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EXTERNAL ENVIRONMENTAL AUDIT REPORT

FOR

HARTLAND ON PORTION 11 OF FARM VAALE VALLEY 219, MOSSEL BAY



<u>Compiled by:</u>	HilLand Environmental cc
<u>HilLand Environmental Reference:</u>	HAR21/1027/04
<u>Report Period:</u>	Year end 2020
<u>DEADP Reference:</u>	3/6/3 – 18 August 2009 M3/6/5 – 12 February 2018

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HARTLAND ON PORTION 11 OF FARM VAALE VALLEY 219, MOSSEL BAY

ENVIRONMENTAL AUDIT REPORT

Client: Andre le Roux – Dalmar Construction

EAP: Cathy Avierinos BSc (Hons) in Environmental Management 29 years practicing as an Environmental Assessment Practitioner in all fields of Environmental Management, Impact Assessment, Rehabilitation, Environmental Control, and Monitoring.
Stefan Delport graduated from Stellenbosch University with a BSc (Hons) in Conservation Ecology and Entomology. He has three years experience in environmental management and reporting under the direct supervision of Cathy Avierinos.

Declaration of Independence:

I, **Cathy Avierinos**, as the appointed environmental assessment practitioner ("EAP") hereby declare that:

I in terms of the general requirement to be independent:

- o Other than fair remuneration for work performed/to be performed in terms of this application, have no business, financial, personal or other interest in the activity or application and that there are no circumstances that may compromise my objectivity;
- o Work performed for this study was done in an objective manner irrespective of how such findings may be favourable or not to the client;
- o I do not have any influence over the decision-making process undertaken by the governing authorities;
- o I declare that there are no circumstances that may compromise my objectivity in undertaking this study or producing this report;
- o All facts and findings will be presented in an objective manner in accordance with my professional and scientific experience and the data derived from the study;
- o I have the necessary qualifications and experience to undertake the study;
- o All particulars furnished in this report are true and correct.



Signature of the appointed EAP

HillLand Environmental Consultants CC
Company

28 June 2021
Date

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Copies to:	Andre le Roux – Dalmar Construction Tossie Steyn & Chris Odendaal

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INTRODUCTION

Hilland Environmental, were appointed to compile this **external Environmental Audit** prior to taking over as the ECO on the project in order to establish the current compliance status of the development with the conditions of the Record of Decision (3/6/3 – 18 August 2009), Amended Appeal Record of Decision (dated 18 December 2012), Amendment of the amended appeal ROD (12 February 2018) and Environmental Management Programme (ref: EIR/MSB/MS/36/SD/3/8). The findings of this report will be used to determine areas of priority. The draft Audit report was completed and circulate to the applicants in March 2021.

It must be noted that most of the non-compliance issues noted in this audit are based on lack of information or availability of information. This places the developers at great risk in terms of their environmental compliance should DEADP undertake a compliance inspection.

Due to the lack of information a PAIA application was submitted in May 2021 to obtain the various missing documents in order to address the current non-compliances. Once the missing information is retrieved then the environmental audit can be updated and re-submitted to DEADP. The next environmental audit report will then report on compliance with this information. Partial information was received on the 14 June 2021 – the E17 file was received and the E12 (Environmental file) is still awaited.

Construction activity of the first phase commenced in 2019 starting with civil services installation. Individual house construction commenced for said phase and is ongoing. The first houses will be sold once construction is completed. Plate 1 illustrates the current progress with construction activity.





PROJECT DESCRIPTION

The Hartland Development on Portion 11 of the farm Vaale Valley, 219 entails the construction of several housing phases with associated infrastructure such as roads, water pipelines, sewage pipelines, electricity network, security area and refuse room.

