

**SCREENING REPORT FOR AN ENVIRONMENTAL AUTHORIZATION AS
REQUIRED BY THE 2014 EIA REGULATIONS – PROPOSED SITE
ENVIRONMENTAL SENSITIVITY**

EIA Reference number: 16/3/3/6/7/1/D5/18/0040/22

Project name: Fleur de Vie Lifestyle Village

Project title: Portion 1 Duinekroon Farm 591

Date screening report generated: 02/08/2022 12:57:16

Applicant: Quickstep 596 (Pty) Ltd

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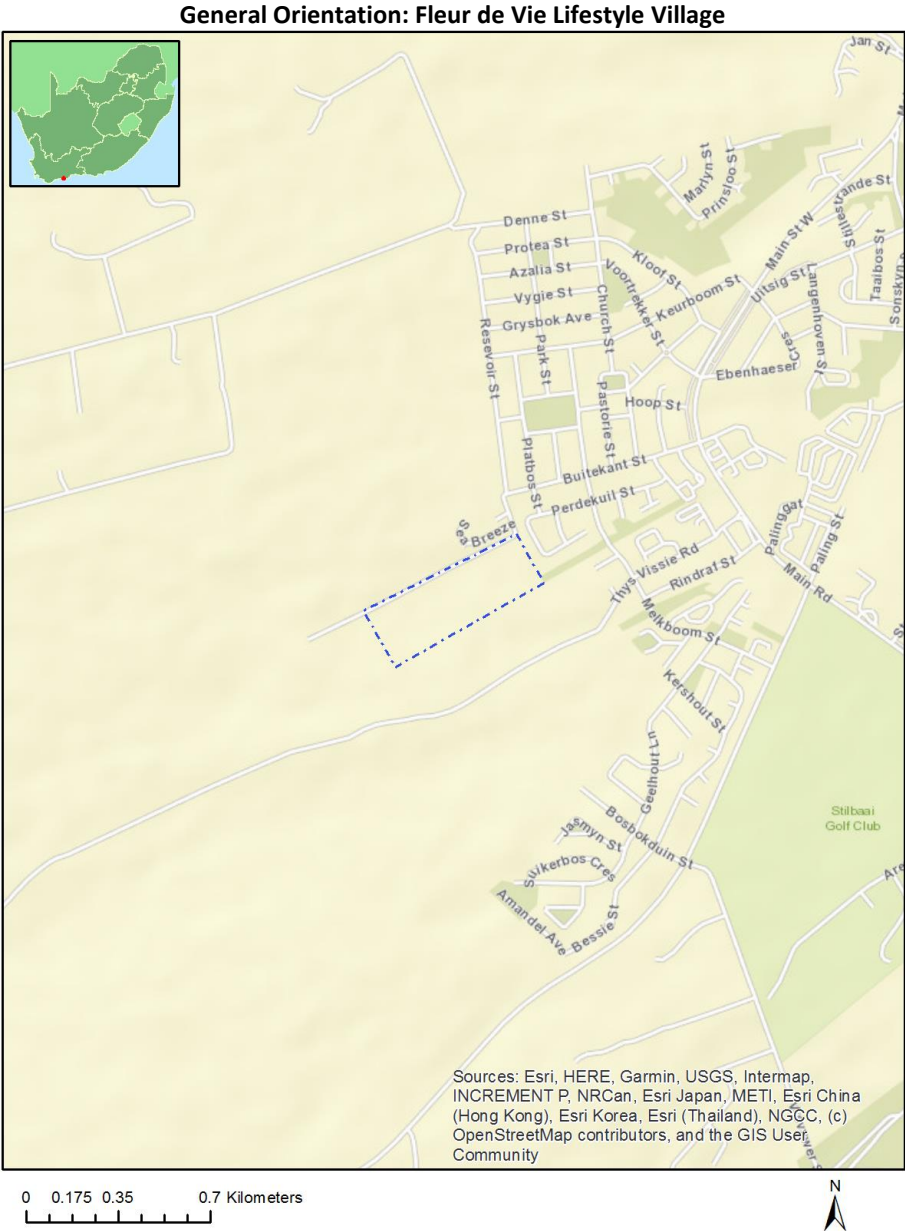
Application Category: Transformation of land | From agriculture or afforestation

