



LORNAY
ENVIRONMENTAL CONSULTING

Site Sensitivity Verification Report

Proposed Residential Development on Erf 1446, Vermont, Hermanus, Caledon
RD

17 November 2023

Updated in
05 July 2024

Consultant:

Michelle Naylor | Env. Consultant | M.Sc., Pr. Sci. Nat., EAPASA. 2019/698
cell: 083 245 6556 | fax: 086 585 2461 | michelle@lornay.co.za | www.lornay.co.za
PO Box 1990, Hermanus, 7200
Lornay Environmental Consulting Pty Ltd | Reg 2015/445417/07

DOCUMENT CONTROL SHEET

ISSUED BY: Lornay Environmental Consulting (Pty) Ltd
Michelle Naylor
PO Box 1990
Hermanus
7200
Tel: 083 245 6556
Fax:
www.lornay.co.za

CLIENT: JP van Gemert Testamentary Trust

TITLE: Site Sensitivity Verification Report for the Proposed
Residential Development on ERF 1446, Vermont, Hermanus

REFERENCE: SSVR/DR/1446V

REPORT DATE: 05 July 2024 (amended)

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.

DETAILS OF THE AUTHOR(S)

EAP ORGANISATION: Lornay Environmental Consulting (Pty) Ltd

AUTHOR: Michelle Naylor

EAP REG. NO.: EAPASA. 2019/698

SACNASP REG. NO.: 400327/13

EAP QUALIFICATIONS: Bachelor of Science (Hons); Master of Science (Rhodes University), EAPASA. 2019/698, SACNASP., IAIASA., cand. APHP

CONTENTS

1. INTRODUCTION..... 6
2. ACTIVITY..... 6
3. PURPOSE OF THE REPORT.....11
4. DESKTOP ANALYSIS 12
5. CONCLUSION..... 15

1. INTRODUCTION

The Site Sensitivity Verification Report (SSVR) was taken as a protocol for the proposed residential development of Erf 1446 Vermont, Hermanus. The subject property is located within the urban edge of Hermanus, within the built-up residential suburb of Vermont.

