



LORNAY
ENVIRONMENTAL CONSULTING

Site Sensitivity Verification Report

Erf 1486 VERMONT

May 2024

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CLIENT: ELEPHANT VENTURES AFRICA CC

TITLE: Site Sensitivity Report for the Proposed
Residential Development Erf 1486, Vermont, Hermanus

REFERENCE: SSVR/1486/Rev1

REPORT DATE: May 2024

STATEMENT OF INDEPENDENCE

Lornay Environmental Consultants nor any of the authors of this report have any material present or contingent interest in the outcome of this report, nor do they have any financial or other interest which may affect the independence of the author(s) or Lornay Environmental Consulting. The consultant fees paid to Lornay Environmental Consulting for the completion of this report is in line with standard professional fees and daily rates. The settling of the professional fee is not dependent on the outcome of the report.

May 2024

SITE SENSIVITY VERIFICATION REPORT FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ERF 1486 VERMONT, HERMANUS

DEADP Ref. 16/3/3/6/7/1/E2/40/1525/22

INTRODUCTION

The subdivision of Erf 1486, Vermont, to create approximately 12 single residential erven, transport zones and open space, within the built-up urban area of Vermont, Hermanus.

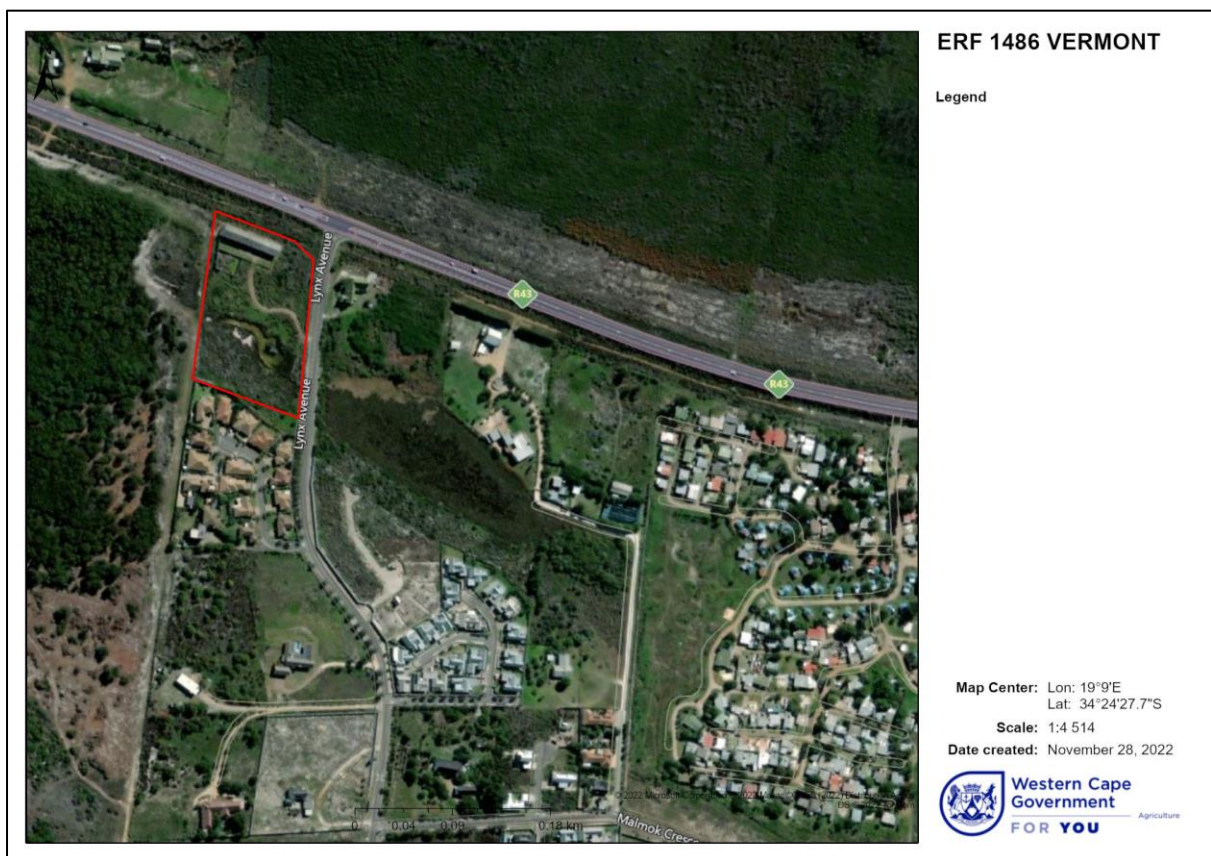


Figure 1. Locality of subject property

ACTIVITY

Erf 1486 Vermont is located within a built-up suburb of Hermanus on the corner of Lynx Avenue and the R43. The property is 1.5 ha in extent.

The subdivision of the property to create the following, is proposed:

Erf	Zoning	Land Use	% Seasonal Wetland on Residential Erven	Area
1	GR1	Single Residential	30%	600m ²
2	GR1	Single Residential	19%	600m ²
3	GR1	Single Residential	30%	600m ²
4	GR1	Single Residential	30%	600m ²
5	GR1	Single Residential	22%	600m ²
6	GR1	Single Residential	26%	764m ²
7	GR1	Town Housing	30%	450m ²
8	GR1	Town Housing	29%	420m ²
9	GR1	Town Housing	0%	350m ²
10	OS3	Private Road	N/A	607m ²
11	OS3	Private Road	N/A	1516m ²
12	OS3	Private Open Space	N/A	7964m ²
Total			15%	15069m²

Figure 2. Alternative 4 (Preferred layout)

The main activities expected during the construction phase include:

- Clearance of vegetation within the proposed development areas.
- Permanent wetland zone will remain as no go area during the construction phase
- Infilling of the seasonal/temporal areas for development of housing

PURPOSE OF THE REPORT

