

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

EIA Reference number: N/A

Project name: Hoogeland Estate

Project title: Hoogeland Estate

Date screening report generated: 13/04/2026 09:14:17

Applicant: LagoonBay Lifestyle Estate

Compiler: HillLand Environmental

Compiler signature:

.....

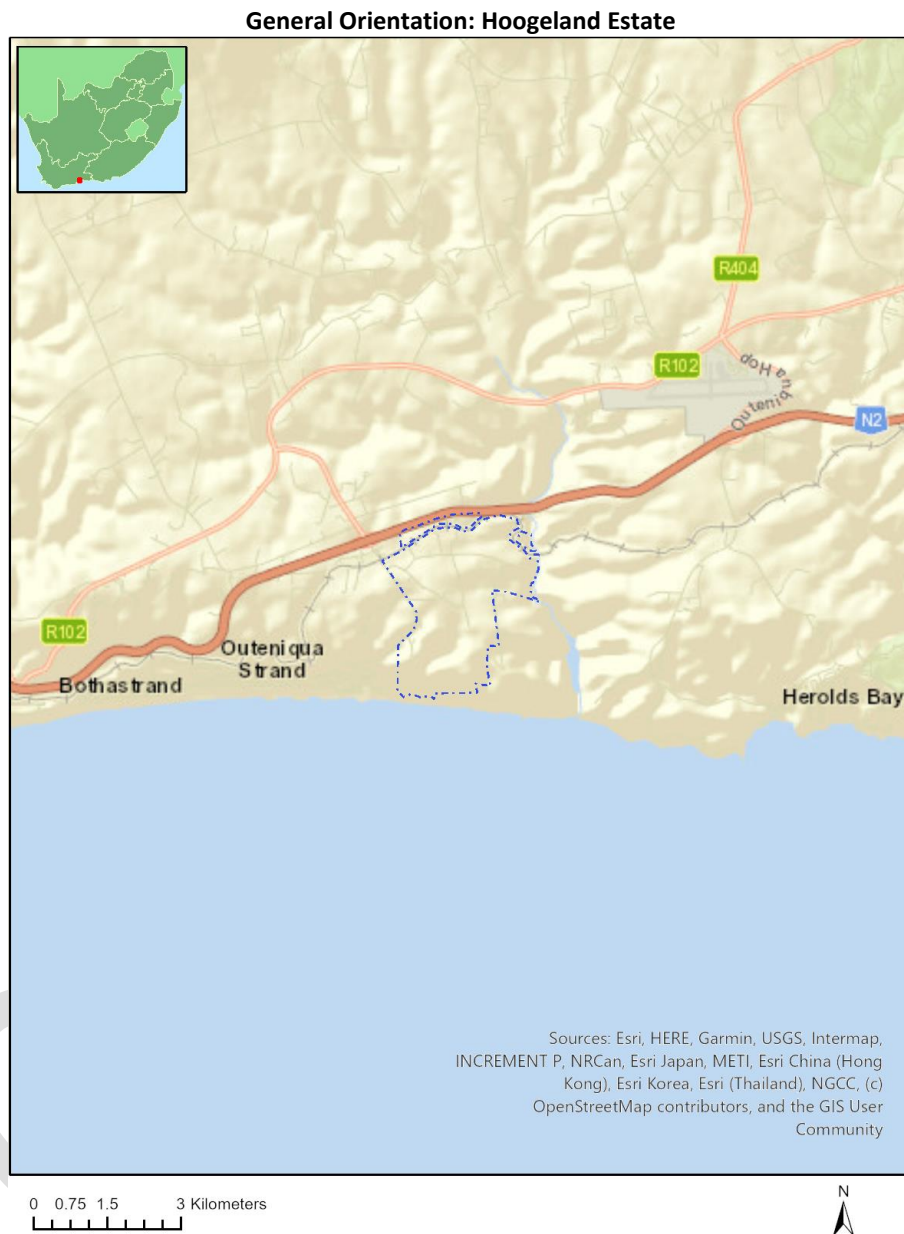
Application Category: Transformation of land | From agriculture or afforestation

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	5
Environmental Management Frameworks relevant to the application	5
Environmental screening results and assessment outcomes	6
Relevant development incentives, restrictions, exclusions or prohibitions	6
Proposed Development Area Environmental Sensitivity	6
Specialist assessments identified	6
Results of the environmental sensitivity of the proposed area	8
MAP OF RELATIVE AGRICULTURE THEME SENSITIVITY	8
MAP OF RELATIVE ANIMAL SPECIES THEME SENSITIVITY	9
MAP OF RELATIVE AQUATIC BIODIVERSITY THEME SENSITIVITY	10
MAP OF RELATIVE ARCHAEOLOGICAL AND CULTURAL HERITAGE THEME SENSITIVITY	11
MAP OF RELATIVE CIVIL AVIATION THEME SENSITIVITY	12
MAP OF RELATIVE DEFENCE THEME SENSITIVITY	13
MAP OF RELATIVE PALEONTOLOGY THEME SENSITIVITY	14
MAP OF RELATIVE PLANT SPECIES THEME SENSITIVITY	15
MAP OF RELATIVE TERRESTRIAL BIODIVERSITY THEME SENSITIVITY	16

