

PROOF OF PUBLIC PARTICIPATION

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

21 September 2026

Consultant:

Michelle Naylor | Env. Consultant | M.Sc., Pr. Sci. Nat., EAPASA
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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. Two rounds of public participation for the In Process 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 In Process BAR was complete, all comments submitted, were responded to. The Final BAR is then submitted again for another round of Public Participation.

Public Participation Process 1: Out of Process

→ 23 October 2025 to 21 November 2025.

Public Participation Process 2: In Process

→ 04 June 2026 to 06 July 2026

Public Participation Process 3: Current

→ 21 September 2026 – 22 July 2026

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

ERF 2338	
KOHLER AJ & LS	
antonkohler101@gmail.com	
ERF 2197	
DE KLERK H	
mdeklerk@mweb.co.za	
ERF 2198	
ESTERHUYSEN MJ	
tilla.esterhuysen@gmail.com	
ERF 2193	
CRAYTHORNE & WILKINSON PJ & LJ	
craythornep@gmail.com	
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	

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&APs 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:

- **Listing Notice 1 (GN R983):** Activities; 19; 27
- **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
Website: 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 | W 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

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

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

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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

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	thebig.gproperties@gmail.com	0795105701
ERF 2193	CRAYTHORNE & WILKINSON PJ & LJ	craythornep@gmail.com	0828042475
ERF 2197	DE KLERK H	mdeklerk@mweb.co.za	0828811668
ERF 2198	ESTERHUYSEN MJ	tilla.esterhuysen@gmail.com	0828901447
ERF 2338	KOHLER AJ & LS	antonkohler101@gmail.com	0836475321
ERF 1488	LE ROUX WJ	kobus6205@icloud.com	0636334210
ERF 2337	SCHUTTE MH & GJ	g.schutte@global.co.za	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 NIJUSNEWS

22 Oktober 2025



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

Burgemeester verras kinders by biblioteek

Mitzi Buys

Die gewilde vakansieprogramme 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 speletjies heftik met kinders van hul eie portuurgroep sosialisêr.

Die pas afgelope leentevakansieprogram 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 goed 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 Veldblommestein aangebied is gewis die hoogtepunt van die program. Hier kon die kinders na hartelike aan verskeie sporttipes 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 skerpsters (*stand-up comedian*) kom name soos Trevor Noah, Schalk Bezuidenhout, Barry Hilton en Marc Lottering op. Maar Hermanus prouk met sy eie skerpsters – 'n vrou!

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 skerpsters 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 skerpsters '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 voorreë 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 geleentheid 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 kopskiet gemaak om nie meer bang te wees nie en dit het deur vir my oopgemaak. Dit is ook belangrik om elke dag in lewde 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



Hermanus se eie skerpsters, Christie van Niekerk.

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 hê 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 skerpsters 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 gewees het as om op 'n Vrydagmiddag 'n brood vir 'n ou tannie te gaan gee nie," lag sy.

Inwoners en mense van oral gaan nou baie van Christie hoor en almal kan met groot verwagting uitgaan van hierdie jong meisie in Hermanus gaan doen. *Cave Comedy* bied Saterdag (25 Oktober) weer 'n vertoning by die Cave-teater aan waar skerpsters soos Callum Hitchcock, Emily Hitchcock, Christie en Yaassen 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 16:00.

KENNIS GESKIED HIERMEE dat 'n GEWONE VERGADERING van die OVERSTRAND MUNISIPALE RAAD gehou sal word in die BANKETSAL, BURGERSENTRUM, HERMANUS op WOENSDAG, 29 OKTOBER 2025 om 16:00.

OKU KUKWAZISA ukuba INTLANGANISO YESIHELO yeBUNGA LIKAMASIPALA we-OVERSTRAND, ibakuba yeBANQUETING HALL, KWIZIKO LOLUNTU, HERMANUS uLWESITHATHU, Umlwa, we 29 OKTOBER 2025 ngeye-16:00.

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

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



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, 1998 (Act No. 107 of 1998) (NEMA) and the 2014 NEMA EIA Regulations (as amended) as published in Government Gazette No. 38282, Government Notice R083, R084, and R085, on 4 December 2014, to register as an Interested and Affected Party (IAP) 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 & a portion of Erf 1490/Vermorel, Hermanus.

LORNAY REF: 1489

DEADLINE: 16/11/2025

APPLICANTS: Westrand Inc 2015 (Pty) Ltd

LOCATION: Erf 1489 & 1490, Vermorel, Hermanus

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

LISTED ACTIVITIES: The following Listed Activities are applied for in terms of the NEMA EIA Regulations:

◆ Listing Notice 1 (GNR083): Activities, 19; 27

◆ Listing Notice 3 (GNR085): 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 (IAPs) are invited to register and/or provide comments on the application during the public participation period from 23 October 2025 to 21 November 2025.

Please register or submit your comment as follows:
Lornay Environmental Consulting
For Attn: Michelle Naylor
Tel: 081 245 0556
Email: mchelle@lornay.co.za
Website: www.lornay.co.za
Address: Unit 5/12, Herrel & Aarde Wine Village, Hermanus

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



ENVIRONMENTAL CONSULTING
Environmental Impact Assessments | Basic Assessments | SAG Applications
(Water Use License Applications) | Environmental Audits

Dieresorg kry kosskenking

Mitzi Buys

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.

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-dieresorg te gee. Met dié ruimhartige skenkings kon ek 'n groot hoeveelheid honde- en katkos koop, wat ek aan Caledon-dieresorg oorhandig het." Ounooi sê sy sien gereeld foto's van maer en dikwels verwaarloosde honde op die dieresorg se sosialemediablaad en het toe besluit om te help deur kos te skenk.

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 vroeër vanjaar twee hondjies deur Caledon-dieresorg aangeneem. "Hulle is pragtige honde wat nou deel is van die *establishment* hier."

Caledon-dieresorg het hul opregte dank teenoor Ounooi uitgespreek.

'n Groot nood bestaan om diere te help



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

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 opgeneem en by die Dieresorgwinkel in Donkinstraat verkoop.

yeBHUNGA LIKAMASIPALA WE-OVERSTRAND, isa kuba se eBANQUETING HALL, KWIZIKO LOLUNTU, eHERMANUS uLWESITHATHU, Umhla we 29 OCTOBER 2025 ngeye-10:00. MUNICIPAL MANAGER / MUNISIPALE BESTUURDER / UMPHATHI KAMASIPALA NOTICE/KENNISGEWING/ISAZISO 198/2025	balanced meal within 4 hours before you donate blood. t: 021 507 6300 e: info@wcbcs.org.za w: www.wcbcs.org.za S40 "blood" no. 33507 en ons sukkel te bring 011-50 per S40	Dieresorg kry kosskenking Mitzi Buys Caledon-dieresorg het onlangs 'n baie welkome meevaler ontvang toe Ounooi van Straten van Hillside-plaas buite Caledon aan hulle 'n groot hoeveelheid dierekos geskenk het. 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. 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 vroeër vanjaar twee hondjies deur Caledon-dieresorg aangeneem. "Hulle is pragtige honde wat nou deel is van die <i>establishment</i> hier." Caledon-dieresorg het hul opregte dank  Ounooi van Straten saam met Cornel Roux van Caledon-dieresorg met die honde- en katkos wat Ounooi aan die dieresorg geskenk het. 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
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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).