Lornay Environmental Consulting (Pty) Ltd, was appointed to undertake the required Environmental Authorisation (EA) application process in terms of the Environmental Impact Assessment (EIA) Regulations, 2014 (as amended) promulgated under the National Environmental Management Act, 1998 (No. 107 of 1998; NEMA), for the proposed project.

Based on the classification selected and the known impacts with the proposed development, the Screening Tool lists the following specialist assessments to be included in the BAR process and / or motivation as to why these specialists are not applicable to the site:

- Landscape / Visual Impact Assessment
- Archaeological and Cultural Heritage Impact Assessment
- Palaeontology impact assessment
- Terrestrial Impact Assessment
- Aquatic Biodiversity Impact Assessment
- Plant Species Assessment
- Animal species assessment

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			

Landscape / Visual Impact Assessment: The proposed activity involves the development of the property, to establish a single residential erf within an urban area. The development aligns with the surrounding landscape and development, thereby meeting the requirements of the Landscape / Visual Impact Assessment. No further assessment is required.

Archaeological and Cultural Heritage Impact Assessment: Low- Although the development is not extensive, potential impacts on archaeological and cultural heritage have been considered. Mitigation measures are available in the EMP for implementation during construction if any finds are uncovered. Confirmation from the Heritage Western Cape (HWC) indicates that no additional heritage assessment is required. No further actions required.

Palaeontology Impact Assessment: Low - Consistent with the Archaeological and Cultural Heritage Impact Assessment, the proposed development's scale does not require additional assessment beyond potential mitigation measures during construction. Confirmation from the Heritage Western Cape (HWC) indicates that no additional heritage assessment is required. No further actions required.

Terrestrial Impact Assessment: Very High - The development occurs in one of the last remaining open erven in Vermont and aligns with surrounding development. The layout includes a central open space to facilitate the movement of fauna and flora. Expert input from a Botanical Specialist has been incorporated, and terrestrial considerations are addressed in both Botanical and Aquatic assessments.

