

SITE SENSITIVITY VERIFICATION (SSV) REPORT: PROPOSED CHANGES TO THE LAYOUT AND COMPOSITION OF THE ERVEN ON PHASE 2B (ERF 9469, MALMESBURY) AND 2C (ERF 9470, MALMESBURY) OF THE MOUNT ROYAL GOLF AND COUNTRY ESTATE.

DEADP Ref: E12/2/1-68-Erf 327 & Farm 696, Malmesbury)
16/3/3/5/F5/16/2036/20

INTRODUCTION:

This Site Sensitivity Verification (SSV) Report was undertaken in terms of the *Protocols for the Assessment and Minimum Criteria for Reporting on identified Environmental Themes* (referred to “the Protocols” hereafter) as per Government Notice No. 320 (published in Government Gazette No. 43110 on 20 March 2020)¹. These Protocols, effected as on the 9th May 2020, must be complied with for every new application submitted after the effective date. According to the Protocols, the EAP must verify the current use of the proposed site for development as well as the site’s environmental sensitivity, in accordance with the DFFE Screening Tool Report, to determine the need for specialist inputs in relation to the themes (and proposed specialist assessments) included in the Protocols.

METHODOLOGY:

The Site Sensitivity Verification (SSV) report was compiled based on desktop studies including the SANBI BGIS Biodiversity Spatial Plan, vegetation maps (Vegetation map of SA (Mucina & Rutherford, 2006, as updated in the 2012 beta version and 2018 Final), NFEPA, land-use map, Google Earth imagery including historical imagery, CapeFarmMapper, specialist input in combination with a site visit (conducted on 15 April 2025) to investigate, identify, and evaluate potential impacts, associated with the proposed development, on the receiving environment. The SSV report was compiled by the Registered EAP, Clinton Geyser (EAPASA Reg. 2021/3287).

AIM OF THE SSV REPORT:

The aim of the SSV Report is to;

- Verify land use and theme sensitivities as identified by the DFFE Screening Tool;
- Confirm or motivate against the need for a particular specialist assessment(s) as indicated by the DFFE Screening Tool; and
- Should the need for a specialist assessment be refuted/challenged, provide a motivation as to why the proposed specialist assessment is not applicable to the proposed development.

¹ The Protocols are in line with Section 24(5)(a) and (h) and Section 44 of the National Environmental Management Act (NEMA), 1998 (Act No. 107 of 1998).

SITE DESCRIPTION:

The Mount Royal Golf and Country Estate is located in the Swartland region of the Western Cape Province and falls within the jurisdiction area of the Swartland Municipality. The Estate is situated on the north western border of the town of Malmesbury. The town of Malmesbury is some 70 km from Cape Town. The Estate is bordered by vacant commonage to the south and west and farmland to the north, while the N7 and the town border the eastern side.

The development comprises the establishment of a secure housing Estate linked to the existing 9-hole Malmesbury golf course, which will be upgraded to become an 18-hole course. The Estate totals 162,1 ha in extent of which only 30% is planned for development. The remainder will either be golf course development or open space to preserve the natural environment. A total amount of 726 residential units are planned on the 162,1 hectares of the Estate and will be phased in over time.

There is a minor amendment to the layout and number of erven on two of the phases. However, these are located within the same development footprint, and the level of impacts are not expected to change.

The proposed changes are to the layout and composition of the erven on Phase 2B (Erf 9469, Malmesbury) and 2C (Erf 9470, Malmesbury) of the Mount Royal Golf and Country Estate.

The approved plans described 58 single residential erven, 2 private open spaces and a road reserve (Phase 2B) and 72 single residential erven, 2 private open spaces and a road reserve (Phase 2C)

However, the municipality constructed a new bulk water supply pipeline through Phase 2B and 2C of the development, and this necessitated a change to the layout.

The new layout consists of 21 freehold single residential and 63 freehold group housing stands (Phase 2B) and 55 freehold single residential and 26 freehold group housing stands (Phase 2C) (See attached plans).

The number of erven has changed, but the development is still on the same footprint.

Currently, Phase 2B has been cleared, and services including roads have been constructed. The individual erven have not been developed as yet.

