



**LORNAY**  
ENVIRONMENTAL CONSULTING

## **PROOF OF PUBLIC PARTICIPATION**

Proposed Rezoning and Subdivision to create single residential erven on Erf 1489 and 1490, Vermont, Overstrand Municipality

**4 June 2026**

**Consultant:**

**Michelle Naylor** | Env. Consultant | M.Sc., Pr. Sci. Nat., EAPASA  
cell: 083 245 6556 | [michelle@lornay.co.za](mailto:michelle@lornay.co.za) | [www.lornay.co.za](http://www.lornay.co.za)  
Unit 5/1F, Hemel en Aarde Wine Village, Hermanus, 7200  
Lornay Environmental Consulting Pty Ltd | Reg 2015/445417/07

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## **1. INTRODUCTION**

The Public Participation Process was conducted in terms of the Environmental Impact Assessment (EIA) regulations as promulgated in the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) (as amended) and the 2014 NEMA EIA Regulations promulgated in Government Gazette No. 38282 and Government Notice R983, R984 and R985 on 4 December 2014 (as amended).

All potential Interested and Affected Parties (I&APS) and applicable Organs of State were notified of the Pre-Application Basic Assessment Report and offered a commenting opportunity. One round of public participation for the Draft BAR was conducted for a 30-day period to I&APS and Organs of State, to Register as a I&AP and / or provide comments. Noticeboards were placed on site, and a newspaper advertisement was placed in the local newspaper.

A Comment and Response as well as well the Register documents were opened. All comments were recorded in a Comments and Response Report, and a Register for I&APS was opened. Once the 30-day public participation on the Draft BAR was complete, all comments submitted, were responded to. The Final BAR is then submitted again for another round of Public Participation.

## PUBLIC PARTICIPATION 1

### 2. LIST OF INTERESTED AND AFFECTED PARTIES AND ORGANS OF STATE

In line with the requirements of NEMA, all potential Interested and Affected Parties (I&APS) were identified and notified of the project and provided with an opportunity to comment. This included applicable organs of state. See list of I&APs identified for the project:

PRE-APPLICATION PUBLIC PARTICIPATION	
-	-
<b>WC Government Env Affairs &amp; Dev Planning</b>	<b>Whale Coast Conservation</b>
<b>Development Management</b>	Pat Miller
N. Mabasa	<a href="mailto:patmiller@telkomsa.net">patmiller@telkomsa.net</a>
Registry Office	
1st Floor, Utilitas Building	<b>Overberg District Municipality</b>
1 Dorp Street	F. Kotze / R. Volschenk
8001	Private Bag x 22
	Bredasdorp
	7280
<b>Cape Nature</b>	F. Kotze
Rhett Smart	<a href="mailto:rvolschenk@odm.org.za">rvolschenk@odm.org.za</a>
<a href="mailto:rsmart@capenature.co.za">rsmart@capenature.co.za</a>	
	<b>Overstrand Municipality</b>
<b>BOCMA</b>	Penelope Aplon
R. Le Roux / F. Smith	PO Box 20
Private Bag x3055	Hermanus
Worcester	7200
6850	<a href="mailto:paplon@overstrand.gov.za">paplon@overstrand.gov.za</a>
023 346 8000	
<a href="mailto:fsmith@bocma.co.za">fsmith@bocma.co.za</a>	
<a href="mailto:rleroux@bocma.co.za">rleroux@bocma.co.za</a>	
<b>IAPS</b>	
<b>ERF 2570</b>	
Big G Properties	
<a href="mailto:thebig_gproperties@gmail.com">thebig_gproperties@gmail.com</a>	
<b>ERF 1488</b>	
LE ROUX WJ	
<a href="mailto:kobus6205@icloud.com">kobus6205@icloud.com</a>	
<b>ERF 2337</b>	
SCHUTTE MH & GJ	
<a href="mailto:g.schutte@global.co.za">g.schutte@global.co.za</a>	

<b>ERF 2338</b>	
KOHLER AJ & LS	
<a href="mailto:antonkohler101@gmail.com">antonkohler101@gmail.com</a>	
<b>ERF 2197</b>	
DE KLERK H	
<a href="mailto:mdeklerk@mweb.co.za">mdeklerk@mweb.co.za</a>	
<b>ERF 2198</b>	
ESTERHUYSEN MJ	
<a href="mailto:tilla.esterhuysen@gmail.com">tilla.esterhuysen@gmail.com</a>	
<b>ERF 2193</b>	
CRAYTHORNE & WILKINSON PJ & LJ	
<a href="mailto:craythornep@gmail.com">craythornep@gmail.com</a>	
The following adjacent owners have responded to indicate that their personal information may not be shared:	
ERF 2196	
ERF 2339	
ERF 2192	
ERF 2341	
ERF 2342	
Lastly, despite a reminder being sent, we have not received any feedback from the owners of the following erven by the due date of 2 October 2025:	

### **3. WRITTEN NOTICE TO I&APS AND ORGANS OF STATE OF DRAFT BAR:**

The first round of public participation was undertaken from **23 October 2025 to 21 November 2025**.

The list of possible I&AP's identified above were given written notice of the proposed development, via registered mail or courier, as appropriate. The written notice included details of the applicable legislation, the proposed expansion and means to provide comment or register as I&AP for the project. See written notice below:



23 October 2025

## NOTICE OF PUBLIC PARTICIPATION FOR BASIC ENVIRONMENTAL IMPACT ASSESSMENT IN TERMS OF NEMA

Notice is hereby provided, in accordance with the Environmental Impact Assessment (EIA) regulations, as stipulated under the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) and the 2014 NEMA EIA Regulations (as amended) as published in Government Gazette No. 38282, Government Notice R983, R984, and R985, on 4 December 2014, to register as a Interested and Affected Party (I&AP) and provide comments on the Draft Basic Assessment Report for the proposed Consolidation, Rezoning and Subdivision for the establishment of residential erven and access road on Remainder of Erf 1489 & a portion of Erf 1490 Vermont, Hermanus.

**DEA&DP REFERENCE:** 16/3/3/6/7/1/E2/40/1311/25  
**LORNAY REF:** Erf1489  
**APPLICANT:** Westrand Inv 1015 (Pty) Ltd  
**LOCATION:** Erf 1489 and Erf 1490, Vermont, Hermanus

**PROJECT OVERVIEW:** The proposed development of residential erven, private roads, and open space on Erf 1489, Vermont.  
**LISTED ACTIVITIES:** The following Listed Activities are applied for in terms of the NEMA EIA Regulations:

- o **Listing Notice 1 (GN R983):** Activities; 19; 27
- o **Listing Notice 3 (GN R985):** Activities; 12; 14

A copy of the Draft Basic Assessment Report is available for public review and download on our website, or upon request. Interested and Affected Parties (I&APs) are invited to provide comments on the application during the public participation period from **23 October 2025 to 21 November 2025**.

**HOW TO PARTICIPATE:** Please register or submit your comment via the following details:

**Lornay Environmental Consulting**  
**For Att:** Michelle Naylor  
**Tel:** 083 245 6556  
**Email:** [michelle@lornay.co.za](mailto:michelle@lornay.co.za)  
**Website:** [www.lornay.co.za](http://www.lornay.co.za)

**IMPORTANT NOTICE:** In accordance with the Protection of Personal Information Act (POPI Act, 2023), by registering and commenting as an I&AP your name and comments will be made public.



*Environmental Impact Assessments | Basic Assessments | 24G  
Applications | Water Use License Applications | Environmental Audits*

*Lornay Environmental Consulting Pty Ltd | Reg 2015/445417/07  
Unit 5/1F, Hemel & Aarde Wine Village, Hermanus*

#### 4. PROOF OF NOTICE TO I&APS AND ORGANS OF STATE

Written notice was provided to I&APs and Organs of State via registered mail, as indicated in the proofs below:

**michelle@lornay.co.za**

**From:** michelle@lornay.co.za  
**Sent:** Tuesday, 21 October 2025 16:16  
**To:** 'Ntanganedzeni Mabasa'; Rhett Smart; 'info@bocma.co.za'; 'Rafeeq Le Roux'; Fabion Smith; Rulien Volschenk; Penelope Aplon  
**Cc:** 'Pat Miller'; DEADP EIA Admin  
**Subject:** Notice of Public Participation 1 | Erf 1489 and 1490, Vermont, Hermanus  
**Attachments:** Notice of PPP 1 1489 221025.pdf

Dear I&AP and Organ of State,

**DEA&DP Ref: 16/3/3/6/7/1/E2/40/1311/25**

DEA&DP – N. Mabasa  
Cape Nature – R. Smart  
BOCMA – Admin  
Overberg District Municipality – R. Volschenk  
Overstrand Municipality – P. Aplon  
Whale Coast Conservation – P. Miller

Please see attached Notice of Public Participation for the Proposed Residential Development on Erf 1489 and formalisation of access of Erf 1490, Vermont, Hermanus.

Should you have no further comment, please ignore this notice.

Kind regards,



**LORNAY**

**ENVIRONMENTAL CONSULTING**

*Michelle Naylor*

*M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA. 2019/698, Cand. APHP., IAIA*

Hemel & Aarde Wine Village – Unit 5/1F

PO Box 1990, Hermanus, 7200, South Africa

T +27 (0) 83 245 6556

E [michelle@lornay.co.za](mailto:michelle@lornay.co.za) | W [www.lornay.co.za](http://www.lornay.co.za)

Reg No. 2015/445417/07 | Vat. Reg. 429 031 9468

You are receiving communication from us for professional reasons or as an identified Interested and Affected Party only. The Protection of Personal Information Act (POPIA) requires that we protect your information and that we obtain your consent to communicate with you in the future.

If you wish to be removed from any data list, please state so and we will remove your details.

Note that we will only use your personal information in a confidential and professional manner relating to this specific project.

**michelle@lornay.co.za**

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**From:** michelle@lornay.co.za  
**Sent:** Tuesday, 21 October 2025 16:18  
**To:** thebig.gproperties@gmail.com; kobus6205@icloud.com; g.schutte@global.co.za; antonkohler101@gmail.com; mdeklerk@mweb.co.za; tilla.esterhuysen@gmail.com; craythornep@gmail.com  
**Subject:** Notice of Public Participation 1 | Erf 1489 and 1490, Vermont, Hermanus  
**Attachments:** Notice of PPP 1 1489 221025.pdf

Dear I&AP and Organ of State,

**DEA&DP Ref: 16/3/3/6/7/1/E2/40/1311/25**

Please see attached Notice of Public Participation for the Proposed Residential Development on Erf 1489 and formalisation of access of Erf 1490, Vermont, Hermanus.

Should you have no further comment, please ignore this notice.

Kind regards,



**LORNAY**

**ENVIRONMENTAL CONSULTING**

*Michelle Naylor*

*M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA. 2019/698, Cand. APHP., IAIAAsa*

Hemel & Aarde Wine Village – Unit 5/1F

PO Box 1990, Hermanus, 7200, South Africa

T +27 (0) 83 245 6556

E [michelle@lornay.co.za](mailto:michelle@lornay.co.za) | W [www.lornay.co.za](http://www.lornay.co.za)

Reg No. 2015/445417/07 | Vat. Reg. 429 031 9468

You are receiving communication from us for professional reasons or as an identified Interested and Affected Party only. The Protection of Personal Information Act (POPIA) requires that we protect your information and that we obtain your consent to communicate with you in the future.

If you wish to be removed from any data list, please state so and we will remove your details.

Note that we will only use your personal information in a confidential and professional manner relating to this specific project.