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Proposed Project Location

Orientation map 1: General location



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	STILBAAI-WES	4433	0	34°22'33.75S	21°23'50.04E	Erven
2	STILBAAI-WES	2567	0	34°22'31.43S	21°23'57.51E	Erven
3	STILBAAI-WES	4422	0	34°22'31.17S	21°23'52.08E	Erven
4	STILBAAI-WES	4430	0	34°22'32.87S	21°23'51.81E	Erven
5	STILBAAI-WES	4431	0	34°22'33.05S	21°23'51.24E	Erven
6	STILBAAI-WES	2568	0	34°22'30.66S	21°23'57.13E	Erven
7	STILBAAI-WES	4424	0	34°22'31.43S	21°23'55.21E	Erven
8	STILBAAI-WES	4429	0	34°22'32.71S	21°23'52.38E	Erven
9	STILBAAI-WES	2565	0	34°22'32.79S	21°23'58.45E	Erven
10	STILBAAI-WES	2588	0	34°22'28.06S	21°24'6.97E	Erven
11	STILBAAI-WES	4423	0	34°22'31.14S	21°23'55.75E	Erven
12	STILBAAI-WES	4427	0	34°22'32.17S	21°23'53.56E	Erven
13	STILBAAI-WES	2566	0	34°22'32.11S	21°23'57.99E	Erven
14	STILBAAI-WES	4425	0	34°22'31.66S	21°23'54.68E	Erven
15	STILBAAI-WES	4428	0	34°22'32.43S	21°23'52.96E	Erven
16	STILBAAI-WES	4432	0	34°22'33.27S	21°23'50.62E	Erven
17	STILBAAI-WES	4426	0	34°22'31.92S	21°23'54.14E	Erven
18	DUINENKROON	591	0	34°23'7.82S	21°21'48.42E	Farm
19		619	0	34°22'31.79S	21°23'39.03E	Farm
20	PLATTE BOSCH	485	0	34°23'27.21S	21°23'49.23E	Farm
21	DUINENKROON	591	1	34°22'38.01S	21°23'48.86E	Farm Portion
22		619	0	34°22'31.79S	21°23'39.03E	Farm Portion
23	PLATTE BOSCH	485	55	34°23'3.36S	21°23'35.67E	Farm Portion

Development footprint¹ 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.

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:

Transformation of land | From agriculture or afforestation.

Relevant development incentives, restrictions, exclusions or prohibitions

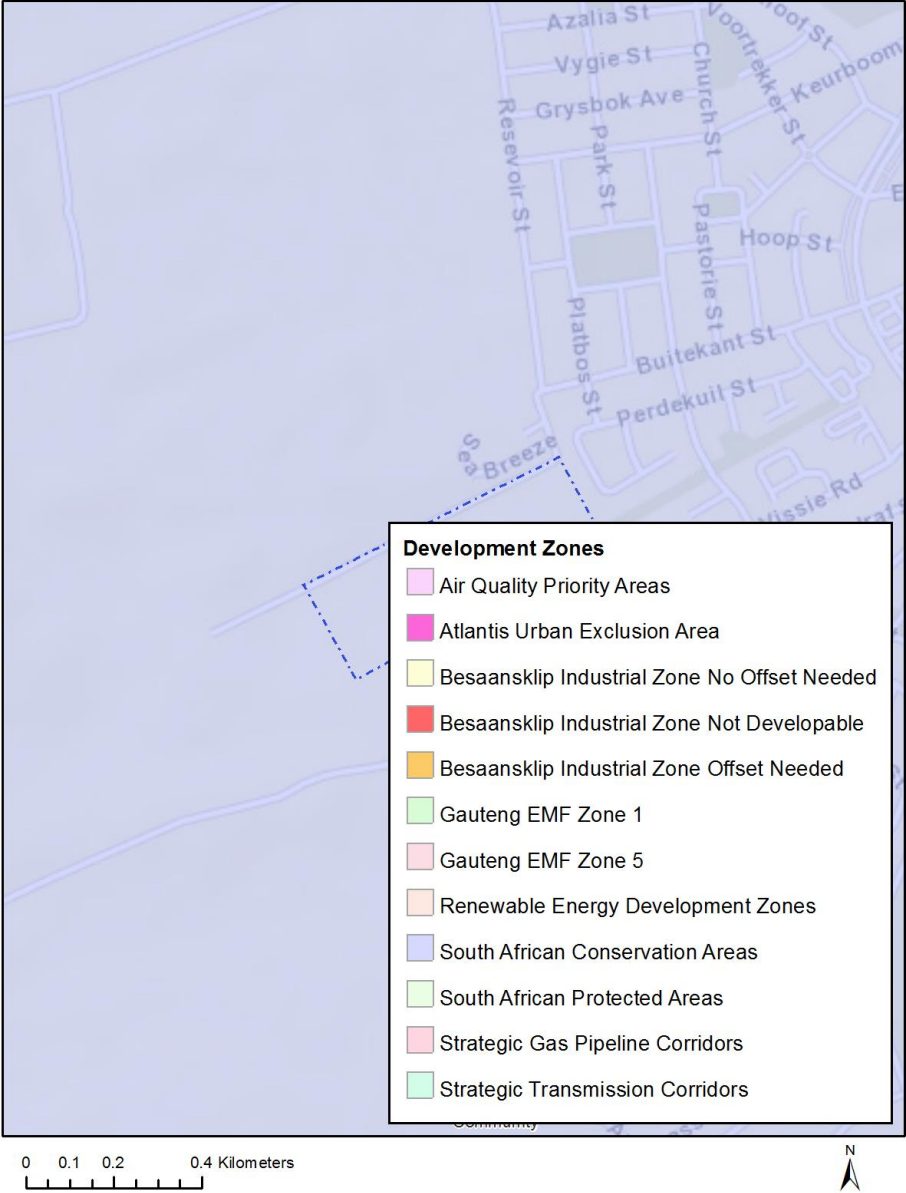
The following development incentives, restrictions, exclusions or prohibitions and their implications that apply to this site are indicated below.