REGISTER FOR INTERESTED AND AFFECTED PARTIES

PROJECT: Erf 1489 and Erf 1490						
NAME:	ORGANISATION:	POSTAL ADDRESS:	TEL:	EMAIL:	COMMENT:	DATE & REF:
Janine Greeff	Private			projects@l2b.co.za janineg@l2b.co.za	Email dated 28 October 2025 Good morning Michelle, I hope you are well. 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. Thank you so much.	28/10/25
Rulien	ODM			rvolschenk@o	Letter 21 November 2025	21/11/25

Volschenk				dm.org.za	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. 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	
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					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,	
Ntanganedzeni Mabasa	DEADP			Ntanganedzeni.Mabasa@westerncape.gov.za	Letter dated 21 November 2025 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.	21/11/25

					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 and 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	
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					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. Please note that the proposed development may not commence prior to an Environmental Authorisation being granted by the Competent Authority.	
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Vhengani Ligudu	BOCMA			VLigudu@bocma.co.za	Letter dated 21 November 2025 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. 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	21/11/25
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					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	
Rhett Smart	Cape Nature			rsmart@capenature.co.za	Letter dated 21 November 2025 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 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 (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	21/11/25

				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. 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 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	
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				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. 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 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. 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	
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				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 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	
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					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 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 hydroponology 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 hydroponology 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.	
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					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.	
PPP 2						
Ntanganedzeni Mabasa	DEA&DP: MU			Ntanganedzeni.Mabasa@westerncape.gov.za	Letter dated 03 July 2026 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 AND ASSOCIATED ACCESS ON REMAINDER OF ERVEN 1489 AND 1490, VERMONT.	03/07/26

					1. The electronic copies of the Application Form and draft BAR, as received by the Directorate: Development Management (Region 1) ("this Directorate") on 3 June 2026, and the Directorate's acknowledgement thereof issued on 15 June 2026, refer. 2. This Directorate's comments are as follows: 2.1. More detail regarding the proposed road upgrades must be provided, as this relates to the portion of the development within the wetland that triggers Activity 19 of Listing Notice 1. For example, it is noted that culverts will be installed but no further information is provided. 2.2. Written confirmation must be obtained from the Eskom of sufficient capacity to provide electricity to the proposed development. 2.3. The Maintenance Management Plan ("MMP") that was included and submitted to this Directorate, does not meet the requirements of a MMP for adoption to enable future implementation of such maintenance related activities. The MMP is a legislative tool enabling the applicant to undertake certain permissible activities pertaining to maintenance related work only. It is imperative that the MMP is sufficiently detailed and, as a minimum, outlines the individually proposed future maintenance related activities, how, where and when these will be implemented, how the potential impacts associated with these actions will be prevented or minimised and the party responsible for such implementation. However, the method statements that have been included is limited and vague and lacks the necessary detail with respect to a step-by-step plan in a sequential and logical manner to inform the responsible person(s) on the process and actions to undertake when performing each identified maintenance activity, which aims to reduce the impact of undertaking the maintenance related work. The method statements in the MMP must therefore be updated and amended accordingly. 2.4. Further to the above, the MMP includes the following statement "upgrades of appropriately sized culverts or open-bottom drainage structures to maintain natural sheet flow across the road reserve and to preserve hydrological	
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					connectivity within the UVB wetland. Multiple culverts or open bottom structures are recommended by the Freshwater Specialist to maintain sheet flow and allow natural infiltration into wetland soils.” Any upgrades that triggers listed activities does not fall within the ambit of the MMP and must be included, assessed and addressed as part of the basic assessment process. The future maintenance of the upgraded infrastructure must however be included in the MMP. 2.5. A screenshot of the proof of submission of the application to the Breede Olifants Catchment Management Agency (“BOCMA”). The proof of submission must include the response from BOCMA acknowledging the submission to confirm receipt. In addition, a copy of the WULA Information and an update on the progress of the application process to date must be provided with the BAR. 2.6. A final comment must be obtained from CapeNature to confirm that their comment on the pre application draft BAR has been adequately addressed. 2.7. Comments must be obtained from all the relevant Organs of State. 2.8. 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. 2.9. 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. 2.10. 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	
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					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. 2.11. Please ensure the BAR and Environmental Management Programme contains all information requirements outlined in Appendices 1 and 4 respectively of EIA Regulations, 2014 (as amended). Omission of any required information may result in the application for Environmental Authorisation being refused. 3. Kindly quote the abovementioned reference number in any future correspondence in respect of the application. 4. Please note that the proposed development may not commence prior to an Environmental Authorisation being granted by the Competent Authority. This Directorate reserves the right to revise its comments and request further information from you based on any new or revised information received.	
Rulien Volschenk	ODM			rvolschenk@odm.org.za	Letter dated 03 July 2026 RE: THE PROPOSED DEVELOPMENT OF RESIDENTIAL ERVEN, PRIVATE ROADS, AND OPEN SPACE ON ERF 1489, VERMONT. The Overberg District Municipality (ODM)'s Department of Environmental Management Services takes cognisance of the Final Basic Assessment Report for the proposed development of residential erven, private roads and open space on Erf 1489, Vermont. ODM Spatial Development Framework: The Overberg District Municipality's Spatial Development Framework (SDF) establishes clearly defined Spatial Planning Categories (SPCs) to guide sustainable development across the district. These SPCs are aligned with the Western Cape Biodiversity Spatial Plan (2023), ensuring that planning decisions support and uphold ecological integrity. Accordingly, the conservation of vulnerable and endangered ecosystem types remains a key priority wherever feasible.	03/07/26

				The subject development footprint is mostly classified as a Critical Biodiversity Area (CBA1), corresponding to a Core 1 SPC. The primary management objective for such areas is to maintain in a natural or near-natural state, with no further loss of natural habitat. Degraded areas should be rehabilitated. Only low-impact, biodiversity-sensitive land uses are appropriate. The property forms a critical ecological linkage between the Hoek van der Berg Private Nature Reserve to the west and the Vermont Salt Pan to the east, contributing significantly to regional ecological functioning, habitat connectivity and biodiversity conservation. It is therefore essential that the site layout and development footprint are designed to maintain and enhance these ecological processes, while avoiding and minimising impacts on sensitive natural features. The Municipality supports Alternative 4 as the preferred development option, as it represents the most environmentally responsible approach by relocating development outside the seasonal wetland area, thereby substantially reducing direct impacts on the wetland. Residual impacts are largely limited to the proposed access crossing, while the retained wetland is afforded opportunities for rehabilitation, long-term protection and ecological enhancement. The Municipality also supports the principle of securing and rehabilitating the retained wetland through the establishment of a conservation servitude and the implementation of appropriate long-term management measures. Notwithstanding this support, the Municipality recommends that the applicant demonstrate that the proposed wetland offset will deliver measurable, additional and lasting ecological benefits, and that it is capable of achieving the stated rehabilitation and conservation objectives. To this end, the offset should be guided by an approved Wetland Offset Management Plan, supported by secure long-term funding commitments, clearly defined monitoring, auditing and reporting requirements, and adaptive management measures. Climate Change resilience: Climate change projections for the Overberg region indicate rising temperatures, increased evaporation, reduced average rainfall, more intense rainfall events, heightened drought risk, and accelerated	
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					coastal erosion. In light of these projected impacts, it is critical that all development incorporates robust climate resilience planning. Accordingly, the application should integrate comprehensive stormwater management measures, fire risk management provisions, and appropriate building controls that promote energy efficiency and water conservation. These interventions are essential to ensure long-term resilience and to safeguard both communities and ecosystems in a changing climate. Waste Management: The application should clearly address the following waste-management considerations: • Waste reduction, reuse and recycling: Describe how these principles will be incorporated during both the construction and operational phases. Specific measures, targets or processes to minimise waste generation and promote material recovery should be outlined. • Waste disposal arrangements: Indicate where all residual waste will be disposed of, confirming that the receiving facility is licensed and has capacity to accept the relevant waste streams. • During the construction phase, it is essential that waste-separation protocols are implemented on site. Waste streams—such as construction and demolition waste, organic waste, and general domestic waste—must be kept separate, as each category requires distinct handling and treatment processes. Proper segregation not only improves recycling and recovery rates but also reduces environmental impacts and ensures compliance with applicable waste-management legislation. In conclusion, the Overberg District Municipality has no objection to the proposed application, subject to the implementation and ongoing compliance with all recommended mitigation, rehabilitation, biodiversity offset and environmental management measures and conditions. The Municipality's support is contingent upon the effective avoidance, minimisation and management of environmental impacts,	
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					as well as the successful rehabilitation and long-term protection of sensitive ecological features. The ODM reserves the right to revise its comments and request further information based on any information that may be received. Yours Sincerely	
Vhengani Ligudu	BOCMA			vligudu@bocma.co.za	Letter dated 06 July 2026 RE: THE PROPOSED DEVELOPMENT ON ERF NO. 1489 AND FORMALISATION OF ACCESS OVER ERF NO. 1490, VERMONT, HERMANUS: DEADP REF: 16/3/3/6/7/1/E2/40/1311/25 With reference to the above-mentioned document received by this on 10/06/2026 requesting comments: <u>This office has reviewed the above-mentioned report and has the following comments:</u> 1. All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use must be adhered. 2. Our records indicate that the proponent has initiated the water use authorisation process for the proposed development. All water use-related matters will be addressed as part of the Water Use Licence application process. 3. Please note that engaging in activity that triggers the National Water Act without authorisation is an offence and will result in the BOCMA taking legal action against the proponent in terms of Section 151 of the National Water Act, 1998 (Act 36 of 1998). This office reserves the right to revise initial comments and request further information based on any additional information that may be received. The onus remains with the registered property owner to confirm adherence to any other relevant legislation that any activities might trigger and/or need authorization.	06/07/26

