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ENVIRONMENTAL MONITORING REPORT

FOR THE

PROPOSED DEVELOPMENT OF HEROLDS BAY
COUNTRY ESTATE ON A PORTION OF PORTION 7 FARM
BUFFELSFONTEIN NO.204, HEROLDS BAY,

WESTERN CAPE

PREPARED FOR: Long Island Trading 44 (Pty) Ltd
Abraham Jacobus Cronje

REPORT DATE: 6 July 2023

REPORT NR: EMR/HRLDSBY/ CNTRY/PRTN7/01/2023

DEADP REF NO: 16/3/3/1/D2/29/0008/20

COPY TO: Andre le Roux- Dalmar Beleggings
DEADP- Jessica Christie

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



PROJECT DETAILS

TITLE: Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204

LOCATION: Herolds Bay, Western Cape

ENVIRONMENTAL CONSULTANCY: Sharples Environmental Services cc.

REVIEWER Mr. J. Sharples

John holds a Masters in Environmental Management from the University of the Free State as well as a Bachelor's degree in Conservation. He has consulted for over 25 years running a team of highly trained and qualified consultants and prior to this gained 12 years of experience working for environmental organizations. John is registered with EAPASA as a certified Environmental Assessment Practitioner.

PRIMARY ECO

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.

CLIENT: Long Island Trading 44 (Pty) Ltd

REPORT CLASSIFICATION: Environmental Monitoring Report

SES REFERENCE NUMBER: EMR/HRLDSBY/ CNTRY/PRTN7/01/2023

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- III. That approval is obtained from SES if this report is to be used for the purposes of sale, publicity or advertisement.

Sharples Environmental Services cc (SES) has been appointed by Long Island Trading 44 (Pty) Ltd , as the Environmental Control Officer (ECO) to monitor compliance for the construction activities on site, for the Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No. 204, Herolds Bay, Western Cape in terms of the EA and EMPr. The project has been authorised under the amended EA issued on the 6th of March 2023 (EA ref: 16/3/3/5/D2/29/0011/22).

SES has been appointed to monitor the construction site once per month for the duration of the project. The monitoring site inspection for this report was undertaken on the 28th of June 2023.

Location

The site is located along the Oubaai Main Rd in the coastal village of Herolds Bay in the Garden Route. It is approximately 12.5 km south-west of George. The proposed site is located north of the town centre, and west of the popular Oubaai Gold Estate. The site is bounded to the north and west by farmland. The proposed development will be taking place on a Portion of Portion 7 of Farm Buffelsfontein No.204 situated in Herolds Bay, Western Cape. Please refer to Figure 1 below for the locality of the proposed development.



Figure 1: Location of the site.

Description

Long Island Trading 44 (Pty) Ltd proposes to construct a mixed-use development which entails combining residential, recreational, and agricultural land uses. It is being proposed that 102 single residential erven, 68 group housing units, a filling station with convenience store and restaurant complex be developed. In addition, there will be private open space, an internal road network and three on-site package plants for the treatment of sewerage. The total size of the development footprint for the mixed-use development is approximately 19.264Ha.

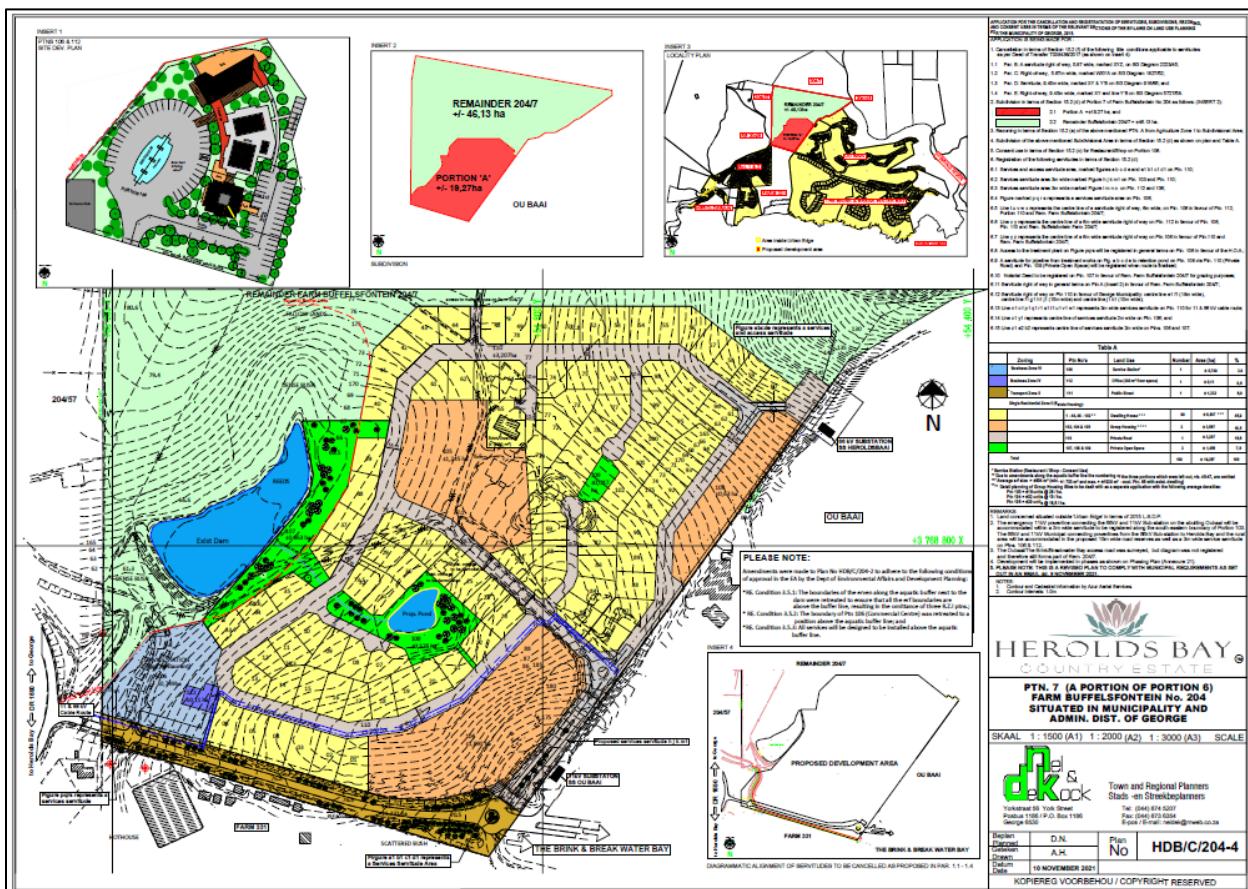


Figure 2: Layout plan

Images 1 to 7 below show the current activities that have taken place on site. Topsoil has been removed and vegetation cleared for roads to be constructed. No other activities have taken place on site as this is the starting phase of the project.



Image 1: Soil excavated and vegetation cleared for road construction.



Image 2: Soil excavated and vegetation cleared for road construction.



Image 3: Topsoil Stockpile.



Image 4: Soil excavated for road construction.



Image 5: Soil excavated for road construction.



Image 6: Soil excavated for road construction.

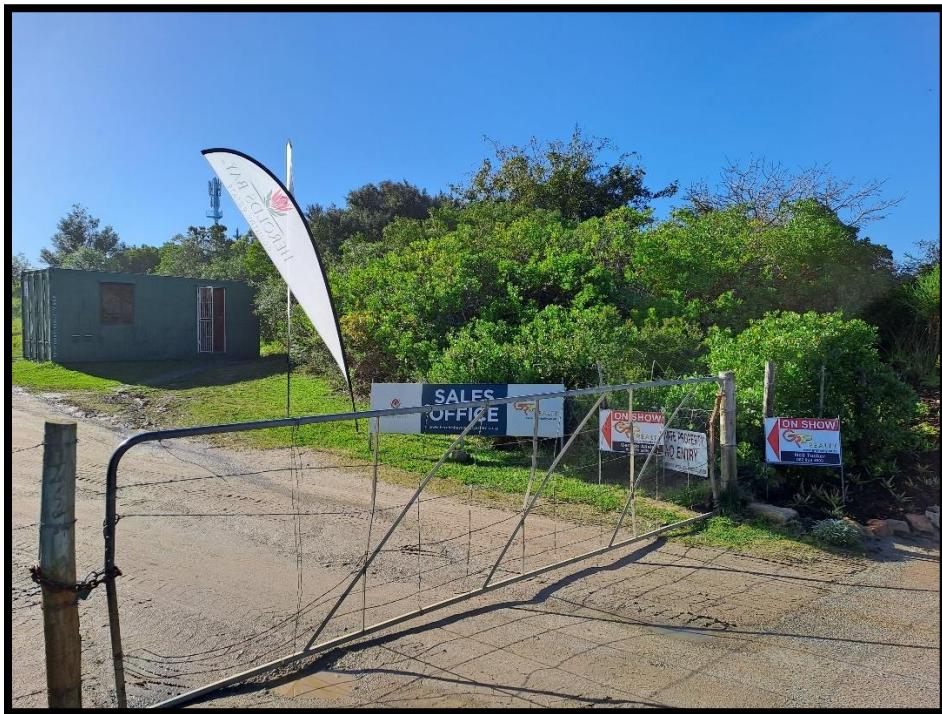


Image 7: Signage required to indicate that the site is restricted.

Section 3	Conditions as per the approved EA and EMP		
	Compliance	Comments/Observations	Recommendation that can be implemented
Site Camp/Storage area	Full/Part/Non		
Site Access	Full Compliance	The construction site is directly accessed from Oubaai Main Rd.	No recommendations required.
Site Demarcation and No – go Areas	Full Compliance	No issues were noted on site.	Measures must be undertaken in accordance with section 8.2 of the EMPr for the duration of the project.
Site Camp and associated facilities	Partial Compliance	Signage is required to indicate that the area is restricted (Image 7).	Site establishment must be undertaken in accordance with section 8.3 of the EMPr .
Indigenous Vegetation Clearing	Full Compliance	No issues were noted on site.	Indigenous vegetation clearing must be undertaken in accordance with section 8.4 of the EMPr .
Topsoil and subsoil Management	Full Compliance	No issues were noted with regards to the topsoil on site.	The topsoil must be managed in accordance with section 8.5 of the EMPr for the duration of the construction activities (if required). The stockpiles must be monitored on a regular basis.
Integrated Waste Management system	Full Compliance	Closed-lid bins must be placed on site once the site camp is established.	The bins must remain in place for the duration of the project.
Hazardous Substances and fuels	Not Applicable	No hazardous substances and fuels are currently being used on site.	The hazardous substances and fuels must be managed in accordance with section 8.3.4 of the EMPr .
Housekeeping	Full Compliance	No housekeeping issues were noted on site.	Good housekeeping must be maintained for the duration of the project and in accordance with section 8.3.9 of the EMPr .
Cement and Concrete Management	Not Applicable	No cement or concrete works are currently taking place on site.	Concrete management must be undertaken in accordance with section 8.8 of the EMPr . Any cement spillage must be disposed of at a registered facility..

Section 3	Conditions as per the approved EA and EMP		
	Compliance	Comments/Observations	Recommendation that can be implemented
Erosion Control and storm water management	Full Compliance	No issues were noted on site.	No recommendations required. Erosion Control and storm water management must be implemented in accordance with section 8.9 of the EMPr .
Excavations and Earthworks	Full Compliance	No issues were noted on site.	Any major excavations and earthworks must be done in accordance with section 8.10 of the EMPr .
Heritage resources	Not Applicable	No heritage resources have been discovered to date.	No recommendations required.
Rehabilitation	Not Applicable	No issues were noted on site.	Disturbed areas must be rehabilitated once construction is completed and done in accordance with section 8.12 of the EMPr .

Section
4

Conclusion

SES has compiled this Environmental Monitoring Report to detail compliance with the EMPr and EA for the monitoring inspection conducted on the 28th of June 2023.

The general compliance of the construction site is good. This was the first site visit for the project and as such minimal activities have taken place on site. Only soil has been excavated and vegetation cleared for the construction of a road network. No significant avoidable impacts were noted to the environment.

Environmental Authorization (EA) conditions checklist

Condition # of the EA	Complied (Yes/No)	Comments
1.1.1. The Holder must start with the physical implantation and exceed the threshold of all authorised activities on the site by 30 April 2026.	Yes.	
1.1.2. The development of the facility for the storage and handling of dangerous goods (filling station) must commence by 30 April 2026 and be concluded by 30 April 2028.		Still to commence.
1.1.3. Rehabilitation and monitoring must be finalised at the site within a period of 3-months from the date the construction activities (construction phase) are concluded; but by no later than 31 January 2031.		Construction activities still to commence.
3.1. No development may take place on the watercourse side of the development setback which has been defined by the competent authority.	Yes.	
3.2. The erf boundaries of all erven (i.e. residential; business; and transport zones) must be setback above the development setback.	Yes.	
3.3. All service infrastructure including servitudes, must be setback above the development setback.	Yes.	
3.4. The area on the watercourse side of the development setback must from part of the open space system; and	Yes.	
3.5. A revised proposal and layout plan reflecting the above restrictions must be submitted to the competent authority for approval prior to site preparation or construction activities commencing on site.	Yes.	
4. This EA may only be implemented in accordance with an approved EMPr.	Yes.	
5. The Holder is responsible for ensuring compliance with the conditions by any person acting on his/her behalf.	Yes	
7. Notify all I&APs within 14 days of the date of decision.	Yes	
7.5. Listed activities, including site preparation did not commence within 20 days from the date the I&APs were notified by the applicant.	Yes	

8. 7 days' notice provided in writing to Competent authority before commencement of activities.	Yes	
9. 7 days' notice in writing to Competent authority on completion of construction activities.		Construction is still to commence.
10. EMPr amended to include all conditions given in the EA.	Yes	
10.2. Amended EMPr submitted to Competent authority and approved prior to construction activities.	Yes.	
11. The EMPr must be included in all contract documentation for all phases of implementation.	Yes.	
12. Appointment of a suitable experienced ECO.	Yes	
13.1. The ECO must be appointed prior to commencement of any works.	Yes	
13.2. The ECO must ensure compliance with the EMPr and the conditions contained herein	Yes.	
13.3. The ECO must keep record of all activities on site; problems identified; transgressions noted and a task schedule of tasks undertaken by the ECO.	Yes	
13.4. The ECO must remain employed until all development activities are concluded, and the post construction rehabilitation and monitoring requirements are finalised.	Yes	
14. A monitoring programme for the filling station must be developed and implemented.		To be compiled.
15. A monitoring programme for the treatment of sewage and disposal of effluent must be developed and implemented.		To be compiled.
16. 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.	Yes	
18.. The Holder must ensure compliance with the conditions of the EA and EMPr is audited.		Project is ongoing.
19.1. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of bulk internal services and post construction rehabilitation and monitoring requirements.		Still to be done.

19.2. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the mixed/ residential development and post construction rehabilitation and monitoring requirements thereof, but by no later than 31 January 2031.		Still to be done.
19.3. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of the filling station and post construction rehabilitation and monitoring requirements thereof, but by no later than 30 July 2028.		Still to be done.
20.1. Environmental audit report must be prepared by an independent person with the relevant environmental auditing expertise (may not be the ECO or EAP who conducted the EIA process).		Still to be done.
21. The Holder must, within 7 calendar days of the submission of the audit report to the Competent Authority, notify all I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).		Still to be done.
22. 3 groundwater monitoring boreholes must be established downgradient of the filling station in order to detect potential contamination.		Still to be done.
23. A site specific stormwater management plan must be developed for the filling station and be submitted and approved by this Department as part of the EMPr, prior to commencement of activities.		Still to be done.
24. Area on the watercourse side of the development setback must be demarcated as a no-go area and managed for conservation use.		Still to be done.
25. The area where treated effluent will be irrigated may only occur on existing and currently used fields as indicated in Annexure 3 of the EA.	NA.	Still to commence.
26. The security fencing must be aligned to the perimeter of the development footprint area. It may not be installed within or around the conservation area unless approved by the Competent Authority.		Still to commence.
27. Heritage remains found must be reported Heritage Western Cape.	NA.	None have been found thus far.



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PROPOSED DEVELOPMENT OF HEROLDS BAY
COUNTRY ESTATE ON A PORTION OF PORTION 7 FARM
BUFFELSFONTEIN NO.204, HEROLDS BAY,

WESTERN CAPE

PREPARED FOR: Long Island Trading 44 (Pty) Ltd
Abraham Jacobus Cronje

DATE:

5 October 2023

REPORT NR: EMR/HRLDSBY/ CNTRY/PRTN7/09/2023

DEADP REF NO: 16/3/3/1/D2/29/0008/20

COPY TO: Andre le Roux- Dalmar Beleggings
DEADP- Jessica Christie

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



PROJECT DETAILS

TITLE: Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204

LOCATION: Herolds Bay, Western Cape

ENVIRONMENTAL CONSULTANCY: Sharples Environmental Services cc.

REVIEWER

Mr. J. Sharples
John holds a Masters in Environmental Management from the University of the Free State as well as a Bachelor's degree in Conservation. He has consulted for over 25 years running a team of highly trained and qualified consultants and prior to this gained 12 years of experience working for environmental organizations. John is registered with EAPASA as a certified Environmental Assessment Practitioner.

PRIMARY ECO

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 ECO & AUTHOR:

Ms. L.Beets

EXPERTISE

Lu-anne studied at North West University completing a Bachelor's degree majoring in Zoology & Botany. Lu-anne joined SES in 2023.

CLIENT:

Long Island Trading 44 (Pty) Ltd

REPORT CLASSIFICATION:

Environmental Monitoring Report

SES REFERENCE NUMBER:

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SES has been appointed to monitor the construction site once per week for the duration of the project. The monitoring site inspection for this report was undertaken on the 20th and 28th of September of 2023.

Location

The site is located along the Oubaai Main Rd in the coastal village of Herolds Bay in the Garden Route. It is approximately 12.5 km south-west of George. The proposed site is located north of the town centre, and west of the popular Oubaai Gold Estate. The site is bounded to the north and west by farmland. The proposed development will be taking place on a Portion of Portion 7 of Farm Buffelsfontein No.204 situated in Herolds Bay, Western Cape. Please refer to Figure 1 below for the locality of the proposed development.



Figure 1: Location of the site.

Description

Long Island Trading 44 (Pty) Ltd proposes to construct a mixed-use development which entails combining residential, recreational, and agricultural land uses. It is being proposed that 102 single residential erven, 68 group housing units, a filling station with convenience store and restaurant complex be developed. In addition, there will be private open space, an internal road network and three on-site package plants for the treatment of sewerage. The total size of the development footprint for the mixed-use development is approximately 19.264Ha.

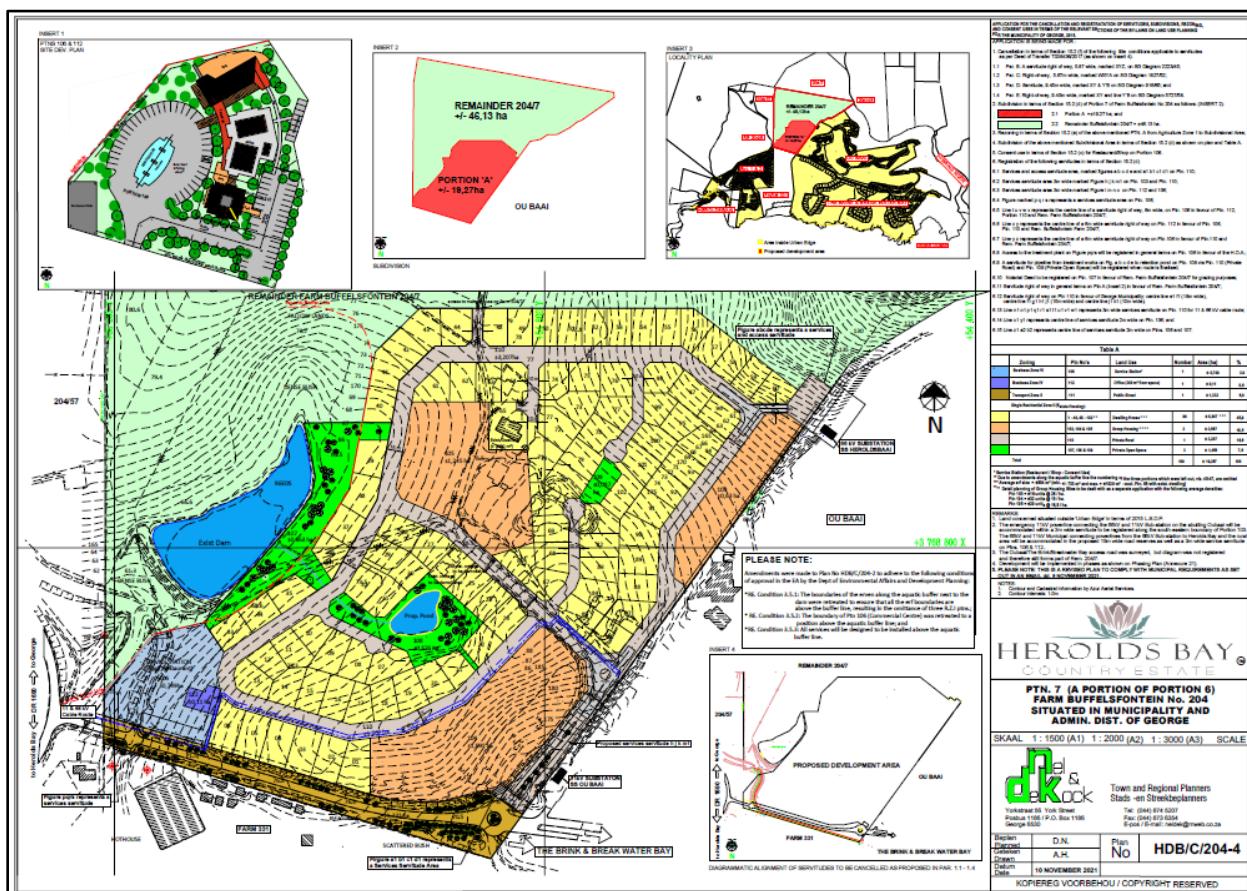


Figure 2: Layout plan

Images 1 to 10 below show the current activities that have taken place on site.

Topsoil has been removed and vegetation cleared for roads to be constructed. No other activities have taken place on site as this is the starting phase of the project.

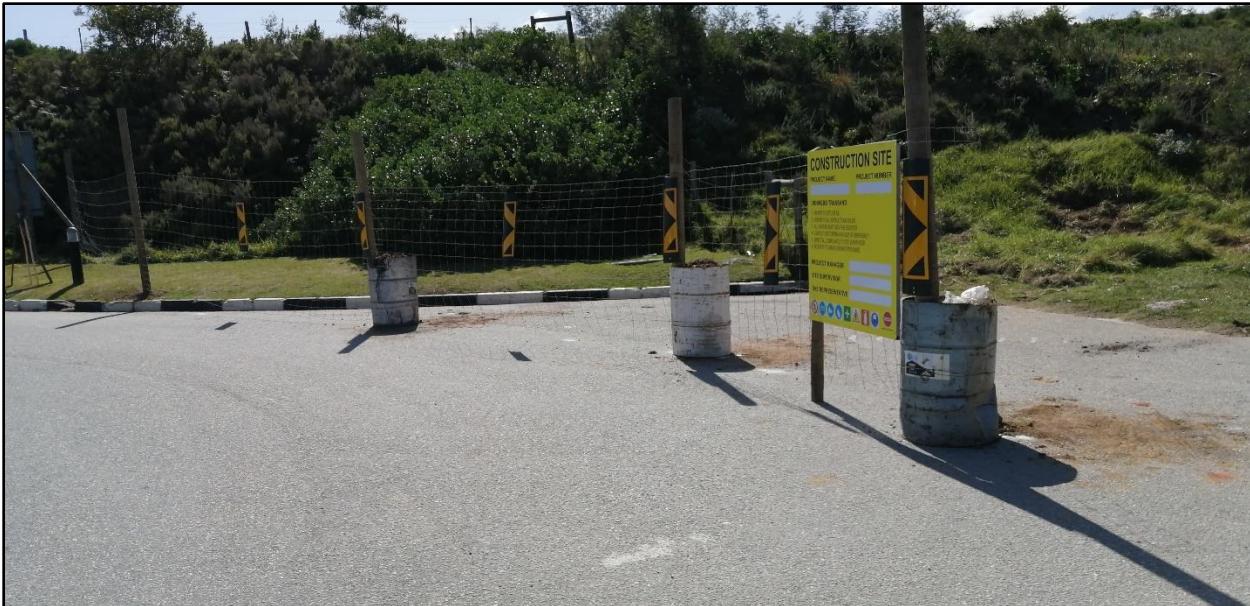


Image 1: Signage required to indicate that the construction site is restricted.



Image 2: Bathroom facilities required and presumed storage unit.



Image 3: Soil excavation and vegetation clearance for road construction



Image 4: Sales office and bins



Image 5: Soil excavated, and vegetation cleared for road construction.



Image 6: Soil excavated and vegetation cleared for road construction.



Image 7: Cleared platform.



Image 8: Stockpile



Image 9: Building sand.



Image 10: Current state of site

Section 3	Conditions as per the approved EA and EMP		
	Compliance	Comments/Observations	Recommendation that can be implemented
Site Camp/Storage area	Full/Part/Non		
Site Access	Full Compliance	The construction site is directly accessed from Oubaai Main Rd.	No recommendations required.
Site Demarcation and No – go Areas	Full Compliance	No issues were noted on site.	Measures must be undertaken in accordance with section 8.2 of the EMPr for the duration of the project.
Site Camp and associated facilities	Not Applicable	Site Camp is not established yet.	Site establishment must be undertaken in accordance with section 8.3 of the EMPr .
Indigenous Vegetation Clearing	Full Compliance	No issues were noted on site.	Indigenous vegetation clearing must be undertaken in accordance with section 8.4 of the EMPr .
Topsoil and subsoil Management	Full Compliance	No issues were noted with regards to the topsoil on site.	The topsoil must be managed in accordance with section 8.5 of the EMPr for the duration of the construction activities (if required). The stockpiles must be monitored on a regular basis.
Integrated Waste Management system	Partial Compliance	Closed-lid bins must be placed on site once the site camp is established. Site Camp is not established yet. Only open lid bins are on site.	The bins must remain in place for the duration of the project.
Hazardous Substances and fuels	Not Applicable	No hazardous substances and fuels are currently being used on site.	The hazardous substances and fuels must be managed in accordance with section 8.3.4 of the EMPr .
Housekeeping	Full Compliance	No housekeeping issues were noted on site.	Good housekeeping must be maintained for the duration of the project and in accordance with section 8.3.9 of the EMPr .
Cement and Concrete Management	Not Applicable	No cement or concrete works are currently taking place on site.	Concrete management must be undertaken in accordance with section 8.8 of the EMPr . Any cement spillage must be disposed of at a registered facility. .

Section 3	Conditions as per the approved EA and EMP		
	Compliance	Comments/Observations	Recommendation that can be implemented
Erosion Control and storm water management	Full Compliance	No issues were noted on site.	No recommendations required. Erosion Control and storm water management must be implemented in accordance with section 8.9 of the EMPr.
Excavations and Earthworks	Full Compliance	No issues were noted on site.	Any major excavations and earthworks must be done in accordance with section 8.10 of the EMPr.
Heritage resources	Not Applicable	No heritage resources have been discovered to date.	No recommendations required.
Rehabilitation	Not Applicable	No issues were noted on site.	Disturbed areas must be rehabilitated once construction is completed and done in accordance with section 8.12 of the EMPr.

Section
4

Conclusion

SES has compiled this Environmental Monitoring Report to detail compliance with the EMPr and EA for the monitoring inspection conducted on the 20th and 28th September of 2023.

The general compliance of the construction site is good. Excavations and vegetation clearance for the construction of a road network have taken place. No significant avoidable impacts were noted to the environment.

Environmental Authorization (EA) conditions checklist

Condition # of the EA	Complied (Yes/No)	Comments
1.1.1. The Holder must start with the physical implantation and exceed the threshold of all authorised activities on the site by 30 April 2026.	Yes.	
1.1.2. The development of the facility for the storage and handling of dangerous goods (filling station) must commence by 30 April 2026 and be concluded by 30 April 2028.		Still to commence.
1.1.3. Rehabilitation and monitoring must be finalised at the site within a period of 3-months from the date the construction activities (construction phase) are concluded; but by no later than 31 January 2031.		Construction activities still to commence.
3.1. No development may take place on the watercourse side of the development setback which has been defined by the competent authority.	Yes.	
3.2. The erf boundaries of all erven (i.e. residential; business; and transport zones) must be setback above the development setback.	Yes.	
3.3. All service infrastructure including servitudes, must be setback above the development setback.	Yes.	
3.4. The area on the watercourse side of the development setback must form part of the open space system; and	Yes.	
3.5. A revised proposal and layout plan reflecting the above restrictions must be submitted to the competent authority for approval prior to site preparation or construction activities commencing on site.	Yes.	
4. This EA may only be implemented in accordance with an approved EMPr.	Yes.	
5. The Holder is responsible for ensuring compliance with the conditions by any person acting on his/her behalf.	Yes	
7. Notify all I&APs within 14 days of the date of decision.	Yes	
7.5. Listed activities, including site preparation did not commence within 20 days from the date the I&APs were notified by the applicant.	Yes	
8. 7 days' notice provided in writing to Competent authority before commencement of activities.	Yes	

9. 7 days' notice in writing to Competent authority on completion of construction activities.		Construction is still to commence.
10. EMPr amended to include all conditions given in the EA.	Yes	
10.2. Amended EMPr submitted to Competent authority and approved prior to construction activities.	Yes.	
11. The EMPr must be included in all contract documentation for all phases of implementation.	Yes.	
12. Appointment of a suitable experienced ECO.	Yes	
13.1. The ECO must be appointed prior to commencement of any works.	Yes	
13.2. The ECO must ensure compliance with the EMPr and the conditions contained herein	Yes.	
13.3. The ECO must keep record of all activities on site; problems identified; transgressions noted and a task schedule of tasks undertaken by the ECO.	Yes	
13.4. The ECO must remain employed until all development activities are concluded, and the post construction rehabilitation and monitoring requirements are finalised.	Yes	
14. A monitoring programme for the filling station must be developed and implemented.		To be compiled.
15. A monitoring programme for the treatment of sewage and disposal of effluent must be developed and implemented.		To be compiled.
16. 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.	Yes	
18.. The Holder must ensure compliance with the conditions of the EA and EMPr is audited.		Project is ongoing.
19.1. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of bulk internal services and post construction rehabilitation and monitoring requirements.		Still to be done.
19.2. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the mixed/ residential development and post construction		Still to be done.

rehabilitation and monitoring requirements thereof, but by no later than 31 January 2031.		
19.3. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of the filling station and post construction rehabilitation and monitoring requirements thereof, but by no later than 30 July 2028.		Still to be done.
20.1. Environmental audit report must be prepared by an independent person with the relevant environmental auditing expertise (may not be the ECO or EAP who conducted the EIA process).		Still to be done.
21. The Holder must, within 7 calendar days of the submission of the audit report to the Competent Authority, notify all I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).		Still to be done.
22. 3 groundwater monitoring boreholes must be established downgradient of the filling station in order to detect potential contamination.		Still to be done.
23. A site specific stormwater management plan must be developed for the filling station and be submitted and approved by this Department as part of the EMPr, prior to commencement of activities.		Still to be done.
24. Area on the watercourse side of the development setback must be demarcated as a no-go area and managed for conservation use.		Still to be done.
25. The area where treated effluent will be irrigated may only occur on existing and currently used fields as indicated in Annexure 3 of the EA.	NA.	Still to commence.
26. The security fencing must be aligned to the perimeter of the development footprint area. It may not be installed within or around the conservation area unless approved by the Competent Authority.		Still to commence.
27. Heritage remains found must be reported Heritage Western Cape.	NA.	None have been found thus far.



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PREPARED FOR: Long Island Trading 44 (Pty) Ltd **DATE:** 31 October 2023
Abraham Jacobus Cronje

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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 ECO & AUTHOR:

Ms. L.Beets

EXPERTISE

Lu-anne studied at North West University completing an Honours Degree in Environmental Management. Lu-anne joined SES in 2023.

CLIENT:

Long Island Trading 44 (Pty) Ltd

REPORT CLASSIFICATION:

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Sharples Environmental Services cc (SES) has been appointed by Long Island Trading 44 (Pty) Ltd, as the Environmental Control Officer (ECO) to monitor compliance for the construction activities on site, for the Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No. 204, Herolds Bay, Western Cape in terms of the EA and EMPR. The project has been authorised under the amended EA issued on the 6th of March 2023 (EA ref: 16/3/3/5/D2/29/0011/22).

SES has been appointed to monitor the construction site once per week for the duration of the project. The monitoring site inspection for this report was undertaken on the 12th, 17th, 24th and 31st of October of 2023.

