

postal 16 17th Avenue, Voëlklip, Hermanus, 7200
physical 16 17th Avenue, Voëlklip, Hermanus, 7200
website www.capenature.co.za
enquiries Rhett Smart
telephone 087 087 8017
email rsmart@capenature.co.za
reference LS14/2/6/1/7/2/1486_residential_Vermont
date 6 November 2025

Lornay Environmental Consulting
P.O. Box 1990
Hermanus
7200

Attention: Michelle Naylor
By email: michelle@lornay.co.za

Dear Ms Naylor

Amended Site Development Layout for the Proposed Residential Development on Erf 1486, Vermont, Hermanus (DEA&DP ref no 16/3/3/1/E2/40/1046/25)

CapeNature would like to thank you for the opportunity to comment on the application and would like to make the following comments.

The primary outstanding concern regarding the application after four rounds of public participation is the encroachment of the residential erven into the delineated wetland as indicated in our most recent comments dated 28 October 2025. A motivation was provided that there are restrictions regarding the minimum size of erven within the suburb of Vermont.

Subsequently the applicant has provided a revised layout plan whereby the residential erven avoid the delineated wetland. There are very small linear encroachments which are unavoidable and for all intents and purposes and considering the motivation provided in the wetland delineation review regarding the wetland delineation, the current layout avoids the residential erven encroaching on the wetland. CapeNature is therefore satisfied that our concern has been addressed.

For record purposes, the current layout which we do not object to is indicated as Revision 24 and dated 25 September 2025 as indicated in Figure 1 below, whereas the layout presented in the most recent round of public participation (Final Basic Assessment Report) where there was encroachment into the wetland is indicated as Revision 20D and also dated 25 September 2025 and indicated as Figure 2 below.

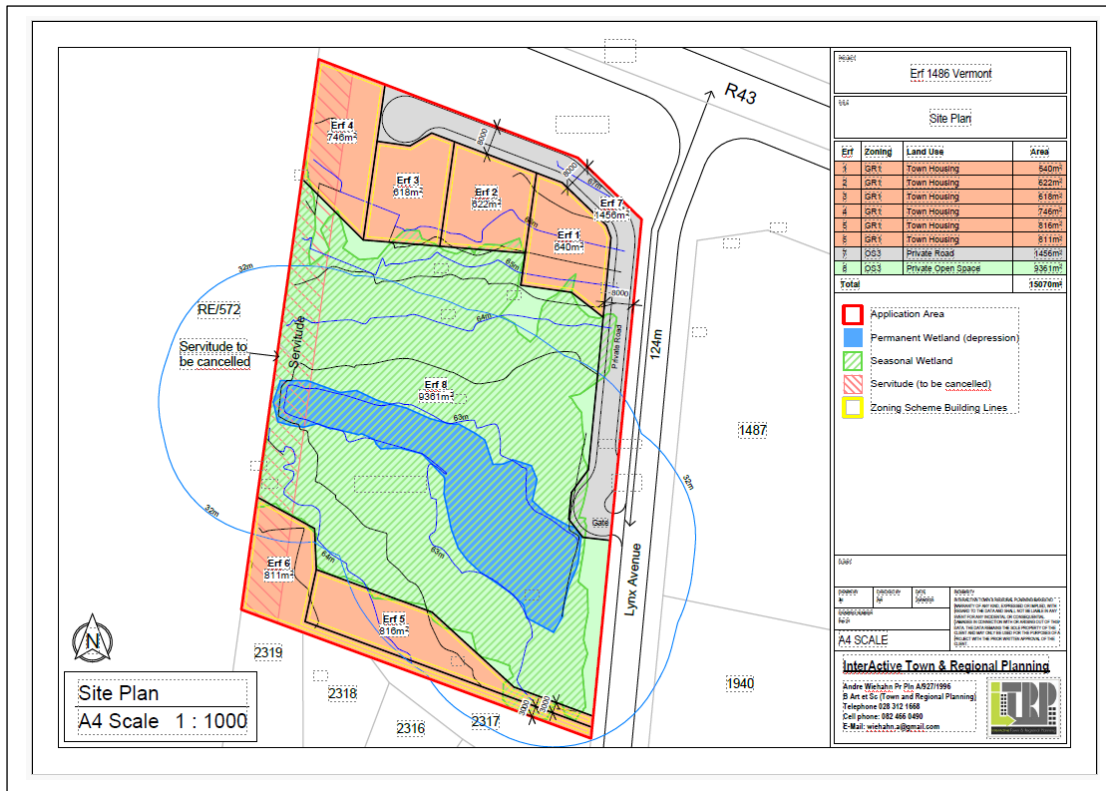


Figure 1. Revised site development plan (Revision 24) presented to CapeNature following our comments submitted on 28 October 2025 wherein the residential erven avoid the delineated wetland and to which CapeNature does not object.