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	GLENTANA	878	0	34°3'0.56S	22°19'14.04E	Erven
2	GLENTANA	877	0	34°3'4.19S	22°19'14.17E	Erven
3		387	0	34°2'11.58S	22°21'57.2E	Farm
4	BRAKFORTEIN	236	0	34°2'17.66S	22°21'13.46E	Farm
5	HOOGE KRAAL	238	0	34°2'13.5S	22°19'35.58E	Farm
6	HOOGE KRAAL	238	14	34°1'33.26S	22°20'2.71E	Farm Portion
7	HOOGE KRAAL	238	18	34°2'50.04S	22°20'8.78E	Farm Portion
8	HOOGE KRAAL	238	22	34°1'50.36S	22°19'8.6E	Farm Portion
9	HOOGE KRAAL	238	79	34°2'2.13S	22°20'6.79E	Farm Portion
10	HOOGE KRAAL	238	42	34°1'28.23S	22°19'50.82E	Farm Portion
11	HOOGE KRAAL	238	53	34°2'15.3S	22°20'36.38E	Farm Portion
12	HOOGE KRAAL	238	0	34°1'40.42S	22°20'43.3E	Farm Portion
13	HOOGE KRAAL	238	5	34°1'35.25S	22°20'7.18E	Farm Portion
14	HOOGE KRAAL	238	5	34°1'28.15S	22°20'2.36E	Farm Portion
15	HOOGE KRAAL	238	72	34°2'1.04S	22°19'40.91E	Farm Portion
16	HOOGE KRAAL	238	74	34°1'53.68S	22°19'39.69E	Farm Portion
17	HOOGE KRAAL	238	75	34°1'45.56S	22°19'47.17E	Farm Portion
18	HOOGE KRAAL	238	76	34°1'41.54S	22°19'37.87E	Farm Portion
19	HOOGE KRAAL	238	122	34°1'30.83S	22°19'39.74E	Farm Portion
20	HOOGE KRAAL	238	132	34°1'25.17S	22°20'15.6E	Farm Portion
21	HOOGE KRAAL	238	0	34°1'36.65S	22°20'25.02E	Farm Portion
22	HOOGE KRAAL	238	179	34°2'4.38S	22°19'51.89E	Farm Portion
23	HOOGE KRAAL	238	180	34°2'13.68S	22°19'47.36E	Farm Portion
24	HOOGE KRAAL	238	168	34°2'7.91S	22°19'44.24E	Farm Portion
25	HOOGE KRAAL	238	17	34°2'29.18S	22°19'59.45E	Farm Portion
26	HOOGE KRAAL	238	65	34°2'15.46S	22°19'34.91E	Farm Portion
27	HOOGE KRAAL	238	101	34°3'3.88S	22°20'6.44E	Farm Portion
28	HOOGE KRAAL	238	68	34°2'44.22S	22°19'21.88E	Farm Portion

29	HOOGE KRAAL	238	1	34°2'47.17S	22°19'13.06E	Farm Portion
30	HOOGE KRAAL	238	67	34°2'36.18S	22°19'33.37E	Farm Portion
31	HOOGE KRAAL	238	82	34°1'36.42S	22°19'25.59E	Farm Portion
32	HOOGE KRAAL	238	85	34°2'4.21S	22°19'41.02E	Farm Portion
33	HOOGE KRAAL	238	13	34°1'35.83S	22°20'35.58E	Farm Portion
34	HOOGE KRAAL	238	23	34°1'38.23S	22°19'55.08E	Farm Portion
35	HOOGE KRAAL	238	41	34°1'49.52S	22°20'5.76E	Farm Portion
36	HOOGE KRAAL	238	51	34°1'29.43S	22°20'42.29E	Farm Portion
37	HOOGE KRAAL	238	52	34°1'57.43S	22°20'31.24E	Farm Portion
38	HOOGE KRAAL	238	66	34°2'24.61S	22°19'31.83E	Farm Portion
39	HOOGE KRAAL	238	88	34°1'53.15S	22°19'32.26E	Farm Portion
40	HOOGE KRAAL	238	160	34°1'54.92S	22°19'15.95E	Farm Portion
41	HOOGE KRAAL	238	70	34°2'52.25S	22°19'54.21E	Farm Portion
42	HOOGE KRAAL	238	69	34°2'56.61S	22°19'29.87E	Farm Portion
43	HOOGE KRAAL	238	19	34°2'13.31S	22°19'57.97E	Farm Portion
44	HOOGE KRAAL	238	102	34°2'29.07S	22°19'47.57E	Farm Portion
45	HOOGE KRAAL	238	172	34°1'44.78S	22°19'8.73E	Farm Portion
46	HOOGE KRAAL	238	188	34°2'33.62S	22°20'14.84E	Farm Portion
47	GLENTANA	239	1	34°3'4.3S	22°19'14.16E	Farm Portion
48	GLENTANA	239	12	34°3'0.67S	22°19'14.05E	Farm Portion
49	BRAKFONTEIN	236	1	34°1'51.42S	22°21'0.37E	Farm Portion
50	BRAKFONTEIN	236	2	34°2'19.31S	22°21'13.3E	Farm Portion
51	HOOGE KRAAL	238	15	34°1'31.71S	22°19'43.93E	Farm Portion
52	HOOGE KRAAL	238	148	34°1'56.61S	22°19'23.1E	Farm Portion
53	HOOGE KRAAL	238	64	34°1'59.26S	22°19'26.18E	Farm Portion
54	HOOGE KRAAL	238	90	34°2'7.8S	22°19'24.01E	Farm Portion
55	GLENTANA	239	1	34°3'4.38S	22°19'14.17E	Farm Portion
56	HOOGE KRAAL	238	124	34°1'45.4S	22°19'8.59E	Farm Portion
57	HOOGE KRAAL	238	80	34°3'1.73S	22°20'23.9E	Farm Portion
58	HOOGE KRAAL	238	187	34°2'46.29S	22°20'21.37E	Farm Portion
59	HOOGE KRAAL	238	6	34°2'23.96S	22°20'12.7E	Farm Portion
60		387	0	34°2'12.62S	22°21'57.19E	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	EIA Reference No	Classification	Status of application	Distance from proposed area (km)
1	14/12/16/3/3/1/1292	Solar PV	Approved	5.1
2	14/12/16/3/3/1/1292/AM1	Solar PV	Approved	5.1

Environmental Management Frameworks relevant to the application

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.

