

**GEORGE****TEL:** +27 (0) 44 873 4923 **FAX:** +27 (0) 44 874 5953**EMAIL:** info@sesc.net **WEBSITE:** www.sesc.net**ADDRESS:** Unit 17 Cathedral Square,

Cathedral Street, George, 6530

**PO BOX:** 9087, George, 6530**CAPE TOWN****TEL:** +27 (0) 21 554 5195 **FAX:** +27 (0) 86 575 2869**EMAIL:** betsy@sesc.net **WEBSITE:** www.sesc.net**ADDRESS:** Tableview, Cape Town, 7441**PO BOX:** 443, Milnerton, 7435

---

# FINAL ENVIRONMENTAL AUDIT REPORT

FOR THE

PROPOSED PREEKSTOEL COASTAL DEVELOPMENT ON ERF  
1028 AND PORTION 2 OF ERF 599, STILL BAY EAST, HESSEQUA  
MUNICIPALITY, WESTERN CAPE

**PREPARED FOR:** Vivren Properties (Pty) Ltd

**DATE:** 15 January 2026

**REPORT NR:** EAR/PRKSTL/STLBY/WC/11/25

**DEADP REF NO:** 16/3/3/1/D6/17/0001/20

**COPY TO:** Mr Danie Swanepoel – DEADP  
Admin – DEADP EIA Admin

- 
- Environmental Impact Assessments • Basic Assessments • Environmental Management Planning
  - Environmental Control & Monitoring • Water Use License Applications • Aquatic Assessments



# PROJECT DETAILS

**TITLE:**

Proposed Preekstoel Coastal Estate on Erf 1028 and Portion 2 of Erf 599, Still Bay East, Hessequa Municipality, Western Cape.

**LOCATION:**

Still Bay, Western Cape

**ENVIRONMENTAL CONSULTANCY:**

Sharples Environmental Services cc.

**PRIMARY AUDITOR**

Mr. M. Bennett.

**EXPERTISE:**

Michael studied at the University of Cape Town completing a Bachelor of Science degree majoring in Environmental and Geographic Sciences and Ocean and Atmospheric Science. Michael joined SES in 2014.

**SECONDARY AUDITOR & AUTHOR:**

Mr. C. Smit.

**EXPERTISE:**

Christiaan graduated from the University of Stellenbosch completing his Masters on the Ocean Economy and also holds a BSc in Biodiversity and Ecology with a Post Graduate Diploma in Environmental Management. He is well versed in the technicalities associated with Monitoring and has ensured that all of the sites he has worked on have been environmentally acceptable

**CLIENT:**

Vivren Properties (Pty) Ltd

**REPORT CLASSIFICATION:**

Environmental Audit Report

**SES REFERENCE NUMBER:**

EAR/PRKSTL/STLBY/WC/11/25

**Conditions of use:**

The report is the property of the sponsor, *Sharples Environmental Services cc (SES)*, who may publish it, in whole provided that:

- I. Approval for copy is obtained from SES.
- II. SES is acknowledged in the publication.
- III. SES is indemnified against and claim for damages that may result from publication of specifications, recommendations or statements that is not administered or controlled by SES.
- IV. That approval is obtained from SES if this report is to be used for the purposes of sale, publicity or advertisement.

## **Table of Contents:**

1. Introduction: .....	4
2. Methodology:.....	7
3. Assumptions, Uncertainties and Gaps in Knowledge: .....	11
4. Location, Scope of the Development, and Photo Record:.....	13
4.1 Location .....	13
4.2 Scope:.....	14
5. Summary of Non-Compliances:.....	27
6. EA (Ref: 16/3/3/1/D5/18/0001/17) Compliance: .....	30
7. EMPr Compliance: .....	53
5. Recommendations: .....	77

## **Table of Figures:**

Figure 1: Locality Map.....	13
Figure 2: Close-Up of Preekstoel Beach Estate. ....	13
Figure 3: Ariel photograph of sites where listed activities will be undertaken, and location of sewage package plant. ....	15
Figure 4: Site Development Plan and Environmental Sensitivities. ....	15

## **List of Tables:**

Table 1: Objectives of the Audit Report: .....	5
Table 2: Content of the Audit Report: .....	5
Table 3: Key Sources Used in this Audit Report: .....	7

# **1. Introduction:**

*Sharpley Environmental Services cc (SES)* has been appointed by *Vivren Properties (Pty) Ltd* (client), to conduct an Environmental Audit pertaining to the construction activities for the Proposed Preekstoel Coastal Estate on Erf 1028 and Portion 2 of Erf 599, Still Bay East, Hessequa Municipality, Western Cape. The project has been authorised under the Environmental Authorisation (EA) (EA Ref No: 16/3/3/1/D6/17/0001/20) issued on the 6<sup>th</sup> of February 2018.

The purpose of this Audit Report is to comply with condition 14 of the EA (16/3/3/1/D6/17/0001/20) which states that:

The holder must, for the period during which the environmental authorisation and EMPr remain valid—

- 14.1. ensure the compliance with the conditions of the environmental authorisation and the EMPr, is audited;
- 14.2. during the construction phase, the holder must undertake annual environmental audit(s) and submit these Environmental Audit Report(s) to the Competent Authority.

The final construction phase Environmental Audit Report(s) must be submitted to the Competent Authority within two (2) months of completion of construction;

- 14.3. during the operation phase, the holder must ensure that environmental audit(s) are performed regularly and submit these Environmental Audit Report(s) to the Competent Authority.

During the operational phase the frequency of the auditing of compliance with the conditions of the environmental authorisation and of compliance with the EMPr may not exceed intervals of 5 years;

- 14.4. the environmental audit report must be prepared and submitted to the Competent Authority, by an independent person with the relevant environmental auditing expertise.

The findings and recommendations in this report are based on evidence gathered during a site visit, from receiving documents and reports and from Mr Aubrey Withers who has been the Environmental Control Officer of the development, and has monitored compliance with the EMPr and EA.

According to Appendix 7 of the Environmental Impact Assessment Regulations, 2014, published under Government Notice No. 982 in Gazette No. 3822 of December 2014, in terms of Sections 24(5) and 44 of the National Environmental Management Act, 1998 (Act No. 107 of 1998); The objectives and of the audit report are to:



**Table 1: Objectives of the Audit Report:**

<b>2. The objective of the environmental audit report is to –</b>	
<b>(a)</b> Report on –	
i) The level of compliance with the conditions of the environmental authorisation and the EMPr, and where applicable, the closure plan; and	
ii) The extent to which the avoidance, management and mitigation measures provided for in the EMPr, and where applicable, the closure plan achieves the objectives and outcomes of the EMPr, and closure plan	
<b>(b)</b> Identify and assess any new impacts and risks as a result of undertaking the activity.	
<b>(c)</b> Evaluate the effectiveness of the EMPr, and where applicable, the closure plan.	
<b>(d)</b> Identify shortcomings in the EMPr, and where applicable, the closure plan; and	
<b>(e)</b> Identify the need for any changes to the avoidance, management and mitigation measures provided for in the EMPr, and where applicable, the closure plan.	

In addition, Appendix 7 also refers to the content of the Environmental Audit Report:

**Table 2: Content of the Audit Report:**

<b>3. An environmental audit report prepared in terms of these regulations must contain –</b>	
(a) Details of the – i) Independent person who prepared the environmental audit report; and ii) Expertise of the independent person that compiled the environmental audit report;	Annexure A
(b) a declaration that the independent auditor is independent in a form as may be specified by the competent authority;	Annexure B
(c) an indication of the scope of, and the purpose for which, the environmental audit report was prepared;	Section 1 and 3
(d) a description of the methodology adopted in preparing the environmental audit report;	Section 2
(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; ii) Sufficiently provide for the avoidance, management and mitigation of environmental impacts associated with the closure plan of the facility; and	Section 6

iii) Ensure compliance with the provisions of environmental authorisation, EMPr, and where applicable, the closure plan;	
(f) a description of any assumptions made, and any uncertainties or gaps in knowledge;	Section 4
(g) a description of any consultation process that was undertaken during the course of carrying out the environmental audit report;	Section 2
(h) a summary and copies of any comments that were received during any consultation process;	Section 2
(i) any other information requested by the competent authority	NA

## 2. Methodology:

Mr Aubrey Withers provided Sharples Environmental Services cc with the relevant information pertaining to the Preekstoel Beach Estate development. Following this a site visit was conducted by Christiaan Smit of Sharples Environmental Services cc on the 12<sup>th</sup> of November 2025 to establish the site evidence supporting the Audit Report outcome. To conduct the audit of this report, a systematic review approach was followed regarding the information provided and the conditions and objectives of the EA and EMPr, to determine compliance with the EA and EMPr for the Preekstoel Beach Estate development.

The table below depicts the key sources that were used to assess the compliance with the EA and EMPr:

**Table 3: Key Sources Used in this Audit Report:**

Source	Content	Reference	Appendix no.
EA	Section E: Conditions of Authorisation.	6/3/3/1/D5/18/0001/17	1
Appeal Decision	Condition E2, E3, E6 and E30.	14/3/1/D5/18/0326/18	2
EA Proof of Notification to I&APs – Condition 6 of EA	Condition 6 Postage proof to I&APs.	6/3/3/1/D5/18/0001/17	3
Appeal Decision Proof of Notification to I&APs – Condition E6 of Appeal Decision	Condition E6 E-mail proof to I&APs.	14/3/1/D5/18/0326/18	4
EMPr	Section E: Construction Environmental Management Plan.	16/3/3/1/D5/18/0001/17	5
MMP for Rehabilitation of Frontal Dune System	Proof of Rehabilitation of Frontal Dune	Aubrey Withers Environmental Consultant, May 2024	6
Compliance Notice	Proof of Compliance	DEADP-Environmental Law Enforcement	7
CMP-Compliance	Proof of Compliance	DEADP-Environmental Law Enforcement	8

ECO Checklist 1	EMPr Compliance - 27 March 2022	ECO Checklist for Civils Construction (Ref: 1012)	9
ECO Checklist 2	EMPr Compliance - 18 April 2022	ECO Checklist for Civils Construction (Ref: 1012)	10
ECO Checklist 3	EMPr Compliance - 24 August 2022	ECO Checklist for Civils Construction (Ref: 1012)	11
ECO Checklist 4	EMPr Compliance - 12 September 2022	ECO Checklist for Civils Construction (Ref: 1012)	12
ECO Checklist 5	EMPr Compliance - 18 November 2022	ECO Checklist for Civils Construction (Ref: 1012)	13
ECO Checklist 6	EMPr Compliance - 11 October 2022	ECO Checklist for Civils Construction (Ref: 1012)	14
ECO Checklist 7	EMPr Compliance - 13 December 2022	ECO Checklist for Civils Construction (Ref: 1012)	15
ECO Checklist 8	EMPr Compliance - 4 March 2024	Construction ECO Checklist (Ref: 1012)	16
ECO Checklist 9	EMPr Compliance - 20 March 2024	Construction ECO Checklist (Ref: 1012)	17
ECO Checklist 10	EMPr Compliance - 25 April 2024	Construction ECO Checklist (Ref: 1012)	18
ECO Checklist 11	EMPr Compliance - 4 June 2024	Construction ECO Checklist (Ref: 1012)	19
ECO Checklist 12	EMPr Compliance - 27 June 2024	Construction ECO Checklist (Ref: 1012)	20
ECO Checklist 13	EMPr Compliance - 2 August 2024	Construction ECO Checklist (Ref: 1012)	21
ECO Checklist 14	EMPr Compliance - 24 October 2024	Construction ECO Checklist (Ref: 1012)	22
ECO Checklist 15	EMPr Compliance - 25 January 2025	Construction ECO Checklist (Ref: 1012)	23
ECO Checklist 16	EMPr Compliance - 3 July 2025	Construction ECO Checklist (Ref: 1012)	24

ECO Checklist 17	EMPr Compliance – 6 October 2025	Construction ECO Checklist (Ref: 1012)	25
ECO Checklist 18	EMPr Compliance – 7 November 2025	Construction ECO Checklist (Ref: 1012)	26
Pre-Compliance Notice	Conditions of the EA that had not been complied with.	14/1/1/E3/8/2/3/L1280/22	27
Pre-Compliance Letter	Conditions of the EA that had not been complied with.	16/3/3/1/D5/18/0001/17	28
Pre-Compliance Response	Mr Aubrey Wither's response to the Pre-Compliance Notice.	14/1/1/E3/8/2/3/L1280/22	29
SDP – Preekstoel Beach Estate	Site Development Plan.	Figure 4: Site Development Plan with Environmental Sensitivities.	30
EMPr Approval Letter	Approval of amended EMPr.	14/3/1/D5/18/0326/18	31
Dune Rehabilitation Plan	Method statement for the rehabilitation of dunes on Erf 1028.	16/3/3/1/D5/18/0001/17	32
Notice of the commencement	Notice to minister of the start of construction activities.	14/3/1/D5/18/0326/18 and 14/3/1/1/D5/18/0520/21	33
Preekstoel Coastal Estate Fire Management Plan, Still Bay East	Proof of fire Management Plan.	Preekstoel Coastal Estate Fire Management Plan, Still Bay East – November 2021	34
Alien Vegetation Management Plan	Proof of alien vegetation management plan.	Maintenance Management Plan for Clearing Alien Invasive Vegetation on the Preekstoel Coastal Estate Property, Including Erf 593.	35
Environmental Agreement with HOA	Agreement between Hessequa Municipality, Vivren Properties Pty Ltd and HOA.	Memorandum of Agreement between Hessequa Municipality and Vivren Properties Pty Ltd and Preekstoel Beach	36

		Lifestyle Estate Residents Association.	
Email Correspondence with DEADP	Correspondence between Mr Aubrey Withers and DEADP.	Correspondence between Mr Aubrey Withers and DEADP.	37

### **3. Assumptions, Uncertainties and Gaps in Knowledge:**

SES has compiled this Audit Report based on information and observations that were received from the ECO of the Preekstoel Beach Estate project Mr Aubrey Withers, it is assumed that all parties involved in the process had the agenda of best practice. It is assumed that no evidence has been withheld from the Auditor (SES), and where documents or evidence could not be received or found it is assumed that those documents or evidence do not exist unless verbally specified otherwise by the ECO.