Location

The site is located along the Oubaai Main Rd in the coastal village of Herolds Bay in the Garden Route. It is approximately 12.5 km south-west of George. The proposed site is located north of the town centre, and west of the popular Oubaai Gold Estate. The site is bounded to the north and west by farmland. The proposed development will be taking place on a Portion of Portion 7 of Farm Buffelsfontein No.204 situated in Herolds Bay, Western Cape. Please refer to Figure 1 below for the locality of the proposed development.



Figure 1: Location of the site

Description

Long Island Trading 44 (Pty) Ltd proposes to construct a mixed-use development which entails combining residential, recreational, and agricultural land uses. It is being proposed that 102 single residential erven, 68 group housing units, a filling station with convenience store and restaurant complex be developed. In addition, there will be private open space, an internal road network and three on-site package plants for the treatment of sewerage. The total size of the development footprint for the mixed-use development is approximately 19.264Ha.

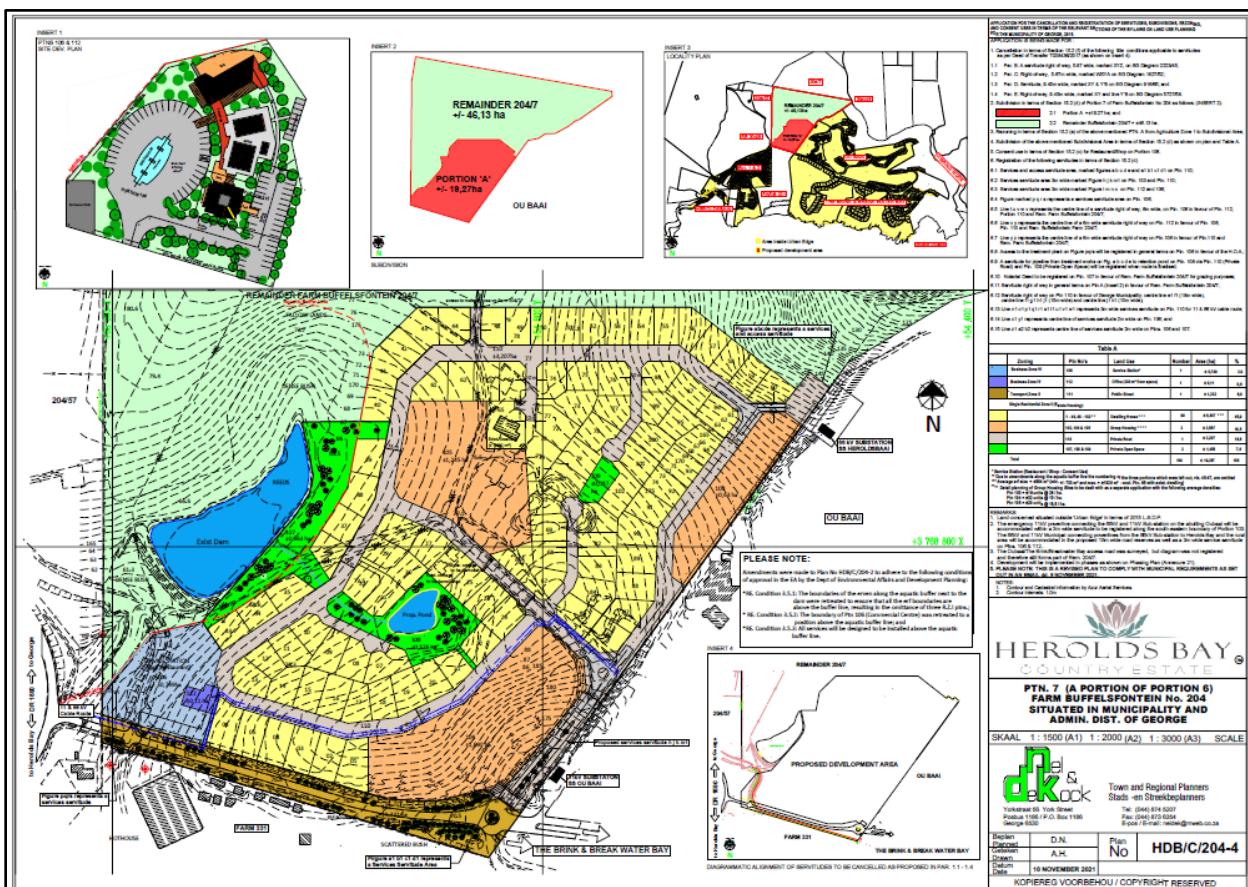


Figure 2: Layout plan

Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204, Herolds Bay, Western Cape

Images 1 to 12 below show the current activities that have taken place on site.



Image 1: Signage required to indicate that the construction site is restricted.



Image 2: Chemical toilets on site.



Image 3: Soil excavation for road construction



Image 4: Concrete mixer



Image 5: Stormwater pipes being installed.



Image 6: Stormwater pipes being installed.



Image 7: Building sand stockpile.



Image 8: Excavated soil and vegetation clearance for road.



Image 9: Excavated soil and vegetation clearance.



Image 10: Current state of site.



Image 11: Sales office.



Image 12: Bins and construction materials.

Section	Conditions as per the approved EA and EMP			
3	Compliance	Comments/Observations	Recommendation that can be implemented	
<u>Site Camp/Storage area</u>	Full/Part/Non			
Site Access	Full Compliance	The construction site is directly accessed from Oubaai Main Rd.	No recommendations required.	
Site Demarcation and No – go Areas	Full Compliance	No issues were noted on site.	Measures must be undertaken in accordance with section 8.2 of the EMPr for the duration of the project.	
Site Camp and associated facilities	Not Applicable	A sales office has been established on site.	Site establishment must be undertaken in accordance with section 8.3 of the EMPr .	
Indigenous Vegetation Clearing	Full Compliance	No issues were noted on site.	Indigenous vegetation clearing must be undertaken in accordance with section 8.4 of the EMPr .	
Topsoil and subsoil Management	Full Compliance	No issues were noted with regards to the topsoil on site.	The topsoil must be managed in accordance with section 8.5 of the EMPr for the duration of the construction activities (if required). The stockpiles must be monitored on a regular basis.	
Integrated Waste Management system	Partial Compliance	Closed-lid bins must be placed on site once the site camp is established. Site Camp is not established yet. Only open lid bins are on site.	The bins must remain in place for the duration of the project.	
Hazardous Substances and fuels	Not Applicable	No hazardous substances and fuels are currently being used on site.	The hazardous substances and fuels must be managed in accordance with section 8.3.4 of the EMPr .	
Housekeeping	Full Compliance	No housekeeping issues were noted on site.	Good housekeeping must be maintained for the duration of the project and in accordance with section 8.3.9 of the EMPr .	
Cement and Concrete Management	Full Compliance	No cement or concrete issues were noted on site.	Concrete management must be undertaken in accordance with section 8.8 of the EMPr . Any cement spillage must be disposed of at a registered facility. .	

Section	Conditions as per the approved EA and EMP		
3	Compliance	Comments/Observations	Recommendation that can be implemented
Erosion Control and storm water management	Partial Compliance	Some erosion was noted on the cleared area at the sales office.	Erosion Control and storm water management must be implemented in accordance with section 8.9 of the EMPr .
Excavations and Earthworks	Full Compliance	No issues were noted on site.	Any major excavations and earthworks must be done in accordance with section 8.10 of the EMPr .
Heritage resources	Not Applicable	No heritage resources have been discovered to date.	No recommendations required.
Rehabilitation	Not Applicable	No issues were noted on site.	Disturbed areas must be rehabilitated once construction is completed and done in accordance with section 8.12 of the EMPr .

Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204, Herolds Bay, Western Cape

Section
4

Conclusion

SES has compiled this Environmental Monitoring Report to detail compliance with the EMPr and EA for the monitoring inspection conducted on the 12th, 17th, 24th and 31st of October of 2023.

The general compliance of the construction site is good. Excavations and vegetation clearance for the construction of a road network have taken place. No significant avoidable impacts were noted to the environment.

Environmental Authorization (EA) conditions checklist

Condition # of the EA	Complied (Yes/No)	Comments
1.1.1. The Holder must start with the physical implantation and exceed the threshold of all authorised activities on the site by 30 April 2026.	Yes.	
1.1.2. The development of the facility for the storage and handling of dangerous goods (filling station) must commence by 30 April 2026 and be concluded by 30 April 2028.		Still to commence.
1.1.3. Rehabilitation and monitoring must be finalised at the site within a period of 3-months from the date the construction activities (construction phase) are concluded; but by no later than 31 January 2031.		Construction activities still to commence.
3.1. No development may take place on the watercourse side of the development setback which has been defined by the competent authority.	Yes.	
3.2. The erf boundaries of all erven (i.e. residential; business; and transport zones) must be setback above the development setback.	Yes.	
3.3. All service infrastructure including servitudes, must be setback above the development setback.	Yes.	
3.4. The area on the watercourse side of the development setback must form part of the open space system; and	Yes.	
3.5. A revised proposal and layout plan reflecting the above restrictions must be submitted to the competent authority for approval prior to site preparation or construction activities commencing on site.	Yes.	
4. This EA may only be implemented in accordance with an approved EMPr.	Yes.	
5. The Holder is responsible for ensuring compliance with the conditions by any person acting on his/her behalf.	Yes	
7. Notify all I&APs within 14 days of the date of decision.	Yes	
7.5. Listed activities, including site preparation did not commence within 20 days from the date the I&APs were notified by the applicant.	Yes	
8. 7 days' notice provided in writing to Competent authority before commencement of activities.	Yes	

9. 7 days' notice in writing to Competent authority on completion of construction activities.		Construction is still to commence.
10. EMPr amended to include all conditions given in the EA.	Yes	
10.2. Amended EMPr submitted to Competent authority and approved prior to construction activities.	Yes.	
11. The EMPr must be included in all contract documentation for all phases of implementation.	Yes.	
12. Appointment of a suitable experienced ECO.	Yes	
13.1. The ECO must be appointed prior to commencement of any works.	Yes	
13.2. The ECO must ensure compliance with the EMPr and the conditions contained herein	Yes.	
13.3. The ECO must keep record of all activities on site; problems identified; transgressions noted and a task schedule of tasks undertaken by the ECO.	Yes	
13.4. The ECO must remain employed until all development activities are concluded, and the post construction rehabilitation and monitoring requirements are finalised.	Yes	
14. A monitoring programme for the filling station must be developed and implemented.		To be compiled.
15. A monitoring programme for the treatment of sewage and disposal of effluent must be developed and implemented.		To be compiled.
16. 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.	Yes	
18.. The Holder must ensure compliance with the conditions of the EA and EMPr is audited.		Project is ongoing.
19.1. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of bulk internal services and post construction rehabilitation and monitoring requirements.		Still to be done.
19.2. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the mixed/ residential development and post construction		Still to be done.

rehabilitation and monitoring requirements thereof, but by no later than 31 January 2031.		
19.3. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of the filling station and post construction rehabilitation and monitoring requirements thereof, but by no later than 30 July 2028.		Still to be done.
20.1. Environmental audit report must be prepared by an independent person with the relevant environmental auditing expertise (may not be the ECO or EAP who conducted the EIA process).		Still to be done.
21. The Holder must, within 7 calendar days of the submission of the audit report to the Competent Authority, notify all I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).		Still to be done.
22. 3 groundwater monitoring boreholes must be established downgradient of the filling station in order to detect potential contamination.		Still to be done.
23. A site specific stormwater management plan must be developed for the filling station and be submitted and approved by this Department as part of the EMPr, prior to commencement of activities.		Still to be done.
24. Area on the watercourse side of the development setback must be demarcated as a no-go area and managed for conservation use.		Still to be done.
25. The area where treated effluent will be irrigated may only occur on existing and currently used fields as indicated in Annexure 3 of the EA.	NA.	Still to commence.
26. The security fencing must be aligned to the perimeter of the development footprint area. It may not be installed within or around the conservation area unless approved by the Competent Authority.		Still to commence.
27. Heritage remains found must be reported Heritage Western Cape.	NA.	None have been found thus far.



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NOVEMBER 2023 ENVIRONMENTAL MONITORING REPORT

FOR THE

PROPOSED DEVELOPMENT OF HEROLDS BAY
COUNTRY ESTATE ON A PORTION OF PORTION 7 FARM
BUFFELSFONTEIN NO.204, HEROLDS BAY,

WESTERN CAPE

PREPARED FOR: Long Island Trading 44 (Pty) Ltd **DATE:** 1 December 2023
Abraham Jacobus Cronje

REPORT NR: EMR/HRLDSBY/ CNTRY/PRTN7/11/2023
DEADP REF NO: 16/3/3/1/D2/29/0008/20
COPY TO: Andre le Roux- Dalmar Beleggings
DEADP- Jessica Christie

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



PROJECT DETAILS

TITLE: Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204

LOCATION: Herolds Bay, Western Cape

ENVIRONMENTAL CONSULTANCY: Sharples Environmental Services cc.

REVIEWER

Mr. J. Sharples

John holds a Masters in Environmental Management from the University of the Free State as well as a Bachelor's degree in Conservation. He has consulted for over 25 years running a team of highly trained and qualified consultants and prior to this gained 12 years of experience working for environmental organizations. John is registered with EAPASA as a certified Environmental Assessment Practitioner.

PRIMARY ECO

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 ECO & AUTHOR:

Ms. L.Beets

EXPERTISE

Lu-anne studied at North West University completing an Honours Degree in Environmental Management. Lu-anne joined SES in 2023.

CLIENT:

Long Island Trading 44 (Pty) Ltd

REPORT CLASSIFICATION:

Environmental Monitoring Report

SES REFERENCE NUMBER:

EMR/HRLDSBY/ CNTRY/PRTN7/11/2023

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SES has been appointed to monitor the construction site once per week for the duration of the project. The monitoring site inspection for this report was undertaken on the 8th, 17th, 22nd and 30th of November of 2023.

Location

The site is located along the Oubaai Main Rd in the coastal village of Herolds Bay in the Garden Route. It is approximately 12.5 km south-west of George. The proposed site is located north of the town centre, and west of the popular Oubaai Gold Estate. The site is bounded to the north and west by farmland. The proposed development will be taking place on a Portion of Portion 7 of Farm Buffelsfontein No.204 situated in Herolds Bay, Western Cape. Please refer to Figure 1 below for the locality of the proposed development.



Figure 1: Location of the site

Description

Long Island Trading 44 (Pty) Ltd proposes to construct a mixed-use development which entails combining residential, recreational, and agricultural land uses. It is being proposed that 102 single residential erven, 68 group housing units, a filling station with convenience store and restaurant complex be developed. In addition, there will be private open space, an internal road network and three on-site package plants for the treatment of sewerage. The total size of the development footprint for the mixed-use development is approximately 19.264Ha.

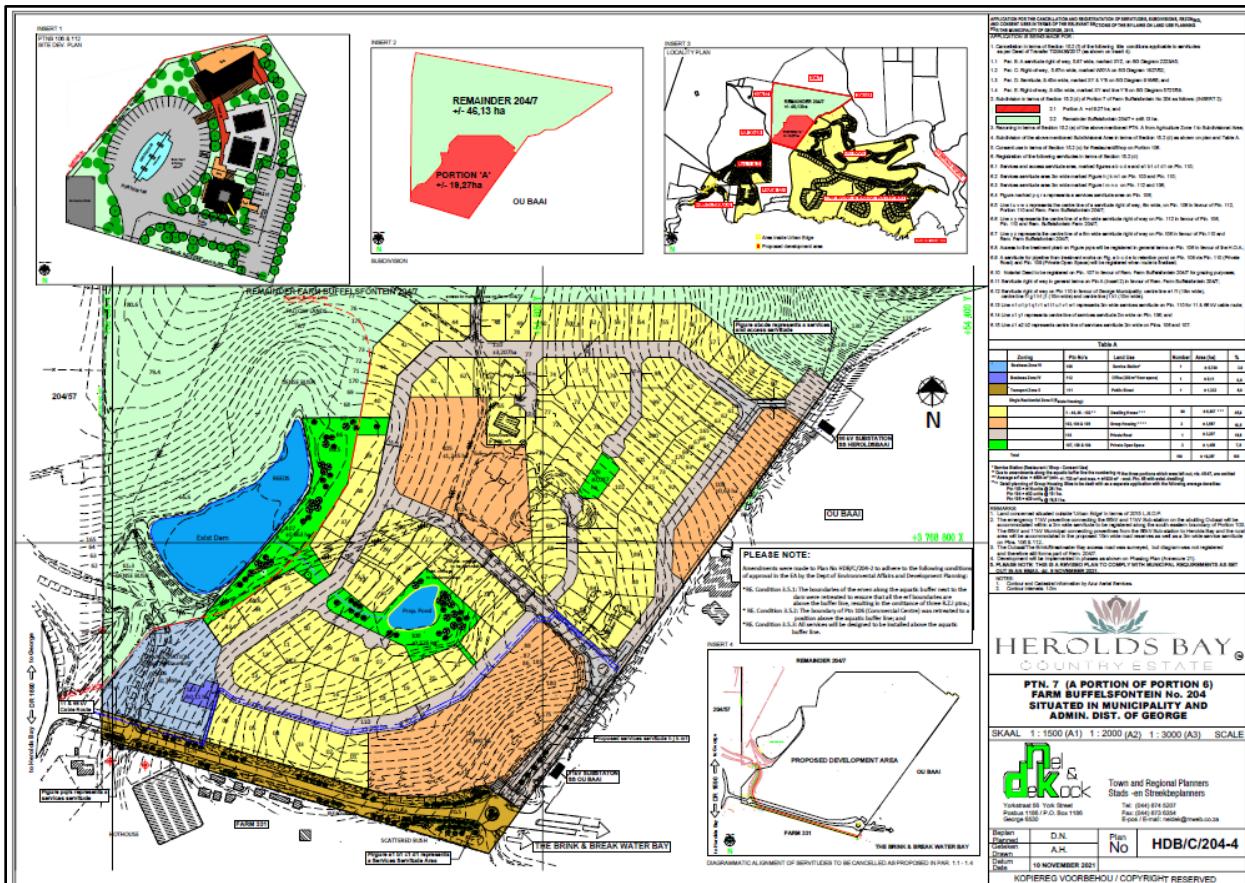


Figure 2: Layout plan

Images 1 to 17 below show the current activities that have taken place on site.



Image 1: Preparation for the construction of the entrance road on the 8th of November 2023.



Image 2: Preparation for the construction of the entrance road on the 20th of November 2023.



Image 3: Preparation for the construction of the entrance guard house on the 22nd of November 2023



Image 4: Preparation for the construction of the entrance guard house on the 30th of November 2023.



Image 5: Earth moving activities taking place on 22nd November 2023.



Image 6: Chemical toilets on site.



Image 7: Concrete mixer with a small concrete spillage.



Image 8: Stormwater pipes being installed.



Image 9: Separated topsoil.



Image 10: Building sand stockpile.



Image 11: Alien Vegetation clearance taking place.



Image 12: Current state of site.



Image 13: Sales office.



Image 14: Removal of reeds and algae from the dam on site.



Image 15: Bins and construction materials.



Image 16: Erosion noted on site near the sales office.



Image 17: Generator that must be on a drip tray.

Section	Conditions as per the approved EA and EMP		
3	Compliance	Comments/Observations	Recommendation that can be implemented
<u>Site Camp/Storage area</u>	Full/Part/Non		
Site Access	Full Compliance	The construction site is directly accessed from Oubaai Main Rd.	No recommendations required.
Site Demarcation and No – go Areas	Full Compliance	No issues were noted on site.	Measures must be undertaken in accordance with section 8.2 of the EMPr for the duration of the project.
Site Camp and associated facilities	Not Applicable	A sales office has been established on site.	Site establishment must be undertaken in accordance with section 8.3 of the EMPr .
Indigenous Vegetation Clearing	Full Compliance	No issues were noted on site.	Indigenous vegetation clearing must be undertaken in accordance with section 8.4 of the EMPr .
Topsoil and subsoil Management	Full Compliance	No issues were noted with regards to the topsoil on site.	The topsoil must be managed in accordance with section 8.5 of the EMPr for the duration of the construction activities (if required). The stockpiles must be monitored on a regular basis.
Integrated Waste Management system	Partial Compliance	Site Camp is not established yet. Only open lid bins are on site. Bins must also be allocated for recycling purposes.	The bins must remain in place for the duration of the project.
Hazardous Substances and fuels	Partial Compliance	Generators on site must be kept on drip trays (Image 17).	The hazardous substances and fuels must be managed in accordance with section 8.3.4 of the EMPr .
Housekeeping	Full Compliance	No housekeeping issues were noted on site.	Good housekeeping must be maintained for the duration of the project and in accordance with section 8.3.9 of the EMPr .
Cement and Concrete Management	Partial Compliance	A small concrete spillage was noted on site (Image 7).	Concrete management must be undertaken in accordance with section 8.8 of the EMPr . Any cement spillage must be disposed of at a registered facility. .

Section		Conditions as per the approved EA and EMP		
3		Compliance	Comments/Observations	Recommendation that can be implemented
Erosion Control and storm water management	Partial Compliance	Some erosion was noted on the cleared area at the sales office (Image 16).		Erosion Control and storm water management must be implemented in accordance with section 8.9 of the EMPr .
Excavations and Earthworks	Full Compliance	No issues were noted on site.		Any major excavations and earthworks must be done in accordance with section 8.10 of the EMPr .
Heritage resources	Not Applicable	No heritage resources have been discovered to date.		No recommendations required.
Rehabilitation	Not Applicable	No issues were noted on site.		Disturbed areas must be rehabilitated once construction is completed and done in accordance with section 8.12 of the EMPr .

SES has compiled this Environmental Monitoring Report to detail compliance with the EMPr and EA for the monitoring inspection conducted on the 8th, 17th, 22nd and 30th of November of 2023.

The general compliance of the construction site is good. Preparations for the construction of a road network and entrance guard house have taken place. No significant avoidable impacts were noted to the environment.

It is recommended that drip trays be placed under generators (if used on site) to prevent the risk of leakage/spillage and that a waste system for recycling be implemented and bins be marked for recycling purposes.

Environmental Authorization (EA) conditions checklist

Condition # of the EA	Complied (Yes/No)	Comments
1.1.1. The Holder must start with the physical implantation and exceed the threshold of all authorised activities on the site by 30 April 2026.	Yes.	
1.1.2. The development of the facility for the storage and handling of dangerous goods (filling station) must commence by 30 April 2026 and be concluded by 30 April 2028.		Still to commence.
1.1.3. Rehabilitation and monitoring must be finalised at the site within a period of 3-months from the date the construction activities (construction phase) are concluded; but by no later than 31 January 2031.		Construction activities still to commence.
3.1. No development may take place on the watercourse side of the development setback which has been defined by the competent authority.	Yes.	
3.2. The erf boundaries of all erven (i.e. residential; business; and transport zones) must be setback above the development setback.	Yes.	
3.3. All service infrastructure including servitudes, must be setback above the development setback.	Yes.	
3.4. The area on the watercourse side of the development setback must form part of the open space system; and	Yes.	
3.5. A revised proposal and layout plan reflecting the above restrictions must be submitted to the competent authority for approval prior to site preparation or construction activities commencing on site.	Yes.	
4. This EA may only be implemented in accordance with an approved EMPr.	Yes.	
5. The Holder is responsible for ensuring compliance with the conditions by any person acting on his/her behalf.	Yes	
7. Notify all I&APs within 14 days of the date of decision.	Yes	
7.5. Listed activities, including site preparation did not commence within 20 days from the date the I&APs were notified by the applicant.	Yes	

8. 7 days' notice provided in writing to Competent authority before commencement of activities.	Yes	
9. 7 days' notice in writing to Competent authority on completion of construction activities.		Construction is still to commence.
10. EMPr amended to include all conditions given in the EA.	Yes	
10.2. Amended EMPr submitted to Competent authority and approved prior to construction activities.	Yes.	
11. The EMPr must be included in all contract documentation for all phases of implementation.	Yes.	
12. Appointment of a suitable experienced ECO.	Yes	
13.1. The ECO must be appointed prior to commencement of any works.	Yes	
13.2. The ECO must ensure compliance with the EMPr and the conditions contained herein	Yes.	
13.3. The ECO must keep record of all activities on site; problems identified; transgressions noted and a task schedule of tasks undertaken by the ECO.	Yes	
13.4. The ECO must remain employed until all development activities are concluded, and the post construction rehabilitation and monitoring requirements are finalised.	Yes	
14. A monitoring programme for the filling station must be developed and implemented.		To be compiled.
15. A monitoring programme for the treatment of sewage and disposal of effluent must be developed and implemented.		To be compiled.
16. 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.	Yes	
18.. The Holder must ensure compliance with the conditions of the EA and EMPr is audited.		Project is ongoing.
19.1. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of bulk internal services and post construction rehabilitation and monitoring requirements.		Still to be done.
19.2. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3		Still to be done.

months of completion of the mixed/ residential development and post construction rehabilitation and monitoring requirements thereof, but by no later than 31 January 2031.		
19.3. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of the filling station and post construction rehabilitation and monitoring requirements thereof, but by no later than 30 July 2028.		Still to be done.
20.1. Environmental audit report must be prepared by an independent person with the relevant environmental auditing expertise (may not be the ECO or EAP who conducted the EIA process).		Still to be done.
21. The Holder must, within 7 calendar days of the submission of the audit report to the Competent Authority, notify all I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).		Still to be done.
22. 3 groundwater monitoring boreholes must be established downgradient of the filling station in order to detect potential contamination.		Still to be done.
23. A site specific stormwater management plan must be developed for the filling station and be submitted and approved by this Department as part of the EMPr, prior to commencement of activities.		Still to be done.
24. Area on the watercourse side of the development setback must be demarcated as a no-go area and managed for conservation use.		Still to be done.
25. The area where treated effluent will be irrigated may only occur on existing and currently used fields as indicated in Annexure 3 of the EA.	NA.	Still to commence.
26. The security fencing must be aligned to the perimeter of the development footprint area. It may not be installed within or around the conservation area unless approved by the Competent Authority.		Still to commence.
27. Heritage remains found must be reported Heritage Western Cape.	NA.	None have been found thus far.



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DECEMBER 2023 ENVIRONMENTAL MONITORING REPORT

FOR THE

PROPOSED DEVELOPMENT OF HEROLDS BAY
COUNTRY ESTATE ON A PORTION OF PORTION 7 FARM
BUFFELSFONTEIN NO.204, HEROLDS BAY,

WESTERN CAPE

PREPARED FOR: Long Island Trading 44 (Pty) Ltd **DATE:** 12 December 2023
Abraham Jacobus Cronje
Andre le Roux- Dalmar Beleggings

REPORT NR: EMR/HRLDSBY/ CNTRY/PRTN7/12/2023
DEADP REF NO: 16/3/3/1/D2/29/0008/20
COPY TO: DEADP- Jessica Christie

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



PROJECT DETAILS

TITLE: Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204

LOCATION: Herolds Bay, Western Cape

ENVIRONMENTAL CONSULTANCY: Sharples Environmental Services cc.

REVIEWER

Mr. J. Sharples

John holds a Masters in Environmental Management from the University of the Free State as well as a Bachelor's degree in Conservation. He has consulted for over 25 years running a team of highly trained and qualified consultants and prior to this gained 12 years of experience working for environmental organizations. John is registered with EAPASA as a certified Environmental Assessment Practitioner.

PRIMARY ECO

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 ECO & AUTHOR:

Ms. L.Beets

EXPERTISE

Lu-anne studied at North West University completing an Honours Degree in Environmental Management. Lu-anne joined SES in 2023.

CLIENT:

Long Island Trading 44 (Pty) Ltd

REPORT CLASSIFICATION:

Environmental Monitoring Report

SES REFERENCE NUMBER:

EMR/HRLDSBY/ CNTRY/PRTN7/12/2023

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SES has been appointed to monitor the construction site once per week for the duration of the project. The monitoring site inspection for this report was undertaken on the 4th and 11th of December of 2023. The site is closing for the December break.

Location

The site is located along the Oubaai Main Rd in the coastal village of Herolds Bay in the Garden Route. It is approximately 12.5 km south-west of George. The proposed site is located north of the town center, and west of the popular Oubaai Gold Estate. The site is bounded to the north and west by farmland. The proposed development will be taking place on a Portion of Portion 7 of Farm Buffelsfontein No.204 situated in Herolds Bay, Western Cape. Please refer to Figure 1 below for the locality of the proposed development.



Figure 1: Location of the site

Description

Long Island Trading 44 (Pty) Ltd proposes to construct a mixed-use development which entails combining residential, recreational, and agricultural land uses. It is being proposed that 102 single residential erven, 68 group housing units, a filling station with convenience store and restaurant complex be developed. In addition, there will be private open space, an internal road network and three on-site package plants for the treatment of sewerage. The total size of the development footprint for the mixed-use development is approximately 19.264Ha.

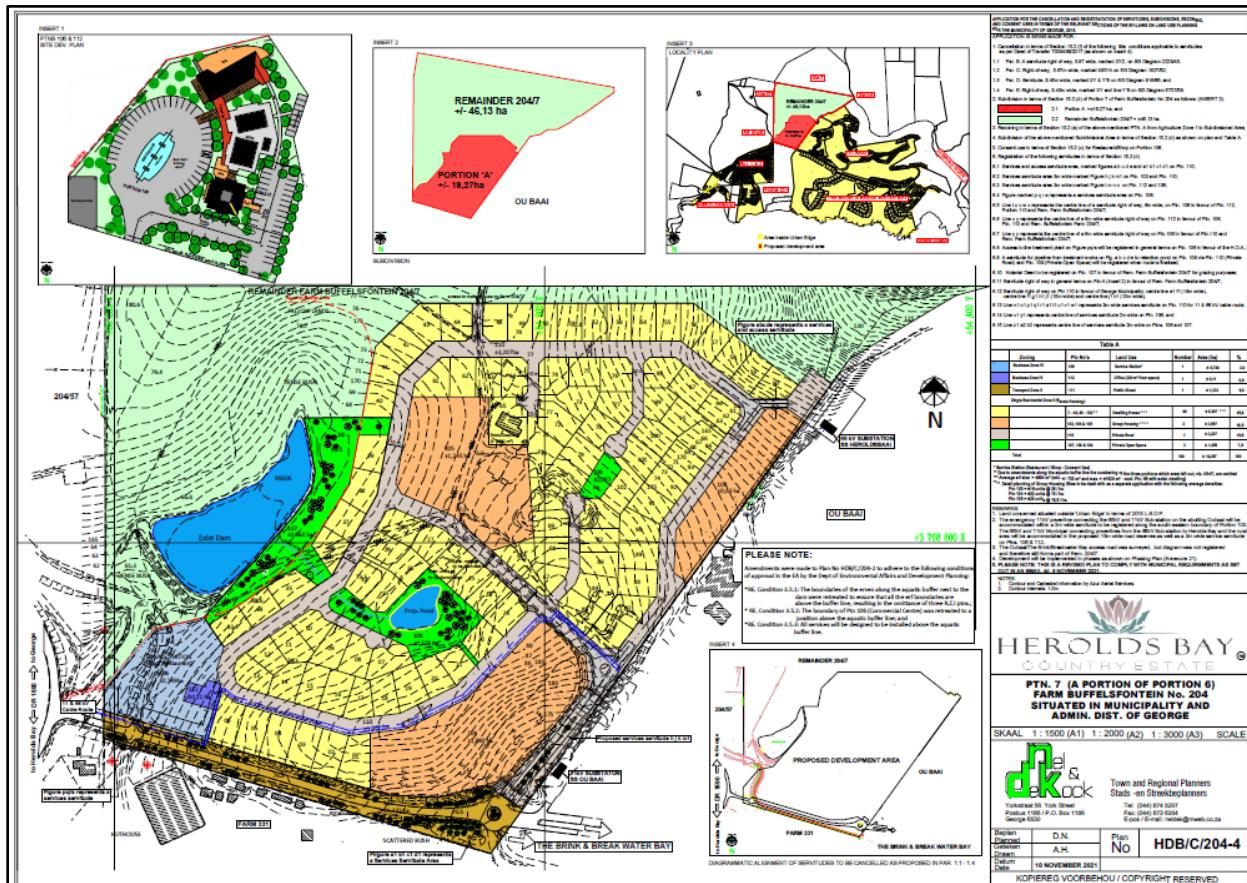


Figure 2: Layout plan

Images 1 to 7 below show the current activities that have taken place on site.



Image 1: Signage required to indicate that the construction site is restricted.



Image 2: Preparation for the construction of the entrance road on the 11th of December 2023.



Image 3: Preparation for the construction of the entrance guard house on the 4th of December 2023.



Figure 4: Construction material on site.



Image 5: Cement bags that needs to be disposed of.



Image 6: Stockpile that needs to be disposed of.



Image 7: Building material that needs to be disposed of.

