

SITE SENSITIVITY VERIFICATION REPORT

THE PROPOSED DEVELOPMENT OF A NEW RETREAT AND ASSOCIATED INFRASTRUCTURE AND MAINTENANCE MANAGEMENT PLAN ON A PORTION OF PORTION 11 OF FARM 1674, PAARL

DEA&DP EA APPLICATION REFERENCE NUMBER: 16/3/3/1/B4/12/1068/21

INTRODUCTION AND SCOPE:

The "Protocols for the Assessment and Minimum Criteria for Reporting on identified Environmental Themes ("the Protocols") were published in Government Gazette No. 43110 on 20 March 2020 and Government Gazette No. 43855 on 30 October 2020. The Protocols are allowed for in terms of Sections 24(5)(a) and (h) and 44 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA").

The Protocols must be complied with for every new application for Environmental Authorisation that is submitted after 9 May 2020. According to the Protocols, the EAP must verify the current use of the site in question and its environmental sensitivity as identified by the Screening Tool to determine the need for specialist inputs in relation to the themes included in the Protocols. This document serves as the Site Sensitivity Verification Report for the proposed development of a "New Retreat" and associated infrastructure on Boshendal Estate.

The location of the proposed development is shown in the aerial image included in Figure 1. This site sensitivity verification relates to a Screening Tool Report (STR) completed for the site in March 2020 when initial site investigations in support of the environmental application commenced. The STR is attached as Appendix A.

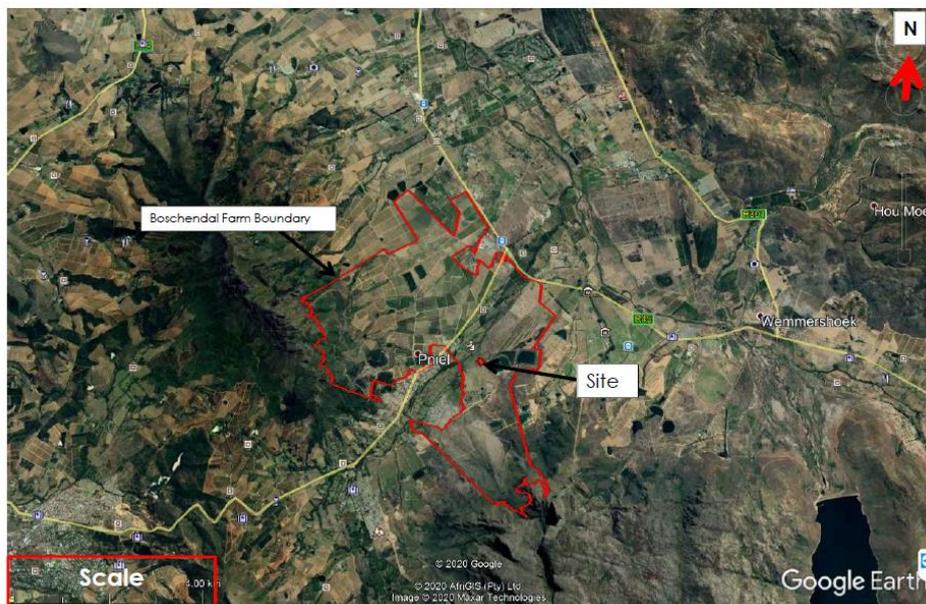


Figure 1: Locality Map (created using Google Earth Pro)

SENSITIVITY VERIFICATION METHODOLOGY:

The site sensitivity verification statement was compiled by the EAP and is based on:

- Site visits undertaken on 13 March 2020, 15 February 2021 & 18 March 2021.
- A desktop investigation using biodiversity and land use mapping tools (BGIS, Cape Farm Mapper, City of Cape Town Zoning Viewer, etc.); and

- Baseline information recorded in specialist assessments and reports undertaken by a soil scientist, heritage practitioner, freshwater ecologist, botanical specialist, faunal specialist and traffic engineer.