Phase 2C has not been cleared, but internal roads have been cleared.

Please see photographs below:





Photo 1: General view of Phase 2B



Photo 2: General view of Phase 2B



Photo 3: General view of Phase 2B



Photo 4: General view of Phase 2C

Table 1. Themes and associated sensitivity as per the DFFE Screening Tool.

No	Theme	DFFE Sensitivity	Agree / Disagree	Proposed Sensitivity	Motivation
1	Agriculture Theme	High Sensitivity	Disagree	Low Sensitivity	The site of the proposed amendment is within the existing Mount Royal Golf and Country Estate, with no agricultural activities within the site or directly adjacent to the site.
2	Animal Species Theme	Medium Sensitivity	Disagree	Low Sensitivity	The site of the proposed amendment is within the existing Mount Royal Golf and Country Estate. The site is surrounded by residences and the golf course. The site has also been cleared with the services, including roads, being constructed.
3	Aquatic Biodiversity Theme	Very High Sensitivity	Agree	Low/Medium Sensitivity	The site is adjacent to the Platklip River. However, the proposed development is within the same development footprint, and the area where the layout change will occur is within the middle of Phase 2C block, more than 100m from the river. There is no expected change in the level or nature of impacts.
4	Archaeological and Heritage Theme	Very High Sensitivity	Agree	Low Sensitivity	The site of the proposed amendment is within the existing Mount Royal Golf and Country Estate. The proposed development is within the same development footprint and will therefore have no additional impacts.
5	Civil Aviation Theme	High Sensitivity	Disagree	Low Sensitivity	The proposed development is a residential development within an established residential area. The amendment will not change this, and is unlikely to have an impact on aviation.
6	Defence Theme	Low Sensitivity	Agree		Due to the nature of the proposed project, it is not envisaged that the proposed development will impact any defence-related activities.
7	Plant Species Theme	Low Sensitivity	Agree		The site of the proposed amendment is within the existing Mount Royal Golf and Country Estate. The proposed development is within the same development footprint and will therefore have no additional impacts.
9	Terrestrial Biodiversity Theme	Very High Sensitivity	Disagree	Low Sensitivity	The site of the proposed amendment is within the existing Mount Royal Golf and Country Estate. The proposed development is within the same development footprint and will therefore have no additional impacts.

Table 2. Specialist assessments identified as per the DFFE Screening Tool.

No	Proposed Specialist Assessment	Verification of Site Sensitivity And Motivation On The Need For Specialist Investigation
1	Landscape/ Visual Impact Assessment	No Visual Impact Assessment will be conducted
2	Archaeological and Cultural Heritage Impact Assessment (HIA)	No Heritage Assessment is required, since the site of the proposed amendment is within the existing Mount Royal Golf and Country Estate. The proposed development is within the same development footprint and will therefore have no additional impacts.
3	Palaeontological Assessment	No Heritage Assessment is required, since the site of the proposed amendment is within the existing Mount Royal Golf and Country Estate. The proposed development is within the same development footprint and will therefore have no additional impacts.
4	Terrestrial Biodiversity Assessment	No Terrestrial Biodiversity Assessment will be conducted, since the site of the proposed amendment is within the existing Mount Royal Golf and Country Estate. The proposed development is within the same development footprint and will therefore have no additional impacts.
5	Aquatic Biodiversity Impact Assessment	No Freshwater Impact Assessment will be conducted, since the site of the proposed amendment is within the existing Mount Royal Golf and Country Estate. The proposed development is within the same development footprint and will therefore have no additional impacts.
6	Socio-economic Assessment	No significant changes to the Socio-economic impacts are envisaged due to the amendment, besides positive impacts as per the Motivational Report (Appendix N) and supported by the Municipality (Appendix G2).
7	Plant Species Assessment	No further Botanical Assessment/input will be conducted, the site of the proposed amendment is within the existing Mount Royal Golf and Country Estate. The proposed development is within the same development footprint and will therefore have no additional impacts.
8	Animal Species Assessment	No Faunal Assessment will be conducted, since the site of the proposed amendment is within the existing Mount Royal Golf and Country Estate. The proposed development is within the same development footprint and will therefore have no additional impacts.