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ENVIRONMENTAL MONITORING REPORT NO. 11

FOR

Springfield Estates on Portion 53 of Farm 195, George



Compiled by	HillLand Environmental
Reference	GEO25/1134/34
Report Period	December 2024 and January 2025

ISSUED BY:

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ENVIRONMENTAL MONITORING REPORT NO 11****Conditions of report use:**

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Submitted to:	J Rodrigues – Springfield Estates J Hough – SMEC South Africa C van den Berg - Ruwacou
Copies to:	DEADP - George

HillLand Environmental Internal review process:**Report compiled by:** Jennifer Teifel – HillLand Environmental**Reviewed by:** Stefan Delport – HillLand Environmental

Environmental Monitoring Report No. 11

HillLand Environmental, the appointed Environmental Control Officer (ECO) compiled this report as the environmental monitoring report (**No.11**). This report monitors compliance against the Environmental Management Plan (Ref.: GEO23.1134.20) and constitutes the **11th** Environmental Monitoring Report and covers inspections done during **December 2024 and January 2025** for the construction of Springfield Estates, on Portion 53 of the Farm Kraaibosch 195, 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 took place in accordance with the EA (16/3/3/1/D2/19/0007/23) and Addendum to EA (16/3/3/5/D2/19/0008/24) dated 19 June 2024.

Environmental induction was done with all new staff on site in March and April 2024.

Plant search and rescue is to be done as vegetation clearing progresses – ongoing.

Civil services installation of phase 1 and 2 is in progress and housing construction is ongoing.

Road works for the main entrance road (Road 3) between Glenwood Ave and the entrance is in progress. The road construction is undertaken in terms of the Kraaibosch roads master plan (southern bound Collector Road). The Springfield development ECO monitoring inspections will cover the construction of the road as well.

ECO monitoring during **December 2024** and **January 2025**:

Date:	Comment:
06 December 2024	Site inspection
17 January 2025	Site inspection
24 January 2025	Site inspection
31 January 2025	Site inspection

1. CONSTRUCTION PHASE MONITORING CHECKLIST

The following checklist was compiled by the ECO for the ECO site inspections during **December 2024 & January 2025**.

Construction Site Camp				
Item	Yes	No	N/A	Comments
The area of the site camp must be approved by the ECO.	Yes			Position of the site camp (on a future erf) was agreed by the ECO, engineer and developer.
Ablution facilities are to be provided prior to commencement of activities.	Yes			Sufficient portable toilet facilities are on site – contractor to ensure that the facilities are serviced regularly.
A dedicated area must be created in the site camp for refuse and waste management.	Yes			General waste bin is in the site camp and waste skips/bins are available in the construction area. Large bags placed around the construction area are used for storing all cement bags.
No accommodation is permitted on site, with the exception of a night watchman.	Yes			Security guard on site.
No storage of construction materials within the no-go areas.	Yes			None noted during this reporting period.
General				
Item	Yes	No	N/A	Comments
The main contractor shall appoint an agent, who will report to the ECO, to ensure that they are complying with the EMP.	Yes			Richard de Meillon – civil services installation Conrad van den Berg – house construction
Construction vehicles must be restricted to the designated roads only.	Yes	No		There are instances when construction vehicles must go off the designated roads (within the development zone) to install civil services. The buffer area (south) must remain a no-go area at all times and no transgression was noted.
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 resources have been found.
Environmental Induction				
Item	Yes	No	N/A	Comments
All civil construction and building staff must be briefed by the ECO in an environmental education programme prior to any activities commencing on site.	Yes			Environmental induction was done in March 2024 and April 2024. Environmental topics are included in the regular toolbox talk sessions. No new environmental induction sessions were held during this reporting period.
All people on site must be made aware of the boundaries within which work may be done and which areas are No-Go areas.	Yes			Ongoing reminder. Discussed during environmental induction. No-Go area (wetland buffer) has been demarcated with wooden pegs.

