



Hilland 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
Mobile: +27 (0) 82 558 6589
E-mail: admin@hilland.co.za
www.hilland.co.za

ENVIRONMENTAL MONITORING REPORT No. 5

FOR

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



Compiled by:

Hilland Environmental

Reference:

MOS25/1262/17

Report Period:

June 2025

ISSUED BY:
 HillLand 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

GARDEN WALK DEVELOPMENT

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

Report period: June 2025

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Submitted to:	Mike Buykes Construction Jodan Construction Moolman Group
Copies to:	DEADP - George

HillLand Environmental Internal review process:

Report compiled by: Litha Manyube – HillLand Environmental

Report internal review by: Stefan Delpont - HillLand Environmental

Environmental Monitoring Report No. 5

HillLand Environmental, the appointed Environmental Control Officer (ECO) compiled this report as the environmental monitoring report (**No.5**). This report monitors compliance against the Environmental Management Programme (EMPr, Ref.: MOS24.1262.12) and constitutes the 5th Environmental Monitoring Report and covers inspections done during **June 2025** 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.

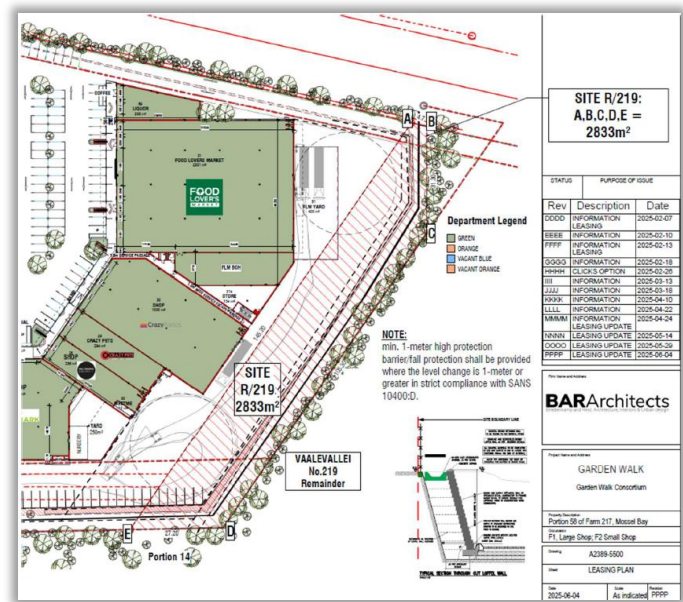
Environmental induction was done with earthworks contractor and staff in **January 2025** and in **February 2025** with the main building contractor. The internal Health, Safety and Environmental officer of MBC has been inducted by the ECO and will be doing environmental inductions with their staff as 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 developer confirmed that a surveyor was appointed to investigate if the cadastral boundaries have been incorrectly mapped on site.

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 DEAD on 25th June 2025.

Applicant issued an immediate “on hold” for all building works in the affected area (red hashed zone)



Extract of the architect plan overlay with the survey of the current site boundary.

ECO monitoring during **June 2025:**

Date:	Comment:
03 June 2025	Site inspection& Site meeting
12 June 2025	Site inspection
17 June 2025	Site inspection & Site meeting
25 June 2025	Site inspection

CONSTRUCTION PHASE MONITORING CHECKLIST

ECO site inspection checklist based on the approved updated EMPr for **June 2025**.

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. Civil contractor: The site camp is within the fenced off development footprint.	 Hilland Environmental Garden Walk 25.06.2025 10:22 34°42'28.62"S 22°43'34.61"E R-02 Civil contractor site camp

			 Network: 03 Jun 2025 at 09:41:40 SAST Local: 03 Jun 2025 at 09:41:40 SAST S 84° 6' 20.944" E 22° 6' 44.846" 61° NE Remark: Garden Walk #Hilland Environmental
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. Construction access is directly off the R102 to the construction site. Access point will shift to the access as indicated on the site plan at a later stage. The developer is waiting for final approval from DRE on the R102 changes/upgrades.	 Hilland Environmental Garden Walk 25.06.2025 16:09 S 84° 24' 30" E 22° 6' 40" S 0° E N2

			 Hill and Environmental Garden Walk 12.04.2025 12:22 34° 23' 50" S 22° 5' 36.94" E R102 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 2024 (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.	