**michelle@lornay.co.za**

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**From:** Davy Louw <dlouw@overstrand.gov.za>  
**Sent:** Friday, 03 October 2025 09:16  
**To:** michelle@lornay.co.za  
**Cc:** Candice Kazie  
**Subject:** RE: Request for contact information Public participation

Dear Michelle,

Please be informed that we have received consent from the following adjacent owners to share their information, as listed below:

ERF 2570	BIG G PROPERTIES	<a href="mailto:thebig.gproperties@gmail.com">thebig.gproperties@gmail.com</a>	0795105701
ERF 2193	CRAYTHORNE & WILKINSON PJ & LJ	<a href="mailto:craythornep@gmail.com">craythornep@gmail.com</a>	0828042475
ERF 2197	DE KLERK H	<a href="mailto:mdeklerk@mweb.co.za">mdeklerk@mweb.co.za</a>	0828811668
ERF 2198	ESTERHUYSEN MJ	<a href="mailto:tilla.esterhuysen@gmail.com">tilla.esterhuysen@gmail.com</a>	0828901447
ERF 2338	KOHLER AJ & LS	<a href="mailto:antonkohler101@gmail.com">antonkohler101@gmail.com</a>	0836475321
ERF 1488	LE ROUX WJ	<a href="mailto:kobus6205@icloud.com">kobus6205@icloud.com</a>	0636334210
ERF 2337	SCHUTTE MH & GJ	<a href="mailto:g.schutte@global.co.za">g.schutte@global.co.za</a>	0736441288

Unfortunately, the following adjacent owners have responded to indicate that their **personal information may not be shared**:

ERF 2196
ERF 2339
ERF 2192
ERF 2341
ERF 2342

Lastly, despite a reminder being sent, we have **not received any feedback** from the owners of the following erven by the due date of 2 October 2025:

ERF 2340
ERF 2336
RE/927
ERF 2191
ERF 2194

Kindly let us know if you require any further assistance.

Kind regards,

**Davy Louw**  
Deputy Information Officer  
Divisional Manager: Revenue Management Services

## 5. NEWSPAPER ADVERTISEMENT

An advertisement was placed in the local newspaper, the Hermanus Times, regarding the proposed development:

6 Hermanus Times NLUUS-NEWS

22 Oktober 2025



Die afgelope vakansieprogram was weer eens 'n reusesukses. Op die laaste dag van die program, die sportdag wat in die Caledon-veldblommeltuin aangebied is, het TWK se burgemeester Lincoln de Bruyn en raadslid Yvonne van Tonder by die aktiwiteit gaan inloer. Foto: Mitzi Buys

### Burgemeester verras kinders by biblioteek

Mitzi Buys

Die gewilde vakansieprogram wat die Caledon-biblioteek in samewerking met die Caledon-museum aanbied, is 'n gulde geleentheid vir laerskoolleiers om gedurende die vakansie onder toesig aan 'n verskeidenheid stimulerende programme deel te neem.

Die program word reeds die afgelope 16 jaar aangebied en gaan van krag tot krag. Die verskeidenheid van die programme maak dit vir die kinders elke keer interessant. Die program is nie net opvoedkundig nie, want die kinders kan deur middel van verskeie spelletjies heerlik met kinders van hul eie portuurgroep sosialisêre.

Het opasie programme lensevakansieprogram het onder meer 'n rolprentvertoning, 'n speletjiesdag, 'n skattejag, die uitbeelding

van 'n storie en 'n sportdag ingesluit. Gerhard Afrika-Van Wyk van die Caledon-biblioteek sê die program is groot ondersteun en dit was weer eens 'n groot sukses met 150 kinders wat bereik is.

Volgens Afrika-Van Wyk was die sportdag wat in die Veldblommeltuin aangebied is gewis die hoogtepunt van die program. Hier kon die kinders na hartelike aan verskeie sportitems deelneem.

TWK se uitvoerende burgemeester, Lincoln de Bruyn, en die raadslid Yvonne van Tonder het vinnig by dié geleentheid ingeloer en die burgemeester het ook 'n kort gesprek met die kinders gevoer.

Ouers word aangemoedig om hul kinders aan hierdie vakansieprogramme te laat deelneem. Inligting oor die volgende program sal nader aan die tyd by die biblioteek en die museum beskikbaar wees.

## Skerpskertser steel oral harte

As 'n mens dink aan Suid-Afrikaanse skerpskertseers (*stand-up comedian*) kom name soos Trevor Noah, Schalk Bezuidenhout, Barry Hilton en Marc Lottering op. Maar Hermanus pronk met sy eie skerpskertser – 'n vrou!



Hermanus se eie skerpskertser, Christie van Niekerk.

Christie van Niekerk is nie skaam om op die verhoog te wees nie en dié aktrise het in 2024 besluit om die wêreld van toneelspel vir verhoogkomedie te verruil. Volgens haar het sy vasgevang gevoel in die toneelwêreld. "Ek het gevoel ek moet uit my *comfort zone* uitkom en iets doen wat ek altyd wou doen. Ek het in 'n huis grootgeword waar my pa baie lief is vir *stand-up comedy* en die res van die familie is almal uitstekende storievertellers. Dit is waarom ek besluit het om my as skerpskertser te bekwaam. Ek het 'n datum vasgemaak, 'n venue bespreek, die bul aan die horings gepak en die nuwe uitdaging aangevat – en die res is geskiedenis," vertel Christie. "Dit is nie 'n maklike beroep nie, maar dit maak my gelukkig."

Vir Christie het baie skerpskertseers 'n indruk op haar gemaak, maar dit is veral Rob van Vuuren, Schalk Bezuidenhout en die Australiese komediant Hannah Gadsby wat vir haar uitstaan. "Dié drie staan vreesloos op die verhoog en die selfvertroue wat hulle uitstraal om net hulself te wees, is iets waarna ek opkyk. Ek het al die voorreg gehad om saam met Rob en Schalk te werk en ek kan eerlik sê ek het baie by hulle geleer – veral die feit dat hulle enige situasie hul eie kan maak." Haar droom is om eendag 'n suksesvolle aktrise en komediant te wees. Sy sê die teaterwêreld het haar van jongs af aangegryp en sy skryf ook deesdae produksies vir kinderteater. "Ek is net so dol oor *acting* as oor komedie. Musiekproduksies is ook iets wat my aantrek. Ek hou daarvan om vir myself geleenthede te skep en dis waarom ek *stand-up comedy* en skryfwerk doen."

Haar leuse in die lewe is om nie bang te wees nie. "Ek was nog altyd 'n bang mens en so vier jaar gelede het ek 'n kopskuit gemaak om nie meer bang te wees nie en dit het deure vir my oopgemaak. Dit is ook belangrik om elke dag in liefde te lewe – dit wat jy insit, gaan jy eendag terugkyk."

Christie is betrokke by die Cave-teater en volgens haar is dit die ideale plek vir inwoners en besoekers om te kom besoek

as daar produksies is. "Dit is so 'n spesiale plek – 'n plek waar jy na produksies kan kyk en waar jy die see nie net kan ruik nie, maar kan hoor ook. Ek sal graag wil die mense moet meer bewus raak van die teater by die hawe en dis waarom ek met *Cave Comedy* begin het. My doel is dat dit elke maand moet gebeur sodat die Cave-teater kan blootstelling kry."

Christie woon van April af in Onrus en al het sy gereeld vir haar oma in Hermanus kom kuier, voel dit vir haar of 'n nuwe lewe vir haar oopgegaan het vandat sy permanent hier woon.

"Dit voel nou vir my of ek een van die berge is. Die stadige pas was vir my 'n aanpassing, maar deesdae voel ek gemaklik daarmee en baie tuis."

Haar raad aan ander jong skerpskertseers is om 'n dik vel te kweek. "Jy moet kritiek kan hanteer – veral van die mense wat vir jou lief is. En jy moet ook bewus wees dat daar soms goed in jou lewe gaan wees wat nie gaan werk nie en dan moet jy dit as 'n les sien."

Christie skerts en sê as sy nie in die vermaaklikheidswêreld was nie, sou sy 'n Checkers-Sixty60-bestuurder wou wees. "Niks sou vir my lekkerder broodjies het as om 'n Vrydagmiddag 'n brood vir 'n ou tannie te gaan gee nie," lag sy.

Inwoners en mense van oral gaan nog baie van Christie hoor en almal kan met groot verwagting uit sien wat hierdie jong meisie in Hermanus gaan doen. **Cave Comedy bied Saterdag (25 Oktober) weer 'n vertoning by die Cave-teater aan waar skerpskertseers soos Callum Hitchcock, Emily Hitchcock, Christie en Yvonne Barnes gaan optree. Die optrede begin om 19:00 en kaartjies is by Quicket beskikbaar.**

**OVERSTRAND MUNICIPALITY / MUNISIPALITEIT / UMASIPALA**

**NOTICE IS HEREBY GIVEN** that an **ORDINARY MEETING** of the **OVERSTRAND MUNICIPAL COUNCIL** will be held in the **BANQUETING HALL, CIVIC CENTRE, HERMANUS** on **WEDNESDAY, 29 OCTOBER 2025** at **10:00**.

**KENNIS GESKIED HIERMEE** dat 'n **GEWONE VERGADERING** van die **OVERSTRAND MUNISIPALE RAAD** gehou sal word in die **BANKETSAAI, BURGERSENTRUM, HERMANUS** op **WOENSDAG, 29 OKTOBER 2025** om **10:00**.

**OKU KUKWAZISA** ukuba **INTLANGANISO YESIQHELO** ye**BHUNGA LKAMASIPALA WE-OVERSTRAND**, isa kubu sa e**BANQUETING HALL, KWIZIKO LOLUNTU, eHERMANUS** u**LWESITHATHU, Umhla** we **29 OKTOBER 2025** ngayo-**10:00**.

**MUNICIPAL MANAGER / MUNISIPALE BESTUURDER / UMPHATHI KAMASIPALA**  
**NOTICE/KENNISGEWING/ISAZISO | 198/2025**

**It only takes 30 min to save 3 lives!**

Remember to eat a balanced meal within 4 hours before you donate blood.

021 507 6300  
e: info@wcb.org.za  
w: www.wcb.org.za

060 "Blood" on 11007 or use the app. 060 "Blood" on 11007 or use the app.

**NOTICE OF PUBLIC PARTICIPATION BASIC ENVIRONMENTAL IMPACT ASSESSMENT**

Notice is hereby provided, in accordance with the Environmental Impact Assessment (EIA) regulations, as stipulated under the National Environmental Management Act, 3758 (Act No. 107 of 1989) (NEMA) and the 2014 NEMA EIA Regulations (as amended) as published in Government Gazette No. 38282, Government Notice R583, R584, and R585, on 4 December 2014, to register as an Interested and Affected Party (I&AP) and provide comments on the In-Process Basic Assessment Report for the Proposed Consultation, Rezoning and Subdivision for the establishment of residential erven and access road on Remainder of Erf 1489 & a portion of Erf 1490 Vermont, Hermanus.

**LORNAY REF: E-1-5489**  
**DEADLINE REF: 16/3/16/7/12/2/40/1311/25**  
**APPLICANT: Westrandline 2025 (Pty)Ltd**  
**LOCATION: Erf 1489 & 1490, Vermont, Hermanus**

**PROJECT OVERVIEW:** The proposed development of residential erven, private roads, and open space on Erf 1489, Vermont.

**LISTED ACTIVITIES:** The following Listed Activities are applied for in terms of the NEMA EIA Regulations:  
 • Listing Notice 1 (GN R583): Activities; 19, 27  
 • Listing Notice 3 (GN R585): Activities; 12, 14

A copy of the Draft Basic Assessment Report is available for public review and download on our website, or upon request. Interested and Affected Parties (I&APs) are invited to register and/or provide comments on the application during the public participation period from 23 October 2025 to 23 November 2025.

