



Hilland Environmental

Environmental Assessment Practitioners

ENVIRONMENTAL MONITORING REPORT No. 11
FOR

***The Development of the Garden Walk on the Remainder of Portion 58
of the Farm Hartenbosch 217, Hartenbos***



Compiled by:

Hilland Environmental

Reference:

MOS25/1262/31

Report Period:

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GARDEN WALK DEVELOPMENT

ON THE REMAINDER OF PORTION 58 OF THE FARM HARTENBOSCH 217, HARTENBOS

Report period: January 2026

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HillLand Environmental Internal review process:

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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 Programme (EMPr, Ref.: MOS24.1262.12) and constitutes the **11th** Environmental Monitoring Report and covers inspections done during **January 2026** for the construction of the Garden Walk development on the Remainder of Portion 58 of the Farm Hartenbosch 217, Hartenbos.

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 (16/3/3/5/D6/18/0006/24).

Notification of commencement letter was sent to the Department of Environmental Affairs and Development Planning (DEA&DP) on **27th November 2024**.

The approved updated EMPr and EA is available in the environmental file – the updated EMPr was submitted to DEADP prior to commencement.

Environmental induction was done with earthworks contractor and staff in **January 2025** and in **February 2025** with the main building contractor. The internal Health, Safety and Environmental officer of MBC have been inducted by the ECO and will be doing environmental inductions with their staff as staff changes on site.

Method statement for the construction site camp was submitted to the ECO.

A discrepancy with the cadastral boundaries was picked up and referred to the developer for attention (May 2025 – ECO Report No.4). The survey confirmed that the cadastral boundaries have been incorrectly mapped on site, and the no-go / site demarcation has been installed on this incorrect line on Remainder of Farm 219.

A non-compliance notification letter was subsequently submitted to DEADP on 25th June 2025. A meeting was held with DEADP and Mossel Bay Municipality in July 2025 to determine the way forward.

DEADP Law Enforcement conducted a site inspection on 5th September 2025, and the Compliance Notice was issued on 30th September 2025.

DEADP conducted a compliance inspection on the 9th September 2025.

Rehabilitation in terms of the approved rehabilitation report is in process and the first ECO rehabilitation progress report has been submitted to the DEADP – Law enforcement office – 10 December 2025. Rehabilitation of phase 1 is complete and will require ongoing monitoring and watering.

Setting out and vegetation clearing for the external works (sewer line, stormwater outlet and road works) is in process.

MOS25/1262/31

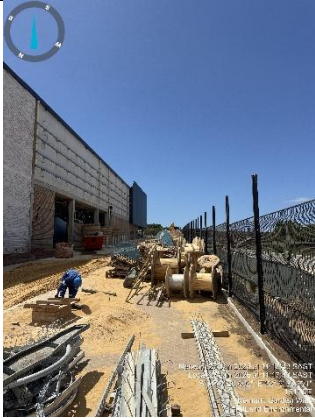
ECO monitoring during **January 2026**:

Date:	Comment:
13 January 2026	Site inspection and meeting
23 January 2026	Site inspection
27 January 2026	Site inspection and meeting

CONSTRUCTION PHASE MONITORING CHECKLIST

ECO site inspection checklist based on the approved updated EMPr for **January 2026**.

EMPr Requirement	Level of Compliance	Comments / Findings	Photo's (if applicable)
Construction Site camp			
The site camp area must be indicated and approved by the ECO.	DONE	The site camp method statement (MBC) was approved by the ECO. The site camp is set up on RE/219 as per the method statement. Based on the survey data, the area in front of the site camp is also on RE/219, refer to non-compliance notification mentioned above. MBC started to dismantle the site camp. The area must be fully rehabilitated (remove any/all foreign material, replace topsoil and spread the seed mix – water and aftercare). Civil and sub-contractor's site camp/material storage area is within the fenced off development footprint (parking area).	 Network: 13 Jan 2026 at 09:58:31 SAST Local: 13 Jan 2026 at 09:58:31 SAST S 34° 16' 46.451" E 22° 0' 50.000" W Remark: Garden Walk WHL Land Environmental Sub-contractor's site camp  Network: 27 Jan 2026 at 11:30:51 SAST Local: 27 Jan 2026 at 11:30:51 SAST S 34° 6' 19.672" E 22° 6' 43.776" E Remark: Garden Walk WHL Land Environmental MBC site camp – in the process of dismantling.