Section	Conditions as per the approved EA and EMP			
3	Compliance	Comments/Observations	Recommendation that can be implemented	
<u>Site Camp/Storage area</u>	Full/Part/Non			
Site Access	Full Compliance	The construction site is directly accessed from Oubaai Main Rd.	No recommendations required.	
Site Demarcation and No – go Areas	Full Compliance	No issues were noted on site.	Measures must be undertaken in accordance with section 8.2 of the EMPr for the duration of the project.	
Site Camp and associated facilities	Full Compliance	A sales office has been established on site.	Site establishment must be undertaken in accordance with section 8.3 of the EMPr .	
Indigenous Vegetation Clearing	Full Compliance	No issues were noted on site.	Indigenous vegetation clearing must be undertaken in accordance with section 8.4 of the EMPr .	
Topsoil and subsoil Management	Full Compliance	No issues were noted with regards to the topsoil on site.	The topsoil must be managed in accordance with section 8.5 of the EMPr for the duration of the construction activities (if required). The stockpiles must be monitored on a regular basis.	
Integrated Waste Management system	Partial Compliance	A site office has been established. Only open lid bins are on site. Bins must also be allocated for recycling purposes. Construction rubble must also be disposed of.	The bins must remain in place for the duration of the project. There must be bins mark for recyclable and non-recyclable materials.	
Hazardous Substances and fuels	Full Compliance	No issues were noted on site.	The hazardous substances and fuels must be managed in accordance with section 8.3.4 of the EMPr .	
Housekeeping	Partial Compliance	Marked bins must be placed on site.	Good housekeeping must be maintained for the duration of the project and in accordance with section 8.3.9 of the EMPr .	
Cement and Concrete Management	Full Compliance	No issues were noted on site.	Concrete management must be undertaken in accordance with section 8.8 of the EMPr . Any cement spillage must be disposed of at a registered facility. .	

Section	Conditions as per the approved EA and EMP		
3	Compliance	Comments/Observations	Recommendation that can be implemented
Erosion Control and storm water management	Full Compliance	No issues were noted on site.	Erosion Control and storm water management must be implemented in accordance with section 8.9 of the EMPr .
Excavations and Earthworks	Full Compliance	No issues were noted on site.	Any major excavations and earthworks must be done in accordance with section 8.10 of the EMPr .
Heritage resources	Not Applicable	No heritage resources have been discovered to date.	No recommendations required.
Rehabilitation	Not Applicable	No issues were noted on site.	Disturbed areas must be rehabilitated once construction is completed and done in accordance with section 8.12 of the EMPr .

SES has compiled this Environmental Monitoring Report to detail compliance with the EMPr and EA for the monitoring inspection conducted on the 4th and 11th of December of 2023.

The general compliance of the construction site is good. Preparations for the construction of a road network and entrance guard house have taken place. No significant avoidable impacts were noted to the environment.

The non-recyclable and non-reusable construction rubble generated on site must be stored in animal and weatherproof bins and disposed of at a landfill site licensed in terms of the applicable legislation. Please refer to Figures 3 and 4 for the recommended integrated waste management system.



Figure 3: Recycling system implemented on a construction site. Lidded bins provided for general waste, plastic, cardboard, and metal.



Figure 4: Recycling system implemented on a construction site. Skips provided for general waste, plastic, cardboard and metal.

Environmental Authorization (EA) conditions checklist

Condition # of the EA	Complied (Yes/No)	Comments
1.1.1. The Holder must start with the physical implantation and exceed the threshold of all authorised activities on the site by 30 April 2026.	Yes.	
1.1.2. The development of the facility for the storage and handling of dangerous goods (filling station) must commence by 30 April 2026 and be concluded by 30 April 2028.		Still to commence.
1.1.3. Rehabilitation and monitoring must be finalised at the site within a period of 3-months from the date the construction activities (construction phase) are concluded; but by no later than 31 January 2031.		Construction activities still to commence.
3.1. No development may take place on the watercourse side of the development setback which has been defined by the competent authority.	Yes.	
3.2. The erf boundaries of all erven (i.e. residential; business; and transport zones) must be setback above the development setback.	Yes.	
3.3. All service infrastructure including servitudes, must be setback above the development setback.	Yes.	
3.4. The area on the watercourse side of the development setback must form part of the open space system; and	Yes.	
3.5. A revised proposal and layout plan reflecting the above restrictions must be submitted to the competent authority for approval prior to site preparation or construction activities commencing on site.	Yes.	
4. This EA may only be implemented in accordance with an approved EMPr.	Yes.	
5. The Holder is responsible for ensuring compliance with the conditions by any person acting on his/her behalf.	Yes	
7. Notify all I&APs within 14 days of the date of decision.	Yes	
7.5. Listed activities, including site preparation did not commence within 20 days from the date the I&APs were notified by the applicant.	Yes	
8. 7 days' notice provided in writing to Competent authority before commencement of activities.	Yes	

9. 7 days' notice in writing to Competent authority on completion of construction activities.		Construction is still to commence.
10. EMPr amended to include all conditions given in the EA.	Yes	
10.2. Amended EMPr submitted to Competent authority and approved prior to construction activities.	Yes.	
11. The EMPr must be included in all contract documentation for all phases of implementation.	Yes.	
12. Appointment of a suitable experienced ECO.	Yes	
13.1. The ECO must be appointed prior to commencement of any works.	Yes	
13.2. The ECO must ensure compliance with the EMPr and the conditions contained herein	Yes.	
13.3. The ECO must keep record of all activities on site; problems identified; transgressions noted and a task schedule of tasks undertaken by the ECO.	Yes	
13.4. The ECO must remain employed until all development activities are concluded, and the post construction rehabilitation and monitoring requirements are finalised.	Yes	
14. A monitoring programme for the filling station must be developed and implemented.		To be compiled.
15. A monitoring programme for the treatment of sewage and disposal of effluent must be developed and implemented.		To be compiled.
16. 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.	Yes	
18.. The Holder must ensure compliance with the conditions of the EA and EMPr is audited.		Project is ongoing.
19.1. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of bulk internal services and post construction rehabilitation and monitoring requirements.		Still to be done.
19.2. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the mixed/ residential development and post construction		Still to be done.

rehabilitation and monitoring requirements thereof, but by no later than 31 January 2031.		
19.3. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of the filling station and post construction rehabilitation and monitoring requirements thereof, but by no later than 30 July 2028.		Still to be done.
20.1. Environmental audit report must be prepared by an independent person with the relevant environmental auditing expertise (may not be the ECO or EAP who conducted the EIA process).		Still to be done.
21. The Holder must, within 7 calendar days of the submission of the audit report to the Competent Authority, notify all I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).		Still to be done.
22. 3 groundwater monitoring boreholes must be established downgradient of the filling station in order to detect potential contamination.		Still to be done.
23. A site specific stormwater management plan must be developed for the filling station and be submitted and approved by this Department as part of the EMPr, prior to commencement of activities.		Still to be done.
24. Area on the watercourse side of the development setback must be demarcated as a no-go area and managed for conservation use.		Still to be done.
25. The area where treated effluent will be irrigated may only occur on existing and currently used fields as indicated in Annexure 3 of the EA.	NA.	Still to commence.
26. The security fencing must be aligned to the perimeter of the development footprint area. It may not be installed within or around the conservation area unless approved by the Competent Authority.		Still to commence.
27. Heritage remains found must be reported Heritage Western Cape.	NA.	None have been found thus far.



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JANUARY 2024 ENVIRONMENTAL MONITORING REPORT

FOR THE

PROPOSED DEVELOPMENT OF HEROLDS BAY
COUNTRY ESTATE ON A PORTION OF PORTION 7 FARM
BUFFELSFONTEIN NO.204, HEROLDS BAY,

WESTERN CAPE

PREPARED FOR: Long Island Trading 44 (Pty) Ltd **DATE:** 30 January 2024
Abraham Jacobus Cronje
Andre le Roux- Dalmar Beleggings

REPORT NR: EMR/HRLDSBY/ CNTRY/PRTN7/01/2024

DEADP REF NO: 16/3/3/1/D2/29/0008/20

COPY TO: DEADP- Jessica Christie

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



PROJECT DETAILS

TITLE: Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204

LOCATION: Herolds Bay, Western Cape

ENVIRONMENTAL CONSULTANCY: Sharples Environmental Services cc.

REVIEWER

Mr. J. Sharples

John holds a Masters in Environmental Management from the University of the Free State as well as a Bachelor's degree in Conservation. He has consulted for over 25 years running a team of highly trained and qualified consultants and prior to this gained 12 years of experience working for environmental organizations. John is registered with EAPASA as a certified Environmental Assessment Practitioner.

PRIMARY ECO

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 ECO & AUTHOR:

Ms. L.Beets

EXPERTISE

Lu-anne studied at North West University completing an Honours Degree in Environmental Management. Lu-anne joined SES in 2023.

CLIENT:

Long Island Trading 44 (Pty) Ltd

REPORT CLASSIFICATION:

Environmental Monitoring Report

SES REFERENCE NUMBER:

EMR/HRLDSBY/ CNTRY/PRTN7/01/2024

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- III. That approval is obtained from SES if this report is to be used for the purposes of sale, publicity or advertisement.

Sharples Environmental Services cc (SES) has been appointed by *Long Island Trading 44 (Pty) Ltd*, as the Environmental Control Officer (ECO) to monitor compliance for the construction activities on site, for the Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No. 204, Herolds Bay, Western Cape in terms of the EA and EMPr. The project has been authorised under the amended EA issued on the 6th of March 2023 (EA ref: 16/3/3/5/D2/29/0011/22).

SES has been appointed to monitor the construction site once per week for the duration of the project. The monitoring site inspection for this report was undertaken on the 17th and 25th of January of 2024.

Location

The site is located along the Oubaai Main Rd in the coastal village of Herolds Bay in the Garden Route. It is approximately 12.5 km south-west of George. The proposed site is located north of the town center, and west of the popular Oubaai Gold Estate. The site is bounded to the north and west by farmland. The proposed development will be taking place on a Portion of Portion 7 of Farm Buffelsfontein No.204 situated in Herolds Bay, Western Cape. Please refer to Figure 1 below for the locality of the proposed development.



Figure 1: Location of the site

Description

Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204, Herolds Bay, Western Cape

Long Island Trading 44 (Pty) Ltd proposes to construct a mixed-use development which entails combining residential, recreational, and agricultural land uses. It is being proposed that 102 single residential erven, 68 group housing units, a filling station with convenience store and restaurant complex be developed. In addition, there will be private open space, an internal road network and three on-site package plants for the treatment of sewerage. The total size of the development footprint for the mixed-use development is approximately 19.264Ha.

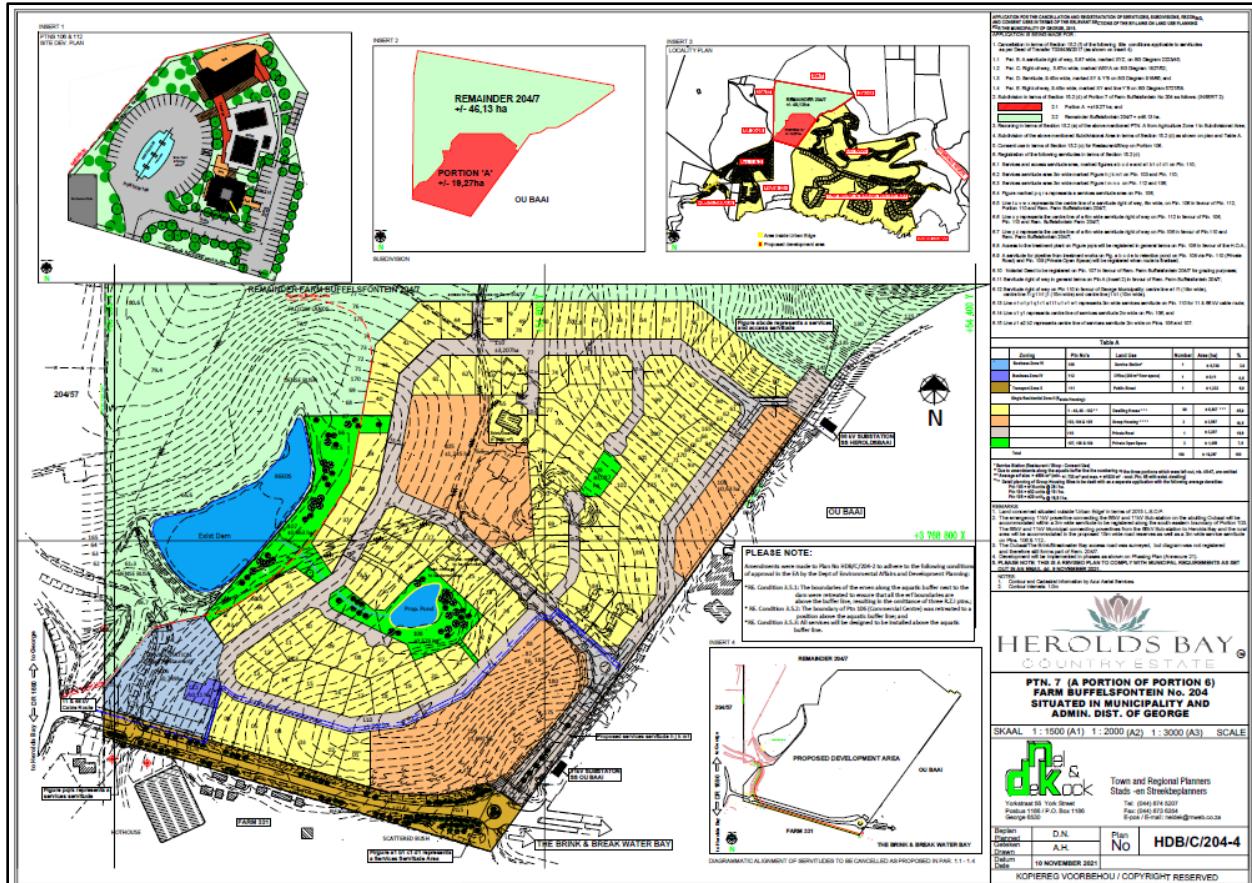


Figure 2: Layout plan

Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204, Herolds Bay, Western Cape

Images 1 to 7 below show the current activities that have taken place on site.



Image 1: Signage required to indicate that the construction site is restricted.



Image 2: Construction of the entrance road and guardhouse on the 17th of January 2024.



Image 3: Construction of the entrance road guard house on the 25th of January 2024.



Figure 4: Construction material on site and cement/concrete mixer that must be on an impermeable/bunded surface.



Image 5: Generator that needs to be on a drip tray.



Image 6: Stockpile



Image 7: Overflowing bins that need to be disposed of.

Section	Conditions as per the approved EA and EMP		
3	Compliance	Comments/Observations	Recommendation that can be implemented
<u>Site Camp/Storage area</u>	Full/Part/Non		
Site Access	Full Compliance	The construction site is directly accessed from Oubaai Main Rd.	No recommendations required.
Site Demarcation and No – go Areas	Full Compliance	No issues were noted on site.	Measures must be undertaken in accordance with section 8.2 of the EMPr for the duration of the project.
Site Camp and associated facilities	Full Compliance	A sales office has been established on site.	Site establishment must be undertaken in accordance with section 8.3 of the EMPr .
Indigenous Vegetation Clearing	Full Compliance	No issues were noted on site.	Indigenous vegetation clearing must be undertaken in accordance with section 8.4 of the EMPr .
Topsoil and subsoil Management	Full Compliance	No issues were noted with regards to the topsoil on site.	The topsoil must be managed in accordance with section 8.5 of the EMPr for the duration of the construction activities (if required). The stockpiles must be monitored on a regular basis.
Integrated Waste Management system	Partial Compliance	Bins must be allocated for recycling purposes and waste must be disposed of regularly to prevent the overflowing of bins.	The bins must remain in place for the duration of the project. There must be bins mark for recyclable and non-recyclable materials.
Hazardous Substances and fuels	Partial Compliance	The generators on site must be placed on drip trays (Image 5).	The hazardous substances and fuels must be managed in accordance with section 8.3.4 of the EMPr .
Housekeeping	Partial Compliance	Marked bins must be placed on site.	Good housekeeping must be maintained for the duration of the project and in accordance with section 8.3.9 of the EMPr .
Cement and Concrete Management	Full Compliance	The cement/concrete mixer on site must be place on an impermeable/bunder surface (Image 4).	Concrete management must be undertaken in accordance with section 8.8 of the EMPr . Any cement spillage must be disposed of at a registered facility..

Section		Conditions as per the approved EA and EMP		
3		Compliance	Comments/Observations	Recommendation that can be implemented
Erosion Control and storm water management		Full Compliance	No issues were noted on site.	Erosion Control and storm water management must be implemented in accordance with section 8.9 of the EMPr .
Excavations and Earthworks		Full Compliance	No issues were noted on site.	Any major excavations and earthworks must be done in accordance with section 8.10 of the EMPr .
Heritage resources		Not Applicable	No heritage resources have been discovered to date.	No recommendations required.
Rehabilitation		Not Applicable	No issues were noted on site.	Disturbed areas must be rehabilitated once construction is completed and done in accordance with section 8.12 of the EMPr .

SES has compiled this Environmental Monitoring Report to detail compliance with the EMPr and EA for the monitoring inspection conducted on the 17th and 25th of January 2024.

The general compliance of the construction site is good. The construction of a road network and entrance guard house have taken place. No significant avoidable impacts were noted to the environment.

The non-recyclable and non-reusable construction rubble generated on site must be stored in animal and weatherproof bins and disposed of properly.

It is recommended that cement and concrete mixing only take place on designated impermeable and bunded surfaces in accordance with Section 8.8 of the EMPr.

Section

5

Environmental Authorization (EA) conditions checklist

Condition # of the EA	Complied (Yes/No)	Comments
1.1.1. The Holder must start with the physical implantation and exceed the threshold of all authorised activities on the site by 30 April 2026.	Yes.	
1.1.2. The development of the facility for the storage and handling of dangerous goods (filling station) must commence by 30 April 2026 and be concluded by 30 April 2028.		Still to commence.
1.1.3. Rehabilitation and monitoring must be finalised at the site within a period of 3-months from the date the construction activities (construction phase) are concluded; but by no later than 31 January 2031.		Construction activities are in progress..
3.1. No development may take place on the watercourse side of the development setback which has been defined by the competent authority.	Yes.	
3.2. The erf boundaries of all erven (i.e. residential; business; and transport zones) must be setback above the development setback.	Yes.	
3.3. All service infrastructure including servitudes, must be setback above the development setback.	Yes.	
3.4. The area on the watercourse side of the development setback must from part of the open space system; and	Yes.	
3.5. A revised proposal and layout plan reflecting the above restrictions must be submitted to the competent authority for approval prior to site preparation or construction activities commencing on site.	Yes.	
4. This EA may only be implemented in accordance with an approved EMPr.	Yes.	
5. The Holder is responsible for ensuring compliance with the conditions by any person acting on his/her behalf.	Yes	
7. Notify all I&APs within 14 days of the date of decision.	Yes	
7.5. Listed activities, including site preparation did not commence within 20 days from the date the I&APs were notified by the applicant.	Yes	

8. 7 days' notice provided in writing to Competent authority before commencement of activities.	Yes	
9. 7 days' notice in writing to Competent authority on completion of construction activities.		Construction is in progress.
10. EMPr amended to include all conditions given in the EA.	Yes	
10.2. Amended EMPr submitted to Competent authority and approved prior to construction activities.	Yes.	
11. The EMPr must be included in all contract documentation for all phases of implementation.	Yes.	
12. Appointment of a suitable experienced ECO.	Yes	
13.1. The ECO must be appointed prior to commencement of any works.	Yes	
13.2. The ECO must ensure compliance with the EMPr and the conditions contained herein	Yes.	
13.3. The ECO must keep record of all activities on site; problems identified; transgressions noted and a task schedule of tasks undertaken by the ECO.	Yes	
13.4. The ECO must remain employed until all development activities are concluded, and the post construction rehabilitation and monitoring requirements are finalised.	Yes	
14. A monitoring programme for the filling station must be developed and implemented.		To be compiled.
15. A monitoring programme for the treatment of sewage and disposal of effluent must be developed and implemented.		To be compiled.
16. 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.	Yes	
18.. The Holder must ensure compliance with the conditions of the EA and EMPr is audited.		Project is ongoing.
19.1. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of bulk internal services and post construction rehabilitation and monitoring requirements.		Still to be done.
19.2. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3		Still to be done.

months of completion of the mixed/ residential development and post construction rehabilitation and monitoring requirements thereof, but by no later than 31 January 2031.		
19.3. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of the filling station and post construction rehabilitation and monitoring requirements thereof, but by no later than 30 July 2028.		Still to be done.
20.1. Environmental audit report must be prepared by an independent person with the relevant environmental auditing expertise (may not be the ECO or EAP who conducted the EIA process).		Still to be done.
21. The Holder must, within 7 calendar days of the submission of the audit report to the Competent Authority, notify all I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).		Still to be done.
22. 3 groundwater monitoring boreholes must be established downgradient of the filling station in order to detect potential contamination.		Still to be done.
23. A site specific stormwater management plan must be developed for the filling station and be submitted and approved by this Department as part of the EMPr, prior to commencement of activities.		Still to be done.
24. Area on the watercourse side of the development setback must be demarcated as a no-go area and managed for conservation use.		Still to be done.
25. The area where treated effluent will be irrigated may only occur on existing and currently used fields as indicated in Annexure 3 of the EA.	NA.	Still to commence.
26. The security fencing must be aligned to the perimeter of the development footprint area. It may not be installed within or around the conservation area unless approved by the Competent Authority.		Still to commence.
27. Heritage remains found must be reported Heritage Western Cape.	NA.	None have been found thus far.



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FEBRUARY 2024 ENVIRONMENTAL MONITORING REPORT

FOR THE

PROPOSED DEVELOPMENT OF HEROLDS BAY
COUNTRY ESTATE ON A PORTION OF PORTION 7 FARM
BUFFELSFONTEIN NO.204, HEROLDS BAY,

WESTERN CAPE

PREPARED FOR: Long Island Trading 44 (Pty) Ltd **DATE:** 26 February 2024
Abraham Jacobus Cronje
Andre le Roux- Dalmar Beleggings

REPORT NR: EMR/HRLDSBY/ CNTRY/PRTN7/02/2024

DEADP REF NO: 16/3/3/1/D2/29/0008/20

COPY TO: DEADP- Jessica Christie

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



PROJECT DETAILS

TITLE:

Proposed development of Herolds Bay
Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204

LOCATION:

Herolds Bay, Western Cape

ENVIRONMENTAL CONSULTANCY:

Sharples Environmental Services cc.

REVIEWER

Mr. J. Sharples

John holds a Masters in Environmental Management from the University of the Free State as well as a Bachelor's degree in Conservation. He has consulted for over 25 years running a team of highly trained and qualified consultants and prior to this gained 12 years of experience working for environmental organizations. John is registered with EAPASA as a certified Environmental Assessment Practitioner.

PRIMARY ECO

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 ECO & AUTHOR:

Ms. L.Beets

EXPERTISE

Lu-anne studied at North West University completing an Honours Degree in Environmental Management. Lu-anne joined SES in 2023.

CLIENT:

Long Island Trading 44 (Pty) Ltd

REPORT CLASSIFICATION:

Environmental Monitoring Report

SES REFERENCE NUMBER:

EMR/HRLDSBY/ CNTRY/PRTN7/02/2024

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Sharples Environmental Services cc (SES) has been appointed by *Long Island Trading 44 (Pty) Ltd*, as the Environmental Control Officer (ECO) to monitor compliance for the construction activities on site, for the Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No. 204, Herolds Bay, Western Cape in terms of the EA and EMPr. The project has been authorised under the amended EA issued on the 6th of March 2023 (EA ref: 16/3/3/5/D2/29/0011/22).

SES has been appointed to monitor the construction site once per week for the duration of the project. The monitoring site inspection for this report was undertaken on the 8th, 19th and 28th of February of 2024.

Location

The site is located along the Oubaai Main Rd in the coastal village of Herolds Bay in the Garden Route. It is approximately 12.5 km south-west of George. The proposed site is located north of the town center, and west of the popular Oubaai Gold Estate. The site is bounded to the north and west by farmland. The proposed development will be taking place on a Portion of Portion 7 of Farm Buffelsfontein No.204 situated in Herolds Bay, Western Cape. Please refer to Figure 1 below for the locality of the proposed development.



Figure 1: Location of the site

Description

Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204, Herolds Bay, Western Cape

Long Island Trading 44 (Pty) Ltd proposes to construct a mixed-use development which entails combining residential, recreational, and agricultural land uses. It is being proposed that 102 single residential erven, 68 group housing units, a filling station with convenience store and restaurant complex be developed. In addition, there will be private open space, an internal road network and three on-site package plants for the treatment of sewerage. The total size of the development footprint for the mixed-use development is approximately 19.264Ha.

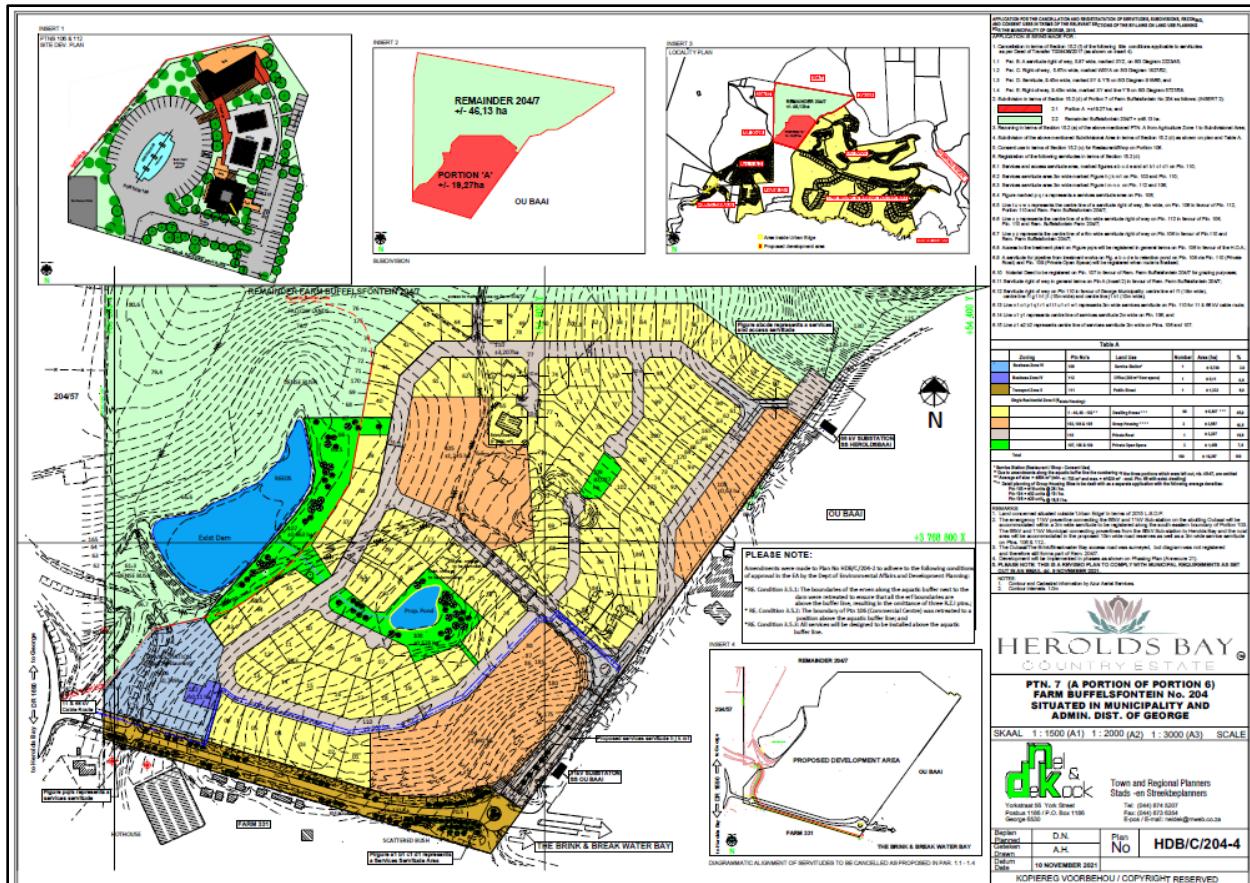


Figure 2: Layout plan

Images 1 to 8 below show the current activities that have taken place on site.



Image 1: Concrete batching on boards.



Image 2: Site demarcation and insertion of pipeline



Image 3: Integrated Waste Management System on site



Image 4: Ablution facilities on site



Image 5: Stockpile on site



Image 6: Construction activities on site



Image 7: Construction of guard house and site demarcation



Image 8: Construction activities on site and bins that need to be emptied

Section	Conditions as per the approved EA and EMP			
3	Compliance	Comments/Observations	Recommendation that can be implemented	
<u>Site Camp/Storage area</u>	Full/Part/Non			
Site Access	Full Compliance	The construction site is directly accessed from Oubaai Main Rd.	No recommendations required.	
Site Demarcation and No – go Areas	Full Compliance	No issues were noted on site.	Measures must be undertaken in accordance with section 8.2 of the EMPr for the duration of the project.	
Site Camp and associated facilities	Full Compliance	A sales office has been established on site.	Site establishment must be undertaken in accordance with section 8.3 of the EMPr .	
Indigenous Vegetation Clearing	Full Compliance	No issues were noted on site.	Indigenous vegetation clearing must be undertaken in accordance with section 8.4 of the EMPr .	
Topsoil and subsoil Management	Full Compliance	No issues were noted with regards to the topsoil on site.	The topsoil must be managed in accordance with section 8.5 of the EMPr for the duration of the construction activities (if required). The stockpiles must be monitored on a regular basis.	
Integrated Waste Management system	Partial Compliance	Marked bins should be located on site.	The bins must remain in place for the duration of the project. There must be bins mark for recyclable and non-recyclable materials.	
Hazardous Substances and fuels	Full Compliance	The generators on site must be placed on drip trays. Efforts have been made to address these issues.	The hazardous substances and fuels must be managed in accordance with section 8.3.4 of the EMPr .	
Housekeeping	Full Compliance	Bins must be emptied regularly.	Good housekeeping must be maintained for the duration of the project and in accordance with section 8.3.9 of the EMPr .	
Cement and Concrete Management	Full Compliance	The cement/concrete mixer on site must be place on an impermeable/bunder surface (Image 4). Concrete batching is done on boards.	Concrete management must be undertaken in accordance with section 8.8 of the EMPr . Any cement spillage must be disposed of at a registered facility. .	

Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204, Herolds Bay, Western Cape

Section	Conditions as per the approved EA and EMP		
3	Compliance	Comments/Observations	Recommendation that can be implemented
Erosion Control and storm water management	Full Compliance	No issues were noted on site.	Erosion Control and storm water management must be implemented in accordance with section 8.9 of the EMPr .
Excavations and Earthworks	Full Compliance	No issues were noted on site.	Any major excavations and earthworks must be done in accordance with section 8.10 of the EMPr .
Heritage resources	Not Applicable	No heritage resources have been discovered to date.	No recommendations required.
Rehabilitation	Not Applicable	No issues were noted on site.	Disturbed areas must be rehabilitated once construction is completed and done in accordance with section 8.12 of the EMPr .

SES has compiled this Environmental Monitoring Report to detail compliance with the EMPr and EA for the monitoring inspection conducted on the 8th, 19th and 28th of February of 2024.

The general compliance of the construction site is good. The construction of a road network and entrance guard house have taken place. No significant avoidable impacts were noted to the environment.

The non-recyclable and non-reusable construction rubble generated on site must be stored in animal and weatherproof bins and disposed of properly. Bins on site for general waste must be emptied and waste disposed of regularly to prevent overflowing of bins.

It is recommended that cement and concrete mixing only take place on designated impermeable and bunded surfaces in accordance with Section 8.8 of the EMPr.