Incentive, restriction or prohibition	Implication
South African Conservation Areas	https://screening.environment.gov.za/ScreeningDownloads/DevelopmentZones/SACAD_OR_2021_Q4_Metadata.pdf

¹ “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.

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

Project Location: Fleur de Vie Lifestyle Village



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 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 Theme		X		
Defence Theme				X
Paleontology Theme			X	
Plant Species 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 o	Specialist assessment	Assessment Protocol
1	Agricultural Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Agriculture_Assessment_Protocols.pdf
2	Landscape/Visual Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf
3	Archaeological and Cultural Heritage Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf
4	Palaeontology Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf
5	Terrestrial Biodiversity Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Terrestrial_Biodiversity_Assessment_Protocols.pdf
6	Aquatic Biodiversity Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Aquatic_Biodiversity_Assessment_Protocols.pdf
7	Hydrology	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols

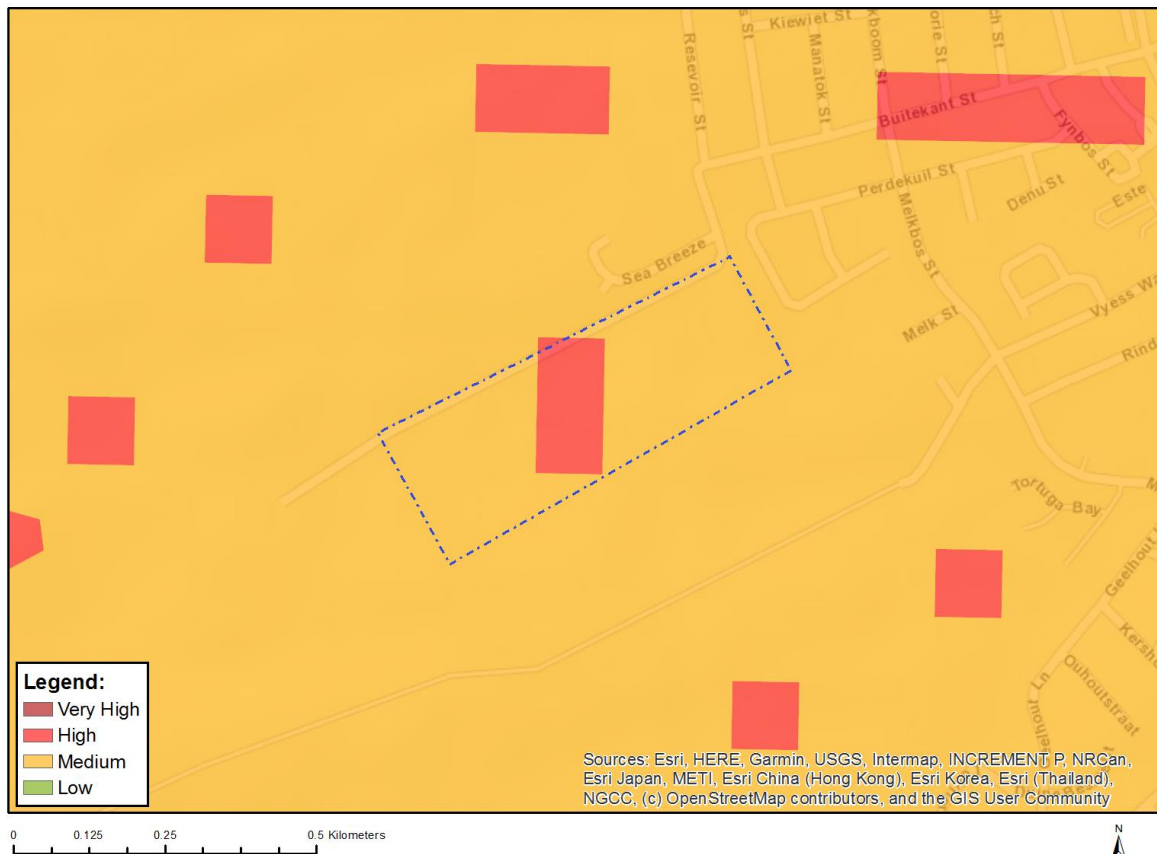
	Assessment	/Gazetted General Requirement Assessment Protocols.pdf
8	Socio-Economic Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted General Requirement Assessment Protocols.pdf
9	Plant Species Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted Plant Species Assessment Protocols.pdf
10	Animal Species Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted Animal Species Assessment Protocols.pdf

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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