					Please do not hesitate to contact the above official should there be any queries. Yours faithfully	
Rhett Smart	Cape Nature			rsmart@capenature.co.za	Letter dated 06 July 2026 Draft 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. CapeNature was not in support of the application as presented in the previous round of public participation and recommended that additional specialist studies are required before the application can be considered further and raised specific concern regarding the impact of the access road on the Greater Vermont Pan wetland system. A plant species and terrestrial biodiversity compliance statement has been undertaken as recommended, since the majority of the site is mapped as Critical Biodiversity Area 1 (CBA) in the Western Cape Biodiversity Spatial Plan (BSP). The compliance statement includes a thorough overview of the relevant desktop information. The fieldwork undertaken for the compliance statement provided evidence that the habitat on site is either highly degraded or transformed. The vegetation on site is dominated by woody alien invasive species and alien and indigenous grasses. Only a few common and disturbance tolerant indigenous species were recorded on site. The habitat is not considered representative of Hangklip Sand Fynbos. This habitat occurs over most of the site, with the southernmost section being completely transformed.	06/07/26

					Although not discussed, it is evident from the photographs and aerial imagery that alien clearing has recently taken place on site. The discussion of the desktop information includes the BSP mapping which states that the CBA mapped on site is not correct. The reason provided is that the vegetation is not representative of critically endangered Hangklip Sand Fynbos and hence it is also motivated that the remnants layer is also incorrect as there is no critically endangered remnant present on the site. We wish to state that there is a BSP Verification Protocol whereby disagreements with the BSP mapping can be verified and recommend that it should be completed for this site. Evidence has been provided that the site does not support critically endangered vegetation. CapeNature was willing to accept the descriptions from the animal species compliance statement for a nearby site as motivation for not requiring a separate animal species compliance statement for the current application, as the habitat and development proposal are very similar, however this would not be considered best practice. We did however indicate that if reference is made to the other compliance statement, the same mitigation measures must be implemented, however we do not see evidence of inclusion in the Environmental Management Programme (EMPr). The mitigation measures must be included and where not included (e.g. references to on-site conservation area) should be motivated. Responses to our comments on the aquatic biodiversity assessment are provided however there is no evidence that the responses were provided by the specialist as the specialist reports have not been amended. As the queries relate to the contents of the aquatic biodiversity assessment, it must be ensured that the specialist provides the responses. As indicated previously, the delineation of the current extent of wetland does not extend on to the proposed residential	
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					development area, however the current access road traverses the wetland. Concern was raised regarding the existing impacts of the road on the Greater Vermont Pan wetland system extending between Vermont Pan and Whale Coast Nature Reserve and further that the aquatic biodiversity assessment did not assess the impact of the road separately to the residential development. The road is currently a hydrological barrier for the effective ecological function of the system and therefore if the road is to be upgraded, the upgrade needs to improve the hydrological flow across the road. We wish to note that this is a standard approach for public road upgrades and should also apply here where the current road impacts on a priority wetland system. Confirmation is provided that the non-perennial river mapped on the site does not extend south of the R43, and the flow is diverted into the stormwater system. It is also confirmed that the access road from the north is not feasible as the turn-off from the R43 is not permitted from the provincial authority due to road safety concerns. The motivation is accepted with regards the investigation of alternative road alignments. As previously mentioned, rehabilitation of the wetland system is proposed, and it must be ensured that the road is upgraded to align with the wetland rehabilitation proposals to ensure hydrological function across multiple properties (aquatic systems cannot only be considered within a single property if they extend over multiple properties). We wish to note that there is no evidence in the public participation report of consultation with the neighbouring property to the east, Remainder of Erf 927 (proposed “Featherlands” development (ex-Paradise Park)), or the Vermont Conservation Foundation, both of whom have been involved with the wetland rehabilitation project on the adjacent property. We wish to note that the property falls within the Urban Conservation Environmental Management Overlay Zone (EMOZ)	
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					for the Overstrand Municipality. It must therefore be ensured that the proposed development complies with the EMOZ Regulations. The EMOZ Regulations apply to the application in terms of the municipal planning by-laws, however we recommend that the requirements should be considered concurrently with the NEMA application to ensure that amendment applications are not required after the municipal planning application. In conclusion, CapeNature does not object to the proposed residential development provided that mitigation measures are implemented. However, we object to the proposed access road without adequate mitigation to ensure hydrological function of the Greater Vermont Pan wetland system. The bulk services should also only be installed once the access road is upgraded. We recommend that construction of the residential development may not commence until approval is obtained for the access road and bulk services. CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.	
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COMMENTS AND RESPONSE REPORT			
PROJECT: Erf 1489 and Erf 1490			
DRAFT BAR / PRE-APPLICATION			
NAME:	COMMENT:	RESPONSE:	DATE & REF:
Janine Greeff	Email dated 28 October 2025 Good morning, Michelle I hope you are well. 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. Thank you so much.	Registered as I&AP.	28/10/25

Rulien Volschenk (ODM)	Letter 21 November 2025 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. 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	Noted. Noted.	21/11/25
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	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,	Noted.	
Ntanganedzeni Mabasa (DEADP)	Letter dated 21 November 2025 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. 5. 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. 6. Following the review of the information submitted to this Directorate, the following is noted: 6.1. The proposed residential development on Erf No. 1489 and Formalisation of access of Erf No. 1490, Vermont, Hermanus which consist of: 6.1.1. 18 Residential properties 6.1.2. A Public open space, and 6.1.3. A Public Road 6.2. The total development footprint is approximately 1.2ha. 6.3. 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. 6.4. The natural terrestrial vegetation in this area consists of Hangklip Sand Fynbos which is classified as a critically endangered vegetation type. 6.5. 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. 7. This Directorate’s comments are as follows:	Noted.	21/11/25

	7.1. 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. 7.2. 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. 7.3. Proof of submission of the application to the BOCMA and a copy of the WULA Information must be included in the BAR. 7.4. Comment from, but not limited to the following Organs of State must be obtained 7.4.1. CapeNature. 7.4.2. Heritage Western Cape. 7.4.3. BOCMA. 7.4.4. Overstrand Municipality 7.4.5. The relevant road authority/ies. 7.5. 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. 7.6. 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. 7.7. 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.	A Maintenance Management Plan was compiled. Written service confirmation is attached as attached. Refer to Appendix J. Comment from Cape Nature attached Comment from HWC is attached as Appendix F. Comment from BOCMA attached. Comment from Overstrand Municipality attached Noted. Noted.	
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	7.8. 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. 7.9. 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. 7.10. 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. 8. Kindly quote the abovementioned reference number in any future correspondence in respect of the application. 9. Please note that the proposed development may not commence prior to an Environmental Authorisation being granted by the Competent Authority.		
Vhengani Ligudu (BOCMA)	Letter dated 21 November 2025 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: 3. All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use must be adhered. 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:	Noted. Noted. The Applicant confirms that the subject properties fall within the regulated area as defined under Section 21(c) and (i) of the National Water Act, 1998. It is noted, however, that an existing residential	21/11/25