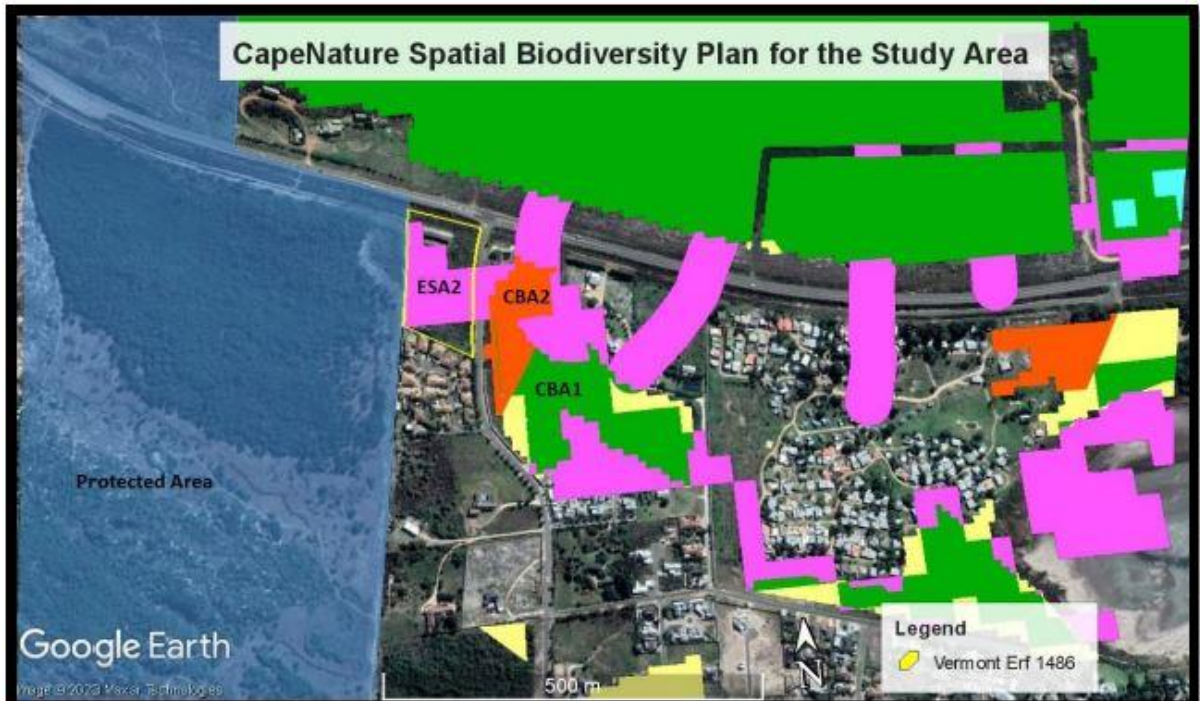
Aquatic Biodiversity Impact Assessment: Very High- A comprehensive freshwater ecology report, including wetland delineation and mitigation recommendations, has been conducted. The new layout design (Alternative 4) has been influenced by this study to minimize impacts on the wetland, wildlife as well as the environment, meeting the requirements of the Aquatic Biodiversity Impact Assessment.