Please register or submit your comment as follows:  
**Lornay Environmental Consulting**  
 For Attn: Michelle Naylor  
 Tel: 021 249 6036  
 Email: michelle@lornay.co.za  
 Website: www.lornay.co.za  
 Address: Unit 3/15, Heron & Aarde Wire Village, Hermanus

**IMPORTANT NOTICE:** In accordance with the Protection of Personal Information Act (POPIA, 2023), by registering and commenting as an I&AP your name and comments will be made public.

**LORNAY ENVIRONMENTAL CONSULTING**  
 Environmental Impact Assessments | Basic Assessments | 240 Applications  
 (Water Use License Applications | Environmental Audits)

## Diersorg kry kosskenking

Mitzi Buys

Caledon-diersorg het onlangs 'n baie welkome meevaller ontvang toe Ounooi van Straten van Hillside-plaas buite Caledon aan hulle 'n groot hoeveelheid dierekos geskenk het.

Ounooi het aan *Hermanus Times* vertel: "Ek het met my onlangse verjaardag my vriende gevra om nie vir my geskenke te koop nie, maar eerder 'n skenking vir Caledon-diersorg te gee. Met dié ruimhartige skenkings kon ek 'n groot hoeveelheid honde- en katkos koop, wat ek aan Caledon-diersorg oorhandig het." Ounooi sê sy sien gereeld foto's van maer en dikwels verwaarloosde honde op die diersorg se sosialemediablads en het toe besluit om te help deur kos te skenk.

Sy het op haar 70ste verjaardag ses jaar gelede iets soortgelyks gedoen en dié skenkings wat sy toe ontvang het, is aangewend om honde en katte te steriliseer. Ounooi en haar man, Sam, het vroeër vanjaar twee hondjies deur Caledon-diersorg aangeneem. "Hulle is pragtige honde wat nou deel is van die *establishment* hier."

Caledon-diersorg het hul opregte dank teenoor Ounooi uitgespreek.

"'n Groot nood bestaan om diere te help



Ounooi van Straten saam met Cornel Roux van Caledon-diersorg met die honde- en katkos wat Ounooi aan dié diersorg geskenk het.

en dié skenking word opreg waardeer. Aangesien nie almal 'n groot sak dierekos – wat baie duur is – kan bekostig nie, word van hierdie kos in kleiner, bekostigbare pakkies opgemaak en by die Diersorgwinkel in Donkinstraat verkoop.

<p>yeBHUNGA LKAMASIPALA WE-OVERSTRAND, uza kubu sa eBANQUETING HALL, KWIZIKO LOLUNTU, eHERMANUS uLWESITHATHU, Umhla wo 29 OCTOBER 2025 ngeye-10:00.</p> <p><b>MUNICIPAL MANAGER / MUNISIPALE BESTUURDER / UMPHATHI KAMASIPALA NOTICE/KENNISGEWING/ISAZISO I 98/2025</b></p>	<p>balanced meal within 4 hours before you donate blood.</p> <p>Western Cape Blood Service</p> <p>t: 021 507 6300 e: info@wcbts.org.za w: www.wcbts.org.za</p> <p>S&amp;S: "Blood" na 13507 en om skakel u terug (R1,50 per S&amp;S)</p>	<h2>Dieresorg kry kosskenking</h2>
<p><b>NOTICE OF PUBLIC PARTICIPATION BASIC ENVIRONMENTAL IMPACT ASSESSMENT</b></p> <p>Notice is hereby provided, in accordance with the Environmental Impact Assessment (EIA) regulations, as stipulated under the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) and the 2014 NEMA EIA Regulations (as amended) as published in Government Gazette No. 38262, Government Notice R983, R984, and R985, on 4 December 2014, to register as a Interested and Affected Party (I&amp;AP) and provide comments on the In-Process Basic Assessment Report for the Proposed Consolidation, Rezoning and Subdivision for the establishment of residential erven and access road on Remainder of Erf 1489 &amp; a portion of Erf 1490 Vermont, Hermanus.</p> <p><b>LORNAY REF:</b> Erf-1489 <b>DEADLINE REF:</b> 16/3/3/6/7/1/E2/40/1311/25 <b>APPLICANT:</b> Westrand Inv 1015 (Pty)Ltd <b>LOCATION:</b> Erf 1489 &amp; 1490, Vermont, Hermanus</p> <p><b>PROJECT OVERVIEW:</b> The proposed development of residential erven, private roads, and open space on Erf 1489, Vermont.</p> <p><b>LISTED ACTIVITIES:</b> The following Listed Activities are applied for in terms of the NEMA EIA Regulations:</p> <ul style="list-style-type: none"> <li>↳ <b>Listing Notice 1 (GN R983):</b> Activities: 19; 27</li> <li>↳ <b>Listing Notice 3 (GN R985):</b> Activities: 12; 14</li> </ul> <p>A copy of the Draft Basic Assessment Report is available for public review and download on our website, or upon request. Interested and Affected Parties (I&amp;APs) are invited to register and/or provide comments on the application during the public participation period from <b>29 October 2025 to 21 November 2025</b>.</p> <p>Please register or submit your comment as follows: <b>Lornay Environmental Consulting</b> For Attn: Michelle Naylor Tel: 083 245 6556 Email: michelle@lornay.co.za Website: www.lornay.co.za Address: Main St 215, Marine B, Gordon's Bay, 6513</p> <p><b>IMPORTANT NOTICE:</b> In accordance with the Protection of Personal Information Act (POPIA, 2023), by registering and commenting as an I&amp;AP your name and comments will be made public.</p> <p><b>LORNAY ENVIRONMENTAL CONSULTING</b></p>	<p><b>Mitzi Buys</b></p> <p>Caledon-dieresorg het onlangs 'n baie welkome meevaller ontvang toe Ounooi van Straten van Hillside-plaas buite Caledon aan hulle 'n groot hoeveelheid dierekos geskenk het.</p> <p>Ounooi het aan <i>Hermanus Times</i> vertel: "Ek het met my onlangse verjaardag my vriende gevra om nie vir my geskenke te koop nie, maar eerder 'n skenking vir Caledon-dieresorg te gee. Met dié ruimhartige skenkings kon ek 'n groot hoeveelheid honde- en katkos koop, wat ek aan Caledon-dieresorg oorhandig het." Ounooi se sy sien gereeld foto's van maer en dikwels verwaarloosde honde op die dieresorg se sosialemediablads en het toe besluit om te help deur kos te skenk.</p> <p>Sy het op haar 70ste verjaardag ses jaar gelede iets soortgelyks gedoen en die skenkings wat sy toe ontvang het, is aangewend om honde en katte te steriliseer. Ounooi en haar man, Sam, het vroër vanjaar twee hondjies deur Caledon-dieresorg aangeneem. "Hulle is pragtige honde wat nou deel is van die <i>establishment</i> hier."</p> <p>Caledon-dieresorg het hul opregte dank</p>	 <p><b>Ounooi van Straten saam met Cornél Roux van Caledon-dieresorg met die honde- en katkos wat Ounooi aan die dieresorg geskenk het.</b></p> <p>en die skenking word opreg waardeer. Aangesien nie almal 'n groot sak dierekos – wat baie duur is – kan bekostig nie, word van hierdie kos in kleiner, bekostigbare pakkies opgemaak en by</p>

## 6. NOTICEBOARDS

Noticeboards were placed on site, as required in terms of the legislation:





## **7. COMMENTS AND RESPONSE REPORT AND REGISTER FOR I&APS**

A Register was opened during the first round of public participation, to list all I&APs which wished to be registered as such. The Register included contact details, date and comment made.

A Comments and Response report was also opened at the onset of the public participation. This report contains the comments made by the I&AP, as well as formal response by the Environmental Assessment Practitioner (EAP).



**COMMENTS AND RESPONSE REPORT**

**PROJECT:** Erf 1489 and Erf 1490

**DRAFT BAR / PRE-APPLICATION**

<b>NAME:</b>	<b>COMMENT:</b>	<b>RESPONSE:</b>	<b>DATE &amp; REF:</b>
Janine Greeff	<p><b>Email dated 28 October 2025</b></p> <p>Good morning Michelle, I hope you are well.</p> <p>I came across a basic assessment notice for "Proposed residential development and associated access road on Erf 1489 and Erf 1490, Vermont" I do not have any objections but would like to please be registered as an interested party. Please register with the email address projects@l2b.co.za I follow building and construction related projects from conceptual / feasibility up until completion.</p> <p>Thank you so much.</p>	Registered as I&AP.	28/10/25
Rulien Volschenk (ODM)	<p><b>Letter 21 November 2025</b></p> <p><b>RE: NOTICE OF FINAL PUBLIC PARTICIPATION FOR A BASIC ASSESSMENT PROCESS: PROPOSED RESIDENTIAL DEVELOPMENT AND ACCESS ROAD, ERF 1489 AND 1490, VERMONT, HERMANUS</b></p>		21/11/25

	<p><b>Reference number: 16/3/3/6/7/1/E2/40/1311/25</b></p> <p>The Overberg District Municipality’s Department of Environmental Management Services acknowledges receipt of the draft Basic Assessment Report.</p> <p>According to the Western Cape Biodiversity Spatial Plan (WCBSP, 2023), Erf 1489 is classified as a Critical Biodiversity Area (CBA) and CBA degraded. The vegetation type present is Hangklip Sand Fynbos, which is listed as a critically endangered ecosystem.</p> <p>In line with the Overberg District Municipality Spatial Development Framework (2022), Critical Biodiversity Areas fall under Core 1 within the Spatial Planning Categories.</p> <p>Core 1: Critical Biodiversity Areas:</p> <p>These areas include habitats that are highly irreplaceable, critically endangered, or endangered—covering terrestrial, aquatic (rivers, wetlands, estuaries), and marine ecosystems. They also encompass essential biological corridors necessary for ecological functionality.</p> <p>Core 1 areas must be regarded as “no-go” zones for development and maintained in a natural state, supported by a management plan aimed at preserving or improving biodiversity. No further loss of natural habitat should occur, and degraded areas should be rehabilitated.</p> <p>Despite this classification, the proposed development is located within the urban edge of the greater Hermanus area, which has been earmarked for development. The site is severely degraded due to alien invasive vegetation and is therefore considered to have low conservation significance.</p> <p>The Overberg District Municipality does not object to the proposed development, provided that the applicant implements the mitigation measures outlined in the Aquatic Biodiversity Assessment Report.</p> <p>Please note that the ODM reserves the right to revise these comments and request additional information should new details become available.</p> <p>Yours faithfully,</p>	<p>Noted.</p> <p>Noted.</p>	
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<p>Ntanganedzeni Mabasa (DEADP)</p>	<p><b>21 November 2025</b></p> <p>COMMENT ON THE DRAFT BASIC ASSESSMENT REPORT (“BAR”) IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (“NEMA”), 1998 (ACT NO. 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REGULATIONS, 2014 (AS AMENDED) FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON ERF NO. 1489 AND FORMALISATION OF AN ACCESS OVER ERF NO. 1490, VERMONT, HERMANUS.</p> <ol style="list-style-type: none"> <li>1. The electronic copy of the draft BAR, as received by the Directorate: Development Management (“this Directorate”) on 21 October 2025, and the Directorate’s acknowledgement thereof issued on 31 October 2025, refer.</li> <li>2. Following the review of the information submitted to this Directorate, the following is noted:             <ol style="list-style-type: none"> <li>2.1. The proposed residential development on Erf No. 1489 and Formalisation of access of Erf No. 1490, Vermont, Hermanus which consist of:                 <ol style="list-style-type: none"> <li>2.1.1. 18 Residential properties</li> <li>2.1.2. A Public open space, and</li> <li>2.1.3. A Public Road</li> </ol> </li> <li>2.2. The total development footprint is approximately 1.2ha.</li> <li>2.3. Access will be taken via the existing road network (Kolgans Close) and “right of way” road to an existing driveway all of which will need to be upgraded.</li> <li>2.4. The natural terrestrial vegetation in this area consists of Hangklip Sand Fynbos which is classified as a critically endangered vegetation type.</li> <li>2.5. The site is located adjacent to a wetland. The existing access road along the eastern boundary of Erf 1490 crosses a unchanneled valley bottom (UVB) wetland that extends through Vermont from west of Lynx Road to the Vermont Salt Pan.</li> </ol> </li> <li>3. This Directorate’s comments are as follows:             <ol style="list-style-type: none"> <li>3.1. Since Activity 19 of Listing Notice 1 is triggered by the proposed development, it is recommended that a Maintenance Management Plan (“MMP”) forms a component of the Environmental Management Programme. Should the Department agree to the proposed MMP, future maintenance work specified within the MMP would not require and Environmental Authorisation prior to the undertaking thereof.</li> <li>3.2. Written confirmation from the municipality and relevant service providers</li> </ol> </li> </ol>	<p>A Maintenance Management Plan was compiled.</p>	

