



HillLand Environmental

Environmental Assessment Practitioners

166 Mount View, Victoria Heights
P.O. Box 590, GEORGE, 6530
Western Cape, South Africa

Tel: +27(0)44 889 0229
Fax: +27 (0) 86 542 5248
Mobile: + 27 (0) 82 5586 589
E-mail: info@hilland.co.za
www.hilland.co.za

ENVIRONMENTAL MONITORING REPORT No. 2

FOR

*The Residential Development on Erf 19001, Heather Park, George:
Arbour Estate*

Compiled by:

HillLand Environmental

Reference:

GEO24/1176/29

Report Period:

May 2024



ISSUED BY:
Hilland Environmental
PO Box 590
George, 6530
Tel: 044 889 0229
Fax: 086 542 5248
E-mail: cathy@hilland.co.za / environmental@hilland.co.za
Website: www.hilland.co.za

**ARBOUR ESTATE:
A RESIDENTIAL DEVELOPMENT ON ERF 19001, HEATHER PARK, GEORGE NO 2**

Report period: May 2024

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Submitted to:	Ruwacon Signature Homes
Copies to:	DEADP - George

Report compiled by: Jennifer Teifel and Stefan Delport – Hilland Environmental
Report reviewed by: Cathy Avierinos - Hilland Environmental

Environmental Monitoring Report No. 2

HillLand Environmental, the appointed Environmental Control Officer (ECO) compiled this report as the environmental monitoring report (**No.2**). This report monitors compliance against the Environmental Management Plan (Ref.: GEO23.1176.19) and constitutes the **2nd** Environmental Monitoring Report and covers inspections done during **May 2024** for the construction of Arbour Estate on Erf 19001, Heather Park, George.

This ECO report also covers compliance monitoring for all works to date in terms of the EA in relation to the property. Commencement of **all listed activities** for the development must take place in accordance with the EA (16/3/3/1/D2/26/0023/22).

Notification of commencement letter was sent to the Department of Environmental Affairs and Development Planning (DEA&DP) on 7th March 2024.

Environmental induction was done with all new staff on site on 2nd April 2024.

ECO monitoring during **May 2024**:

Date:
02 May 2024
16 May 2024
20 May 2024

1. CONSTRUCTION PHASE MONITORING CHECKLIST

The following checklist was compiled by the ECO for the ECO site inspections during **May 2024**.

EMPr Requirement	Level of Compliance	Comment/ Findings	Photo's (if applicable)
Authority			
Seven calendar days' notice must be provided to DEADP before commencement with any activities, which must include proof of the appointed ECO.	Compliant	Seven days notice was given on the 7 th March 2024 to DEADP.	 HillLand Environmental Environmental Assessment Practitioners PO Box 190, GEORGE, 6538 Phone: 083 303 4412 Tel: +27(0)83 303 4412 Fax: +27(0)83 342 3348 Mobile: +27(0)83 342 3348 Email: info@hillland.co.za www.hillland.co.za GEO24/1176/26 7 March 2024 Dear Jessica Christie, Department of Environmental Affairs and Development Planning (DEADP, Region 3) RE: NOTIFICATION OF COMMENCEMENT, ERF 19001, GEORGE: ARBOUR ESTATE The Environmental Authorisation (EA) issued for the residential development on Erf 19001, George, Arbour Estate, refers. EA details: EA REFERENCE NUMBER: 16/3/3/1/DQ/26/0023/22 HEAD REFERENCE: WCP/EIA/0001156/2022 DATE OF ISSUE: 13 June 2023 This letter serves as notification in accordance with Condition 8 of the EA that construction (civil) will commence within seven (7) days of the date of this notification (anticipated date of commencement – 14 March 2024).
Seven calendar days' notice must be given to DEADP on completion of the construction activities.	N/A	Construction is not complete.	
Construction Site Camp			
This area must be indicated by the ECO.	Compliant	Site camp approved by ECO.	
The site camp must be screened from view using materials that blend into the surrounding vegetation.	Compliant	Green shade net fence around site camp blends into surrounding forest.	
The site construction boarding must be a dark colour with minimal branding.	Compliant	Minimal branding and dark green colours used.	
Site lighting must be kept to a minimum and no flood lights may be used.	Compliant	No flood lights or harsh lights used.	
An area needs to be dedicated for waste and refuse management, which needs to be fenced off.	Compliant	Waste area in site camp.	
No accommodation is permitted on site, except for a night watchman during the construction period.	Compliant	No accommodation present except for a watchman stand.	