Storage sites for construction material and access must be approved by the ECO prior to commencing (and areas will require rehabilitation after use).	Compliant	All construction material is currently stored in the development site (fenced off area). Construction access is directly off the R102 to the construction site – shopping centre entrance point. Stormwater infrastructure and external road works construction material stockpile area is generally limited within the development zone (shopping centre), however there are limited material stockpiling on the outside where active construction is taking place.	 Construction materials stored on site
Environmental Induction			
All construction staff should be briefed by the ECO/DEO in an environmental education programme.	Ongoing	Environmental induction was done with all staff on site in January 2025 (Jodan construction). Induction was done with the main contractor (MBC) management team done in February 2025. The DEO does inductions with new staff as they arrive on site – proof is kept in the environmental file.	

Stormwater Management

Silt fencing must be installed at the stormwater outlet point until the site is re-vegetated and silt is no longer evident.	Action required	Installation of the stormwater infrastructure in process. Silt trap must be installed at the stormwater outlet point (on RE/101/217). The southern stormwater channel has been constructed with a gabion dissipator – done.	 Network: 23 Jan 2025 at 11:44:53 SAST Locat: 22 Jan 2025 at 11:44:53 SAST S: 34° 6' 29.86" E: 21° 0' 0" W Remark: Garden Walk #HillLandEnvironmental Stormwater outlet point on RE/101/217 as per the municipal services agreement
In the case of contaminated water run-off, silt can be stopped by means of sandbags and following the rain the contaminated area should be cleaned.	Ongoing Not yet required for this reporting period.	There is no contaminated run-off noted outside the demarcated site. Silt trap must be installed at the stormwater outlet as soon as possible. No contaminated runoff noted from the cement mixing areas – internal on hard surface.	 Network: 27 Jan 2025 at 11:14:48 SAST Locat: 27 Jan 2025 at 11:14:48 SAST S: 34° 6' 27.31" E: 22° 45' 21.24" W Remark: Garden Walk #HillLandEnvironmental
Fauna and Flora			
A record of the rescued plants must be kept.	Compliant / DONE	Extensive plant rescued was done prior to vegetation clearing and earthworks commenced.	

		A record of plants rescued is in place: Approximately 1000 Aloes were rescued. The local nursery is looking after some of the aloes that will be replanted during rehabilitation phase. Extra rescued plants were donated to neighbouring estates to use in their rehabilitation programme. One (1) milkwood was transplanted/rescued in accordance with the NFA permit. Plant search and rescued was done in accordance with the EMPr in the area that was cleared outside of 58/217.	
Any transplantable species (tree seedlings, shrubs, succulents, geophytes etc.) which occur within the construction areas (development footprint) should be stored in an on-site / off-site nursery for later use in the landscaping phase.	Compliant / DONE	All visible aloes were rescued /transplanted (entire development footprint including the portion on Remainder of Farm 219). Some of the aloes went to an off-site nursery adjacent to the property for safekeeping and to be planted into rehabilitation.	
Should any animal be caught up or trapped in the construction area, the ECO should be requested to assist.	Compliant	A Barn Owl was rescued from the construction site by the SPCA. The owl entered the shopping centre after hours and was noted early the next morning. the DEO notified the SPCA and the owl was rescued. The ECO was notified on the day – 26 January 2026.	 
The contractor(s) shall ensure that no hunting, trapping, shooting, poisoning or otherwise disturbance of any fauna takes place.	Compliant	No non-compliance noted or reported to the ECO.	
Soil Protection			
Topsoil must be stripped to stockpile from all construction areas before work commences in that specific area.	DONE	Topsoil has been stripped. Only the required volume (approximately 2500m ³) of topsoil for rehabilitation and landscaping has been stockpiled. Stockpiled topsoil are being used	

All topsoil on the site will be stripped at least 200mm Deep, approx. 2500m ³ of topsoil will be retained on site for future use in the landscaping area.		for the rehabilitation and landscaping – currently in process. The contractor must ensure that the topsoil stockpile is free from invasive alien plants (<i>Datura sp.</i>).	 Phase 1 rehabilitation report – progress.  Topsoil stockpile
The topsoil must be stockpiled for use in rehabilitation and landscaping and must not be contaminated with other building materials and / or subsoil.	Compliant	The topsoil has been stockpiled and are now being used for rehabilitation and landscaping.	
The stockpiles must be protected against erosion including wind (vegetation can be permitted to grow on the stockpile to keep it secure and prevent wind movement. No alien invasive plants may grow on the stockpile).	Ongoing	Grass cover is allowed to grow on the stockpile – some grass cover noted. The contractor must ensure that the topsoil stockpiles are free from invasive alien plants (<i>Datura sp.</i>).	
The silt fencing needs to be installed where indicated by the ECO.	Action required	Silt trap must be installed at the stormwater outlet as soon as possible.	
No bare or exposed areas are to be left for a period of more than 2 months.	Done	Clearing of the entire site was done and construction is in progress over the entire site (civil services and top structure).	