	<p>of sufficient capacity to provide the necessary engineering services to the proposed development must be obtained.</p> <p>3.3. Proof of submission of the application to the BOCMA and a copy of the WULA Information must be included in the BAR.</p> <p>3.4. Comment from, but not limited to the following Organs of State must be obtained</p> <p>3.4.1. CapeNature.</p> <p>3.4.2. Heritage Western Cape.</p> <p>3.4.3. BOCMA.</p> <p>3.4.4. Overstrand Municipality</p> <p>3.4.5. The relevant road authority/ies.</p> <p>3.5. A comprehensive Comments and Response Report that includes all the comments received and the responses thereto must be included in the BAR. In addition, please ensure that copies of all the comments received are attached to the BAR.</p> <p>3.6. Proof of compliance with all the public participation steps undertaken, as required in terms of Regulation 41 of the NEMA EIA Regulations, 2014 (as amended) must be included in the BAR.</p> <p>3.7. In terms of Regulation 34 of the NEMA EIA Regulations, 2014, the holder must conduct environmental audits to determine compliance with the conditions of the Environmental Authorisation, the EMPr and submit Environmental Audit Reports to the Competent Authority. The Environmental Audit Report must be prepared by an independent person (other than the Environmental Assessment Practitioner and Environmental Control Officer) and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014. Please advise what the estimated duration of the construction phase will be. In addition, you are required to recommend and motivate the frequency at which the environmental audits must be conducted by an independent person. This will be included as a condition should Environmental Authorisation be granted and therefore the proponent must confirm that the recommended frequency is acceptable.</p> <p>3.8. Please be advised that an original or electronically signed and dated applicant declaration is required to be submitted with the BAR to this Directorate. It is important to note that by signing this declaration, the applicant is confirming that they are aware and have taken cognisance of the contents of the report submitted for decision-making. Furthermore, through signing this declaration, the applicant is making a commitment that they are both willing and able to implement the necessary</p>	<p>Written service confirmation is attached as attached.</p> <p>Refer to <b>Appendix J</b>.</p> <p>Comment from Cape Nature attached Comment from HWC is attached as <b>Appendix F</b>. Comment from BOCMA attached. Comment from Overstrand Municipality attached</p> <p>Noted.</p>	
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	<p>mitigation, management and monitoring measures recommended within the report with respect to this application.</p> <p>3.9. In addition to the above, please ensure that original or electronically signed and dated EAP and specialist declarations are also submitted with the BAR for decision-making.</p> <p>3.10. Omission of any required information in terms of Appendices 1 and 4 of EIA Regulations, 2014 (as amended) with respect to the final submission of the BAR and EMP, respectively to this Directorate, may result in the application for Environmental Authorisation being refused.</p> <p>4. Kindly quote the abovementioned reference number in any future correspondence in respect of the application.</p> <p>5. Please note that the proposed development may not commence prior to an Environmental Authorisation being granted by the Competent Authority.</p>		
<p>Vhengani Ligudu (BOCMA)</p>	<p>Letter dated 21 November 2025</p> <p>RE: PRE APPLICATION BASIC ASSESSMENT REPORT RESIDENTIAL DEVELOPMENT AND ASSOCIATED ACCESS ON ERF 1489 AND ERF 1490, VERMONT, HERMANUS</p> <p>With reference to the above-mentioned document received by this office with DEADP reference 16/3/3/6/7/1/E2/40/1311/25 on the 22/10/2025 requesting comments.</p> <p>This office has reviewed the above-mentioned report and has the following comments:</p> <ol style="list-style-type: none"> <li>1. All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use must be adhered.</li> <li>2. Based on the Aquatic Biodiversity Screening Report by Delta Ecology, the properties are located in the Regulated Area in terms of Section 21 (c and i) of the National Water Act, 1998. Regulated area of a watercourse for section 21(c) or (i) of the Act water uses means: (a) The outer edge of the 1 in 100 year flood line and /or delineated riparian habitat, whichever is the greatest distance, measured from the middle of the watercourse of a river, spring, natural channel, lake or dam; b) In the absence of a determined 1 in 100 year flood line or riparian area the area within 100m from the edge of a watercourse where the edge of the watercourse is the first identifiable annual bank fill flood bench (subject to compliance to section 144 of the Act); or</li> </ol>		

	<p>c) A 500 m radius from the delineated boundary (extent) of any wetland or pan.</p> <p>3. Please note that any activity within the regulated area triggers a water use activity in terms of Section 21 (c) &amp; (i) of the National Water Act, 1998 (Act 36 of 1998) and requires authorization from this office before the activity (development commences).</p> <p>4. No pollution of surface water or groundwater may occur due to any activity on the property.</p> <p>5. The minimisation of waste must be promoted and alternative methods for waste management must be investigated.</p> <p>6. No storm water runoff from any premises containing waste, or water containing waste emanating from premises may be discharged into a water resource.</p> <p>This office reserves the right to amend and revise its comments as well as to request any further information.</p> <p>The onus remains on the registered property owner to confirm adherence to any relevant legislation concerning the activities that might trigger and/or need authorization.</p> <p>Please do not hesitate to contact the above official should there be any queries. Yours faithfully</p>	<p>Noted. A GA has been submitted to BOCMA, refer to <b>Appendix J.</b></p>	
<p>Rhett Smart (Cape Nature)</p>	<p>Letter dated 21 November 2025</p> <p>Pre-Application Basic Assessment Report for the Proposed Residential Development on Erf 1489 and Access Road over Erf 1490, Vermont, Hermanus</p> <p>CapeNature would like to thank you for the opportunity to comment on the application and would like to make the following comments.</p> <p><b>Desktop Information</b></p> <p>The majority of Erf 1489 is mapped as Critical Biodiversity Area 1 (CBA) in the Western Cape Biodiversity Spatial Plan, however the access road is mapped as No Natural, as is the north-western and eastern corners of Erf 1489. The vegetation type occurring on the site is mapped as Hangklip Sand Fynbos,</p>		<p>21/11/25</p>