	(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.	development is already established immediately adjacent to the subject property. Erf 1489 itself is located outside the delineated wetland boundary, and no wetland indicators were observed on this erf by the appointed freshwater specialist. The access road situated on Erf 1490 (Portion A), which is to be subdivided and consolidated with Erf 1489 for upgrade and transfer to the Overstrand Municipality, does traverse a Channelled Valley Bottom Wetland. This section of road is already existing and the wetland crossing is accordingly already modified by the current road infrastructure. No widening of the road footprint is proposed; the upgrade is limited to replacement of the existing surface and underlying layers. The proposed upgrade is expected to result in a positive outcome for the wetland system. The freshwater specialist has recommended, as a minimum mitigation measure, the installation of multiple culverts (or open-bottom structures) beneath the upgraded road to maintain and enhance natural sheet flow through the crossing, together with permeable shoulders/subgrades to allow continued infiltration into the wetland soils. This will represent an improvement in hydrological function relative to the current, unmitigated road crossing. It is further noted that the wetland traversed by this road forms part of the same aquatic system associated with the wetland rehabilitation project currently being undertaken on the Remainder of Erf 927 (Featherlands, formerly Paradise Park). The success of that rehabilitation project is dependent on the continued and improved passage of water beneath this road crossing. The inclusion of culverts in the road upgrade design is therefore considered essential mitigation, and the Applicant confirms that the revised design will incorporate the indicative culvert numbers, positions and specifications once the topographical survey and engineering design (currently being progressed) are	
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	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. 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	finalised, together with a supporting statement from the aquatic specialist confirming the hydrological linkage to and compatibility with the Featherlands rehabilitation design. Refer to Aquatic Biodiversity Specialist updated motivation attached as Appendix G2. Noted. A GA has been submitted to BOCMA, refer to Appendix J. Noted. Noted. Noted. The mitigation measures are included in the EMPr. Noted.	
Rhett Smart (Cape Nature)	Letter dated 21 November 2025 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 1 (CBA) in the Western Cape Biodiversity Spatial Plan, however the access road is mapped	Noted.	21/11/25

	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. 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 a	A plant species and terrestrial biodiversity compliance statement was undertaken, which confirmed that the site vegetation is in degraded and transformed state. Noted.	
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	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 (<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. 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 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. A number of disturbances to the wetland are identified in the description of the present ecological state (PES) including infilling, alien invasive species	Noted. Mitigation measures are included. 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. Noted. Noted.	
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	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 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.	Noted. The pipeline alignment will be undertaken along the subject access road and will therefore result in construction activity within the same footprint as the existing, already-modified road crossing of the wetland, rather than introducing a new or additional disturbance corridor through the wetland system. As the bulk water and sewer connection point is located at the southern end of the proposed access road, both the potable water pipeline and the upgraded sewer pipeline will be laid within the road reserve, coinciding with the road resurfacing works. This consolidates all service infrastructure and road upgrade activities within a single, previously disturbed alignment, thereby avoiding any additional footprint or fragmentation of the wetland beyond what already exists as a result of the current road. Noted. It is confirmed that the mitigation measures proposed for the road upgrade and associated pipeline installation are, in fact, informed by site-specific investigation, and the following detail is provided to demonstrate this. The current lack of flow beneath the Kogans Close Road crossing is not an inherent feature of the wetland, but the result of an existing stormwater diversion channel that historically redirected the natural flow of the wetland system away from this area in association with the site's former golf course use. This diversion channel has resulted to the present hydrological disconnection at the road crossing (Portion A), and this will be corrected through the reinstatement of flow via culverts proposed by the freshwater specialist, refer to Appendix G2.	
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	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 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	As above, refer to Appendix G2. 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 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. However, the freshwater specialist addendum has since been prepared and provides motivation regarding the provision of culverts beneath the upgraded road, and how these interventions align with and support the broader wetland rehabilitation objectives for the system extending from the Whale Coast Nature Reserve to the Vermont Pan. Refer to freshwater specialist addendum under Appendix G2. The freshwater specialist addressed the impacts associated with the infrastructure and were identified as low risk. The EAP consulted with both a Hydropedological specialists and the appointed Freshwater specialists	
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	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	and given the location, scale and findings of the specialist's report for the subject property, it was decided that such a study is out of scope. Given these findings and the limited extent of the works within already transformed areas, a Hydropedological specialist study will not be undertaken for this development. The plants species and Terrestrial Biodiversity Impact Assessment has been undertaken by a qualified specialist, refer to Appendix G6 of the BAR. 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. 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). A plant species and terrestrial Biodiversity compliance statement has been undertaken. However, a hydrogeological study will not be undertaken for the project. The comment raised by Cape Nature is noted. It is acknowledged that the wetland on site forms part of a	
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	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.	broader functionally connected system extending between the Whale Coast Nature Reserve and the Vermont Pan. Refer to freshwater specialist Addendum report under Appendix G2. 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 All the service infrastructure will be laid within the road reserve of the road that will be upgraded. According to the specialist Risk Assessment Matrix, the associated risk is rated as low negative. 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.	
PPP 2			

Ntanganedzeni Mabasa (DEA&DP)	Letter dated 03 July 2026 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 AND ASSOCIATED ACCESS ON REMAINDER OF ERVEN 1489 AND 1490, VERMONT. 5. The electronic copies of the Application Form and draft BAR, as received by the Directorate: Development Management (Region 1) (“this Directorate”) on 3 June 2026, and the Directorate’s acknowledgement thereof issued on 15 June 2026, refer. 6. This Directorate’s comments are as follows: 6.1. More detail regarding the proposed road upgrades must be provided, as this relates to the portion of the development within the wetland that triggers Activity 19 of Listing Notice 1. For example, it is noted that culverts will be installed but no further information is provided. 6.2. Written confirmation must be obtained from the Eskom of sufficient	The proposed road upgrade relates to the existing gravel/shell-lined access road (Kolgans Close Road), which will be subdivided off Erf 1490 and consolidated with Erf 1489. This section will become a public road built to municipal standards and transferred to the Municipality. The road surface will be 5m wide with a 10m wide natural road reserve. However, the proposed upgrade entails removal of the existing surface and underlying layers, followed by reinstatement with new materials (asphalt). This activity triggers Listing Notice 1 Activity 19 as the road upgrade occurs within, and directly adjacent to, the delineated Unchanneled Valley-Bottom (UVB) wetland that runs along the southern boundary of the property, including the historically disturbed/relic wetland area coinciding with Portion A, where infilling and depositing will take place for the proposed road upgrade. With regards to the culverts specifications, refer to freshwater specialist Addendum under Appendix G2 of the BAR. An email requesting written confirmation of sufficient	03/07/26
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	Information and an update on the progress of the application process to date must be provided with the BAR. 6.6. A final comment must be obtained from Cape Nature to confirm that their comment on the pre application draft BAR has been adequately addressed. 6.7. Comments must be obtained from all the relevant Organs of State. 6.8. 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. 6.9. 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. 6.10. 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. 6.11. Please ensure the BAR and Environmental Management Programme contains all information requirements outlined in Appendices 1 and 4 respectively of EIA Regulations, 2014 (as amended). Omission of any required information may result in the application for Environmental Authorisation being refused. 7. Kindly quote the abovementioned reference number in any future correspondence in respect of the application. 8. Please note that the proposed development may not commence prior to an Environmental Authorisation being granted by the Competent Authority.	Refer to Cape Nature's comment attached. Noted. Noted. Noted. Noted.	
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	9. This Directorate reserves the right to revise its comments and request further information from you based on any new or revised information received.		
Rulien Volschenk (ODM)	Letter dated 03 July 2026 RE: THE PROPOSED DEVELOPMENT OF RESIDENTIAL ERVEN, PRIVATE ROADS, AND OPEN SPACE ON ERF 1489, VERMONT. The Overberg District Municipality (ODM)'s Department of Environmental Management Services takes cognisance of the Final Basic Assessment Report for the proposed development of residential erven, private roads and open space on Erf 1489, Vermont. ODM Spatial Development Framework: The Overberg District Municipality's Spatial Development Framework (SDF) establishes clearly defined Spatial Planning Categories (SPCs) to guide sustainable development across the district. These SPCs are aligned with the Western Cape Biodiversity Spatial Plan (2023), ensuring that planning decisions support and uphold ecological integrity. Accordingly, the conservation of vulnerable and endangered ecosystem types remains a key priority wherever feasible. The subject development footprint is mostly classified as a Critical Biodiversity Area (CBA1), corresponding to a Core 1 SPC. The primary management objective for such areas is to maintain in a natural or near-natural state, with no further loss of natural habitat. Degraded areas should be rehabilitated. Only low-impact, biodiversity-sensitive land uses are appropriate. The property forms a critical ecological linkage between the Hoek van der Berg Private Nature Reserve to the west and the Vermont Salt Pan to the east, contributing significantly to regional ecological functioning, habitat connectivity and biodiversity conservation. It is therefore essential that the site layout and development footprint are designed to maintain and enhance these ecological processes, while avoiding and minimising impacts on sensitive natural features. The Municipality supports Alternative 4 as the preferred development option, as it represents the most environmentally responsible approach by relocating	Noted Noted. Noted. Comment is noted and acknowledged. It is important to note that there are two alternative layout options that have been assessed for this application, with	03/07/26