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Soil Protection				
Item	Yes	No	N/A	Comments
Before work commences all topsoil from construction site must be stripped and stored.	Yes	No		Dedicated topsoil stockpile near the subsoil stockpile on a future development erf. It is important that the topsoil stockpile must be protected against contamination from subsoil (and building rubble). Topsoil of the stockpile area was not rescued prior to stockpiling (on future erven).
The topsoil stockpile may not be contaminated with any building materials or subsoil, and it must be protected against wind and water erosion.	Yes	No		Topsoil stockpile has vegetation cover – note that invasive alien plants must not be allowed to grow on the stockpiles. Topsoil is to be kept separate at all times to prevent contamination. The building rubble stockpile near the subsoil and topsoil stockpile must be removed. Topsoil and subsoil demarcation to be implemented and maintained.
The landscape berms/ swales need to be shaped to their final shape immediately before the soil becomes hard.			N/A	Not yet applicable at this stage.
Soil excavated for installation of services must be placed to the side of the trench, with topsoil on one side and subsoil on the other side and replaced in the same sequence once done.	Yes			Ongoing – there is still a short section of the main sewer line that will need to be rehabilitated with topsoil cover.
Surplus subsoil that is required for cut and fill operations may be stockpiled in an area approved by the ECO. All earthwork material that is not going to be used must be removed immediately from the site.	Yes			Subsoil stockpile in future development area (erven). Stockpile signs must be installed and maintained to prevent accidental contamination – refer to waste management notes above. All earthworks materials that are not going to be used must be removed from the site. The material that will be used at a later stage, must: - Have sufficient silt protection at the low points to prevent silt movement into undisturbed areas. - Be kept free from invasive alien plants (<i>Datura</i>, black wattle etc.)
Silt fencing needs to be installed before construction commences, especially between the development zone and the riparian zone, so that no silt leaves the site.			N/A	Not yet applicable for this phase which is in the northern section of the development.
Working Sites				
Item	Yes	No	N/A	Comments
The working zone must be demarcated, and all activities must be restricted to the demarcated working zone.	Yes			Working zone has been demarcated by the surveyor with wooden pegs within the development zone.
The total footprint of a building phase should be demarcated with 1.5 m high shade cloth.	Yes			Sales phase 1 & 2 - The entirety of Sales Phase 1 has been demarcated with shade cloth fencing and permanent fencing.
No work may commence in a phase until the required hay bale protective screen has been installed along the buffer area.			N/A	Not applicable to this phase in the northern section of the development. May only be applicable in the areas near the watercourse and the road 3 construction.
All areas outside of defined works are deemed a No-Go area.	Yes			All staff remain in sales phase 1 and 2. No-go demarcation has been installed, south of the development – refer to SI 001 (February 2024).
Fire Protection				
Item	Yes	No	N/A	Comments
No open fires are permitted on site.	Yes			No open fires noted
All cigarettes need to be extinguished and disposed of properly.	Yes			Dedicated smoking area with appropriate cigarette disposal bucket (filled with sand) in place at the site camp.