Uncertainties and gaps in knowledge include:

- A Pre-Compliance Notice was issued to Mr Aubrey Withers on the 20th of January 2023, in this notice DEADP noted that condition No. 5 of the EA had not been complied with, indicating that a change of scope has occurred with regards to the rehabilitation of the frontal dunes. Mr Aubrey Withers has noted that this was resolved with the DEADP-ELE that a revised Environmental Maintenance Management Plan for the rehabilitation of the Frontal Dune System on Erf 2341 be submitted to them for approval (Appendix 6). Approval was issued by DEADP-ELE for the MMP on 30 May 2024 (Appendix 8). It is assumed that this matter has been resolved with DEADP and that this matter now complies with the EA.
- Proof of condition 6 of the EA can be found in Appendix 3 which is proof that the IAPs were contacted re the EA on 14 February 2018 by way of postage. Please note that Mr Aubrey Withers does not have the electronic records emailed to the IAPs because when he sold WEC to Legacy, they remained behind on the main computer and therefore he does not have these copies of such. It is assumed that I&APs were contacted regarding the EA decision as well.
- Proof of compliance with condition 21 could not be found however, Mr. Aubrey Withers has noted that condition No.21 is not legally possible and a signed agreement with the developer and the Municipality has subsequently been signed (Appendix 28). Therefore, it is assumed that condition 21 is not legally possible.
- The Auditor could not determine whether the EMPr was included in all contract information for all phases of the development. According to the Consulting Engineer, Mr Brennan Rutherford, who was responsible for appointing the contractor, the EMPr was submitted to ASLA, who were appointed as the contractor, and it is assumed by Mr. Aubrey Withers that this was done.
- One previous audit was conducted by SES in 2024; annual environmental audits should have been conducted since construction started on site. The reason why external audits were not undertaken was because the EMPr had not been approved yet, however construction activities commenced towards the end of 2021 and therefore annual audits should have been conducted.
- Condition No. 18 was included in the Pre-Compliance Notice that was issued by DEADP dated 20 January 2023 however, according to Mr Aubrey Withers condition No. 18 has been adhered to during the construction of Phase 1 of the project.
- 18.2 can only be undertaken once the physical access road through the whole development has been built and surveyed. Only then can the surveyor register this servitude with the Surveyor General.
- SES has not received any proof that a qualified and experienced archaeologist was appointed during the phase of development that has occurred to date. While an archaeologist was not appointed during the construction phase, Mr. Aubrey Withers has noted that the clearing of the vegetation of the site was supervised by himself and no archaeological sites were uncovered during such clearing

operations or the installation of services. Also note that building platforms for the construction of houses within the first phase of the development were created by dumping large volumes of sand excavated from the northern section of the development property. Therefore, the excavation of foundations for the construction of houses will not be within in situ material and as a result no archaeological material will be unearthed. No archaeological material was unearthed during such mass earthworks, which were supervised by Mr. Aubrey Withers.

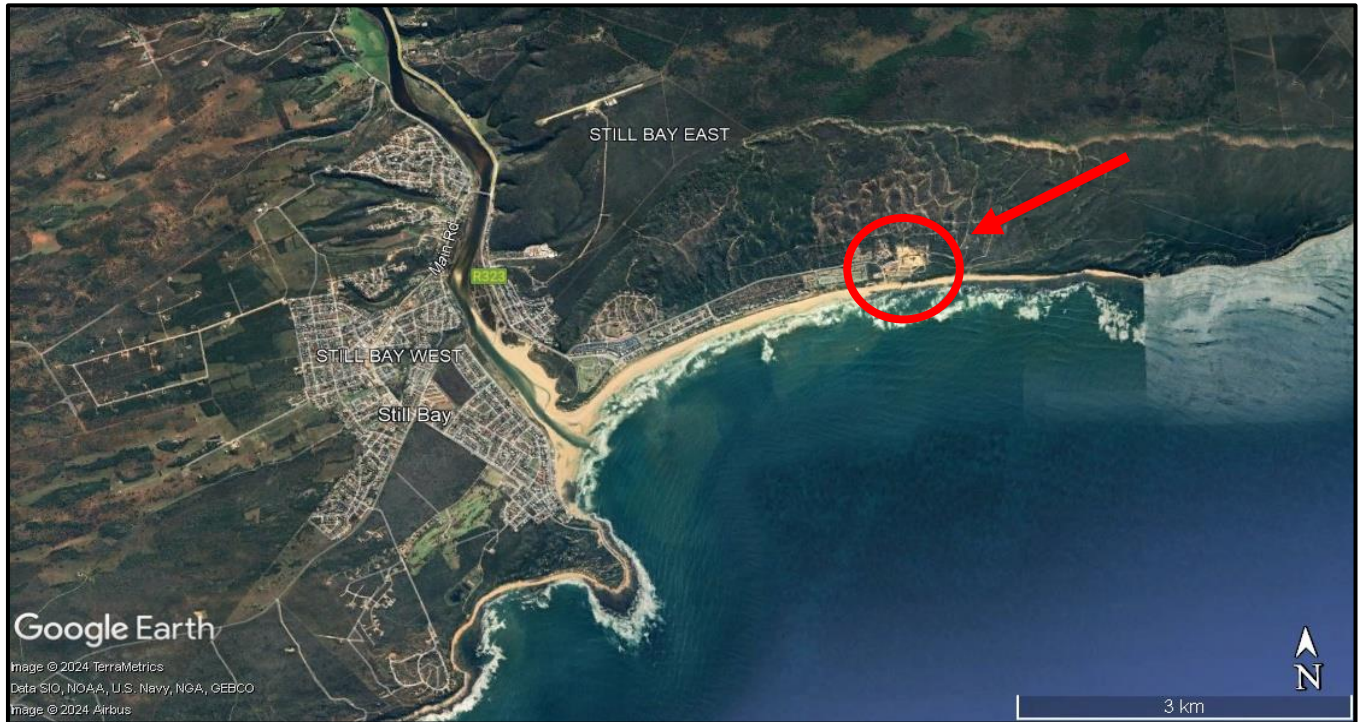
- No evidence of an approved Conservation Management Plan, as per condition 19 of the EA, was found. The reason for not finding an CMP for the open space system is that the DEADP George instructed Mr. Aubrey Withers to separate the EMPr into a Construction EMPr and an Operational EMPr (or an Operational EMMP) (refer to Appendix 8 4.4 and 4.5). The Operational EMMP was submitted to the DEADP in August 2024. As per Mr. Aubrey Withers, the DEADP has still not reviewed or approved this report.



## **4. Location, Scope of the Development, and Photo Record:**

### **4.1 Location**

The Preekstoel Beach Estate is located on Erf 1028 and Portion 2 of Erf 599, Still Bay East, within Still Bay, Western Cape. The site can be accessed via Kabeljou Street which sits at the eastern end of Preekstoel Road.



**Figure 1: Locality Map.**



**Figure 2: Close-Up of Preekstoel Beach Estate.**

## **4.2 Scope:**

The development site is 137 691 square meters in extent and will comprise the following:

- Residential buildings: 114 single residential stands (58 540 m<sup>2</sup>);
- Boutique hotel (25 bedrooms) and restaurant (3 147 m<sup>2</sup>);
- Roads (16 608 m<sup>2</sup>);
- Private Open Space (22 083 m<sup>2</sup>), comprising a coastal ecological zone parallel to the high water mark and an open space system within the development (conservation corridor) and small clubhouse facilities (330 m<sup>2</sup>);
- Utility Zone: comprising maintenance/security building, boat/trailer storage area (2 468 m<sup>2</sup>);
- A single wooden boardwalk across the frontal dune from the public road, providing access to the beach for the general public and residents of the Preekstoel Coastal Estate (1.5 meters wide);
- Public Open Space (coastal corridor) (32 838 m<sup>2</sup>);
- Biological Waste Water Treatment Plant (BWWTP) or Package Sewage Plant (300 m<sup>2</sup>);
- Public ablution facility (75 m<sup>2</sup>); and
- Public parking (1 225 m<sup>2</sup>).

The development setback line has been delineated and determined as approximately 55 meters and 65 meters from the high water mark of the sea.

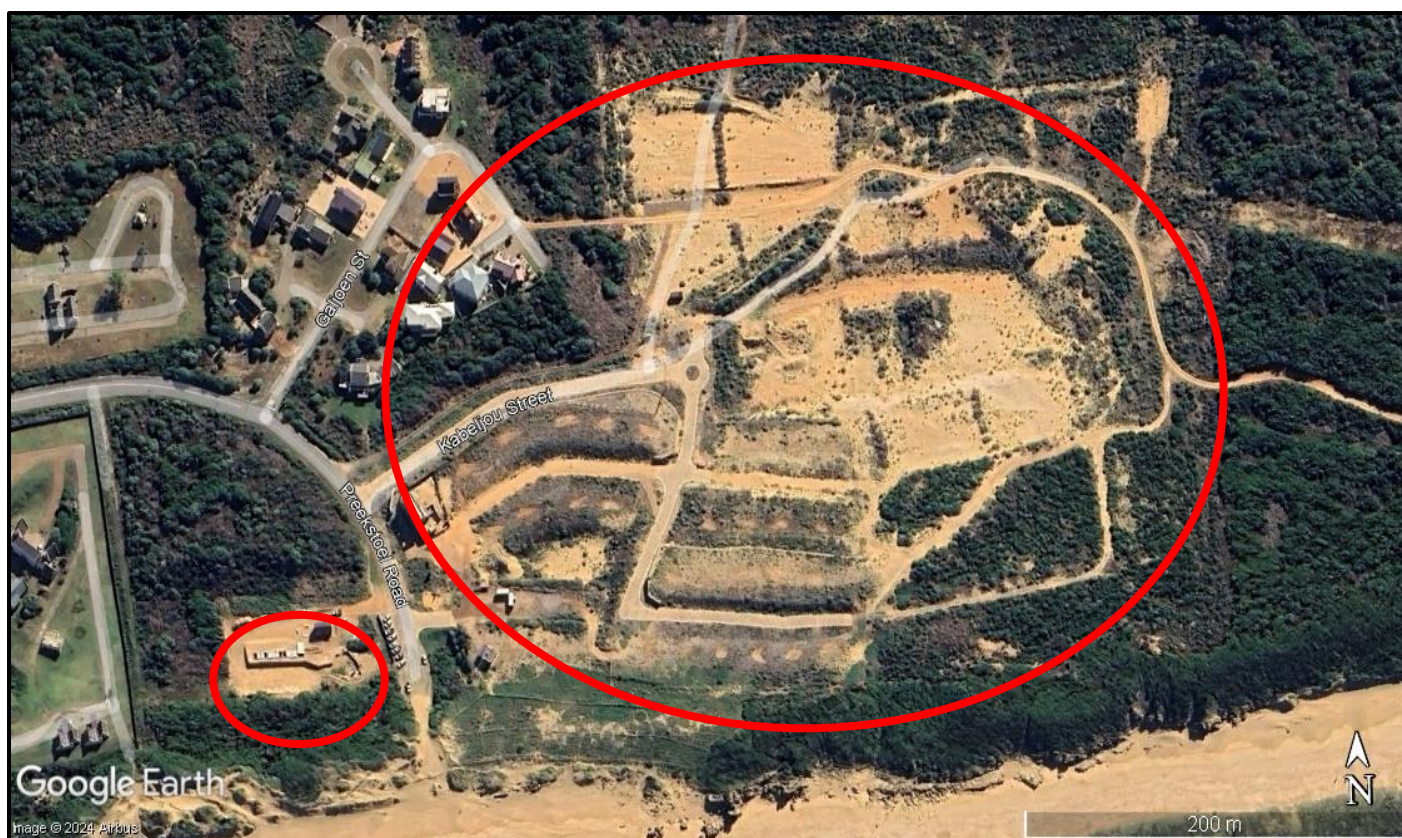
The centre points of the erven where the listed activities will be undertaken on Erf 1028 and a Portion of Portion 2 of Erf 599, Still Bay are:

- Portion 2 of Erf 599: **34° 21' 50.49" S**  
**21° 27' 33.32" E**
- Erf 1028: **34° 21' 58.39" S**  
**21° 27' 27.97" E**

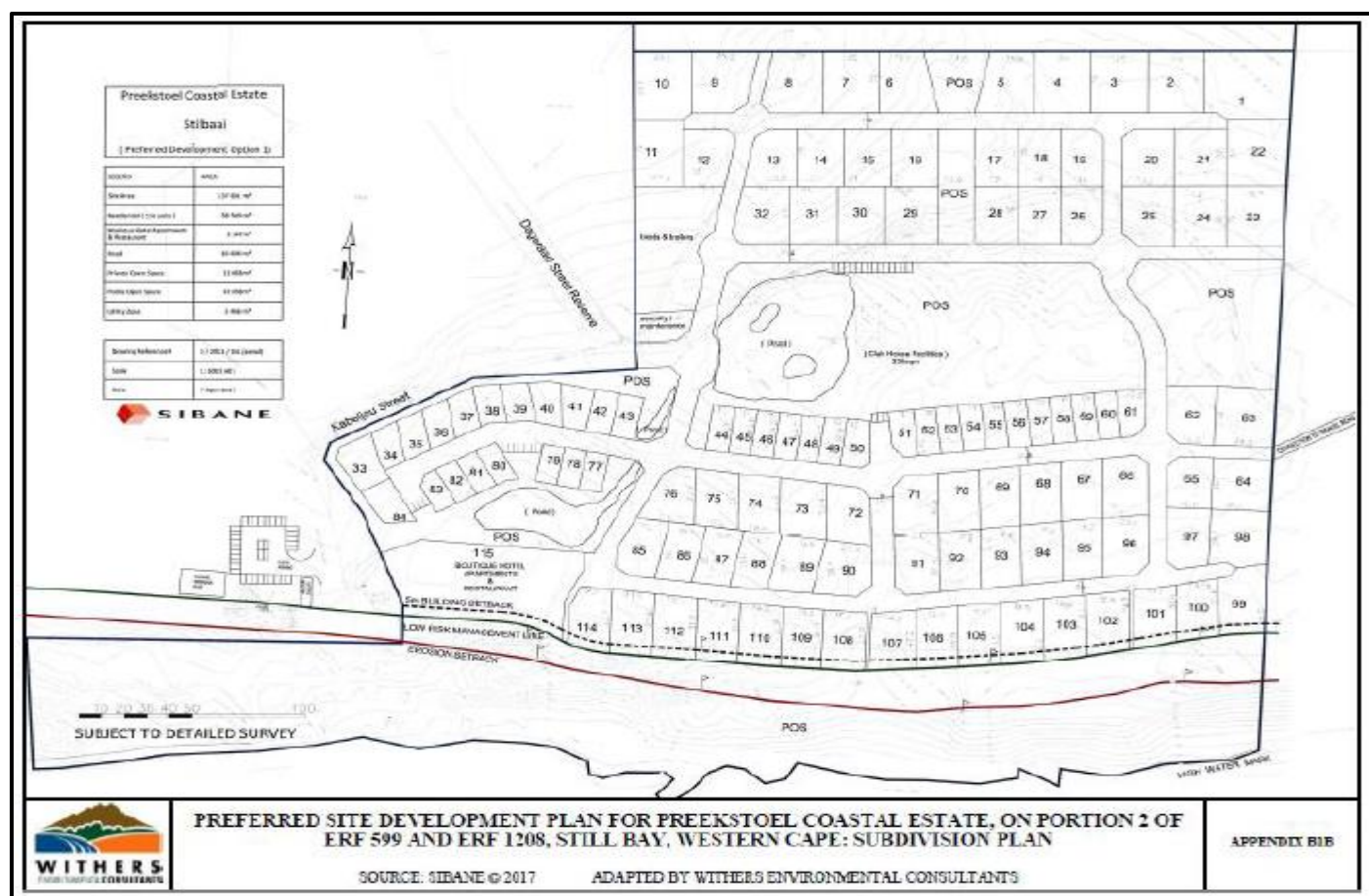
The Biological Waste Water Treatment Plant (BWWTP) will be undertaken on a Portion of Portion 2 of Erf 599, Still Bay, approximate to:

- **34° 21' 57.17" S**
- **21° 27' 15.40" E**





**Figure 3: Ariel photograph of sites where listed activities will be undertaken, and location of sewage package plant.**



**Figure 4: Site Development Plan and Environmental Sensitivities.**

**PROPOSED PREEKSTOEL COASTAL DEVELOPMENT ON ERF 1028 AND PORTION 2 OF ERF 599, STILL BAY EAST, WESTERN CAPE**



#### **4.3 Photo record:**

The images bellow show the activities on site and current state of the site during our site visit on the 12<sup>th</sup> of November 2025.



*Image 1: Entrance gate to Preekstoel Beach Estate.*



*Image 2: Refuse and storage area.*





*Image 3: Entrance road with gardens and milkwood trees.*



*Image 4: Entrance road with gardens.*





*Image 5: Gardening and rehabilitation works at the perimeter of the estate.*



*Image 6: Operational sewerage package plant.*





*Image 7: Operational sewerage package plant.*



*Image 8: Defention pond*





*Image 9: Completed house.*



*Image 10: Completed house.*





*Image 11: Rehabilliation efforts at the perimeter of the site.*



*Image 12: Rehabilliation efforts at the perimeter of the site.*





*Image 13: Rehabilitation of frontal dunes.*



*Image 14: Rehabilitation of frontal dunes.*





*Image 15: Rehabilitation of frontal dunes.*



*Image 16: Rehabilitation of frontal dunes.*





*Image 17: Detention pond and gabions baskets to be constructed.*



*Image 18: Waste skip on site.*





*Image 12: Area that has been cleared for the next phase of houses to be constructed.*



*Image 12: House under construction.*





*Image 12: Storage area and site office in the background.*



*Image 12: Internal roads.*

## **5. Summary of Non-Compliances:**

### **EA Non-Compliances:**

- **Partial Compliance (High) – Condition 4:** The holder is responsible for ensuring compliance with the conditions of the EA, but there has been cases of partial compliance and non-compliance with conditions of the EA and EMPr.
- **Partial Compliance (Low) – Condition 5:** A Pre-Compliance Notice was issued to Mr Aubrey Withers on the 20th of January 2023, in this notice DEADP noted that condition No. 5 of the EA had not been complied with. Aubrey Withers has confirmed that this matter has been resolved with DEADP-ELE and that a revised Environmental Maintenance Management Plan be submitted for approval for the rehabilitation of the Frontal Dune System on Erf 2341 (Appendix 6). Approval was subsequently issued by DEADP-ELE for the MMP on 30 May 2024.
- **Partial Compliance (Low) – Condition 7.2:** Proof of compliance with condition No. 6, 8, and 10 was provided. With regards to condition No. 17, the availability of the bulk services were approved by the Municipality. The conditions pertaining to the start of construction re the package sewage plant was superseded by the Ministers approval E2, 2.2. Aubrey Withers has noted that condition No.21 is not legally possible and a signed agreement with the developer and the Municipality has subsequently been signed
- **Partial Compliance (Low) – Condition 8:** The amended EMPr was submitted to the competent authority for approval prior to the commencement of construction activities on site. Mr. Aubrey Withers had posted a memory stick containing the amended EMPr to DEADP however this was not received by DEADP and therefore the amended EMPr was not approved by the competent authority prior to the start of construction. Thus not submitted to the Competent Authority for approval prior to the commencement of construction activities on site. The EMPr was then re-submitted to the competent authority and approved on the 30th of November 2022. Evidence was provided by Mr. Aubrey Withers in the form of the letter from DEADP (Ref 14/3/1/D5/18/0326/18).
- **Partial Compliance (Low) – Condition 14.1:** SES has been appointed to conduct an environmental audit of compliance with the EA and EMPr. However, only one previous audit was undertaken. Mr. Aubrey Withers has noted that this was because the EMPr had not been approved.
- **Partial Compliance (Low) – Condition 14.2:** Only one previous audit was undertaken. Mr. Aubrey Withers has noted that this was not done because the EMPr had not been approved, work commenced at the end of 2021. This audit report is to comply with this condition and going forward the frequency of audits will be complied with.
- **Non-Compliance – Condition 21.1:** Mr. Aubrey Withers has noted that condition No.21 is not legally possible and a signed agreement with the developer and the Municipality has subsequently been signed (Appendix 36). This Conservation Corridor is a separate Erf (Erf 2341) and has been rezoned to Open Space III, specifically for conservation purposes. Once the development has been completed and the

developer hands over the development to the HOA, a servitude will be registered. For now, the signed agreement between the applicable parties is applicable and the rezoning has been approved by the Hessequa Municipality for conservation purposes.

- **Non-Compliance – Condition 25:** An archaeologist was not appointed during the construction phase. Mr. Aubrey Withers has noted that the clearing of the vegetation of the site was supervised by himself and no archaeological sites were uncovered during such clearing operations or the installation of services. Also note that building platforms for the construction of houses within the first and now the second phase of the development were created by dumping large volumes of sand excavated from the northern section of the development property. Therefore, the excavation of foundations for the construction of houses will not be within in situ material and as a result no archaeological material will be unearthed. No archaeological material was unearthed during such mass earthworks, which were supervised by Mr. Aubrey Withers.

#### **EMPr Non-Compliances:**

- **Partial Compliance (Low) - Set up of construction site and site offices and undertake construction and earthworks without adversely affecting the environment – Condition 4:** As per the most recent ECO checklist submitted to SES by Mr. Aubrey Withers from November 2025 – The storage area for Woudt Building is not neatly organized. In the build up to the final ECO Report provided to SES there has been many instances of partial compliances regarding building rubble storage and litter on site.
- **Partial Compliance (Low) - Set up of construction site and site offices and undertake construction and earthworks without adversely affecting the environment – Condition 5:** As per the most recent ECO checklist submitted to SES by Mr. Aubrey Withers from November 2025 – The storage area for Woudt Building is not neatly organized. In the build up to the final ECO Report provided to SES there has been many instances of partial compliances regarding building rubble storage and litter on site.
- **Partial Compliance (Low) - Set up of construction site and site offices and undertake construction and earthworks without adversely affecting the environment – Condition 11:** Litter on site has been noted in the ECO reports, in most cases it is rectified however, it is a recurring partial compliance in the ECO reports.
- **Partial Compliance (Medium) – Alien Plant management – Condition 1:** Given that the whole development site comprised 90% rooikrans, and that the whole site would be subjected to mass earthworks to create stabilised building platforms, all the vegetation on the development site was cleared of all vegetation with a bulldozer. The vegetation was mulched to be used on site to cover the cleared areas to prevent wind erosion. Continuous clearing of rooikrans and manatoka shrubs takes place, including on the rehabilitated dune system. Small Rooikrans seedlings were noted on site by the ECO, these should have been sprayed however it was too late due to the winter rains. The seedlings were then removed by a dedicated gardener on a regular basis however, the ECO notes that more effort must be administered to remove alien seedlings, especially from the rehabilitated frontal dune.



- **Partial Compliance (Low) - Institute measures to minimise potable water use during the Construction Phases of the project - Condition 1:** One diesel spill was noted beneath one of the tractors in the ECO Checklist 7 (December 2022). This was reported and addressed as shown in follow up ECO Checklists. No other incidents of this nature were reported in any of the subsequent ECO Checklists.

## **6. EA (Ref: 16/3/3/1/D5/18/0001/17) Compliance:**

The following checklist was used to assess the level of compliance to the conditions contained within the EA, as stipulated in Section E (Conditions of Authorisation) of the EA. To assess the level of compliance, the following table is applicable:

	Full Compliance	Successful adherence to the condition (to be continued, if applicable)
	Partial Compliance	Adherence to some conditions, whilst action/effort required in other regards. Can be high or low (see checklist below).
	Non - Compliance	Does not adhere to the condition.
	Not yet applicable	Not yet applicable to this audit or still to be done

### Partial Compliance Checklist:

High	In which case the duration, extent, local impact and regional impact of the environmental impact is high.
Low	In which case the duration, extent, local impact and regional impact of the environmental impact is low.

No.	Conditions	Compliance	Comments/Observations
1.	<p>The holder is authorised to undertake the listed activities specified in Section B above in accordance with and restricted to Alternative B1 described in the BAR dated May 2017 on the site as described in Section C above. This Environmental Authorisation is only for the implementation of the Preferred Alternative for the site which entails: The development of a residential estate on Erf 1028 and a Portion of Portion 2 of Erf 599, Still Bay. The development site is 137 691 square metres in extent and will comprise the following</p> <ul style="list-style-type: none"> <li>• Residential: 114 single residential stands (58 540 square metres)</li> <li>• Boutique Hotel and Restaurant (3 147 square metres) (maximum 25 bedrooms)</li> <li>• Roads (16 608 square metres)</li> <li>• Private Open Space (22 083 square metres), comprising a coastal ecological zone parallel to the high water mark and an open space system within the development (conservation corridor) and small clubhouse facilities (330 square metres).</li> <li>• Utility Zone: comprising maintenance/security building, boat/trailer storage area (2 468 square metres).</li> <li>• Wooden boardwalk across the frontal dune from the public road, providing access to the beach for the general public and residents of the Preekstoel Coastal Estate (1.5 metre wide).</li> </ul>	<p><b>Full Compliance (to date)</b></p>	<p>Evidence is based on our on-site discussion with Mr Aubrey Withers, as well as the information provided by Mr Aubrey Withers such as the EA, EMPr, ECO Checklists and SDP, the development is not complete yet thus it is rated as full compliance to date. Aubrey Withers has also confirmed that drawing reference S/2011/16L (aerial), Preferred Development Option 1 as drawn by Sibane, dated 7 April 2017 is being implemented.</p>

No.	Conditions	Compliance	Comments/Observations
	<ul style="list-style-type: none"> <li>Public Open Space (coastal corridor) (32 838 square metres)</li> <li>Package Sewage Plant (300 square metres)</li> <li>Public Parking (1 225 square metres)</li> <li>Public Ablution Facility (75 square metres)</li> </ul> <p>The Development setback line as determined has been delineated as approximately 55 metres and 65 metres from the high water mark of the sea. (See Figure 1 in Annexure 2)</p> <p>The development layout must be carried out as depicted in the site development plan (drawing reference S/2011/16L (aerial), Preferred Development Option 1 as drawn by Sibane, dated 7 April 2017) in Figure 2 of Annexure 2 of this Environmental Authorisation.</p>		
2.	<p><b>E2 (Appeal EA):</b></p> <p>2.1. The holder must commence with all the listed activities within a period of three (3) years from the date of issue of this Appeal Environmental Authorisation.</p>	Full Compliance	Commencement of Listed Activities occurred on 1 November 2021, within the three-year threshold as stipulated in E2 – 2.1 of the Appeal EA.

No.	Conditions	Compliance	Comments/Observations
	2.2. The installation of service infrastructure such as the roads, boardwalk, waste water treatment plant or sewage plant, public parking and public ablution facility must be concluded within a period of five (5) years from the date of commencement of the first listed activity. The development of the residential, hotel and restaurant buildings, the utility zone component and public open space (construction phase/ must be concluded within a period of eight (8) years from the date of commencement of the first listed activity; and	<b>Not Yet Applicable</b>	This is still in process and, therefore not yet applicable.
	2.3. The post construction rehabilitation and monitoring requirements must be finalised within a period of 12 months from the dates of the conclusion of the installation of service infrastructure such as the roads, boardwalk, waste water treatment plant or sewage plant, public parking and public ablution facility and the development of residential, hotel and restaurant buildings, the utility zone component and public open space (construction phase).	<b>Not Yet Applicable</b>	Construction of the Preekstoel Beach Estate is still in process and therefore, post construction rehabilitation and monitoring requirements are not yet applicable.
3.	<b>E3 (Appeal EA):</b> The operational aspects of this Environmental Authorisation are granted until 31 May 2028 during which all rehabilitation and monitoring requirements and final environmental auditing and reporting must be finalised.	<b>Not Yet Applicable</b>	Construction of the Preekstoel Beach Estate is still in process and therefore, rehabilitation and monitoring requirements are not yet applicable.
4.	The holder shall be responsible for ensuring compliance with the conditions by any person acting on his/her behalf, including an agent,	<b>Partial Compliance (high)</b>	The holder is responsible for ensuring compliance with the conditions of the EA, but there has been cases of partial compliance and non-compliance with conditions of the EA and EMPr.