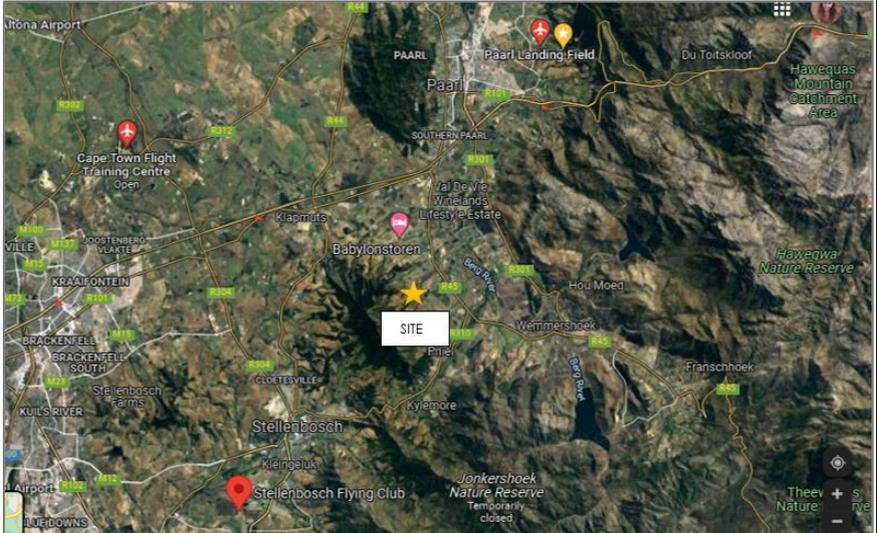
Note that at the time of writing this report, specialist studies had already been completed which provided ground-truthed knowledge on the actual environmental sensitivities of the site.

SITE SENSITIVITY VERIFICATION:

The table below, supporting photographs and reference to specialist assessments serve to:

- Verify land use and sensitivities identified in the screening report; and
- Confirm / contest the need for the various specialist inputs called for in terms of the screening tool report.

SENSITIVITY AND SPECIALIST INPUT IDENTIFIED IN TERMS OF THE DFFE SCREENING TOOL	VERIFICATION OF SITE-SPECIFIC SENSITIVITY AND MOTIVATION ON THE NEED FOR SPECIALIST INVESTIGATION
<p>Agricultural Theme: High sensitivity</p> <p>Necessitating an agricultural impact assessment (in accordance with the protocol prescribed in GNR 320).</p> <p>Actual Sensitivity: Medium</p>	<p>The STR considers the site to have high agricultural sensitivity.</p> <p>A site sensitivity verification exercise has been undertaken by soil scientist Johann Lanz who found that the Screening Tool's mapping is inaccurate and that the site and two potable water line routes are of Medium sensitivity, which means that it is not recommended for crop farming, that no further conditions in this regard should be applied to the proposed development and that no further agricultural assessment of any kind is necessary (Lanz, 2021).</p> <p>An Agricultural Sensitivity Compliance Statement has been included in the Basic Assessment Report as Appendix G(d).</p>
<p>Animal Species Theme: High sensitivity</p> <p>Necessitating an animal species assessment (in accordance with Animal Species Assessment Protocols prescribed in GN 43855)</p> <p>Actual Sensitivity: Low</p>	<p>This assessment has already been done at a high level for the entire farm and the information from that assessment will be used to inform the design as well as management measures to accommodate the adjacent corridor. The site itself has been deemed as having low sensitivity, in contrast to the result of the STR (Jackson et al, 2019).</p> <p>Lists of potential freshwater species as well as terrestrial species of fauna have also been included in the Terrestrial Biodiversity Compliance Statement (see Appendix G(c) of the BAR) and the Freshwater Impact Assessment/ Aquatic Biodiversity Assessment (see Appendix G(e) of the BAR)</p>
<p>Aquatic Biodiversity Theme: Very High</p> <p>Necessitating an Aquatic Biodiversity impact assessment (in accordance with the protocol prescribed in GNR 320, Aquatic Biodiversity Assessment Protocols).</p> <p>Actual Sensitivity: High</p>	<p>The Screening Tool has marked the site as Very High Sensitivity.</p> <p>As such a Freshwater Impact Assessment (Snaddon, 2021) has been undertaken. The report describes the baseline conditions of the site and two potable water line routes and has considered the impacts applicable to the site and development proposal. It has also guided the proposed servicing of the proposed with the assessment of two alternatives for the siting of the proposed sewage package plant.</p> <p>The impact assessment has considered the impacts of the proposed development on the various aspects of the freshwater ecosystem and mitigation measures have been incorporated into the</p>