	<p>listed as critically endangered. There is a non-perennial river mapped traversing the site in a south-westerly direction and no wetlands mapped in the National Wetland Map (NWM). However, according to the National Freshwater Ecosystem Priority Area (NFEPA) Map, which preceded the NWM, the southern half of Erf 1489 and the access road are located within an artificial channelled valley bottom wetland.</p> <p><b>Screening Tool and Site Sensitivity Verification</b></p> <p>According to the National Web-based Screening Tool, the site sensitivity is rated as very high for terrestrial biodiversity and aquatic biodiversity and high sensitivity for plant species and animal species. The presence of a wetland nearby is confirmed and therefore an aquatic biodiversity impact assessment was conducted.</p> <p>For the terrestrial biodiversity and plant species themes, it is motivated that Erf 1489 was previously the garden for Erf 2570 which was recently subdivided off, and therefore there is no natural vegetation remaining and accordingly no specialist study is required. Based on historical Google Earth imagery stretching back to 2002 however, it does not appear that the site was ever fully transformed or formally landscaped as a garden. Comparing Erf 1489 with Erf 1486 which is of a similar size and approximately 230 m to the west of this site, while there is evidence of disturbance, the site history indicates higher disturbance to Erf 1486 than Erf 1489. A botanical impact assessment was however undertaken for the proposed residential development on Erf 1486. As indicated for the latter erf, there are records of threatened plant species within the near vicinity of Erf 1489. We therefore recommend that as a minimum, a compliance statement is undertaken for Erf 1489 for terrestrial biodiversity and plant species, taking into account the threatened species records within the area, the CBA and the critically endangered status of the vegetation type.</p> <p>For the animal species theme, the terrestrial animal species specialist report for Erf 1486, Vermont was used as a reference point which is likely to be applicable to Erf 1489. In this regard we note the similar development proposal, similar habitats and close proximity which does suggest a high likelihood that the outcomes would be applicable. Also, animal species are more mobile than plant species and it is less likely/unlikely that there may a population of animal species restricted to the one erf and not the other compared to plant species.</p>	<p>A plant species and terrestrial biodiversity compliance statement was undertaken, which confirmed that the site vegetation is in degraded and transformed state.</p>	
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	<p>The species flagged in the screening tool are discussed and each of them was also flagged for Erf 1486. None of the animal species of conservation concern (SCCs) flagged were considered likely to be impacted by the development on Erf 1486 and hence the same recommendation is made for Erf 1489. No SCCs were observed on Erf 1486, however there is one additional SCC which is considered likely to occur on Erf 1486, namely the Cape dwarf chameleon (<i>Bradypodion pumilum</i>), listed as near threatened. CapeNature is willing to accept the findings from the faunal study for Erf 1486 in place of a new study for Erf 1489, however all of the mitigation measures which were recommended for Erf 1486 must be applicable for Erf 1489. We further wish to note however that there may also be additional mitigation measures specific to the access road.</p> <p><b>Aquatic Biodiversity Assessment</b></p> <p>A wetland delineation was initially undertaken which was used to inform the aquatic biodiversity screening study. An unchannelled valley bottom wetland was identified adjacent to Erf 1489, however it does not extend on to the property. Apart from the wetland, there was no evidence of the non-perennial river mapped for the property. We wish to query if there is evidence of the non-perennial river upstream of the R43 and whether the road may be a termination point for the watercourse.</p> <p>The section of the wetland directly adjacent to Erf 1489 was identified as relic or historical. There is sparse wetland vegetation present however the specialist considers that the wetland functionality has been lost and the disturbance levels are too high for wetland rehabilitation. The remainder of the wetland as delineated is however considered to be functional. The extent of the wetland is less than delineated for NFEPA, however as mentioned there is no wetland delineated within the NWM. It is also unknown why the wetland was classified as artificial in the NFEPA map as there is no evident artificial source of water. The wetland is also placed in the context of the broader wetland system linking between Whale Coast Nature Reserve in the west and Vermont Pan in the east.</p> <p>A number of disturbances to the wetland are identified in the description of the present ecological state (PES) including infilling, alien invasive species and excavation of channels within the wetland. The overall PES is rated as largely modified (D), with the hydrology PES rated as severely modified (E).</p>	<p>Noted. Mitigation measures are included.</p> <p>The proposed development area does not affect the mapped drainage line. The construction of the R43 has altered the natural drainage pattern, and the flow of water has effectively been diverted. At present, runoff and drainage are channelled into the stormwater infrastructure running alongside the R43, rather than continuing through the development property.</p> <p>Noted.</p>	
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	<p>The ecological importance and sensitivity (EIS) is rated as moderate.</p> <p>As the extent of the delineated wetland did not extend on to Erf 1489, there are no constraints to the residential development itself (excluding associated infrastructure) with regards to aquatic biodiversity. The current access road over Erf 1490 does however traverse the wetland and the proposal is to fully resurface the road, including the removal of the subsurface layers. With regards to bulk services, the engineering report indicates that the current pipeline to the connection point for potable water has sufficient capacity however the bulk sewer pipeline will need to be upgraded. The connection point for both is at the southern end of the proposed access road, therefore it is assumed that the pipelines connecting to the development will follow the alignment of the access road.</p> <p>The impacts identified and assessed are disturbance of wetland habitat, altered flow regime and water quality impairment and the development components are assessed as a whole. The impact significance for all three impacts is rated as medium before mitigation and low after mitigation. A number of mitigation measures are proposed however they are generic mitigation measures which pertain to residential development, with none that are specific to the site-specifics of the current proposed development.</p> <p>A general concern regarding the aquatic biodiversity impact assessment is that the wetland on site has not been considered in the context of the full extent of the wetland between Whale Coast Nature Reserve and the Vermont Pan, as it is functionally one system. Also, the individual development components have not been individually assessed. While the residential development is located outside of the wetland, the access road is within the wetland and currently forms a barrier for water flow. As the application includes Erf 1490 due to the access road and the concurrent municipal planning application proposes to subdivide and consolidate the access road to form part of the development, the condition of the wetland on Erf 1490 need to be taken into consideration in the application and mitigation measures can be imposed.</p> <p>With regards to the above, the existing impacts on Erf 1490 need to be addressed to assist with the broader wetland rehabilitation objectives. The existing channels within the wetlands act as cut-off drains and are therefore impacting on the hydrology, as indicated in the severely modified EIS as referred to above. The channels/cut-off drains need to be infilled as a</p>	<p>The comment raised by Cape Nature is noted. It is acknowledged that the wetland on site forms part of a broader functionally connected system extending between the Whale Coast Nature Reserve and the Vermont Pan. However, it must be emphasised that the purpose of the Aquatic Biodiversity Impact Assessment is to evaluate the impacts of the proposed activities as required in terms of the National Environmental Management Act, and not to undertake a system-level rehabilitation exercise for the broader wetland.</p> <p>With respect to the condition of Erf 1490 and the access road, it is noted that this road is an existing structure that pre-dates this application and that the wetland in this area is already significantly disturbed, with the majority of water flow currently passing through a single culvert. The proposed development activities are limited strictly to the upgrading of this existing road within its current footprint, and no new wetland crossing is proposed. As indicated in the Aquatic Biodiversity Impact Assessment, the impact of the</p>	
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	<p>minimum rehabilitation intervention. Paradise Park is located directly east of the property, and it is proposed to restore the wetland as part of the redevelopment of the property. The restoration of the wetland however needs to be evaluated at a holistic system level to be successful, extending from Whale Coast Nature Reserve to Vermont Pan. The only core erven (excluding more peripheral erven into which the wetland extends) which do not have a level of protection along this system are Erf 1490 and Paradise Park.</p> <p>The impact associated with the associated infrastructure has not been adequately assessed in the aquatic biodiversity impact assessment. The resurfacing of the access road provides the opportunity to incorporate a design which will improve the hydrology of the wetland. The alignment of the water and sewer pipelines will also need to be assessed. As the hydrology of the wetland is influenced by both surface and subsurface flow, we recommend that a hydrology specialist study must be undertaken to better understand the hydrology of the system and to make recommendations regarding the design of the access road and rehabilitation interventions for the wetland on Erf 1490. The hydrology specialist study must take into consideration the functioning of the broader wetland system between Whale Coast Nature Reserve and Vermont Pan.</p> <p><b>Alternatives</b></p> <p>With regards to alternatives, two alternative layouts for the residential development were evaluated with the preferred alternative consisting of 18 erven and a larger open space erf and the other alternative, 22 erven and a smaller open space. The selection is supported, however we recommend that the outcome of the botanical study will also need to be taken into account.</p> <p>Alternatives will also need to be investigated for the linear infrastructure. In this regard, we note from historical Google Earth imagery that the access to the property was obtained from the north up until at least 2006 along a road extending past the access to Paradise Park. We therefore recommend that reinstatement of the access road from the north must also be investigated as an alternative to the existing access road which traverses the wetland, in addition to any other feasible alternatives.</p>	<p>proposed road upgrade on the existing wetland condition is assessed as low, given the already severely degraded and modified state of the wetland in this area. Appropriate mitigation measures for the road upgrade activities on Kogans Close Road will be implemented as conditions of authorisation, including the strict confinement of all construction activities within the demarcated footprint of the existing road reserve, to prevent any further encroachment into the adjacent wetland.</p> <p>The Given these findings and the limited extent of the works within already transformed areas, a hydrological specialist study will not be undertaken for this development.</p> <p>A plant species and terrestrial biodiversity compliance statement has been undertaken and is attached under Appendix G6.</p> <p>All individual existing access points from the R43 were closed by the Western Cape Department of Transport a few years ago and no new access points will be allowed onto the R43. In our recent interactions with the Department regarding the access to the proposed Featherlands (Paradise Park) development, the Department insisted that the current access onto the R43 be permanently closed and that access to the proposed development is taken from Malmok Street.</p> <p>This system is already actually quite disturbed, most of the water from the wetland seems to go through one culvert at the moment (under the current existing road).</p>	
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	<p><b>Conclusion</b></p> <p>In conclusion, CapeNature does not support current application, as there is insufficient information in order to make an informed decision. In this regard:</p> <ul style="list-style-type: none"> <li>• A botanical study and hydrogeological study must be undertaken to inform the application.</li> <li>• The impact of the access road and the broader context of the wetland system extending from Whale Coast Nature Reserve to Vermont Pan have not been adequately taken into account in the aquatic biodiversity impact assessment.</li> <li>• Additional alternatives for the linear infrastructure must be</li> </ul>	<p>One would need to add in more culverts, remove the drains/channels, remove those houses that are currently in the wetland etc. but that is a separate issue.</p> <p>Based on the freshwater specialist report, the recommendation is to upgrade the road, “Given that the wetland’s hydrological status quo is seriously modified, should multiple culverts, etc. be constructed during the road upgrade, there will more likely be positive impacts associated with the road upgrade in this respect (increased hydrological connectivity).”</p> <p>A plant species and terrestrial Biodiversity compliance statement has been undertaken. However, a hydrogeological study will not be undertaken for the project.</p> <p>The comment raised by Cape Nature is noted. It is acknowledged that the wetland on site forms part of a broader functionally connected system extending between the Whale Coast Nature Reserve and the Vermont Pan. However, it must be emphasised that the purpose of the Aquatic Biodiversity Impact Assessment is to evaluate the impacts of the proposed activities as required in terms of the National Environmental Management Act, and not to undertake a system-level assessment for the broader wetland.</p> <p>All individual existing access points from the R43 were closed by the Western Cape Department of Transport a few years ago and no new access points will be allowed</p>	
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	<p>investigated.</p> <ul style="list-style-type: none"> <li>Wetland rehabilitation interventions on Erf 1490 must be considered as essential mitigation measures.</li> </ul> <p>CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.</p>	<p>onto the R43. In our recent interactions with the Department regarding the access to the proposed Featherlands (Paradise Park) development, the Department insisted that the current access onto the R43 be permanently closed and that access to the proposed development is taken from Malmok Street</p> <p>While the comprehensive rehabilitation of the wetland system including the addition of culverts, removal of existing drains, and resolution of encroachments by existing structures falls outside the scope of this application and would require a separate, system-level planning and rehabilitation process involving multiple landowners and authorities, the applicant is committed to ensuring that its activities on Erf 1490 do not exacerbate existing impacts and, where feasible, contribute incrementally to the rehabilitation of the system. The proposed infilling of the cut-off drains, together with the strict containment of all construction activities within the existing road footprint and the post-construction rehabilitation of any disturbed areas, collectively represent a responsible and practical contribution to this objective within the constraints of the current application.</p>	
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REGISTER FOR INTERESTED AND AFFECTED PARTIES

PROJECT: Erf 1489 and Erf 1490

NAME:	ORGANISATION:	POSTAL ADDRESS:	TEL:	EMAIL:	COMMENT:	DATE & REF:
Janine Greeff	Private			<a href="mailto:projects@l2b.co.za">projects@l2b.co.za</a> @ <a href="mailto:janineg@l2b.co.za">janineg@l2b.co.za</a>	<p><b>Email dated 28 October 2025</b></p> <p>Good morning Michelle, I hope you are well.</p> <p>I came across a basic assessment notice for "Proposed residential development and associated access road on Erf 1489 and Erf 1490, Vermont"</p> <p>I do not have any objections but would like to please be registered as an interested party. Please register with the email address <a href="mailto:projects@l2b.co.za">projects@l2b.co.za</a></p> <p>I follow building and construction related projects from conceptual / feasibility up until completion.</p> <p>Thank you so much.</p>	28/10/25
Rulien Volschenk	ODM			<a href="mailto:rvolschenk@odm.org.za">rvolschenk@odm.org.za</a>	<p><b>Letter 21 November 2025</b></p>	21/11/25

					<p><b>RE: NOTICE OF FINAL PUBLIC PARTICIPATION FOR A BASIC ASSESSMENT PROCESS: PROPOSED RESIDENTIAL DEVELOPMENT AND ACCESS ROAD, ERF 1489 AND 1490, VERMONT, HERMANUS</b></p> <p><b>Reference number: 16/3/3/6/7/1/E2/40/1311/25</b></p> <p>The Overberg District Municipality’s Department of Environmental Management Services acknowledges receipt of the draft Basic Assessment Report.</p> <p>According to the Western Cape Biodiversity Spatial Plan (WCBS, 2023), Erf 1489 is classified as a Critical Biodiversity Area (CBA) and CBA degraded. The vegetation type present is Hangklip Sand Fynbos, which is listed as a critically endangered ecosystem.</p> <p>In line with the Overberg District Municipality Spatial Development Framework (2022), Critical Biodiversity Areas fall under Core 1 within the Spatial Planning Categories.</p> <p>Core 1: Critical Biodiversity Areas:</p> <p>These areas include habitats that are highly irreplaceable, critically endangered, or endangered—covering terrestrial, aquatic (rivers, wetlands, estuaries), and marine ecosystems. They also encompass essential biological corridors necessary for ecological functionality.</p> <p>Core 1 areas must be regarded as “no-go” zones for development and maintained in a natural state, supported by a management plan aimed at preserving or improving biodiversity. No further loss of natural habitat should occur, and degraded areas should be rehabilitated.</p> <p>Despite this classification, the proposed development is located within the urban edge of the greater Hermanus area, which has been earmarked for development. The site is severely degraded due to alien invasive vegetation and is therefore considered to have low conservation significance.</p>	
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					<p>The Overberg District Municipality does not object to the proposed development, provided that the applicant implements the mitigation measures outlined in the Aquatic Biodiversity Assessment Report.</p> <p>Please note that the ODM reserves the right to revise these comments and request additional information should new details become available.</p> <p>Yours faithfully,</p>	
Ntanganedzeni Mabasa	DEADP			<a href="mailto:Ntanganedzeni.Mabasa@westerncape.gov.za">Ntanganedzeni.Mabasa@westerncape.gov.za</a>	<p><b>21 November 2025</b></p> <p>COMMENT ON THE DRAFT BASIC ASSESSMENT REPORT (“BAR”) IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (“NEMA”), 1998 (ACT NO. 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REGULATIONS, 2014 (AS AMENDED) FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON ERF NO. 1489 AND FORMALISATION OF AN ACCESS OVER ERF NO. 1490, VERMONT, HERMANUS.</p> <p>6. The electronic copy of the draft BAR, as received by the Directorate: Development Management (“this Directorate”) on 21 October 2025, and the Directorate’s acknowledgement thereof issued on 31 October 2025, refer.</p> <p>7. Following the review of the information submitted to this Directorate, the following is noted:</p> <p>7.1. The proposed residential development on Erf No. 1489 and Formalisation of access of Erf No. 1490, Vermont, Hermanus which consist of:</p> <p>7.1.1. 18 Residential properties</p> <p>7.1.2. A Public open space, and</p> <p>7.1.3. A Public Road</p> <p>7.2. The total development footprint is approximately 1.2ha.</p> <p>7.3. Access will be taken via the existing road network (Kolgens Close) and “right of way” road to an existing driveway all of which will need to be upgraded.</p> <p>7.4. The natural terrestrial vegetation in this area consists of</p>	21/11/25