Waste Management				
Item	Yes	No	N/A	Comments
The contractor must ensure that there are sufficient waste disposal facilities (bins/skips etc.) on site.	Yes			Bins at the site office and on site – ongoing litter picking to be done.
Recycling bins must be provided and clearly labelled.	Yes			At the site camp.
All waste must be disposed of at suitable facilities. No dumping on or off site is permitted.		No		There are still piles of dumped rubble near the stockpiling area and must be removed.
Regular litter picking to be done.	Yes			Ongoing.
Solid waste may be temporarily stored on-site in a designated area, and it must be removed on a weekly basis.	Yes	No		The building rubble near the subsoil and topsoil stockpile must be removed. There are small dedicated temporary stockpiles within the development zone that is to be disposed of at the municipal waste disposal facility.
Concrete and Cement Works				
Item	Yes	No	N/A	Comments
No concrete mixing within 50 m of the top of the slope leading to the Modderrug River.	Yes			Sales phase 1 & 2 - Concrete mixing is only occurring for the current construction site which is in the northern section of the property and more than 50m away from the Modderrug river.
Any concrete batching plant areas are to be approved by the ECO prior to utilisation.	Yes			Yes – house construction concrete batching is occurring on development areas and in non-permeable surfaces/containers such as wheelbarrows.
No ready-mix trucks are permitted to rinse their tanks on site or along the access roads.	Yes			No non-compliance noted during this reporting period.
Mixing areas must be bunded.	Yes			No non-compliance noted during this reporting period.
Contaminated soil must be disposed of at the municipal waste disposal site.				Ongoing
Cement water may not enter any open space or water body.	Yes			No cement water contaminated any open space or water body during this reporting period.
Noise and Dust Management				
Item	Yes	No	N/A	Comments
Construction work needs to be limited to normal working hours.		No		A noise complaint was received on 11 December 2024 from the neighbouring estate management. The noise complaint related to the use of an excavator late into the night.
Water spraying and/or wood chips need to be used in areas where dust is generated.	Yes			Ongoing dust suppression. The contractor is spraying water on the haul roads when required.
Rehabilitation				
Item	Yes	No	N/A	Comments
Landscape berms/ swales must be vegetated with a cover crop and thereafter planted with indigenous species.			N/A	Not applicable at this stage.
All disturbed areas will require stabilization on completion of the work by the contractor.	Ongoing			Landscaping of private gardens has commenced. Sewer line rehabilitation still to be completed.
Compacted topsoil must be raked loose.	Yes			See note regarding sewer line above.
The riparian corridor will be rehabilitated back to indigenous vegetation.				The developer can start with the rehabilitation of the riparian corridor.
The topsoil stockpile must be used for rehabilitation and landscaping.	Ongoing			Ongoing as sections are completed.

Photographic record of ECO site inspections during **December 2024** and **January 2025**.

Photographic record	Comments and requests
 HillLand Environmental Springfield 06.12.2024 13:24 33°58'35.45"S 22°30'17.95"E 40 Red Ash Rd, Kraaibosch Park, George, 6529 SE	Site camp in future development area – no environmental issues noted.
 HillLand Environmental Springfield 24.01.2025 09:18 33°58'32.38"S 22°30'15.86"E 3 Blue Mountain Blvd, George, 6529 NE	The paving of Jasmine Avenue commenced during this reporting period.
 HillLand Environmental Springfield 24.01.2025 09:17 33°58'33.61"S 22°30'17.41"E 18 Red Ash Rd, Kraaibosch Park, George, 6529 NE	Sufficient ablution facilities on site. The contractor must ensure that the toilets are serviced regularly.

 HillLand Environmental Springfield 06.12.2024 13:11 33°58'47.39" S 22°30'18.32" E 19 Modderkloof Cl, George, 6530	Sewer line trench has been excavated and is being backfilled as the sections of the pipe are installed. The contractor is reminded that the topsoil must be replaced back (on top) once backfilling is complete.
 HillLand Environmental Springfield 24.01.2025 09:45 33°58'33.99" S 22°30'19.55" E 2 Red Ash Rd, Kraalbosch Park, George, 6529	Skips are on site.
 HillLand Environmental Springfield 24.01.2025 09:39 33°58'48.14" S 22°30'15.99" E 19 Modderkloof Cl, George, 6530	Regular litter picking needs to be done.



Environmental Authorisation (EA) Conditions

Compliance with EA (16/3/3/1/D2/19/0007/23 – dated 25 October 2023) conditions were checked during this monitoring period.