	development outside the seasonal wetland area, thereby substantially reducing direct impacts on the wetland. Residual impacts are largely limited to the proposed access crossing, while the retained wetland is afforded opportunities for rehabilitation, long-term protection and ecological enhancement. The Municipality also supports the principle of securing and rehabilitating the retained wetland through the establishment of a conservation servitude and the implementation of appropriate long-term management measures. Notwithstanding this support, the Municipality recommends that the applicant demonstrate that the proposed wetland offset will deliver measurable, additional and lasting ecological benefits, and that it is capable of achieving the stated rehabilitation and conservation objectives. To this end, the offset should be guided by an approved Wetland Offset Management Plan, supported by secure long-term funding commitments, clearly defined monitoring, auditing and reporting requirements, and adaptive management measures. Climate Change resilience: Climate change projections for the Overberg region indicate rising temperatures, increased evaporation, reduced average rainfall, more intense rainfall events, heightened drought risk, and accelerated coastal erosion. In light of these projected impacts, it is critical that all development incorporates robust climate resilience planning. Accordingly, the application should integrate comprehensive stormwater management measures, fire risk management provisions, and appropriate building controls that promote energy efficiency and water conservation. These interventions are essential to ensure long-term resilience and to safeguard both communities and ecosystems in a changing climate. Waste Management: The application should clearly address the following waste-management considerations: Waste reduction, reuse and recycling: Describe how these principles will be incorporated during both the construction and operational phases. Specific measures, targets or processes to	Alternative 2 being the preferred option. It must be noted that there is no wetland offset proposed for this project. Climate change projection has been incorporated into the application. Additionally, stormwater control infrastructure and building controls will be considered for the proposed development. Stormwater management, fire risk management and appropriate building control have been incorporated into the EMPr. Waste management during construction phase and post construction phase will be implemented. All mitigations measures related to waste management have been incorporated into the EMPr.	
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	minimise waste generation and promote material recovery should be outlined. - Waste disposal arrangements: Indicate where all residual waste will be disposed of, confirming that the receiving facility is licensed and has capacity to accept the relevant waste streams. - During the construction phase, it is essential that waste-separation protocols are implemented on site. Waste streams—such as construction and demolition waste, organic waste, and general domestic waste—must be kept separate, as each category requires distinct handling and treatment processes. Proper segregation not only improves recycling and recovery rates but also reduces environmental impacts and ensures compliance with applicable waste-management legislation. In conclusion, the Overberg District Municipality has no objection to the proposed application, subject to the implementation and ongoing compliance with all recommended mitigation, rehabilitation, biodiversity offset and environmental management measures and conditions. The Municipality's support is contingent upon the effective avoidance, minimisation and management of environmental impacts, as well as the successful rehabilitation and long-term protection of sensitive ecological features. The ODM reserves the right to revise its comments and request further information based on any information that may be received. Yours Sincerely	Comment is noted and acknowledged. However, it must be noted that there is no biodiversity offset or wetland rehabilitation and management plan applicable on this project.	
Vhengani Ligudu (BOCMA)	Letter dated 06 July 2026 RE: THE PROPOSED DEVELOPMENT ON ERF NO. 1489 AND FORMALISATION OF ACCESS OVER ERF NO. 1490, VERMONT, HERMANUS: DEADP REF: 16/3/3/6/7/1/E2/40/1311/25 With reference to the above-mentioned document received by this on 10/06/2026 requesting comments: <u>This office has reviewed the above-mentioned report and has the following comments:</u>		06/07/26

	4. All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use must be adhered. 5. Our records indicate that the proponent has initiated the water use authorisation process for the proposed development. All water use-related matters will be addressed as part of the Water Use Licence application process. 6. Please note that engaging in activity that triggers the National Water Act without authorisation is an offence and will result in the BOCMA taking legal action against the proponent in terms of Section 151 of the National Water Act, 1998 (Act 36 of 1998). This office reserves the right to revise initial comments and request further information based on any additional information that may be received. The onus remains with the registered property owner to confirm adherence to any other relevant legislation that any activities might trigger and/or need authorization. Please do not hesitate to contact the above official should there be any queries. Yours faithfully	Comment is noted and acknowledged. No further actions required. Noted.	
Rhett Smart (Cape Nature)	Letter dated 06 July 2026 Draft 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. CapeNature was not in support of the application as presented in the previous round of public participation and recommended that additional specialist studies are required before the application can be considered further and raised specific concern regarding the impact of the access road on the Greater Vermont Pan wetland system.	Noted.	06/07/26