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
Strategic Gas Pipeline Corridors-Phase 2: Mossel Bay to Coega	https://screening.environment.gov.za/ScreeningDownloads/DevelopmentZones/Combined_GAS.pdf
South African Conservation Areas	https://screening.environment.gov.za/ScreeningDownloads/DevelopmentZones/SACAD_OR_2025_Q3_Metadata.pdf

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

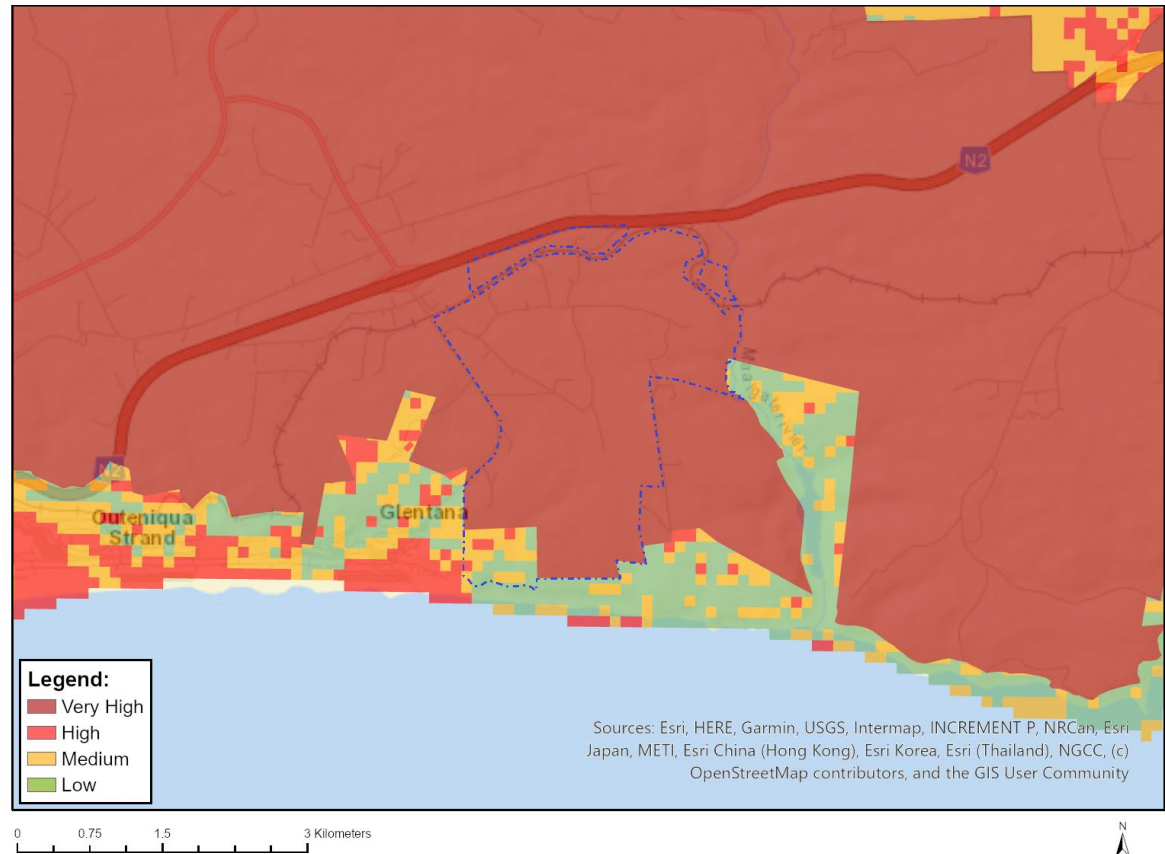
Based on the selected classification, and the known impacts associated with the proposed development, the following list of specialist assessments have been identified for inclusion in the assessment report. It is the responsibility of the EAP to confirm this list and to motivate in the assessment report,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

No	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/GuidanceforHIA.pdf
4	Palaeontology Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/GuidanceforPIA.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 Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/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