No.	Conditions	Compliance	Comments/Observations
	sub-contractor, employee or any person rendering a service to the holder.		
5.	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.	<b>Partial Compliance (low)</b>	A Pre-Compliance Notice was issued to Mr Aubrey Withers on the 20th of January 2023, in this notice DEADP noted that condition No. 5 of the EA had not been complied with. Aubrey Withers has confirmed that this matter has been resolved with DEADP-ELE and that a revised Environmental Maintenance Management Plan be submitted for approval for the rehabilitation of the Frontal Dune System on Erf 2341 (Appendix 6). Approval was subsequently issued by DEADP-ELE for the MMP on 30 May 2024.
6.	The holder must in writing, within 14 (fourteen) calendar days of the date of this decision–  6.1. notify all registered Interested and Affected Parties ("I&APs") of –	<b>Full Compliance</b>	Aubrey Withers has provided proof, please refer to Appendix 3, which is proof that the IAPs were contacted regarding the EA on 14 February 2018 by way of postage. Please note that Aubrey Withers has indicated that he does not have the electronic records emailed to the IAPs because when he sold his business they remained behind on a computer.
	6.1.1. the decision reached on the application;	<b>Full Compliance</b>	According to Mr Aubrey Withers this condition has been complied with.
	6.1.2. the reasons for the decision as included in Annexure 4;	<b>Full Compliance</b>	According to Mr Aubrey Withers this condition has been complied with.
	6.1.3. the date of the decision; and	<b>Full Compliance</b>	According to Mr Aubrey Withers this condition has been complied with.
	6.1.4. the date when the decision was issued.	<b>Full Compliance</b>	According to Mr Aubrey Withers this condition has been complied with.

No.	Conditions	Compliance	Comments/Observations
	6.2. 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;	<b>Full Compliance</b>	According to Mr Aubrey Withers this condition has been complied with.
	6.3. draw the attention of all registered I&APs to the manner in which they may access the decision;	<b>Full Compliance</b>	According to Mr Aubrey Withers this condition has been complied with.
	6.4. provide the registered I&APs with the:	<b>Full Compliance</b>	According to Mr Aubrey Withers this condition has been complied with.
	6.4.1. name of the holder (entity) of this Environmental Authorisation,	<b>Full Compliance</b>	According to Mr Aubrey Withers this condition has been complied with.
	6.4.2. name of the responsible person for this Environmental Authorisation,	<b>Full Compliance</b>	According to Mr Aubrey Withers this condition has been complied with.
	6.4.3. postal address of the holder,	<b>Full Compliance</b>	According to Mr Aubrey Withers this condition has been complied with.
	6.4.4. telephonic and fax details of the holder,	<b>Full Compliance</b>	According to Mr Aubrey Withers this condition has been complied with.
	6.4.5. e-mail address, if any, of the holder,	<b>Full Compliance</b>	According to Mr Aubrey Withers this condition has been complied with.
	6.4.6. 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).	<b>Full Compliance</b>	According to Mr Aubrey Withers this condition has been complied with.
	6.5. The listed activities, including site preparation, must not commence within 20 (twenty) calendar days from the date the	<b>Full Compliance</b>	According to Mr Aubrey Withers this condition has been complied with.

No.	Conditions	Compliance	Comments/Observations
	holder notifies the registered I&APs of this decision.		
	6.6. 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.	<b>Full Compliance</b>	According to Mr Aubrey Withers this condition has been complied with.
	<b>E6 (Appeal EA):</b> The holder of the authorisation must in writing, within 14 (fourteen) calendar days of the date of the appeal decision notify all registered Interested and Affected Parties ("I&APs")-  6.1 the outcome of the appeal;	<b>Full Compliance</b>	Proof provided, please refer to Appendix 4.
	6.2 the reasons for the appeal decision; and	<b>Full Compliance</b>	Proof provided, please refer to Appendix 4.
	6.3 the date of the decision.	<b>Full Compliance</b>	Proof provided, please refer to Appendix 4.
7.	Seven calendar days' notice, in writing, must be given to the Competent Authority before commencement of construction activities.	<b>Full Compliance</b>	Proof of the 7-day notice letter to the Competent Authority was provided by Mr. Aubrey Withers.
	7.1. The notice must make clear reference to the site details and EIA Reference number given above.	<b>Full Compliance</b>	The 7-day notice letter makes clear reference to the site details and EIA Reference number;
	7.2. The notice must also include proof of compliance with the following conditions described herein: Condition no.: 6, 8, 10, 17 and 21.	<b>Partial Compliance (low)</b>	Proof of compliance with condition No. 6, 8, and 10 was provided. With regards to condition No. 17, the availability of the bulk services were approved by the Municipality. The conditions pertaining to the start of construction re the package sewage plant was superseded by the Ministers approval E2, 2.2. Aubrey Withers has



No.	Conditions	Compliance	Comments/Observations
			noted that condition No.21 is not legally possible and a signed agreement with the developer and the Municipality has subsequently been signed (Appendix 25).
8.	The draft or Environmental Management Programme ("EMPr") submitted as part of the application for Environmental Authorisation must be amended to address the following aspects, and must then be re-submitted to the Competent Authority and approved prior to commencement of construction.	<b>Partial Compliance (low)</b>	<p>The amended EMPr was submitted to the competent authority for approval prior to the commencement of construction activities on site. Mr. Aubrey Withers had posted a memory stick containing the amended EMPr to DEADP however this was not received by DEADP and therefore the amended EMPr was not approved by the competent authority prior to the start of construction. Thus not submitted to the Competent Authority for approval prior to the commencement of construction activities on site.</p> <p>The EMPr was then re-submitted to the competent authority and approved on the 30th of November 2022. Evidence was provided by Mr. Aubrey Withers in the form of the letter from DEADP (Ref 14/3/1/D5/18/0326/18).</p>
	8.1. Incorporate all the conditions given in this Environmental Authorisation;	<b>Full Compliance</b>	The conditions of the EA have been incorporated into the amended EMPr.
	8.2. Comply with section 24N of the National Environmental Management Act, 1998 and Appendix 4 of the Environmental Impact Assessment Regulations, 2014;	<b>Full Compliance</b>	The revised EMPr complies with Section 24N and Appendix 4 of the EIA Regulations of 2014.
	8.3. Clearly list the impact management outcomes and impact management actions for the proposed development;	<b>Full Compliance</b>	The impact management outcomes and impact management actions for the proposed development are incorporated in the revised EMPr.
	8.4. Incorporate the recommendations from specialist reports (i.e. Botanical, HIA, Visual & Traffic)	<b>Full Compliance</b>	The specialist reports have been incorporated into the revised EMPr.
	8.5. Include detail on soil protection and rehabilitation measures that can be installed in areas where erosion may occur.	<b>Full Compliance</b>	The erosion measures for soil protection and rehabilitation have been incorporated into the revised EMPr.

No.	Conditions	Compliance	Comments/Observations
	8.6. Include a site plan that – (a) indicates the services on the site in terms of the sewer pipelines, water supply and electrical infrastructure; and (b) provides a distinction between the private open space and the public open space.	<b>Full Compliance</b>	The services plan from the consulting engineer was included in the revised EMPr.
	8.7. Include a detailed Storm Water Management Plan that shows exactly where the specific water features / ponds will be located and associated infrastructure will be constructed.	<b>Full Compliance</b>	The stormwater management plan from the consulting engineers was included in the revised EMPr.
	8.8. Include a rehabilitation plan for the Frontal Dune System on Erf 1028. The “Rehabilitation Guidelines” for the Frontal Dune System on Erf 1028 may serve as reference for such a plan. The plan must inter alia address the following: (a) Only locally indigenous vegetation species may be planted on exposed sand surfaces, dunes or blow-out areas. This must clearly include locally indigenous dune vegetation. b) Planting Marram Grass ( <i>Ammophila arenaria</i> ) or any other identified alien invasive species must be strictly forbidden. (c) The irrigation plan during the non-operational phase must be detailed. The irrigation of the frontal dune with effluent must be prohibited. Only potable water or effluent treated to potable standard may be used and only for the initial establishment of the planted vegetation.	<b>Full Compliance</b>	Aubrey Withers has confirmed that this matter has been resolved with DEADP-ELE and that a revised Environmental Maintenance Management Plan be submitted for approval for the rehabilitation of the Frontal Dune System on Erf 2341 (Appendix 4). Approval was subsequently issued by DEADP-ELE for the MMP on 30 May 2024 (Appendix 5).

No.	Conditions	Compliance	Comments/Observations
	8.9. Include an Alien Vegetation Management / Eradication plan for the removal of alien invasive species and on-going management of the open space areas on the property. This plan must include targets that must be achieved. This plan must include fire management too;	<b>Full Compliance</b>	Alien Vegetation Management / Eradication plan for the removal of alien invasive species and on-going management of the open space areas on the property was provided to SES.
	8.10. Operational Aspects –  8.10.1. Provide an implementation plan with clear impact management outcomes and which highlights when each phase of the development will be handed over to a Homeowner's Association or Body Corporate for management of the open spaces etc.	<b>Full Compliance</b>	The current EMPr deals with the Operational Aspects of the development, however as per the letter by DEADP this needs to be put in a separate document (Operational Phase EMMP).  According to Mr. Aubrey Withers the Operation Phase EMMP has been submitted to DEADP (George Office), however it is still waiting for approval.
	8.10.2. Incorporate a schedule for the ECO to conduct site inspections during the operational phase of the development to monitor compliance with the Environmental Management Programme and the Environmental Authorisation.	<b>Full Compliance</b>	The current EMPr deals with the Operational Aspects of the development, however as per the letter by DEADP this needs to be put in a separate document (Operational Phase EMMP).  According to Mr. Aubrey Withers the Operation Phase EMMP has been submitted to DEADP (George Office), however it is still waiting for approval.
	8.10.3. Include a conservation management plan for the private open space area in the estate and Erf 593; and	<b>Full Compliance</b>	A Conservation Management Plan was not compiled, however DEADP has indicated in their letter (Ref:14/1/1/E3/8/2/3/L1280/22) that the EMPr is to be split into a construction phase EMPr and operational phase EMPr (or EMMP) and the CMP will form part of the operational phase EMPr.  According to Mr. Aubrey Withers the Operation Phase EMMP has been submitted to DEADP (George Office), however it is still waiting for approval.
	8.10.4. An indication of the persons who will be responsible for the implementation of the impact management actions.	<b>Full Compliance</b>	According to Mr. Aubrey Withers the Operation Phase EMMP has been submitted to DEADP (George Office), however it is still waiting for approval.
9.	The EMPr must be included in all contract documentation for all phases of implementation.	<b>Full compliance</b>	Mr. Aubrey Withers has noted that according to the Consulting Engineer, Mr Brennan Rutherford, who was responsible for appointing the contractor, the EMPr was submitted to ASLA, who were appointed as the contractor.

No.	Conditions	Compliance	Comments/Observations
10.	The holder must appoint a suitably experienced environmental control officer ("ECO"), for the duration of the construction and rehabilitation phases of implementation contained herein.	<b>Full Compliance</b>	Mr Aubrey Withers from Aubrey Withers Environmental Consultant has been appointed as the ECO for the development.
11.	The ECO must– 11.1. be appointed prior to commencement of any vegetation clearing or construction activities commencing;	<b>Full Compliance</b>	Mr Aubrey Withers has been appointed prior to the commencement of any vegetation clearing or construction activities commencing on site.
	11.2. ensure compliance with the EMPr and the conditions contained herein;	<b>Full Compliance</b>	ECO checklists documenting compliance with the EMPr has been provided to SES by Mr Aubrey Withers.
	11.3. keep record of all activities on site; problems identified; transgressions noted and a task schedule of tasks undertaken by the ECO;	<b>Full Compliance</b>	ECO checklists documenting compliance with the EMPr has been provided to SES by Mr Aubrey Withers and serves as record.
	11.4. remain employed until all development activities are concluded and the post construction rehabilitation and monitoring requirements are finalised.	<b>Full Compliance</b>	Employment to be continued until the conclusion of post construction rehabilitation and monitoring.
12.	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.	<b>Full Compliance</b>	Mr. Aubrey Withers has confirmed that these documents are on site.
13.	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	<b>Full Compliance</b>	Access to the site was granted to officials representing the Competent Authority, as well as information provided when the Pre-Compliance inspection was conducted on the 6th of December 2022. Access to the site and information of the development was also provided to SES when conducting this Audit Report.

No.	Conditions	Compliance	Comments/Observations
	compliance with the conditions contained herein.		
14.	<p>The holder must, for the period during which the environmental authorisation and EMPr remain valid—</p> <p>14.1. ensure the compliance with the conditions of the environmental authorisation and the EMPr, is audited;</p> <p>During the operational phase the frequency of the auditing of compliance with the conditions of the environmental authorisation and of compliance with the EMPr may not exceed intervals of 5 years;</p>	<b>Partial Compliance (low)</b>	<p>SES has been appointed to conduct an environmental audit of compliance with the EA and EMPr. However, only one previous audit was undertaken.</p> <p>Mr. Aubrey Withers has noted that this was because the EMPr had not been approved.</p>
	<p>14.2. during the construction phase, the holder must undertake annual environmental audit(s) and submit these Environmental Audit Report(s) to the Competent Authority.</p> <p>The final construction phase Environmental Audit Report(s) must be submitted to the Competent Authority within two (2) months of completion of construction;</p>	<b>Partial Compliance (low)</b>	<p>Only one previous audit was undertaken.</p> <p>Mr. Aubrey Withers has noted that this was not done because the EMPr had not been approved, work commenced at the end of 2021. This audit report is to comply with this condition and going forward the frequency of audits will be complied with.</p>
	14.3. during the operation phase, the holder must ensure that environmental audit(s) are performed regularly and submit these Environmental Audit Report(s) to the Competent Authority.	<b>Not Yet Applicable</b>	Not yet applicable because the development is not yet in the operational phase and the construction phase is still in process.

No.	Conditions	Compliance	Comments/Observations
	14.4. the environmental audit report must be prepared and submitted to the Competent Authority, by an independent person with the relevant environmental auditing expertise;	<b>Not Yet Applicable</b>	This Audit Report will be submitted to the Competent Authority.
15.	The Environmental Audit Report, must – 15.1. provide verifiable findings, in a structured and systematic manner, on– 10.1.1 the level of compliance with the conditions of the environmental authorisation and the EMPr and whether this is sufficient or not; and	<b>Full compliance</b>	See Audit Report.
	10.1.2 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.	<b>Not Yet Applicable</b>	See Audit Report.
	15.2. identify and assess any new impacts and risks as a result of undertaking the activity;	<b>Full Compliance</b>	See Audit Report.
	15.3. evaluate the effectiveness of the EMPr;	<b>Full Compliance</b>	See Audit Report.
	15.4. identify shortcomings in the EMPr;	<b>Full Compliance</b>	See Audit Report.
	15.5. identify the need for any changes to the avoidance, management and mitigation measures provided for in the EMPr;	<b>Full Compliance</b>	See Audit Report.
	15.6. indicate the date on which the construction work was commenced with and completed or in the case where the	<b>Full Compliance</b>	See Audit Report.