					<p>Hangklip Sand Fynbos which is classified as a critically endangered vegetation type.</p> <p>7.5. The site is located adjacent to a wetland. The existing access road along the eastern boundary of Erf 1490 crosses a unchanneled valley bottom (UVB) wetland that extends through Vermont from west of Lynx Road to the Vermont Salt Pan.</p> <p>8. This Directorate's comments are as follows:</p> <p>8.1. Since Activity 19 of Listing Notice 1 is triggered by the proposed development, it is recommended that a Maintenance Management Plan ("MMP") forms a component of the Environmental Management Programme. Should the Department agree to the proposed MMP, future maintenance work specified within the MMP would not require and Environmental Authorisation prior to the undertaking thereof.</p> <p>8.2. Written confirmation from the municipality and relevant service providers of sufficient capacity to provide the necessary engineering services to the proposed development must be obtained.</p> <p>8.3. Proof of submission of the application to the BOCMA and a copy of the WULA Information must be included in the BAR.</p> <p>8.4. Comment from, but not limited to the following Organs of State must be obtained</p> <p>8.4.1. CapeNature.</p> <p>8.4.2. Heritage Western Cape.</p> <p>8.4.3. BOCMA.</p> <p>8.4.4. Overstrand Municipality</p> <p>8.4.5. The relevant road authority/ies.</p> <p>8.5. A comprehensive Comments and Response Report that includes all the comments received and the responses thereto must be included in the BAR. In addition, please ensure that copies of all the comments received are attached to the BAR.</p> <p>8.6. Proof of compliance with all the public participation steps undertaken, as required in terms of Regulation 41 of the NEMA EIA Regulations, 2014 (as amended) must be included in the BAR.</p> <p>8.7. In terms of Regulation 34 of the NEMA EIA Regulations, 2014, the holder must conduct environmental audits to determine compliance with the conditions of the Environmental</p>	
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					<p>Authorisation, the EMPr and submit Environmental Audit Reports to the Competent Authority. The Environmental Audit Report must be prepared by an independent person (other than the Environmental Assessment Practitioner and Environmental Control Officer) and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014. Please advise what the estimated duration of the construction phase will be. In addition, you are required to recommend and motivate the frequency at which the environmental audits must be conducted by an independent person. This will be included as a condition should Environmental Authorisation be granted and therefore the proponent must confirm that the recommended frequency is acceptable.</p> <p>8.8. Please be advised that an original or electronically signed and dated applicant declaration is required to be submitted with the BAR to this Directorate. It is important to note that by signing this declaration, the applicant is confirming that they are aware and have taken cognisance of the contents of the report submitted for decision-making. Furthermore, through signing this declaration, the applicant is making a commitment that they are both willing and able to implement the necessary mitigation, management and monitoring measures recommended within the report with respect to this application.</p> <p>8.9. In addition to the above, please ensure that original or electronically signed and dated EAP and specialist declarations are also submitted with the BAR for decision-making.</p> <p>8.10. Omission of any required information in terms of Appendices 1 and 4 of EIA Regulations, 2014 (as amended) with respect to the final submission of the BAR and EMPr, respectively to this Directorate, may result in the application for Environmental Authorisation being refused.</p> <p>9. Kindly quote the abovementioned reference number in any future correspondence in respect of the application.</p> <p>Please note that the proposed development may not commence prior to an Environmental Authorisation being granted by the Competent Authority.</p>	
Vhengani	BOCMA			<a href="mailto:VLigudu@bocma">VLigudu@bocma</a>	Letter dated 21 November 2025	21/11/25

Ligudu				<a href="http://co.za">co.za</a>	<p>RE: PRE APPLICATION BASIC ASSESSMENT REPORT RESIDENTIAL DEVELOPMENT AND ASSOCIATED ACCESS ON ERF 1489 AND ERF 1490, VERMONT, HERMANUS</p> <p>With reference to the above-mentioned document received by this office with DEADP reference 16/3/3/6/7/1/E2/40/1311/25 on the 22/10/2025 requesting comments.</p> <p>This office has reviewed the above-mentioned report and has the following comments:</p> <ol style="list-style-type: none"> <li>3. All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use must be adhered.</li> <li>4. Based on the Aquatic Biodiversity Screening Report by Delta Ecology, the properties are located in the Regulated Area in terms of Section 21 (c and i) of the National Water Act, 1998. Regulated area of a watercourse for section 21(c) or (i) of the Act water uses means:             <ol style="list-style-type: none"> <li>(a) The outer edge of the 1 in 100 year flood line and /or delineated riparian habitat, whichever is the greatest distance, measured from the middle of the watercourse of a river, spring, natural channel, lake or dam;</li> <li>b) In the absence of a determined 1 in 100 year flood line or riparian area the area within 100m from the edge of a watercourse where the edge of the watercourse is the first identifiable annual bank fill flood bench (subject to compliance to section 144 of the Act); or</li> <li>c) A 500 m radius from the delineated boundary (extent) of any wetland or pan.</li> </ol> </li> <li>3. Please note that any activity within the regulated area triggers a water use activity in terms of Section 21 (c) &amp; (i) of the National Water Act, 1998 (Act 36 of 1998) and requires authorization from this office before the activity (development commences).</li> <li>4. No pollution of surface water or groundwater may occur due to any activity on the property.</li> <li>5. The minimisation of waste must be promoted and alternative methods for waste management must be investigated.</li> <li>6. No storm water runoff from any premises containing waste, or water containing waste emanating from premises may be</li> </ol>	
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					<p>discharged into a water resource.</p> <p>This office reserves the right to amend and revise its comments as well as to request any further information.</p> <p>The onus remains on the registered property owner to confirm adherence to any relevant legislation concerning the activities that might trigger and/or need authorization.</p> <p>Please do not hesitate to contact the above official should there be any queries. Yours faithfully</p>	
Rhett Smart	Cape Nature			<p><a href="mailto:rsmart@capenature.co.za">rsmart@capenature.co.za</a></p>	<p>Letter dated 21 November 2025</p> <p>Pre-Application Basic Assessment Report for the Proposed Residential Development on Erf 1489 and Access Road over Erf 1490, Vermont, Hermanus</p> <p>CapeNature would like to thank you for the opportunity to comment on the application and would like to make the following comments.</p> <p><b>Desktop Information</b></p> <p>The majority of Erf 1489 is mapped as Critical Biodiversity Area 1 (CBA) in the Western Cape Biodiversity Spatial Plan, however the access road is mapped as No Natural, as is the north-western and eastern corners of Erf 1489. The vegetation type occurring on the site is mapped as Hangklip Sand Fynbos, listed as critically endangered. There is a non-perennial river mapped traversing the site in a south-westerly direction and no wetlands mapped in the National Wetland Map (NWM). However, according to the National Freshwater Ecosystem Priority Area (NFEP) Map, which preceded the NWM, the southern half of Erf 1489 and the access road are located within an artificial channelled valley bottom wetland.</p> <p><b>Screening Tool and Site Sensitivity Verification</b></p> <p>According to the National Web-based Screening Tool, the site</p>	21/11/25

					<p>sensitivity is rated as very high for terrestrial biodiversity and aquatic biodiversity and high sensitivity for plant species and animal species. The presence of a wetland nearby is confirmed and therefore an aquatic biodiversity impact assessment was conducted.</p> <p>For the terrestrial biodiversity and plant species themes, it is motivated that Erf 1489 was previously the garden for Erf 2570 which was recently subdivided off, and therefore there is no natural vegetation remaining and accordingly no specialist study is required. Based on historical Google Earth imagery stretching back to 2002 however, it does not appear that the site was ever fully transformed or formally landscaped as a garden. Comparing Erf 1489 with Erf 1486 which is of a similar size and approximately 230 m to the west of this site, while there is evidence of disturbance, the site history indicates higher disturbance to Erf 1486 than Erf 1489. A botanical impact assessment was however undertaken for the proposed residential development on Erf 1486. As indicated for the latter erf, there are records of threatened plant species within the near vicinity of Erf 1489. We therefore recommend that as a minimum, a compliance statement is undertaken for Erf 1489 for terrestrial biodiversity and plant species, taking into account the threatened species records within the area, the CBA and the critically endangered status of the vegetation type.</p> <p>For the animal species theme, the terrestrial animal species specialist report for Erf 1486, Vermont was used as a reference point which is likely to be applicable to Erf 1489. In this regard we note the similar development proposal, similar habitats and close proximity which does suggest a high likelihood that the outcomes would be applicable. Also, animal species are more mobile than plant species and it is less likely/unlikely that there may a population of animal species restricted to the one erf and not the other compared to plant species.</p> <p>The species flagged in the screening tool are discussed and each of them was also flagged for Erf 1486. None of the animal species of conservation concern (SCCs) flagged were considered likely to be impacted by the development on Erf 1486 and hence the same recommendation is made for Erf 1489. No SCCs were observed on</p>	
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					<p>Erf 1486, however there is one additional SCC which is considered likely to occur on Erf 1486, namely the Cape dwarf chameleon (<i>Bradypodion pumilum</i>), listed as near threatened. CapeNature is willing to accept the findings from the faunal study for Erf 1486 in place of a new study for Erf 1489, however all of the mitigation measures which were recommended for Erf 1486 must be applicable for Erf 1489. We further wish to note however that there may also be additional mitigation measures specific to the access road.</p> <p><b>Aquatic Biodiversity Assessment</b></p> <p>A wetland delineation was initially undertaken which was used to inform the aquatic biodiversity screening study. An unchannelled valley bottom wetland was identified adjacent to Erf 1489, however it does not extend on to the property. Apart from the wetland, there was no evidence of the non-perennial river mapped for the property. We wish to query if there is evidence of the non-perennial river upstream of the R43 and whether the road may be a termination point for the watercourse.</p> <p>The section of the wetland directly adjacent to Erf 1489 was identified as relic or historical. There is sparse wetland vegetation present however the specialist considers that the wetland functionality has been lost and the disturbance levels are too high for wetland rehabilitation. The remainder of the wetland as delineated is however considered to be functional. The extent of the wetland is less than delineated for NFEPA, however as mentioned there is no wetland delineated within the NWM. It is also unknown why the wetland was classified as artificial in the NFEPA map as there is no evident artificial source of water. The wetland is also placed in the context of the broader wetland system linking between Whale Coast Nature Reserve in the west and Vermont Pan in the east.</p> <p>A number of disturbances to the wetland are identified in the description of the present ecological state (PES) including infilling, alien invasive species and excavation of channels within the wetland. The overall PES is rated as largely modified (D), with the hydrology PES rated as severely modified (E). The ecological</p>	
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					<p>importance and sensitivity (EIS) is rated as moderate.</p> <p>As the extent of the delineated wetland did not extend on to Erf 1489, there are no constraints to the residential development itself (excluding associated infrastructure) with regards to aquatic biodiversity. The current access road over Erf 1490 does however traverse the wetland and the proposal is to fully resurface the road, including the removal of the subsurface layers. With regards to bulk services, the engineering report indicates that the current pipeline to the connection point for potable water has sufficient capacity however the bulk sewer pipeline will need to be upgraded. The connection point for both is at the southern end of the proposed access road, therefore it is assumed that the pipelines connecting to the development will follow the alignment of of the access road.</p> <p>The impacts identified and assessed are disturbance of wetland habitat, altered flow regime and water quality impairment and the development components are assessed as a whole. The impact significance for all three impacts is rated as medium before mitigation and low after mitigation. A number of mitigation measures are proposed however they are generic mitigation measures which pertain to residential development, with none that are specific to the site-specifics of the current proposed development.</p> <p>A general concern regarding the aquatic biodiversity impact assessment is that the wetland on site has not been considered in the context of the full extent of the wetland between Whale Coast Nature Reserve and the Vermont Pan, as it is functionally one system. Also, the individual development components have not been individually assessed. While the residential development is located outside of the wetland, the access road is within the wetland and currently forms a barrier for water flow. As the application includes Erf 1490 due to the access road and the concurrent municipal planning application proposes to subdivide and consolidate the access road to form part of the development, the condition of the wetland on Erf 1490 need to be taken into consideration in the application and mitigation measures can be imposed.</p>	
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					<p>With regards to the above, the existing impacts on Erf 1490 need to be addressed to assist with the broader wetland rehabilitation objectives. The existing channels within the wetlands act as cut-off drains and are therefore impacting on the hydrology, as indicated in the severely modified EIS as referred to above. The channels/cut-off drains need to be infilled as a minimum rehabilitation intervention. Paradise Park is located directly east of the property, and it is proposed to restore the wetland as part of the redevelopment of the property. The restoration of the wetland however needs to be evaluated at a holistic system level to be successful, extending from Whale Coast Nature Reserve to Vermont Pan. The only core erven (excluding more peripheral erven into which the wetland extends) which do not have a level of protection along this system are Erf 1490 and Paradise Park.</p> <p>The impact associated with the associated infrastructure has not been adequately assessed in the aquatic biodiversity impact assessment. The resurfacing of the access road provides the opportunity to incorporate a design which will improve the hydrology of the wetland. The alignment of the water and sewer pipelines will also need to be assessed. As the hydrology of the wetland is influenced by both surface and subsurface flow, we recommend that a hydrology specialist study must be undertaken to better understand the hydrology of the system and to make recommendations regarding the design of the access road and rehabilitation interventions for the wetland on Erf 1490. The hydrology specialist study must take into consideration the functioning of the broader wetland system between Whale Coast Nature Reserve and Vermont Pan.</p> <p><b>Alternatives</b></p> <p>With regards to alternatives, two alternative layouts for the residential development were evaluated with the preferred alternative consisting of 18 erven and a larger open space erf and the other alternative, 22 erven and a smaller open space. The selection is supported, however we recommend that the outcome of the botanical study will also need to be taken into account.</p>	
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					<p>Alternatives will also need to be investigated for the linear infrastructure. In this regard, we note from historical Google Earth imagery that the access to the property was obtained from the north up until at least 2006 along a road extending past the access to Paradise Park. We therefore recommend that reinstatement of the access road from the north must also be investigated as an alternative to the existing access road which traverses the wetland, in addition to any other feasible alternatives.</p> <p><b>Conclusion</b></p> <p>In conclusion, CapeNature does not support current application, as there is insufficient information in order to make an informed decision. In this regard:</p> <ul style="list-style-type: none"> <li>• A botanical study and hydrogeological study must be undertaken to inform the application.</li> <li>• The impact of the access road and the broader context of the wetland system extending from Whale Coast Nature Reserve to Vermont Pan have not been adequately taken into account in the aquatic biodiversity impact assessment.</li> <li>• Additional alternatives for the linear infrastructure must be investigated.</li> <li>• Wetland rehabilitation interventions on Erf 1490 must be considered as essential mitigation measures.</li> </ul> <p>CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.</p>	
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## 8. COMMENTS RECEIVED DURING PUBLIC PARTICIPATION ROUND 1