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

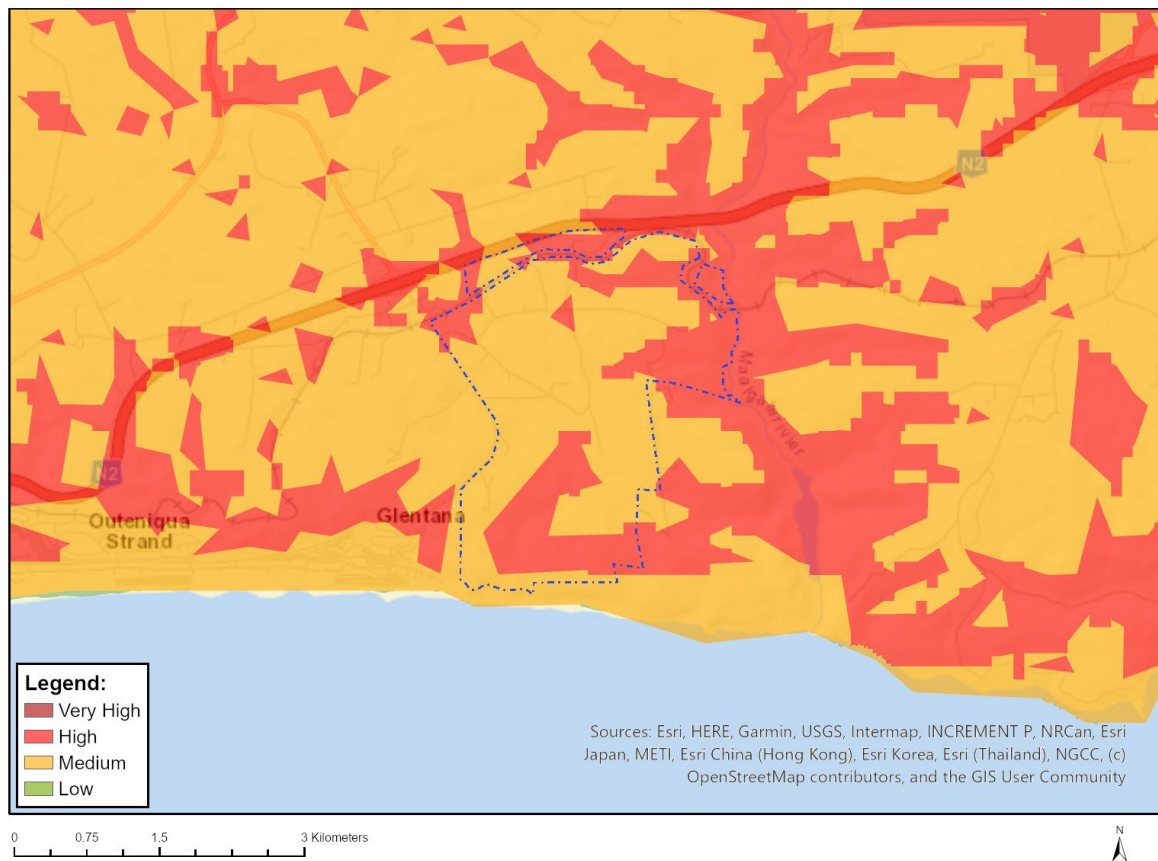


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

Sensitivity Features:

Sensitivity	Feature(s)
High	Rainfed Annual Crop Cultivation / Planted Pastures
High	09. Moderate-High
High	08. Moderate
Low	05. Low
Low	04. Low-Very low
Medium	06. Low-Moderate
Medium	07. Low-Moderate
Very High	Non-pivot Irrigated Annual Crop Cultivation / Planted Pastures
Very High	Groot Brak-George PAA

MAP OF RELATIVE ANIMAL SPECIES THEME SENSITIVITY



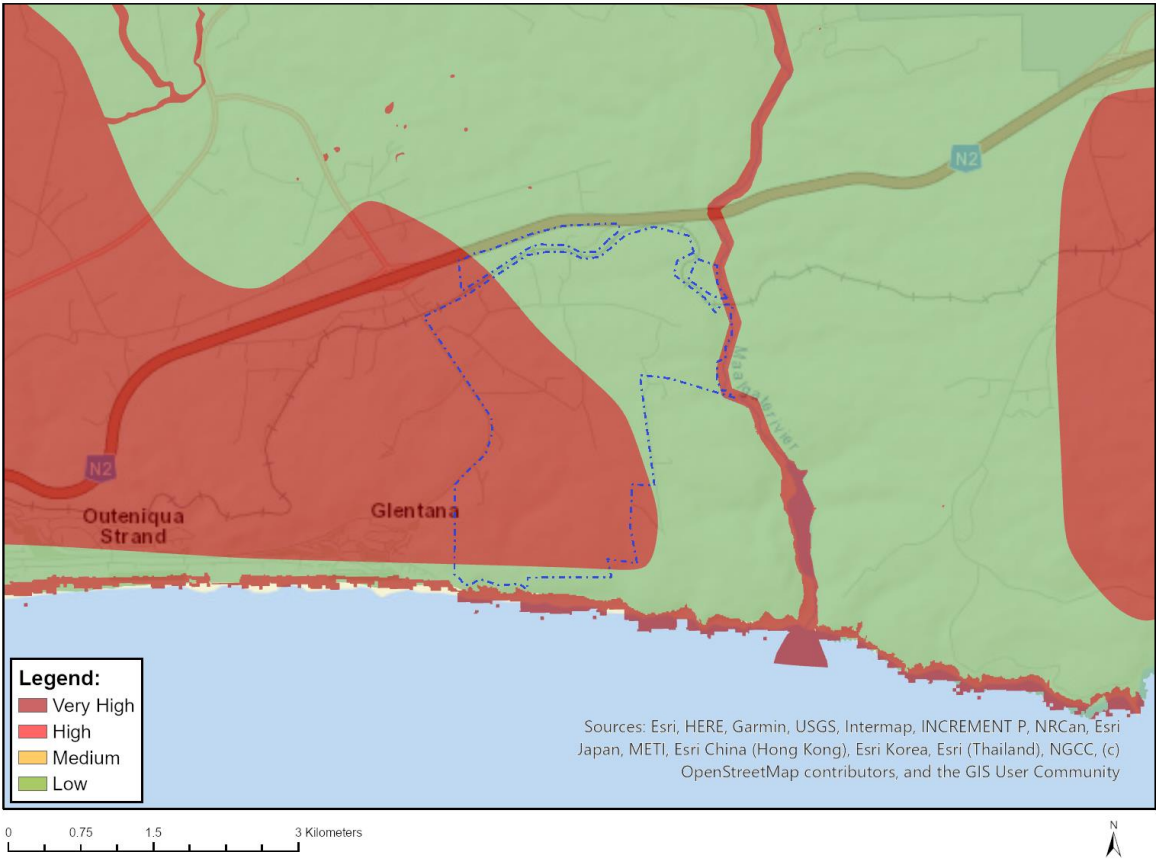
Where only a sensitive plant unique number or sensitive animal unique number is provided in the screening report and an assessment is required, the environmental assessment practitioner (EAP) or specialist is required to email SANBI at eiadatarequests@sanbi.org.za listing all sensitive species with their 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-Circus ranivorus
High	Aves-Circus maurus
High	Aves-Neotis denhami
High	Aves-Bradypterus sylvaticus
High	Aves-Polemaetus bellicosus
Medium	Aves-Circus ranivorus
Medium	Aves-Stephanoaetus coronatus
Medium	Sensitive species 13
Medium	Invertebrate-Aneuryphymus montanus