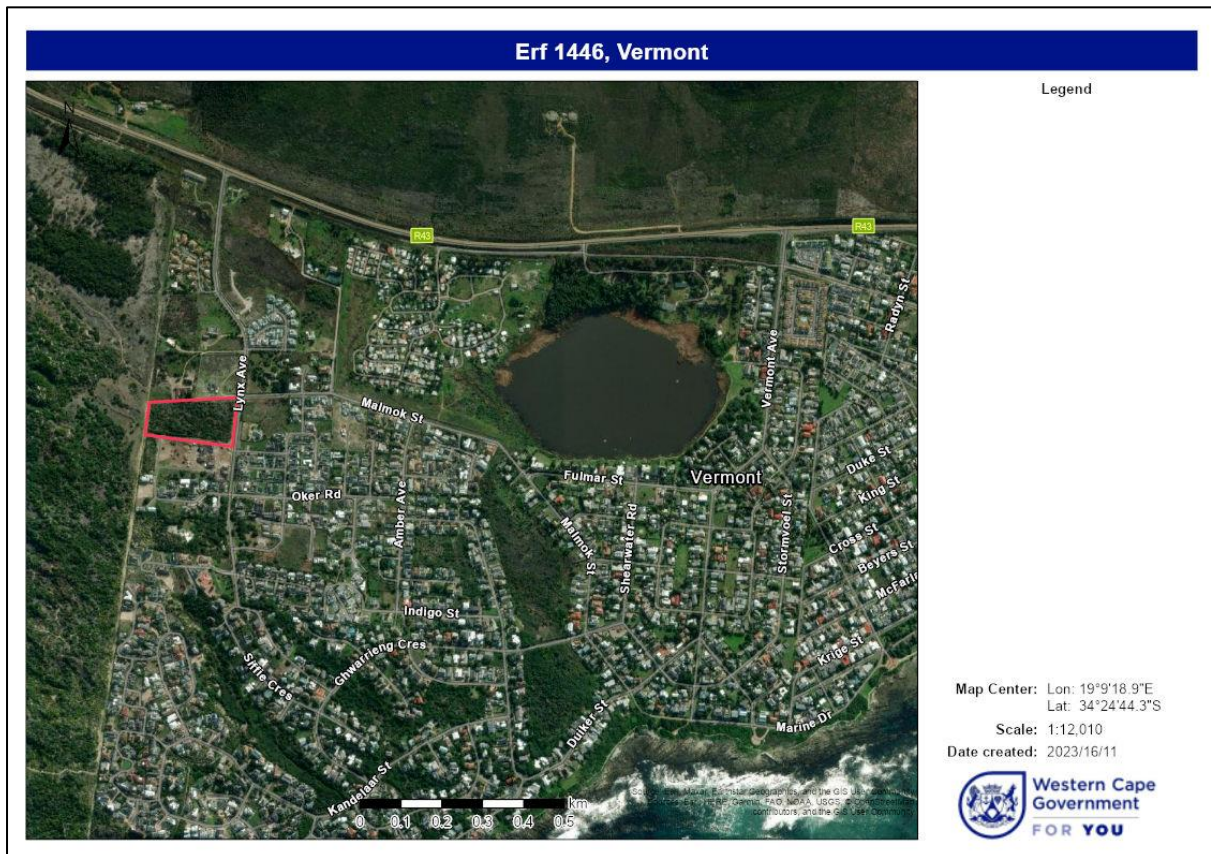


Figure 1. Locality of subject property

2. ACTIVITY

The subdivision of the subject property to create approximately 6 single residential erven, internal road and open space is proposed as follows:

- 33 single residential erven varying between 300 to 700 m²
- Open space of 651 m²
- Internal Road of 3741 m²