Section

5

Environmental Authorization (EA) conditions checklist

Condition # of the EA	Complied (Yes/No)	Comments
1.1.1. The Holder must start with the physical implantation and exceed the threshold of all authorised activities on the site by 30 April 2026.	Yes.	
1.1.2. The development of the facility for the storage and handling of dangerous goods (filling station) must commence by 30 April 2026 and be concluded by 30 April 2028.		Still to commence.
1.1.3. Rehabilitation and monitoring must be finalised at the site within a period of 3-months from the date the construction activities (construction phase) are concluded; but by no later than 31 January 2031.		Construction activities are in progress.
3.1. No development may take place on the watercourse side of the development setback which has been defined by the competent authority.	Yes.	
3.2. The erf boundaries of all erven (i.e. residential; business; and transport zones) must be setback above the development setback.	Yes.	
3.3. All service infrastructure including servitudes, must be setback above the development setback.	Yes.	
3.4. The area on the watercourse side of the development setback must from part of the open space system; and	Yes.	
3.5. A revised proposal and layout plan reflecting the above restrictions must be submitted to the competent authority for approval prior to site preparation or construction activities commencing on site.	Yes.	
4. This EA may only be implemented in accordance with an approved EMPr.	Yes.	
5. The Holder is responsible for ensuring compliance with the conditions by any person acting on his/her behalf.	Yes	
7. Notify all I&APs within 14 days of the date of decision.	Yes	
7.5. Listed activities, including site preparation did not commence within 20 days from the date the I&APs were notified by the applicant.	Yes	

8. 7 days' notice provided in writing to Competent authority before commencement of activities.	Yes	
9. 7 days' notice in writing to Competent authority on completion of construction activities.		Construction is in progress.
10. EMPr amended to include all conditions given in the EA.	Yes	
10.2. Amended EMPr submitted to Competent authority and approved prior to construction activities.	Yes.	
11. The EMPr must be included in all contract documentation for all phases of implementation.	Yes.	
12. Appointment of a suitable experienced ECO.	Yes	
13.1. The ECO must be appointed prior to commencement of any works.	Yes	
13.2. The ECO must ensure compliance with the EMPr and the conditions contained herein	Yes.	
13.3. The ECO must keep record of all activities on site; problems identified; transgressions noted and a task schedule of tasks undertaken by the ECO.	Yes	
13.4. The ECO must remain employed until all development activities are concluded, and the post construction rehabilitation and monitoring requirements are finalised.	Yes	
14. A monitoring programme for the filling station must be developed and implemented.		To be compiled.
15. A monitoring programme for the treatment of sewage and disposal of effluent must be developed and implemented.		To be compiled.
16. 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.	Yes	
18.. The Holder must ensure compliance with the conditions of the EA and EMPr is audited.		Project is ongoing.
19.1. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of bulk internal services and post construction rehabilitation and monitoring requirements.		Still to be done.
19.2. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3		Still to be done.

months of completion of the mixed/ residential development and post construction rehabilitation and monitoring requirements thereof, but by no later than 31 January 2031.		
19.3. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of the filling station and post construction rehabilitation and monitoring requirements thereof, but by no later than 30 July 2028.		Still to be done.
20.1. Environmental audit report must be prepared by an independent person with the relevant environmental auditing expertise (may not be the ECO or EAP who conducted the EIA process).		Still to be done.
21. The Holder must, within 7 calendar days of the submission of the audit report to the Competent Authority, notify all I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).		Still to be done.
22. 3 groundwater monitoring boreholes must be established downgradient of the filling station in order to detect potential contamination.		Still to be done.
23. A site specific stormwater management plan must be developed for the filling station and be submitted and approved by this Department as part of the EMPr, prior to commencement of activities.		Still to be done.
24. Area on the watercourse side of the development setback must be demarcated as a no-go area and managed for conservation use.		Still to be done.
25. The area where treated effluent will be irrigated may only occur on existing and currently used fields as indicated in Annexure 3 of the EA.	NA.	Still to commence.
26. The security fencing must be aligned to the perimeter of the development footprint area. It may not be installed within or around the conservation area unless approved by the Competent Authority.		Still to commence.
27. Heritage remains found must be reported Heritage Western Cape.	NA.	None have been found thus far.



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MARCH 2024 ENVIRONMENTAL MONITORING REPORT

FOR THE

PROPOSED DEVELOPMENT OF HEROLDS BAY
COUNTRY ESTATE ON A PORTION OF PORTION 7 FARM
BUFFELSFONTEIN NO.204, HEROLDS BAY,

WESTERN CAPE

PREPARED FOR: Long Island Trading 44 (Pty) Ltd **DATE:** 25 March 2024
Abraham Jacobus Cronje
Andre le Roux- Dalmar Beleggings

REPORT NR: EMR/HRLDSBY/ CNTRY/PRTN7/03/2024

DEADP REF NO: 16/3/3/1/D2/29/0008/20

COPY TO: DEADP- Jessica Christie

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



PROJECT DETAILS

TITLE:

Proposed development of Herolds Bay
Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204

LOCATION:

Herolds Bay, Western Cape

ENVIRONMENTAL CONSULTANCY:

Sharples Environmental Services cc.

REVIEWER**Mr. J. Sharples**

John holds a Masters in Environmental Management from the University of the Free State as well as a Bachelor's degree in Conservation. He has consulted for over 25 years running a team of highly trained and qualified consultants and prior to this gained 12 years of experience working for environmental organizations. John is registered with EAPASA as a certified Environmental Assessment Practitioner.

PRIMARY ECO**EXPERTISE:****Mr. M. Bennett**

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.

ECO**EXPERTISE:****Mr. C. Smit**

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:

Long Island Trading 44 (Pty) Ltd

REPORT CLASSIFICATION:

Environmental Monitoring Report

SES REFERENCE NUMBER:

EMR/HRLDSBY/ CNTRY/PRTN7/03/2024

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Sharples Environmental Services cc (SES) has been appointed by *Long Island Trading 44 (Pty) Ltd*, as the Environmental Control Officer (ECO) to monitor compliance for the construction activities on site, for the Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No. 204, Herolds Bay, Western Cape in terms of the EA and EMPr. The project has been authorised under the amended EA issued on the 6th of March 2023 (EA ref: 16/3/3/5/D2/29/0011/22).

SES has been appointed to monitor the construction site once per week for the duration of the project. The monitoring site inspection for this report was undertaken on the 15th, 18th and 25th of March of 2024.

Location

The site is located along the Oubaai Main Rd in the coastal village of Herolds Bay in the Garden Route. It is approximately 12.5 km south-west of George. The proposed site is located north of the town center, and west of the popular Oubaai Gold Estate. The site is bounded to the north and west by farmland. The proposed development will be taking place on a Portion of Portion 7 of Farm Buffelsfontein No.204 situated in Herolds Bay, Western Cape. Please refer to Figure 1 below for the locality of the proposed development.



Figure 1: Location of the site

Description

Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204, Herolds Bay, Western Cape

Long Island Trading 44 (Pty) Ltd proposes to construct a mixed-use development which entails combining residential, recreational, and agricultural land uses. It is being proposed that 102 single residential erven, 68 group housing units, a filling station with convenience store and restaurant complex be developed. In addition, there will be private open space, an internal road network and three on-site package plants for the treatment of sewerage. The total size of the development footprint for the mixed-use development is approximately 19.264Ha.

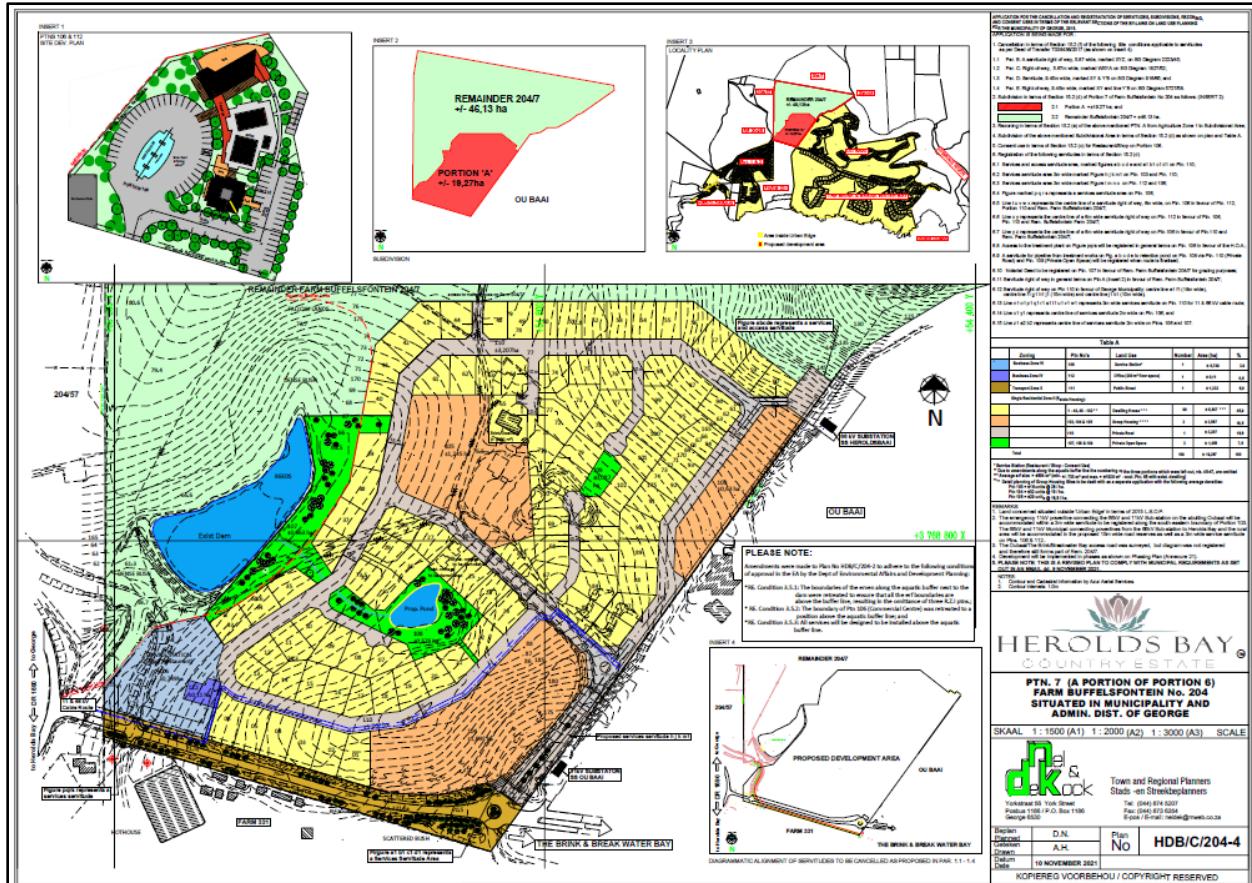


Figure 2: Layout plan

Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204, Herolds Bay, Western Cape

The images below show the construction site conditions on the 15th, 18th and the 25th of March 2024.



Image 1: Construction of show house.



Image 2: Concrete batching on boards.



Image 3: Stockpiles on site.



Image 4: Unmarked waste bins on site.



Image 5: Guard house under construction.



Image 6: Concrete mixing on boards.



Image 7: Skip with construction rubble.



Image 8: Site camp.

Section	Conditions as per the approved EA and EMP			
4	Compliance	Comments/Observations	Recommendation that can be implemented	
<u>Site Camp/Storage area</u>	Full/Part/Non			
Site Access	Full Compliance	The construction site is directly accessed from Oubaai Main Rd.	No recommendations required.	
Site Demarcation and No – go Areas	Full Compliance	No issues were noted on site.	Measures must be undertaken in accordance with section 8.2 of the EMPr for the duration of the project.	
Site Camp and associated facilities	Full Compliance	A sales office has been established on site.	Site establishment must be undertaken in accordance with section 8.3 of the EMPr .	
Indigenous Vegetation Clearing	Full Compliance	No issues were noted on site.	Indigenous vegetation clearing must be undertaken in accordance with section 8.4 of the EMPr .	
Topsoil and subsoil Management	Full Compliance	No issues were noted with regards to the topsoil on site.	The topsoil must be managed in accordance with section 8.5 of the EMPr for the duration of the construction activities (if required). The stockpiles must be monitored on a regular basis.	
Integrated Waste Management system	Partial Compliance	Marked bins should be located on site.	The bins must remain in place for the duration of the project. There must be bins mark for recyclable and non-recyclable materials.	
Hazardous Substances and fuels	Full Compliance	The generators on site must be placed on drip trays. Efforts have been made to address these issues.	The hazardous substances and fuels must be managed in accordance with section 8.3.4 of the EMPr .	
Housekeeping	Full Compliance	Bins must be emptied regularly.	Good housekeeping must be maintained for the duration of the project and in accordance with section 8.3.9 of the EMPr .	
Cement and Concrete Management	Full Compliance	The cement/concrete mixer on site must be place on an impermeable/bunder surface (Image 4). Concrete batching is done on boards.	Concrete management must be undertaken in accordance with section 8.8 of the EMPr . Any cement spillage must be disposed of at a registered facility. .	

Section	Conditions as per the approved EA and EMP		
4	Compliance	Comments/Observations	Recommendation that can be implemented
Erosion Control and storm water management	Full Compliance	No issues were noted on site.	Erosion Control and storm water management must be implemented in accordance with section 8.9 of the EMPr .
Excavations and Earthworks	Full Compliance	No issues were noted on site.	Any major excavations and earthworks must be done in accordance with section 8.10 of the EMPr .
Heritage resources	Not Applicable	No heritage resources have been discovered to date.	No recommendations required.
Rehabilitation	Not Applicable	No issues were noted on site.	Disturbed areas must be rehabilitated once construction is completed and done in accordance with section 8.12 of the EMPr .

SES has compiled this Environmental Monitoring Report to detail compliance with the EMPr and EA for the monitoring inspection conducted on the 15th, 18th and 25th of March of 2024.

The general compliance of the construction site is good. The construction of a road network, entrance guard house and show house have taken place. No significant avoidable impacts were noted to the environment.

Sufficient bins and a skip was noted on site; however we recommend that the bins be clearly marked for recyclable and non-recyclable purposes. See the Figure below (Figure 1) indicating how bins should be marked.



Figure 1: Recommended marked waste bins.

Environmental Authorization (EA) conditions checklist

Condition # of the EA	Complied (Yes/No)	Comments
1.1.1. The Holder must start with the physical implantation and exceed the threshold of all authorised activities on the site by 30 April 2026.	Yes.	
1.1.2. The development of the facility for the storage and handling of dangerous goods (filling station) must commence by 30 April 2026 and be concluded by 30 April 2028.		Still to commence.
1.1.3. Rehabilitation and monitoring must be finalised at the site within a period of 3-months from the date the construction activities (construction phase) are concluded; but by no later than 31 January 2031.		Construction activities are in progress.
3.1. No development may take place on the watercourse side of the development setback which has been defined by the competent authority.	Yes.	
3.2. The erf boundaries of all erven (i.e. residential; business; and transport zones) must be setback above the development setback.	Yes.	
3.3. All service infrastructure including servitudes, must be setback above the development setback.	Yes.	
3.4. The area on the watercourse side of the development setback must from part of the open space system; and	Yes.	
3.5. A revised proposal and layout plan reflecting the above restrictions must be submitted to the competent authority for approval prior to site preparation or construction activities commencing on site.	Yes.	
4. This EA may only be implemented in accordance with an approved EMPr.	Yes.	
5. The Holder is responsible for ensuring compliance with the conditions by any person acting on his/her behalf.	Yes	
7. Notify all I&APs within 14 days of the date of decision.	Yes	
7.5. Listed activities, including site preparation did not commence within 20 days from the date the I&APs were notified by the applicant.	Yes	

8. 7 days' notice provided in writing to Competent authority before commencement of activities.	Yes	
9. 7 days' notice in writing to Competent authority on completion of construction activities.		Construction is in progress.
10. EMPr amended to include all conditions given in the EA.	Yes	
10.2. Amended EMPr submitted to Competent authority and approved prior to construction activities.	Yes.	
11. The EMPr must be included in all contract documentation for all phases of implementation.	Yes.	
12. Appointment of a suitable experienced ECO.	Yes	
13.1. The ECO must be appointed prior to commencement of any works.	Yes	
13.2. The ECO must ensure compliance with the EMPr and the conditions contained herein	Yes.	
13.3. The ECO must keep record of all activities on site; problems identified; transgressions noted and a task schedule of tasks undertaken by the ECO.	Yes	
13.4. The ECO must remain employed until all development activities are concluded, and the post construction rehabilitation and monitoring requirements are finalised.	Yes	
14. A monitoring programme for the filling station must be developed and implemented.		To be compiled.
15. A monitoring programme for the treatment of sewage and disposal of effluent must be developed and implemented.		To be compiled.
16. 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.	Yes	
18.. The Holder must ensure compliance with the conditions of the EA and EMPr is audited.		Project is ongoing.
19.1. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of bulk internal services and post construction rehabilitation and monitoring requirements.		Still to be done.
19.2. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3		Still to be done.

months of completion of the mixed/ residential development and post construction rehabilitation and monitoring requirements thereof, but by no later than 31 January 2031.		
19.3. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of the filling station and post construction rehabilitation and monitoring requirements thereof, but by no later than 30 July 2028.		Still to be done.
20.1. Environmental audit report must be prepared by an independent person with the relevant environmental auditing expertise (may not be the ECO or EAP who conducted the EIA process).		Still to be done.
21. The Holder must, within 7 calendar days of the submission of the audit report to the Competent Authority, notify all I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).		Still to be done.
22. 3 groundwater monitoring boreholes must be established downgradient of the filling station in order to detect potential contamination.		Still to be done.
23. A site specific stormwater management plan must be developed for the filling station and be submitted and approved by this Department as part of the EMPr, prior to commencement of activities.		Still to be done.
24. Area on the watercourse side of the development setback must be demarcated as a no-go area and managed for conservation use.		Still to be done.
25. The area where treated effluent will be irrigated may only occur on existing and currently used fields as indicated in Annexure 3 of the EA.	NA.	Still to commence.
26. The security fencing must be aligned to the perimeter of the development footprint area. It may not be installed within or around the conservation area unless approved by the Competent Authority.		Still to commence.
27. Heritage remains found must be reported Heritage Western Cape.	NA.	None have been found thus far.



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APRIL 2024 ENVIRONMENTAL MONITORING REPORT

FOR THE

PROPOSED DEVELOPMENT OF HEROLDS BAY
COUNTRY ESTATE ON A PORTION OF PORTION 7 FARM
BUFFELSFONTEIN NO.204, HEROLDS BAY,

WESTERN CAPE

PREPARED FOR:	Long Island Trading 44 (Pty) Ltd Abraham Jacobus Cronje Andre le Roux- Dalmar Beleggings	DATE:	22 April 2024
REPORT NR:	EMR/HRLDSBY/ CNTRY/PRTN7/04/2024		
DEADP REF NO:	16/3/3/1/D2/29/0008/20		
COPY TO:	DEADP- Jessica Christie		

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



PROJECT DETAILS

TITLE:

Proposed development of Herolds Bay
Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204

LOCATION:

Herolds Bay, Western Cape

ENVIRONMENTAL CONSULTANCY:

Sharples Environmental Services cc.

REVIEWER**Mr. J. Sharples**

John holds a Masters in Environmental Management from the University of the Free State as well as a Bachelor's degree in Conservation. He has consulted for over 25 years running a team of highly trained and qualified consultants and prior to this gained 12 years of experience working for environmental organizations. John is registered with EAPASA as a certified Environmental Assessment Practitioner.

PRIMARY ECO**EXPERTISE:****Mr. M. Bennett**

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.

ECO**EXPERTISE:****Mr. C. Smit**

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:

Long Island Trading 44 (Pty) Ltd

REPORT CLASSIFICATION:

Environmental Monitoring Report

SES REFERENCE NUMBER:

EMR/HRLDSBY/ CNTRY/PRTN7/04/2024

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Sharples Environmental Services cc (SES) has been appointed by *Long Island Trading 44 (Pty) Ltd*, as the Environmental Control Officer (ECO) to monitor compliance for the construction activities on site, for the Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No. 204, Herolds Bay, Western Cape in terms of the EA and EMPr. The project has been authorised under the amended EA issued on the 6th of March 2023 (EA ref: 16/3/3/5/D2/29/0011/22).

SES has been appointed to monitor the construction site once per week for the duration of the project. The monitoring site inspection for this report was undertaken on the 8th, 15th and 22nd of April of 2024.

Location

The site is located along the Oubaai Main Rd in the coastal village of Herolds Bay in the Garden Route. It is approximately 12.5 km south-west of George. The proposed site is located north of the town center, and west of the popular Oubaai Gold Estate. The site is bounded to the north and west by farmland. The proposed development will be taking place on a Portion of Portion 7 of Farm Buffelsfontein No.204 situated in Herolds Bay, Western Cape. Please refer to Figure 1 below for the locality of the proposed development.



Figure 1: Location of the site

Description

Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204, Herolds Bay, Western Cape

Long Island Trading 44 (Pty) Ltd proposes to construct a mixed-use development which entails combining residential, recreational, and agricultural land uses. It is being proposed that 102 single residential erven, 68 group housing units, a filling station with convenience store and restaurant complex be developed. In addition, there will be private open space, an internal road network and three on-site package plants for the treatment of sewerage. The total size of the development footprint for the mixed-use development is approximately 19.264Ha.

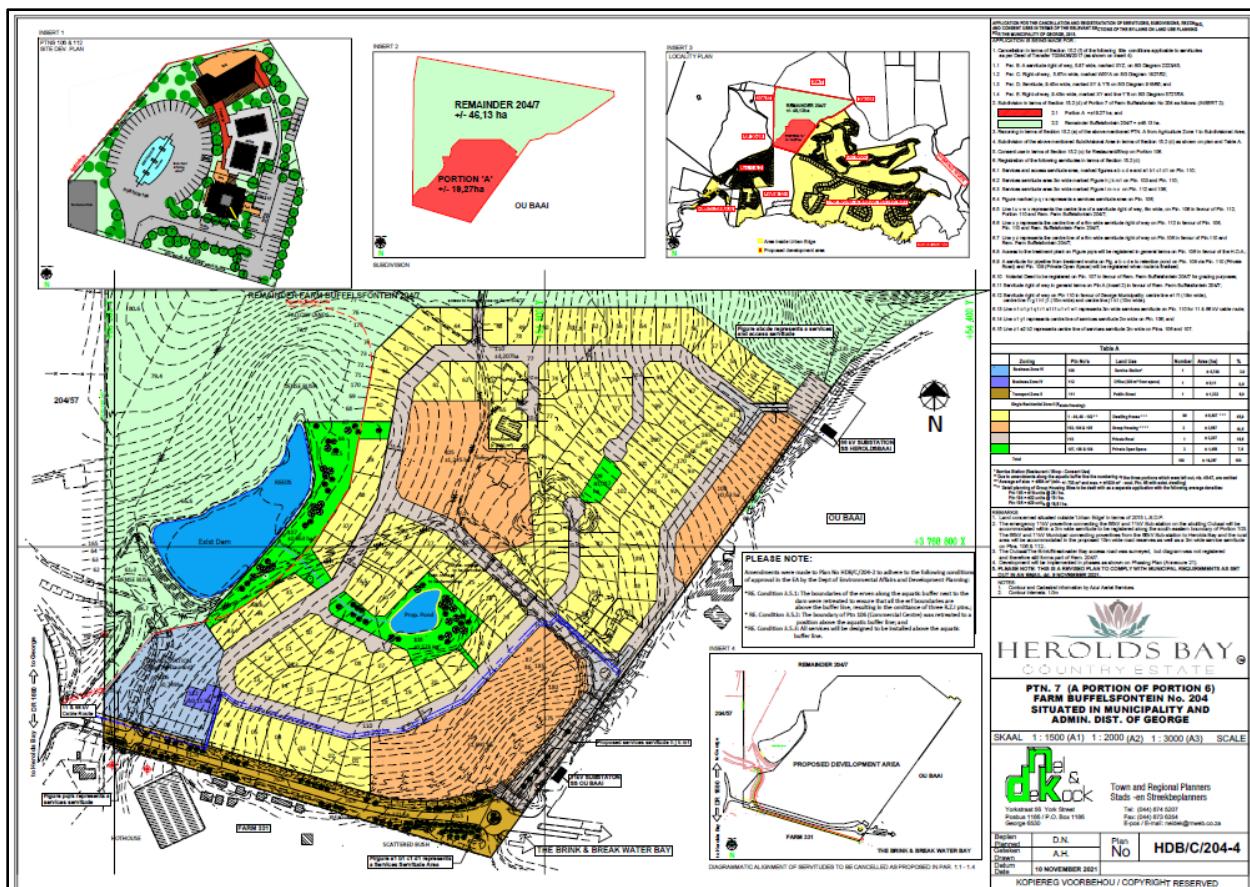


Figure 2: Layout plan

Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204, Herolds Bay, Western Cape

The images below show the construction site conditions on the 8th, 15th and 22nd of April of 2024.

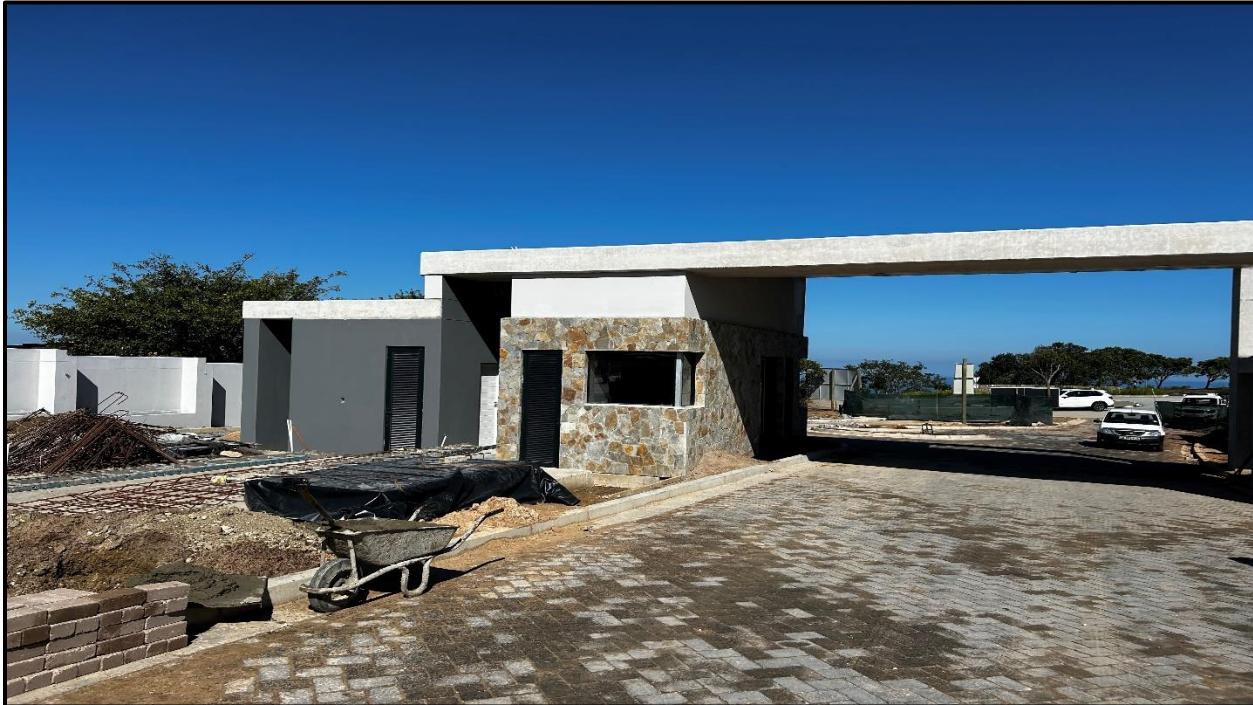


Image 1: Guard house under construction.



Image 2: Stockpiles on site.



Image 3: Construction materials.



Image 4: Waste skip on site.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 5: Construction of show house.



Image 6: Construction of show house.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 7: Concrete batching on boards.



Image 8: Waste bins marked for recycling purposes.

Section	Conditions as per the approved EA and EMP		
4	Compliance	Comments/Observations	Recommendation that can be implemented
<u>Site Camp/Storage area</u>	Full/Part/Non		
Site Access	Full Compliance	The construction site is directly accessed from Oubaai Main Rd.	No recommendations required.
Site Demarcation and No – go Areas	Full Compliance	No issues were noted on site.	Measures must be undertaken in accordance with section 8.2 of the EMPr for the duration of the project.
Site Camp and associated facilities	Full Compliance	A sales office has been established on site.	Site establishment must be undertaken in accordance with section 8.3 of the EMPr .
Indigenous Vegetation Clearing	Full Compliance	No issues were noted on site.	Indigenous vegetation clearing must be undertaken in accordance with section 8.4 of the EMPr .
Topsoil and subsoil Management	Full Compliance	No issues were noted with regards to the topsoil on site.	The topsoil must be managed in accordance with section 8.5 of the EMPr for the duration of the construction activities (if required). The stockpiles must be monitored on a regular basis.
Integrated Waste Management system	Full Compliance	Marked bins have been placed on site for recycling purposes. It is recommended that the general waste skip be marked as such.	The bins must remain in place for the duration of the project. There must be bins mark for recyclable and non-recyclable materials.
Hazardous Substances and fuels	Full Compliance	The generators on site must be placed on drip trays. Efforts have been made to address these issues.	The hazardous substances and fuels must be managed in accordance with section 8.3.4 of the EMPr .
Housekeeping	Full Compliance	Bins must be emptied regularly.	Good housekeeping must be maintained for the duration of the project and in accordance with section 8.3.9 of the EMPr .
Cement and Concrete Management	Full Compliance	The cement/concrete mixer on site must be place on an impermeable/bunder surface	Concrete management must be undertaken in accordance with section 8.8 of the EMPr . Any cement spillage must be disposed of at a registered facility. .

Section	Conditions as per the approved EA and EMP		
4	Compliance	Comments/Observations	Recommendation that can be implemented
		(Image 4). Concrete batching is done on boards.	
Erosion Control and storm water management	Full Compliance	No issues were noted on site.	Erosion Control and storm water management must be implemented in accordance with section 8.9 of the EMPr .
Excavations and Earthworks	Full Compliance	No issues were noted on site.	Any major excavations and earthworks must be done in accordance with section 8.10 of the EMPr .
Heritage resources	Not Applicable	No heritage resources have been discovered to date.	No recommendations required.

Section	Conditions as per the approved EA and EMP		
4	Compliance	Comments/Observations	Recommendation that can be implemented
Rehabilitation	Not Applicable	No issues were noted on site.	Disturbed areas must be rehabilitated once construction is completed and done in accordance with section 8.12 of the EMPr.

SES has compiled this Environmental Monitoring Report to detail compliance with the EMPr and EA for the monitoring inspection conducted on the 8th, 15th and 22nd of April of 2024.

The general compliance of the construction site is good. The construction of a road network, entrance guard house and show house have taken place. No significant avoidable impacts were noted to the environment.

Sufficient bins and a skip was noted on site; and waste bins have been clearly marked for recyclable purposes. It is recommended that the general waste skip be marked as such.

Environmental Authorization (EA) conditions checklist

Condition # of the EA	Complied (Yes/No)	Comments
1.1.1. The Holder must start with the physical implantation and exceed the threshold of all authorised activities on the site by 30 April 2026.	Yes.	
1.1.2. The development of the facility for the storage and handling of dangerous goods (filling station) must commence by 30 April 2026 and be concluded by 30 April 2028.		Still to commence.
1.1.3. Rehabilitation and monitoring must be finalised at the site within a period of 3-months from the date the construction activities (construction phase) are concluded; but by no later than 31 January 2031.		Construction activities are in progress.
3.1. No development may take place on the watercourse side of the development setback which has been defined by the competent authority.	Yes.	
3.2. The erf boundaries of all erven (i.e. residential; business; and transport zones) must be setback above the development setback.	Yes.	
3.3. All service infrastructure including servitudes, must be setback above the development setback.	Yes.	
3.4. The area on the watercourse side of the development setback must from part of the open space system; and	Yes.	
3.5. A revised proposal and layout plan reflecting the above restrictions must be submitted to the competent authority for approval prior to site preparation or construction activities commencing on site.	Yes.	
4. This EA may only be implemented in accordance with an approved EMPr.	Yes.	
5. The Holder is responsible for ensuring compliance with the conditions by any person acting on his/her behalf.	Yes	
7. Notify all I&APs within 14 days of the date of decision.	Yes	
7.5. Listed activities, including site preparation did not commence within 20 days from the date the I&APs were notified by the applicant.	Yes	

8. 7 days' notice provided in writing to Competent authority before commencement of activities.	Yes	
9. 7 days' notice in writing to Competent authority on completion of construction activities.		Construction is in progress.
10. EMPr amended to include all conditions given in the EA.	Yes	
10.2. Amended EMPr submitted to Competent authority and approved prior to construction activities.	Yes.	
11. The EMPr must be included in all contract documentation for all phases of implementation.	Yes.	
12. Appointment of a suitable experienced ECO.	Yes	
13.1. The ECO must be appointed prior to commencement of any works.	Yes	
13.2. The ECO must ensure compliance with the EMPr and the conditions contained herein	Yes.	
13.3. The ECO must keep record of all activities on site; problems identified; transgressions noted and a task schedule of tasks undertaken by the ECO.	Yes	
13.4. The ECO must remain employed until all development activities are concluded, and the post construction rehabilitation and monitoring requirements are finalised.	Yes	
14. A monitoring programme for the filling station must be developed and implemented.		To be compiled.
15. A monitoring programme for the treatment of sewage and disposal of effluent must be developed and implemented.		To be compiled.
16. 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.	Yes	
18.. The Holder must ensure compliance with the conditions of the EA and EMPr is audited.		Project is ongoing.
19.1. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of bulk internal services and post construction rehabilitation and monitoring requirements.		Still to be done.
19.2. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3		Still to be done.

months of completion of the mixed/ residential development and post construction rehabilitation and monitoring requirements thereof, but by no later than 31 January 2031.		
19.3. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of the filling station and post construction rehabilitation and monitoring requirements thereof, but by no later than 30 July 2028.		Still to be done.
20.1. Environmental audit report must be prepared by an independent person with the relevant environmental auditing expertise (may not be the ECO or EAP who conducted the EIA process).		Still to be done.
21. The Holder must, within 7 calendar days of the submission of the audit report to the Competent Authority, notify all I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).		Still to be done.
22. 3 groundwater monitoring boreholes must be established downgradient of the filling station in order to detect potential contamination.		Still to be done.
23. A site specific stormwater management plan must be developed for the filling station and be submitted and approved by this Department as part of the EMPr, prior to commencement of activities.		Still to be done.
24. Area on the watercourse side of the development setback must be demarcated as a no-go area and managed for conservation use.		Still to be done.
25. The area where treated effluent will be irrigated may only occur on existing and currently used fields as indicated in Annexure 3 of the EA.	NA.	Still to commence.
26. The security fencing must be aligned to the perimeter of the development footprint area. It may not be installed within or around the conservation area unless approved by the Competent Authority.		Still to commence.
27. Heritage remains found must be reported Heritage Western Cape.	NA.	None have been found thus far.