Scope of Report

The objective of this report is to:

(a) report on-

- i. the scope of the development in relation to what has been implemented on site;
- ii. the scope of the development in relation to the various EA's and amendments issued for the property;
- iii. the applicability of the proposed amendments to the development plan as proposed and how these comply with the EA's issued;
- iv. the level of compliance with the conditions of the environmental authorisation and the EMPr; and the extent to which avoidance, management, and mitigation measures provided for in the EMPr achieve the objectives and outcomes of the EMPr; and
- v. the extent to which the avoidance, management and mitigation measures provided for in the EMPr achieve the objectives and outcomes of the EMPr;

(b) identify and assess any new impacts and risks as a result of undertaking the activity;

(c) evaluate the effectiveness of the EMPr;

- (d) identify shortcomings in the EMPr; and
- (e) identify the need for any changes to the avoidance, management and mitigation measures provided for in the EMPr.

The report highlights current compliance and non-compliance where possible against the information that is still missing.

Audit Requirements in terms of NEMA

This audit report needs to comply with Appendix 7 of Regulation 982 of the EIA Regulations (2014, as amended). The following checklist serves as a summary of the requirements that are incorporated within this Audit Report in accordance with Appendix 7.

Requirement	Details
(1) An environmental audit report prepared in terms of these Regulations must contain—	
(a) details of the—	
(i) independent person who prepared the environmental audit report; and	HillLand Environmental, independent EAP compiled this report, refer to Page 2
(ii) expertise of the independent person that compiled the environmental audit report;	Please refer to Page 2
	Note – follow up audits will need to be undertaken by an independent party as this audit is the commencement of the ECO appointment.
(b) a declaration that the independent auditor is independent in a form as may be specified by the competent authority;	Please refer to Page 2
(c) an indication of the scope of, and the purpose for which, the environmental audit report was prepared;	Please refer to Scope of report on Page 5
(d) a description of the methodology adopted in preparing the environmental audit report;	Please refer to Page 7
(e) an indication of the ability of the EMPr, and where applicable, the closure plan to—	
(i) sufficiently provide for the avoidance, management and mitigation of environmental impacts associated with the undertaking of the activity on an on-going basis;	Please refer to Assessment of Environmental Management Plans on Page 12
(ii) ensure compliance with the provisions of environmental authorisation, EMPr, and where applicable, the closure plan;	Please refer to Page 12
(f) a description of any assumptions made, and any uncertainties or gaps in knowledge;	Please refer to Page 7
(g) a description of any consultation process that was undertaken during the course of carrying out the environmental audit report;	Please refer to Public participation on Page 13
(h) a summary and copies of any comments that were received during any consultation process; and	Please refer to Public participation on Page 13
(i) any other information requested by the competent authority.	Please refer to additional information on Page 13

ENVIRONMENTAL AUTHORISATION / RECORD OF DECISION

The Record of Decision (DEADP Ref: 3/6/3) was issued on the 18 August 2009. The Amended Appeal ROD dated 12 February 2018 (DEADP ref: M 3/6/5) is still in force and compliance is monitored by the ECO and this Audit report.

The auditor did not have a copy of the Amended Appeal ROD dated 18 December 2012. - Received on 15 June 2021.

J Changed the applicant name to K2011133641 (South Africa) (Pty) Ltd c/o PR Steyn

J Changed Duration of activity – validity period 5 years (not 3 years)

J CEMP and OEMP as submitted must be amended to suit the amendment application – PAIA information needed to see what was applied for in the amendment and to obtain the CEMP and OEMP referred to. Current CEMP available on site is dated March 2008.

The approved activity includes:

"The proposed development consists of 1265 residential erven (zoned Residential I), five townhouse erven (zoned Residential III that includes 150 Social housing units, a multi-purpose community centre and a ± 300m2 split zoned Business II site located on Ptn. 13.02), an open space network and recreation area (zoned Open Space II) and a ± 3500m2 split zoned Business II site (located on Ptn. 1306), a road network and associated infrastructure services on the footprint as indicated on the layout plan HB/C/204/9 by Nel & De Kock dated February 2009. The remainder of the property will be managed as a nature reserve."