Figure 2. Preferred development

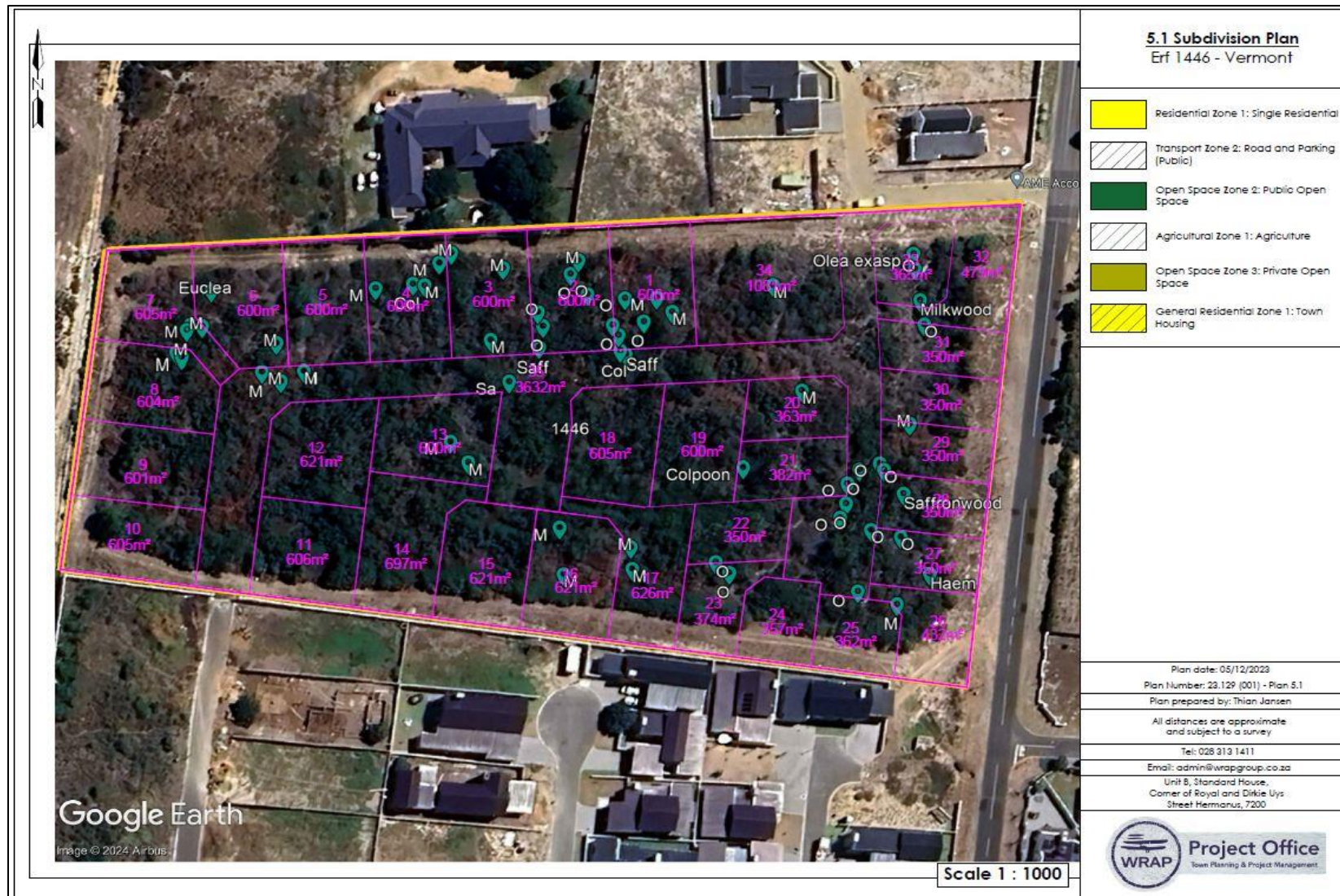


Figure 3. All trees overlay.