Ablution Facilities			
Ablution facilities (chemical toilets) are to be provided at the campsite for use of the staff (one toilet per 15 people).	Compliant	Sufficient ablution facilities are provided on site, for Jodan Construction, MBC and shopfitters of the various shops.	
The contractor shall ensure that the toilet(s) are emptied regularly and also before weekends and public holiday periods.	Ongoing	No environmental issues noted.	
Heritage Resources			
Although not anticipated, should it be suspected that an object or structure of heritage value has been uncovered during earthworks or the clearing of vegetation (including but not limited	Compliant	Bulk earthworks are complete. No discoveries were reported during this reporting period.	

to bones, burial sites, structures older than 50 years, stone tools, shell middens, pottery etc.), then all work is to immediately cease, and the ECO is to be contacted to inform Heritage Western Cape (HWC). Work shall not recommence until HWC have visited the site, inspected the object in question and advised on how to proceed.			
Access To the Site			
Primary access has been approved from the MR344 (R102) at a point approximately 280m north-east of the intersection between the R102 (MR344) and DR6804.	Ongoing	Controlled construction access to the site is from the R102 and DR6804 (same location as the planned access).	
The contractor(s) must ensure that vehicles leaving the site are clean and, wherever possible, do not deposit mud, any other earth material and concrete on the road surface. Where this is unavoidable, it must be cleaned on a daily basis and may not be permitted to enter the storm water system.	Ongoing	Mud deposits on the R102 and DR6804 are cleaned regularly – ongoing, please continue.	
Site Agent			
The main contractor shall appoint a responsible agent to ensure that they comply with this EMPr and all its conditions.	Compliant	SHE - Aphiwe Mteyise – MBC SHE - Tinashe Kurwaisimba– Jodan Construction	
Local Labour			
It is strongly recommended that local labour is used for the construction phase of this project. "Local" implies people within the Mossel Bay area.	Ongoing	Labour and service providers are recruited from the Mossel Bay area as far as possible.	Refer to contractor's report

Working Areas & Demarcation			
All areas outside of the property will be regarded as 'no-go' areas (except where installation of services will be required).	Ongoing	The non-compliance was reported to DEADP. DEADP Law Enforcement S24G process in progress. R102 intersection and upgrades are in process.	 Yellow line showing the cadastral boundary.  06/06/2025 20:14:58 SAST 06/06/2025 20:14:58 SAST S 34° 5' 23.458" E 22° 0' 00.000" Zona 35 Project: Garden Walk #Hilland Environmental

No-Go areas will be required to be demarcated by the contractor to ensure that they are visible at all times, to all personnel. The total footprint of a building zone / phase should be demarcated with 1.5 m (height) shade cloth for the entire period of the construction.	Compliant	Clear-vu fence (permanent fence) is being installed. The construction demarcation fence is being removed as the installation of the clear-vu fence progresses.	 Network 27 Jan 2025 at 11:21:27 EAST Location 30.072111 149.053555 S 30.072111 E 149.053555 25M W Remotely Operated Vehicle 4000m Resolution
Storage of Construction Material			
All stockpile sites to be approved by the ECO and/or landowner, prior to the commencement of stockpiling. All stockpile sites within the development area are to be demarcated with silt-fences and/or danger tape, where necessary.	Compliant & ongoing	Main construction material stockpile area is within the demarcated zone. The construction material stockpile in the development zone is demarcated with orange netting fencing. Limited construction material stockpiled outside the shopping centre for the external services (road, sewage and stormwater).	 Network 27 Jan 2025 at 11:18:15 EAST Location 30.072111 149.053555 S 30.072111 E 149.053555 100M W Remotely Operated Vehicle 4000m Resolution Curbs stockpiled next to the sidewalk
Any material removed from bulk earthworks that is not going to be used as part of the cut and fill,	DONE	Majority of the subsoil was used for cut and fill within the development footprint. Excess topsoil and subsoil have been removed from the site.	

MUST be removed from site to an approved disposal site immediately.			
Written method statement for the storage of hazardous substances must be approved by the ECO.	Ongoing	Method statement for hazardous substances has been submitted to the ECO and approved.	
Fire Protection			
No burning of waste on any part of the site should be permitted.	Compliant	No non-compliance noted.	
Waste Management			
It is recommended that an integrated waste management approach must be used that is based on waste minimisation and must include reduction, recycling, re-use and disposal where appropriate.	Compliant / Ongoing	Keeping general waste separate from construction rubble. Scrap metal is stockpiled separately in a skip for recycling.	
Recycling must be encouraged on-site and recycling bins must be provided and clearly marked.		Construction rubble stockpiles must not have litter (papers and plastic) – ongoing. Subcontractors (shopfitters) must be encouraged to separate their waste – recycling. Additional skips have been brought to site to try and limit littering. Skips must have a cover to prevent wind blowing litter.	
Disposal of all waste materials must be done at suitable facilities. No dumping of any waste material on or off-site is permitted.	Compliant	No dumping noted during the ECO site inspections.	
Documentary evidence of all disposed contaminated products, waste or residues, which have been generated during the construction phase must be kept.	Ongoing	Contractor to ensure that the waste disposal slips are kept in the environmental file.	