Storage of all materials must occur in this camp unless otherwise approved by the ECO.	Compliant	Construction materials are stored in the site camp.																									
No construction material is to be stored on steep slope areas.	Compliant	All materials are stored in the site camp which is not on a steep slope.																									
Ablution Facilities																											
One chemical toilet needs to be provided for every 15 people on site.	Compliant	Suitable chemical toilets available on site.																									
The toilets shall be emptied regularly and be kept neat.	Compliant	Toilets serviced regularly.																									
Making use of the vegetation as a toilet is prohibited and will be fined.	Compliant	No non-compliance noted.																									
Environmental Induction and Monitoring Requirements																											
All construction and building staff must be briefed by the ECO in an environmental education programme prior to any activities commencing on site.	Compliant	Environmental Induction was done on the 2 nd April 2024.	 HillLand Environmental Environmental Assessment Practitioners 101 Main Road, 101-102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 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Prior to the commencement of each construction activity, maintenance or rehabilitation, the contractor and site agent shall give the ECO a method statement.	Compliant	Construction method statement received.																									
Induction registers to be kept for all contractors on site.	Compliant	Induction registers are kept on site.																									

Upon completion of the buildings, a completion report by the ECO is required BEFORE occupation certificates may be issued.	N/A	No buildings are complete yet.	
Annual environmental audits, undertaken by an independent EAP, must be submitted to the competent authority.	N/A	Annual report will be submitted in March 2025.	
A final environmental audit report for the construction phase must be submitted to the competent authority within 3 months of the completion of the construction phase.	N/A	The construction phase is still on going.	
Site Agent			
The main contractor shall appoint a site agent, who will report to the ECO, to ensure that they are complying with the EMPr.	Compliant	Philip Venter is the site agent.	
Traffic Control			
Construction vehicles must comply to traffic regulations and limit traveling during peak traffic times.	Compliant	No non-compliance noted during this reporting period.	
Construction vehicles must be restricted to designated roads only.	Compliant	No non-compliance noted during this reporting period.	
Vehicles leaving the site must be clean, and where possible, must not deposit earth material or concrete on the road.	Compliant	No non-compliance noted during this reporting period.	
Where the above-mentioned is unavoidable, the road must be cleaned.	N/A	Not necessary during this reporting period.	
Appropriate signage and visible demarcation is required to manage correct traffic flow.	Compliant	No traffic issues noted.	
Working Site			
The site must be kept neat and clean.	Compliant	No litter/ waste noted on the site.	
Vegetation clearing must be delayed as long as possible prior to construction and it must be limited to the minimum footprint.	Compliant	Vegetation clearing is done as the phases commence.	
Stockpiles/ storage sites for construction material must be approved by the ECO.	Compliant	ECO has approved all stockpile and storage sites.	
All stockpile sites in the development area need to be demarcated with silt-fences or danger tape.	Ongoing	Ongoing requirement to demarcated stockpiles –	