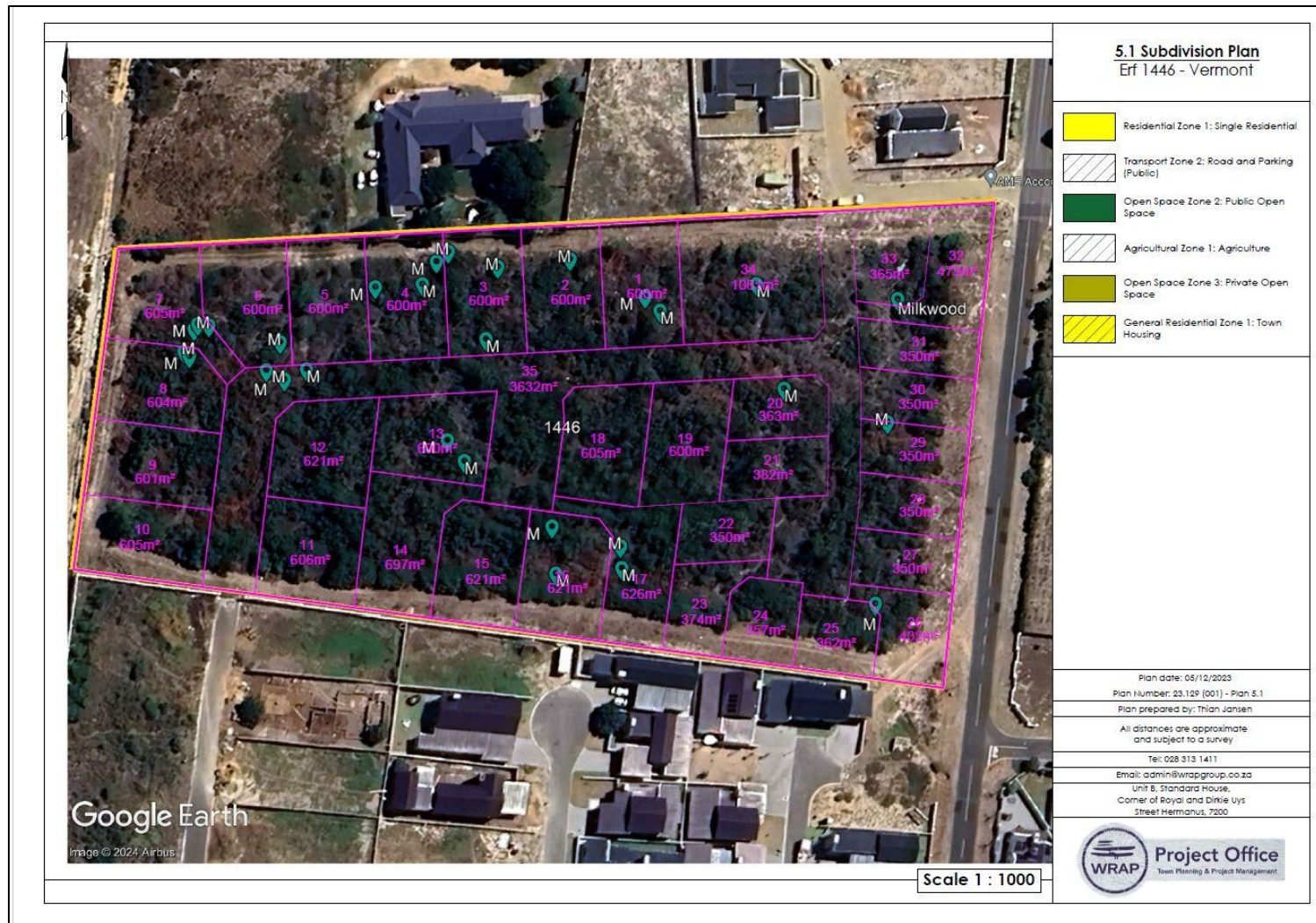


Figure 4. milkwood trees overlay

The main activities expected include:

- Planning phase – subdivision to create residential erven
- Installation of roads and other civil works
- Construction works for the individual erven
- Storage and / or stockpiling of construction materials
- Mixing and preparation of construction materials
- General operational activities
- Access to the coast will be provided for

3. PURPOSE OF THE REPORT

Lornay Environmental Consulting (Pty) Ltd, was appointment by the landowner to undertake the required process in terms of the National Environmental Management Act (Act 107 of 1998) and the Environmental impact Assessment (EIA) Regulations, 2014, as amended, for the proposed development.

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
- Socio-Economic 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			

The proposed development complies with the requirements of various protocols:

Aquatic Biodiversity Theme – Low Sensitivity – there are no wetlands present on the proposed development areas, and therefore no aquatic invertebrates identified on site. No further assessment required.

Archaeological and Cultural Heritage Theme – low sensitivity – in line with the requirements of the National Heritage Resources Act, a Notice of Intent to Develop was submitted to Heritage Western Cape as part of the BAR process. Their letter dated 13 February 2024 stipulated that no further assessment required.

Civil Aviation Theme – High sensitivity – the proposed development is in line with neighbouring development and therefore no additional impacts are expected to this theme. No further assessment required.

Defence Theme – Low. No impacts envisaged. No further assessment required

Palaeontology – Medium – no further assessment required as stipulated by Heritage Western Cape. Mitigation measures to be included in the Construction EMPR in the event that materials are uncovered during groundbreaking.

Animal Species Theme – High- This is addressed in the Terrestrial Impact Assessment Report.

Plant Species Theme – High – The botanist was appointed to conduct the Terrestrial Impact Assessment. The plant species theme was covered in the Terrestrial Impact Assessment. One plant SoCC was recorded on site during the survey (*Diosma subulata*; Vulnerable, 5 plants, non-viable population in the long-term absence of fire). Search and Rescue for all translocatable geophytes should be undertaken prior to site development. Suitable candidates include about 500 *Chasmanthe aethiopica* (cobraflower) bulbs, and about ten *Haemanthus coccineus* (poeierkwas). These should be translocated to similar habitat in the adjacent Hoek van de Berg NR, after permission has been obtained to do so. All milkwoods (*Sideroxylon inerme*) above 1m and many of the other indigenous trees on site taller than 1m have been surveyed and shown in Figure 1b. It is understood that some (maybe 35%) of these will be lost to road and bulk service development, but the others should remain and survive within designated erven. The applicant must obtain the relevant permits if any milkwoods (a Protected Species) are to be damaged or lost during the site development process, and subsequently by new erf owners if during the construction phase .