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MAY 2024 ENVIRONMENTAL MONITORING REPORT

FOR THE

PROPOSED DEVELOPMENT OF HEROLDS BAY
COUNTRY ESTATE ON A PORTION OF PORTION 7 FARM
BUFFELSFONTEIN NO.204, HEROLDS BAY,

WESTERN CAPE

PREPARED FOR:	Long Island Trading 44 (Pty) Ltd Abraham Jacobus Cronje Andre le Roux- Dalmar Beleggings	DATE:	21 May 2024
REPORT NR:	EMR/HRLDSBY/ CNTRY/PRTN7/05/2024		
DEADP REF NO:	16/3/3/1/D2/29/0008/20		
COPY TO:	DEADP- Francois Naude Danie Swanepoel		

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



PROJECT DETAILS

TITLE:

Proposed development of Herolds Bay
Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204

LOCATION:

Herolds Bay, Western Cape

ENVIRONMENTAL CONSULTANCY:

Sharples Environmental Services cc.

REVIEWER**Mr. J. Sharples**

John holds a Masters in Environmental Management from the University of the Free State as well as a Bachelor's degree in Conservation. He has consulted for over 25 years running a team of highly trained and qualified consultants and prior to this gained 12 years of experience working for environmental organizations. John is registered with EAPASA as a certified Environmental Assessment Practitioner.

PRIMARY ECO**EXPERTISE:****Mr. M. Bennett**

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.

ECO**EXPERTISE:****Mr. C. Smit**

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:

Long Island Trading 44 (Pty) Ltd

REPORT CLASSIFICATION:

Environmental Monitoring Report

SES REFERENCE NUMBER:

EMR/HRLDSBY/ CNTRY/PRTN7/05/2024

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- III. That approval is obtained from SES if this report is to be used for the purposes of sale, publicity or advertisement.

Sharples Environmental Services cc (SES) has been appointed by *Long Island Trading 44 (Pty) Ltd*, as the Environmental Control Officer (ECO) to monitor compliance for the construction activities on site, for the Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No. 204, Herolds Bay, Western Cape in terms of the EA and EMPr. The project has been authorised under the amended EA issued on the 6th of March 2023 (EA ref: 16/3/3/5/D2/29/0011/22).

SES has been appointed to monitor the construction site once per week for the duration of the project. The monitoring site inspection for this report was undertaken on the 2nd, 8th, 15th and 21st of May 2024.

Location

The site is located along the Oubaai Main Rd in the coastal village of Herolds Bay in the Garden Route. It is approximately 12.5 km south-west of George. The proposed site is located north of the town center, and west of the popular Oubaai Gold Estate. The site is bounded to the north and west by farmland. The proposed development will be taking place on a Portion of Portion 7 of Farm Buffelsfontein No.204 situated in Herolds Bay, Western Cape. Please refer to Figure 1 below for the locality of the proposed development.



Figure 1: Location of the site

Description

Long Island Trading 44 (Pty) Ltd proposes to construct a mixed-use development which entails combining residential, recreational, and agricultural land uses. It is being proposed that 102 single residential erven, 68 group housing units, a filling station with convenience store and restaurant complex be developed. In addition, there will be private open space, an internal road network and three on-site package plants for the treatment of sewerage. The total size of the development footprint for the mixed-use development is approximately 19.264Ha.

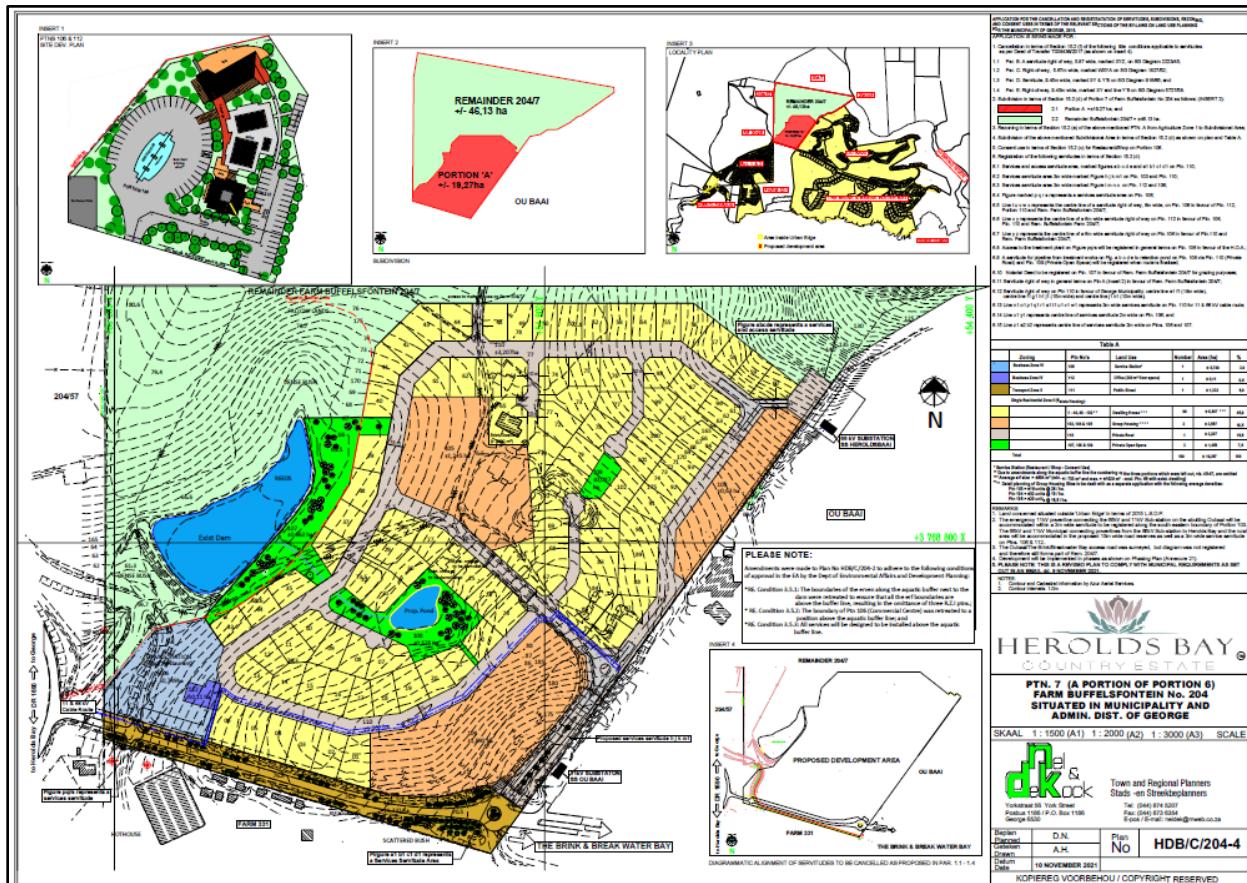


Figure 2: Layout plan

The images below show the construction site conditions on the 2nd, 8th, 15th and 21st of May 2024.



Image 1: Show house under construction.



Image 2: Current state of the site.



Image 3: General waste skip on site.

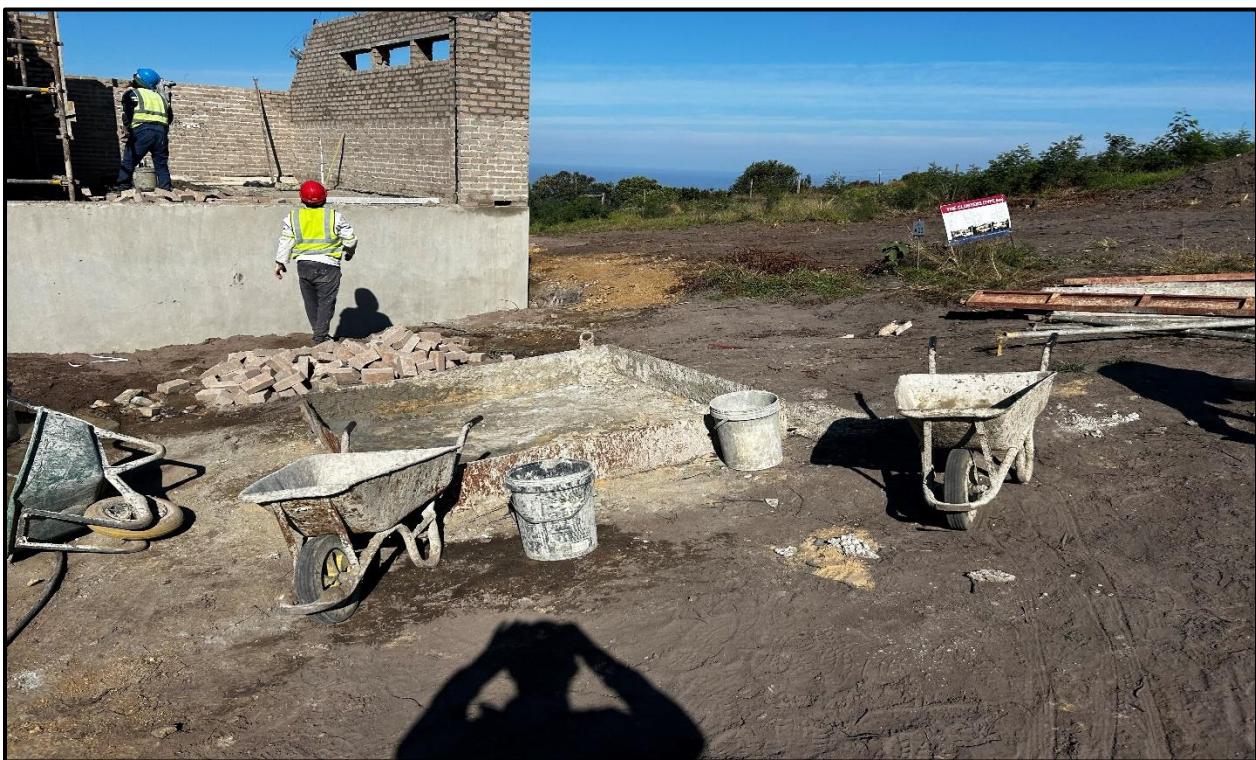


Image 4: Concrete batching on boards.



Image 5: Construction of show house.



Image 6: Construction of guard house.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 7: Bins marked for recycling purposes.

Section	Conditions as per the approved EA and EMP		
4	Compliance	Comments/Observations	Recommendation that can be implemented
<u>Site Camp/Storage area</u>	Full/Part/Non		
Site Access	Full Compliance	The construction site is directly accessed from Oubaai Main Rd.	No recommendations required.
Site Demarcation and No – go Areas	Full Compliance	No issues were noted on site.	Measures must be undertaken in accordance with section 8.2 of the EMPr for the duration of the project.
Site Camp and associated facilities	Full Compliance	A sales office has been established on site.	Site establishment must be undertaken in accordance with section 8.3 of the EMPr .
Indigenous Vegetation Clearing	Full Compliance	No issues were noted on site.	Indigenous vegetation clearing must be undertaken in accordance with section 8.4 of the EMPr .
Topsoil and subsoil Management	Full Compliance	No issues were noted with regards to the topsoil on site.	The topsoil must be managed in accordance with section 8.5 of the EMPr for the duration of the construction activities (if required). The stockpiles must be monitored on a regular basis.
Integrated Waste Management system	Full Compliance	Marked bins have been placed on site for recycling purposes. It is recommended that the general waste skip be marked as such.	The bins must remain in place for the duration of the project.
Hazardous Substances and fuels	Full Compliance	No issues were noted on site.	The hazardous substances and fuels must be managed in accordance with section 8.3.4 of the EMPr .
Housekeeping	Full Compliance	Bins must be emptied regularly.	Good housekeeping must be maintained for the duration of the project and in accordance with section 8.3.9 of the EMPr .
Cement and Concrete Management	Full Compliance	Concrete batching is done on boards.	Concrete management must be undertaken in accordance with section 8.8 of the EMPr . Any cement spillage must be disposed of at a registered facility. .

Section	Conditions as per the approved EA and EMP		
4	Compliance	Comments/Observations	Recommendation that can be implemented
Erosion Control and storm water management	Full Compliance	No issues were noted on site.	Erosion Control and storm water management must be implemented in accordance with section 8.9 of the EMPr .
Excavations and Earthworks	Full Compliance	No issues were noted on site.	Any major excavations and earthworks must be done in accordance with section 8.10 of the EMPr .
Heritage resources	Not Applicable	No heritage resources have been discovered to date.	No recommendations required.
Rehabilitation	Not Applicable	No issues were noted on site.	Disturbed areas must be rehabilitated once construction is completed and done in accordance with section 8.12 of the EMPr .

SES has compiled this Environmental Monitoring Report to detail compliance with the EMPr and EA for the monitoring inspection conducted on the 2nd, 8th, 15th and 21st of May 2024.

The general compliance of the construction site is good. The construction of a road network, entrance guard house and show house have taken place. No significant avoidable impacts were noted to the environment.

Sufficient bins and a large general waste skip have been noted on site; and waste bins have been clearly marked for recyclable purposes. It is recommended that the general waste skip be marked as such.

Section

6

Environmental Authorization (EA) conditions checklist

Condition # of the EA	Complied (Yes/No)	Comments
1.1.1. The Holder must start with the physical implantation and exceed the threshold of all authorised activities on the site by 30 April 2026.	Yes.	
1.1.2. The development of the facility for the storage and handling of dangerous goods (filling station) must commence by 30 April 2026 and be concluded by 30 April 2028.		Still to commence.
1.1.3. Rehabilitation and monitoring must be finalised at the site within a period of 3-months from the date the construction activities (construction phase) are concluded; but by no later than 31 January 2031.		Construction activities are in progress.
3.1. No development may take place on the watercourse side of the development setback which has been defined by the competent authority.	Yes.	
3.2. The erf boundaries of all erven (i.e. residential; business; and transport zones) must be setback above the development setback.	Yes.	
3.3. All service infrastructure including servitudes, must be setback above the development setback.	Yes.	
3.4. The area on the watercourse side of the development setback must from part of the open space system; and	Yes.	
3.5. A revised proposal and layout plan reflecting the above restrictions must be submitted to the competent authority for approval prior to site preparation or construction activities commencing on site.	Yes.	
4. This EA may only be implemented in accordance with an approved EMPr.	Yes.	
5. The Holder is responsible for ensuring compliance with the conditions by any person acting on his/her behalf.	Yes	
7. Notify all I&APs within 14 days of the date of decision.	Yes	
7.5. Listed activities, including site preparation did not commence within 20 days from the date the I&APs were notified by the applicant.	Yes	

8. 7 days' notice provided in writing to Competent authority before commencement of activities.	Yes	
9. 7 days' notice in writing to Competent authority on completion of construction activities.		Construction is in progress.
10. EMPr amended to include all conditions given in the EA.	Yes	
10.2. Amended EMPr submitted to Competent authority and approved prior to construction activities.	Yes.	
11. The EMPr must be included in all contract documentation for all phases of implementation.	Yes.	
12. Appointment of a suitable experienced ECO.	Yes	
13.1. The ECO must be appointed prior to commencement of any works.	Yes	
13.2. The ECO must ensure compliance with the EMPr and the conditions contained herein	Yes.	
13.3. The ECO must keep record of all activities on site; problems identified; transgressions noted and a task schedule of tasks undertaken by the ECO.	Yes	
13.4. The ECO must remain employed until all development activities are concluded, and the post construction rehabilitation and monitoring requirements are finalised.	Yes	
14. A monitoring programme for the filling station must be developed and implemented.		To be compiled.
15. A monitoring programme for the treatment of sewage and disposal of effluent must be developed and implemented.		To be compiled.
16. 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.	Yes	
18.. The Holder must ensure compliance with the conditions of the EA and EMPr is audited.		Project is ongoing.
19.1. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of bulk internal services and post construction rehabilitation and monitoring requirements.		Still to be done.
19.2. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3		Still to be done.

months of completion of the mixed/ residential development and post construction rehabilitation and monitoring requirements thereof, but by no later than 31 January 2031.		
19.3. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of the filling station and post construction rehabilitation and monitoring requirements thereof, but by no later than 30 July 2028.		Still to be done.
20.1. Environmental audit report must be prepared by an independent person with the relevant environmental auditing expertise (may not be the ECO or EAP who conducted the EIA process).		Still to be done.
21. The Holder must, within 7 calendar days of the submission of the audit report to the Competent Authority, notify all I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).		Still to be done.
22. 3 groundwater monitoring boreholes must be established downgradient of the filling station in order to detect potential contamination.		Still to be done.
23. A site specific stormwater management plan must be developed for the filling station and be submitted and approved by this Department as part of the EMPr, prior to commencement of activities.		Still to be done.
24. Area on the watercourse side of the development setback must be demarcated as a no-go area and managed for conservation use.		Still to be done.
25. The area where treated effluent will be irrigated may only occur on existing and currently used fields as indicated in Annexure 3 of the EA.	NA.	Still to commence.
26. The security fencing must be aligned to the perimeter of the development footprint area. It may not be installed within or around the conservation area unless approved by the Competent Authority.		Still to commence.
27. Heritage remains found must be reported Heritage Western Cape.	NA.	None have been found thus far.



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JUNE 2024 ENVIRONMENTAL MONITORING REPORT

FOR THE

PROPOSED DEVELOPMENT OF HEROLDS BAY
COUNTRY ESTATE ON A PORTION OF PORTION 7 FARM
BUFFELSFONTEIN NO.204, HEROLDS BAY,

WESTERN CAPE

PREPARED FOR:	Long Island Trading 44 (Pty) Ltd Abraham Jacobus Cronje Andre le Roux- Dalmar Beleggings Hannes Lourens – Element Engineers	DATE:	28 June 2024
REPORT NR:	EMR/HRLDSBY/ CNTRY/PRTN7/06/2024		
DEADP REF NO:	16/3/31/D2/29/0008/20		
COPY TO:	DEADP- Francois Naude Danie Swanepoel		

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



PROJECT DETAILS

TITLE:

Proposed development of Herolds Bay
Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204

LOCATION:

Herolds Bay, Western Cape

ENVIRONMENTAL CONSULTANCY:

Sharples Environmental Services cc.

REVIEWER**Mr. J. Sharples**

John holds a Masters in Environmental Management from the University of the Free State as well as a Bachelor's degree in Conservation. He has consulted for over 25 years running a team of highly trained and qualified consultants and prior to this gained 12 years of experience working for environmental organizations. John is registered with EAPASA as a certified Environmental Assessment Practitioner.

PRIMARY ECO**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.

ECO**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:

Long Island Trading 44 (Pty) Ltd

REPORT CLASSIFICATION:

Environmental Monitoring Report

SES REFERENCE NUMBER:

EMR/HRLDSBY/ CNTRY/PRTN7/06/2024

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Sharples Environmental Services cc (SES) has been appointed by *Long Island Trading 44 (Pty) Ltd*, as the Environmental Control Officer (ECO) to monitor compliance for the construction activities on site, for the Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No. 204, Herolds Bay, Western Cape in terms of the EA and EMPr. The project has been authorised under the amended EA issued on the 6th of March 2023 (EA ref: 16/3/3/5/D2/29/0011/22).

SES has been appointed to monitor the construction site once per week for the duration of the project. The monitoring site inspection for this report was undertaken on the 3rd, 10th, 20th and 26th of June 2024.

Location

The site is located along the Oubaai Main Rd in the coastal village of Herolds Bay in the Garden Route. It is approximately 12.5 km south-west of George. The proposed site is located north of the town center, and west of the popular Oubaai Gold Estate. The site is bounded to the north and west by farmland. The proposed development will be taking place on a Portion of Portion 7 of Farm Buffelsfontein No.204 situated in Herolds Bay, Western Cape. Please refer to Figure 1 below for the locality of the proposed development.



Figure 1: Location of the site

Description

Long Island Trading 44 (Pty) Ltd proposes to construct a mixed-use development which entails combining residential, recreational, and agricultural land uses. It is being proposed that 102 single residential erven, 68 group housing units, a filling station with convenience store and restaurant complex be developed. In addition, there will be private open space, an internal road network and three on-site package plants for the treatment of sewerage. The total size of the development footprint for the mixed-use development is approximately 19.264Ha.

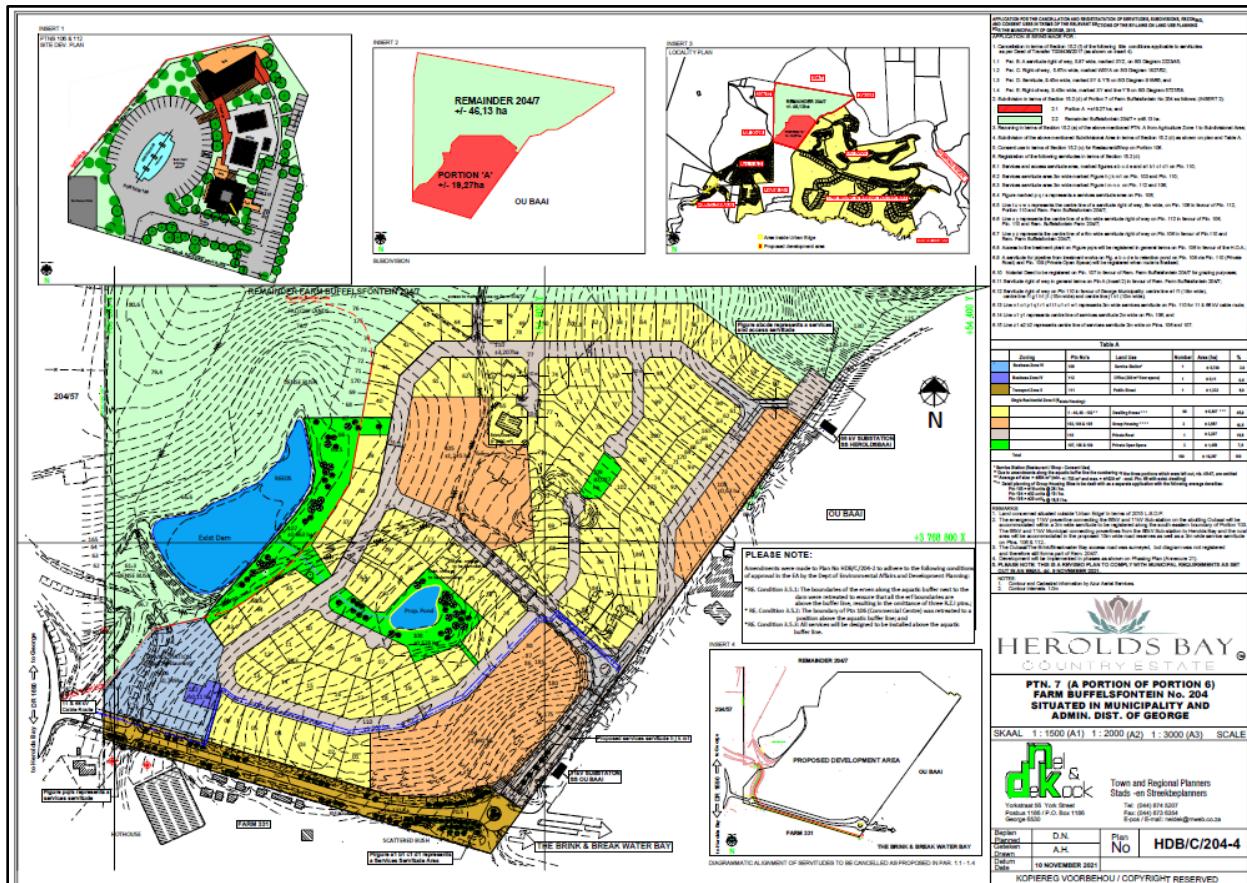


Figure 2: Layout plan

The images below show the construction site conditions on the 3rd, 10th, 20th and 26th of June 2024.



Image 1: Concrete spillage from mixer (26/06/2024).



Image 2: Concrete spillage on site (26/06/2024).



Image 3: Concrete spillage on site (26/06/2024).



Image 4: Generator not on drip tray (26/06/2024).



Image 5: Generator not on drip tray and concrete spillage (20 June 2024).



Image 6: Recycle bin marked for paper containing large quantities of plastic.



Image 7: Large general waste skip on site (needs to be marked).



Image 8: Current state of the site (26/06/2024).

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 9: Guard house and landscaping.



Image 10: Construction of show house.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 11: Construction of show house.



Image 12: Concrete batching on boards.

Section	Conditions as per the approved EA and EMP			
4	Compliance	Comments/Observations	Recommendation that can be implemented	
<u>Site Camp/Storage area</u>	Full/Part/Non			
Site Access	Full Compliance	The construction site is directly accessed from Oubaai Main Rd.	No recommendations required.	
Site Demarcation and No – go Areas	Full Compliance	No issues were noted on site.	Measures must be undertaken in accordance with section 8.2 of the EMPr for the duration of the project.	
Site Camp and associated facilities	Full Compliance	A sales office has been established on site.	Site establishment must be undertaken in accordance with section 8.3 of the EMPr .	
Indigenous Vegetation Clearing	Full Compliance	No issues were noted on site.	Indigenous vegetation clearing must be undertaken in accordance with section 8.4 of the EMPr .	
Topsoil and subsoil Management	Full Compliance	No issues were noted with regards to the topsoil on site.	The topsoil must be managed in accordance with section 8.5 of the EMPr for the duration of the construction activities (if required). The stockpiles must be monitored on a regular basis.	
Integrated Waste Management system	Full Compliance	Marked bins have been placed on site for recycling purposes. It is recommended that the general waste skip be marked as such.	The bins must remain in place for the duration of the project.	
Hazardous Substances and fuels	Full Compliance	No issues were noted on site.	The hazardous substances and fuels must be managed in accordance with section 8.3.4 of the EMPr .	
Housekeeping	Full Compliance	Bins must be emptied regularly.	Good housekeeping must be maintained for the duration of the project and in accordance with section 8.3.9 of the EMPr .	
Cement and Concrete Management	Partial Compliance	Minor concrete spills were noted on site.	Concrete management must be undertaken in accordance with section 8.8 of the EMPr . Any cement spillage must be disposed of at a registered facility. .	

Section		Conditions as per the approved EA and EMP		
4		Compliance	Comments/Observations	Recommendation that can be implemented
Erosion Control and storm water management		Full Compliance	No issues were noted on site.	Erosion Control and storm water management must be implemented in accordance with section 8.9 of the EMPr .
Excavations and Earthworks		Full Compliance	No issues were noted on site.	Any major excavations and earthworks must be done in accordance with section 8.10 of the EMPr .
Heritage resources		Not Applicable	No heritage resources have been discovered to date.	No recommendations required.
Rehabilitation		Not Applicable	No issues were noted on site.	Disturbed areas must be rehabilitated once construction is completed and done in accordance with section 8.12 of the EMPr .

SES has compiled this Environmental Monitoring Report to detail compliance with the EMPr and EA for the monitoring inspection conducted on the 3rd, 10th, 20th and 26th of June 2024.

The general compliance of the construction site is good. The construction of a road network, entrance guard house and show house have taken place. No significant avoidable impacts were noted to the environment apart from minor concrete spillages. These are not recurring issues on site and therefore determined as partial compliance. SES will monitor concrete batching and management in the next monthly site inspections.

Sufficient bins and a large general waste skip have been noted on site and waste bins have been clearly marked for recyclable purposes. It is recommended that the general waste skip be marked as such. It is also recommended that the recycle bins that are individually marked for their designated purpose (i.e paper, plastic, etc.) be marked for general recycling to avoid confusion and future examples as shown in Image 6 of this report.

Section

6

Environmental Authorization (EA) conditions checklist

Condition # of the EA	Complied (Yes/No)	Comments
1.1.1. The Holder must start with the physical implantation and exceed the threshold of all authorised activities on the site by 30 April 2026.	Yes.	
1.1.2. The development of the facility for the storage and handling of dangerous goods (filling station) must commence by 30 April 2026 and be concluded by 30 April 2028.		Still to commence.
1.1.3. Rehabilitation and monitoring must be finalised at the site within a period of 3-months from the date the construction activities (construction phase) are concluded; but by no later than 31 January 2031.		Construction activities are in progress.
3.1. No development may take place on the watercourse side of the development setback which has been defined by the competent authority.	Yes.	
3.2. The erf boundaries of all erven (i.e. residential; business; and transport zones) must be setback above the development setback.	Yes.	
3.3. All service infrastructure including servitudes, must be setback above the development setback.	Yes.	
3.4. The area on the watercourse side of the development setback must from part of the open space system; and	Yes.	
3.5. A revised proposal and layout plan reflecting the above restrictions must be submitted to the competent authority for approval prior to site preparation or construction activities commencing on site.	Yes.	
4. This EA may only be implemented in accordance with an approved EMPr.	Yes.	
5. The Holder is responsible for ensuring compliance with the conditions by any person acting on his/her behalf.	Yes	
7. Notify all I&APs within 14 days of the date of decision.	Yes	
7.5. Listed activities, including site preparation did not commence within 20 days from the date the I&APs were notified by the applicant.	Yes	

8. 7 days' notice provided in writing to Competent authority before commencement of activities.	Yes	
9. 7 days' notice in writing to Competent authority on completion of construction activities.		Construction is in progress.
10. EMPr amended to include all conditions given in the EA.	Yes	
10.2. Amended EMPr submitted to Competent authority and approved prior to construction activities.	Yes.	
11. The EMPr must be included in all contract documentation for all phases of implementation.	Yes.	
12. Appointment of a suitable experienced ECO.	Yes	
13.1. The ECO must be appointed prior to commencement of any works.	Yes	
13.2. The ECO must ensure compliance with the EMPr and the conditions contained herein	Yes.	
13.3. The ECO must keep record of all activities on site; problems identified; transgressions noted and a task schedule of tasks undertaken by the ECO.	Yes	
13.4. The ECO must remain employed until all development activities are concluded, and the post construction rehabilitation and monitoring requirements are finalised.	Yes	
14. A monitoring programme for the filling station must be developed and implemented.		To be compiled.
15. A monitoring programme for the treatment of sewage and disposal of effluent must be developed and implemented.		To be compiled.
16. 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.	Yes	
18.. The Holder must ensure compliance with the conditions of the EA and EMPr is audited.		Project is ongoing.
19.1. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of bulk internal services and post construction rehabilitation and monitoring requirements.		Still to be done.
19.2. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3		Still to be done.

months of completion of the mixed/ residential development and post construction rehabilitation and monitoring requirements thereof, but by no later than 31 January 2031.		
19.3. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of the filling station and post construction rehabilitation and monitoring requirements thereof, but by no later than 30 July 2028.		Still to be done.
20.1. Environmental audit report must be prepared by an independent person with the relevant environmental auditing expertise (may not be the ECO or EAP who conducted the EIA process).		Still to be done.
21. The Holder must, within 7 calendar days of the submission of the audit report to the Competent Authority, notify all I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).		Still to be done.
22. 3 groundwater monitoring boreholes must be established downgradient of the filling station in order to detect potential contamination.		Still to be done.
23. A site specific stormwater management plan must be developed for the filling station and be submitted and approved by this Department as part of the EMPr, prior to commencement of activities.		Still to be done.
24. Area on the watercourse side of the development setback must be demarcated as a no-go area and managed for conservation use.		Still to be done.
25. The area where treated effluent will be irrigated may only occur on existing and currently used fields as indicated in Annexure 3 of the EA.	NA.	Still to commence.
26. The security fencing must be aligned to the perimeter of the development footprint area. It may not be installed within or around the conservation area unless approved by the Competent Authority.		Still to commence.
27. Heritage remains found must be reported Heritage Western Cape.	NA.	None have been found thus far.



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JULY 2024 ENVIRONMENTAL MONITORING REPORT

FOR THE

PROPOSED DEVELOPMENT OF HEROLDS BAY
COUNTRY ESTATE ON A PORTION OF PORTION 7 FARM
BUFFELSFONTEIN NO.204, HEROLDS BAY,

WESTERN CAPE

PREPARED FOR:	Long Island Trading 44 (Pty) Ltd Abraham Jacobus Cronje Andre le Roux- Dalmar Beleggings Hannes Lourens – Element Engineers	DATE:	29 July 2024
REPORT NR:	EMR/HRLDSBY/ CNTRY/PRTN7/07/2024		
DEADP REF NO:	16/3/31/D2/29/0008/20		
COPY TO:	DEADP- Francois Naude		

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



PROJECT DETAILS

TITLE:

Proposed development of Herolds Bay
Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204

LOCATION:

Herolds Bay, Western Cape

ENVIRONMENTAL CONSULTANCY:

Sharples Environmental Services cc.

ECO AND 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.

PRIMARY ECO

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.