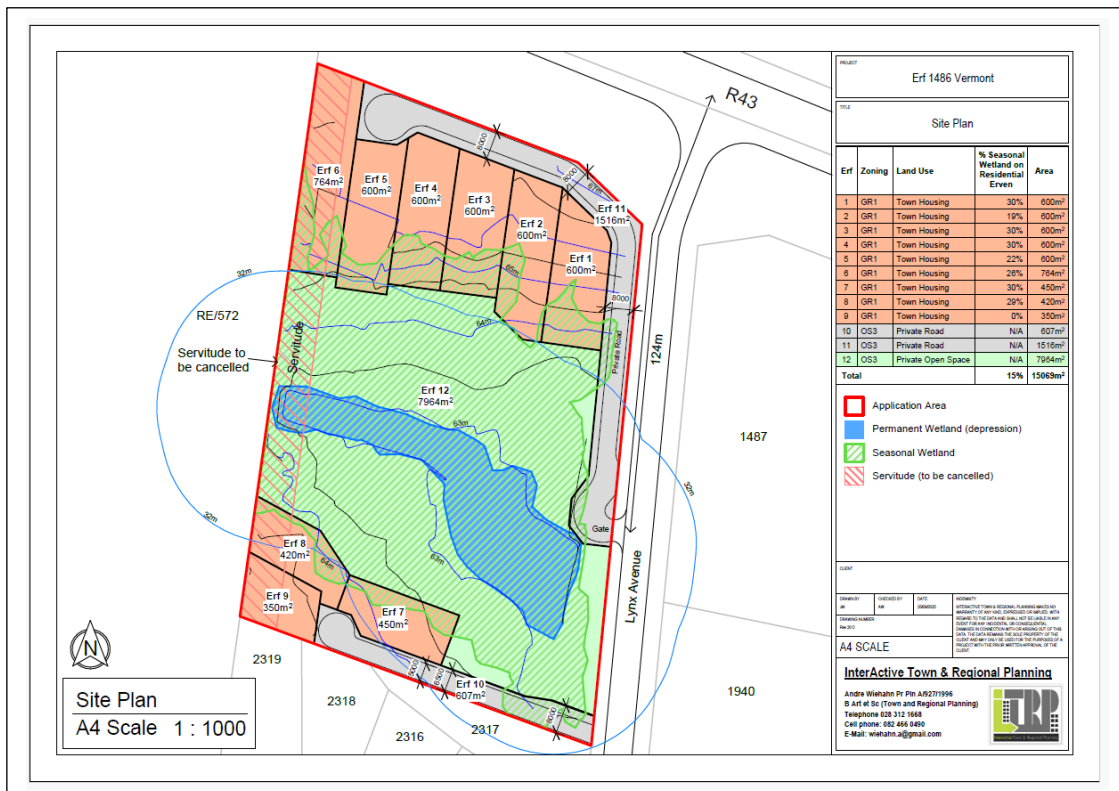


Figure 2. Site development plan (Revision 20D) presented in the Final Basic Assessment Report as Appendix B3 wherein the residential erven encroach into the delineated wetland, and which is not supported by CapeNature.

Concerns were also raised that there was insufficient investigation regarding mechanisms whereby the wetland offset can be secured. We recommend that supplementary information is provided in this regard with the final submission to DEA&DP and that a copy is provided to CapeNature for record-keeping purposes. With regards to the current layout (Revision 24) and the wetland offset requirements, the wetland offset was calculated based on the minor encroachments of the access roads into the wetland and the encroachments of the access roads in the revised layout are the same as previously. It is accepted that the minor encroachments are unavoidable.

In conclusion, CapeNature is satisfied that the concerns regarding the encroachment of the residential erven into the wetland have been addressed and we do not object to the current layout (Revision 24) subject to all other comments made in the four rounds of public participation.

CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.

Regards

Rhett Smart

For: Manager: Landscape Conservation Intelligence South

cc. Jeanne Gouws, CapeNature