering design phase of the project, these reports will be made available to both DEA&DP and the public for PPP purposes.

As part of the BAR, the detailed description of the Geology of the area and further mitigation measures toward site management from a soil and slope perspective will be provided.

4. SUMMARY OF APPLICABLE SPECIALIST STUDIES

The inputs from four different specialists will be received for the proposed development.

Specialist assessment	Anticipated Sensitivity of the EAP	Sensitivity of the EAP	To be compiled as part of the Impact Assessment Reporting	Assessment Protocol
Agricultural Impact Assessment	High	High	Yes	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Agriculture_Assessment_Protocols.pdf
Landscape/Visual Impact Assessment	High	High	Yes	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf
Archaeological and Cultural Heritage Impact Assessment	Low	TBC	NID to be submitted to HWC and should HIA be requested, HIA will be compiled	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf
Palaeontology Impact Assessment	No impact	TBC		https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf
Civil Aviation Assessment	Low	N/A	No – The relevant Civil Aviation Regulations and nearby Aerodrome	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Civil_Aviation_Installations_Assessment_Protocols.pdf

Specialist assessment	Anticipated Sensitivity of the EAP	Sensitivity of the EAP	To be compiled as part of the Impact Assessment Reporting	Assessment Protocol
			features will be discussed in the DBAR.	
Terrestrial Biodiversity Impact Assessment	Low	TBC	Yes	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Terrestrial_Biodiversity_Assessment_Protocols.pdf
Aquatic Biodiversity Impact Assessment	High	High	Yes	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Aquatic_Biodiversity_Assessment_Protocols.pdf
Geotechnical Assessment	N/A	N/A	No – This is a technical report. Should it be made available to us prior to the submission of the post-Application Draft BAR, this report will be included.	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf
Socio-Economic Assessment	High positive	N/A	No – A market study for the hospital and schools to be incorporated into the	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf
Plant Species Assessment	High	TBC	Yes (as part of Terrestrial Biodiversity Impact Assessment)	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Plant_Species_Assessment_Protocols.pdf
Animal Species Assessment	Low	TBC	Yes	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Animal_Species_Assessment_Protocols.pdf
Noise Impact Assessment	High	TBC	Yes	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Noise_Impacts_Assessment_Protocol.pdf
Traffic Impact Assessment	Medium	TBC	This report will not be provided at this stage. The engineers are currently working with the relevant specialists regarding this appointment.	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf

Technical input will be supplied by the engineering team as required.

5. CONCLUSION

From the findings of this report, SES proposes that the below recommended specialist inputs, will be sufficient to address the site sensitivities:

- Archaeological and Cultural Heritage input in the form of a Notice of Intent to Develop will be submitted to Heritage Western Cape (Should HWC request a Heritage Impact Assessment, this will be undertaken);
- Agro-ecosystem Assessment;
- Aquatic Biodiversity Assessment (including the Hydrology Considerations);
- Terrestrial Biodiversity and Plant Assessment (with the level of detail to be determined upon further site verification by the specialist);
- Animal Assessment (with the level of detail to be determined upon further site verification by the specialist);
- A Market Feasibility Study (undertaken for both the Hospital and Schooling infrastructure respectively);
- A Visual Impact Assessment; and
- A Noise Impact Assessment.

The relevant specialist assessments will be undertaken and will contribute to the impact assessment reporting. Following consultation with the competent authority, additional assessments may be advised and undertaken.

All assessments will be undertaken in line with the protocols as promulgated for the respective themes. The requirements of the protocols have been incorporated into the Terms of References of the various specialists.