REVIEWER

Mr. J. Sharples

EXPERTISE:

John holds a Masters in Environmental Management from the University of the Free State as well as a Bachelor's degree in Conservation. He has consulted for over 25 years running a team of highly trained and qualified consultants and prior to this gained 12 years of experience working for environmental organizations. John is registered with EAPASA as a certified Environmental Assessment Practitioner.

CLIENT:

Long Island Trading 44 (Pty) Ltd

REPORT CLASSIFICATION:

Environmental Monitoring Report

SES REFERENCE NUMBER:

EMR/HRLDSBY/ CNTRY/PRTN7/07/2024

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Sharples Environmental Services cc (SES) has been appointed by *Long Island Trading 44 (Pty) Ltd*, as the Environmental Control Officer (ECO) to monitor compliance for the construction activities on site, for the Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No. 204, Herolds Bay, Western Cape in terms of the EA and EMPr. The project has been authorised under the amended EA issued on the 6th of March 2023 (EA ref: 16/3/3/5/D2/29/0011/22).

SES has been appointed to monitor the construction site once per week for the duration of the project. The monitoring site inspection for this report was undertaken on the 5th, 10th, 24th and 29th of July 2024.

Location

The site is located along the Oubaai Main Rd in the coastal village of Herolds Bay in the Garden Route. It is approximately 12.5 km south-west of George. The proposed site is located north of the town center, and west of the popular Oubaai Golf Estate. The site is bounded to the north and west by farmland. The proposed development will be taking place on a Portion of Portion 7 of Farm Buffelsfontein No.204 situated in Herolds Bay, Western Cape. Please refer to Figure 1 below for the locality of the proposed development.



Figure 1: Location of the site

Description

Long Island Trading 44 (Pty) Ltd proposes to construct a mixed-use development which entails combining residential, recreational, and agricultural land uses. It is being proposed that 102 single residential erven, 68 group housing units, a filling station with convenience store and restaurant complex be developed. In addition, there will be private open space, an internal road network and three on-site package plants for the treatment of sewerage. The total size of the development footprint for the mixed-use development is approximately 19.264Ha.

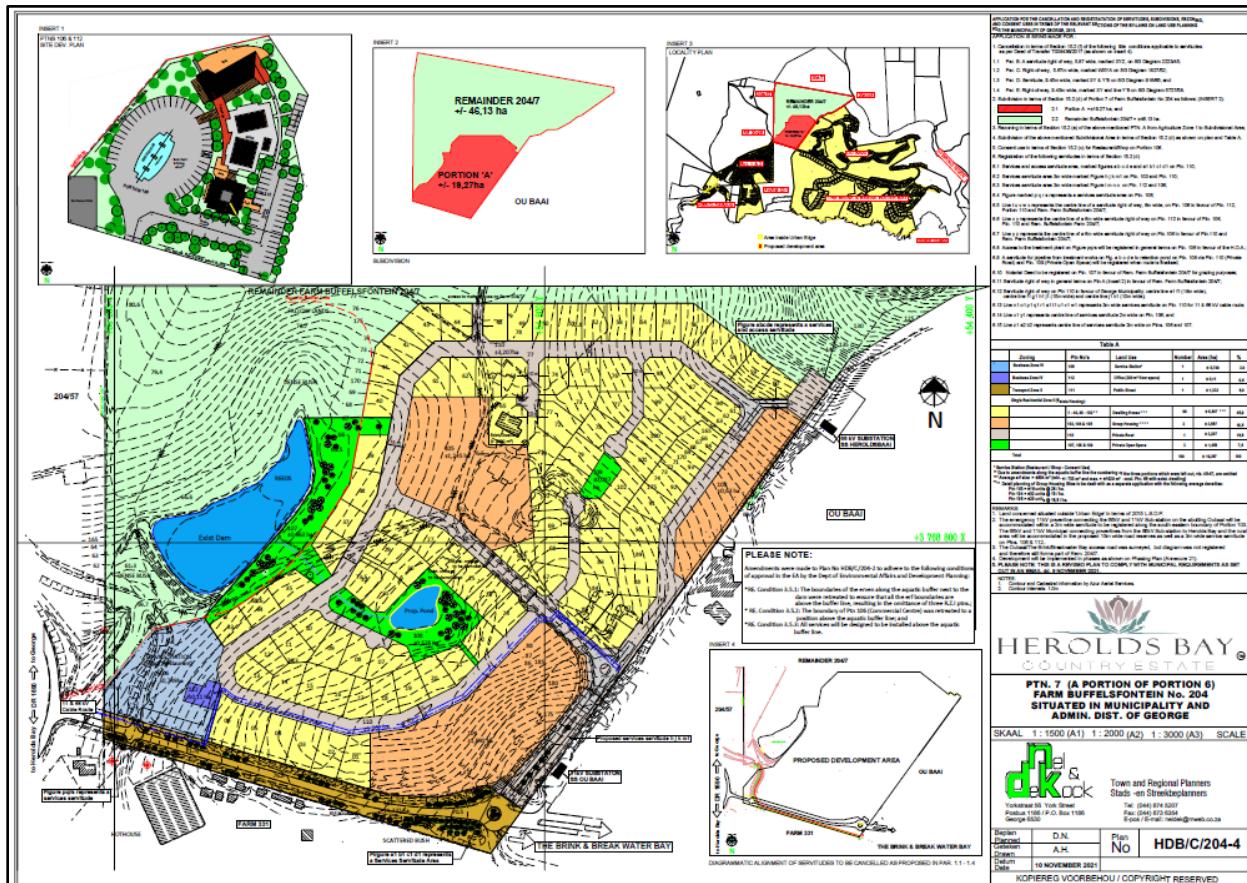


Figure 2: Layout plan

The images below show the construction site conditions on the 5th, 10th, 24th and 29th of July 2024.



Image 1: Construction of show house.



Image 2: Guard house that has been constructed.



Image 3: Construction activities on site.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 4: Construction of show house.



Image 5: Marked waste bins for recycling.



Image 6: Southern view of guard house.



Image 7: North-western view of site and clearance activities that have occurred.



Image 8: Current state of the site (29/07/2024).



Image 9: Installation of civil services by Transnet.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 10: Demarcation of No-Go Area.



Image 11: Demarcation of No-Go Area.



Image 12: Installation of civil services by Transnet.

Section	Conditions as per the approved EA and EMP		
4	Compliance	Comments/Observations	Recommendation that can be implemented
<u>Site Camp/Storage area</u>	Full/Part/Non		
Site Access	Full Compliance	The construction site is directly accessed from Oubaai Main Rd.	No recommendations required.
Site Demarcation and No – go Areas	Full Compliance	No issues were noted on site.	Measures must be undertaken in accordance with section 8.2 of the EMPr for the duration of the project.
Site Camp and associated facilities	Full Compliance	A sales office has been established on site.	Site establishment must be undertaken in accordance with section 8.3 of the EMPr .
Indigenous Vegetation Clearing	Full Compliance	No issues were noted on site.	Indigenous vegetation clearing must be undertaken in accordance with section 8.4 of the EMPr .
Topsoil and subsoil Management	Full Compliance	No issues were noted with regards to the topsoil on site.	The topsoil must be managed in accordance with section 8.5 of the EMPr for the duration of the construction activities (if required). The stockpiles must be monitored on a regular basis.
Integrated Waste Management system	Full Compliance	Marked bins have been placed on site for recycling purposes. It is recommended that the general waste skip be marked as such.	The bins must remain in place for the duration of the project.
Hazardous Substances and fuels	Full Compliance	No issues were noted on site.	The hazardous substances and fuels must be managed in accordance with section 8.3.4 of the EMPr .
Housekeeping	Full Compliance	Bins must be emptied regularly.	Good housekeeping must be maintained for the duration of the project and in accordance with section 8.3.9 of the EMPr .
Cement and Concrete Management	Full Compliance	No issues were noted on site.	Concrete management must be undertaken in accordance with section 8.8 of the EMPr . Any cement spillage must be disposed of at a registered facility. .

Section	Conditions as per the approved EA and EMP		
4	Compliance	Comments/Observations	Recommendation that can be implemented
Erosion Control and storm water management	Full Compliance	No issues were noted on site.	Erosion Control and storm water management must be implemented in accordance with section 8.9 of the EMPr .
Excavations and Earthworks	Full Compliance	No issues were noted on site.	Any major excavations and earthworks must be done in accordance with section 8.10 of the EMPr .
Heritage resources	Not Applicable	No heritage resources have been discovered to date.	No recommendations required.
Rehabilitation	Not Applicable	No issues were noted on site.	Disturbed areas must be rehabilitated once construction is completed and done in accordance with section 8.12 of the EMPr .

SES has compiled this Environmental Monitoring Report to detail compliance with the EMPr and EA for the monitoring inspection conducted on the 5th, 10th, 24th and 29th of July 2024.

The general compliance of the construction site is good. The construction of a road network, entrance guard house and show house have taken place. Civil works have commenced for the next phase of the development and the works are being conducted by Transnet. No significant avoidable impacts were noted to the environment.

Sufficient bins and a large general waste skip have been noted on site and waste bins have been clearly marked for recyclable purposes. It is recommended that the general waste skip be marked as such. It is also recommended that the recycle bins that are individually marked for their designated purpose (i.e paper, plastic, etc.) be marked for general recycling to avoid confusion.

Section

6

Environmental Authorization (EA) conditions checklist

Condition # of the EA	Complied (Yes/No)	Comments
1.1.1. The Holder must start with the physical implantation and exceed the threshold of all authorised activities on the site by 30 April 2026.	Yes.	
1.1.2. The development of the facility for the storage and handling of dangerous goods (filling station) must commence by 30 April 2026 and be concluded by 30 April 2028.		Still to commence.
1.1.3. Rehabilitation and monitoring must be finalised at the site within a period of 3-months from the date the construction activities (construction phase) are concluded; but by no later than 31 January 2031.		Construction activities are in progress.
3.1. No development may take place on the watercourse side of the development setback which has been defined by the competent authority.	Yes.	
3.2. The erf boundaries of all erven (i.e. residential; business; and transport zones) must be setback above the development setback.	Yes.	
3.3. All service infrastructure including servitudes, must be setback above the development setback.	Yes.	
3.4. The area on the watercourse side of the development setback must from part of the open space system; and	Yes.	
3.5. A revised proposal and layout plan reflecting the above restrictions must be submitted to the competent authority for approval prior to site preparation or construction activities commencing on site.	Yes.	
4. This EA may only be implemented in accordance with an approved EMPr.	Yes.	
5. The Holder is responsible for ensuring compliance with the conditions by any person acting on his/her behalf.	Yes	
7. Notify all I&APs within 14 days of the date of decision.	Yes	
7.5. Listed activities, including site preparation did not commence within 20 days from the date the I&APs were notified by the applicant.	Yes	

8. 7 days' notice provided in writing to Competent authority before commencement of activities.	Yes	
9. 7 days' notice in writing to Competent authority on completion of construction activities.		Construction is in progress.
10. EMPr amended to include all conditions given in the EA.	Yes	
10.2. Amended EMPr submitted to Competent authority and approved prior to construction activities.	Yes.	
11. The EMPr must be included in all contract documentation for all phases of implementation.	Yes.	
12. Appointment of a suitable experienced ECO.	Yes	
13.1. The ECO must be appointed prior to commencement of any works.	Yes	
13.2. The ECO must ensure compliance with the EMPr and the conditions contained herein	Yes.	
13.3. The ECO must keep record of all activities on site; problems identified; transgressions noted and a task schedule of tasks undertaken by the ECO.	Yes	
13.4. The ECO must remain employed until all development activities are concluded, and the post construction rehabilitation and monitoring requirements are finalised.	Yes	
14. A monitoring programme for the filling station must be developed and implemented.		To be compiled.
15. A monitoring programme for the treatment of sewage and disposal of effluent must be developed and implemented.		To be compiled.
16. 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.	Yes	
18.. The Holder must ensure compliance with the conditions of the EA and EMPr is audited.		Project is ongoing.
19.1. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of bulk internal services and post construction rehabilitation and monitoring requirements.		Still to be done.
19.2. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3		Still to be done.

months of completion of the mixed/ residential development and post construction rehabilitation and monitoring requirements thereof, but by no later than 31 January 2031.		
19.3. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of the filling station and post construction rehabilitation and monitoring requirements thereof, but by no later than 30 July 2028.		Still to be done.
20.1. Environmental audit report must be prepared by an independent person with the relevant environmental auditing expertise (may not be the ECO or EAP who conducted the EIA process).		Still to be done.
21. The Holder must, within 7 calendar days of the submission of the audit report to the Competent Authority, notify all I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).		Still to be done.
22. 3 groundwater monitoring boreholes must be established downgradient of the filling station in order to detect potential contamination.		Still to be done.
23. A site specific stormwater management plan must be developed for the filling station and be submitted and approved by this Department as part of the EMPr, prior to commencement of activities.		Still to be done.
24. Area on the watercourse side of the development setback must be demarcated as a no-go area and managed for conservation use.		Still to be done.
25. The area where treated effluent will be irrigated may only occur on existing and currently used fields as indicated in Annexure 3 of the EA.	NA.	Still to commence.
26. The security fencing must be aligned to the perimeter of the development footprint area. It may not be installed within or around the conservation area unless approved by the Competent Authority.		Still to commence.
27. Heritage remains found must be reported Heritage Western Cape.	NA.	None have been found thus far.



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AUGUST 2024 ENVIRONMENTAL MONITORING REPORT

FOR THE

PROPOSED DEVELOPMENT OF HEROLDS BAY
COUNTRY ESTATE ON A PORTION OF PORTION 7 FARM
BUFFELSFONTEIN NO.204, HEROLDS BAY,

WESTERN CAPE

PREPARED FOR:	Long Island Trading 44 (Pty) Ltd Abraham Jacobus Cronje Andre le Roux- Dalmar Beleggings Hannes Lourens – Element Engineers	DATE:	30 August 2024
REPORT NR:	EMR/HRLDSBY/ CNTRY/PRTN7/08/2024		
DEADP REF NO:	16/3/31/D2/29/0008/20		
COPY TO:	DEADP- Francois Naude		

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



PROJECT DETAILS

TITLE:

Proposed development of Herolds Bay
Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204

LOCATION:

Herolds Bay, Western Cape

ENVIRONMENTAL CONSULTANCY:

Sharples Environmental Services cc.

ECO AND 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.

PRIMARY ECO

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.

REVIEWER

Mr. J. Sharples

EXPERTISE:

John holds a Masters in Environmental Management from the University of the Free State as well as a Bachelor's degree in Conservation. He has consulted for over 25 years running a team of highly trained and qualified consultants and prior to this gained 12 years of experience working for environmental organizations. John is registered with EAPASA as a certified Environmental Assessment Practitioner.

CLIENT:

Long Island Trading 44 (Pty) Ltd

REPORT CLASSIFICATION:

Environmental Monitoring Report

SES REFERENCE NUMBER:

EMR/HRLDSBY/ CNTRY/PRTN7/08/2024

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Section**1****Introduction**

Sharples Environmental Services cc (SES) has been appointed by *Long Island Trading 44 (Pty) Ltd*, as the Environmental Control Officer (ECO) to monitor compliance for the construction activities on site, for the Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No. 204, Herolds Bay, Western Cape in terms of the EA and EMPr. The project has been authorised under the amended EA issued on the 6th of March 2023 (EA ref: 16/3/3/5/D2/29/0011/22).

SES has been appointed to monitor the construction site once per week for the duration of the project. The monitoring site inspection for this report was undertaken on the 5th, 13th, 19th and 29th of August 2024.

Section**2****Location and Background****Location**

The site is located along the Oubaai Main Rd in the coastal village of Herolds Bay in the Garden Route. It is approximately 12.5 km south-west of George. The proposed site is located north of the town center, and west of the popular Oubaai Golf Estate. The site is bounded to the north and west by farmland. The proposed development will be taking place on a Portion of Portion 7 of Farm Buffelsfontein No.204 situated in Herolds Bay, Western Cape. Please refer to Figure 1 below for the locality of the proposed development.



Figure 1: Location of the site

Description

Long Island Trading 44 (Pty) Ltd is constructing a mixed-use development which entails combining residential, recreational, and agricultural land uses. It is being proposed that 102 single residential erven, 68 group housing units, a filling station with convenience store and restaurant complex be developed. In addition, there will be private open space, an internal road network and three on-site package plants for the treatment of sewerage. The total size of the development footprint for the mixed-use development is approximately 19.264Ha.

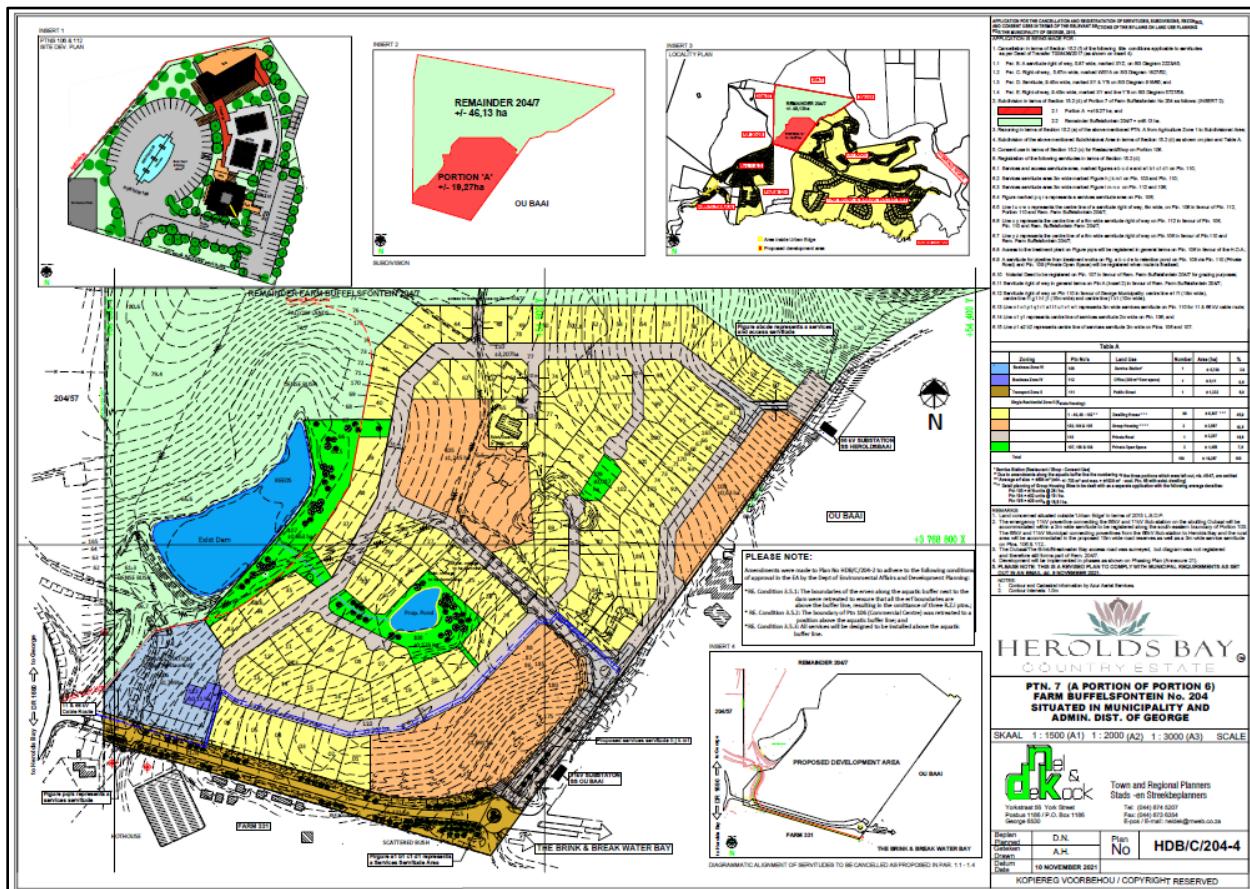


Figure 2: Layout plan

Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204, Herolds Bay, Western Cape

The images below show the construction site conditions on the 5th, 13th, 19th and 29th of August 2024.



Image 1: Construction activities on site.



Image 2: Construction of road.



Image 3: Construction activities on site.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 4: Stockpile area.



Image 5: Construction of road.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 6: Excavations on site.

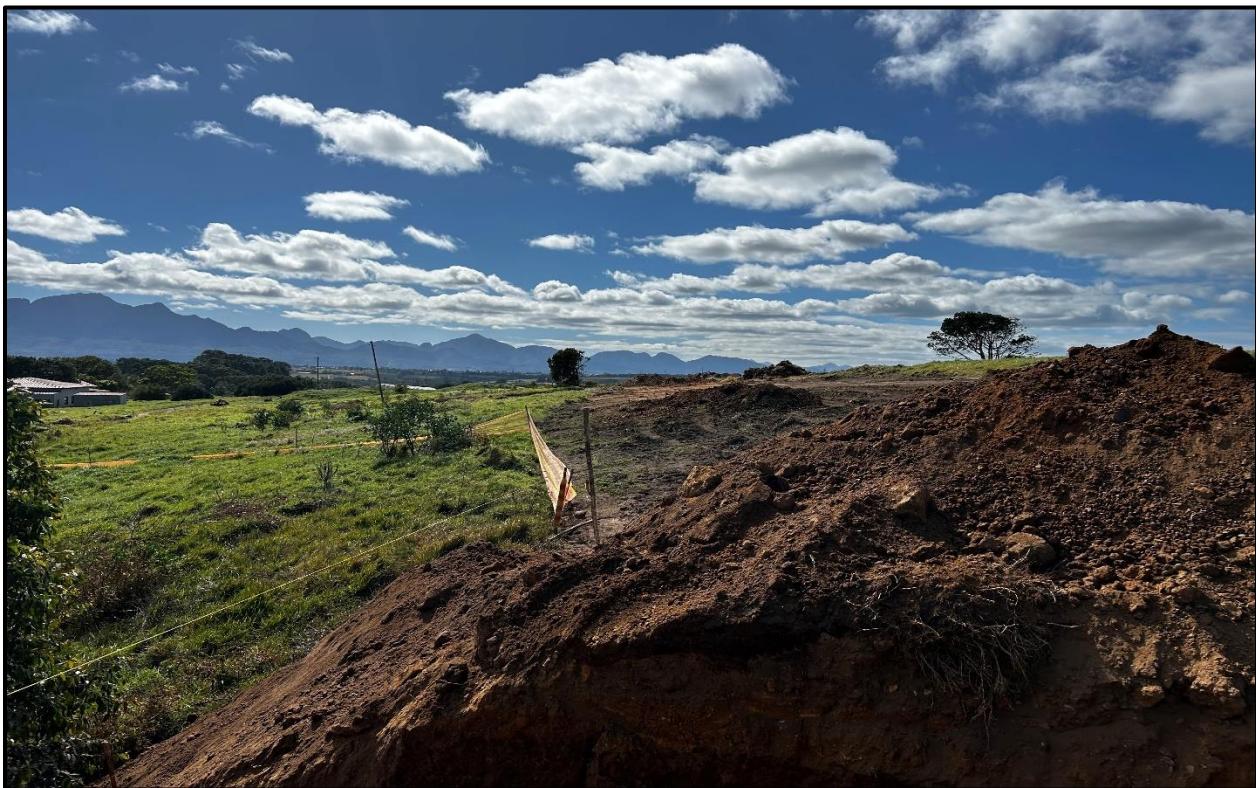


Image 7: Demarcation of No-Go area.

Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape



Image 8: Show house under construction.



Image 9: Installation of civil services.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 10: Waste skip that needs to be emptied.



Image 11: Marked bins for recycling on site..



Image 12: Guard house.

Section	Conditions as per the approved EA and EMP		
4	Compliance	Comments/Observations	Recommendation that can be implemented
<u>Site Camp/Storage area</u>	Full/Part/Non		
Site Access	Full Compliance	The construction site is directly accessed from Oubaai Main Rd.	No recommendations required.
Site Demarcation and No – go Areas	Full Compliance	No issues were noted on site.	Measures must be undertaken in accordance with section 8.2 of the EMPr for the duration of the project.
Site Camp and associated facilities	Full Compliance	A sales office has been established on site.	Site establishment must be undertaken in accordance with section 8.3 of the EMPr .
Indigenous Vegetation Clearing	Full Compliance	No issues were noted on site.	Indigenous vegetation clearing must be undertaken in accordance with section 8.4 of the EMPr .
Topsoil and subsoil Management	Full Compliance	No issues were noted with regards to the topsoil on site.	The topsoil must be managed in accordance with section 8.5 of the EMPr for the duration of the construction activities (if required). The stockpiles must be monitored on a regular basis.
Integrated Waste Management system	Full Compliance	Marked bins have been placed on site for recycling purposes. It is recommended that the general waste skip be marked as such.	The bins must remain in place for the duration of the project.
Hazardous Substances and fuels	Full Compliance	No issues were noted on site.	The hazardous substances and fuels must be managed in accordance with section 8.3.4 of the EMPr .
Housekeeping	Full Compliance	Bins must be emptied regularly.	Good housekeeping must be maintained for the duration of the project and in accordance with section 8.3.9 of the EMPr .
Cement and Concrete Management	Full Compliance	No issues were noted on site.	Concrete management must be undertaken in accordance with section 8.8 of the EMPr . Any cement spillage must be disposed of at a registered facility. .

Section	Conditions as per the approved EA and EMP		
4	Compliance	Comments/Observations	Recommendation that can be implemented
Erosion Control and storm water management	Full Compliance	No issues were noted on site.	Erosion Control and storm water management must be implemented in accordance with section 8.9 of the EMPr .
Excavations and Earthworks	Full Compliance	No issues were noted on site.	Any major excavations and earthworks must be done in accordance with section 8.10 of the EMPr .
Heritage resources	Not Applicable	No heritage resources have been discovered to date.	No recommendations required.
Rehabilitation	Not Applicable	No issues were noted on site.	Disturbed areas must be rehabilitated once construction is completed and done in accordance with section 8.12 of the EMPr .

SES has compiled this Environmental Monitoring Report to detail compliance with the EMPr and EA for the monitoring inspection conducted on the 5th, 13th, 19th and 29th of August 2024.

The general compliance of the construction site is good. No significant avoidable impacts were noted to the environment.

Sufficient bins and a large general waste skip have been noted on site and waste bins have been clearly marked for recyclable purposes. It is recommended that the general waste skip be emptied and marked as such. It is also recommended that the recycle bins that are individually marked for their designated purpose (i.e paper, plastic, etc.) be marked for general recycling to avoid confusion.

Section

6

Environmental Authorization (EA) conditions checklist

Condition # of the EA	Complied (Yes/No)	Comments
1.1.1. The Holder must start with the physical implantation and exceed the threshold of all authorised activities on the site by 30 April 2026.	Yes.	
1.1.2. The development of the facility for the storage and handling of dangerous goods (filling station) must commence by 30 April 2026 and be concluded by 30 April 2028.		Still to commence.
1.1.3. Rehabilitation and monitoring must be finalised at the site within a period of 3-months from the date the construction activities (construction phase) are concluded; but by no later than 31 January 2031.		Construction activities are in progress.
3.1. No development may take place on the watercourse side of the development setback which has been defined by the competent authority.	Yes.	
3.2. The erf boundaries of all erven (i.e. residential; business; and transport zones) must be setback above the development setback.	Yes.	
3.3. All service infrastructure including servitudes, must be setback above the development setback.	Yes.	
3.4. The area on the watercourse side of the development setback must from part of the open space system; and	Yes.	
3.5. A revised proposal and layout plan reflecting the above restrictions must be submitted to the competent authority for approval prior to site preparation or construction activities commencing on site.	Yes.	
4. This EA may only be implemented in accordance with an approved EMPr.	Yes.	
5. The Holder is responsible for ensuring compliance with the conditions by any person acting on his/her behalf.	Yes	
7. Notify all I&APs within 14 days of the date of decision.	Yes	
7.5. Listed activities, including site preparation did not commence within 20 days from the date the I&APs were notified by the applicant.	Yes	

8. 7 days' notice provided in writing to Competent authority before commencement of activities.	Yes	
9. 7 days' notice in writing to Competent authority on completion of construction activities.		Construction is in progress.
10. EMPr amended to include all conditions given in the EA.	Yes	
10.2. Amended EMPr submitted to Competent authority and approved prior to construction activities.	Yes.	
11. The EMPr must be included in all contract documentation for all phases of implementation.	Yes.	
12. Appointment of a suitable experienced ECO.	Yes	
13.1. The ECO must be appointed prior to commencement of any works.	Yes	
13.2. The ECO must ensure compliance with the EMPr and the conditions contained herein	Yes.	
13.3. The ECO must keep record of all activities on site; problems identified; transgressions noted and a task schedule of tasks undertaken by the ECO.	Yes	
13.4. The ECO must remain employed until all development activities are concluded, and the post construction rehabilitation and monitoring requirements are finalised.	Yes	
14. A monitoring programme for the filling station must be developed and implemented.		To be compiled.
15. A monitoring programme for the treatment of sewage and disposal of effluent must be developed and implemented.		To be compiled.
16. 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.	Yes	
18.. The Holder must ensure compliance with the conditions of the EA and EMPr is audited.		Project is ongoing.
19.1. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of bulk internal services and post construction rehabilitation and monitoring requirements.		Still to be done.
19.2. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3		Still to be done.

months of completion of the mixed/ residential development and post construction rehabilitation and monitoring requirements thereof, but by no later than 31 January 2031.		
19.3. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of the filling station and post construction rehabilitation and monitoring requirements thereof, but by no later than 30 July 2028.		Still to be done.
20.1. Environmental audit report must be prepared by an independent person with the relevant environmental auditing expertise (may not be the ECO or EAP who conducted the EIA process).		Still to be done.
21. The Holder must, within 7 calendar days of the submission of the audit report to the Competent Authority, notify all I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).		Still to be done.
22. 3 groundwater monitoring boreholes must be established downgradient of the filling station in order to detect potential contamination.		Still to be done.
23. A site specific stormwater management plan must be developed for the filling station and be submitted and approved by this Department as part of the EMPr, prior to commencement of activities.		Still to be done.
24. Area on the watercourse side of the development setback must be demarcated as a no-go area and managed for conservation use.		Still to be done.
25. The area where treated effluent will be irrigated may only occur on existing and currently used fields as indicated in Annexure 3 of the EA.	NA.	Still to commence.
26. The security fencing must be aligned to the perimeter of the development footprint area. It may not be installed within or around the conservation area unless approved by the Competent Authority.		Still to commence.
27. Heritage remains found must be reported Heritage Western Cape.	NA.	None have been found thus far.



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SEPTEMBER 2024 ENVIRONMENTAL MONITORING REPORT

FOR THE

PROPOSED DEVELOPMENT OF HEROLDS BAY
COUNTRY ESTATE ON A PORTION OF PORTION 7 FARM
BUFFELSFONTEIN NO.204, HEROLDS BAY,

WESTERN CAPE

PREPARED FOR:	Long Island Trading 44 (Pty) Ltd Abraham Jacobus Cronje Andre le Roux- Dalmar Beleggings Hannes Lourens – Element Engineers	DATE:	25 September 2024
REPORT NR:	EMR/HRLDSBY/ CNTRY/PRTN7/09/2024		
DEADP REF NO:	16/3/31/D2/29/0008/20		
COPY TO:	DEADP- Francois Naude		

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



PROJECT DETAILS

TITLE:

Proposed development of Herolds Bay
Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204

LOCATION:

Herolds Bay, Western Cape

ENVIRONMENTAL CONSULTANCY:

Sharples Environmental Services cc.

ECO AND 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.

PRIMARY ECO

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.

REVIEWER

Mr. J. Sharples

EXPERTISE:

John holds a Masters in Environmental Management from the University of the Free State as well as a Bachelor's degree in Conservation. He has consulted for over 25 years running a team of highly trained and qualified consultants and prior to this gained 12 years of experience working for environmental organizations. John is registered with EAPASA as a certified Environmental Assessment Practitioner.

CLIENT:

Long Island Trading 44 (Pty) Ltd

REPORT CLASSIFICATION:

Environmental Monitoring Report

SES REFERENCE NUMBER:

EMR/HRLDSBY/ CNTRY/PRTN7/09/2024

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Section**1****Introduction**

Sharples Environmental Services cc (SES) has been appointed by *Long Island Trading 44 (Pty) Ltd*, as the Environmental Control Officer (ECO) to monitor compliance for the construction activities on site, for the Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No. 204, Herolds Bay, Western Cape in terms of the EA and EMPr. The project has been authorised under the amended EA issued on the 6th of March 2023 (EA ref: 16/3/3/5/D2/29/0011/22).

SES has been appointed to monitor the construction site once per week for the duration of the project. The monitoring site inspection for this report was undertaken on the 3rd, 12th, 18th and 23rd of September 2024.

Section**2****Location and Background****Location**

The site is located along the Oubaai Main Rd in the coastal village of Herolds Bay in the Garden Route. It is approximately 12.5 km south-west of George. The proposed site is located north of the town center, and west of the popular Oubaai Golf Estate. The site is bounded to the north and west by farmland. The proposed development will be taking place on a Portion of Portion 7 of Farm Buffelsfontein No.204 situated in Herolds Bay, Western Cape. Please refer to Figure 1 below for the locality of the proposed development.