No.	Conditions	Compliance	Comments/Observations
	development is incomplete, the progress of the development and rehabilitation;		
	15.7. indicate the date on which the operational phase was commenced with and the progress of the rehabilitation;	Not Yet Applicable	Not applicable because the development is still in the construction phase. Some houses have been occupied, and local indigenous gardens have been planted. The developer, Vivren Properties (Pty) Ltd., is still responsible for the management of the development and has not relinquished its duties to the HOA.
	15.8. include a photographic record of the site applicable to the audit; and	Full Compliance	See Audit Report.
	15.9. be informed by the ECO reports.	Full Compliance	See Audit Report.
16.	The holder must, within 7 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).	Not Yet Applicable	This Audit Report has not yet been submitted to the Competent Authority therefore this condition is not yet applicable.
17.	<p>Prior to commencing with the listed activities, the holder must ensure that all bulk services (i.e. water, electricity, solid waste and sewerage) and bulk infrastructure will be made available for the proposed development. Such services must be made by the Hessequa Municipality at such point or points and on such terms and conditions as may be determined and agreed upon with the Hessequa Municipality.</p> <p>Further to this:</p> <p>17.1. Should the municipal bulk sewer connection and bulk sewage treatment at a licensed facility not be available from the</p>	Not Yet Applicable	<p>As per the amended EA "The installation of service infrastructure such as the roads, boardwalk, waste water treatment plant or sewage plant and public ablution facility must be concluded within a period of five (5) years from the date of commencement of the first listed activity."</p> <p>The Municipality allowed the first 7 houses to be occupied and connected to the existing bulk sewage network of Still Bay East. Since the 8th house was completed at the end of November 2025 and the new owner was to take occupation in December 2025, the package sewage plant was commissioned at the end of November 2025.</p>

No.	Conditions	Compliance	Comments/Observations
	Hessequa Municipality, prior to commencement of the listed activities, the holder must construct, maintain and operate a Biological Waste Water Treatment Plant (BWWT) / Sewage Package Plant until the municipal bulk sewer connection can be made available.		
	17.2. The holder must ensure the correct operation and maintenance of the Biological Waste Water Treatment Plant (BWWT) / Sewage Package Plant to treat the sewage effluent generated by the proposed development to the prescribed final effluent standard.	<b>Not Yet Applicable</b>	As per the amended EA "The installation of service infrastructure such as the roads, boardwalk, waste water treatment plant or sewage plant and public ablution facility must be concluded within a period of five(5) years from the date of commencement of the first listed activity." The package sewage plant is being managed by Fluidco, who constructed it.
	17.3. The holder shall be responsible for the monitoring and reporting on the operation of the BWWT.	<b>Not Yet Applicable</b>	As per the amended EA "The installation of service infrastructure such as the roads, boardwalk, waste water treatment plant or sewage plant and public ablution facility must be concluded within a period of five(5) years from the date of commencement of the first listed activity."
	17.4. The BWWT must be completed and operational (operation ready) prior to, or at least in conjunction to the completion of service infrastructure for Phase 1a of the proposed Preekstoel Coastal Estate.	<b>Not Yet Applicable</b>	As per the amended EA "The installation of service infrastructure such as the roads, boardwalk, waste water treatment plant or sewage plant and public ablution facility must be concluded within a period of five(5) years from the date of commencement of the first listed activity."
	17.5. The holder may enter into an agreement with the Hessequa Municipality to transfer the BWWT and operation requirements thereof to the Hessequa Municipality.	<b>Not Yet Applicable</b>	As per the amended EA "The installation of service infrastructure such as the roads, boardwalk, waste water treatment plant or sewage plant and public ablution facility must be concluded within a period of five(5) years from the date of commencement of the first listed activity."
18.	The holder must ensure that vehicular and pedestrian access to the Geelkrans Nature Reserve is established and maintained across the property during all phases of the proposed Preekstoel Coastal Estate. Further to this—	<b>Full Compliance</b>	No conflicts with this condition were noted by Mr Aubrey Withers.



No.	Conditions	Compliance	Comments/Observations
	18.1. any member of the public must be allowed to gain vehicular or pedestrian access to the Geelkrans Nature Reserve across the site;		
	18.2. the holder of the authorisation must have an access servitude registered across the portion of Erf 599 for the access road along the proposed alignment. Such servitude must be registered against the title deed of the portion of land of Erf 599 and must be applicable to the successors in title of the portion of Erf 599;	<b>Not Yet Applicable</b>	Mr. Aubrey Withers has noted that this servitude can only be registered once the road is built and surveyed by the surveyor and then lodged with the Surveyor General.
	18.3. the holder must formalise the road access to the Geelkrans Nature Reserve at his own cost;	<b>Not Yet Applicable</b>	Mr Aubey Withers has noted that this will be done at the end of the construction phase of the development.
	18.4. the Geelkrans Nature Reserve must be accessible to the public (both vehicular and pedestrian access) at all times during the construction phase of the development.	<b>Full Compliance</b>	The Geelkrans Nature Reserve is accessible to the public at all times during the construction phase of the development.
19.	<p>An integrated open space system must be established incorporating all the open space areas identified in the Final Basic Assessment Report dated May 2017 (including inter alia the portions of land along the beach); within the estate and Erf 593.</p> <p>The open space areas on the site must –</p> <p>19.1. for the duration of the construction phase be managed in accordance with an approved conservation management plan ("CMP"). Where such CMP defines how the open space area is managed in an integrated manner to promote biodiversity management objectives and a conservation use.</p> <p>The CMP must also address access points and access control.</p>	<b>Not Yet Applicable</b>	As per the letter from DEADP (Appendix 8) the CMP for the open space system need not yet be submitted as it falls under the operational phase EMMP, Mr. Aubrey Withers has noted that Operation Phase EMMP has been submitted to DEADP for approval. The Operational EMMP is to contain the long terms management (maintenance) of the Open Space System, that includes the coastal conservation corridor, Erf 593 and the development site.

No.	Conditions	Compliance	Comments/Observations
	19.2. be cleared of all alien invasive plants species within 5-years from the date the activities commence on site. The alien invasive clearing programme must include a dedicated follow-up programme to be completed during said period;	<b>Not Yet Applicable</b>	The development is still within 5 years from the commencement of activities so therefore this condition is not yet applicable.
	19.3. be rehabilitated and managed. Specific attention must be given to blow-outs and pathways crossing the dunes.	<b>Not Yet Applicable</b>	The development is still within 5 years from the commencement of activities so therefore this condition is not yet applicable.
20.	The remainder of Erf 593 must be cleared of all alien vegetation prior to the handover of the land to the Hessequa Municipality.	<b>Not Applicable</b>	This condition is not yet applicable.
21.	<p>The holder must, prior to the activities commencing on site, register the following legally binding provisions or obligations on the land between the development setback line and the high water mark of the sea (i.e. private and public open space) to limit the use of the proposed open space area for a conservation use.</p> <p>Such provisions must as a minimum be a –</p> <p>21.1. "Non-User Conservation Servitude" The holder is required to register, in favour of the Hessequa Municipality and the Home Owners Association, a conservation servitude over the identified land which requires protection from development in perpetuity and in order to secure the conservation of the site. The conditions of the conservation servitude must inter alia address the following measures –</p> <p>(a) No earthworks or any form of development is permitted within the area, except if environmental authorisation is</p>	<b>Non - Compliance</b>	<p>Mr. Aubrey Withers has noted that condition No.21 is not legally possible and a signed agreement with the developer and the Municipality has subsequently been signed (Appendix 36). This Conservation Corridor is a separate Erf (Erf 2341) and has been rezoned to Open Space III, specifically for conservation purposes.</p> <p>Once the development has been completed and the developer hands over the development to the HOA, a servitude will be registered. For now, the signed agreement between the applicable parties is applicable and the rezoning has been approved by the Hessequa Municipality for conservation purposes.</p>

No.	Conditions	Compliance	Comments/Observations
	granted and in accordance with an approved conservation management plan;		
	(b) No landscaping; encroachment by gardens (albeit deliberate or inattentive) or planting except for rehabilitation in terms of an approved management plan;	<b>Full Compliance</b>	Whilst properties have been sold to investors, no houses have been built and no domestic gardens have been planted. There is a valid 5m setback from the low risk management line. However, private domestic gardens are allowed to be planted between the 5m building line and the low risk management line. Such gardens are to be only planted with Blombos Strandveld species and no kikuyu grass is to be planted at all.
	(c) No collection or damaging of fauna and flora;	<b>Full Compliance</b>	No evidence of fauna being collected or damaged (injured), whilst indigenous strand plants growing on the remnant dune system were collected for transplanting on the rehabilitated dunes within the conservation corridor.
	(d) No vehicles of any type are permitted, unless ORV permit has been issued by the competent authority for the purpose thereof;	<b>Full Compliance</b>	No vehicles have been allowed on the conservation area. An excavator was used to transport and spread the sand collected in the back dune area toward the hummocky dunes above the spring high tide mark. The applicable listed activities were approved for this purpose.
	(e) Access points and access control.	<b>Full Compliance</b>	The only access point to the beach is off the tar road over the back dune area to the beach. Pedestrians were kept out of the dune rehabilitation area with the use of numerous sign boards.

No.	Conditions	Compliance	Comments/Observations
22.	<p>All structures and infrastructure must be setback landwards (i.e. to the north) from the "ecological management line" or "low risk management line" as determined in the BAR (dated 31 May 2017). Further to this —</p> <p>22.1. except for the public coastal access point, no buildings, structures or infrastructure may be established on the seaward side of the ecological management line (low risk management line) depicted on the layout plan (Appendix 2 of this Environmental Authorisation refers). The 5-metre building setback should serve as reference for no development seaward of said line. The area between the low risk management line and 5-metre building line should be utilised as a buffer between the Non-User Conservation Servitude and the proposed buildings/structures. Where the area between the 5-metre building line and Non-User Conservation Servitude is landscaped and vegetated, only locally indigenous dune vegetation may be established.</p>	Full Compliance	All structures and infrastructure are to be constructed from the setback landwards from the ecological management line or low risk management line in accordance with the BAR dated 31 May 2017.

No.	Conditions	Compliance	Comments/Observations
	<p>22.2. no pathways, boardwalks or lookout decks may be established on the seaward side of the ecological management line (low risk management line), except for –</p> <p>(c) the public coastal access point south of the existing road and its associated single boardwalk to the beach; and</p> <p>(d) an informal pathway above the high water mark (HWM) of the sea along a section of the toe of the steep scarp to protect the fragile vegetation growing along this section, so as to provide access to the beaches and fishing spots to the east when the tides are high.</p> <p>Note: If necessary, a boardwalk providing transversal access parallel to the ecological management line (low risk management line), may be established northward of the low risk line or ecological setback on Erf 1028.</p>	Full Compliance	
23.	No abstraction of water may occur to supplement the supply for the water features / ponds on the estate.	Full Compliance	No abstraction has taken place.
24.	The frontal dune system may only be irrigated with potable water during the non-operational phase to rehabilitate the dune. No effluent may be irrigated on the frontal dune system on Erf 1028, unless such effluent is treated to a potable drinking standard for domestic use as indicated in the South African Water Standards Volume 1 Domestic Use developed by the Department of Water and Sanitation in 1996.	Full Compliance	The rehabilitated frontal dune is currently being irrigated with Municipal potable water. Once the climax plants have been planted and they have been acclimatised, the irrigation system will be removed.
25.	The holder must appoint a suitably qualified and experienced archaeologist for the duration of the construction phases (i.e. while alien vegetation clearing, bulk earthworks and the excavations for the services are performed) contained herein.	Non Compliance	<p>An archaeologist was not appointed during the construction phase.</p> <p>Mr. Aubrey Withers has noted that the clearing of the vegetation of the site was supervised by himself and no archaeological sites were uncovered during such clearing operations or the installation of services. Also note that building platforms for the construction of houses within the first and now the second phase of the</p>

No.	Conditions	Compliance	Comments/Observations
	<p>Should any heritage remains be exposed during excavations or any other actions on the site, 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.</p> <p>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.</p>		<p>development were created by dumping large volumes of sand excavated from the northern section of the development property. Therefore, the excavation of foundations for the construction of houses will not be within in situ material and as a result no archaeological material will be unearthed. No archaeological material was unearthed during such mass earthworks, which were supervised by Mr. Aubrey Withers.</p>
26.	<p>The BWWTP/sewage package plant must be properly maintained and correctly operated and the effluent treated to the prescribed standard. The operation and maintenance of the BWWTP must be monitored and reported on to the relevant competent authority during this period.</p> <p>The holder must comply with this requirement for the duration of the operational phase, unless the facility and its maintenance and operational requirements are lawfully transferred to the Hessequa Municipality.</p>	Not Yet Applicable	<p>The development is not yet operational and is still in the construction phase.</p>

No.	Conditions	Compliance	Comments/Observations
27.	The frontal dune system on Erf 1028 may not be irrigated with water (regardless if it is potable water or treated effluent) during the operational phase.	<b>Not Yet Applicable</b>	The development is not yet operational and is still in the construction phase.
28.	For the duration of the operational phase, the open space area must be managed in an integrated manner to promote conservation and biodiversity management objectives. The open space areas must– 28.1. be managed in accordance with an approved conservation management plan ("CMP"). The CMP must incorporate the principles, objectives and management measures of the CapeNature Stewardship Programme;	<b>Not Yet Applicable</b>	The development is not yet operational and is still in the construction phase. Approved conservation management plan required.
	28.2. be maintained clear of all alien invasive plant species, with a dedicated long-term follow-up clearing programme.	<b>Not Yet Applicable</b>	The development is not yet operational and is still in the construction phase. Dedicated long-term follow-up clearing programme required.
29.	The holder must ensure that for the financing of environmental management tasks as outlined in this Environmental Authorisation and an approved EMPr, will become the responsibility of HOA. It is recommended that future funding for the Environmental Management Fund is to be raised as part of the levy paid by all property owners and at least 10% of the net proceeds (after deduction of administration costs) go towards this fund (i.e. a trust).	<b>Not Yet Applicable</b>	The development is not yet operational and is still in the construction phase.
E30.	Sign boards must be constructed on the site to: 30.1 Direct the public and residents of the Preekstoel development that the coastal public property must be accessed through the use of the authorised board walk; and	<b>Full Compliance</b>	Sign boards are on site.