	assessment to mitigate those impacts which are relevant to the site and proposal. Refer to Appendix G(e) of the BAR for the Freshwater Impact Assessment Report.
<p>Archaeological and Cultural Heritage Theme: High sensitivity</p> <p>Necessitating archaeological & cultural impact assessments (No specific protocol- consider general requirements (GG 45421 of 10/05/2019) _DRAFT))</p> <p>Actual Sensitivity: Low</p>	<p>The STR indicate Vey High sensitivity in this regard.</p> <p>Section 38 of the NHRA is triggered by the proposed development and the HIA (Refer to Appendix G(f)) has included an archaeological assessment report. Findings conclude that no archaeological impacts are anticipated as the archaeological sensitivity of the site and wider area is low (Smuts & Scurr, 2020). The possibility of encountering highly significant subsurface archaeological remains does, however, exist. Impacts on cultural heritage have also been assessed and the findings summarised in this BAR and detailed in the HIA in Appendix G(f) of the BAR. The same applies to the proposed potable water lines.</p>
<p>Civil Aviation Theme Medium sensitivity</p> <p>The need for a civil aviation assessment (in accordance with the protocol prescribed in GNR 320)</p> <p>Actual Sensitivity: Low - Negligible</p>	<p>The STR notes that the site is located within 8 and 15 km of a civil aviation aerodrome and within 15 - 35 km from a major civil aviation radar. This is presumably as a result of the Cape Town Flight Training Centre and/or the Paarl Landing Field and/or Stellenbosch Flying Club, all being located approx. 30km away from the site (refer to Figure 2).</p>  <p><i>Figure 2: Civil aviation facilities within proximity to the site</i></p> <p>The proposed development however, would not affect any civil aviation activity given that the structures are not high and do not comprise any telecommunications structures that may have potential to interfere with navigation/communication. There are also no runway facilities or any other activity that could affect an aviation aerodrome or radar or its operations.</p> <p>This rating is therefore disputed to, in fact, be Low- Negligible.</p> <p>As such, no specialist investigations are deemed necessary and none have been undertaken.</p>
<p>Terrestrial Biodiversity Theme: Very High sensitivity</p>	<p>The Screening Tool has marked the site as Very High Sensitivity for this theme.</p>

<p>Necessitating a terrestrial biodiversity impact assessment and a plant species assessment (Terrestrial Biodiversity Assessment Protocols)</p> <p>Actual Sensitivity: Low</p>	<p>An independent specialist (Helme, 2021) has provided a Terrestrial Biodiversity Compliance statement which confirms that the site and proposed potable water line routes are in fact of low sensitivity and no further mitigation measures are required in this regard.</p> <p>Refer to Appendix G(c) for the Terrestrial Biodiversity Compliance Statement.</p>
<p>Plant Species Theme: Medium sensitivity</p> <p>Necessitating a plant species assessment (General Assessment Protocols).</p> <p>Actual Sensitivity: Low</p>	<p>The plant species on the site and the proposed potable water alignments have been noted and considered in the Terrestrial Biodiversity Compliance Statement (refer to Appendix G(c) of the BAR).</p> <p>The actual sensitivity for this theme has been ground-truthed to be Low.</p>
<p>Defence Theme Low sensitivity</p> <p>Actual Sensitivity: Low</p>	<p>Defence is rated as 'Low' sensitivity by the STR as such no specialist investigations into this theme and associated impacts are deemed necessary.</p>
<p>Additional specialist studies called for by the Screening Report</p>	
<p>Landscape/Visual Impact Assessment (General Assessment Protocols)</p>	<p>In alignment with the STR, a landscape assessment (by Terra+) (refer to Appendix G(f) of the BAR) has been undertaken and has informed the proposed landscape concept. A Visual Study has also been included in the HIA (refer to Appendix G(f)) and has been summarised in the BAR.</p> <p>Note that the proposed potable water line to Lanquedoc and interim water supply pipeline would be underground, within existing road limits and so would not affect the landscape once installed. Construction phase specifications for managing visual impacts would be controlled through the EMPr.</p>
<p>Palaeontology Impact Assessment</p>	<p>A Heritage Practitioner conducted a screening assessment on the site and proposed development and completed a NID in terms of Section 38 of the National Heritage Resources Act (NHRA). In their response to the NID, HWC did not request any input on palaeontology and therefore, it is implicit that there is no need for further assessment in this regard.</p>
<p>Socio-Economic Assessment (General Assessment Protocols)</p>	<p>The socio-economic aspects of the site and proposal have been considered and addressed in the Basic Assessment Report through inclusion of the following:</p> <ul style="list-style-type: none"> • Socio-economic profile of the municipality as well as the community around the site; • A social study has been included in the HIA (refer to Appendix G(f)); and • Detailing the financial contribution of the project to the economy as well as to previously disadvantaged individuals
<p>Traffic Impact Assessment</p>	<p>A Traffic Assessment has been conducted by ITS and included in Appendix G(a) of the BAR. Recommendations made in this regard are minor as impacts on transport would be low and the local road network would continue to operate at acceptable Level of Service (LOS). These have and have been included in the EMPr.</p>