Terrestrial Biodiversity Theme – Very high –All milkwoods (*Sideroxylon inerme*) above 1m and many of the other indigenous trees on site taller than 1m have been surveyed and shown in Figure 1b of the Terrestrial Biodiversity Assessment Report. It is understood that some (maybe 35%) of these will be lost to road and bulk service development, but the others should remain and survive within designated erven. The applicant must obtain the relevant permits if any milkwoods (a Protected Species) are to be damaged or lost during the site development process, and subsequently by new erf owners if during the construction phase.

4. DESKTOP ANALYSIS

The subject property is located within the municipal urban edge and built-up urban edge of Vermont, Hermanus. – refer to map below.

The site is vacant and characterised by high density alien. Vegetation.

No wetlands or drainage lines are mapped for the property, terrestrial ESA mapped for the northeast corner of the property.

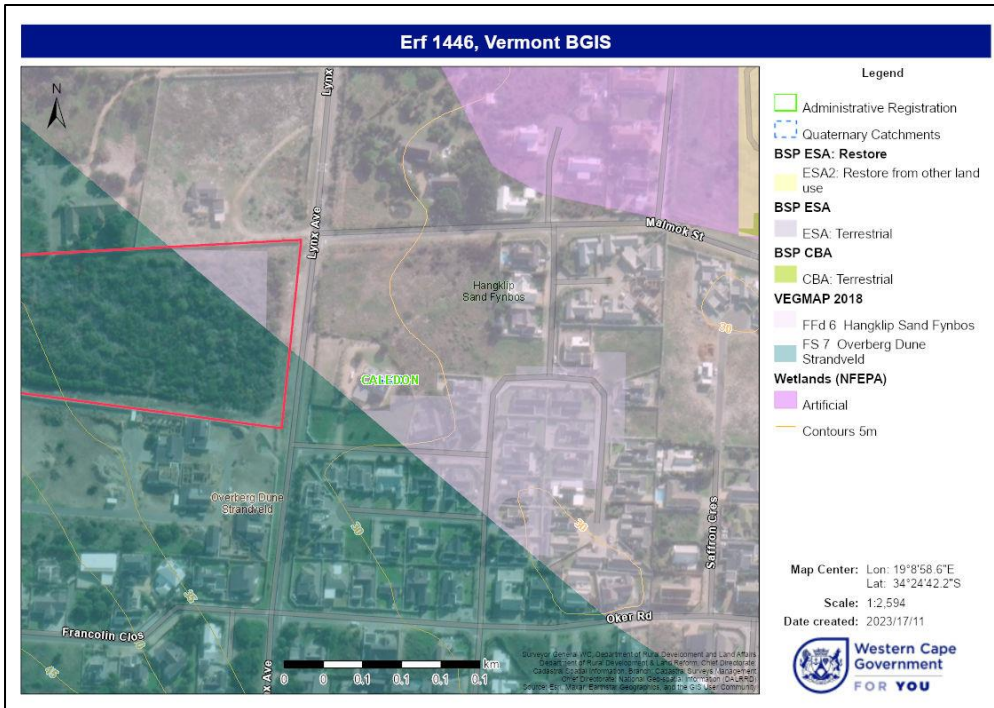


Figure 3. The site is characterised by Overberg Dune Strandveld, with a small section on the northeast corner classified as Hangklip Sand Fynbos. Terrestrial ESA in northeast corner.