No.	Conditions	Compliance	Comments/Observations
	30.2 The disturbance of the vegetation and soils along the authorised boardwalk corridor must be avoided.	<b>Full Compliance</b>	Disturbance of vegetation and soils along the boardwalk corridor is avoided.



## **7. EMPr Compliance:**

The following checklist was used to assess the level of compliance to the conditions contained within the EMPr, as stipulated in Section E (Construction Environmental Management Plan) of the EMPr. To assess the level of compliance, the following table is applicable:

	Full Compliance	Successful adherence the condition (to be continued, if applicable)
	Partial Compliance	Adherence to some conditions, whilst action/effort required in other regards. Can be high or low (see checklist below).
	Non - Compliance	Does not adhere to the condition.
	Not Yet applicable	Not yet applicable to this audit or still to be done

Partial Compliance Checklist:

High	In which case the duration, extent, local impact and regional impact of the environmental impact is high.
Low	In which case the duration, extent, local impact and regional impact of the environmental impact is low.

Condition	Actions Required	Compliance	Comments/Observations
Establish appropriate partnerships and good relationships with local authorities, community, local and contractors	1. Ensure appropriate communication with all local authorities (Municipality, CapeNature), local communities, and contractors.	Full Compliance	ECO checklists are distributed to authorities, Cape Nature and contractor on a regular basis as documented in the ECO checklists compiled by Mr Aubrey Withers.
	2. Contractors to be fully informed by the ECO as to their environmental contractual obligations.	Full Compliance	<p>A site hand over meeting was held with the ASLA construction on 2 November 2021 during which the contractor was made aware of their environmental obligations and evidence of this was provided in the ECO checklist of March 2022. Environmental Awareness Posters have been provided to the Contractors and the induction of dune rehabilitation staff was undertaken on the 2<sup>nd</sup> of November 2021.</p> <p>A site hand over meeting was held with OIG Fencing on 6 December 2023; Southshore Devco (house on Stand 33/Erf 2457) on 17 January 2024 and FluidCo Africa (package sewage plant) on 18 January 2024, during which the contractors were made aware of their environmental obligations. Site handover to Southshore Devco (house on Stand 44/Erf 2382) on 13 May 2024. Tretsom Builders were inducted on 1 August 2024 for the house being constructed on Stand 113/Erf 2421.</p> <p>Woudt Building were inducted on 15 January 2025 for construction of house on Stand 32/Erf 2458. Chel Building &amp; Civils staff were inducted on 15 January 2025 for civil works (roads and municipal services).</p>
	3. The ECO to give a presentation to Contractor and site staff to familiarise them with the environmental aspects of the contract. The Contractor and staff must attend this meeting and sign the attendance record.	Full Compliance	A site hand over meeting was held with the ASLA construction on 2 November 2021 during which the contractor was made aware of their environmental obligations and evidence of this was provided in the ECO checklist of March 2022. Environmental Awareness Posters have been provided to the Contractors and the induction of dune rehabilitation staff was undertaken on the 2 <sup>nd</sup> of November 2021.

Condition	Actions Required	Compliance	Comments/Observations
			<p>A site hand over meeting was held with OIG Fencing on 6 December 2023; Southshore Devco (house on Stand 33/Erf 2457) on 17 January 2024 and FluidCo Africa (package sewage plant) on 18 January 2024, during which the contractors were made aware of their environmental obligations. Site handover to Southshore Devco (house on Stand 44/Erf 2382) on 13 May 2024. Tretsom Builders were inducted on 1 August 2024 for the house being constructed on Stand 113/Erf 2421.</p> <p>Woudt Building were inducted on 15 January 2025 for construction of house on Stand 32/Erf 2458. Chel Building &amp; Civils staff were inducted on 15 January 2025 for civil works (roads and municipal services).</p>
	4. Appropriate signage that indicates the contact details of the Implementing Agent, Contractor, RE (or RE's representative) and ECO must be provided on site. Given that access across the site must remain open during the day, appropriate signage must be erected on the entrance gate warning visitors to the Nature Reserve about the movement of heavy construction vehicles.	<b>Full Compliance</b>	The Main Contactor's Notice Board is placed near the entrance to the development's construction site and the telephone No. of the ECO is on the notice board. The FluidCo's construction notice board for the Package Sewage Plant's site complies with the necessary site safety regulations. The Tretsom notice board is on the shade cloth fence, as are Woudt Building.
	5. Before site clearance commences a service agreement shall be entered into between the Developer and the Municipal Council.	<b>Full Compliance</b>	Aubrey Withers has provided an agreement between Vivren Properties, the HOA and Hessequa Municipality.
Set up of construction site and site offices and undertake construction and earthworks without adversely affecting the environment	1. Communicate with contractor to ensure that all the environmental specifications are understood and carried out.	<b>Full Compliance</b>	A site hand over meeting was held with the ASLA construction on 2 November 2021 during which the contractor was made aware of their environmental obligations and evidence of this was provided in the ECO checklist of March 2022. Environmental Awareness Posters have been provided to the Contractors and the induction of dune rehabilitation staff was undertaken on the 2nd of November 2021.

Condition	Actions Required	Compliance	Comments/Observations
			<p>A site hand over meeting was held with OIG Fencing on 6 December 2023; Southshore Devco (house on Stand 33/Erf 2457) on 17 January 2024 and FluidCo Africa (package sewage plant) on 18 January 2024, during which the contractors were made aware of their environmental obligations. Site handover to Southshore Devco (house on Stand 44/Erf 2382) on 13 May 2024. Tretsom Builders were inducted on 1 August 2024 for the house being constructed on Stand 113/Erf 2421.</p> <p>Woudt Building were inducted on 15 January 2025 for construction of house on Stand 32/Erf 2458. Chel Building &amp; Civils staff were inducted on 15 January 2025 for civil works (roads and municipal services).</p>
	2. The Contractor must point out and demarcate the construction site and site offices. This area should be fenced off (screened), and should be locked outside working hours.	Full Compliance	No issues were noted in the ECO reports submitted by Mr. Aubrey Withers, construction site is well demarcated based on our site visit.
	3. Control all construction in terms of the Construction Guidelines (refer to Appendix 2) and in terms of the content of this EMPr. This will include the storage of topsoil (if present).	Full Compliance	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.
	4. Construction material (concrete raw materials) must be stored in designated areas in a neat and orderly manner.	Partial Compliance (low)	As per the most recent ECO checklist submitted to SES by Mr. Aubrey Withers from November 2025 – The storage area for Woudt Building is not neatly organized. In the build up to the final ECO Report provided to SES there has been many instances of partial compliances regarding building rubble storage and litter on site.
	5. Contractor to store building rubble in a suitable designated area, with rubble removed from site on a weekly basis (if not to be used as fill).	Partial Compliance (low)	As per the most recent ECO checklist submitted to SES by Mr. Aubrey Withers from November 2025 – The storage area for Woudt Building is not neatly organized. In the build up to the final ECO Report provided to SES there has been many instances of partial compliances regarding building rubble storage and litter on site.



Condition	Actions Required	Compliance	Comments/Observations
	6. The final dumping site for all spoil must be indicated by the Contractor (e.g. a Municipal landfill site), for approval by the RE and ECO.	<b>Full Compliance</b>	As per the most recent ECO checklist submitted to SES by Mr. Aubrey Withers from July 2025 – Waste skips are being used by all the building contractors.
	7. Trucks removing spoil must remain on designated access road/s within the development area. Such access road/s must be well maintained.	<b>Full Compliance</b>	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.
	8. Road construction signs to be erected along appropriate roads.	<b>Full Compliance</b>	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.
	9. Driving regulations through Still Bay and on site must be adhered to at all times.	<b>Full Compliance</b>	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.
	10. Personal Protective Equipment must be provided to ensure safety of workers and adequate facilities must be provided to ensure that relevant minimum standards apply to working conditions. Working conditions must be in line with the requirements of the Occupational Health and Safety Act, 1993 (Act No. 85 of 1993).	<b>Full Compliance</b>	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.
	11. All solid waste to be kept in appropriate weather and scavenger proof containers and removed from the site by the Contractor on a weekly basis to a licensed waste disposal facility. The burning of solid waste and paper on site will not be allowed. Recyclable waste (e.g. paper, glass, tins, plastic) should be recycled if possible.	<b>Partial Compliance (low)</b>	Litter on site has been noted in the ECO reports, in most cases it is rectified however, it is a recurring partial compliance in the ECO reports.
	12. Ensure that fire control belts are in place and staff are aware of the fire risks in the area.	<b>Full Compliance</b>	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.
	13. At all places where construction takes place, the Contractor shall provide litter bins, containers and refuse	<b>Full Compliance</b>	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.

Condition	Actions Required	Compliance	Comments/Observations
	collection facilities for later safe disposal to the approved site.		
	14. Recyclable waste (e.g. paper, glass, tins, plastic) should be recycled if possible. To this extent, separate bins should be provided and workers should be educated regarding recycling.	<b>Full Compliance</b>	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.
	15. The Contractor shall ensure that at work closure at the end of every work day the site is left in a clean and safe condition overnight or over periods when there is no construction activity.	<b>Full Compliance</b>	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.
	16. The requirements of the National Environmental Management: Waste Act (Act No. 59 of 2008) must be adhered to throughout the construction and operational phases of the development.	<b>Full Compliance</b>	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.
	17. Concrete mixing must be restricted to a designated area on site. Such an area should be bunded / enclosed by an impermeable surface.	<b>Full Compliance</b>	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.
	18. All remaining cement residues are to be removed from site at the end of each phase of the development.	<b>Full Compliance</b>	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.
	19. All excavations deeper than 1.5m should be protected from collapsing by shoring up with boards (safety officer to advise).	<b>Full Compliance</b>	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.
	20. Disturbed areas where dust can arise should be kept moist by spraying with water from a water bowser or other suitable means such as straw or wood-chip stabilisation.	<b>Full Compliance</b>	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.
	21. The various setback lines must be demarcated in the field by a surveyor and must be checked by the ECO before any earthworks are undertaken.	<b>Full Compliance</b>	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.

Condition	Actions Required	Compliance	Comments/Observations
	22. All forms of development (houses and bulk services infrastructure, roads and disposal of stormwater) must take place landward of the proposed building line setback as demarcated.	<b>Full Compliance</b>	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.
	23. No development should take place on slopes steeper than 1:4	<b>Full Compliance</b>	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.
Prevent possible negative impacts of construction personnel on the environment	1. Contractors will be responsible for the conduct of their personnel on site, as it pertains to trespassing, littering, and unacceptable social behaviour.	<b>Full Compliance</b>	As per the most recent ECO checklist submitted to SES by Mr. Aubrey Withers from July 2025 - All staff were observed within the construction areas. No littering on site was noted and no incidents of trespassing and bad social behaviour have been reported by the Site Agent.
	2. During the construction period, the facilities shall be maintained in a neat and tidy condition and the site shall be kept free of litter.	<b>Full Compliance</b>	As per the most recent ECO checklist submitted to SES by Mr. Aubrey Withers from July 2025 - The ECO has inducted the construction staff of the contractors currently on site about littering and that no fires are allowed on site for heating of food or the burning of plastic wrapping, litter etc.
	3. ECO must inform construction personnel of environmental rules to apply during construction period.	<b>Full Compliance</b>	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.
	4. The RE must maintain strict supervision over all construction activities.	<b>Full Compliance</b>	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.
	5. All construction workers should stay within the development area demarcation, and not trespass onto neighbouring properties.	<b>Full Compliance</b>	As per the most recent ECO checklist submitted to SES by Mr. Aubrey Withers from July 2025 - All staff were observed within the construction area and no incidents have been recorded.
	6. The Contractor must provide temporary chemical toilet facilities at the stores/site office area when building work is being conducted there. A minimum of one toilet shall be provided per 15 persons at each working area or as stipulated by the local authority. The toilets must be kept in a clean and sanitary condition, and must be regularly serviced i.e. at least once a week.	<b>Full Compliance</b>	As per the most recent ECO checklist submitted to SES by Mr. Aubrey Withers from July 2025 - Each construction company makes provision for chemical toilets on site. Woudt Building have chemical toilets in their storage yard ((on the Storage Facility erf). Toilets are serviced each week.



Condition	Actions Required	Compliance	Comments/Observations
	7. Chemical toilets may not be positioned closer than 50m from the sea, shall be provided with doors and shall be secured to prevent them from blowing over.	Full Compliance	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.
	8. Construction staff will not be allowed to stay on site and should be bussed to site each day. Security personnel may be required to live on site.	Full Compliance	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.
	9. The contractor shall maintain a complaints register on site.	Full Compliance	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.
	10. Construction staff must be kept off the frontal dune system and steep foreland scarp to prevent the trampling of vegetation	Full Compliance	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.
Ensure appropriate training of staff to prevent accidents and ensure health and safety of staff on site	1. The Contractor is to ensure that the working conditions on site adhere to the minimum requirements of the Occupational Health and Safety Act (Act No. 85 of 1993).	Full Compliance	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.
	2. The appropriate training of staff must be given to prevent accidents and the appropriate protective gear is to be issued.	Full Compliance	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.
	3. Safe drinking water for human consumption shall be available at the site offices and at other convenient locations on site. All water used on the site must be taken from a legal source and comply with recognized standards for potable and other uses.	Full Compliance	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.
	4. If water is stored on site, distinction shall be made between drinking water and multi-purpose water storage facilities.	Full Compliance	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.
Ensure that the Construction Phase	1. Inform all contractors and their staff of the performance criteria.	Full Compliance	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.

Condition	Actions Required	Compliance	Comments/Observations
meets the required performance criteria	2. Institute and maintain a monitoring programme of construction performance.	<b>Full Compliance</b>	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.
	3. Monitor all construction work.	<b>Full Compliance</b>	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.
	4. Ensure that contractors adhere to the guidelines in respect of littering, sanitation, spills of toxic substances and general behaviour.	<b>Full Compliance</b>	No issues noted in this regard in the ECO reports submitted by Mr. Aubrey Withers.