		recommend using wooden pegs	
The working zone must be demarcated, and all activities must be restricted to the demarcated working zone.	Compliant	The working zones are demarcated with orange netting fences and danger signs.	
No-go fencing is required between the working zone and the steep forest slopes. The riparian area is a strict no-go area.	Compliant	No-Go fence was installed along the steep forest slope.	
Should access be required through a no-go area, written permission must be acquired from the ECO.	N/A	Access through no-go area has not been required.	
During civil construction the areas not under construction are considered no-go areas.	Compliant	The working area is limited to the civil construction site.	
Access into no-go areas by personnel is strictly forbidden.	Compliant	No non-compliance noted.	
The total footprint of a building zone should be demarcated with a 1.5 m high shade cloth for the entire period of the construction. All areas outside of this demarcation are no-go areas for all construction staff.	N/A	The house construction phase has not commenced yet.	
Energy Saving Techniques			
Water and energy saving measures shall be applied wherever possible.	Compliant	Where possible energy saving measures are used.	
Soil Erosion and Storm Water Management			
The SUDS principles must be implemented.	Ongoing	SUDS will be implemented and completed throughout the construction phase.	
All stormwater systems must be continually maintained throughout the construction period.	Ongoing	Ongoing monitoring of the silt and/or haybale traps	

Silt fences must be installed before construction work commences.	Compliant	Rows of sandbags have been installed.	 (20.05.24)
A haybale screen must be installed 2.5 m offset from the top of the steep slope prior to any earthworks or vegetation clearing.	Compliant	The haybale screen was installed in March 2024.	
The use of silt-fences, onion bags, mulch, brushwood, sandbags and deflection berms must be imposed to minimise run-off, potential silt run-off and contaminated water leaving the site. These measures are essential in exposed areas.	Compliant	Rows of sandbags have been installed to minimize run-off and erosion.	
The contractor shall be liable for a fine and the clean-up in the event of erosion damage or silt movement.	N/A	No erosion damage or silt movement noted.	
In the event of contaminated water run-off, silt shall be trapped using sandbags and the contaminated area should be cleaned.	N/A	No contaminated water run-off noted.	
It is the responsibility of the contractor working inside any trench to ensure that their works are protected from damage through run-off.	N/A	No trenches have been excavated yet.	
All silt traps need to be cleared on a weekly basis during the construction period.	Ongoing	Ongoing during construction phase	
Fauna and Flora			
Vegetation on adjacent properties may not be damaged or destroyed.	Compliant	No vegetation on adjacent properties has been touched or damaged.	

Plant rescue must be undertaken prior to the commencement of any clearing activities taking place on site.	Compliant	Plant search and rescue was done in March 2024.	
Rescued plants must be collected – with their roots and sod intact - and stored in the on-site nursery.	Compliant	Rescued plants are kept in the nursery in the site camp.	
The grass area is to be mowed after plant rescue , but prior to commencement of construction.	Compliant	The grass area was mowed after plant rescue.	
Should any endangered or protected species be discovered during clearance, it may not be removed without the relevant permit.	N/A	No endangered or protected species have been found.	
The removal, damage or disturbance of animals must be avoided, and the ECO should be contacted to assist if any animals are trapped.	Compliant	No animals have been harmed/ disturbed.	
No hunting, trapping, shooting, poisoning or disturbance of any fauna may take place.	Compliant	No non-compliance noted during this reporting period.	
Visual Requirements			
All excavation machinery and trucks must be stored/ kept out of sight of residential areas as far as possible.	Compliant	All machinery and trucks are kept as hidden as possible from the residential areas.	
Excavation machinery and trucks may not leave any rubble, sand, rock, branches etc. on roads when leaving/ entering the site.	Compliant	No non-compliance noted.	
Excessive signage outside the construction camp is prohibited.	Compliant	There is minimal signage outside the construction camp.	
Socio-Economic Requirements			
Locally sourced inputs must be used where feasible and kept on record.	Compliant	Local inputs are used where possible.	