The amendment to the Amended Appeal ROD changed the validity period of the Record of Decision.

METHODOLOGY

Environmental Control Officer (ECO) compliance monitoring and reporting was done on a weekly basis with site visits by an **Sharples Environmental Services** (SES), monitoring reports are attached (Appendix A & Appendix E).

A full set of all documents was requested from Sharples Environmental Services who replied indicating that their archive is no longer available for this project.

A site visit was conducted by **Hilland Environmental**, represented by Cathy Avierinos and Stefan Delport with the developer's representative to get a feeling for the estate and the current status in December 2020 to undertake the Environmental Audit. All available documents were provided for record purposes.

The environmental audit checklist below is included for compliance purposes and recommendations are made as required.

Stefan Delport and Annelize Olivier have undertaken ECO weekly inspections since January 2021.

ASSUMPTIONS, UNCERTAINTIES AND GAPS IN KNOWLEDGE

This report was completed based on methods of best practice, input from experts, good, sound knowledge and experience from similar projects and situations using the information available to the auditor.

Uncertainties and gaps in knowledge are all linked to documents or records that are unavailable to the auditor to conduct the full and comprehensive environmental audit. An PAIA application to retrieve missing information from DEADP has been submitted in May 2021.

COMPLIANCE WITH ENVIRONMENTAL REQUIREMENTS

The table below is a comprehensive audit checklist of the Amended Appeal ROD (M3/6/5) for the current audit period with comments where necessary.

Table 1 – Environmental Audit Checklist

Number	Conditions	Compliant
1	One week's notice, in writing, must be given to the Department, before commencement of construction activities.	Non-compliant. No record of such notice exists. Waiting for PAIA data.
1.1	Such notice shall make clear reference to the site location details and reference number given above	Refer to "Hartland Landgoed EMR for July 2019" compiled by SES – Appendix A . This report mentions that the DEADP was not notified of commencement within one week. DEADP was notified on 26 & 30 July 2019 of this non-compliance.
1.2	The said notice must also include proof of compliance with the following conditions described herein: Conditions: 7, 8, 23, 25 & 27	
2	An integrated waste management approach must be used that is based on waste minimisation and must incorporate reduction, recycling, re-use and disposal where appropriate. Any solid waste shall be disposed of at a landfill licensed in terms of section 20 of the Environment Conservation Act, 1989 (Act No. 73 of 1989). A system of waste separation at source must be implemented and the separated waste must be regularly transported to the various recycling companies.	Partial compliance. Litter and construction rubble bins (baskets) are available on site. Recycling at the source must be encouraged during construction phase. The operational phase will most definitely have recycling at the source.
3	The mitigation/rehabilitation measures and recommendations as detailed in the Environmental Impact Report dated 5 September 2008 compiled by Sharples Environmental Services, must be adopted and implemented.	Non-Compliant. Report not available to the auditor to check so assumption is that the current owners are unaware of the mitigation / rehabilitation measures in the report and are very likely in Non-compliance with such requirements. Recommendation – apply through PAIA for access to the required report. Waiting for PAIA data.
4	The recommendations made in the Vegetation and Vertebrate Fauna Sensitivity Analysis dated June 2005 by Conservation Management Services must be implemented.	Non-Compliant. Report not available to the auditor. We Need the Vegetation and Vertebrate Fauna Sensitivity Analysis dated June 2005 by Conservation Management Services. Recommendation – apply through PAIA for access to the required report. Waiting for PAIA data.
5	The recommendations included in the report by MAPCARM cc dated 28 September 2005 must be implemented. Permits as stipulated in the aforementioned report must be obtained from Heritage Western Cape (HWC) before commencement of each development phase.	Non-Compliant. The new developer is currently busy obtaining the ROD from HWC based on the report by MAPCARM cc dated 28 September 2005. Dr Nilssen has been appointed to undertake a follow-up inspection and report on the current state of the development in terms of recommendations made in the MAPCARM cc report.