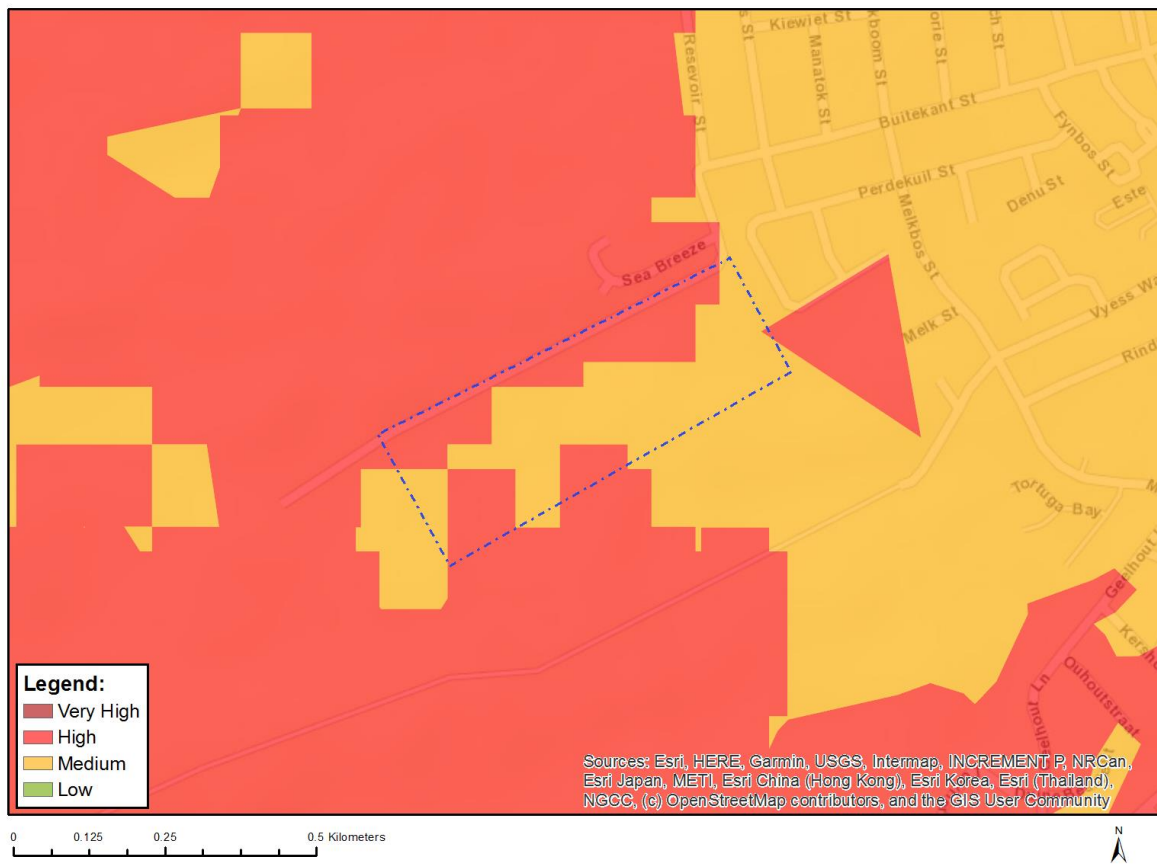


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
	X		

Sensitivity Features:

Sensitivity	Feature(s)
High	Land capability;09. Moderate-High/10. Moderate-High
Medium	Land capability;06. Low-Moderate/07. Low-Moderate/08. Moderate

MAP OF RELATIVE ANIMAL SPECIES THEME SENSITIVITY



Where only a sensitive plant unique number or sensitive animal unique number is provided in the screening report and an assessment is required, the environmental assessment practitioner (EAP) or specialist is required to email SANBI at eiadatarequests@sanbi.org.za listing all sensitive species with their unique identifiers for which information is required. The name has been withheld as the species may be prone to illegal harvesting and must be protected. SANBI will release the actual species name after the details of the EAP or specialist have been documented.

Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
	X		

Sensitivity Features:

Sensitivity	Feature(s)
High	Aves-Bradypterus sylvaticus
High	Aves-Circus maurus
High	Aves-Neotis denhami
High	Aves-Polemaetus bellicosus
High	Aves-Afrotis afra
Medium	Aves-Circus ranivorus
Medium	Insecta-Aloeides thyra orientis
Medium	Insecta-Chrysoritis brooksi tearei
Medium	Insecta-Lepidochrysops littoralis
Medium	Insecta-Thestor claassensi
Medium	Sensitive species 5
Medium	Invertebrate-Aneuryphymus montanus