Stormwater Management

Silt fencing must be installed at the stormwater outlet point until the site is re-vegetated and silt is no longer evident.

Ongoing

Sandbags were placed in existing stormwater channel of the provincial road (R102), to capture any silt from the site. These "silt traps" are cleaned out regularly as observed on site.

Sandbags were placed at the low point (old farm access).

The stormwater outlet point is not yet installed.

All low points must be regularly inspected for possible stormwater movement. In the case where there is stormwater movement, the contractor will be required to install erosion protection (bidim silt fence(s) or sandbags).



No stormwater runoff issues outside the demarcation noted.



Additional sandbags were placed at the low point (old access point). Sandbags will be required here to protect the slope (soil erosion risk) until the retaining wall is completed.

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	There is no contaminated run-off noted outside the demarcated site. Additional sandbags have been placed (proactively) to prevent silt wash / erosion at the old farm access. Cement mixing areas to be bunded to prevent contaminated water runoff internally – not all mixing areas currently have bunding.	
The stormwater system must be protected through the installation of additional silt-fencing and re-vegetation of exposed areas.	Ongoing	The stormwater system has not yet been fully installed / connected.	 Hilland Environmental Garden Walk 25.06.2025 10:23 34°6'29"S 151°16'35"E R102
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. 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.	Not yet necessary	No incidents have been noted or reported to the ECO.	
The contractor(s) shall ensure that no hunting, trapping, shooting, poisoning or otherwise disturbance of any fauna takes place.	Compliant	No non-compliance noted.	
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 2500m³) of topsoil for rehabilitation and landscaping has been stockpiled and demarcated with signs. The excess has been removed from the site as agreed by the ECO. The topsoil stockpile has been moved to an off-site stockpile area (Outeniquasbosch – within a development area). The contractor must ensure that the topsoil stockpile is free from invasive alien plants (<i>Datura</i> sp.).	
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 for rehabilitation and landscaping and demarcated – signs.	
The stockpiles must be protected against erosion including wind (vegetation can be permitted to grow on the stockpile to keep it secure and	Ongoing	Grass cover is allowed to grow on the stockpile.	

prevent wind movement. No alien invasive plants may grow on the stockpile).		The contractor must ensure that the topsoil stockpile is free from invasive alien plants (<i>Datura sp.</i>).	
The silt fencing needs to be installed where indicated by the ECO.	Ongoing	Erosion protection is required at the low point(s) – no silt was noted outside the demarcation.	Erosion / silt protection is required
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.	Compliant	Approx. 2500m ³ of topsoil is stockpiled on site – the rest was removed from the site, in accordance with the amount of topsoil required for rehabilitation and landscaping.	
No bare or exposed areas are to be left for a period of more than 2 months.	Ongoing	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, both for Jodan Construction and MBC.	 HillLand Environmental Garden Walk 25.06.2025 10:09 34°4'22.59"S 22°6'40.97"E N2  HillLand Environmental Garden Walk 12.06.2025 12:12 34°4'28.09"S 22°6'34.09"E R102
The contractor shall ensure that the toilet(s) are emptied regularly and also before weekends and public holiday periods.	Ongoing	No environmental issues noted. Toilet service provider was noted on site during ECO site inspection. Additional toilets have been added to the site.	
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 to bones, burial sites,	Compliant	The majority of the earthworks are near completion and no discoveries were reported during this reporting period.	