Number	Conditions	Compliant
		His report was submitted to HWC and we are waiting for their response on the way forward as the development was non-compliant with regards to archaeological monitoring. In the meantime, Dr Nilssen has been appointed to undertake the archaeological monitoring during bulk earthworks and excavations to comply with the EA.
6	No new roads may be made within the nature area. No parking for visitors to the beach may be made in the nature area. Parking can be provided on the transformed areas as indicated on the vegetation sensitivity map (Figure 3 of the Vegetation and Vertebrate Fauna Sensitivity Analysis dated June 2005) or within the disturbed area on Hartenbos Landgoed Phase I. Existing roads or tracks that are required for the management of the nature area may be retained. All other roads that are not required for management must be rehabilitated. A system of hiking trails through the nature area may be established in accordance with the Operational phase environmental management plan.	Compliant. No new roads have been created in the natural area to our knowledge apart from the necessary fire breaks and perimeter monitoring access roads. The Invasive Alien Clearing team is creating temporary access ways through the alien vegetation to successfully access and eradicate invasive alien plant species. Non-compliant - We need the OEMPr to ensure that the hiking routes are compliant. Waiting for PAIA data. We need Figure 3 of the Vegetation and Vertebrate Fauna Sensitivity Analysis dated June 2005 to ensure that the parking area (still to be implemented) is constructed in the approved area. Waiting for PAIA data.
7	A Fire Management Programme must be developed before any construction commences, except for the construction of the proposed Social Housing development. The Fire Management Programme must be approved by CapeNature as well as the Mossel Bay Fire Chief and the Eden Fire Chief.	Compliant. Please refer to Appendix B. The Fire Management Report must be implemented. There is no record if this report was approved by CapeNature and Mossel Bay Fire Chief and Garden District Municipality Fire Chief. Waiting for PAIA data. Current status – the FPA have drafted a FMP for the property.
8	Chapter 12 of the Operational Management Plan must be expanded to include amongst others the following:	Non-compliant. Report is not available We Need the OEMPr Waiting for PAIA data.
8.1	No cats may be allowed on the estate.	
8.2	The list of plant species which may not be planted must also include Pine trees, Monkey puzzle trees, palm trees or any other exotic tree species with a growth form which is unlike the growth form of the locally indigenous vegetation and which may	

Number	Conditions	Compliant
	dominate the landscape.	
8.3	The list of plant species that should be encouraged must include all the locally occurring indigenous plant species, as well as kweek grass and buffalo grass for lawns.	
9	A property Owners Association must be established to which all property owners on Hartenbos Landgoed must belong. Each member of the POA must sign acceptance of the POA management plan / rules and regulations and operational phase Environmental Management Plan which they will abide to.	Non-Compliant No residents residing yet. URGENT action required
10	The applicant must approach CapeNature with a request to enter some form of agreement or contract in terms of CapeNature's Stewardship Programme.	Non-Compliant No record of such a request available. Waiting for PAIA data.
11	All invasive alien vegetation must be cleared from the site. The initial clearing of all alien invasive vegetation must take place within 24 months after commencement of construction work. Follow up clearing of invasive alien plants must be done annually.	Compliant. Invasive alien plant clearing, mainly Rooikrans (<i>Acacia cyclops</i>) is in progress.
12	The area with natural vegetation must be managed as a nature reserve according to a management plan approved by CapeNature.	No record of a management plan approved by CapeNature. Waiting for PAIA data.
13	With reference to layout plan No. HB/C/204/9 dated February 2009, the following erven must be removed from the proposed development; 1019 to 1053 and the two parking areas for 50 and 70 cars. These areas are to be included in the open space network.	Uncertain. We do not have any confirmation that the current site development plan was approved by DEADP. Waiting for PAIA data.
13.1	An amended layout plan depicting these changes must be submitted to the Department for approval prior to commencement of construction activities.	
14	Only single-story dwellings (6m height restrictions from natural ground level) must be constructed on the following erven indicated on layout plan NB/C/204/9 dated February 2009: 1 & 2; 84 to 88; 89 to 107; 523 to 540; 528 to 544; 880 to 887; 1054 to 1087; 1287 to 1290; 1009 to 1018; 1253 to 1269; 1245 to 1247; 1284 to 1300; 1226 to 1228; 545 to 611; 656 to 681; 643 to 655 and 548 to 567.	Need to check these erven, we do not have Layout plan NB/C/204/9 dated February 2009 Waiting for PAIA data. The SDP that we have on record is HB/C/204/10 – dated August 2009 – Appendix D
15	A firebreak or buffer of at least 10m must be maintained between erf boundaries and the existing edge of natural vegetation. All building must be set back at least 10m from the edge of natural vegetation. This 10m buffer must not be bulldozed but the grass in this area must be regularly cut. A 20m buffer must be provided for all erven located closest to the N2 highway. This buffer may also serve as an access for fire fighting vehicles.	Compliant. Firebreaks are in place. 10m firebreak to be maintained along natural vegetation area. 20m firebreak to be maintained along the N2 highway.
16	The following Resource Conservation Measure must be implemented:	
16.1	Rainwater from roofs must be collected and stored in rainwater tanks. No taps linked to piped, potable	All homes to comply – proof to be kept on record.