MAP OF RELATIVE AQUATIC BIODIVERSITY THEME SENSITIVITY

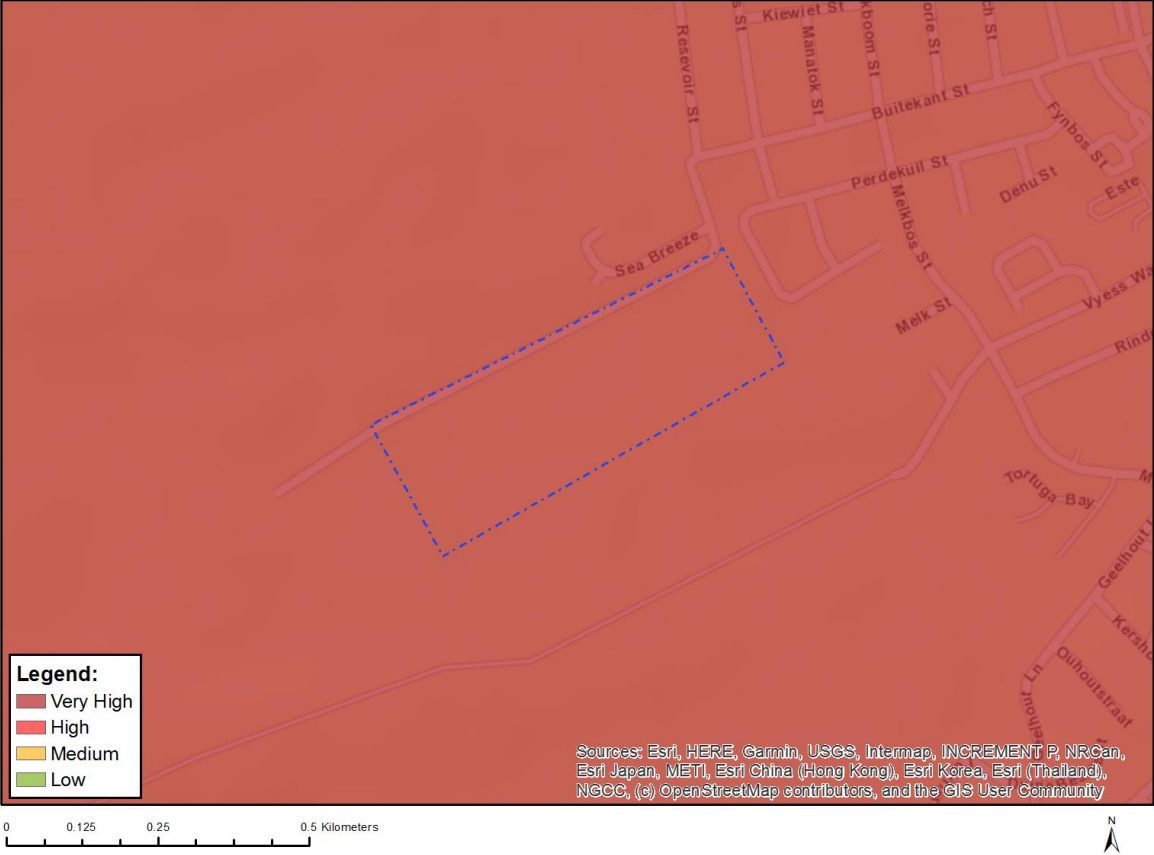


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
			X

Sensitivity Features:

Sensitivity	Feature(s)
Low	Low sensitivity

MAP OF RELATIVE ARCHAEOLOGICAL AND CULTURAL HERITAGE THEME SENSITIVITY

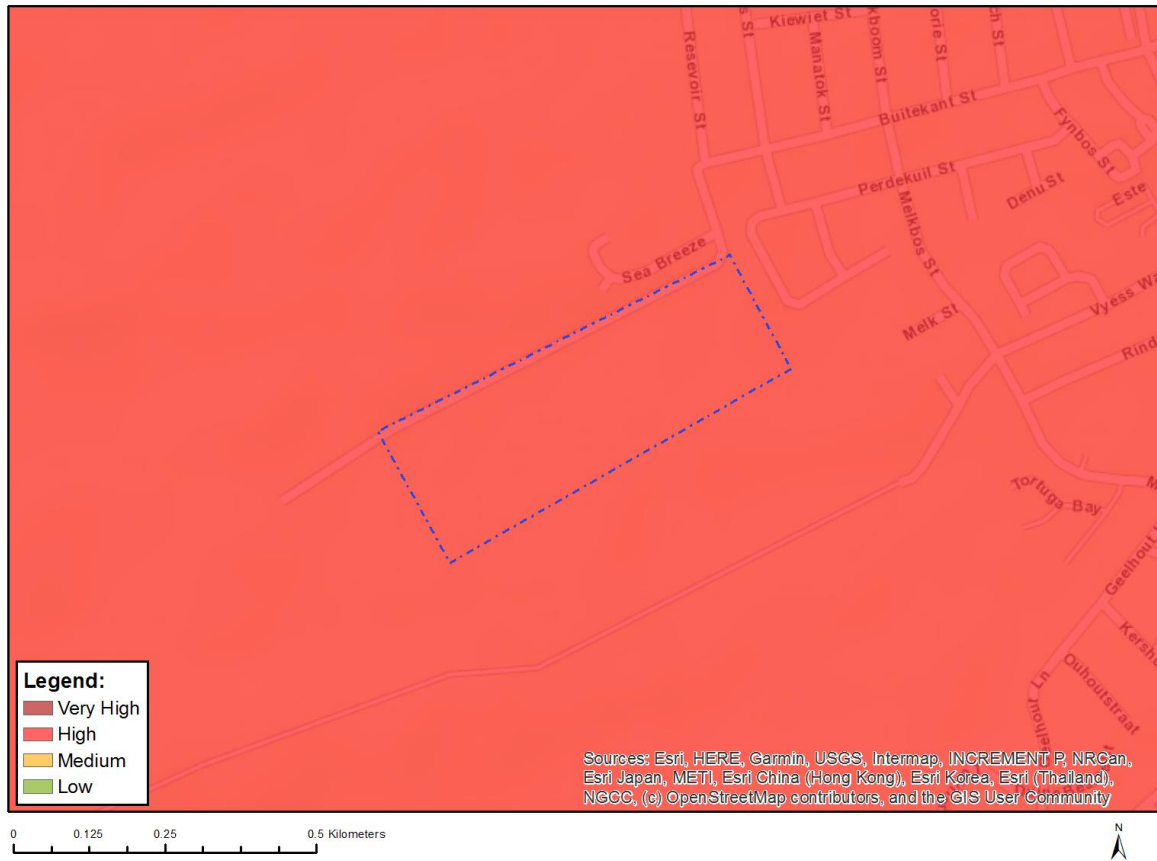


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

Sensitivity Features:

Sensitivity	Feature(s)
Very High	Within 5km of a Grade I Heritage site
Very High	Within 2km of a Grade II Heritage site

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
High	Dangerous and restricted airspace as demarcated

MAP OF RELATIVE DEFENCE THEME SENSITIVITY

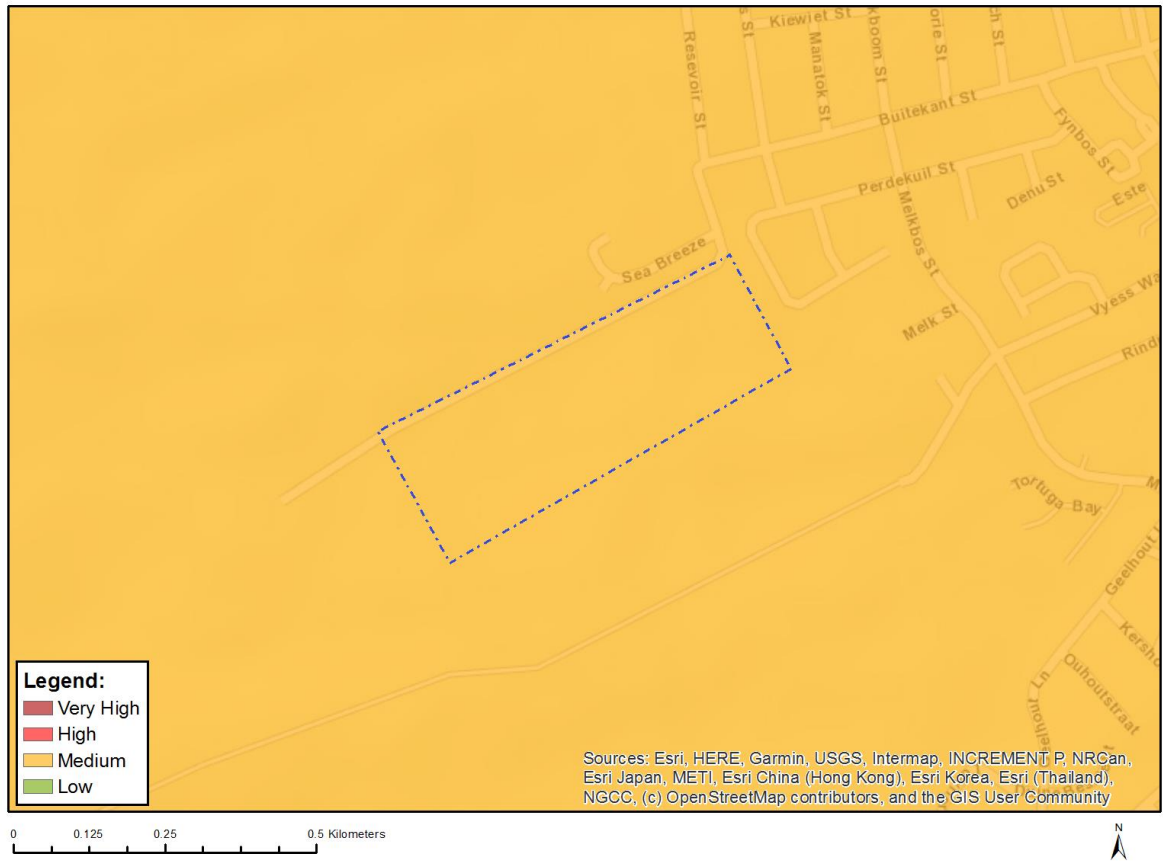


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
			X

Sensitivity Features:

Sensitivity	Feature(s)
Low	Low Sensitivity

MAP OF RELATIVE PALEONTOLOGY THEME SENSITIVITY

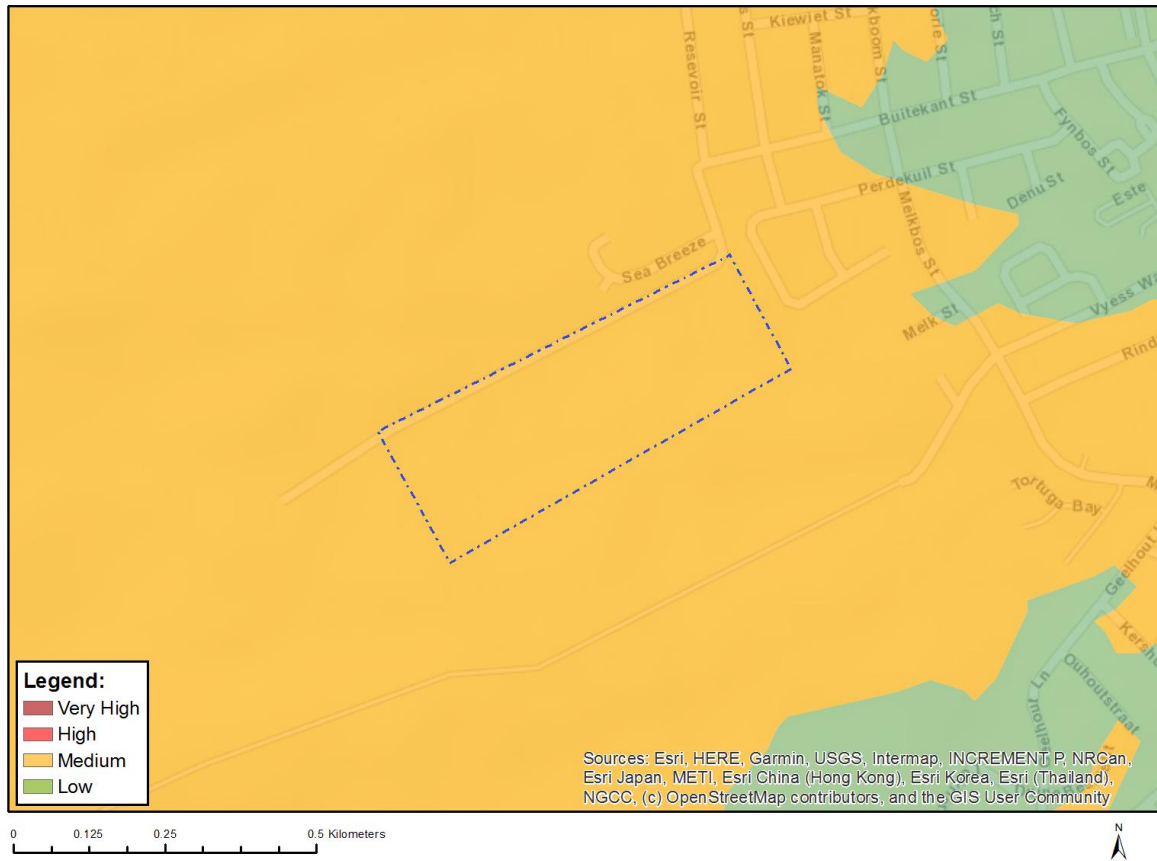


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
		X	

Sensitivity Features:

Sensitivity	Feature(s)
Medium	Features with a Medium paleontological sensitivity

MAP OF RELATIVE PLANT SPECIES THEME SENSITIVITY



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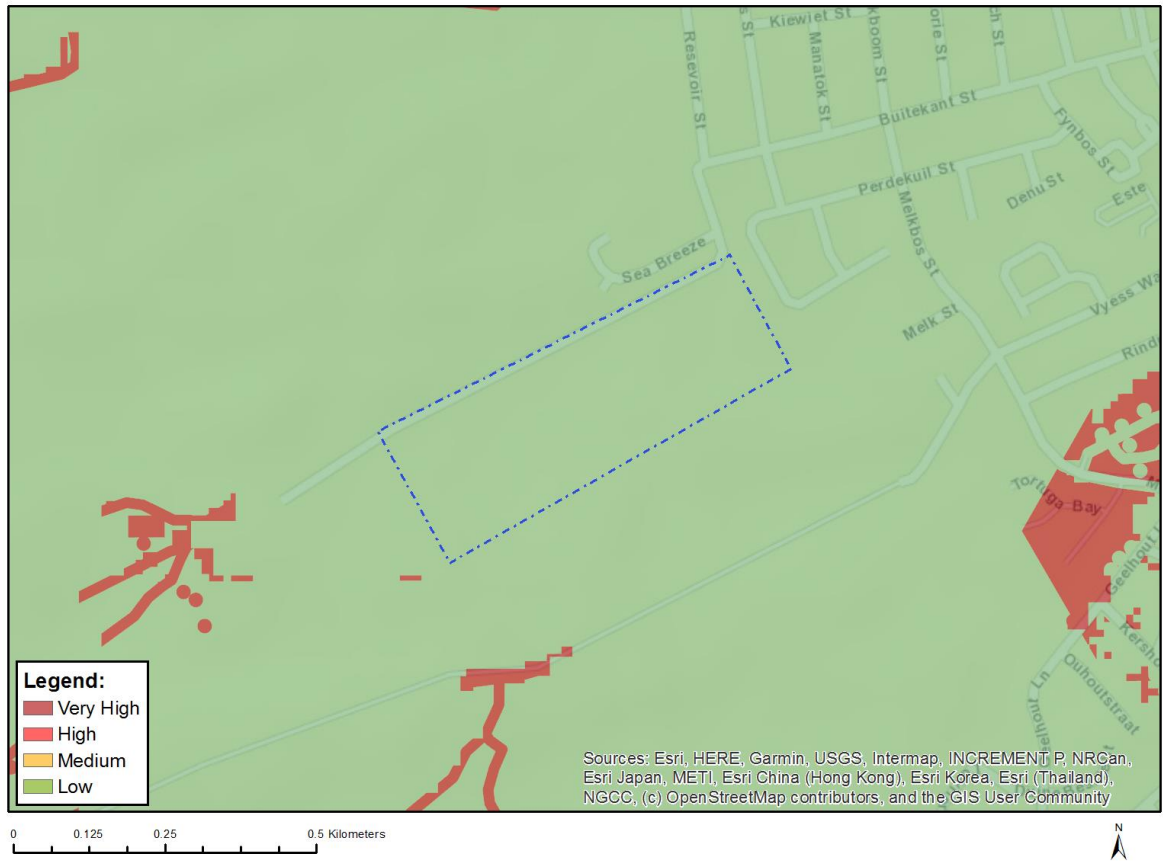
Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
		X	

Sensitivity Features:

Sensitivity	Feature(s)
Medium	Lampranthus ceriseus
Medium	Lampranthus fergusoniae
Medium	Lampranthus foliosus
Medium	Lampranthus pauciflorus
Medium	Ruschia leptocalyx
Medium	Argyrobium harmsianum
Medium	Aspalathus acutiflora
Medium	Aspalathus arenaria
Medium	Aspalathus calcarea
Medium	Aspalathus odontoloba
Medium	Aspalathus prostrata
Medium	Aspalathus sanguinea subsp. foliosa
Medium	Otholobium sp. nov. (Esterhuysen 33240a BOL)

Medium	<i>Lebeckia gracilis</i>
Medium	<i>Leucadendron galpinii</i>
Medium	<i>Leucospermum praecox</i>
Medium	<i>Wahlenbergia polyantha</i>
Medium	<i>Selago diffusa</i>
Medium	<i>Selago glandulosa</i>
Medium	<i>Selago villicaulis</i>
Medium	<i>Pentameris calcicola</i> var. <i>hirsuta</i>
Medium	Sensitive species 340
Medium	<i>Lobelia valida</i>
Medium	<i>Erica baueri</i> subsp. <i>baueri</i>
Medium	<i>Erica viscosissima</i>
Medium	<i>Erica calcicola</i>
Medium	<i>Erica baueri</i> subsp. <i>gouriquae</i>
Medium	<i>Hermannia lavandulifolia</i>
Medium	<i>Thamnochortus muirii</i>
Medium	<i>Thamnochortus pluristachyus</i>
Medium	<i>Duvalia immaculata</i>
Medium	<i>Heliophila linearis</i> var. <i>reticulata</i>
Medium	<i>Metalasia luteola</i>
Medium	Sensitive species 784
Medium	Sensitive species 764
Medium	<i>Felicia ebracteata</i>
Medium	<i>Oedera steyniae</i>
Medium	<i>Athanasia quinquedentata</i> subsp. <i>rigens</i>
Medium	<i>Chrysocoma strigosa</i>
Medium	<i>Stoebe muirii</i>
Medium	<i>Diosma tenella</i>
Medium	<i>Agathosma eriantha</i>
Medium	<i>Agathosma minuta</i>
Medium	<i>Agathosma muirii</i>
Medium	<i>Agathosma riversdalensis</i>
Medium	<i>Agathosma robusta</i>
Medium	<i>Euchaetis albertiniana</i>
Medium	<i>Cliffortia longifolia</i>
Medium	<i>Muraltia barkerae</i>
Medium	<i>Polygala pubiflora</i>
Medium	Sensitive species 5
Medium	<i>Phyllica incurvata</i>
Medium	<i>Drosanthemum lavisii</i>
Medium	<i>Aspalathus tyloides</i>
Medium	Sensitive species 800
Medium	Sensitive species 335
Medium	Sensitive species 500
Medium	Sensitive species 654
Medium	<i>Agathosma microcarpa</i>

MAP OF RELATIVE TERRESTRIAL BIODIVERSITY THEME SENSITIVITY



Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
			X

Sensitivity Features:

Sensitivity	Feature(s)
Low	Low Sensitivity