References:

Jackson, A. Burger, M. Avis, T. March 2019. *FAUNAL ASSESSMENT OF BOSCHENDAL ESTATE, STELLENBOSCH, WESTERN CAPE. FINAL FAUNAL ASSESSMENT REPORT*. CES, Cape Town.

Helme, N. 15 October 2021. *Terrestrial Biodiversity Compliance Statement- Proposed Development on Portion 11 of Farm 1674 (York Farm), Boschendal*. Nick Helme Botanical Surveys, Scarborough.

Lanz, J. 27 November 2021. *Site Sensitivity Verification and Agricultural Compliance Statement for Proposed Development of a "New Retreat" on Portion 11 of Farm 1674, Boschendal, Franschhoek*. Johann Lanz, Cape Town

Pretorius, L., Sequeira, C. November 2020. *Bertha Retreat Transport Impact Assessment Pniel*. ITS, Bellville

Smuts, K. Scurr, M. 25 October 2021. *New Retreat: Heritage Impact Assessment HWC REF: 20032005SB0331E Submitted in terms of Section 38 (8) of the NHRA (1999) for York Farm Cottage, R310, Dwars River Valley, Stellenbosch, Farm 11/1674*. Rennie Scurr Adendorff, Cape Town

Snaddon, K. 22 October 2021. *Baseline and Impact Assessment of Boschendal New Retreat Site, York Farm, Boschendal Estate, Freshwater ecosystems, Draft Report*, Freshwater Consulting cc trading as Freshwater Consulting Group (FGP), Scarborough

Terra+. 12 June 2020. *Bertha Retreat, Boschendal Farm 1674/11, Paarl, Existing Trees Landscape Plan*. Drawing No. 110-01.4. Terra+, Woodstock.

APPENDIX A:

Screening Tool Report

**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: Pending

Project name: New Retreat

Project title: Proposed Development of a New Retreat on Portion 11 of Farm 1674, Boschendal, Franschhoek

Date screening report generated: 25/03/2020 14:55:28

Applicant: Boschendal (Pty) Ltd

Compiler: Chand Environmental Consultants

Compiler signature:

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Proposed Project Location

Orientation map 1: General location

General Orientation: New Retreat

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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		1730	0	33°53'22.39S	18°58'38.89E	Farm
2		1674	0	33°52'37.1S	18°57'57.12E	Farm
3		1674	11	33°52'46.8S	18°58'50.09E	Farm Portion
4		1730	0	33°53'22.39S	18°58'38.89E	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.

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.