Number	Conditions	Compliant
	water may be installed outside buildings. Any water used in gardens or outside buildings must only be collected rainwater.	
16.2	All buildings must be fitted with water saving devices such as low flow showerheads and double flush toilets.	Contractor/developer must ensure record of this in all plan approval prior to occupation certificates being issued.
16.3	All residential dwellings must be fitted with and use solar hot water systems.	Contractor/developer must ensure record of this in all plan approval prior to occupation certificates being issued.
17	A storm water management plan must be prepared and approved by the Mossel Bay Municipality. Hard surfaces must be limited or reduced where possible. Measures must be implemented to slow down the flow of storm water, such as artificial wetlands and swales, which will also assist in filtering storm water, dissipating energy and increasing infiltration of storm water, thereby reducing storm water and replenishing groundwater. Storm water may not be allowed to run down the steep slopes on the north-eastern boundary towards the Kleinbrak River.	Non-compliant We do not have any record of an approved Storm water management plan Waiting for PAIA data.
18	No buildings are allowed on slopes of 1:4 and steeper.	Compliant. The construction phase is in progress.
19	Permits must be obtained from the Department of Water Affairs and Forestry before any protected tree species (including Milkwood trees, <i>Sideroxylon inerme</i>) or forest may be disturbed, pruned or damaged in any way.	Compliant - Ongoing. No permits necessary to date.
20	The existing indigenous hedgerows on the property must be retained.	Uncertain to which hedgerows are referred to.
21	The Guidelines contained in the Economic Impact Assessment Report by Urban-Econ must be implemented. Preference must be given to local labour. The applicant must provide ample opportunity for training and skills transfer.	Non-compliant. We need the Economic Impact Assessment Report in order to ensure compliance Waiting for PAIA data.
22	Bulk earthworks and excavations must be monitored by a professional archaeologist. Should any heritage remains be exposed during excavations, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape (in terms of the National Heritage Resources Act, 1999(Act No. 25 of 1999)). Heritage remains uncovered or disturbed during earthworks must not be disturbed further until the necessary approval has been obtained from Heritage Western Cape.	Non-compliant. We have no record that a professional archaeologist was present during bulk excavations. Waiting for PAIA data. The new developer is currently busy obtaining the ROD from HWC based on the report by MAPCARM cc dated 28 September 2005.
22.1	If any archaeological remains (including but not limited to fossil bones and fossil shells, coins, marine shell heaps, stone artefacts and bone remains, structures and other built features, rock art and rock engravings) are discovered during construction they must immediately be reported to Heritage Western Cape and must not be disturbed further until the necessary approval has been obtained from Heritage Western Cape.	Dr Nilssen has been appointed to undertake a follow-up inspection and report on the current state of the development in terms of recommendations made in the MAPCARM cc report.
22.2	If any graves or unmarked human burials are	His report was submitted to HWC and we are waiting for their response on the way forward as the development was non-compliant with regards to