# OVERBERG DISTRIKSMUNISIPALITEIT DISTRICT MUNICIPALITY UMASIPALA WESITHILI



*MELD ASB/PLEASE QUOTE*

*Ons Verw./Our Ref.:* 18/5/5/4

*Navrae/Enquiries:* Francois Kotze

*Bylyn/Ext.:*

Privaatsak: X22

Private Bag:  
BREDASDORP  
7280

Tel.: (028) 4251157

Faks/Fax: (028) 4251014

E-mail/E-pos: [rvolschenk@odm.org.za](mailto:rvolschenk@odm.org.za)

21 November 2025

### LORNEY ENVIRONMENTAL CONSULTING

P.O. BOX 1990  
HERMANUS  
7200

For attention: Michelle Naylor

**RE: NOTICE OF FINAL PUBLIC PARTICIPATION FOR A BASIC ASSESSMENT  
PROCESS: PROPOSED RESIDENTIAL DEVELOPMENT AND ACCESS ROAD, ERF 1489  
AND 1490, VERMONT, HERMANUS**

**Reference number: 16/3/3/6/7/1/E2/40/1311/25**

The Overberg District Municipality's Department of Environmental Management Services acknowledges receipt of the draft Basic Assessment Report.

According to the Western Cape Biodiversity Spatial Plan (WCBSP, 2023), Erf 1489 is classified as a Critical Biodiversity Area (CBA) and CBA degraded. The vegetation type present is Hangklip Sand Fynbos, which is listed as a critically endangered ecosystem.

In line with the Overberg District Municipality Spatial Development Framework (2022), Critical Biodiversity Areas fall under Core 1 within the Spatial Planning Categories.

#### Core 1: Critical Biodiversity Areas:

These areas include habitats that are highly irreplaceable, critically endangered, or endangered—covering terrestrial, aquatic (rivers, wetlands, estuaries), and marine ecosystems. They also encompass essential biological corridors necessary for ecological functionality.

Core 1 areas must be regarded as "no-go" zones for development and maintained in a natural state, supported by a management plan aimed at preserving or improving biodiversity. No further loss of natural habitat should occur, and degraded areas should be rehabilitated.

Alle korrespondensie moet aan die Munisipale Bestuurder gerig word.  
All correspondence must be addressed to the Municipal Manager

Despite this classification, the proposed development is located within the urban edge of the greater Hermanus area, which has been earmarked for development. The site is severely degraded due to alien invasive vegetation and is therefore considered to have low conservation significance.

The Overberg District Municipality does not object to the proposed development, provided that the applicant implements the mitigation measures outlined in the Aquatic Biodiversity Assessment Report.

Please note that the ODM reserves the right to revise these comments and request additional information should new details become available.

Yours faithfully,



pp  
**R. BOSMAN**

**MUNICIPAL MANAGER**



Department of Environmental Affairs and Development Planning  
**Ntanganedzeni Mabasa**  
Directorate: Development Management, Region 1  
Ntanganedzeni.Mabasa@westerncape.gov.za | Tel: 021 483 2803

**REFERENCE:** 16/3/3/6/7/1/E2/40/1311/25  
**DATE:** 21 November 2025

The Board of Directors  
Westand Inv 1015 (Pty) Ltd  
Private Bag X15  
Postnet Suite 56  
**HERMANUS**  
7200

**Attention: Mr. Huw Jones**

Cell: 066 304 5864  
Email: walker.plumbers@hermanus.co.za

Dear Sir

**COMMENT ON THE DRAFT BASIC ASSESSMENT REPORT ("BAR") IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT ("NEMA"), 1998 (ACT NO. 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON ERF NO. 1489 AND FORMALISATION OF AN ACCESS OVER ERF NO. 1490, VERMONT, HERMANUS.**

1. The electronic copy of the draft BAR, as received by the Directorate: Development Management ("this Directorate") on 21 October 2025, and the Directorate's acknowledgement thereof issued on 31 October 2025, refer.
2. Following the review of the information submitted to this Directorate, the following is noted:
  - 2.1 The proposed residential development on Erf No. 1489 and Formalisation of access of Erf No. 1490, Vermont, Hermanus which consist of:
    - 2.1.1 18 Residential properties
    - 2.1.2 A Public open space, and
    - 2.1.3 A Public Road
  - 2.2 The total development footprint is approximately 1.2ha.
  - 2.3 Access will be taken via the existing road network (Kolgans Close) and "right of way" road to an existing driveway all of which will need to be upgraded.
  - 2.4 The natural terrestrial vegetation in this area consists of Hangklip Sand Fynbos which is classified as a critically endangered vegetation type.
  - 2.5 The site is located adjacent to a wetland. The existing access road along the eastern boundary of Erf 1490 crosses a unchanneled valley bottom (UVB) wetland that extends through Vermont from west of Lynx Road to the Vermont Salt Pan.
3. This Directorate's comments are as follows:
  - 3.1 Since Activity 19 of Listing Notice 1 is triggered by the proposed development, it is recommended that a Maintenance Management Plan ("MMP") forms a component of the Environmental Management Programme. Should the Department agree to the proposed MMP, future maintenance work specified within the MMP would not require an Environmental Authorisation prior to the undertaking thereof.



- 3.2 Written confirmation from the municipality and relevant service providers of sufficient capacity to provide the necessary engineering services to the proposed development must be obtained.
  - 3.3 Proof of submission of the application to the BOCMA and a copy of the WULA Information must be included in the BAR.
  - 3.4 Comment from, but not limited to the following Organs of State must be obtained
    - 3.4.1 CapeNature.
    - 3.4.2 Heritage Western Cape.
    - 3.4.3 BOCMA.
    - 3.4.4 Overstrand Municipality.
    - 3.4.5 The relevant road authority/ies.
  - 3.5 A comprehensive Comments and Response Report that includes all the comments received and the responses thereto must be included in the BAR. In addition, please ensure that copies of all the comments received are attached to the BAR.
  - 3.6 Proof of compliance with all the public participation steps undertaken, as required in terms of Regulation 41 of the NEMA EIA Regulations, 2014 (as amended) must be included in the BAR.
  - 3.7 In terms of Regulation 34 of the NEMA EIA Regulations, 2014, the holder must conduct environmental audits to determine compliance with the conditions of the Environmental Authorisation, the EMPr and submit Environmental Audit Reports to the Competent Authority. The Environmental Audit Report must be prepared by an independent person (other than the Environmental Assessment Practitioner and Environmental Control Officer) and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014. Please advise what the estimated duration of the construction phase will be. In addition, you are required to recommend and motivate the frequency at which the environmental audits must be conducted by an independent person. This will be included as a condition should Environmental Authorisation be granted and therefore the proponent must confirm that the recommended frequency is acceptable.
  - 3.8 Please be advised that an original or electronically signed and dated applicant declaration is required to be submitted with the BAR to this Directorate. It is important to note that by signing this declaration, the applicant is confirming that they are aware and have taken cognisance of the contents of the report submitted for decision-making. Furthermore, through signing this declaration, the applicant is making a commitment that they are both willing and able to implement the necessary mitigation, management and monitoring measures recommended within the report with respect to this application.
  - 3.9 In addition to the above, please ensure that original or electronically signed and dated EAP and specialist declarations are also submitted with the BAR for decision-making.
  - 3.10 Omission of any required information in terms of Appendices 1 and 4 of EIA Regulations, 2014 (as amended) with respect to the final submission of the BAR and EMPr, respectively to this Directorate, may result in the application for Environmental Authorisation being refused.
- 4 Kindly quote the abovementioned reference number in any future correspondence in respect of the application.

- 5 Please note that the proposed development may not commence prior to an Environmental Authorisation being granted by the Competent Authority.