Environmental screening results and assessment outcomes

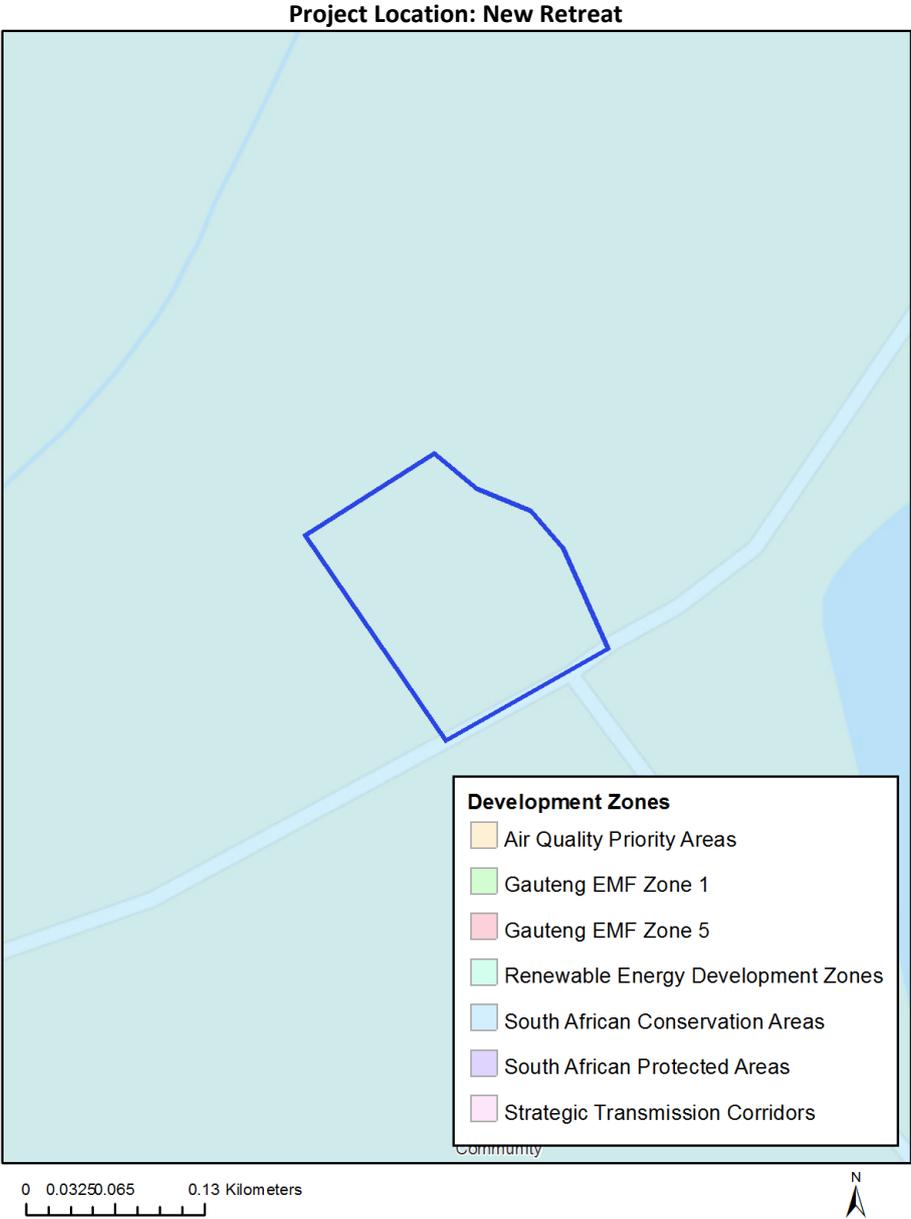
The following sections contain a summary of any development incentives, restrictions, exclusions or prohibitions that apply to the proposed development site as well as the most environmental sensitive features on the site based on the site sensitivity screening results for the application classification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

