



NICK HELME BOTANICAL SURVEYS

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Pri.Sci.Nat # 400045/08

2 Aug 2025

Lornay Environmental Consulting

Hermanus

Att: Michelle Lornay

Dear Michelle

Updated Addendum to Specialist Terrestrial Ecology Assessment Erf 1486 - Vermont

This addendum to my specialist Terrestrial Ecology IA report for this site (dated 31 May 2023) and my Addendum of 15 Nov 2023 was requested to provide an opinion on the updated development layout, developed in response to concern raised in my initial report, and mitigation requirements therein. The revised, final preferred development layout is now known as Alternative 3, and is shown in Figure 1 below. This layout now reflects specific exclusion zones on residential erven to accommodate the wetland offset area. There will be specific development areas on site and specific no-go areas restricted as a no-go development zone that will be secured by a title deed restriction and in the wetland offset component.

I believe that the new layout (Alternative 3) is a good compromise and has a substantially lower ecological impact than the alternative assessed in my report of May 2023. The proposed residential erven now exclude most of the High sensitivity areas (as required in my first bullet point of mitigation), and only about 500m² of high sensitivity habitat will now be lost. The private access road now does not need to cross the wetland, as there will now be two access roads instead of one (also a requirement in bullet point one of my mitigation section). Some 52% of the total erf will now be conservation area (Private Open Space), up from about 36%.

The ecological significance of the proposed development phase of the project has now been reduced from an unacceptable High negative (Alternative 2) to an acceptable Low to Medium negative (Alternative 3), and I believe that the project may now proceed without undue ecological impact.

The latest layout includes some No Go areas on Erven 1-8 (also shown in Figure 1), which are ecologically important areas that should not be altered, developed, infilled or disturbed in any way.

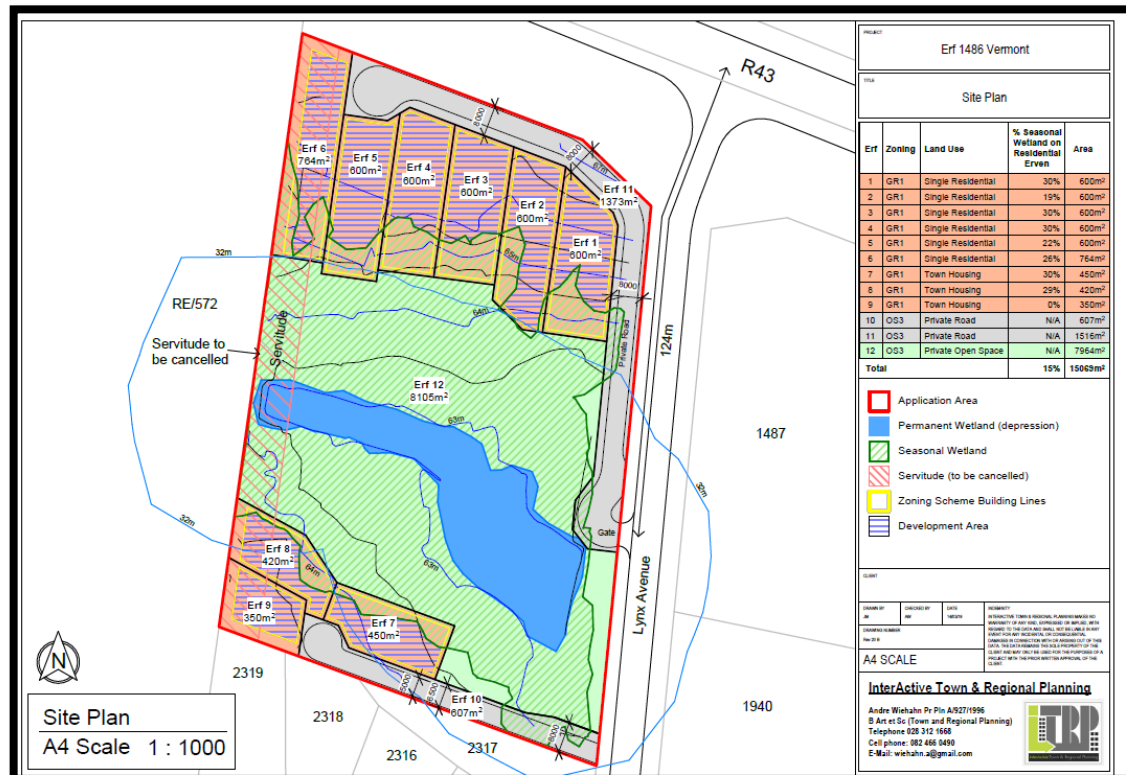


Figure 1: Alternative 3 layout (Aug 2025).

All other mitigation in my report of May 2023 still applies, in terms of both the construction and operational phases, and must be effectively and fully implemented. In addition, further mitigation requirements are as follows:

- The Homeowners Association (HoA, or similar) for the proposed development must ensure that all alien invasive vegetation (as per NEMBA legislation) is removed from the Private Open Space area on an annual basis by qualified contractors, using methodology as prescribed in Martens *et al* (2021; see below for reference). The HoA must ensure that there is adequate funding for this every year.
- In order to try and safeguard the ecological integrity of the No Go wetland areas on Erven 1-8 (also shown in Figure 1) these areas that should not be altered, developed, gardened, covered, excavated, drained, infilled or

disturbed in any way. Landowners and the HoA must be made aware of these constraints both prior to and after purchase. Alien invasive plant species should be removed from these areas on an annual basis, as part of the management actions required for the adjacent Private Open Space.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nick Helme', with a horizontal line underneath.

Nick Helme

Reference:

Martens, C., Deacon, G., Ferreira, D., Auret, W., Dorse, C., Stuart, H., Impson, F., Barnes, G. and C. Molteno. 2021. *A practical guide to managing invasive alien plants: A concise handbook for land users in the Cape Floral Region*. WWF South Africa, Cape Town, South Africa.