Yours faithfully

**Andrea**

**Thomas**

Digitally signed by Andrea  
Thomas  
Date: 2025.11.21 12:35:48  
+02'00'

**PP-HEAD OF COMPONENT**

**DIRECTORATE: ENVIRONMENTAL MANAGEMENT (REGION 1)**

**DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**

Cc: (1) Ms. Michelle Naylor (Lornay Environmental Consulting Pty Ltd)  
(2) Ms. Penelope Aplon (Overstrand Municipality)

Email: michelle@lornay.co.za

Email: paplon@overstrand.gov.za



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ENQUIRIES: VHENGANI LIGUDU  
REF: 4/10/2/G40G/ERVERN 1489 & 1490, VERMONT, CALEDON  
DATE: 21/11/2025

LORNAY CONSULTING  
P. O. Box 1990  
Hermanus  
7200

Attention: Michelle Naylor

**RE: PRE APPLICATION BASIC ASSESSMENT REPORT RESIDENTIAL DEVELOPMENT AND ASSOCIATED ACCESS ON ERF 1489 AND ERF 1490, VERMONT, HERMANUS**

With reference to the above-mentioned document received by this office with DEADP reference 16/3/3/6/7/1/E2/40/1311/25 on the 22/10/2025 requesting comments.

This office has reviewed the above-mentioned report and has the following comments:

1. All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use must be adhered.
2. Based on the Aquatic Biodiversity Screening Report by Delta Ecology, the properties are located in the Regulated Area in terms of Section 21 (c and i) of the National Water Act, 1998.

Regulated area of a watercourse for section 21(c) or (i) of the Act water uses means:

- a) The outer edge of the 1 in 100 year flood line and /or delineated riparian habitat, whichever is the greatest distance, measured from the middle of the watercourse of a river, spring, natural channel, lake or dam;
  - b) In the absence of a determined 1 in 100 year flood line or riparian area the area within 100m from the edge of a watercourse where the edge of the watercourse is the first identifiable annual bank fill flood bench (subject to compliance to section 144 of the Act); or
  - c) **A 500 m radius from the delineated boundary (extent) of any wetland or pan.**
3. Please note that any activity within the regulated area triggers a water use activity in terms of Section 21 (c) & (i) of the National Water Act, 1998 (Act 36 of 1998) and requires authorization from this office before the activity (development commences).
  4. No pollution of surface water or groundwater may occur due to any activity on the property.



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5. The minimisation of waste must be promoted and alternative methods for waste management must be investigated.
  
6. No storm water runoff from any premises containing waste, or water containing waste emanating from premises may be discharged into a water resource.

This office reserves the right to amend and revise its comments as well as to request any further information.

The onus remains on the registered property owner to confirm adherence to any relevant legislation concerning the activities that might trigger and/or need authorization.

Please do not hesitate to contact the above official should there be any queries.

Yours faithfully

*Liqudiwc*

**MR JAN VAN STADEN**  
**CHIEF EXECUTIVE OFFICER (Acting)**



**CONSERVATION INTELLIGENCE: SOUTH**

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reference LS14/2/6/1/7/2/1489&1490\_residential\_Vermont  
date 21 November 2025

Lornay Environmental Consulting  
P.O. Box 1990  
Hermanus  
7200

Attention: Michelle Naylor  
By email: [michelle@lornay.co.za](mailto:michelle@lornay.co.za)

Dear Ms Naylor

**Pre-Application Basic Assessment Report for the Proposed Residential Development on Erf 1489 and Access Road over Erf 1490, Vermont, Hermanus**

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

**Desktop Information**

The majority of Erf 1489 is mapped as Critical Biodiversity Area I (CBA) in the Western Cape Biodiversity Spatial Plan, however the access road is mapped as No Natural, as is the north-western and eastern corners of Erf 1489. The vegetation type occurring on the site is mapped as Hangklip Sand Fynbos, listed as critically endangered. There is a non-perennial river mapped traversing the site in a south-westerly direction and no wetlands mapped in the National Wetland Map (NWM). However, according to the National Freshwater Ecosystem Priority Area (NFEPA) Map, which preceded the NWM, the southern half of Erf 1489 and the access road are located within an artificial channelled valley bottom wetland.

**Screening Tool and Site Sensitivity Verification**

According to the National Web-based Screening Tool, the site sensitivity is rated as very high for terrestrial biodiversity and aquatic biodiversity and high sensitivity for plant species and animal species. The presence of a wetland nearby is confirmed and therefore an aquatic biodiversity impact assessment was conducted.

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For the terrestrial biodiversity and plant species themes, it is motivated that Erf 1489 was previously the garden for Erf 2570 which was recently subdivided off, and therefore there is no natural vegetation remaining and accordingly no specialist study is required. Based on historical Google Earth imagery stretching back to 2002 however, it does not appear that the site was ever fully transformed or formally landscaped as a garden. Comparing Erf 1489 with Erf 1486 which is of a similar size and approximately 230 m to the west of this site, while there is evidence of disturbance, the site history indicates higher disturbance to Erf 1486 than Erf 1489. A botanical impact assessment was however undertaken for the proposed residential development on Erf 1486. As indicated for the latter erf, there are records of threatened plant species within the near vicinity of Erf 1489. We therefore recommend that as a minimum, a compliance statement is undertaken for Erf 1489 for terrestrial biodiversity and plant species, taking into account the threatened species records within the area, the CBA and the critically endangered status of the vegetation type.

For the animal species theme, the terrestrial animal species specialist report for Erf 1486, Vermont was used as a reference point which is likely to be applicable to Erf 1489. In this regard we note the similar development proposal, similar habitats and close proximity which does suggest a high likelihood that the outcomes would be applicable. Also, animal species are more mobile than plant species and it is less likely/unlikely that there may be a population of animal species restricted to the one erf and not the other compared to plant species.

The species flagged in the screening tool are discussed and each of them was also flagged for Erf 1486. None of the animal species of conservation concern (SCCs) flagged were considered likely to be impacted by the development on Erf 1486 and hence the same recommendation is made for Erf 1489. No SCCs were observed on Erf 1486, however there is one additional SCC which is considered likely to occur on Erf 1486, namely the Cape dwarf chameleon (*Bradypodion pumilum*), listed as near threatened. CapeNature is willing to accept the findings from the faunal study for Erf 1486 in place of a new study for Erf 1489, however all of the mitigation measures which were recommended for Erf 1486 must be applicable for Erf 1489. We further wish to note however that there may also be additional mitigation measures specific to the access road.

### **Aquatic Biodiversity Assessment**

A wetland delineation was initially undertaken which was used to inform the aquatic biodiversity screening study. An unchannelled valley bottom wetland was identified adjacent to Erf 1489, however it does not extend on to the property. Apart from the wetland, there was no evidence of the non-perennial river mapped for the property. We wish to query if there is evidence of the non-perennial river upstream of the R43 and whether the road may be a termination point for the watercourse.

The section of the wetland directly adjacent to Erf 1489 was identified as relic or historical. There is sparse wetland vegetation present however the specialist considers that the wetland functionality has been lost and the disturbance levels are too high for wetland rehabilitation. The remainder of the wetland as delineated is however considered to be functional. The extent of the wetland is less than delineated for NFEPA, however as mentioned there is no wetland delineated within the NVM. It is

also unknown why the wetland was classified as artificial in the NFEPA map as there is no evident artificial source of water. The wetland is also placed in the context of the broader wetland system linking between Whale Coast Nature Reserve in the west and Vermont Pan in the east.

A number of disturbances to the wetland are identified in the description of the present ecological state (PES) including infilling, alien invasive species and excavation of channels within the wetland. The overall PES is rated as largely modified (D), with the hydrology PES rated as severely modified (E). The ecological importance and sensitivity (EIS) is rated as moderate.

As the extent of the delineated wetland did not extend on to Erf 1489, there are no constraints to the residential development itself (excluding associated infrastructure) with regards to aquatic biodiversity. The current access road over Erf 1490 does however traverse the wetland and the proposal is to fully resurface the road, including the removal of the subsurface layers. With regards to bulk services, the engineering report indicates that the current pipeline to the connection point for potable water has sufficient capacity however the bulk sewer pipeline will need to be upgraded. The connection point for both is at the southern end of the proposed access road, therefore it is assumed that the pipelines connecting to the development will follow the alignment of of the access road.

The impacts identified and assessed are disturbance of wetland habitat, altered flow regime and water quality impairment and the development components are assessed as a whole. The impact significance for all three impacts is rated as medium before mitigation and low after mitigation. A number of mitigation measures are proposed however they are generic mitigation measures which pertain to residential development, with none that are specific to the site-specifics of the current proposed development.

A general concern regarding the aquatic biodiversity impact assessment is that the wetland on site has not been considered in the context of the full extent of the wetland between Whale Coast Nature Reserve and the Vermont Pan, as it is functionally one system. Also, the individual development components have not been individually assessed. While the residential development is located outside of the wetland, the access road is within the wetland and currently forms a barrier for water flow. As the application includes Erf 1490 due to the access road and the concurrent municipal planning application proposes to subdivide and consolidate the access road to form part of the development, the condition of the wetland on Erf 1490 need to be taken into consideration in the application and mitigation measures can be imposed.

With regards to the above, the existing impacts on Erf 1490 need to be addressed to assist with the broader wetland rehabilitation objectives. The existing channels within the wetlands act as cut-off drains and are therefore impacting on the hydrology, as indicated in the severely modified EIS as referred to above. The channels/cut-off drains need to be infilled as a minimum rehabilitation intervention. Paradise Park is located directly east of the property, and it is proposed to restore the wetland as part of the redevelopment of the property. The restoration of the wetland however needs

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to be evaluated at a holistic system level to be successful, extending from Whale Coast Nature Reserve to Vermont Pan. The only core erven (excluding more peripheral erven into which the wetland extends) which do not have a level of protection along this system are Erf 1490 and Paradise Park.

The impact associated with the associated infrastructure has not been adequately assessed in the aquatic biodiversity impact assessment. The resurfacing of the access road provides the opportunity to incorporate a design which will improve the hydrology of the wetland. The alignment of the water and sewer pipelines will also need to be assessed. As the hydrology of the wetland is influenced by both surface and subsurface flow, we recommend that a hydropedology specialist study must be undertaken to better understand the hydrology of the system and to make recommendations regarding the design of the access road and rehabilitation interventions for the wetland on Erf 1490. The hydropedology specialist study must take into consideration the functioning of the broader wetland system between Whale Coast Nature Reserve and Vermont Pan.

### **Alternatives**

With regards to alternatives, two alternative layouts for the residential development were evaluated with the preferred alternative consisting of 18 erven and a larger open space erf and the other alternative, 22 erven and a smaller open space. The selection is supported, however we recommend that the outcome of the botanical study will also need to be taken into account.

Alternatives will also need to be investigated for the linear infrastructure. In this regard, we note from historical Google Earth imagery that the access to the property was obtained from the north up until at least 2006 along a road extending past the access to Paradise Park. We therefore recommend that reinstatement of the access road from the north must also be investigated as an alternative to the existing access road which traverses the wetland, in addition to any other feasible alternatives.

### **Conclusion**

In conclusion, CapeNature does not support current application, as there is insufficient information in order to make an informed decision. In this regard:

- A botanical study and hydropedological study must be undertaken to inform the application.
- The impact of the access road and the broader context of the wetland system extending from Whale Coast Nature Reserve to Vermont Pan have not been adequately taken into account in the aquatic biodiversity impact assessment.
- Additional alternatives for the linear infrastructure must be investigated.
- Wetland rehabilitation interventions on Erf 1490 must be considered as essential mitigation measures.

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

Regards

**Rhett**  
**Smart**

Digitally signed  
by Rhett Smart  
Date: 2025.11.21  
18:10:07 +02'00'

Rhett Smart

For: Manager: Landscape Conservation Intelligence South

cc. Jeanne Gouws, CapeNature

## **9. IN PROCESS – FINAL PPP**

A second round of public participation will run from 4 June 2026 to 6 July 2026.