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 (temporary access point).																																																																																													
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 are cleaned regularly.																																																																																													
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.	 GARDEN WALK Report Date: 2025/07/15 Locals Date report: 2025/07/01 to 2025/07/15 Local employees summary <table border="1"> <thead> <tr> <th>Company</th> <th>Total Wages</th> <th>Of which is local</th> <th>%</th> </tr> </thead> <tbody> <tr><td>MBC</td><td>20</td><td>8</td><td>28%</td></tr> <tr><td>Titan Reinforcing</td><td>18</td><td>6</td><td>38%</td></tr> <tr><td>Formacon</td><td>40</td><td>6</td><td>15%</td></tr> <tr><td>MSLP</td><td>4</td><td>1</td><td>25%</td></tr> <tr><td>Ventela Projects (Off site)</td><td>0</td><td>0</td><td>0%</td></tr> <tr><td>Jodan Group</td><td>28</td><td>12</td><td>43%</td></tr> <tr><td>Puma Security</td><td>1</td><td>1</td><td>100%</td></tr> <tr><td>Engineered Interlock Solutions (EIS)ORP</td><td>11</td><td>4</td><td>36%</td></tr> <tr><td>Active Construction Services</td><td>3</td><td>0</td><td>0%</td></tr> <tr><td>AS and P Scaffolding</td><td>5</td><td>1</td><td>20%</td></tr> <tr><td>Floors in Africa</td><td>10</td><td>0</td><td>0%</td></tr> <tr><td>MLM Bains</td><td>13</td><td>0</td><td>0%</td></tr> <tr><td>Baba Contracting</td><td>2</td><td>0</td><td>0%</td></tr> <tr><td>RBS Contracts</td><td>22</td><td>2</td><td>9%</td></tr> <tr><td>Value Electrical</td><td>6</td><td>0</td><td>0%</td></tr> <tr><td>Ingenuity development</td><td>56</td><td>56</td><td>100%</td></tr> <tr><td>Hinlang Coastal</td><td>14</td><td>0</td><td>0%</td></tr> <tr><td>Repe Civil Construction</td><td>14</td><td>14</td><td>100%</td></tr> <tr><td>Siyaya Electrical</td><td>5</td><td>0</td><td>0%</td></tr> <tr><td>i-climate</td><td>7</td><td>0</td><td>0%</td></tr> <tr><td>Charwell Roofing Cape</td><td>16</td><td>0</td><td>0%</td></tr> <tr><td>Summary</td><td>362</td><td>111</td><td>37%</td></tr> </tbody> </table> Refer to contractor's report	Company	Total Wages	Of which is local	%	MBC	20	8	28%	Titan Reinforcing	18	6	38%	Formacon	40	6	15%	MSLP	4	1	25%	Ventela Projects (Off site)	0	0	0%	Jodan Group	28	12	43%	Puma Security	1	1	100%	Engineered Interlock Solutions (EIS)ORP	11	4	36%	Active Construction Services	3	0	0%	AS and P Scaffolding	5	1	20%	Floors in Africa	10	0	0%	MLM Bains	13	0	0%	Baba Contracting	2	0	0%	RBS Contracts	22	2	9%	Value Electrical	6	0	0%	Ingenuity development	56	56	100%	Hinlang Coastal	14	0	0%	Repe Civil Construction	14	14	100%	Siyaya Electrical	5	0	0%	i-climate	7	0	0%	Charwell Roofing Cape	16	0	0%	Summary	362	111	37%
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Working Areas & Demarcation

All areas outside of the property will be regarded as 'no-go' areas (except where installation of services will be required).	Non-compliance reported to DEADP	The non-compliance for the area outside the property boundary as per the survey plan was reported to DEADP on 25th June 2025. A meeting will be held with DEADP and Mossel Bay Municipality to determine the way forward. The clearing in the road reserve is for the external services and upgrades/changes to the R102.	 Yellow line showing the cadastral boundary.
No-Go areas will be required to be demarcated by the contractor to ensure that they are visible at all times, to all personnel.	Compliant	The working area is demarcated with a 1.8m wire fence and shade netting.	 Demarcation of the working zone with green shade netting