Hazardous Materials			
No temporary diesel storage tanks may be brought on the site.	Compliant	No temporary diesel storage tanks were noted on site.	
No hazardous materials may be stored on site without written approval from DEADP.	Compliant	No non-compliance noted.	
Heritage Resources			
If an artefact, grave, stone tool, structure older than 50 years, shell midden etc., is discovered all work is immediately stopped in the immediate vicinity of the site and the ECO is to be contacted to inform HWC.	N/A	No heritage items have been found.	
Soil Protection			
Topsoil, and accompanying roots and biomass, must be stripped and stockpiled from all construction areas PRIOR to work commencement in that specific area, but after plant rescue .	Compliant	Topsoil has been stripped from all the areas under construction.	
Topsoil stockpiles may not be contaminated with subsoil, building rubble or alien plant species.	Compliant	No non-compliance noted.	
Where possible, topsoil must be placed directly into required landscaping areas.	N/A	Not possible at this stage of construction.	
Where landscape berms/ swales are created, they need to be shaped to their final shape immediately.	N/A	No landscape berms/ swales have been created.	
Landscape berms/ swales must be vegetated with a cover crop.	N/A	No landscape berms/ swales have been created.	
Topsoil may not be removed from the site without written approval from the ECO.	N/A	No topsoil has been removed from the site.	
Soil stockpiles must be protected against wind and water erosion.	Compliant	No issues noted.	
Soil removed for construction services must be placed on the side of the trench, with the topsoil on one side and the subsoil on the other side. The subsoil must be replaced first, then the topsoil.	N/A	No service installations have commenced yet.	
Excess subsoil to be used for cut and fills must be stored in stockpile areas approved by the ECO. Subsoil that is not going to be used must be	Compliant	Stockpile sites have been approved by the ECO.	

removed immediately to an approved disposal facility.			
Site Access			
The main contractor must ensure that there is 24-hour security on site.	Compliant	24-hour security present on site.	
Site access is through Homewood Estate and it shall be controlled by an access control gate on the property. Alternate construction access to be approved by the ECO.	Compliant	Arbour Estate is accessed through Homewood Estate and the entrance has a controlled gate.	
Local Labour			
Records of all personnel and subcontractors are to be kept and are to be provided to the ECO.	Compliant	Labour records are kept by the contractor.	
It is strongly recommended to use local labour for the construction phase.	Compliant	Labour is mainly sourced from George.	
Fire Protection			
No open fires are permitted on site.	Compliant	No fires have been made on site.	
All cigarettes need to be extinguished and disposed of properly.	Compliant	No non-compliance noted.	
The contractor and staff need to be aware of the procedures that need to be followed in the event of a fire.	Compliant	All staff are aware of the fire procedures.	
Waste Management			
The contractor must ensure that there are sufficient disposal facilities on site.	Compliant	Sufficient disposal facilities at this stage of construction.	
Recycling bins must be provided and clearly labelled.	N/A	No waste generating activities have commenced yet.	
All waste must be disposed of at suitable facilities. No dumping on or off site is permitted.	Compliant	No dumping noted.	
Disposal of all contaminated products must be documented and kept.	N/A	Nothing has been contaminated on site.	
Litter bins must be provided, and no littering is tolerated.	Compliant	Litter bins are available on site.	
Solid waste may be temporarily stored on-	Compliant	Minimal waste is produced at this	