Scope and Validity Period of authorisation	
1. This Environmental Authorisation is granted for the period from date of issue until 30 November 2033 (validity period), during which period the Holder must ensure that the— (a) physical implementation of all the authorised listed activities, including the installation of bulk services and the	All activities need to be concluded by 30 November 2033, including rehabilitation.

construction of the top structures, is started with and concluded at the site; (b) construction monitoring and reporting requirements are undertaken at the site and submitted to the Competent Authority in time to allow said authority to process such documents timeously; (c) post construction rehabilitation and monitoring requirements is undertaken and completed at the site; and (d) environmental auditing requirements are complied with; and that such auditing is finalised in time to allow the competent authority to be able to process the environmental audits timeously within the specified validity period.	
2. The Holder must finalise the post construction rehabilitation and monitoring requirements within a period of 3 months from the date the development activity (construction phase) is concluded.	Rehabilitation to be completed 3 months after construction has been completed.
3. The Holder is authorised to undertake the listed activities specified in Section B above in accordance with the Preferred Alternative described in the Integrated Final Basic Assessment Report ("FBAR") and Final Impact Report dated 19 July 2023 on the site as described in Section C above. This Environmental Authorisation is only for the implementation of the Preferred Alternative which entails: The Holder is herein authorised to undertake the following activities that includes the listed activities as it relates to the transformation of land previously used for agriculture and the clearance of indigenous vegetation for the construction of the residential development and associated structures and infrastructure. The specific details of the proposed development on the property comprises of the following: 239 General Residential Zone II erven; • Internal roads; • Clubhouse; • Gatehouse; • Refuse area, and; • Internal open space areas to be used for recreational activities/infrastructure. The development must be implemented in accordance with the Subdivision Plan (Drawing No: Zon195-53-2023; Project No: 491/G22; Date: October 2023) developed by Marlize de Bruyn Planning.	Addendum EA was issued on 19 June 2024 and the specific detail as per the addendum EA added to the checklist (in bold).
4. This Environmental Authorisation may only be implemented in accordance with an approved Environmental Management Programme ("EMPr").	The EMPr submitted with the final BAR is approved – refer to condition 10.
5. The Holder shall be responsible for ensuring compliance with the conditions by any person acting on his/her behalf, including an agent, sub-contractor, employee or any person rendering a service to the Holder.	Condition to note.
6. Any changes to, or deviations from the scope of the alternative described in section B above must be accepted or approved, in writing, by the Competent Authority before such changes or deviations may be implemented. In assessing whether to grant such acceptance/approval or not, the Competent Authority may request information in order to evaluate the significance and impacts of such changes or deviations, and it may be necessary for the Holder to apply for further authorisation in terms of the applicable legislation.	Condition to note – any changes need to be approved by DEADP before commencement.
Notification and administration of appeal	
7. The Holder must in writing, within 14 (fourteen) calendar days of the date of this decision– 7.1. notify all registered Interested and Affected Parties ("I&APs") of – 7.1.1. the decision reached on the application; 7.1.2. the reasons for the decision as included in Annexure 3; 7.1.3. the date of the decision; and 7.1.4. the date when the decision was issued.	Done on the 26th October 2023.