Figure 1: Location of the site

Description

Long Island Trading 44 (Pty) Ltd is constructing a mixed-use development which entails combining residential, recreational, and agricultural land uses. It is being proposed that 102 single residential erven, 68 group housing units, a filling station with convenience store and restaurant complex be developed. In addition, there will be private open space, an internal road network and three on-site package plants for the treatment of sewerage. The total size of the development footprint for the mixed-use development is approximately 19.264Ha.

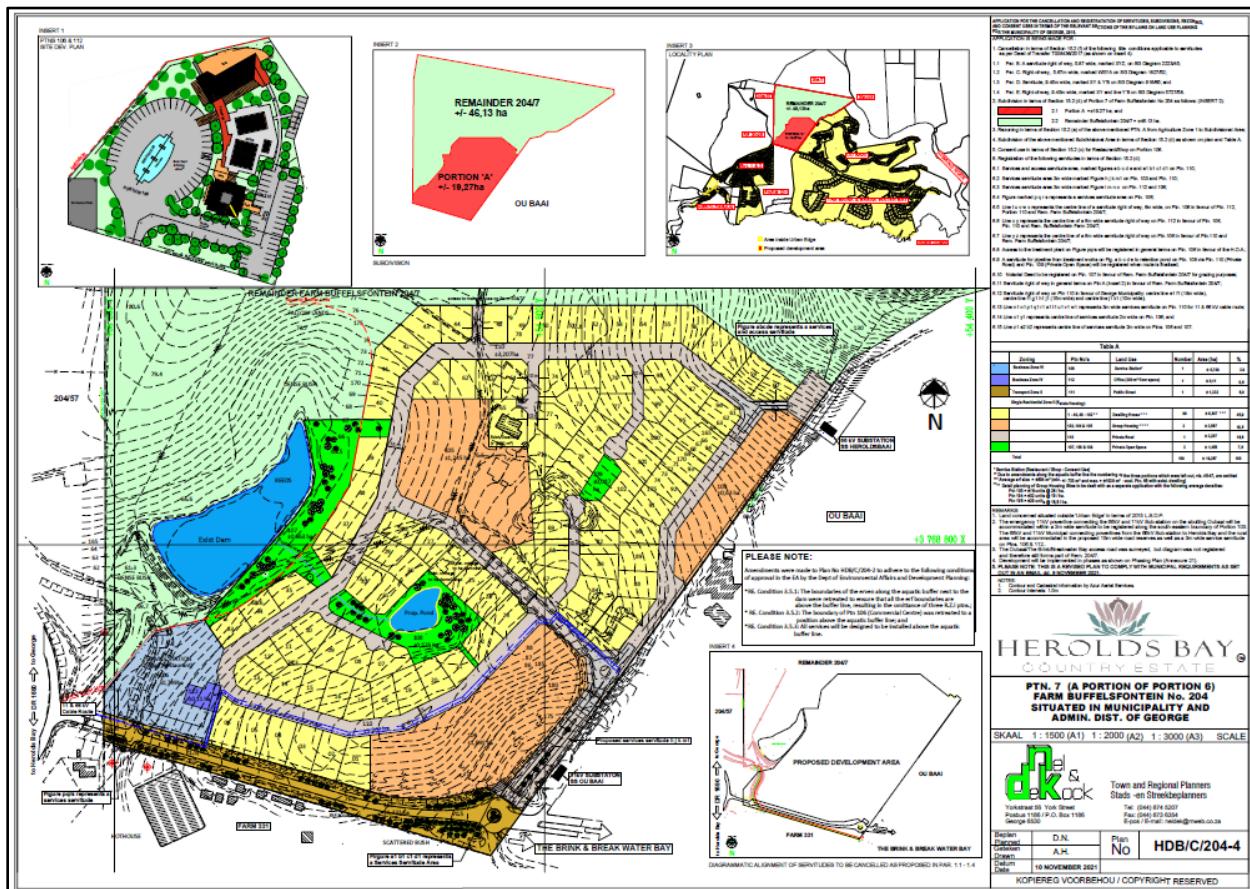


Figure 2: Layout plan

Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204, Herolds Bay, Western Cape

The images below show the construction site conditions on the 3rd, 12th, 18th and 23rd of September 2024.



Image 1: Construction of sewage package plant.



Image 2: Construction of sewage package plant.



Image 3: Guard house.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 4: Storage of materials and chemical toilet on site.



Image 5: Waste skip on site.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 6: Show house.



Image 7: Construction of a road.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 8: Construction activities on site.



Image 9: Construction activities on site.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 10: Construction activities and demarcation of No-Go area.



Image 11: Construction activities on site.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 12: Housekeeping required.



Image 13: Clearance activities on site.

Section	Conditions as per the approved EA and EMP										
4	Compliance	Comments/Observations	Recommendation that can be implemented								
<u>Site Camp/Storage area</u> <table border="1" style="display: inline-table; vertical-align: middle;"><tr><td style="background-color: #90EE90;"></td><td>Full Compliance</td></tr><tr><td style="background-color: #FFFF00;"></td><td>Partial Compliance</td></tr><tr><td style="background-color: #FF0000;"></td><td>Non - Compliance</td></tr><tr><td style="background-color: #ADD8E6;"></td><td>Not applicable</td></tr></table>		Full Compliance		Partial Compliance		Non - Compliance		Not applicable	Full/Part/Non		
	Full Compliance										
	Partial Compliance										
	Non - Compliance										
	Not applicable										
Site Access	Full Compliance	The construction site is directly accessed from Oubaai Main Rd.	No recommendations required.								
Site Demarcation and No – go Areas	Full Compliance	No issues were noted on site.	Measures must be undertaken in accordance with section 8.2 of the EMPr for the duration of the project.								
Site Camp and associated facilities	Full Compliance	A sales office has been established on site.	Site establishment must be undertaken in accordance with section 8.3 of the EMPr .								
Indigenous Vegetation Clearing	Full Compliance	No issues were noted on site.	Indigenous vegetation clearing must be undertaken in accordance with section 8.4 of the EMPr .								
Topsoil and subsoil Management	Full Compliance	No issues were noted with regards to the topsoil on site.	The topsoil must be managed in accordance with section 8.5 of the EMPr for the duration of the construction activities (if required). The stockpiles must be monitored on a regular basis.								
Integrated Waste Management system	Full Compliance	Marked bins have been placed on site for recycling purposes. It is recommended that the general waste skip be marked as such.	The bins must remain in place for the duration of the project.								
Hazardous Substances and fuels	Full Compliance	No issues were noted on site.	The hazardous substances and fuels must be managed in accordance with section 8.3.4 of the EMPr .								
Housekeeping	Full Compliance	Minor pieces of plastic tape and empty cement bags were noted on site and this must be addressed.	Good housekeeping must be maintained for the duration of the project and in accordance with section 8.3.9 of the EMPr .								
Cement and Concrete Management	Full Compliance	No issues were noted on site.	Concrete management must be undertaken in accordance with section 8.8 of the EMPr . Any cement spillage must be disposed of at a registered facility. .								

Section	Conditions as per the approved EA and EMP		
4	Compliance	Comments/Observations	Recommendation that can be implemented
Erosion Control and storm water management	Full Compliance	No issues were noted on site.	Erosion Control and storm water management must be implemented in accordance with section 8.9 of the EMPr .
Excavations and Earthworks	Full Compliance	No issues were noted on site.	Any major excavations and earthworks must be done in accordance with section 8.10 of the EMPr .
Heritage resources	Not Applicable	No heritage resources have been discovered to date.	No recommendations required.
Rehabilitation	Not Applicable	No issues were noted on site.	Disturbed areas must be rehabilitated once construction is completed and done in accordance with section 8.12 of the EMPr .

SES has compiled this Environmental Monitoring Report to detail compliance with the EMPr and EA for the monitoring inspection conducted on the 3rd, 12th, 18th and 23rd of September 2024.

The general compliance of the construction site is good. No significant avoidable impacts were noted to the environment.

Sufficient bins and a large general waste skip have been noted on site and waste bins have been clearly marked for recyclable purposes. It is recommended that the general waste skip be emptied and marked as such. It is also recommended that the recycle bins that are individually marked for their designated purpose (i.e paper, plastic, etc.) be marked for general recycling to avoid confusion.

Minor pieces of plastic tape, litter and empty cement bags were noted on site and housekeeping is required in this regard. SES will monitor this and report on it in the next monthly EMR.

Section

6

Environmental Authorization (EA) conditions checklist

Condition # of the EA	Complied (Yes/No)	Comments
1.1.1. The Holder must start with the physical implantation and exceed the threshold of all authorised activities on the site by 30 April 2026.	Yes.	
1.1.2. The development of the facility for the storage and handling of dangerous goods (filling station) must commence by 30 April 2026 and be concluded by 30 April 2028.		Still to commence.
1.1.3. Rehabilitation and monitoring must be finalised at the site within a period of 3-months from the date the construction activities (construction phase) are concluded; but by no later than 31 January 2031.		Construction activities are in progress.
3.1. No development may take place on the watercourse side of the development setback which has been defined by the competent authority.	Yes.	
3.2. The erf boundaries of all erven (i.e. residential; business; and transport zones) must be setback above the development setback.	Yes.	
3.3. All service infrastructure including servitudes, must be setback above the development setback.	Yes.	
3.4. The area on the watercourse side of the development setback must from part of the open space system; and	Yes.	
3.5. A revised proposal and layout plan reflecting the above restrictions must be submitted to the competent authority for approval prior to site preparation or construction activities commencing on site.	Yes.	
4. This EA may only be implemented in accordance with an approved EMPr.	Yes.	
5. The Holder is responsible for ensuring compliance with the conditions by any person acting on his/her behalf.	Yes	
7. Notify all I&APs within 14 days of the date of decision.	Yes	
7.5. Listed activities, including site preparation did not commence within 20 days from the date the I&APs were notified by the applicant.	Yes	

8. 7 days' notice provided in writing to Competent authority before commencement of activities.	Yes	
9. 7 days' notice in writing to Competent authority on completion of construction activities.		Construction is in progress.
10. EMPr amended to include all conditions given in the EA.	Yes	
10.2. Amended EMPr submitted to Competent authority and approved prior to construction activities.	Yes.	
11. The EMPr must be included in all contract documentation for all phases of implementation.	Yes.	
12. Appointment of a suitable experienced ECO.	Yes	
13.1. The ECO must be appointed prior to commencement of any works.	Yes	
13.2. The ECO must ensure compliance with the EMPr and the conditions contained herein	Yes.	
13.3. The ECO must keep record of all activities on site; problems identified; transgressions noted and a task schedule of tasks undertaken by the ECO.	Yes	
13.4. The ECO must remain employed until all development activities are concluded, and the post construction rehabilitation and monitoring requirements are finalised.	Yes	
14. A monitoring programme for the filling station must be developed and implemented.		To be compiled.
15. A monitoring programme for the treatment of sewage and disposal of effluent must be developed and implemented.		To be compiled.
16. 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.	Yes	
18.. The Holder must ensure compliance with the conditions of the EA and EMPr is audited.		Project is ongoing.
19.1. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of bulk internal services and post construction rehabilitation and monitoring requirements.		Still to be done.
19.2. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3		Still to be done.

months of completion of the mixed/ residential development and post construction rehabilitation and monitoring requirements thereof, but by no later than 31 January 2031.		
19.3. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of the filling station and post construction rehabilitation and monitoring requirements thereof, but by no later than 30 July 2028.		Still to be done.
20.1. Environmental audit report must be prepared by an independent person with the relevant environmental auditing expertise (may not be the ECO or EAP who conducted the EIA process).		Still to be done.
21. The Holder must, within 7 calendar days of the submission of the audit report to the Competent Authority, notify all I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).		Still to be done.
22. 3 groundwater monitoring boreholes must be established downgradient of the filling station in order to detect potential contamination.		Still to be done.
23. A site specific stormwater management plan must be developed for the filling station and be submitted and approved by this Department as part of the EMPr, prior to commencement of activities.		Still to be done.
24. Area on the watercourse side of the development setback must be demarcated as a no-go area and managed for conservation use.		Still to be done.
25. The area where treated effluent will be irrigated may only occur on existing and currently used fields as indicated in Annexure 3 of the EA.	NA.	Still to commence.
26. The security fencing must be aligned to the perimeter of the development footprint area. It may not be installed within or around the conservation area unless approved by the Competent Authority.		Still to commence.
27. Heritage remains found must be reported Heritage Western Cape.	NA.	None have been found thus far.



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OCTOBER 2024 ENVIRONMENTAL MONITORING REPORT

FOR THE

PROPOSED DEVELOPMENT OF HEROLDS BAY
COUNTRY ESTATE ON A PORTION OF PORTION 7 FARM
BUFFELSFONTEIN NO.204, HEROLDS BAY,

WESTERN CAPE

PREPARED FOR:	Long Island Trading 44 (Pty) Ltd Abraham Jacobus Cronje Andre le Roux- Dalmar Beleggings Hannes Lourens – Element Engineers	DATE:	24 October 2024
REPORT NR:	EMR/HRLDSBY/ CNTRY/PRTN7/10/2024		
DEADP REF NO:	16/3/31/D2/29/0008/20		
COPY TO:	DEADP- Francois Naude		

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



PROJECT DETAILS

TITLE:

Proposed development of Herolds Bay
Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204

LOCATION:

Herolds Bay, Western Cape

ENVIRONMENTAL CONSULTANCY:

Sharples Environmental Services cc.

ECO AND 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.

PRIMARY ECO

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.

REVIEWER

Mr. J. Sharples

EXPERTISE:

John holds a Masters in Environmental Management from the University of the Free State as well as a Bachelor's degree in Conservation. He has consulted for over 25 years running a team of highly trained and qualified consultants and prior to this gained 12 years of experience working for environmental organizations. John is registered with EAPASA as a certified Environmental Assessment Practitioner.

CLIENT:

Long Island Trading 44 (Pty) Ltd

REPORT CLASSIFICATION:

Environmental Monitoring Report

SES REFERENCE NUMBER:

EMR/HRLDSBY/ CNTRY/PRTN7/10/2024

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- III. That approval is obtained from SES if this report is to be used for the purposes of sale, publicity or advertisement.

Sharples Environmental Services cc (SES) has been appointed by *Long Island Trading 44 (Pty) Ltd*, as the Environmental Control Officer (ECO) to monitor compliance for the construction activities on site, for the Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No. 204, Herolds Bay, Western Cape in terms of the EA and EMPr. The project has been authorised under the amended EA issued on the 6th of March 2023 (EA ref: 16/3/3/5/D2/29/0011/22).

SES has been appointed to monitor the construction site once per week for the duration of the project. The monitoring site inspection for this report was undertaken on the 4th, 11th, 18th and 23rd of October 2024.

Location

The site is located along the Oubaai Main Rd in the coastal village of Herolds Bay in the Garden Route. It is approximately 12.5 km south-west of George. The proposed site is located north of the town center, and west of the popular Oubaai Golf Estate. The site is bounded to the north and west by farmland. The proposed development will be taking place on a Portion of Portion 7 of Farm Buffelsfontein No.204 situated in Herolds Bay, Western Cape. Please refer to Figure 1 below for the locality of the proposed development.



Figure 1: Location of the site

Description

Long Island Trading 44 (Pty) Ltd is constructing a mixed-use development which entails combining residential, recreational, and agricultural land uses. It is being proposed that 102 single residential erven, 68 group housing units, a filling station with convenience store and restaurant complex be developed. In addition, there will be private open space, an internal road network and three on-site package plants for the treatment of sewerage. The total size of the development footprint for the mixed-use development is approximately 19.264Ha.

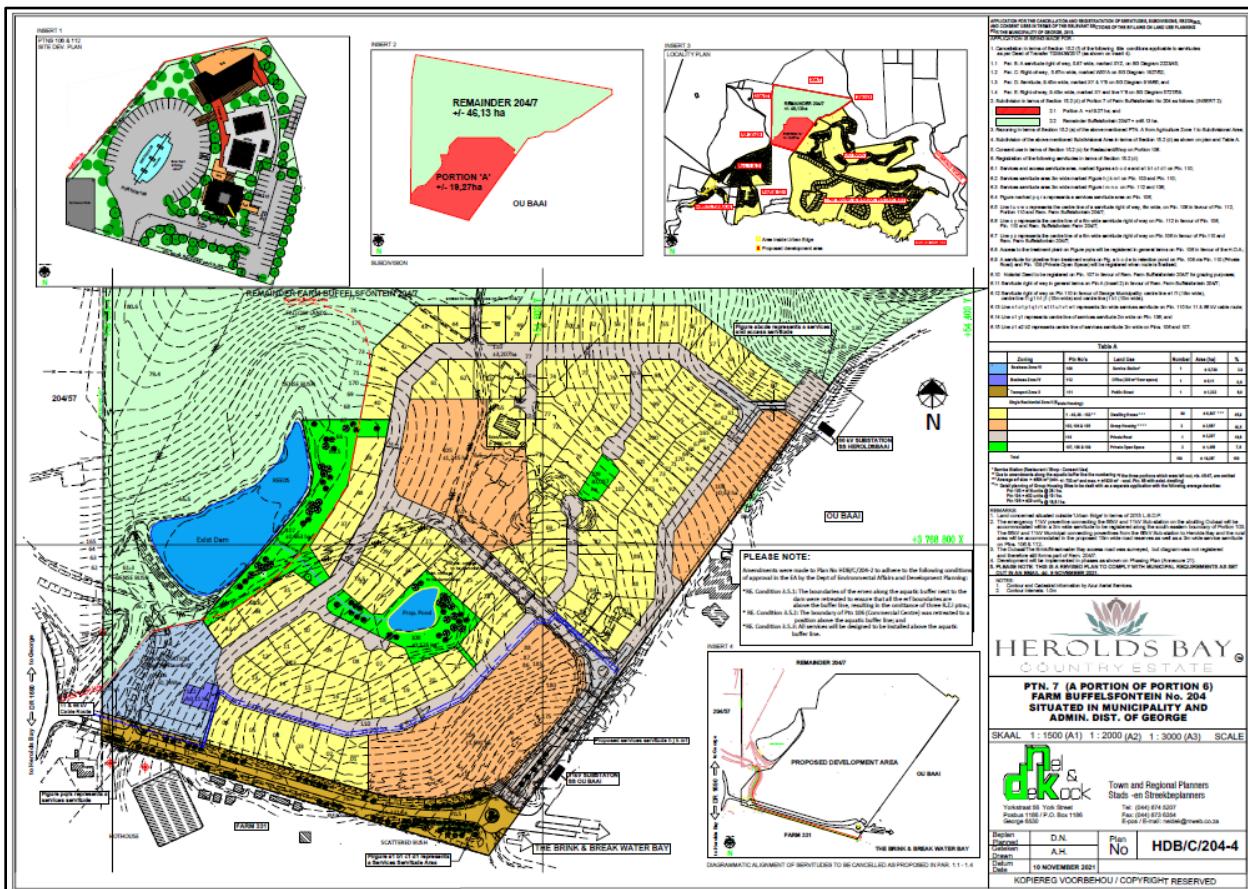


Figure 2: Layout plan

Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204, Herolds Bay, Western Cape

The images below show the construction site conditions on the 4th, 11th, 18th and 23rd of October 2024.



Image 1: Materials on site.



Image 2: Construction of sewage package plant.



Image 3: Guard house.

Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape



Image 4: Construction of show house.



Image 5: Waste skip on site.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 6: Materials on site.



Image 7: Materials on site and construction activities on site.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 8: Construction activities on site.



Image 9: Construction activities on site.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 10: Road being constructed and demarcation on site.



Image 11: Demarcation of No-Go area.



Image 12: Construction activities on site.



Image 13: Road being constructed.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**

Section	Conditions as per the approved EA and EMP											
4	Compliance	Comments/Observations	Recommendation that can be implemented									
<u>Site Camp/Storage area</u>												
<table border="1" style="display: inline-table; vertical-align: middle;"> <tr><td style="background-color: #90EE90;"></td><td>Full Compliance</td></tr> <tr><td style="background-color: #FFFF00;"></td><td>Partial Compliance</td></tr> <tr><td style="background-color: #FF0000;"></td><td>Non - Compliance</td></tr> <tr><td style="background-color: #ADD8E6;"></td><td>Not applicable</td></tr> </table>			Full Compliance		Partial Compliance		Non - Compliance		Not applicable			
	Full Compliance											
	Partial Compliance											
	Non - Compliance											
	Not applicable											
Site Access		Full Compliance	The construction site is directly accessed from Oubaai Main Rd.	No recommendations required.								
Site Demarcation and No – go Areas		Full Compliance	No issues were noted on site.	Measures must be undertaken in accordance with section 8.2 of the EMPr for the duration of the project.								
Site Camp and associated facilities		Full Compliance	A sales office has been established on site.	Site establishment must be undertaken in accordance with section 8.3 of the EMPr .								
Indigenous Vegetation Clearing		Full Compliance	No issues were noted on site.	Indigenous vegetation clearing must be undertaken in accordance with section 8.4 of the EMPr .								
Topsoil and subsoil Management		Full Compliance	No issues were noted with regards to the topsoil on site.	The topsoil must be managed in accordance with section 8.5 of the EMPr for the duration of the construction activities (if required). The stockpiles must be monitored on a regular basis.								
Integrated Waste Management system		Partial Compliance	Marked bins for recycling required on site.	The bins must remain in place for the duration of the project.								
Hazardous Substances and fuels		Full Compliance	No issues were noted on site.	The hazardous substances and fuels must be managed in accordance with section 8.3.4 of the EMPr .								
Housekeeping		Full Compliance	Minor pieces of plastic tape and empty cement bags are still noted on site and this must be addressed.	Good housekeeping must be maintained for the duration of the project and in accordance with section 8.3.9 of the EMPr .								
Cement and Concrete Management		Full Compliance	No issues were noted on site.	Concrete management must be undertaken in accordance with section 8.8 of the EMPr . Any cement spillage must be disposed of at a registered facility. .								

Section		Conditions as per the approved EA and EMP		
4		Compliance	Comments/Observations	Recommendation that can be implemented
Erosion Control and storm water management		Full Compliance	No issues were noted on site.	Erosion Control and storm water management must be implemented in accordance with section 8.9 of the EMPr .
Excavations and Earthworks		Full Compliance	No issues were noted on site.	Any major excavations and earthworks must be done in accordance with section 8.10 of the EMPr .
Heritage resources		Not Applicable	No heritage resources have been discovered to date.	No recommendations required.
Rehabilitation		Not Applicable	No issues were noted on site.	Disturbed areas must be rehabilitated once construction is completed and done in accordance with section 8.12 of the EMPr .

SES has compiled this Environmental Monitoring Report to detail compliance with the EMPr and EA for the monitoring inspection conducted on the 4th, 11th, 18th and 23rd of October 2024.

The general compliance of the construction site is good. No significant avoidable impacts were noted to the environment.

Bins marked for recycling purposes should be on site in accordance with Section 8.6 of the EMPr.

Minor pieces of plastic tape, litter and empty cement bags are still noted on site and as indicated in the EMR of September 2024, this must be addressed.

Section

6

Environmental Authorization (EA) conditions checklist

Condition # of the EA	Complied (Yes/No)	Comments
1.1.1. The Holder must start with the physical implantation and exceed the threshold of all authorised activities on the site by 30 April 2026.	Yes.	
1.1.2. The development of the facility for the storage and handling of dangerous goods (filling station) must commence by 30 April 2026 and be concluded by 30 April 2028.		Still to commence.
1.1.3. Rehabilitation and monitoring must be finalised at the site within a period of 3-months from the date the construction activities (construction phase) are concluded; but by no later than 31 January 2031.		Construction activities are in progress.
3.1. No development may take place on the watercourse side of the development setback which has been defined by the competent authority.	Yes.	
3.2. The erf boundaries of all erven (i.e. residential; business; and transport zones) must be setback above the development setback.	Yes.	
3.3. All service infrastructure including servitudes, must be setback above the development setback.	Yes.	
3.4. The area on the watercourse side of the development setback must from part of the open space system; and	Yes.	
3.5. A revised proposal and layout plan reflecting the above restrictions must be submitted to the competent authority for approval prior to site preparation or construction activities commencing on site.	Yes.	
4. This EA may only be implemented in accordance with an approved EMPr.	Yes.	
5. The Holder is responsible for ensuring compliance with the conditions by any person acting on his/her behalf.	Yes	
7. Notify all I&APs within 14 days of the date of decision.	Yes	
7.5. Listed activities, including site preparation did not commence within 20 days from the date the I&APs were notified by the applicant.	Yes	

8. 7 days' notice provided in writing to Competent authority before commencement of activities.	Yes	
9. 7 days' notice in writing to Competent authority on completion of construction activities.		Construction is in progress.
10. EMPr amended to include all conditions given in the EA.	Yes	
10.2. Amended EMPr submitted to Competent authority and approved prior to construction activities.	Yes.	
11. The EMPr must be included in all contract documentation for all phases of implementation.	Yes.	
12. Appointment of a suitable experienced ECO.	Yes	
13.1. The ECO must be appointed prior to commencement of any works.	Yes	
13.2. The ECO must ensure compliance with the EMPr and the conditions contained herein	Yes.	
13.3. The ECO must keep record of all activities on site; problems identified; transgressions noted and a task schedule of tasks undertaken by the ECO.	Yes	
13.4. The ECO must remain employed until all development activities are concluded, and the post construction rehabilitation and monitoring requirements are finalised.	Yes	
14. A monitoring programme for the filling station must be developed and implemented.		To be compiled.
15. A monitoring programme for the treatment of sewage and disposal of effluent must be developed and implemented.		To be compiled.
16. 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.	Yes	
18. The Holder must ensure compliance with the conditions of the EA and EMPr is audited.		Project is ongoing.
19.1. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of bulk internal services and post construction rehabilitation and monitoring requirements.		Still to be done.
19.2. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3		Still to be done.

months of completion of the mixed/ residential development and post construction rehabilitation and monitoring requirements thereof, but by no later than 31 January 2031.		
19.3. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of the filling station and post construction rehabilitation and monitoring requirements thereof, but by no later than 30 July 2028.		Still to be done.
20.1. Environmental audit report must be prepared by an independent person with the relevant environmental auditing expertise (may not be the ECO or EAP who conducted the EIA process).		Still to be done.
21. The Holder must, within 7 calendar days of the submission of the audit report to the Competent Authority, notify all I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).		Still to be done.
22. 3 groundwater monitoring boreholes must be established downgradient of the filling station in order to detect potential contamination.		Still to be done.
23. A site specific stormwater management plan must be developed for the filling station and be submitted and approved by this Department as part of the EMPr, prior to commencement of activities.		Still to be done.
24. Area on the watercourse side of the development setback must be demarcated as a no-go area and managed for conservation use.		Still to be done.
25. The area where treated effluent will be irrigated may only occur on existing and currently used fields as indicated in Annexure 3 of the EA.	NA.	Still to commence.
26. The security fencing must be aligned to the perimeter of the development footprint area. It may not be installed within or around the conservation area unless approved by the Competent Authority.		Still to commence.
27. Heritage remains found must be reported Heritage Western Cape.	NA.	None have been found thus far.



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NOVEMBER 2024 ENVIRONMENTAL MONITORING REPORT

FOR THE

PROPOSED DEVELOPMENT OF HEROLDS BAY
COUNTRY ESTATE ON A PORTION OF PORTION 7 FARM
BUFFELSFONTEIN NO.204, HEROLDS BAY,

WESTERN CAPE

PREPARED FOR:	Long Island Trading 44 (Pty) Ltd Abraham Jacobus Cronje Andre le Roux- Dalmar Beleggings Hannes Lourens – Element Engineers	DATE:	26 November 2024
REPORT NR:	EMR/HRLDSBY/ CNTRY/PRTN7/11/2024		
DEADP REF NO:	16/3/31/D2/29/0008/20		
COPY TO:	DEADP- Francois Naude		

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



PROJECT DETAILS

TITLE:

Proposed development of Herolds Bay
Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204

LOCATION:

Herolds Bay, Western Cape

ENVIRONMENTAL CONSULTANCY:

Sharples Environmental Services cc.

ECO AND AUTHOR**EXPERTISE**

Mr. C. Smit

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.

PRIMARY ECO**EXPERTISE:**

Mr. M. Bennett

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.

REVIEWER**EXPERTISE:**

Mr. J. Sharples

John holds a Masters in Environmental Management from the University of the Free State as well as a Bachelor's degree in Conservation. He has consulted for over 25 years running a team of highly trained and qualified consultants and prior to this gained 12 years of experience working for environmental organizations. John is registered with EAPASA as a certified Environmental Assessment Practitioner.

CLIENT:

Long Island Trading 44 (Pty) Ltd

REPORT CLASSIFICATION:

Environmental Monitoring Report

SES REFERENCE NUMBER:

EMR/HRLDSBY/ CNTRY/PRTN7/11/2024

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Section**1****Introduction**

Sharples Environmental Services cc (SES) has been appointed by *Long Island Trading 44 (Pty) Ltd*, as the Environmental Control Officer (ECO) to monitor compliance for the construction activities on site, for the Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No. 204, Herolds Bay, Western Cape in terms of the EA and EMPr. The project has been authorised under the amended EA issued on the 6th of March 2023 (EA ref: 16/3/3/5/D2/29/0011/22).

SES has been appointed to monitor the construction site once per week for the duration of the project. The monitoring site inspection for this report was undertaken on the 5th, 13th, 22nd and 26th of November 2024.

Section**2****Location and Background****Location**

The site is located along the Oubaai Main Rd in the coastal village of Herolds Bay in the Garden Route. It is approximately 12.5 km south-west of George. The proposed site is located north of the town center, and west of the popular Oubaai Golf Estate. The site is bounded to the north and west by farmland. The proposed development will be taking place on a Portion of Portion 7 of Farm Buffelsfontein No.204 situated in Herolds Bay, Western Cape. Please refer to Figure 1 below for the locality of the proposed development.



Figure 1: Location of the site

Description

Long Island Trading 44 (Pty) Ltd is constructing a mixed-use development which entails combining residential, recreational, and agricultural land uses. It is being proposed that 102 single residential erven, 68 group housing units, a filling station with convenience store and restaurant complex be developed. In addition, there will be private open space, an internal road network and three on-site package plants for the treatment of sewerage. The total size of the development footprint for the mixed-use development is approximately 19.264Ha.

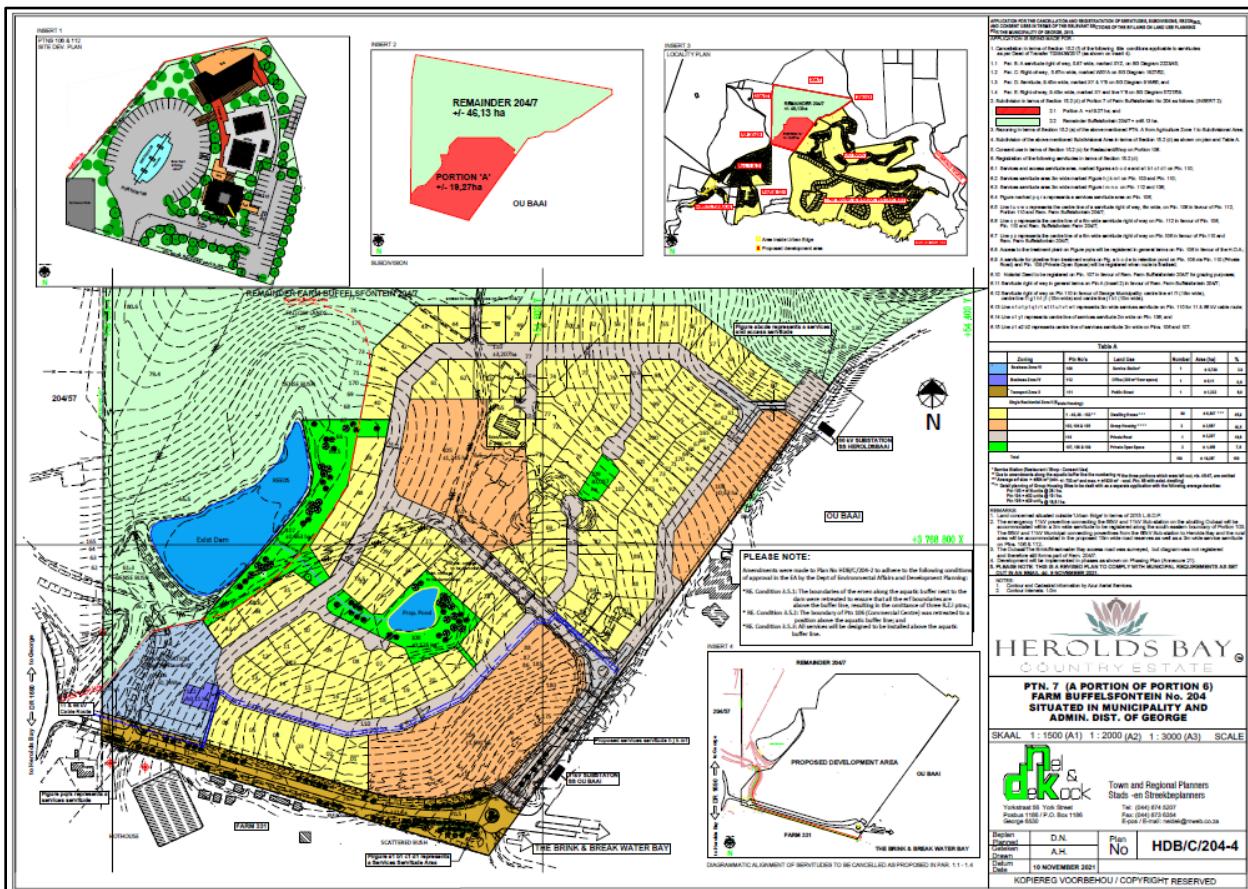


Figure 2: Layout plan

Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204, Herolds Bay, Western Cape

The images below show the construction site conditions on the 5th, 13th, 22nd and 26th of November 2024.