### Biophysical Management Programmes:

Condition	Actions Required	Compliance	Comments/Observations
<b>Fauna and flora</b>			
Minimise the removal of any vegetation during the construction phase	1. If the whole construction site is to be denuded of all vegetation, any clumps of indigenous vegetation should be moved to a nursery area within the central low point of the site for later use in the landscaping of the POS. The indigenous vegetation proved to be illusive and none was saved.	<b>Full Compliance</b>	If natural vegetated areas larger than 20m <sup>2</sup> are found on site, they should be left intact. If any milkwood trees are found they must not be harmed. One Milkwood tree was located on the property. An application was submitted to the Department of Forestry to have it removed. A permit has been granted by Forestry to remove the milkwood tree. The tree has subsequently been removed.
	2. All alien woody plants removed must be chipped and the chips stored for sandy surface stabilisation.	<b>Full Compliance</b>	A number of rooikrans seedlings have already been noted on the site. Alien vegetation seedlings must be sprayed with appropriate herbicides at the end of the installation of Municipal services, or hand pulled.
Removal and stockpiling of topsoil in a suitable area	1. Where appropriate stockpile topsoil removed from the construction site in	<b>Full Compliance</b>	According to Mr Aubrey Withers there was basically no topsoil because before the stabilisation of the mobile dune field with rooikrans between 1928 and the 1960's, and the fact that the so-

Condition	Actions Required	Compliance	Comments/Observations
	suitable designated areas for later use in the rehabilitation of the site.		called topsoil that did form comprised a thick mat of leave litter (from the rooikrans) and that the leaf litter contained large amounts of rooikrans seeds there was no stockpiling of topsoil.
	2. Stockpiling of topsoil must not exceed a height of 2m. Topsoil stockpiles should be covered with shade cloth to prevent erosion.	<b>Full Compliance</b>	According to Mr Aubrey Withers there was basically no topsoil because before the stabilisation of the mobile dune field with rooikrans between 1928 and the 1960's, and the fact that the so-called topsoil that did form comprised a thick mat of leave litter (from the rooikrans) and that the leaf litter contained large amounts of rooikrans seeds there was no stockpiling of topsoil.
Alien plant management	1. Large areas of alien vegetation must be removed by appropriate means, e.g. bulldozer fitted with tines to pull trees out by their roots without lifting or removing excess soil.	<b>Partial Compliance (low)</b>	Given that the whole development site comprised 90% rooikrans, and that the whole site would be subjected to mass earthworks to create stabilised building platforms, all the vegetation on the development site was cleared of all vegetation with a bulldozer. The vegetation was mulched to be used on site to cover the cleared areas to prevent wind erosion. Continuous clearing of rooikrans and manatoka shrubs takes place, including on the rehabilitated dune system. Small Rooikrans seedlings were noted on site by the ECO, these should have been sprayed however it was too late due to the winter rains. The seedlings were then removed by a dedicated gardener on a regular basis however, the ECO notes that more effort must be administered to remove alien seedlings, especially from the rehabilitated frontal dune.
Demarcate the Low Risk Coastal Management Line on the site	1. The Low Risk Coastal Management Line must be clearly indicated, with fence dropper every 10 to 20m, so that there can be no confusion on the site about where the line is.	<b>Full Compliance</b>	According to Mr Aubrey Withers this was done before earthworks took place (this was also recently done for the mass earthworks that took place for Phase 2)
Careful use of Pesticides, Insecticides and Fertilizers	1. Care must be taken when using pesticides, herbicides and insecticides to prevent pollution of the environment. No pollution of surface or ground water may occur due to any activity on the property. The relevant requirements of the National Water Act, 1998 (Act No. 36 of 1998) must be complied with.	<b>Full Compliance</b>	According to Mr Aubrey Withers, no pesticides have been used thus far and only some compost has been used to mix in with the wind blown sand where landscaping has taken place. Fertilizers have not been used to his knowledge



Condition	Actions Required	Compliance	Comments/Observations
	2. The relevant requirements of the Hazardous Substances Act, Act 15 of 1973 must be complied with at all times. Control over the use, storage, application, and disposal of these substances (and empty containers) is needed.	<b>Not Applicable</b> <b>Yet</b>	Has not been applicable as yet
	3. The relevant requirements of the Fertilizers, Farm Feeds, Agricultural Remedies and Stock Remedies Act, Act 36 of 1947 must be complied with at all times.	<b>Not Applicable</b> <b>Yet</b>	Has not been applicable as yet
	4. Pesticides/herbicides/insecticides should have low environmental toxicity (the active ingredients should have short half-lives). Use pesticides that possess chemical properties that are less conducive to runoff (such as low water solubility and high adsorption coefficients).	<b>Not Applicable</b> <b>Yet</b>	Has not been applicable as yet
	5. Organic slow-release fertilizers should be used wherever possible <a href="http://www.iplants.co.za/">http://www.iplants.co.za/</a> Alternatively slow release, less soluble and least mobile chemical fertilisers should be used.	<b>Not Applicable</b> <b>Yet</b>	Has not been applicable as yet
	6. Maintain, and clean fertilizer and pesticide application equipment in a designated area, which eliminates the potential for on-or-off site environmental pollution.	<b>Not Applicable</b> <b>Yet</b>	Has not been applicable as yet
	7. Mix and load pesticides and herbicides in a designated area where spills may be effectively contained and which eliminates the potential for on-or-off site environmental pollution.	<b>Not Applicable</b> <b>Yet</b>	Has not been applicable as yet

Condition	Actions Required	Compliance	Comments/Observations
	8. Read and follow label instructions when applying chemical products.	<b>Not Applicable</b> <b>Yet</b>	Has not been applicable as yet
	9. Dispose of empty containers and waste materials (left over chemicals) at a registered waste disposal facility.	<b>Not Applicable</b> <b>Yet</b>	Has not been applicable as yet
	10. Current Material Safety Data Sheets (MSDS) must be available on site for all chemicals (pesticides, herbicides, fertilizers etc.) used. Such chemicals must be stored in lockable stores.	<b>Not Applicable</b> <b>Yet</b>	Has not been applicable as yet
Minimise disturbance to fauna	1. Contractors must not harm or disturb any wildlife, especially molerats, snakes, tortoises, lizards and birds.	<b>Full Compliance</b>	No incidences of wildlife were noted on site, as per the ECO Checklists.
	2. Molerats, snakes, tortoises and other animals must be physically removed from the construction site without harming them and taken to an appropriate location (e.g. the Geelkrans Nature Reserve). Only competent snake handlers must be employed to move snakes, should it be necessary.	<b>Full Compliance</b>	No incidences of wildlife were noted on site, as per the ECO Checklists.
Take the necessary measures to reduce the risk of fire on the property	1. Staff should only smoke within demarcated areas. Cigarette butts must be disposed of in the lidded waste bins provided. Waste bin lids must be replaced if these are lost.	<b>Full Compliance</b>	According to Mr. Aubrey Withers this matter was discussed at the various environmental inductions that have been undertaken and no incidents have been noted.
	2. No fires will be allowed on the site unless authorised by the Safety Officer.	<b>Full Compliance</b>	According to Mr. Aubrey Withers this matter was discussed at the various environmental inductions that have been undertaken and no incidents have been noted.
	3. Fire control belts around the boundaries of the properties must be brush cut.	<b>Full Compliance</b>	According to Mr. Aubrey Withers, a 3m wide fire break was cut around the boundary (east, north and west and NOT against the coastal conservation area) of the property when mass earthworks took place. Once the boundary fence has been erected, the fire belt will be rehabilitated with indigenous low growing shrubs and creepers, which will be brush cut from time to time to keep the firebreak in check.

Condition	Actions Required	Compliance	Comments/Observations
	4. Fire fighting equipment must be on site on a daily basis and personnel must be suitably trained in using such equipment.	<b>Not Applicable</b> <b>Yet</b>	According to Mr. Aubrey Withers, this will be implemented once the boundary fence has been put up.
<b>Water</b>			
Institute measures to minimise potable water use during the Construction Phases of the project	1. No pollution of surface or ground water may occur due to any activity on the properties. The relevant requirements of the National Water Act, 1998 (Act No. 36 of 1998) must be complied with at all times.	<b>Partial Compliance (Low)</b>	One diesel spill was noted beneath one of the tractors in the ECO Checklist 7 (December 2022). This was reported and addressed as shown in follow up ECO Checklists. No other incidents of this nature were reported in any of the subsequent ECO Checklists.
	2. Wastewater, contaminated with soaps, detergents, grease, oils and other undesirable materials shall be collected in conservancy tanks and disposed of at the WWTW.	<b>Full Compliance</b>	According to Mr. Aubrey Withers, none of this was initiated as the contractors did not stay on site or wash themselves during mass earthworks, installation of bulk services or during the construction of houses.
	3. Contractors must use water sparingly, e.g. use optimum moisture conditions for filling and road construction. All leaking taps and valves need to be replaced as soon as their malfunction has been noticed. Should dust become a nuisance to surrounding residents, efficient use of water to wet dusty surfaces should be employed.	<b>Full Compliance</b>	According to Mr. Aubrey Withers, no wastage of water has been noted during ECO visits and the RE and Site Agent on site have never raised any questions. The RE had all the roads tested for compliance with standard road building and platform filling practices (according to the geotechnical specification). No incidents were ever reported.
	4. A water demand management and conservation plan should include the installation of water saving devices such as low flow showerheads, dual flush toilets; and the training of staff to implement good housekeeping techniques in water-use reduction.	<b>Full Compliance</b>	According to Mr. Aubrey Withers the architect has specified these devices in all the houses being built in the Estate.
Institute measures for stormwater to prevent erosion, damage to	1. The detailed stormwater design for the proposed development has been undertaken by the consulting engineers.	<b>Full Compliance</b>	Stormwater installation has been completed for the first phase of the development. No stormwater issues have been recorded on the construction sites.



Condition	Actions Required	Compliance	Comments/Observations
property and environmental pollution.			An irrigation pipe pulled out of a fitting on the reinstated dune causing some erosion. The Site Agent for Vivren Properties has been requested to repair the erosion that occurred
	2. The sizing of the underground piped stormwater system has been designed to accommodate the 5 year storm event and the increased 50 year run-off will be accommodated in the new detention pond system.	Full Compliance	Stormwater installation has been completed for the first phase of the development. No stormwater issues have been recorded on the construction sites.  An irrigation pipe pulled out of a fitting on the reinstated dune causing some erosion. The Site Agent for Vivren Properties has been requested to repair the erosion that occurred
	3. The stormwater detention pond will empty into two small dams or water features within the lowest point of the central POS of the development. Filtration of stormwater into the sand beneath the detention pond will be allowed.	Full Compliance	Stormwater installation has been completed for the first phase of the development. No stormwater issues have been recorded on the construction sites.  An irrigation pipe pulled out of a fitting on the reinstated dune causing some erosion. The Site Agent for Vivren Properties has been requested to repair the erosion that occurred
<b>Soil</b>			
Prevent soil erosion from occurring (run-off and wind erosion)	1. Minimise the area to be cleared of vegetation and grasses for the installation of services.	Not Applicable	According to Mr. Aubrey Withers, this was not necessary as the whole development site was cleared of all vegetation (mostly rooikrans) and covered with the mulch from shredding the Rooikrans.
	2. Only remove vegetation immediately prior to soil stripping and / or site preparation.	Not Applicable	According to Mr. Aubrey Withers, this was not necessary as the whole development site was cleared of all vegetation (mostly rooikrans) and covered with the mulch from shredding the Rooikrans.
	3. The Contractor will protect areas susceptible to erosion by installing the necessary temporary and permanent stormwater drainage works as soon as possible. Additional measures deemed necessary by the ECO or RE must be taken to prevent surface water runoff from resulting in erosion (such as use of wood chips and straw over disturbed areas).	Full Compliance	According to Mr. Aubrey Withers, no incidents of significant soil erosion has occurred (mainly due to the compaction of the fill that was placed over the whole site and the mulch capping).

Condition	Actions Required	Compliance	Comments/Observations
	4. The exposed sand surfaces created during the mass earthworks must be appropriately stabilised by spreading wood chips over the sand to prevent wind and stormwater erosion	Full Compliance	According to Mr. Aubrey Withers, no incidents of significant soil erosion has occurred (mainly due to the compaction of the fill that was placed over the whole site and the mulch capping).
	5. A suitably aligned boardwalk must be constructed over the frontal dune system for providing pedestrian access to the seashore to prevent trampling of vegetation and subsequent erosion.	Not Applicable Yet	The boardwalk is still to be constructed.
Rehabilitate all areas where soil erosion has taken place	1. Institute soil protection and soil rehabilitation measures where erosion has taken place.	Full Compliance	No significant erosion of the development site has been noted.
	2. Institute soil protection and soil rehabilitation measures where erosion has taken place (e.g. through shaping of cut and fill slopes to the satisfaction of the RE).	Full Compliance	No significant erosion of the development site has been noted.
	3. Eroded areas may need to be backfilled and compacted.	Full Compliance	No significant erosion of the development site has been noted.
	4. Plant indigenous grass sods (or sow indigenous grass seeds on prepared surfaces) should any signs of erosion be noted. Straw or wood chips should be worked into the upper soil horizon to bind the soil and prevent dust and windblown sand where necessary.	Full Compliance	The left hand side of the entrance road has been planted with locally indigenous Blombos Strandveld species. An irrigation system has been put along the entrance road. In addition, the entrance off the Preekstoel road to the Estate has been landscaped. It is recommended that the road reserve between the old entrance to the hotel site and the frontal dune is filled with sand and also landscaped. The District Roads Engineer will be approached in this regard.
	5. All existing blow-outs occurring on the steep foreland scarp must be rehabilitated.	Not Applicable Yet	According to Mr. Aubrey Withers, any blow-out on the foreland scarp will only be rehabilitated when the OEMMP has been approved.
Prevention of dust during the construction phase	1. All disturbed surfaces must be monitored for dust during windy periods. It may be necessary to work straw or wood chips into the disturbed surfaces to prevent dust.	Full Compliance	According to Mr. Aubrey Withers, there was one complaint raised by one of the property owners in the village to the northwest of the Estate right at the beginning of mass earthworks. This was addressed immediately and there have been no further complaints of dust since.