	A plant species and terrestrial biodiversity compliance statement has been undertaken as recommended, since the majority of the site is mapped as Critical Biodiversity Area 1 (CBA) in the Western Cape Biodiversity Spatial Plan (BSP). The compliance statement includes a thorough overview of the relevant desktop information. The fieldwork undertaken for the compliance statement provided evidence that the habitat on site is either highly degraded or transformed. The vegetation on site is dominated by woody alien invasive species and alien and indigenous grasses. Only a few common and disturbance tolerant indigenous species were recorded on site. The habitat is not considered representative of Hangklip Sand Fynbos. This habitat occurs over most of the site, with the southernmost section being completely transformed. Although not discussed, it is evident from the photographs and aerial imagery that alien clearing has recently taken place on site. The discussion of the desktop information includes the BSP mapping which states that the CBA mapped on site is not correct. The reason provided is that the vegetation is not representative of critically endangered Hangklip Sand Fynbos and hence it is also motivated that the remnants layer is also incorrect as there is no critically endangered remnant present on the site. We wish to state that there is a BSP Verification Protocol whereby disagreements with the BSP mapping can be verified and recommend that it should be completed for this site. Evidence has been provided that the site does not support critically endangered vegetation. CapeNature was willing to accept the descriptions from the animal species compliance statement for a nearby site as motivation for not requiring a separate animal species compliance statement for the current application, as the habitat and development proposal are very similar, however this would not be considered best practice. We did however indicate that if reference is made to the other compliance statement, the same mitigation measures must be implemented, however we do not see evidence of inclusion in the Environmental Management Programme (EMPr). The mitigation measures	Noted. Noted and acknowledged. Noted. Noted. The mitigation measure recommended by the faunal specialist for the proposed residential development on Erf 1486 have been carried through to this application for the protection of the possible animal species which may be present onsite. The mitigation measures have been incorporated not the EMPr.	
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	must be included and where not included (e.g. references to on-site conservation area) should be motivated. Responses to our comments on the aquatic biodiversity assessment are provided however there is no evidence that the responses were provided by the specialist as the specialist reports have not been amended. As the queries relate to the contents of the aquatic biodiversity assessment, it must be ensured that the specialist provides the responses. As indicated previously, the delineation of the current extent of wetland does not extend on to the proposed residential development area, however the current access road traverses the wetland. Concern was raised regarding the existing impacts of the road on the Greater Vermont Pan wetland system extending between Vermont Pan and Whale Coast Nature Reserve and further that the aquatic biodiversity assessment did not assess the impact of the road separately to the residential development. The road is currently a hydrological barrier for the effective ecological function of the system and therefore if the road is to be upgraded, the upgrade needs to improve the hydrological flow across the road. We wish to note that this is a standard approach for public road upgrades and should also apply here where the current road impacts on a priority wetland system. Confirmation is provided that the non-perennial river mapped on the site does not extend south of the R43, and the flow is diverted into the stormwater system. It is also confirmed that the access road from the north is not feasible as the turn-off from the R43 is not permitted from the provincial authority due to road safety concerns. The motivation is accepted with regards the investigation of alternative road alignments.	Refer to freshwater specialist Addendum under Appendix G2 of the BAR. The impact of the proposed road upgrade has been separately assessed in the Aquatic Biodiversity Impact Assessment. The proposed residential development, situated on Erf 1489, does not itself fall within the wetland, however, a portion of the access road proposed for upgrading traverses a relic wetland feature, which the specialist has assessed as having no rehabilitation potential given the extent of existing disturbance. The road surface will be 5m wide with a 10m wide natural road reserve. However, the proposed upgrade entails removal of the existing surface and underlying layers, followed by reinstatement with new materials (asphalt). The aim is to ensure that the road that will be upgraded will consist of multiple culverts in order to improve the hydrological flow and ecological function of the wetland system. Refer to freshwater specialist addendum attached as Appendix G2. Noted.	
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	As previously mentioned, rehabilitation of the wetland system is proposed, and it must be ensured that the road is upgraded to align with the wetland rehabilitation proposals to ensure hydrological function across multiple properties (aquatic systems cannot only be considered within a single property if they extend over multiple properties). We wish to note that there is no evidence in the public participation report of consultation with the neighbouring property to the east, Remainder of Erf 927 (proposed “Featherlands” development (ex-Paradise Park)), or the Vermont Conservation Foundation, both of whom have been involved with the wetland rehabilitation project on the adjacent property. We wish to note that the property falls within the Urban Conservation Environmental Management Overlay Zone (EMOZ) for the Overstrand Municipality. It must therefore be ensured that the proposed development complies with the EMOZ Regulations. The EMOZ Regulations apply to the application in terms of the municipal planning By-laws, however we recommend that the requirements should be considered concurrently with the NEMA application to ensure that amendment applications are not required after the municipal planning application. In conclusion, CapeNature does not object to the proposed residential development provided that mitigation measures are implemented. However, we object to the proposed access road without adequate mitigation to ensure hydrological function of the Greater Vermont Pan wetland system. The bulk services should also only be installed once the access road is upgraded. We recommend that construction of the residential development may not commence until approval is obtained for the access road and bulk services. CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.	Refer to freshwater specialist Addendum attached as Appendix G2. Remainder of Erf 927 was notified of this application, however, no comment was received. Additionally, Vermont Conservation Foundations is added to the list of I&AP. The comment is noted. The Urban Conservation Environmental Management Overlay Zone (EMOZ) applicable to the Overstrand Municipality was considered during the planning and assessment of the proposed development. The subject property is situated within the established urban edge of Hermanus and is surrounded by existing urban development. The proposed development has been designed with due consideration of the applicable environmental planning constraints, including the EMOZ provisions, to minimise impacts on environmentally sensitive areas. Additionally, the site is not situated within a conservation worthy area. Noted.	
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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

21 November 2025

LORNAY 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,

A handwritten signature in blue ink, appearing to be 'R. Bosman', is written over a horizontal line.

pp
R. BOSMAN

MUNICIPAL MANAGER



**Western Cape
Government**

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



BREED-OLIFANTS
CATCHMENT MANAGEMENT AGENCY

T. 023 346 8000

E. info@bocma.co.za

A. Corner Mountain Mill & Eastlake Road,
Worcester, Western Cape,
South Africa 6850

W. www.breedegouritzcma.co.za

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

Ligudiwc

MR JAN VAN STADEN
CHIEF EXECUTIVE OFFICER (Acting)



CONSERVATION INTELLIGENCE: SOUTH

postal 16 17th Avenue, Voëlklip, Hermanus, 7200
physical 16 17th Avenue, Voëlklip, Hermanus, 7200
website www.capenature.co.za
enquiries Rhett Smart
telephone 087 087 8017
email rsmart@capenature.co.za
reference LS14/2/6/1/7/2/1489&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

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.

The Western Cape Nature Conservation Board trading as **CapeNature**

Board Members: Ms Marguerite Loubser (Chairperson), Prof Gavin Maneveldt (Vice Chairperson), Mr Tom Blok, Ms Reyhana Gani, Dr Colin Johnson, Ms Ayanda Mvandaba, Prof Nicolaas Olivier, Ms Chwayita Shude-Mareka, Dr Razeena Omar

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 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.

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 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

The Western Cape Nature Conservation Board trading as **CapeNature**

Board Members: Ms Marguerite Loubser (Chairperson), Prof Gavin Maneveldt (Vice Chairperson), Mr Tom Blok, Ms Reyhana Gani, Dr Colin Johnson, Ms Ayanda Mvndaba, Prof Nicolaas Olivier, Ms Chwayita Shude-Mareka, Dr Razeena Omar

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

PUBLIC PARTICIPATION PROCESS 2

04 JUNE 2026 TO 06 JULY 2026

9. LIST OF IAPS AND ORGANS OF STATE

-	-
WC Government Env Affairs & Dev Planning	Overberg District Municipality
Development Management	R. Volschenk
N. Mabasa	Private Bag x 22
Registry Office	Bredasdorp
1st Floor, Utilitas Building	7280
1 Dorp Street	F. Kotze
8001	rvolschenk@odm.org.za
Ntanganedzeni.Mabasa@westerncape.gov.za	
	BOCMA
Cape Nature	Vhengani Ligudu
Rhett Smart	Private Bag x3055
rsmart@capenature.co.za	Worcester
	6850
Whale Coast Conservation	023 346 8000
Pat Miller	VLigudu@bocma.co.za
patmiller@telkomsa.net	
	Overstrand Municipality
	Penelope Aplon
	PO Box 20
	Hermanus
	7200
	paplon@overstrand.gov.za
IAPS	
Janine Greeff	
projects@l2b.co.za	
janineg@l2b.co.za	

10. WRITTEN NOTICE TO IAPS AND ORGANS OF STATE



03 June 2026

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 Final 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 Final 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 **04 June 2026 to 06 July 2026**.

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
Website: 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*

11. PROOF OF NOTICE TO IAPS AND ORGANS OF STATE

michelle@lornay.co.za

From: michelle@lornay.co.za
Sent: Wednesday, 03 June 2026 13:04
To: 'Janine Greeff'; 'projects@l2b.co.za'
Subject: THE PROPOSED RESIDENTIAL DEVELOPMENT ON ERF NO. 1489 AND FORMALISATION OF AN ACCESS OVER ERF NO. 1490, VERMONT, HERMANUS.
Attachments: Notice of Final PPP 1489 030526.pdf

Dear Interested and Affected Party and / or Organs of State,

**PROPOSED RESIDENTIAL DEVELOPMENT ON ERF NO. 1489 AND FORMALISATION OF AN ACCESS OVER ERF NO. 1490, VERMONT, HERMANUS
DEA&DP 16/3/3/6/7/1/E2/40/1311/25**

Please see attached notice of final public participation for above mentioned project. 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., IAIAA
Hemel & Aarde Wine Village – Unit 5/1F
Hermanus, 7200, South Africa
T +27 (0) 83 245 6556
E michelle@lornay.co.za | W 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

From: michelle@lornay.co.za
Sent: Wednesday, 03 June 2026 13:08
To: 'Ntanganedzeni Mabasa'; Rulien Volschenk; Penelope Aplon; 'Vhengani Ligudu'; Rhett Smart; 'Pat Miller'; 'Sheraine Van Wyk'
Cc: DEADP EIA Admin
Subject: THE PROPOSED RESIDENTIAL DEVELOPMENT ON ERF NO. 1489 AND FORMALISATION OF AN ACCESS OVER ERF NO. 1490, VERMONT, HERMANUS.
Attachments: Notice of Final PPP 1489 030526.pdf

Dear Interested and Affected Party and / or Organs of State,

PROPOSED RESIDENTIAL DEVELOPMENT ON ERF NO. 1489 AND FORMALISATION OF AN ACCESS OVER ERF NO. 1490, VERMONT, HERMANUS
DEA&DP 16/3/3/6/7/1/E2/40/1311/25

Please see attached notice of final public participation for above mentioned project. 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., IAIAsa

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E michelle@lornay.co.za | W www.lornay.co.za

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

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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.