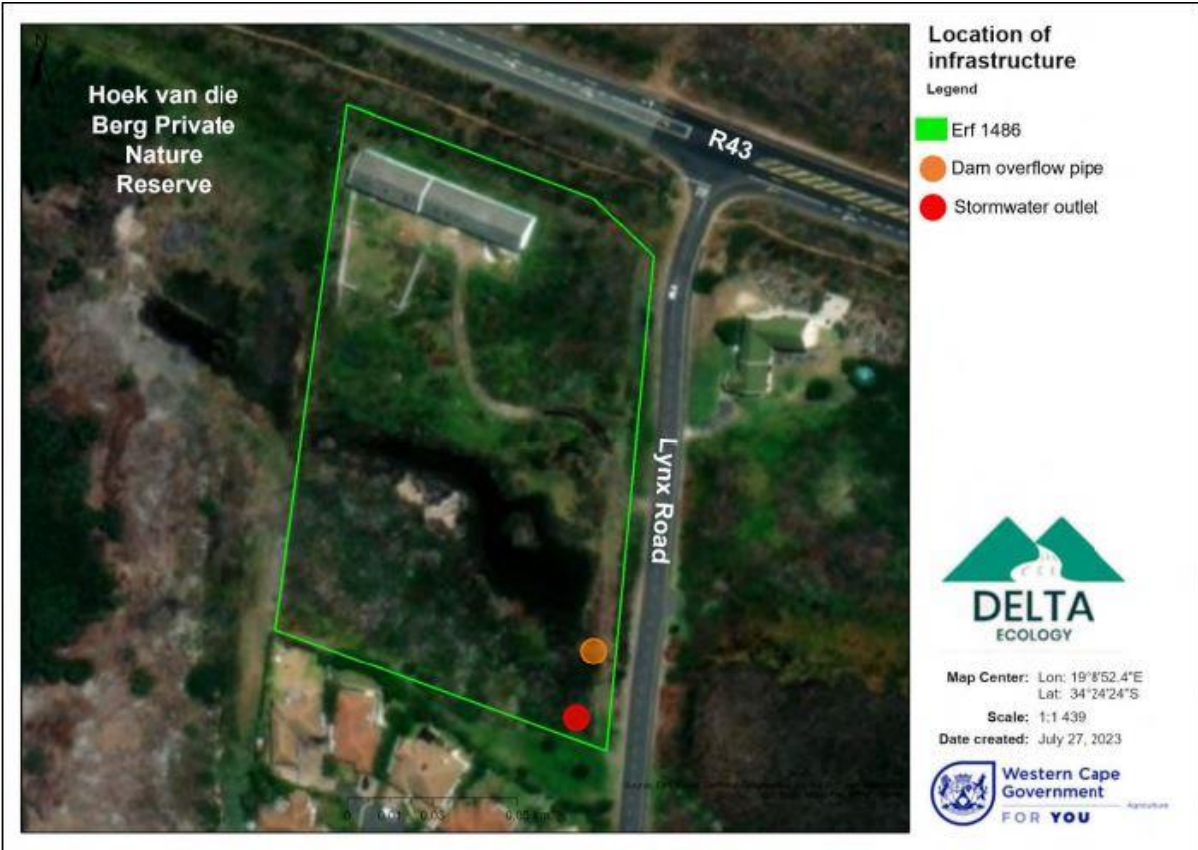
Plant Species Assessment: High - A Botanical Impact Assessment has been completed, acknowledging the transformation of parts of the site. This assessment addresses plant species considerations adequately.

Animal Species Assessment: High Sensitivity - Given the urban location and limited development footprint, the impact on animal species is minimal. The Freshwater and Botanical Impact Assessments provide relevant insights. However, a precautionary search and rescue effort for potential chameleons and frogs is recommended before disturbing any new erven, ensuring compliance with the Animal Species Assessment. The preferred alternative sees a reduction in development footprint and increased in conserved areas and exclusion of identified sensitive areas identified on site.

In accordance with the Procedures for the Assessment and Minimum Criteria for Reporting on identified Environmental Themes in terms of Sections 24(5)(a) and (h) and 44 of NEMA, this Site Sensitivity Verification Report (SSVR) has essentially been compiled to provide a rationale for the specialist studies undertaken as part of the environmental process.

PRELIMINARY SITE ASSESSMENT









CONCLUSION

The Screening Tool Report, which was generated for the proposed activities on the subject property, Aquatic Impact Assessment and Terrestrial Biodiversity Impact Assessment was conducted by the appointed specialists. This was due to the above-mentioned assessment being very high because of the high ecological sensitivity and available permanent wetland onsite. The preferred alternative layout was then informed by the specialist findings and comments received from the first round of public participation.

Kind regards,

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