Condition	Actions Required	Compliance	Comments/Observations
	2. Road surfaces may cause dust pollution during their construction and should be kept moist until such time that their surfaces are paved / tarred.	Full Compliance	No issues noted in the ECO checklists in this regard.
<b>Energy Management</b>			
Use electricity sparingly during construction	1. Contractors must be informed of the efficient energy (electricity) use during construction. When not in use lights, angle grinders, motors etc. must be switched off.	Full Compliance	No issues noted in the ECO checklists in this regard.
	2. Energy efficient building designs should be implemented by the architects, to minimise heat losses and gains.	Full Compliance	Aubrey Withers has indicated that the architect's designs have to a large degree been successful in such designs with the necessary use of thermal insulation being provided in the roof of the houses.
	3. Energy demand could be further decreased by inclusion of energy saving outdoor lights, which should be controlled by light sensors where applicable, and the use of gas stoves, thermal insulation in roofs and on ceilings and solar panel assisted heat pumps for hot water generation in the designs of buildings.	Full Compliance	Aubrey Withers has indicated that the architect's designs have to a large degree been successful in such designs.
	4. Bollard-type Street Lighting should be used to contribute to the energy efficiency of the development and prevent excessive light spillage at night.	Full Compliance	No issues noted in the ECO checklists in this regard.
<b>Hydrocarbon and Hazardous Materials Management</b>			
Hydrocarbon and Hazardous Materials Management to be carefully undertaken	1. The contractor shall have a hazardous material spill kit on site.	Full Compliance	Spill kit is on site.
	2. Prevent cement, bitumen, fuel and other hazardous material spills or clear such accidental spills as soon as possible. All hydrocarbon, tar, and bitumen spills are to be addressed	Full Compliance	One incidence of a cement powder spill was noted in the ECO Checklist 5 (October 2022), and one diesel spill beneath one of the tractors was noted in the ECO Checklist 7 (December 2022). These were reported and addressed as shown in follow up ECO Checklists.



Condition	Actions Required	Compliance	Comments/Observations
	immediately to prevent seeping into the ground.		
	3. Refuelling may take place on site, provided adequate drip trays, spill absorbent material and fire-fighting equipment is used and at hand. The refuelling can either be undertaken from gravity fed diesel tanks in a bunded area, or from a mobile bowser. Small equipment, such as generators, should be refuelled whilst in a drip tray. Refuelling should always be carried out with the correct equipment (e.g. nozzles of the appropriate size).	<b>Full Compliance</b>	One diesel spill beneath one of the tractors was noted in the ECO Checklist 7 (December 2022). These were reported and addressed as shown in follow up ECO Checklists. No other issues in this regard were noted in the more recent ECO Checklists.
	4. If applicable, only one refuelling area should be provided at the stores/site office site. A bunded pit (to contain 110% of fuel to be stored) must be built beneath the temporary steel fuel tank. A concrete apron must be cast on the outside of the bunded area to contain diesel spills and drips.	<b>Full Compliance</b>	Aubrey Withers has noted that no large fuel tank was used, only a small mobile bowser was used to fill machines. No incident of any diesel spills (other than the one that was reported)
	5. The area inside the bund wall should be lined with an impervious lining to prevent infiltration of the fuel into the soil. A sand layer, ± 150mm thick can be placed on top of the floor of the bunded pit. The soil layer should be replenished from time to time according to the degree of contamination. The contaminated soil must be removed to a licensed waste disposal facility that accepts such waste.	<b>Full Compliance</b>	Aubrey Withers has noted that no large fuel tank was used, only a small mobile bowser was used to fill machines. No incident of any diesel spills (other than the one that was reported).
	6. Hazard signs indicating the nature of the stored materials shall be displayed on the fuel storage tank and at any	<b>Full Compliance</b>	No issues in this regard.

Condition	Actions Required	Compliance	Comments/Observations
	hazardous materials storage/containment structure/facility.		
	7. Refuelling operations will be avoided in sensitive areas; in particular, no refuelling operation will take place within 50m of the HWM.	<b>Full Compliance</b>	According to Mr. Aubrey Withers, there are no sensitive areas and only mobile bowser used.
	8. All personnel involved with refuelling of plant and equipment must be competent and have undergone task specific training.	<b>Full Compliance</b>	According to Mr. Aubrey Withers, refuelling personnel were trained in refuelling.
	9. All servicing and refuelling of vehicles must be conducted over a drip tray to prevent accidental spillage of oils and fuels. Similarly any stationary concrete / bitumen and tar mixers, dumpers, compressors or generators should have drip trays under them at all times, whether they are working or not.	<b>Full Compliance</b>	One diesel spill beneath one of the tractors was noted in the ECO Checklist 7 (December 2022). These were reported and addressed as shown in follow up ECO Checklists. No other issues in this regard were noted in the more recent ECO Checklists.
	10. All vehicles, equipment, fuel and petroleum services and tanks must be maintained in a good condition that prevents leakages and potential contamination of soil.	<b>Full Compliance</b>	One diesel spill beneath one of the tractors was noted in the ECO Checklist 7 (December 2022). These were reported and addressed as shown in follow up ECO Checklists. No other issues in this regard were noted in the more recent ECO Checklists.
	11. All parked (overnight) mechanical vehicles should have a drip tray present to prevent spillage of oils and fuels and used oil (from servicing of vehicles) should be recycled or disposed of at a hazardous waste disposal facility.	<b>Full Compliance</b>	All vehicles were noted as being in good working order. One diesel spill beneath one of the tractors was noted in the ECO Checklist 7 (December 2022). These were reported and addressed as shown in follow up ECO Checklists. No other issues in this regard were noted in the more recent ECO Checklists.
	12. Fuels, bituminous products <sup>35</sup> , oils and hydrocarbon products (tars) kept in tins and drums must be stored in a secured, appointed area, on a concrete or impervious steel floor that is bunded, that is fenced, and that has restricted access.	<b>Full Compliance</b>	According to Mr. Aubrey Withers, no such materials have been used on the site.

Condition	Actions Required	Compliance	Comments/Observations
	13. Fuels, bituminous products, oils and hydrocarbon products may be temporarily stored on drip-trays during working hours to prevent pollution in case of spills or leakages.	Full Compliance	According to Mr. Aubrey Withers, no such materials have been used on the site.
	14. Cement, bitumen and tar should stored at designated areas on site (e.g. at the construction site camp).	Full Compliance	These materials are stored in the site camp.
	15. All remaining bitumen, tar and concrete / cement residues are to be removed from site at the end construction to the satisfaction of the RE and/or the ECO.	Not Yet Applicable	The first phase of the development has been completed and such extraneous materials have been removed from site. The second phase of the installation of bulk civil services will be commenced with in January 2026. The Construction Phase is still in progress.
	16. Under no circumstances shall the spoiling of hazardous materials, tar or bituminous products on or off the site, in borrow pits or any burying, be allowed. Unused or rejected tar or bituminous products shall be returned to the supplier's production plant.	Full Compliance	No issued noted in this regard in any of the ECO Checklists compiled by Mr. Aubrey Withers.
	17. Before containment or storage facilities for fuels, bituminous products, oils and hydrocarbon products can be erected the Contractor should furnish the RE with a Method Statement of the details of the preventative measures he proposes to install in order to mitigate against pollution of the surrounding environment from leaks or spillage. The Method Statement should also indicate the emergency procedures in the event of misuse or spillage that will negatively affect an individual or the environment.	Full Compliance	According to Mr. Aubrey Withers, no such materials have been used on the site.
	18. The Contractor shall provide proof to the RE that relevant authorisation/s to store fuels, bituminous products, oils and	Full Compliance	According to Mr. Aubrey Withers, no such materials have been used on the site.

Condition	Actions Required	Compliance	Comments/Observations
	hydrocarbon products have been obtained from the relevant authority.		
	19. Hazardous waste such as bitumen, tar, oils etc. shall be disposed of an approved landfill site for such materials.	Full Compliance	According to Mr. Aubrey Withers, no such materials have been used on the site.

### Socio environmental management:

No.	Conditions	Compliance	Comments/Observations
<b>Archaeological and Heritage Resources</b>			
Conserve all archaeological settings and artefacts	1. The consulting archaeologist must be present on site when the site is to be cleared of alien vegetation to assess whether any archaeological material is visible on surface.	Not Applicable	No archaeological material has been found on site. Should any be found, works on site must be stopped and HWC notified.
	2. The presence of any archaeological material must be assessed by the archaeologist for their heritage significance and a report must be submitted to HWC for further recommendations.	Not Applicable	No heritage resources have been found on site as yet.
	3. The eastern boundary of the development area must be clearly demarcated and a fire break must be cut prior to earthworks commencing on the site to prevent any archaeological sites to be disturbed that have been identified on Portion 2 of Erf 599 and Erf 593 during the specialist archaeology study.	Not Applicable	Features like burials can occur in unexpected locations, and should any excavations uncover human remains; the ECO and HWC are to be notified immediately. No burial sites have been reported.



No.	Conditions	Compliance	Comments/Observations
	4. If any graves or unmarked human burials are discovered, they must be treated with respect and the South African Heritage Resources Agency (SAHRA) must be notified immediately and must not be disturbed further until the necessary approval has been obtained from SAHRA. An archaeologist must be contracted to remove the remains at the expense of the Developer. Note: A permit is required for such action.	<b>Not Applicable</b>	No graves or unmarked human burials have been discovered on site.
<b>Socio-Economic Benefits of the Development</b>			
Job opportunities should be afforded to the local community where possible	1. Both the temporary job opportunities during the construction phase and more permanent jobs (e.g. domestic staff and security) during the operational phase should be allocated to persons from the local communities wherever possible.	<b>Full Compliance</b>	According to Mr. Aubrey Withers, ASLA Construction did use local general employees from Still Bay but most of their staff came from George and Cape Town. The new civils contractor Van Schalkwyk is from the area and uses mostly local residents.
<b>Aesthetics</b>			
Minimise the visual (aesthetic) impact of the buildings in the construction phase	1. An Architectural and Development Guideline document has been prepared by the project architect and a concept landscape plan has been prepared for the project. A VIA was also undertaken (refer to Appendix G 5 of the BAR and Appendix 10 of this EMPr). Various mitigation measures have been put in place to minimise the potential visual impacts.	<b>Full Compliance</b>	No issues in this regard.
	2. Locally indigenous vegetation (Blombos Strandveld) is to be used in the landscaping within the development, i.e. in 'common' areas such as Private Open Spaces corridors and along internal roads to help soften/green the built landscape and	<b>Full Compliance</b>	No issues in this regard.

No.	Conditions	Compliance	Comments/Observations
	partially reduce the visibility thereof from the surrounding areas.		
	3. Landscape Guidelines must be made available to homeowners. Planting of lawn only exacerbates the visibility of the units as is evident in the adjacent resort developments. The mix of lawn, shrubs and trees should be carefully designed with the importance of trees and large shrubs emphasized, to provide further greening of the built environment.	<b>Full Compliance</b>	According to Mr. Aubrey Withers, these specifications have been given to home owners most of whom are using a local landscaping company from Still Bay to undertake the landscaping of their properties.
	4. The typical Blombos Strandveld plants to be used in the landscaping of open spaces and private gardens have been provided by the specialist botanist. The appointed landscape architect is to provide a full list of locally indigenous Strandveld plants to be used.	<b>Full Compliance</b>	According to Mr. Aubrey Withers, these specifications have been given to home owners most of whom are using a local landscaping company from Still Bay to undertake the landscaping of their properties.
	5. Boundary treatments must be visually permeable, using fencing for the most part and walls at entrances only. No precast concrete walls will be allowed.	<b>Full Compliance</b>	No issues in this regard.
	6. The seaward boundary fenceline should be carefully aligned along the ecological line by the Landscape Architect and specialist geologist so as not to impact on the ecological management setback corridor parallel to the coastline. The fence should be aligned such that it does not break the skyline, as seen when walking along the beach. The fence line should be	<b>Full Compliance</b>	According to Mr. Aubrey Withers, Climax plants have been planted on the rehabilitated frontal dune system. The southern boundary fence is 1.2m high. The fenceline will be erected on the survey pegs of the conservation corridor's alignment.

No.	Conditions	Compliance	Comments/Observations
	further softened with dune shrubs such as <i>Searsia</i> spp., <i>Metalsia</i> spp. and <i>Chrysanthemoides</i> spp. These plants will help soften the fenceline.		
	7. Viewing decks and benches should be sensitively sighted so as not to visually intrude on the sensitive dune and nature reserve areas, but be part of these areas, from where the reserve and seascape can be enjoyed.	Not Applicable yet	Such infrastructure will most likely not be supplied given that no boardwalks will be provided along the coastal boundary of the property.
	8. Planting along the fenceline, between the storage garages and the existing adjacent housing units must be undertaken to screen this area from the existing neighbours.	Not Applicable Yet	According to Mr. Aubrey Withers, this will be undertaken by the individual home owners once these housing units and storage units are constructed.
	9. Lighting, in particular external lighting on buildings and along streets, is to be minimised and kept low by using low bollard lighting that is down lit.	Full Compliance	According to Mr. Aubrey Withers, the resident architect has specified such lighting.
Ensure outdoor advertising associated with the project is not visually obtrusive	All outdoor advertising associated with this project, whether on or off the site, must comply with the South African Manual for Outdoor Advertising Control (SAMOAC).	Full Compliance	Aubrey Withers has noted that it is compliant. Apparently, the notice boards are going to be taken down shortly.
Security			

No.	Conditions	Compliance	Comments/Observations
Minimise security risk during the construction phase	1. The contractor(s) will be responsible for the security of their builder's site and the conduct of their personnel for the duration of the services and building contracts.	<b>Full Compliance</b>	No breaches of security risks have been noted on site.
	2. No personal will be allowed access onto the surrounding properties.	<b>Full Compliance</b>	No issues were noted in this regard.
Ensure outdoor advertising associated with the project is not visually obtrusive	1. All outdoor advertising associated with this project, whether on or off the site, must comply with the south African Manual for Outdoor Advertising Control (SAMOAC)	<b>Full Compliance</b>	No issues were noted in this regard.



## **5. Recommendations:**

We recommend that the Operational Phase Environmental Maintenance Management Plan be approved by the DEADP.

We also recommend that as per the Non-Compliance with condition 21 of the EA being due to the fact that it is not legally possible, and that instead a signed agreement with the developer and the Municipality has subsequently been signed (Appendix 25), that this condition must be amended in the EA to reflect as such.

—————End—————