12. COMMENT RECEIVED FROM ORGANS OF STATE DURING PPP 2



**Western Cape
Government**

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

REFERENCE: 16/3/3/1/E2/40/1054/26
DATE: 3 July 2026

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

Attention: Mr. Huw Jones

Cel: 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 AND ASSOCIATED ACCESS ON REMAINDER OF ERVEN 1489 AND 1490, VERMONT.

1. The electronic copies of the Application Form and draft BAR, as received by the Directorate: Development Management (Region 1) ("this Directorate") on 3 June 2026, and the Directorate's acknowledgement thereof issued on 15 June 2026, refer.
2. This Directorate's comments are as follows:
 - 2.1 More detail regarding the proposed road upgrades must be provided, as this relates to the portion of the development within the wetland that triggers Activity 19 of Listing Notice 1. For example, it is noted that culverts will be installed but no further information is provided.
 - 2.2 Written confirmation must be obtained from the Eskom of sufficient capacity to provide electricity to the proposed development.
 - 2.3 The Maintenance Management Plan ("MMP") that was included and submitted to this Directorate, does not meet the requirements of a MMP for adoption to enable future implementation of such maintenance related activities. The MMP is a legislative tool enabling the applicant to undertake certain permissible activities pertaining to maintenance related work only. It is imperative that the MMP is sufficiently detailed and, as a minimum, outlines the individually proposed future maintenance related activities, how, where and when these will be implemented, how the potential impacts associated with these actions will be prevented or minimised and the party responsible for such implementation. However, the method statements that have been included is limited and vague and lacks the necessary detail with respect to a step-by-step plan in a sequential and logical manner to inform the responsible person(s) on the process and actions to undertake when performing each identified maintenance activity, which aims to reduce the impact of undertaking the maintenance related work. The method statements in the MMP must therefore be updated and amended accordingly.

- 2.4 Further to the above, the MMP includes the following statement *"upgrades of appropriately sized culverts or open-bottom drainage structures to maintain natural sheet flow across the road reserve and to preserve hydrological connectivity within the UVB wetland. Multiple culverts or open-bottom structures are recommended by the Freshwater Specialist to maintain sheet flow and allow natural infiltration into wetland soils."* Any upgrades that triggers listed activities does not fall within the ambit of the MMP and must be included, assessed and addressed as part of the basic assessment process. The future maintenance of the upgraded infrastructure must however be included in the MMP.
 - 2.5 A screenshot of the proof of submission of the application to the Breede Olifants Catchment Management Agency ("BOCMA"). The proof of submission must include the response from BOCMA acknowledging the submission to confirm receipt. In addition, a copy of the WULA Information and an update on the progress of the application process to date must be provided with the BAR.
 - 2.6 A final comment must be obtained from CapeNature to confirm that their comment on the pre-application draft BAR has been adequately addressed.
 - 2.7 Comments must be obtained from all the relevant Organs of State.
 - 2.8 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.
 - 2.9 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.
 - 2.10 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.
 - 2.11 Please ensure the BAR and Environmental Management Programme contains all information requirements outlined in Appendices 1 and 4 respectively of EIA Regulations, 2014 (as amended). Omission of any required information may result in the application for Environmental Authorisation being refused.
3. Kindly quote the abovementioned reference number in any future correspondence in respect of the application.
 4. Please note that the proposed development may not commence prior to an Environmental Authorisation being granted by the Competent Authority.

5. This Directorate reserves the right to revise its comments and request further information from you based on any new or revised information received.

Yours faithfully



Digitally signed by Andrea
Thomas
Date: 2026.07.03 11:19:34
+02'00'

PP HEAD OF COMPONENT

DIRECTORATE: ENVIRONMENTAL MANAGEMENT (REGION 1)

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Cc: (1) Ms. Penelope Aplon (Overstrand Municipality)

Email: paplon@overstrand.gov.za

(2) Ms. Michelle Naylor (Lornay Environmental Consulting Pty Ltd)

Email: michelle@lornay.co.za

OVERBERG

DISTRIKSMUNISIPALITEIT
DISTRICT MUNICIPALITY
UMASIPALA WESITHILI



MELD ASB/PLEASE QUOTE

Ons Verw./Our Ref.:

Navrae/Enquiries:

Orefemetse Ramantsi /Francois Kotze
Bylyn/Ext.:

Privaatsak: X22

Private Bag:
BREDASDORP
7280

Tel.: (028) 4251157

Faks/Fax: (028) 4251014

E-mail/E-pos: fkotze@odm.org.za

06 June 2026

LORNAY ENVIRONMENTAL CONSULTING

P.O Box 1990
HERMANUS
7200

For attention: Michelle Naylor

RE: THE PROPOSED DEVELOPMENT OF RESIDENTIAL ERVEN, PRIVATE ROADS, AND OPEN SPACE ON ERF 1489, VERMONT.

The Overberg District Municipality(ODM)'s Department of Environmental Management Services takes cognisance of the Final Basic Assessment Report for the proposed development of residential erven, private roads and open space on Erf 1489, Vermont.

ODM Spatial Development Framework:

The Overberg District Municipality's Spatial Development Framework (SDF) establishes clearly defined Spatial Planning Categories (SPCs) to guide sustainable development across the district. These SPCs are aligned with the Western Cape Biodiversity Spatial Plan (2023), ensuring that planning decisions support and uphold ecological integrity. Accordingly, the conservation of vulnerable and endangered ecosystem types remains a key priority wherever feasible.

The subject development footprint is mostly classified as a Critical Biodiversity Area (CBA1), corresponding to a Core 1 SPC. The primary management objective for such areas is to maintain in a natural or near-natural state, with no further loss of natural habitat. Degraded areas should be rehabilitated. Only low-impact, biodiversity-sensitive land uses are appropriate.

The property forms a critical ecological linkage between the Hoek van der Berg Private Nature Reserve to the west and the Vermont Salt Pan to the east, contributing significantly to regional

ecological functioning, habitat connectivity and biodiversity conservation. It is therefore essential that the site layout and development footprint are designed to maintain and enhance these ecological processes, while avoiding and minimising impacts on sensitive natural features.

The Municipality supports Alternative 4 as the preferred development option, as it represents the most environmentally responsible approach by relocating development outside the seasonal wetland area, thereby substantially reducing direct impacts on the wetland. Residual impacts are largely limited to the proposed access crossing, while the retained wetland is afforded opportunities for rehabilitation, long-term protection and ecological enhancement. The Municipality also supports the principle of securing and rehabilitating the retained wetland through the establishment of a conservation servitude and the implementation of appropriate long-term management measures.

Notwithstanding this support, the Municipality recommends that the applicant demonstrate that the proposed wetland offset will deliver measurable, additional and lasting ecological benefits, and that it is capable of achieving the stated rehabilitation and conservation objectives. To this end, the offset should be guided by an approved Wetland Offset Management Plan, supported by secure long-term funding commitments, clearly defined monitoring, auditing and reporting requirements, and adaptive management measures.

Climate change resilience:

Climate change projections for the Overberg region indicate rising temperatures, increased evaporation, reduced average rainfall, more intense rainfall events, heightened drought risk, and accelerated coastal erosion. In light of these projected impacts, it is critical that all development incorporates robust climate resilience planning.

Accordingly, the application should integrate comprehensive stormwater management measures, fire risk management provisions, and appropriate building controls that promote energy efficiency and water conservation. These interventions are essential to ensure long-term resilience and to safeguard both communities and ecosystems in a changing climate.

Waste Management:

The application should clearly address the following waste-management considerations:

- Waste reduction, reuse and recycling: Describe how these principles will be incorporated during both the construction and operational phases. Specific measures,

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

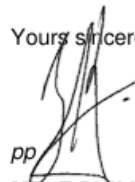
targets or processes to minimise waste generation and promote material recovery should be outlined.