site in a designated area and it must be removed on a weekly basis.		stage of construction.	
All waste storage containers shall be covered, tip-proof, weatherproof and scavenger proof.	Compliant	All waste storage containers are secure.	
Concrete and Cement Works			
No concrete mixing or batch bund areas may not occur within 50 m of the top of the steep slope.	Compliant	Concrete mixing does not occur within 50 m of the steep slope tops.	
Any concrete batching plant areas are to be approved by the ECO prior to utilisation.	Compliant	Concrete batching areas have been approved by the ECO.	
No ready-mix trucks are permitted to rinse their tanks on site or along the access roads.	Compliant	No non-compliance noted.	
Mixing areas must be defined on site and clearly demarcated.	Compliant	Mixing areas are clearly defined.	
All mixing areas must be bunded.	Compliant	Cement mixing areas are bunded with bricks.	
Contaminated soil or excess concrete must be disposed of appropriately.	Compliant	No non-compliance noted.	
Cement water may not enter any open space or water body.	Compliant	No non-compliance noted.	
Cement mixing must be ready mix – from batching area - or mixed on trays/ thick plastic, NOT on soil.	Compliant	Cement is mixed in batching areas.	
Sandbag walls should be used as bunding around any mixing areas.	Compliant	Brick walls are used around the mixing areas.	
No water for the mixing of cement may be sourced from any river system.	Compliant	No water from the river is used for any construction activities.	
No mixing may be done in environmentally sensitive areas or areas with high risk of contaminated water	Compliant	Mixing of cement is done on flat areas away from the steep river slopes.	

entering the stormwater system.			
Noise and Dust Management			
Construction shall be limited to normal working hours.	Compliant	Working only occurs during working hours.	
The buildings shall comply with the normal Municipal building control requirements.	Compliant	No non-compliance noted.	
Water shall be sprayed on gravel roads or exposed areas that generate dust or wood chips can be placed on haul roads to reduce dust.	N/A	Dust has not been an issue during this reporting period due to the frequent rain keeping the ground damp.	
Temporary stockpiles cannot be placed in areas that will be an eyesore to neighbours and if they generate dust this needs to be managed.	Compliant	No non-compliance noted.	
Rehabilitation			
The holder of EA must finalise the post construction rehabilitation and monitoring requirements within 3-months from the date the construction phase is concluded.	N/A	Construction phase is not complete.	
The rescued plants should be replanted in accordance with the Landscape Master Plan.	N/A	Construction phase is not complete.	
On completion of work by the contractor, all disturbed areas require stabilisation.	N/A	Construction phase is not complete.	
No bare/ exposed areas may be left for more than 2 months.	Compliant	No exposed surfaces have been left.	
Any damage to private property or open space area must be reinstated to the state it was before construction commenced.	N/A	No private spaces or property has been damaged.	
Compacted topsoil must be raked loose.	N/A	Construction phase is not complete.	
Additional erosion control methods must be implemented if the ECO says it is required.	N/A	Construction phase is not complete.	
Erosion should be repaired around the existing municipal sewer line and on the historic land fill on the steep slopes.	N/A	Construction phase is not complete.	
The existing alien vegetation as well as the open space along the river shall be rehabilitated back to indigenous forest.	N/A	Construction phase is not complete.	

Only the alien clearing contractor and rehabilitation contractors are permitted to work in the riverine no-go area.	Compliant	No one has entered the riverine no-go area.	
Certain Gum trees have been permitted to remain in the valley outside the riparian zone while the indigenous forest is established.	Compliant	The Gum trees have not been removed.	
A forest walking trail may be created using shredded wood and log edges along the contours – a raised boardwalk may be used where foot traffic will cause erosion on steep slopes.	N/A	No trail construction has commenced.	
Alien Plant Management			
Listed invasive species are prohibited and must be removed as observed.	Compliant	No alien invasive sp. have been noted in the working area.	
The developer must clear aliens over the entire property before handing over to the HOA.	N/A	The development is not complete yet.	
All alien invasive seedlings must be removed immediately for the life of the development – this responsibility will be given to the HOA.	Compliant	No non-compliance noted during this report period.	

2. Conclusion

Plant search and rescue was completed in March and the plants are kept in an on-site nursery in the site camp. The site camp is complete and appropriately demarcated. The steep forest slope No-go areas are fenced off from the working areas. The haybale silt fence is in place along the steep river slope. Earthworks are still in progress and all the working areas are demarcated with orange netting fences or pegs. Housing platforms are under construction and house construction has commenced during this reporting period.

No non-compliance was noted during this reporting period. The contractor and developer are compliant with the EMP and EA.