MAP OF RELATIVE AQUATIC BIODIVERSITY THEME SENSITIVITY

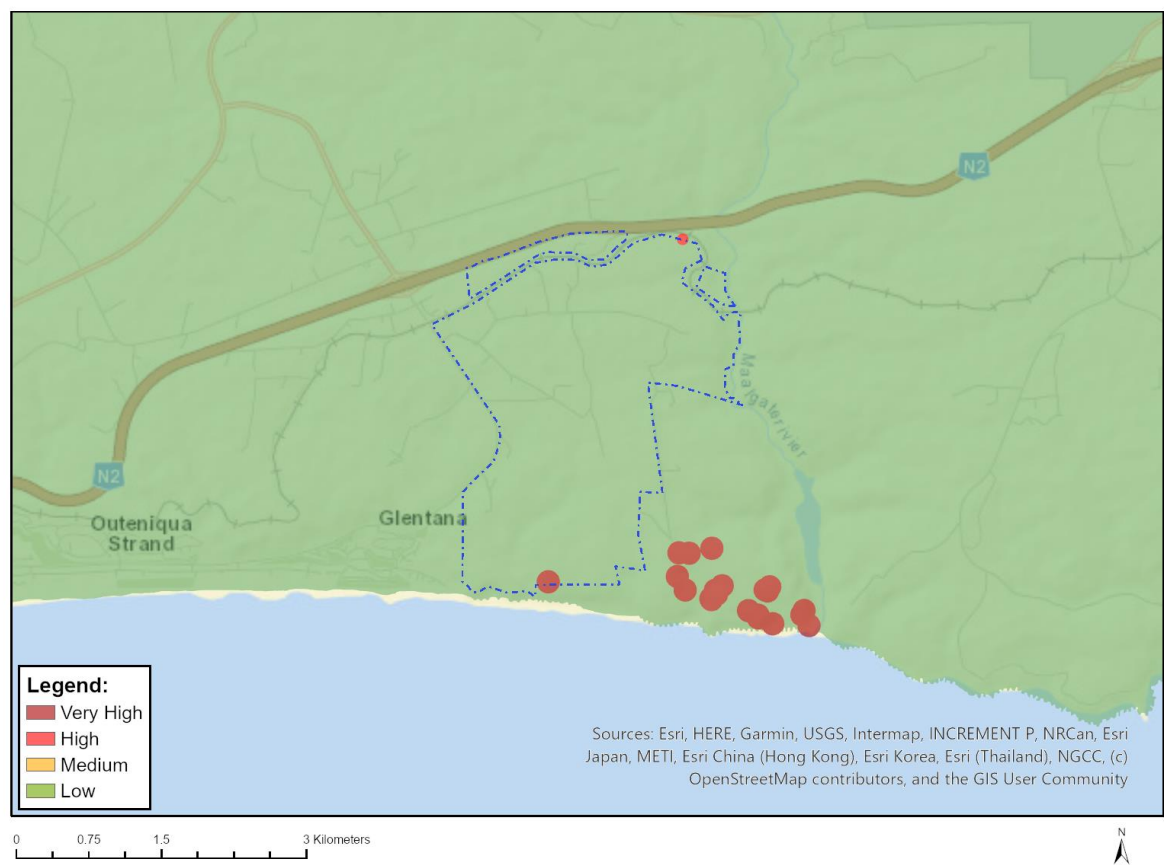


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

Sensitivity Features:

Sensitivity	Feature(s)
Low	Low Sensitivity
Very High	Rivers
Very High	SWSA (sw)_Outeniqua