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		
Storage of Construction Material			
All stockpile sites to be approved by the ECO and/or landowner, prior to the commencement of stockpiling.	Compliant & ongoing	Current construction material stockpile area is within the demarcated zone. Topsoil stockpiled in Outeniquasbosch (landowner approval letter to be submitted to the ECO for record keeping).	
All stockpile sites within the development area are to be demarcated with silt-fences and/or danger tape, where necessary.	Compliant & ongoing	The construction material stockpile in the development zone is demarcated with orange netting fencing.	

			 Material storage within the working zone
All construction material should be stored within the site camp / boundary (if space allows it).	Compliant	The construction material is stored in the development zone /site boundary.	
Any material removed from bulk earthworks that is not going to be used as part of the cut and fill, MUST be removed from site to an approved disposal site immediately.	Compliant	Majority of the subsoil was used for cut and fill within the development footprint. Excess topsoil and subsoil have been removed from the site.	

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.	 Network: 12 Jun 2025 at 11:53:02 SAST Local: 12 Jun 2025 at 11:53:02 SAST S 34° 6' 18.288" E 22° 6' 43.637" 27° NE Remarks: Garden Walk Hill and Environmental Fuel storage area is bunded
Fire Protection			
Cigarettes may not be disposed of onsite and must be disposed of properly in receptacles for this purpose.	Ongoing	No environmental issues noted during this reporting period.	
No burning of waste on any part of the site should be permitted.	Compliant	No non-compliance noted.	

Waste Management

A dedicated area must be created within the site camp for refuse and waste management.

Compliant

A dedicated waste area is in the site camp.



Skips are available on site. Note netting to prevent waste from blowing away.



Black bins and refuse bags available in the site camp

			 Hilland Environmental Garden Walk 12.06.2025 12:01 34° 5' 24.43" S 22° 6' 40.11" E N2 Scrap steel skip for metallic waste only.
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.	Ongoing	An integrated waste management system should be implemented – keeping general waste separate from construction rubble. We don't want to see plastic bags/wrapping in the construction rubble stockpile. Construction rubble stockpiles must not have litter (papers and plastic) - ongoing	
Recycling must be encouraged on-site and recycling bins must be provided and clearly marked.			
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	No contaminated products have been generated. Concrete "spills" is disposed of with the construction rubble.	

Any spillage is to be immediately cleaned by the responsible contractor / supplier / owner.	Ongoing	Minor spillage noted within the development zone (transformed area), this was reported to the responsible contractor and cleaned.	 Cement spillage to be cleaned up to prevent contaminated runoff
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 (Jodan Construction). Regular dust suppression is done – watering exposed areas and dust mitigation record sheet is kept in the environmental file (Jodan Construction).	
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. Awaiting the outcome of the meeting with DEADP and Mossel Bay Municipality.	
All building rubble must be completely removed and disposed of at an approved landfill site.	Not yet necessary	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.	Not yet necessary	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 can now start. Landscape master plan to be circulated to the ECO	 Retaining wall / embankment
All landscaping areas to be planted and maintained.	Not yet necessary	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 spread.	

1. Conclusion

Plant search and rescue was completed in January 2025, and the plants are kept and looked after in an off-site nursery.

All topsoil has been stripped and the required amount for rehabilitation and landscaping has been stockpiled at an off-site location.

The entire working area is demarcated with a 1.8m wire and shade netting fence.

Construction of the retaining wall / embankment is complete, and rehabilitation / revegetation can now start. Construction of the building is ongoing.

A discrepancy with the cadastral boundaries was picked up and referred to the developer for attention (May 2025). The developer confirmed that a surveyor was appointed to investigate if the cadastral boundaries have been incorrectly mapped on site.

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 DEAD on 25th June 2025.

Applicant issued an immediate "on hold" for all building works in the affected area.