Number	Conditions	Compliant
	discovered, or any human remains be disturbed, exposed or uncovered during excavations and earthworks, they must be treated with respect and SAHRA must be notified immediately and must not be disturbed further until the necessary approval has been obtained from SAHRA. An archaeologist must be contacted to remove the remains at the expense of the developer.	archaeological monitoring. In the meantime, Dr Nilssen has been appointed to undertake the archaeological monitoring during bulk earthworks and excavations to comply with the EA.
23	The applicant must appoint a suitably experienced Environment Control Officer before commencement of any land clearing or construction activities to ensure that the mitigation/rehabilitation measures and recommendations referred to in this Record of Decision are implemented and to ensure compliance with the provisions of the construction phase EMP.	Uncertain. We do not have any record of commencement date. SES was appointed as ECO on the 15 th of July 2019 Waiting for PAIA data.
24	The Construction Phase Environmental Management Plan for the proposed development dated March 2008 and the Operational Phase Environmental Management Plan for the proposed development dated June 2008 by Sharples Environmental Services must be implemented. Any amendments to the environmental management plans must be submitted to the Department for approval.	Compliant. ECO reports compiled by SES (2019) monitored compliance with the CEMPr, no changes or amendments were made during this period. We need the OEMPr as the current developer does not have a copy thereof – construction phase is still in effect. Waiting for PAIA data.
25	An Environmental Liaison Committee ("ELC") must be established at the cost of the Applicant, prior to commencement of site preparation and construction.	Non-compliant. We have no record that this has ever been complied with. According to the Harland Landgoed EMR July 2019, the ELC was not yet established. An newspaper advert was placed without any response (July 2019) and the draft TOR was submitted to DEADP for approval – nor record of any approval or response noted. Waiting for PAIA data.
25.1	The applicant must draw up the ELC's draft terms of reference ("TOR") or draft constitution and submit it to the Department. This must be approved by the Department prior to any land clearing or construction commencing.	
25.2	The TOR must include but is not limited to the following: 25.2.1 the frequency of meetings and reports 25.2.2 chairmanship/membership 25.2.3 auditing requirements 25.2.4 duties and responsibilities during the construction phase 25.2.5 the termination of such ELC 25.2.6 the frequency of providing feedback to the local community.	
26	The applicant must submit an Environmental Audit Report, ("audit report") to this Department within six months after installation of the services of each phase has been completed.	
26.1	The audit report must indicate the date on which the construction was completed, and detail compliance with the conditions of this authorisation, and the status of the rehabilitation programme	Audit Report #1. Phase 1 still in progress
26.2	The Department may require remedial action should the audit report reflect that rehabilitation is	

Number	Conditions	Compliant
	inadequate.	
26.3	If the audit report is not submitted, the Department may give 30 days' written notice and may have such an audit undertaken at the expense of the applicant and may authorise any person to take such measures necessary for this purpose.	
27	All outdoor advertising associated with this activity, whether on or off the property concerned, must comply with the applicable Local Authority By-Law for the control of Outdoor Advertising or in the absence of local legislative controls, must comply with the South African Manual for Outdoor Advertising Control (SAMOAC) available from: The Director: Environmental Impact Management Department of Environmental Affairs and Tourism Private Bag X447 Pretoria 0001	Uncertain at this stage.
28	The applicant shall be responsible for ensuring compliance with the conditions contained in the Record of Decision by any person acting on his behalf, including but not limited to, an agent, servant, employee or any person rendering a service to the applicant in respect of the activity, including but not limited to contractors and consultants.	Noted.
29	The owner and/or developer must notify this Department and any other relevant authority, in writing, within 24 hours thereof if any condition of this authorisation is not adhered to.	This report will notify the Department of any non-compliances. It is uncertain whether any other such notices have been submitted to the Department subsequent Hartland Landgoed EMR July 2019 compiled by SES. Waiting for PAIA data.
30	Departmental officials shall be given access to the property referred to in B above for the purpose of assessing and/or monitoring compliance with the conditions contained in this Record of Decision, at all reasonable times.	Compliant. No record that any officials have conducted a site inspection to date.