- Waste disposal arrangements: Indicate where all residual waste will be disposed of, confirming that the receiving facility is licensed and has capacity to accept the relevant waste streams.
- During the construction phase, it is essential that waste-separation protocols are implemented on site. Waste streams—such as construction and demolition waste, organic waste, and general domestic waste—must be kept separate, as each category requires distinct handling and treatment processes. Proper segregation not only improves recycling and recovery rates but also reduces environmental impacts and ensures compliance with applicable waste-management legislation.

In conclusion, the Overberg District Municipality has no objection to the proposed application, subject to the implementation and ongoing compliance with all recommended mitigation, rehabilitation, biodiversity offset and environmental management measures and conditions. The Municipality's support is contingent upon the effective avoidance, minimisation and management of environmental impacts, as well as the successful rehabilitation and long-term protection of sensitive ecological features.

The ODM reserves the right to revise its comments and request further information based on any information that may be received.

Yours sincerely



pp

MR. E PHILIPS
ACTING MUNICIPAL MANAGER

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



BREEDDE-OLIFANTS
CATCHMENT MANAGEMENT AGENCY

T. 023 346 8000

E. info@bocma.co.za

A. Corner Mountain Mill & Eastlake Road.
Worcester, Western Cape.
South Africa 6850

W. www.breeddegouritzcma.co.za

Enquiries: V Ligudu
Ref: 4/10/2/G40GERVEN 1489 & 1490, VERMONT, CALEDON
Date: 06/07/2026

LORNAY ENVIRONMENTAL CONSULTING

Unit 5/1F
Hemel & Aarde Wine Village
Hermanus
7200

Attention: Michelle Naylor

**RE: THE PROPOSED DEVELOPMENT ON ERF NO. 1489 AND FORMALISATION OF
ACCESS OVER ERF NO. 1490, VERMONT, HERMANUS: DEADP REF:
16/3/3/6/7/1/E2/40/1311/25**

With reference to the above-mentioned document received by this on **10/06/2026** 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. Our records indicate that the proponent has initiated the water use authorisation process for the proposed development. All water use-related matters will be addressed as part of the Water Use Licence application process.
3. Please note that engaging in activity that triggers the National Water Act without authorisation is an offence and will result in the BOCMA taking legal action against the proponent in terms of Section 151 of the National Water Act, 1998 (Act 36 of 1998).

This office reserves the right to revise initial comments and request further information based on any additional information that may be received. The onus remains with the registered property owner to confirm adherence to any other relevant legislation that any activities might trigger and/or need authorization.

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

Yours faithfully

Liguduwc
MR JAN VAN STADEN
CHIEF EXECUTIVE OFFICER (Acting)



CONSERVATION INTELLIGENCE: SOUTH

postal 16 17th Avenue, Voëlklip, Hermanus, 7200
physical 16 17th Avenue, Voëlklip, Hermanus, 7200
website www.capenature.co.za
enquiries Rhett Smart
telephone 087 087 8017
email rsmart@capenature.co.za
reference LS14/2/6/1/7/2/1489&1490_residential_Vermont
date 6 July 2026

Lornay Environmental Consulting
P.O. Box 1990
Hermanus
7200

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

Dear Ms Naylor

Draft 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.

CapeNature was not in support of the application as presented in the previous round of public participation and recommended that additional specialist studies are required before the application can be considered further and raised specific concern regarding the impact of the access road on the Greater Vermont Pan wetland system.

A plant species and terrestrial biodiversity compliance statement has been undertaken as recommended, since the majority of the site is mapped as Critical Biodiversity Area I (CBA) in the Western Cape Biodiversity Spatial Plan (BSP). The compliance statement includes a thorough overview of the relevant desktop information.

The fieldwork undertaken for the compliance statement provided evidence that the habitat on site is either highly degraded or transformed. The vegetation on site is dominated by woody alien invasive species and alien and indigenous grasses. Only a few common and disturbance tolerant indigenous species were recorded on site. The habitat is not considered representative of Hangklip Sand Fynbos. This habitat occurs over most of the site, with the southernmost section being completely transformed. Although not discussed, it is evident from the photographs and aerial imagery that alien clearing has recently taken place on site.

The Western Cape Nature Conservation Board trading as **CapeNature**

Board Members: Mr Tom Blok, Ms Reyhana Gani, Dr Colin Johnson, Ms Ayanda Mvundaba, Prof Nicolaas Olivier, Ms Chwayita Shude-Mareka, Dr Razeena Omar

The discussion of the desktop information includes the BSP mapping which states that the CBA mapped on site is not correct. The reason provided is that the vegetation is not representative of critically endangered Hangklip Sand Fynbos and hence it is also motivated that the remnants layer is also incorrect as there is no critically endangered remnant present on the site. We wish to state that there is a BSP Verification Protocol whereby disagreements with the BSP mapping can be verified and recommend that it should be completed for this site. Evidence has been provided that the site does not support critically endangered vegetation.

CapeNature was willing to accept the descriptions from the animal species compliance statement for a nearby site as motivation for not requiring a separate animal species compliance statement for the current application, as the habitat and development proposal are very similar, however this would not be considered best practice. We did however indicate that if reference is made to the other compliance statement, the same mitigation measures must be implemented, however we do not see evidence of inclusion in the Environmental Management Programme (EMPr). The mitigation measures must be included and where not included (e.g. references to on-site conservation area) should be motivated.

Responses to our comments on the aquatic biodiversity assessment are provided however there is no evidence that the responses were provided by the specialist as the specialist reports have not been amended. As the queries relate to the contents of the aquatic biodiversity assessment, it must be ensured that the specialist provides the responses.

As indicated previously, the delineation of the current extent of wetland does not extend on to the proposed residential development area, however the current access road traverses the wetland. Concern was raised regarding the existing impacts of the road on the Greater Vermont Pan wetland system extending between Vermont Pan and Whale Coast Nature Reserve and further that the aquatic biodiversity assessment did not assess the impact of the road separately to the residential development. The road is currently a hydrological barrier for the effective ecological function of the system and therefore if the road is to be upgraded, the upgrade needs to improve the hydrological flow across the road. We wish to note that this is a standard approach for public road upgrades and should also apply here where the current road impacts on a priority wetland system.

Confirmation is provided that the non-perennial river mapped on the site does not extend south of the R43, and the flow is diverted into the stormwater system. It is also confirmed that the access road from the north is not feasible as the turn-off from the R43 is not permitted from the provincial authority due to road safety concerns. The motivation is accepted with regards the investigation of alternative road alignments.

As previously mentioned, rehabilitation of the wetland system is proposed, and it must be ensured that the road is upgraded to align with the wetland rehabilitation proposals to ensure hydrological function across multiple properties (aquatic systems cannot only be considered within a single property if they extend over multiple properties). We wish to note that there is no evidence in the public participation report of consultation with the neighbouring property to the east, Remainder of

Erf 927 (proposed "Featherlands" development (ex-Paradise Park)), or the Vermont Conservation Foundation, both of whom have been involved with the wetland rehabilitation project on the adjacent property.

We wish to note that the property falls within the Urban Conservation Environmental Management Overlay Zone (EMOZ) for the Overstrand Municipality. It must therefore be ensured that the proposed development complies with the EMOZ Regulations. The EMOZ Regulations apply to the application in terms of the municipal planning by-laws, however we recommend that the requirements should be considered concurrently with the NEMA application to ensure that amendment applications are not required after the municipal planning application.

In conclusion, CapeNature does not object to the proposed residential development provided that mitigation measures are implemented. However, we object to the proposed access road without adequate mitigation to ensure hydrological function of the Greater Vermont Pan wetland system. The bulk services should also only be installed once the access road is upgraded. We recommend that construction of the residential development may not commence until approval is obtained for the access road and bulk services.

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

Regards

**Rhett
Smart**

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Rhett Smart

For: Manager: Landscape Conservation Intelligence South

The Western Cape Nature Conservation Board trading as **CapeNature**

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