



NICK HELME BOTANICAL SURVEYS

PO Box 22652 Scarborough 7975
Ph: 021 780 1420 cell: 082 82 38350 email: botaneek@iafrica.com
Pri.Sci.Nat # 400045/08

3 Feb 2026

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 Addenda of 15 Nov 2023 and 2 Aug 2025 were requested to provide an opinion on the updated development layouts, developed in response to concerns raised in my initial report, and mitigation requirements therein. The revised, final preferred development layout is now known as Alternative 4, and is shown in Figure 1 below. This revised layout now largely excludes from the residential and road erven boundaries all mapped areas of seasonal wetland, and excludes all permanent wetland.

I believe that the final, revised layout (Alternative 4) is a good compromise and has a substantially lower ecological impact than the alternative assessed in my report of May 2023, and is also preferred over Alternative 3. The proposed residential erven now exclude most of the High sensitivity areas (as required in my first bullet point of mitigation), and it is estimated that less than 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 62% of the total erf will now be conservation area (Private Open Space), up from an original 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 4), and I believe that the project may now proceed without undue ecological impact.

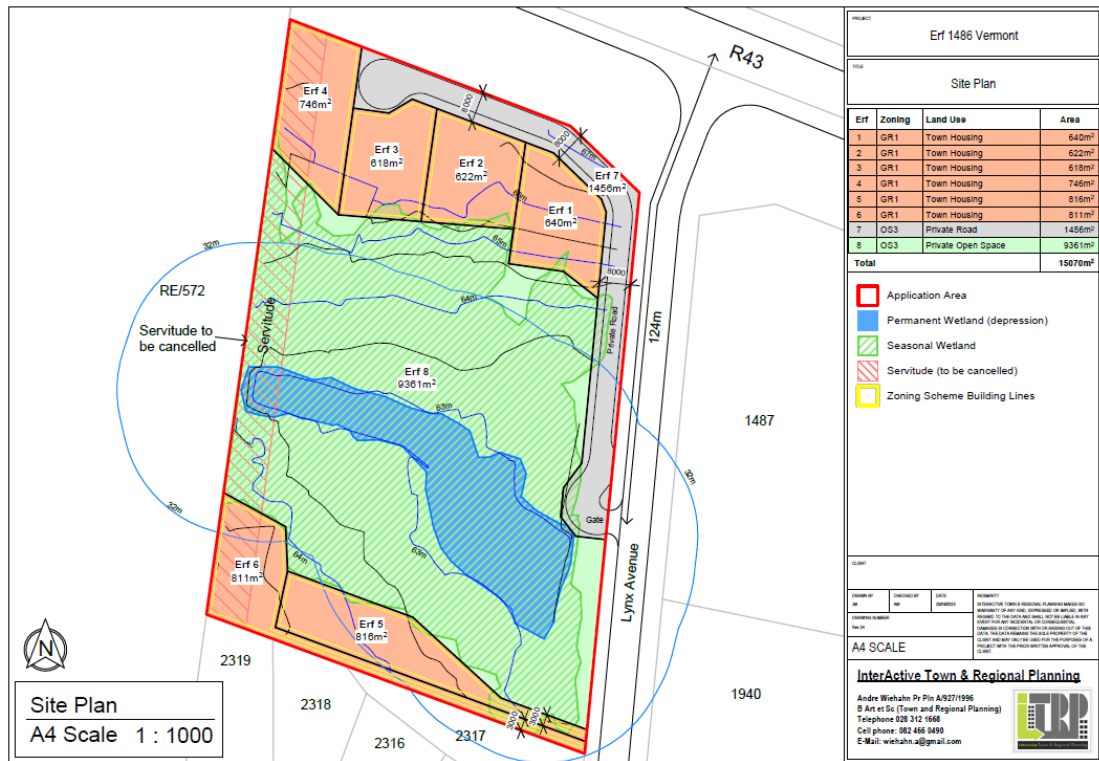


Figure 1: Alternative 4 layout (Aug 2025).

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 (Erf 8) 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.
- Areas outside the designated road and residential erf boundaries 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.

Yours sincerely

Nick Helme