



LORNAY
ENVIRONMENTAL CONSULTING

Site Sensitivity Verification Report

For

**The Proposed Residential Development on Erf 1486,
Vermont, Hermanus**

June 2025

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
www.lornay.co.za

CLIENT: Elephant Ventures Afrika CC

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

REFERENCE: SSVR/1486/Rev1

REPORT DATE: June 2025

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

AUTHORS: Michelle Naylor

EAPASA. 2019/698

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

Njabulo Magoswana

EAPASA Cand, 2021/3178

Bachelor of Science (Hons)

CONTENTS

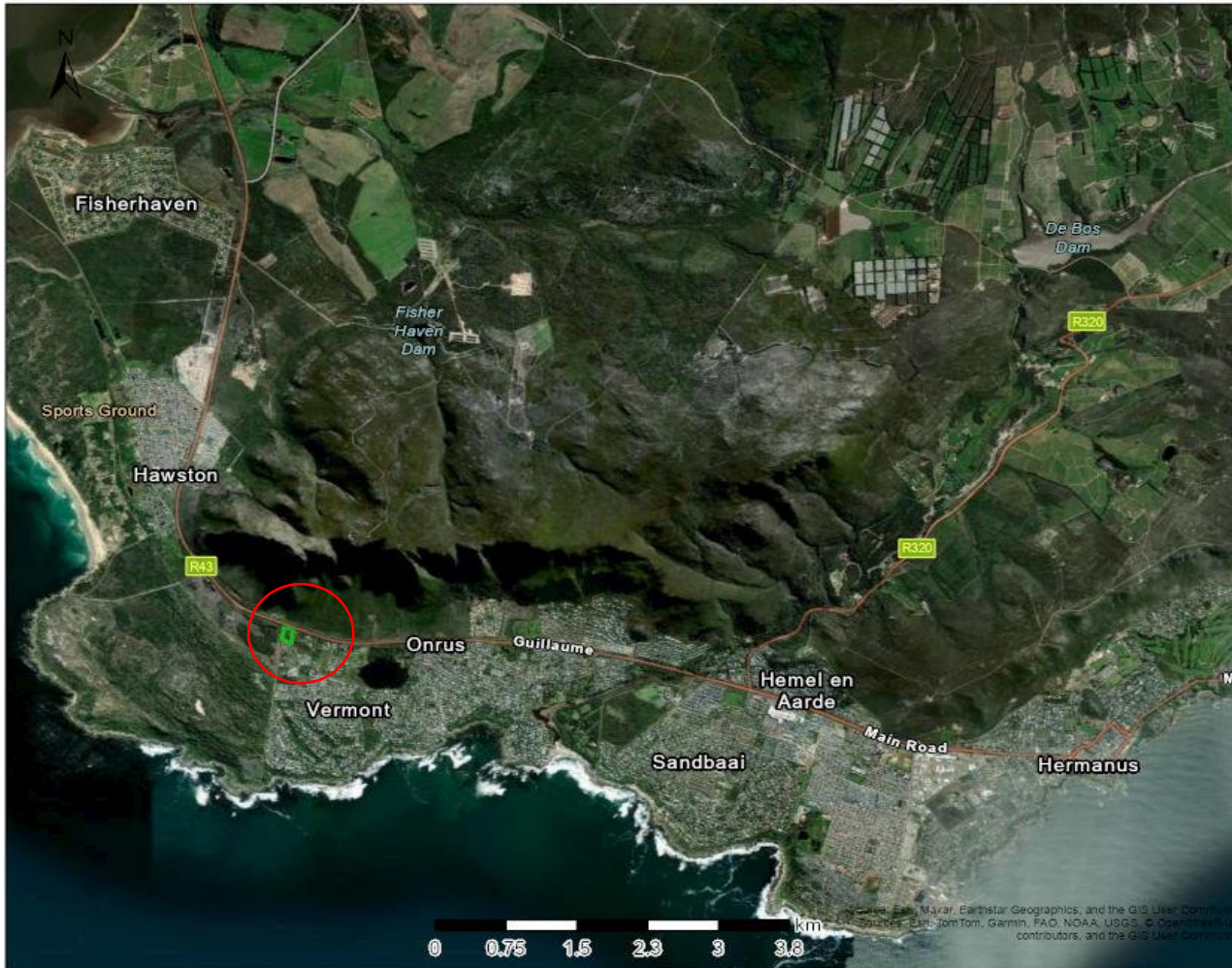
1. INTRODUCTION 6
2. PURPOSE OF THE REPORT 8

1. INTRODUCTION

This Site Sensitivity Verification Report has been prepared in support of the proposed residential subdivision and associated infrastructure development on Erf 1486, situated in Vermont, Hermanus within the jurisdiction of the Overstrand Local Municipality. The subject property measures approximately 1.5 hectares in extent and is located at the intersection of Lynx Avenue and the R43 regional road, within an existing built-up residential area. The property is currently zoned for residential use, and it includes existing infrastructure such as an access road and a building structure, indicating a level of prior disturbance. These existing features contribute to the partially transformed character of the site.