7.2. draw the attention of all registered I&APs to the fact that an appeal may be lodged against the decision in terms of the National Appeal Regulations, 2014 (as amended) detailed in Section G below; 7.3. draw the attention of all registered I&APs to the manner in which they may access the decision; 7.4. provide the registered I&APs with the: 7.4.1. name of the Holder (entity) of this Environmental Authorisation, 7.4.2. name of the responsible person for this Environmental Authorisation, 7.4.3. postal address of the Holder, 7.4.4. telephonic and fax details of the Holder, 7.4.5. e-mail address, if any, of the Holder, 7.4.6. contact details (postal and/or physical address, contact number, facsimile and e-mail address) of the decision-maker and all registered I&APs in the event that an appeal is lodged in terms of the 2014 National Appeals Regulations (as amended). 7.5. The listed activities, including site preparation, must not commence within 20 (twenty) calendar days from the date the applicant notified the registered I&APs of this decision. 7.6. In the event that an appeal is lodged with the Appeal Authority, the effect of this Environmental Authorisation is suspended until the appeal is decided (i.e., the listed activities), including site preparation, must not commence until the appeal is decided.	
Written notice to the Competent Authority 8. Seven calendar days' notice, in writing, must be given to the Competent Authority before commencement of any activities. 8.1. The notice must make clear reference to the site details and EIA Reference number given above. 8.2. The notice must also include proof of compliance with the following conditions described herein: Conditions no.: 7, 10 and 12. 9. Seven calendar days' written notice must be given to the Competent Authority on completion of the construction activities.	Done on the 25th January 2024.
Management of activity 10. The draft or Environmental Management Programme ("EMPr") submitted as part of the application for Environmental Authorisation is herewith approved and must be implemented and adhered to. 10.1. The EMPr must be amended to incorporate the following — 10.1.1. Incorporate all the conditions given in this Environmental Authorisation; 10.1.2. Include the auditing schedule as set out by this Environmental Authorisation. 11. The EMPr must be included in all contract documentation for all phases of implementation.	Submitted to DEADP (25th January 2024). It was confirmed that the EA and EMPr were part of the contract document. 12.0 - ENVIRONMENTAL COMPLIANCE 12.1 SD highlighted that the Environmental Authorisation is very important and that all conditions stipulated in the EA must be adhered to. JH confirmed that all environmental authorisations and documentation was included in the tender and Contract document. Site meeting #2 minutes
Monitoring 12. The Holder must appoint a suitably experienced Environmental Control Officer ("ECO"), for the duration of the construction and rehabilitation phases of implementation contained herein. 13. The ECO must— 13.1. be appointed prior to commencement of any works (i.e. removal and movement of soil); 13.2. ensure compliance with the EMPr and the conditions contained herein;	HillLand Environmental is the appointed ECO.

13.3. keep record of all activities on the site; problems identified; transgressions noted, and a task schedule of tasks undertaken by the ECO; 13.4. remain employed until all development activities are concluded, and the post construction rehabilitation and monitoring requirements are finalised; and 13.5. the ECO must conduct site inspections at least every 2 (two) weeks and must submit ECO Monitoring Reports on a monthly basis to the competent authority.	
14. A copy of the Environmental Authorisation, EMPr, any independent assessments of financial provision for rehabilitation and environmental liability, closure plans, audit reports and compliance monitoring reports must be kept at the site of the authorised activities and be made available to anyone on request, and where the Holder has website, such documents must be made available on such publicly accessible website.	EA and EMPr are part of the contract documents. To be kept in the environmental file on site.
15. Access to the site referred to in Section C must be granted, and the environmental reports mentioned above must be produced, to any authorised official representing the Competent Authority who requests to see it for the purposes of assessing and/or monitoring compliance with the conditions contained herein.	Condition to note.
Environmental Auditing	
16. The Holder must, for the period during which the environmental authorisation and EMPr remain valid ensure the compliance with the conditions of the environmental authorisation and the EMPr, is audited. 17. The frequency of auditing of compliance with the conditions of the environmental authorisation and of compliance with the EMPr, must adhere to the following programme: 17.1. Auditing during the non-operational phase (construction activities): 17.1.1. During the period which the development activities have been commenced with on the site, the Holder must ensure annual environmental audit(s) are undertaken and the Environmental Audit Report(s) submitted annually to the Competent Authority. 17.1.2. A final Environmental Audit Report for the construction phase (non-operational component) must be submitted to the Competent Authority within three (3) months of completion of the construction phase. 18. The Environmental Audit Report(s), must– 18.1. be prepared and submitted to the Competent Authority, by an independent person with the relevant environmental auditing expertise. Such person may not be the ECO or EAP who conducted the EIA process; 18.2. provide verifiable findings, in a structured and systematic manner, on– 18.2.1. the level of compliance with the conditions of the environmental authorisation and the EMPr and whether this is sufficient or not; and 18.2.2. the ability of the measures contained in the EMPr to sufficiently provide for the avoidance, management and mitigation of environmental impacts associated with the undertaking of the activity. 18.3. identify and assess any new impacts and risks as a result of undertaking the activity; 18.4. evaluate the effectiveness of the EMPr; 18.5. identify shortcomings in the EMPr; 18.6. identify the need for any changes to the avoidance, management and mitigation measures provided for in the EMPr;	Auditing requirements – note that as HillLand Environmental undertook the assessment and ECO duties, HillLand Environmental cannot be the auditor – an independent auditor must be appointed – ECO to assist. First External Audit required 2025.