MAP OF RELATIVE ARCHAEOLOGICAL AND CULTURAL HERITAGE THEME SENSITIVITY

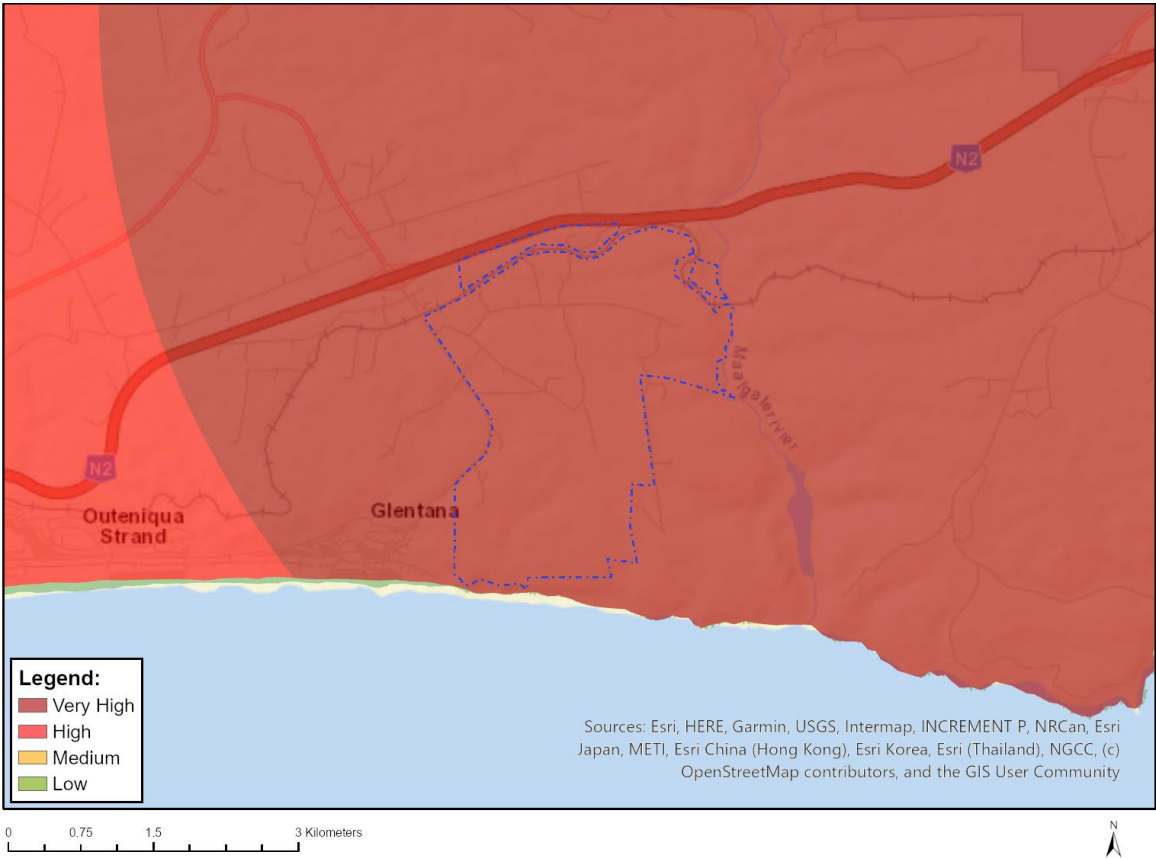


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

Sensitivity Features:

Sensitivity	Feature(s)
High	Within 50m of a Grade IIIc Heritage site
Low	Low Sensitivity
Very High	Within 100m of an Ungraded Heritage site

MAP OF RELATIVE CIVIL AVIATION THEME SENSITIVITY

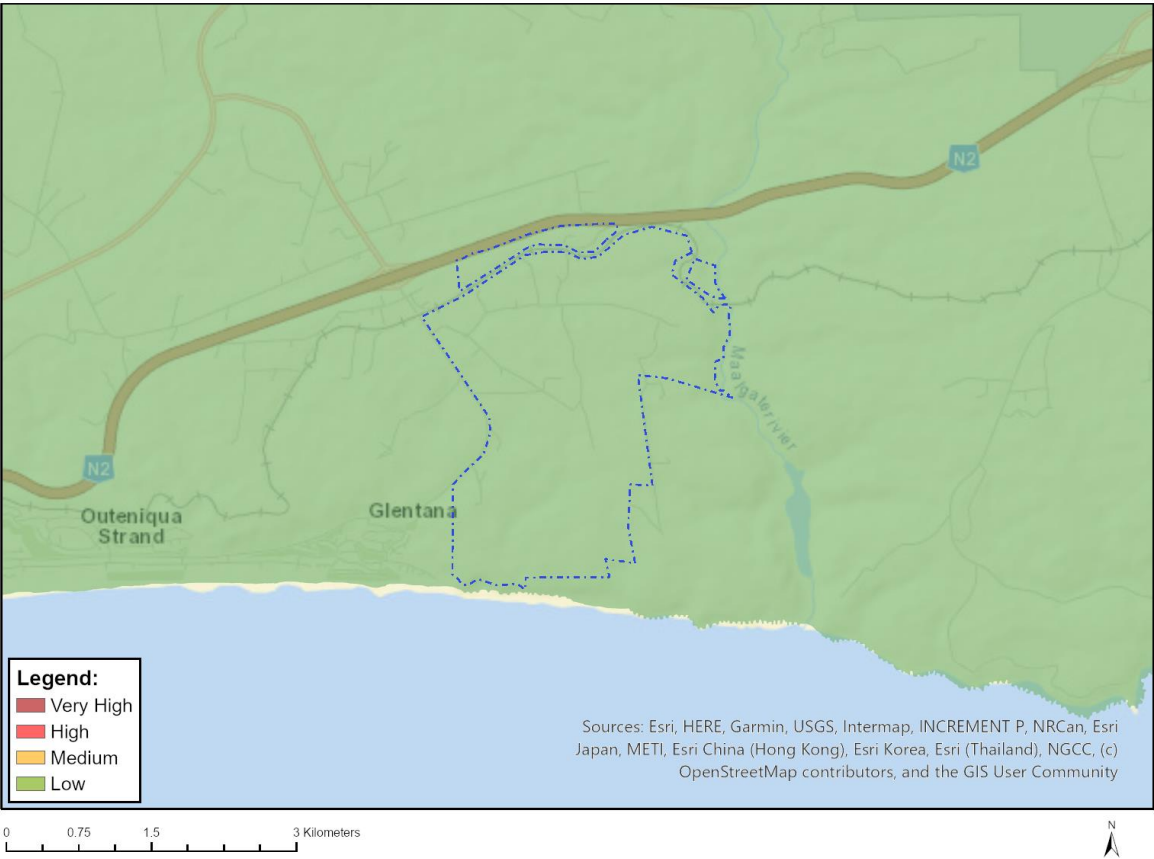


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

Sensitivity Features:

Sensitivity	Feature(s)
High	Within 15 km of a civil aviation radar
Medium	Within 5 km of an air traffic control or navigation site
Very High	Within 8 km of a major civil aviation aerodrome

MAP OF RELATIVE DEFENCE THEME SENSITIVITY

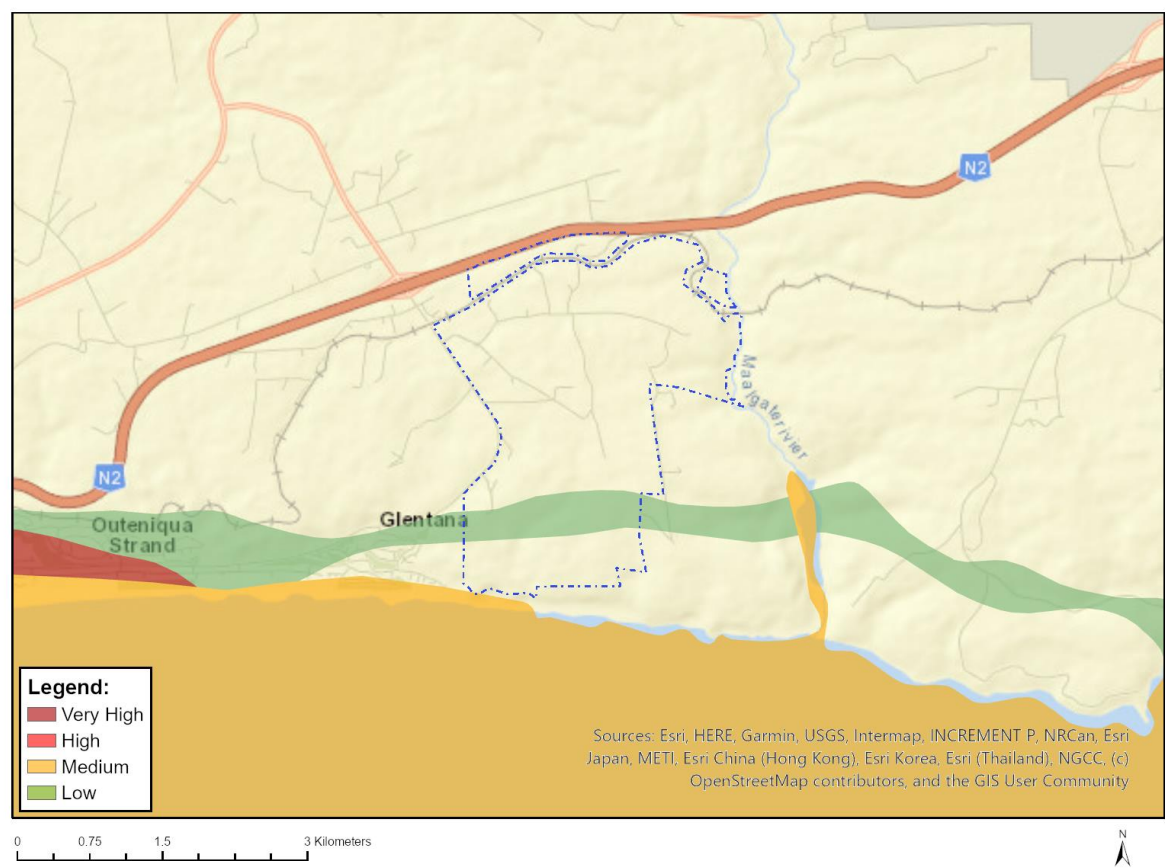


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
			X

Sensitivity Features:

Sensitivity	Feature(s)
Low	Low Sensitivity

MAP OF RELATIVE PALEONTOLOGY THEME SENSITIVITY

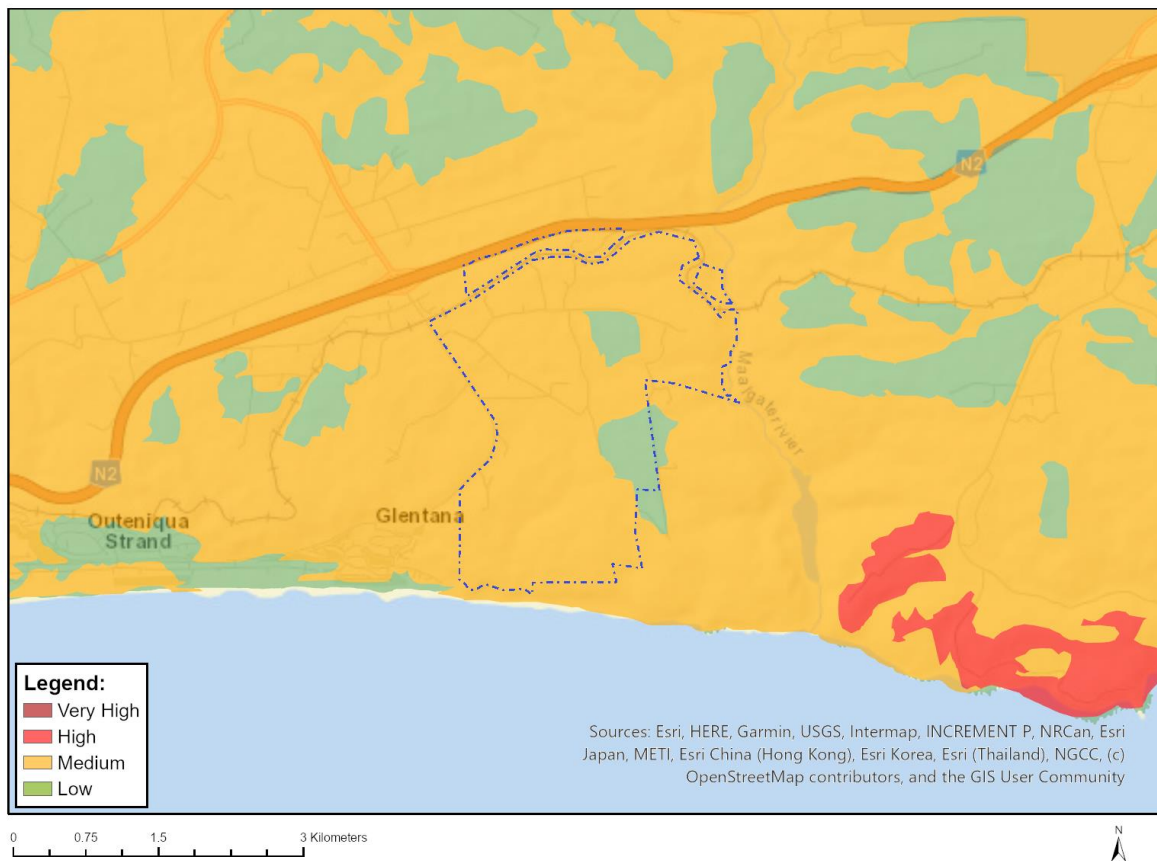


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
		X	

Sensitivity Features:

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

MAP OF RELATIVE PLANT SPECIES THEME SENSITIVITY



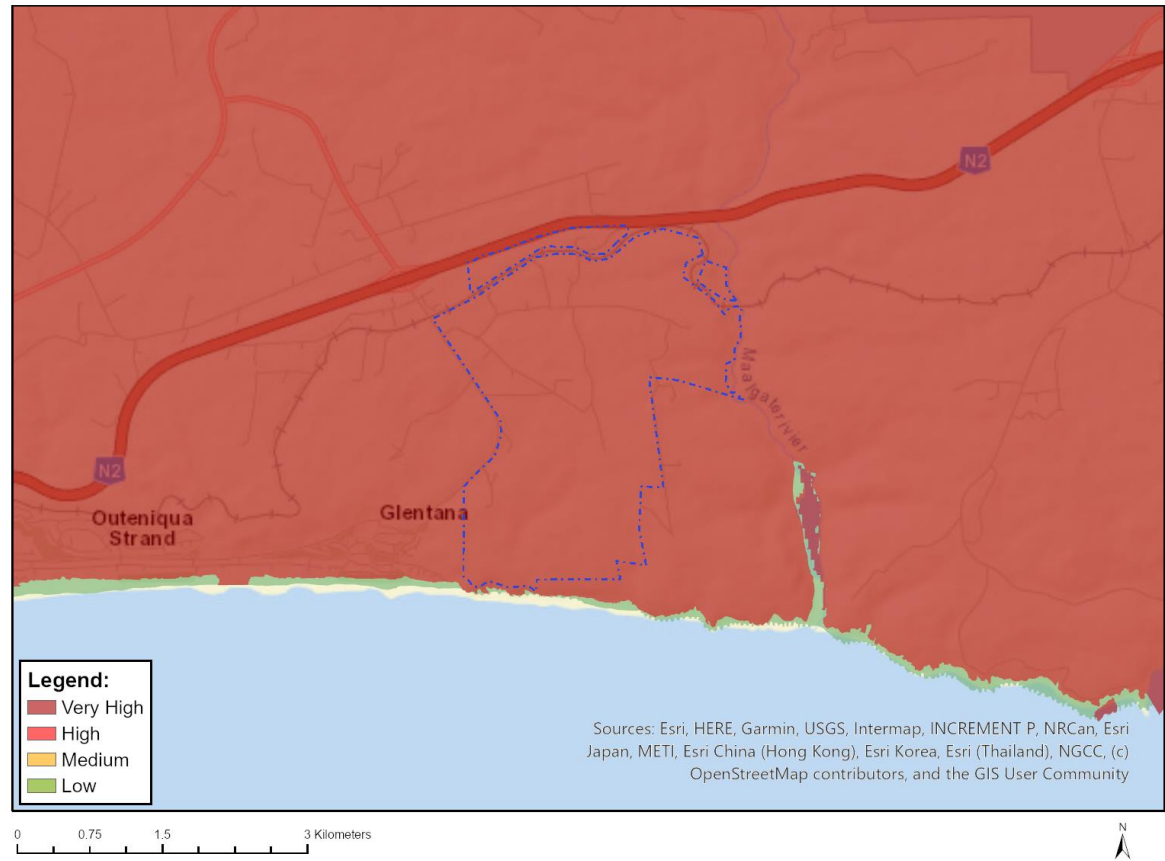
Where only a sensitive plant unique number or sensitive animal unique number is provided in the screening report and an assessment is required, the environmental assessment practitioner (EAP) or specialist is required to email SANBI at eiadatarequests@sanbi.org.za listing all sensitive species with their 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)
Low	Low Sensitivity
Medium	Sensitive species 264
Medium	Lampranthus pauciflorus
Medium	Sensitive species 642
Medium	Sensitive species 18
Medium	Sensitive species 1012
Medium	Euchaetis albertiniana
Medium	Sensitive species 1121
Medium	Sensitive species 85

MAP OF RELATIVE TERRESTRIAL BIODIVERSITY THEME SENSITIVITY



Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

Sensitivity Features:

Sensitivity	Feature(s)
Very High	CBA: Terrestrial
Very High	CBA2: Terrestrial
Very High	SWSA (sw)_Outeniqua
Very High	CR_Garden Route Granite Fynbos