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_2019_Q4_Metadata.pdf

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



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	
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 o	Specialist assessment	Assessment Protocol
1	Agricultural Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/DraftGazetted_Agriculture_Assessment_Protocols.pdf
2	Landscape/Visual Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/DraftGazetted_General_Requirement_Assessment_Protocols.pdf
3	Archaeological and Cultural Heritage Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/DraftGazetted_General_Requirement_Assessment_Protocols.pdf
4	Palaeontology Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/DraftGazetted_General_Requirement_Assessment_Protocols.pdf
5	Terrestrial Biodiversity Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/DraftGazetted_Terrestrial_Biodiversity_Assessment_Protocols.pdf
6	Aquatic Biodiversity Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/DraftGazetted_Aquatic_Biodiversity_Assessment.pdf
7	Traffic Impact	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols

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

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

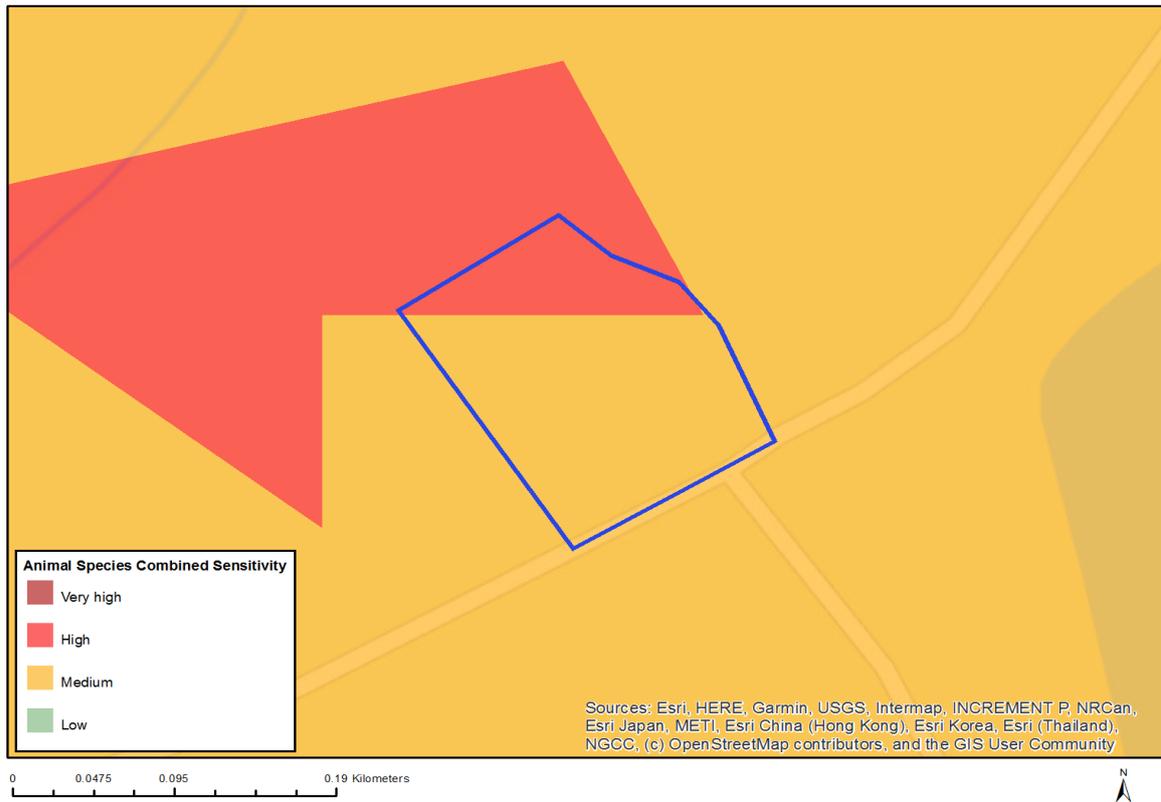
Unable to obtain map image.

Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
	X		

Sensitivity Features:

Sensitivity	Feature(s)
High	Land capability;09. Moderate-High/10. Moderate-High

MAP OF RELATIVE ANIMAL SPECIES THEME SENSITIVITY



Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
	X		

Sensitivity Features:

Sensitivity	Feature(s)
High	Aves-Circus maurus
Medium	Sensitive species 7
Medium	Insecta-Kedestes lenis lenis

MAP OF RELATIVE AQUATIC BIODIVERSITY THEME SENSITIVITY



Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

Sensitivity Features:

Sensitivity	Feature(s)
Very High	Strategic water source area

MAP OF RELATIVE ARCHAEOLOGICAL AND CULTURAL HERITAGE THEME SENSITIVITY

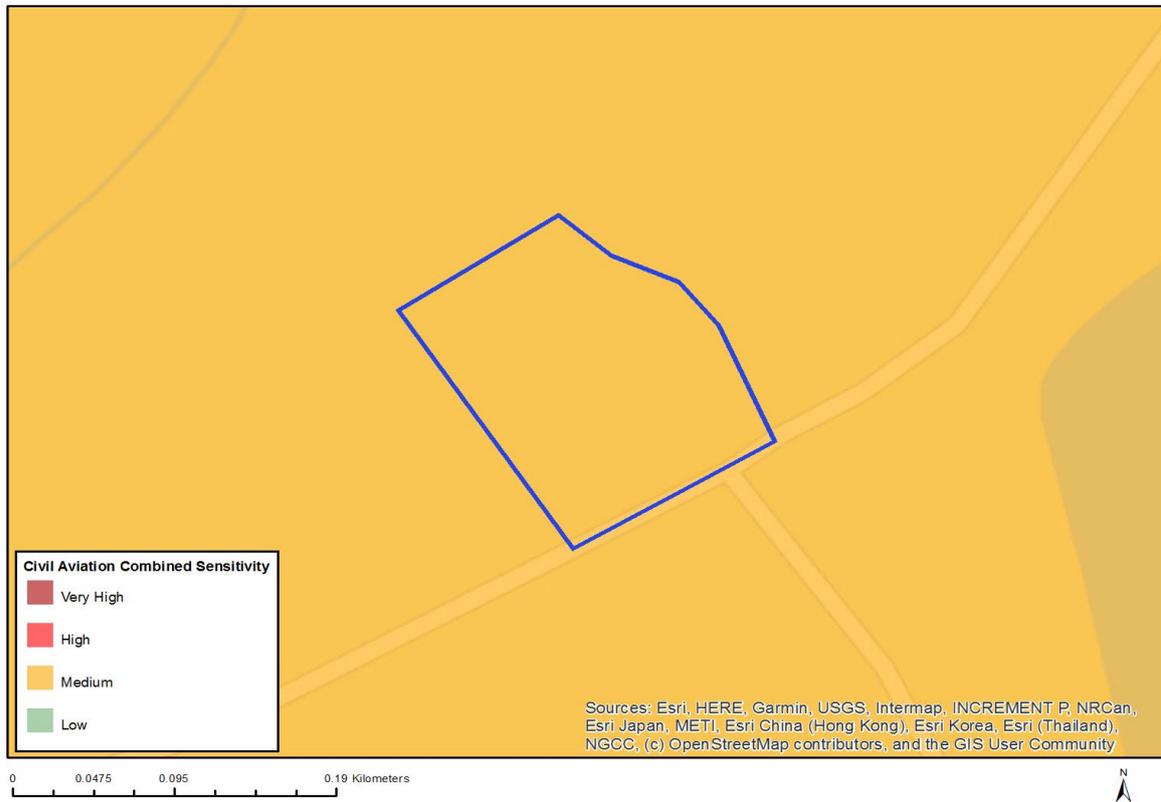


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
	X		

Sensitivity Features:

Sensitivity	Feature(s)
High	Within 500 m of an important river
High	Within 500 m of a heritage site
High	Within 500 m of a provincial heritage site

MAP OF RELATIVE CIVIL AVIATION THEME SENSITIVITY



Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
		X	

Sensitivity Features:

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

MAP OF RELATIVE PLANT SPECIES THEME SENSITIVITY

Unable to obtain map image.

Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
		X	

Sensitivity Features:

Sensitivity	Feature(s)
Medium	<i>Pentameris bachmannii</i>
Medium	<i>Antimima aristulata</i>
Medium	<i>Erepsia patula</i>
Medium	<i>Erepsia ramosa</i>
Medium	<i>Lobostemon capitatus</i>
Medium	<i>Echiostachys incanus</i>
Medium	<i>Tritoniopsis elongata</i>
Medium	<i>Hesperantha spicata</i> subsp. <i>spicata</i>
Medium	Sensitive species 72
Medium	Sensitive species 78
Medium	Sensitive species 96
Medium	<i>Sparaxis grandiflora</i> subsp. <i>grandiflora</i>
Medium	<i>Ixia sarmentosa</i>
Medium	<i>Ixia rouxii</i>
Medium	<i>Codonorhiza azurea</i>
Medium	Sensitive species 464
Medium	Sensitive species 636
Medium	Sensitive species 642
Medium	Sensitive species 590
Medium	Sensitive species 599
Medium	Sensitive species 625
Medium	Sensitive species 768
Medium	<i>Pauridia pygmaea</i>
Medium	<i>Pauridia alba</i>
Medium	<i>Ruschia diversifolia</i>
Medium	<i>Hermannia rugosa</i>
Medium	Sensitive species 364
Medium	Sensitive species 351
Medium	Sensitive species 676
Medium	Sensitive species 697
Medium	Sensitive species 588
Medium	<i>Adenogramma rigida</i>
Medium	<i>Wachendorfia brachyandra</i>
Medium	<i>Hessea cinnamomea</i>
Medium	<i>Isoetes capensis</i>
Medium	Sensitive species 744
Medium	<i>Trianoptiles solitaria</i>
Medium	<i>Cannomois arenicola</i>
Medium	<i>Hypodiscus rugosus</i>
Medium	<i>Restio duthieae</i>
Medium	<i>Xiphotheca lanceolata</i>
Medium	<i>Xiphotheca reflexa</i>
Medium	<i>Lachnaea grandiflora</i>
Medium	<i>Lachnaea uniflora</i>
Medium	<i>Lachnaea capitata</i>
Medium	<i>Metalasia capitata</i>
Medium	<i>Cotula pusilla</i>
Medium	<i>Athanasia capitata</i>
Medium	<i>Arctotis angustifolia</i>
Medium	Sensitive species 666
Medium	<i>Psoralea alata</i>
Medium	<i>Indigofera psoraloides</i>

Medium	<i>Muraltia decipiens</i>
Medium	<i>Muraltia macropetala</i>
Medium	<i>Aspalathus aculeata</i>
Medium	<i>Aspalathus lebeckioides</i>
Medium	<i>Aspalathus muraltioides</i>
Medium	<i>Aspalathus attenuata</i>
Medium	<i>Wurmbea inusta</i>
Medium	<i>Phyllica strigulosa</i>
Medium	<i>Phyllica thunbergiana</i>
Medium	<i>Rafnia lancea</i>
Medium	<i>Skiatophytum skiatophytoides</i>
Medium	<i>Aponogeton angustifolius</i>
Medium	<i>Leucadendron corymbosum</i>
Medium	<i>Leucadendron daphnoides</i>
Medium	<i>Leucadendron lanigerum</i> var. <i>lanigerum</i>
Medium	<i>Leucospermum hypophyllocarpodendron</i> subsp. <i>canaliculatum</i>
Medium	<i>Leucospermum hypophyllocarpodendron</i> subsp. <i>hypophyllocarpodendron</i>
Medium	<i>Leucospermum lineare</i>
Medium	<i>Leucospermum rodolentum</i>
Medium	<i>Protea scorzonerifolia</i>
Medium	<i>Protea burchellii</i>
Medium	<i>Diastella buekii</i>
Medium	<i>Serruria pinnata</i>
Medium	<i>Lampranthus leptaleon</i>
Medium	<i>Lampranthus peacockiae</i>
Medium	<i>Lampranthus aureus</i>
Medium	<i>Lampranthus scaber</i>
Medium	<i>Lampranthus sociorum</i>
Medium	<i>Lampranthus debilis</i>
Medium	<i>Lampranthus dilutus</i>
Medium	<i>Lampranthus filicaulis</i>
Medium	<i>Lampranthus glaucus</i>
Medium	<i>Merciera tetraloba</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	Critically endangered ecosystem
Very High	Ecological Support Area 2
Very High	Strategic Water Source Area