ASSESSMENT OF THE ENVIRONMENTAL MANAGEMENT PLAN

The Construction Environmental Management Plan (ref: EIR/MSB/MS/36/SD/3/8) was sufficiently able to provide for the avoidance, management, and mitigation of environmental impacts associated with the undertaking of the listed activities during the construction phase (still in progress).

A method statement regarding additional measures to address and eradicate listed invasive alien plants has been submitted by the current contractor (Dalmar Construction) to successfully eradicate Rooikrans (*Acacia cyclops*). The CEMP already includes methods of controlling listed invasive aliens as such a method statement was deemed appropriate.

No changes are recommended in terms of avoidance, management, and mitigation of environmental impacts associated with construction of phase 1 of Hartland Development. Construction is currently still in progress with phase 1.

Public participation and complaints

Public participation took place as part of the original Environmental Impact Assessment (EIA) process. No further consultation has been necessary. No complaints have been received to the knowledge of HillLand Environmental.

We have requested information from all parties that we could to obtain the missing information.

A PAIA application to access various documents pertaining to this development has been submitted to DEADP in May 2021, partial data received, Environmental file still awaited.

Information REQUIRED

In order to complete this audit of the EA and EMP the auditor requires the following:

-] Amended Appeal ROD dated 18 December 2012.
-] The mitigation/rehabilitation measures and recommendations as detailed in the Environmental Impact Report dated 5 September 2008 compiled by Sharples Environmental Services.
-] The recommendations made in the Vegetation and Vertebrate Fauna Sensitivity Analysis dated June 2005 by Conservation Management Services.
-] The CapeNature and Mossel Bay Fire Chief and Eden Fire Chief approved Fire Management Programme.
-] The Operational Management Plan.
-] The list of plant species which cannot be used on the estate - to comply with the ROD – species which may not be planted must also include Pine trees, Monkey puzzle trees, palm trees or any other exotic tree species with a growth form which is unlike the growth form of the locally indigenous vegetation and which may dominate the landscape.
-] The list of plant species that should be encouraged.
-] POA management plan / rules and regulations and operational phase Environmental Management Plan.
-] Agreement with CapeNature or contract in terms of CapeNature's Stewardship Programme.
-] CapeNature approved management plan for the Nature reserve.
-] Layout plan No. HB/204/9 dated February 2009 (which specifically excludes - 1019 to 1053 and the two parking areas for 50 and 70 cars. These areas are to be included in the open space network).
-] Copy of the DEADP approval of the new layout plan.
-] Copy of the home design rules which include the following:
 - o Rainwater from roofs must be collected and stored in rainwater tanks.
 - o No taps linked to piped, potable water may be installed outside buildings.
 - o Any water used in gardens or outside buildings must only be collected rainwater
 - o All buildings must be fitted with water saving devices such as low flow showerheads and double flush toilets
 - o All residential dwellings must be fitted with and use solar hot water systems
-] Copy of the approved storm water management plan which complies with the ROD conditions.
-] Copy of the Guidelines contained in the Economic Impact Assessment Report by Urban-Econ.
-] Proof of appointment of professional archaeologist for all bulk earthworks.
-] Copy of the Operational Phase Environmental Management Plan dated June 2008 by Sharples Environmental Services.