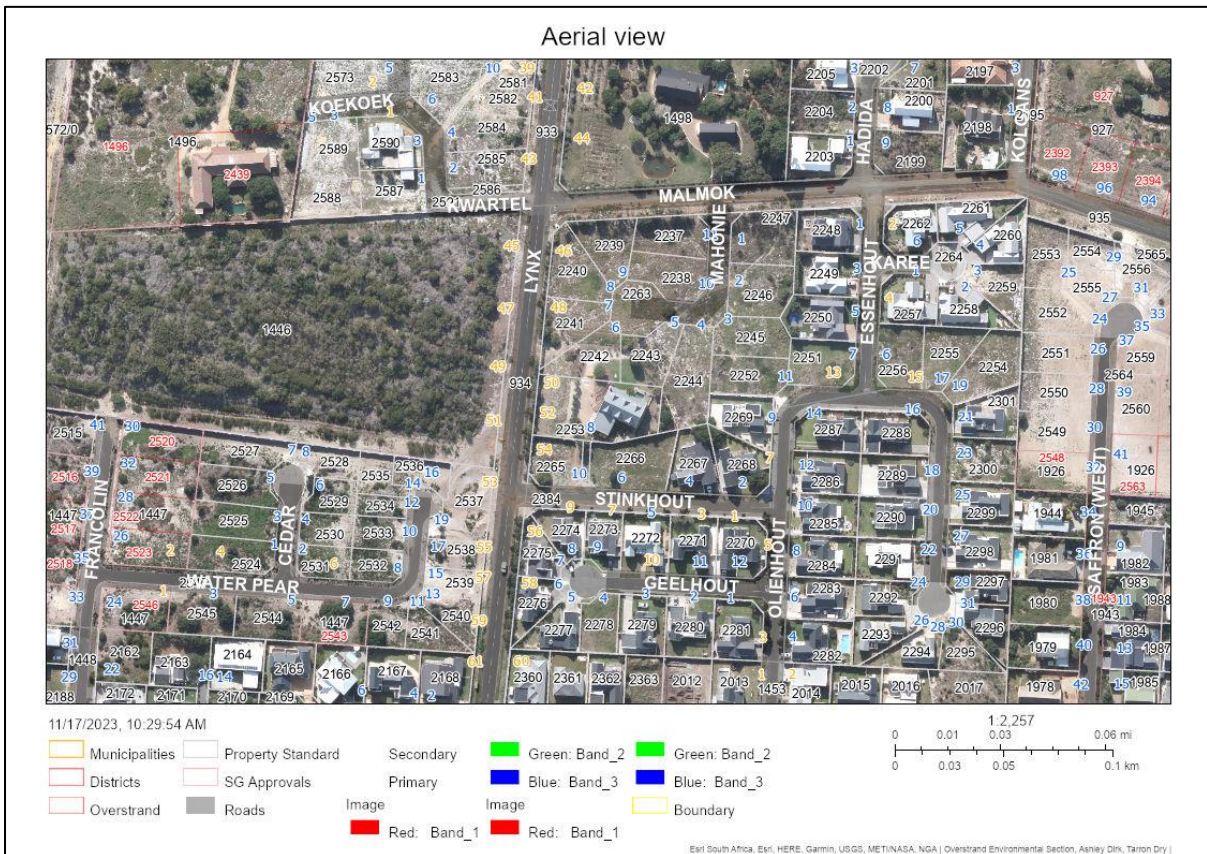


Figure 4. Aerial view of subject property



Photo 1. Photo of the property taken from Lynx Avenue



Photo 2. Photo taken from Lynx Avenue



Photo 3. View of the property looking along Lynx Avenue to the north

5. CONCLUSION

The following specialists have / will be appointed as part of the project team

- Heritage to undertake Notice of Intent to Develop (NID): No further assessment required.
- Terrestrial Impact Assessment was undertaken in relation to plant species, animal species and terrestrial biodiversity themes.

No further specialist assessment is recommended.

Public participation on Pre-Application BAR to follow.