Litter to be removed from the site on a daily basis and kept in closable bins.	Compliant & ongoing	Litter noted during ECO site inspection(s) have been reported to the contractor and are actioned accordingly – this will be ongoing. Regular litter picking is done.	 waste bins/skips on site
Concrete and Cement Works			
Any concrete batching plant areas are to be approved by the ECO prior to utilisation.	Ongoing	Mixing are being done within development footprint (transformed area) and as agreed with the ECO. Suitable bunding must always be in place to avoid contaminated water runoff.	
No ready-mix trucks are permitted to rinse their tanks on site or along the access roads to and from the site.	Ongoing	No non-compliance noted during site inspections.	
Any spillage is to be immediately cleaned by the responsible contractor / supplier / owner.	Ongoing	Minor concrete spillage noted within the development zone (transformed area / hardened surface) and are cleaned – <i>no environmental impact.</i>	
Bunding through the use of sandbag walls around any mixing areas is recommended. All concrete must be mixed on trays / on thick plastic and not on the soil.	Ongoing	Suitable bunding must always be in place to avoid contaminated water runoff. Ready-mix is used for the bulk concrete works.	
Noise and Dust Management			
Work must be limited to normal working hours as dictated by the local authority.	Ongoing	No environmental issues noted or reported to the ECO.	
Dust mitigation measures should be implemented as required.	Ongoing	Dust nuisance complaint(s) are recorded in environmental file – no new complaints received.	

		Regular dust suppression is done – watering exposed areas and dust mitigation record sheet is kept in the environmental file.	
Rehabilitation/vegetation management			
Any damage to private property or open space areas must be reinstated to the state it was before construction commenced and must be done to the satisfaction of the landowner and ECO.	Ongoing	Refer to the non-compliance letter / comment. Rehabilitation of the area above the retaining wall will in process – refer to the ECO rehabilitation monitoring report.	
All building rubble must be completely removed and disposed of at an approved landfill site.	Ongoing	Rehabilitation will be completed once construction is complete.	
Compacted topsoil must be raked loose.	Not yet necessary	Rehabilitation will be completed once construction is complete.	
Contaminated soil must be disposed of at an approved landfill site.	Ongoing	Rehabilitation will be completed once construction is complete.	

Reinstate the vegetation in accordance with the Landscape Master Plan.	Ongoing	Rehabilitation / revegetation of the retaining wall / embankment has been done (phase 1) – refer to the ECO rehabilitation monitoring report. Landscape master plan was circulated to the ECO.	 Network: 27 Jan 2026 at 11:29:29 S/E Local: 27 Jan 2026 at 11:29:29 S/E 5 34 0' 45" 2026 15 32 40' 24" 100° Purnell, Garden Walk Hill and Environment Retaining wall / embankment landscaping started  Network: 27 Jan 2026 at 11:29:29 S/E Local: 27 Jan 2026 at 11:29:29 S/E 5 34 0' 45" 2026 15 32 40' 24" 100° Purnell, Garden Walk Hill and Environment
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All landscaping areas to be planted and maintained.	Ongoing	Rehabilitation will be complete once construction is complete.	
Alien invasive vegetation to be removed	Ongoing	The contractor must ensure ongoing hand-pulling of the <i>Datura</i> plants – ECO can assist with identification if required. It is important to remove these plants before they start producing seeds and spreading.	

Conclusion

Plant search and rescue was completed in January 2025 (entire development area including the section on RE/219), and the plants have now been used for the rehabilitation (mainly area above the retaining wall).

All topsoil has been stripped and the required amount for rehabilitation and landscaping has been stockpiled at an off-site location (Outeniquasbosch development zone), which was now moved to the nursery next to Garden Walk. Now being used for rehabilitation.

The entire working area is demarcated with a fence.

Construction of the retaining wall / embankment is complete, and rehabilitation / revegetation – replanting the rescued plants are done – refer to the ECO Rehabilitation monitoring report.

Construction of the building (internal shop fitting), parking and external services (road upgrades and stormwater infrastructure) is ongoing.

The Section 24G process for the unlawful clearing on Remainder of Farm 219 is ongoing.

Dust suppression (of exposed areas) and ongoing litter picking must continue.

Silt trap (bidim fence or hay bales) must be installed and maintained at the stormwater outlet.

Rehabilitation of phase 1 is complete, and phase 2 has commenced.