This report serves to verify and ground-truth the environmental sensitivities identified by the National Web-based Environmental Screening Tool, assess the implications of the proposed development on the receiving environment, and provide guidance on the environmental management measures to be adopted in line with the relevant protocols under the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended.

ERf 1486 Vermont



Legend

Map Center: Lon: 19°11'12.6"E
Lat: 34°23'29.1"S

Scale: 1:72,224

Date created: 2025/09/05



Figure 1. Location of subject property.

2. PURPOSE OF THE REPORT

Lornay Environmental Consulting (Pty) Ltd, was appointment by Elephant Ventures Africa cc, 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.

As required in terms of the legislation, a Screening Tool Report was generated. The following specialist assessments were identified in the Screening Tool Report and recommended to be undertaken:

- 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

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 been compiled to provide information and motivation for the specialist studies included and / or omitted as part of the environmental process.

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			

Agriculture Theme – Medium Sensitivity

The site is located within the urban edge of Vermont and does not support active or high-potential agricultural land. As the development constitutes an urban infill project and is surrounded by existing residential uses, no agricultural specialist assessment is required. The project is therefore compliant with the Agricultural Protocol.

Animal Species Theme – 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. A Faunal Specialist was appointed to assess the proposed development. This report has been added to the BAR.

Aquatic Biodiversity Theme – Very High Sensitivity - Aquatic Biodiversity Impact Assessment was conducted, confirming the presence of a transformed Unchanneled Valley-Bottom (UVB) wetland on site. The development layout has been amended (Alternative 3) to minimise encroachment, with only minor intrusion from internal roads resulting to a loss of approximately 0.024 ha in the seasonal/temporal wetland area. A Wetland Offset, Rehabilitation and Management Plan has been compiled and will be implemented onsite. The open space area, which includes the wetland area will remain as a no-go and no development will be permissible in this area. The medium risk identified for residual wetland loss is addressed through mitigation.

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

Based on the scope of the development, it does not trigger the requirements set out under the National Heritage Resources Act (NHRA), which are described as below.

Section 38 of the Act states as follows:

38. (1) Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as-

(a) the construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;

(b) the construction of a bridge or similar structure exceeding 50m in length;

(c) any development or other activity which will change the character of a site-

(i) exceeding 5 000 m² in extent; or

(ii) involving three or more existing erven or subdivisions thereof; or

(iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or

(iv) the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;

(d) the re-zoning of a site exceeding 10 000 m² in extent; or

(e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority, must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development.

Civil Aviation Theme – High Sensitivity

The proposed development does not fall within any controlled civil aviation zones and is therefore not expected to interfere with aviation operations. No further assessment is required.

Defence Theme – Low Sensitivity

The subject property do not fall within any designated military or defence zones. As such, no conflict with national defence interests is anticipated and no further investigation is required.

Palaeontology Theme – Low Sensitivity - 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.

Plant Species Theme – High Sensitivity

A Terrestrial Biodiversity Impact Assessment was undertaken by Nick Helme Botanical Surveys, acknowledging the transformation of parts of the site. This assessment also addresses plant species considerations adequately. The Botanical Specialist assessed the likelihood of Species of Conservation Concern (SoCC) and concluded that

no such species were recorded on site, although one plant SoCC may occur in low numbers. The search and rescue operation for floral SoCC is recommended prior to construction.

Terrestrial Biodiversity Theme – Very High Sensitivity

The development occurs in one of the last remaining open erven in Vermont and aligns with surrounding development. A Terrestrial Biodiversity Impact Assessment was undertaken by Nick Helme Botanical Surveys (2023), in accordance with the Terrestrial Protocol. The assessment confirmed that approximately 70% of the site supports Hangklip Sand Fynbos, a threatened vegetation type. The preferred layout (Alternative 4) reflects the application of the mitigation hierarchy and includes a large open space area to support biodiversity corridors and faunal movement. The assessment also addresses plant and animal species sensitivity, and mitigation recommendations have been integrated into the design and EMPr.

In summary the following specialists have been part of the application process and evolution of the layout

1. Freshwater Specialist
2. Terrestrial / botanical
3. Faunal
4. Engineering