18.7. indicate the date on which the construction work was commenced with and completed or in the case where the development is incomplete, the progress of the development and rehabilitation; 18.8. indicate the date on which the maintenance/ rehabilitation was commenced with and the progress of the rehabilitation; 18.9. include a photographic record of the site(s) applicable to the audit; and 18.10. be informed by the ECO reports. 19. The Holder must, within 7 calendar days of the submission of the audit report to the Competent Authority, notify all potential and registered I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).	
Specific Conditions	
20. A development setback boundary of 30 metres along the edge of the Modderkloof / Modderrugrivier and surrounding the edge of dams / wetlands must be maintained free of any construction activities.	No-Go demarcation to remain in place during construction phase - compliant. The 30m development setback boundary from the edge of the Modderrugriver is maintained.
21. The Stormwater Management Plan developed by SMEC, dated 17 May 2023, must be implemented on the site.	To be implemented as the construction of the phases (sales) continue.
22. The area immediately south of the development abutting the Modderrug River must be managed as an open space area and must not be developed. Further to this— 22.1. No new buildings, structures or bulk engineering services infrastructure may be constructed / installed in this open space area within 32 metres from the edge Modderrug River, unless the necessary authorisation has been obtained. 22.2. A public walkway system must be established at least 32-metres away from the watercourse, in the open space system. The walkways must be able to accommodate wheelchairs, pedestrians and cyclists and be at least 2.0m in width. 22.3. No fencing may cross the river and the fencing must be restricted to the residential area. 22.4. The Holder must ensure that all alien invasive plant species will be removed from the open space area within the specified validity period. 22.5. A "Conservation Management Plan" (CMP) must be developed and implemented for the management of the Modderrug River open space during the validity period of this Environmental Authorisation. Such CMP must address and / or incorporate the following— (a) No planting except for rehabilitation in terms of an approved management plan. (b) The corridor must remain linked to form a green belt with adjacent properties with open space areas. (c) No collection or damaging of fauna and flora. (d) Financial provisions for the management and upkeep of the conservation area. Note: The CMP should be incorporated in the constitution of estate's Homeowners Association (HOA).	Conditions to note for what may and may not be done within the open space adjacent to the river.
23. Should any heritage remains be exposed during excavations or any other actions on the site(s), these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape. Heritage remains uncovered or disturbed during earthworks must not be further disturbed until the necessary approval has been obtained from Heritage Western Cape. Heritage remains may only be disturbed by a suitably qualified heritage specialist working under a directive from the relevant Heritage Resources Authority.	Condition to note.

Heritage remains include meteorites, archaeological and/or paleontological remains (including fossil shells and trace fossils); coins; indigenous and/or colonial ceramics; any articles of value or antiquity; marine shell heaps; stone artefacts and bone remains; structures and other built features with heritage significance; rock art and rock engravings; shipwrecks; and/or graves or unmarked human burials including grave goods and/or associated burial material.	
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2. CONCLUSION

Construction site camp was set up on a future erf as agreed by the developer and the ECO. No-Go demarcation of the southern no-go area remains in place. The installation of the main sewer line is ongoing and must be rehabilitated upon completion. The northern wall and the sections of Camellia Lane, Poppy Lane and Springfield Avenue that run through Sales Phase 1 are complete.

Bulk civil construction and housing construction in sales phase 1 is complete and the contractor is currently busy with final tie ins, snags, and rehabilitation. Continuous invasive alien clearing needs to be implemented throughout the construction phase and stockpiles.