Image 1: Construction activities on site.



Image 2: Show house.

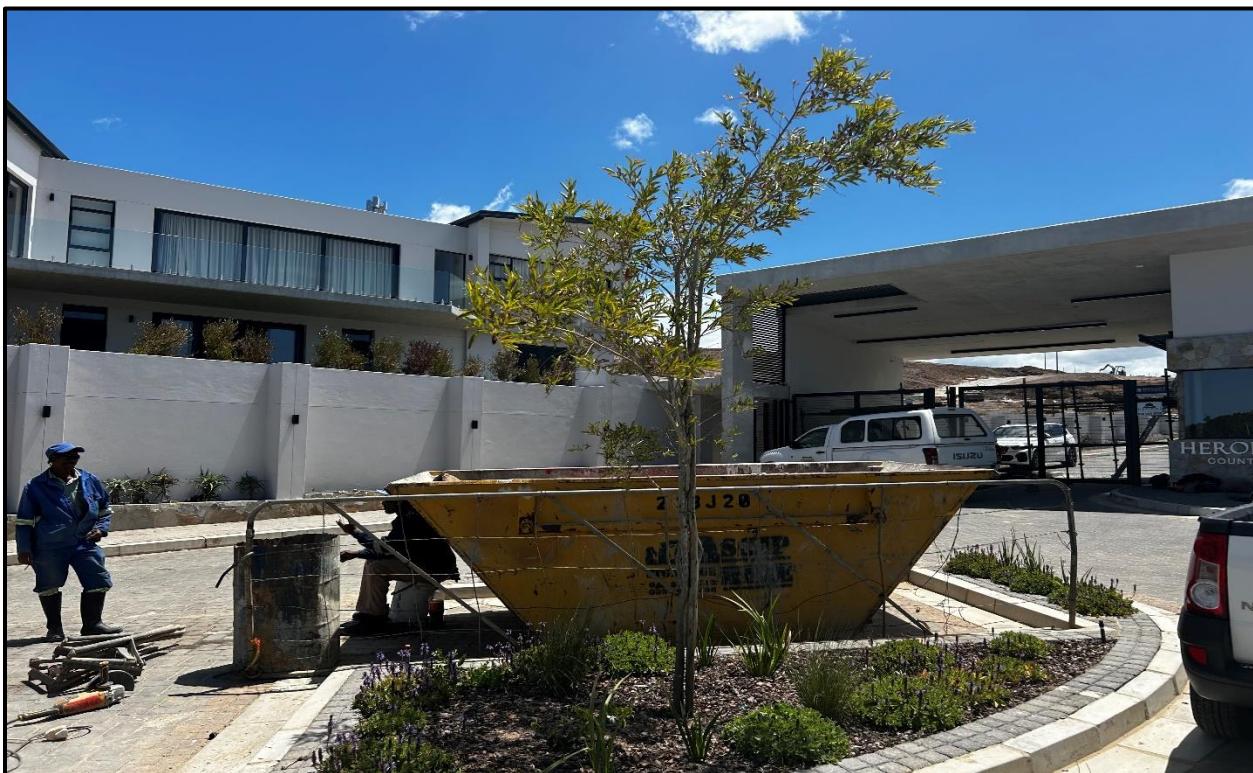


Image 3: Construction waste skip on site.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 4: Entrance gate and guard house.



Image 5: Southwestern view of site.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 6: Materials on site.



Image 7: Materials on site and construction activities on site.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 8: Construction activities on site.



Image 9: Stockpiles on site.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 10: Road being constructed and installation of services.



Image 11: Road being constructed.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 12: Road that has been constructed.



Image 13: Construction activities on site.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 14: Demarcation of No-Go area.



Image 15: Recycle bins on site.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**

	Compliance	Comments/Observations	Recommendation that can be implemented								
<u>Site Camp/Storage area</u> <div data-bbox="122 328 477 466" style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 10px; height: 10px; background-color: green;"></td><td>Full Compliance</td></tr> <tr><td style="width: 10px; height: 10px; background-color: yellow;"></td><td>Partial Compliance</td></tr> <tr><td style="width: 10px; height: 10px; background-color: red;"></td><td>Non - Compliance</td></tr> <tr><td style="width: 10px; height: 10px; background-color: lightblue;"></td><td>Not applicable</td></tr> </table> </div>		Full Compliance		Partial Compliance		Non - Compliance		Not applicable	Full/Part/Non		
	Full Compliance										
	Partial Compliance										
	Non - Compliance										
	Not applicable										
Site Access	Full Compliance	The construction site is directly accessed from Oubaai Main Rd.	No recommendations required.								
Site Demarcation and No – go Areas	Full Compliance	No issues were noted on site.	Measures must be undertaken in accordance with section 8.2 of the EMPr for the duration of the project.								
Site Camp and associated facilities	Full Compliance	A sales office has been established on site.	Site establishment must be undertaken in accordance with section 8.3 of the EMPr .								
Indigenous Vegetation Clearing	Full Compliance	No issues were noted on site.	Indigenous vegetation clearing must be undertaken in accordance with section 8.4 of the EMPr .								
Topsoil and subsoil Management	Full Compliance	No issues were noted with regards to the topsoil on site.	The topsoil must be managed in accordance with section 8.5 of the EMPr for the duration of the construction activities (if required). The stockpiles must be monitored on a regular basis.								
Integrated Waste Management system	Full Compliance	Marked bins are on site.	The bins must remain in place for the duration of the project.								
Hazardous Substances and fuels	Full Compliance	No issues were noted on site.	The hazardous substances and fuels must be managed in accordance with section 8.3.4 of the EMPr .								
Housekeeping	Full Compliance	Minor pieces of plastic tape and empty cement bags are still noted on site and this must be addressed.	Good housekeeping must be maintained for the duration of the project and in accordance with section 8.3.9 of the EMPr .								
Cement and Concrete Management	Full Compliance	No issues were noted on site.	Concrete management must be undertaken in accordance with section 8.8 of the EMPr . Any cement spillage must be disposed of at a registered facility. .								

Section	Conditions as per the approved EA and EMP		
4	Compliance	Comments/Observations	Recommendation that can be implemented
Erosion Control and storm water management	Full Compliance	No issues were noted on site.	Erosion Control and storm water management must be implemented in accordance with section 8.9 of the EMPr .
Excavations and Earthworks	Full Compliance	No issues were noted on site.	Any major excavations and earthworks must be done in accordance with section 8.10 of the EMPr .
Heritage resources	Not Applicable	No heritage resources have been discovered to date.	No recommendations required.
Rehabilitation	Not Applicable	No issues were noted on site.	Disturbed areas must be rehabilitated once construction is completed and done in accordance with section 8.12 of the EMPr .

Section
5

Conclusion

SES has compiled this Environmental Monitoring Report to detail compliance with the EMPr and EA for the monitoring inspection conducted on the 5th, 13th, 22nd and 26th of November 2024.

The general compliance of the construction site is good. No significant avoidable impacts to the environment were noted on site.

Section

6

Environmental Authorization (EA) conditions checklist

Condition # of the EA	Complied (Yes/No)	Comments
1.1.1. The Holder must start with the physical implantation and exceed the threshold of all authorised activities on the site by 30 April 2026.	Yes.	
1.1.2. The development of the facility for the storage and handling of dangerous goods (filling station) must commence by 30 April 2026 and be concluded by 30 April 2028.		Still to commence.
1.1.3. Rehabilitation and monitoring must be finalised at the site within a period of 3-months from the date the construction activities (construction phase) are concluded; but by no later than 31 January 2031.		Construction activities are in progress.
3.1. No development may take place on the watercourse side of the development setback which has been defined by the competent authority.	Yes.	
3.2. The erf boundaries of all erven (i.e. residential; business; and transport zones) must be setback above the development setback.	Yes.	
3.3. All service infrastructure including servitudes, must be setback above the development setback.	Yes.	
3.4. The area on the watercourse side of the development setback must from part of the open space system; and	Yes.	
3.5. A revised proposal and layout plan reflecting the above restrictions must be submitted to the competent authority for approval prior to site preparation or construction activities commencing on site.	Yes.	
4. This EA may only be implemented in accordance with an approved EMPr.	Yes.	
5. The Holder is responsible for ensuring compliance with the conditions by any person acting on his/her behalf.	Yes	
7. Notify all I&APs within 14 days of the date of decision.	Yes	
7.5. Listed activities, including site preparation did not commence within 20 days from the date the I&APs were notified by the applicant.	Yes	

8. 7 days' notice provided in writing to Competent authority before commencement of activities.	Yes	
9. 7 days' notice in writing to Competent authority on completion of construction activities.		Construction is in progress.
10. EMPr amended to include all conditions given in the EA.	Yes	
10.2. Amended EMPr submitted to Competent authority and approved prior to construction activities.	Yes.	
11. The EMPr must be included in all contract documentation for all phases of implementation.	Yes.	
12. Appointment of a suitable experienced ECO.	Yes	
13.1. The ECO must be appointed prior to commencement of any works.	Yes	
13.2. The ECO must ensure compliance with the EMPr and the conditions contained herein	Yes.	
13.3. The ECO must keep record of all activities on site; problems identified; transgressions noted and a task schedule of tasks undertaken by the ECO.	Yes	
13.4. The ECO must remain employed until all development activities are concluded, and the post construction rehabilitation and monitoring requirements are finalised.	Yes	
14. A monitoring programme for the filling station must be developed and implemented.		To be compiled.
15. A monitoring programme for the treatment of sewage and disposal of effluent must be developed and implemented.		To be compiled.
16. 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.	Yes	
18. The Holder must ensure compliance with the conditions of the EA and EMPr is audited.		Project is ongoing.
19.1. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of bulk internal services and post construction rehabilitation and monitoring requirements.		Still to be done.
19.2. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3		Still to be done.

months of completion of the mixed/ residential development and post construction rehabilitation and monitoring requirements thereof, but by no later than 31 January 2031.		
19.3. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of the filling station and post construction rehabilitation and monitoring requirements thereof, but by no later than 30 July 2028.		Still to be done.
20.1. Environmental audit report must be prepared by an independent person with the relevant environmental auditing expertise (may not be the ECO or EAP who conducted the EIA process).		Still to be done.
21. The Holder must, within 7 calendar days of the submission of the audit report to the Competent Authority, notify all I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).		Still to be done.
22. 3 groundwater monitoring boreholes must be established downgradient of the filling station in order to detect potential contamination.		Still to be done.
23. A site specific stormwater management plan must be developed for the filling station and be submitted and approved by this Department as part of the EMPr, prior to commencement of activities.		Still to be done.
24. Area on the watercourse side of the development setback must be demarcated as a no-go area and managed for conservation use.		Still to be done.
25. The area where treated effluent will be irrigated may only occur on existing and currently used fields as indicated in Annexure 3 of the EA.	NA.	Still to commence.
26. The security fencing must be aligned to the perimeter of the development footprint area. It may not be installed within or around the conservation area unless approved by the Competent Authority.		Still to commence.
27. Heritage remains found must be reported Heritage Western Cape.	NA.	None have been found thus far.



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DECEMBER 2024 ENVIRONMENTAL MONITORING REPORT

FOR THE

PROPOSED DEVELOPMENT OF HEROLDS BAY
COUNTRY ESTATE ON A PORTION OF PORTION 7 FARM
BUFFELSFONTEIN NO.204, HEROLDS BAY,

WESTERN CAPE

PREPARED FOR: Long Island Trading 44 (Pty) Ltd **DATE:** 12 December 2024
Abraham Jacobus Cronje
Andre le Roux- Dalmar Beleggings
Hannes Lourens – Element Engineers

REPORT NR: EMR/HRLDSBY/ CNTRY/PRTN7/12/2024
DEADP REF NO: 16/3/31/D2/29/0008/20
COPY TO: DEADP- Francois Naude

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



PROJECT DETAILS

TITLE:

Proposed development of Herolds Bay
Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204

LOCATION:

Herolds Bay, Western Cape

ENVIRONMENTAL CONSULTANCY:

Sharples Environmental Services cc.

ECO AND 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.

PRIMARY ECO

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.

REVIEWER

Mr. J. Sharples

EXPERTISE:

John holds a Masters in Environmental Management from the University of the Free State as well as a Bachelor's degree in Conservation. He has consulted for over 25 years running a team of highly trained and qualified consultants and prior to this gained 12 years of experience working for environmental organizations. John is registered with EAPASA as a certified Environmental Assessment Practitioner.

CLIENT:

Long Island Trading 44 (Pty) Ltd

REPORT CLASSIFICATION:

Environmental Monitoring Report

SES REFERENCE NUMBER:

EMR/HRLDSBY/ CNTRY/PRTN7/12/2024

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Section**1****Introduction**

Sharples Environmental Services cc (SES) has been appointed by *Long Island Trading 44 (Pty) Ltd*, as the Environmental Control Officer (ECO) to monitor compliance for the construction activities on site, for the Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No. 204, Herolds Bay, Western Cape in terms of the EA and EMPr. The project has been authorised under the amended EA issued on the 6th of March 2023 (EA ref: 16/3/3/5/D2/29/0011/22).

SES has been appointed to monitor the construction site once per week for the duration of the project. The monitoring site inspection for this report was undertaken on the 6th and 10th of December 2024.

Section**2****Location and Background****Location**

The site is located along the Oubaai Main Rd in the coastal village of Herolds Bay in the Garden Route. It is approximately 12.5 km south-west of George. The proposed site is located north of the town center, and west of the popular Oubaai Golf Estate. The site is bounded to the north and west by farmland. The proposed development will be taking place on a Portion of Portion 7 of Farm Buffelsfontein No.204 situated in Herolds Bay, Western Cape. Please refer to Figure 1 below for the locality of the proposed development.



Figure 1: Location of the site

Description

Long Island Trading 44 (Pty) Ltd is constructing a mixed-use development which entails combining residential, recreational, and agricultural land uses. It is being proposed that 102 single residential erven, 68 group housing units, a filling station with convenience store and restaurant complex be developed. In addition, there will be private open space, an internal road network and three on-site package plants for the treatment of sewerage. The total size of the development footprint for the mixed-use development is approximately 19.264Ha.

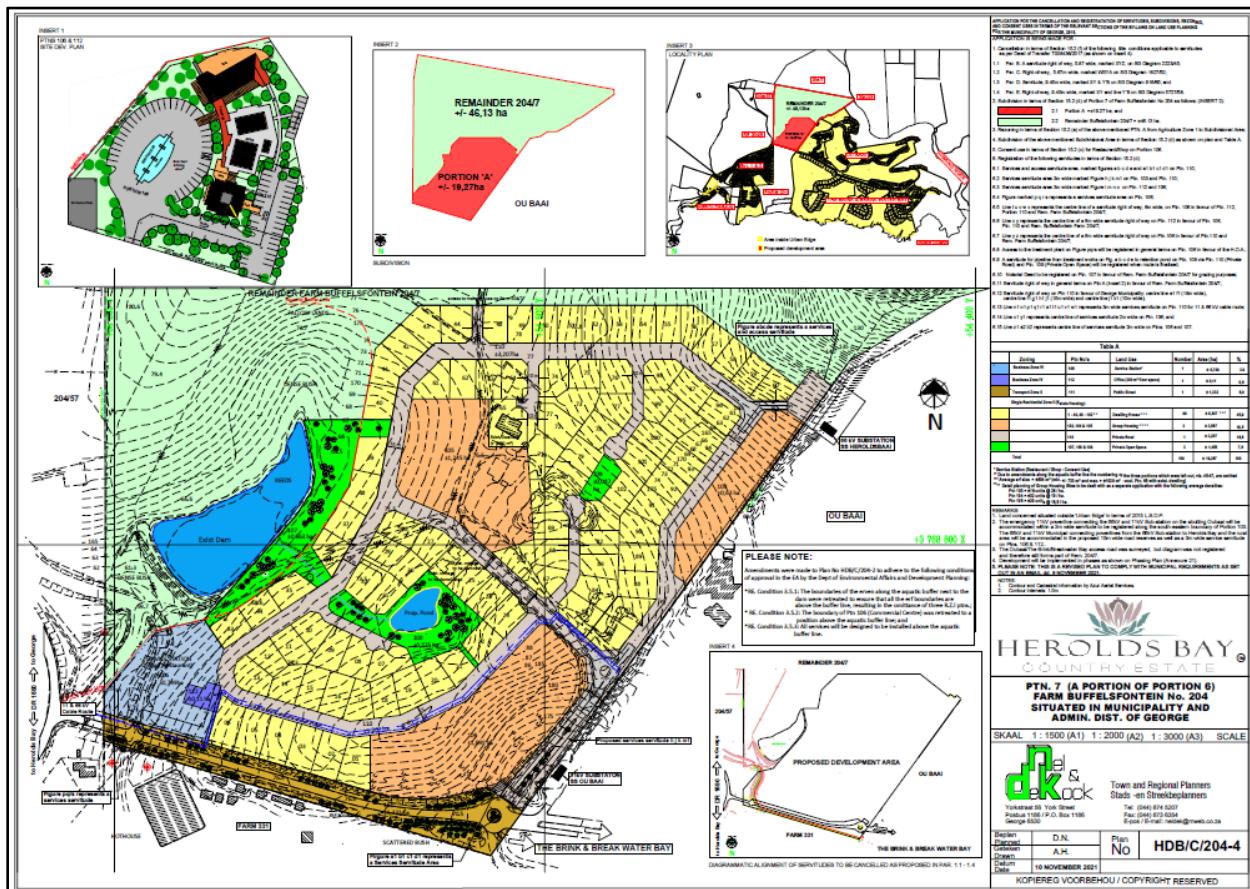


Figure 2: Layout plan

Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204, Herolds Bay, Western Cape

The images below show the construction site conditions on the 6th and 10th of December 2024



Image 1: Construction activities on site.



Image 2: Southwestern view of site showing the show house and entrance area.



Image 3: Construction of traffic circle.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 4: Construction activities on site.



Image 5: Construction of road.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 6: Construction activities on site.



Image 7: Construction activities on site.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 8: Construction activities on site and large general waste skip.



Image 9: Show house.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 10: Guard house and entrance gate.



Image 11: Materials on site.

Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape



Image 12: Stockpiles on site.



Image 13: Construction of road.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**

Section	Conditions as per the approved EA and EMP		
4	Compliance	Comments/Observations	Recommendation that can be implemented
<u>Site Camp/Storage area</u>	Full/Part/Non		
Site Access	Full Compliance	The construction site is directly accessed from Oubaai Main Rd.	No recommendations required.
Site Demarcation and No – go Areas	Full Compliance	No issues were noted on site.	Measures must be undertaken in accordance with section 8.2 of the EMPr for the duration of the project.
Site Camp and associated facilities	Full Compliance	A sales office has been established on site.	Site establishment must be undertaken in accordance with section 8.3 of the EMPr .
Indigenous Vegetation Clearing	Full Compliance	No issues were noted on site.	Indigenous vegetation clearing must be undertaken in accordance with section 8.4 of the EMPr .
Topsoil and subsoil Management	Full Compliance	No issues were noted with regards to the topsoil on site.	The topsoil must be managed in accordance with section 8.5 of the EMPr for the duration of the construction activities (if required). The stockpiles must be monitored on a regular basis.
Integrated Waste Management system	Full Compliance	Marked bins are on site.	The bins must remain in place for the duration of the project.
Hazardous Substances and fuels	Full Compliance	No issues were noted on site.	The hazardous substances and fuels must be managed in accordance with section 8.3.4 of the EMPr .
Housekeeping	Full Compliance	Minor pieces of plastic tape and empty cement bags are still noted on site and this must be addressed.	Good housekeeping must be maintained for the duration of the project and in accordance with section 8.3.9 of the EMPr .
Cement and Concrete Management	Full Compliance	No issues were noted on site.	Concrete management must be undertaken in accordance with section 8.8 of the EMPr . Any cement spillage must be disposed of at a registered facility. .

Section	Conditions as per the approved EA and EMP		
4	Compliance	Comments/Observations	Recommendation that can be implemented
Erosion Control and storm water management	Full Compliance	No issues were noted on site.	Erosion Control and storm water management must be implemented in accordance with section 8.9 of the EMPr .
Excavations and Earthworks	Full Compliance	No issues were noted on site.	Any major excavations and earthworks must be done in accordance with section 8.10 of the EMPr .
Heritage resources	Not Applicable	No heritage resources have been discovered to date.	No recommendations required.
Rehabilitation	Not Applicable	No issues were noted on site.	Disturbed areas must be rehabilitated once construction is completed and done in accordance with section 8.12 of the EMPr .

SES has compiled this Environmental Monitoring Report to detail compliance with the EMPr and EA for the monitoring inspection conducted on the 6th and 10th of December 2024

The general compliance of the construction site is good. No significant avoidable impacts to the environment were noted on site.

Section

6

Environmental Authorization (EA) conditions checklist

Condition # of the EA	Complied (Yes/No)	Comments
1.1.1. The Holder must start with the physical implantation and exceed the threshold of all authorised activities on the site by 30 April 2026.	Yes.	
1.1.2. The development of the facility for the storage and handling of dangerous goods (filling station) must commence by 30 April 2026 and be concluded by 30 April 2028.		Still to commence.
1.1.3. Rehabilitation and monitoring must be finalised at the site within a period of 3-months from the date the construction activities (construction phase) are concluded; but by no later than 31 January 2031.		Construction activities are in progress.
3.1. No development may take place on the watercourse side of the development setback which has been defined by the competent authority.	Yes.	
3.2. The erf boundaries of all erven (i.e. residential; business; and transport zones) must be setback above the development setback.	Yes.	
3.3. All service infrastructure including servitudes, must be setback above the development setback.	Yes.	
3.4. The area on the watercourse side of the development setback must from part of the open space system; and	Yes.	
3.5. A revised proposal and layout plan reflecting the above restrictions must be submitted to the competent authority for approval prior to site preparation or construction activities commencing on site.	Yes.	
4. This EA may only be implemented in accordance with an approved EMPr.	Yes.	
5. The Holder is responsible for ensuring compliance with the conditions by any person acting on his/her behalf.	Yes	
7. Notify all I&APs within 14 days of the date of decision.	Yes	
7.5. Listed activities, including site preparation did not commence within 20 days from the date the I&APs were notified by the applicant.	Yes	

8. 7 days' notice provided in writing to Competent authority before commencement of activities.	Yes	
9. 7 days' notice in writing to Competent authority on completion of construction activities.		Construction is in progress.
10. EMPr amended to include all conditions given in the EA.	Yes	
10.2. Amended EMPr submitted to Competent authority and approved prior to construction activities.	Yes.	
11. The EMPr must be included in all contract documentation for all phases of implementation.	Yes.	
12. Appointment of a suitable experienced ECO.	Yes	
13.1. The ECO must be appointed prior to commencement of any works.	Yes	
13.2. The ECO must ensure compliance with the EMPr and the conditions contained herein	Yes.	
13.3. The ECO must keep record of all activities on site; problems identified; transgressions noted and a task schedule of tasks undertaken by the ECO.	Yes	
13.4. The ECO must remain employed until all development activities are concluded, and the post construction rehabilitation and monitoring requirements are finalised.	Yes	
14. A monitoring programme for the filling station must be developed and implemented.		To be compiled.
15. A monitoring programme for the treatment of sewage and disposal of effluent must be developed and implemented.		To be compiled.
16. 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.	Yes	
18. The Holder must ensure compliance with the conditions of the EA and EMPr is audited.		Project is ongoing.
19.1. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of bulk internal services and post construction rehabilitation and monitoring requirements.		Still to be done.
19.2. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3		Still to be done.

months of completion of the mixed/ residential development and post construction rehabilitation and monitoring requirements thereof, but by no later than 31 January 2031.		
19.3. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of the filling station and post construction rehabilitation and monitoring requirements thereof, but by no later than 30 July 2028.		Still to be done.
20.1. Environmental audit report must be prepared by an independent person with the relevant environmental auditing expertise (may not be the ECO or EAP who conducted the EIA process).		Still to be done.
21. The Holder must, within 7 calendar days of the submission of the audit report to the Competent Authority, notify all I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).		Still to be done.
22. 3 groundwater monitoring boreholes must be established downgradient of the filling station in order to detect potential contamination.		Still to be done.
23. A site specific stormwater management plan must be developed for the filling station and be submitted and approved by this Department as part of the EMPr, prior to commencement of activities.		Still to be done.
24. Area on the watercourse side of the development setback must be demarcated as a no-go area and managed for conservation use.		Still to be done.
25. The area where treated effluent will be irrigated may only occur on existing and currently used fields as indicated in Annexure 3 of the EA.	NA.	Still to commence.
26. The security fencing must be aligned to the perimeter of the development footprint area. It may not be installed within or around the conservation area unless approved by the Competent Authority.		Still to commence.
27. Heritage remains found must be reported Heritage Western Cape.	NA.	None have been found thus far.



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JANUARY 2025 ENVIRONMENTAL MONITORING REPORT

FOR THE

PROPOSED DEVELOPMENT OF HEROLDS BAY
COUNTRY ESTATE ON A PORTION OF PORTION 7 FARM
BUFFELSFONTEIN NO.204, HEROLDS BAY,

WESTERN CAPE

PREPARED FOR:	Long Island Trading 44 (Pty) Ltd Abraham Jacobus Cronje Andre le Roux- Dalmar Beleggings Hannes Lourens – Element Engineers	DATE:	29 January 2025
REPORT NR:	EMR/HRLDSBY/ CNTRY/PRTN7/01/2025		
DEADP REF NO:	16/3/31/D2/29/0008/20		
COPY TO:	DEADP- Francois Naude		

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



PROJECT DETAILS

TITLE:

Proposed development of Herolds Bay
Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204

LOCATION:

Herolds Bay, Western Cape

ENVIRONMENTAL CONSULTANCY:

Sharples Environmental Services cc.

ECO AND AUTHOR**EXPERTISE**

Mr. C. Smit

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.

PRIMARY ECO**EXPERTISE:**

Mr. M. Bennett

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.

REVIEWER**EXPERTISE:**

Mr. J. Sharples

John holds a Masters in Environmental Management from the University of the Free State as well as a Bachelor's degree in Conservation. He has consulted for over 25 years running a team of highly trained and qualified consultants and prior to this gained 12 years of experience working for environmental organizations. John is registered with EAPASA as a certified Environmental Assessment Practitioner.

CLIENT:

Long Island Trading 44 (Pty) Ltd

REPORT CLASSIFICATION:

Environmental Monitoring Report

SES REFERENCE NUMBER:

EMR/HRLDSBY/ CNTRY/PRTN7/01/2025

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Section**1****Introduction**

Sharples Environmental Services cc (SES) has been appointed by *Long Island Trading 44 (Pty) Ltd*, as the Environmental Control Officer (ECO) to monitor compliance for the construction activities on site, for the Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No. 204, Herolds Bay, Western Cape in terms of the EA and EMPr. The project has been authorised under the amended EA issued on the 6th of March 2023 (EA ref: 16/3/3/5/D2/29/0011/22).

SES has been appointed to monitor the construction site once per week for the duration of the project. The monitoring site inspection for this report was undertaken on the 16th, 24th and 29th of January 2025.

Section**2****Location and Background****Location**

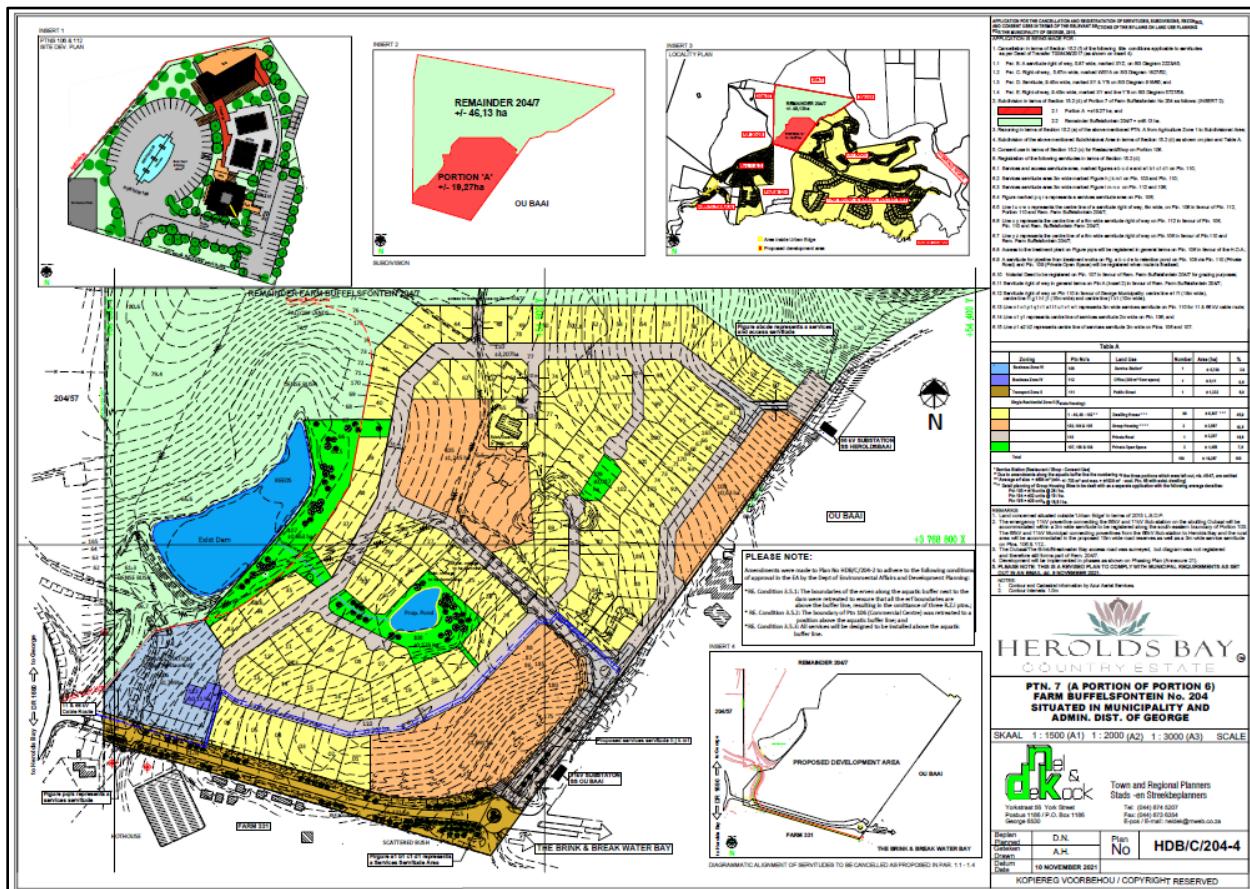
The site is located along the Oubaai Main Rd in the coastal village of Herolds Bay in the Garden Route. It is approximately 12.5 km south-west of George. The proposed site is located north of the town center, and west of the popular Oubaai Golf Estate. The site is bounded to the north and west by farmland. The proposed development will be taking place on a Portion of Portion 7 of Farm Buffelsfontein No.204 situated in Herolds Bay, Western Cape. Please refer to Figure 1 below for the locality of the proposed development.



Figure 1: Location of the site

Description

Long Island Trading 44 (Pty) Ltd is constructing a mixed-use development which entails combining residential, recreational, and agricultural land uses. It is being proposed that 102 single residential erven, 68 group housing units, a filling station with convenience store and restaurant complex be developed. In addition, there will be private open space, an internal road network and three on-site package plants for the treatment of sewerage. The total size of the development footprint for the mixed-use development is approximately 19.264Ha.



The images below show the construction site conditions on the 16th, 24th and 29th of January 2025.



Image 1: Show house that has been constructed.



Image 2: Guard house and entrance.



Image 3: Waste bin marked for recycling.

Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape



Image 4: Construction activities on site.



Image 5: Road that has been constructed.



Image 6: Traffic circle that has been constructed.



Image 7: Construction activities on site.



Image 8: Chemical toilets on site.



Image 9: Construction activities on site.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 10: Demarcation of No-Go area.



Image 11: Road that has been constructed.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**

Conditions as per the approved EA and EMP

	Compliance	Comments/Observations	Recommendation that can be implemented				
<u>Site Camp/Storage area</u> <table border="1" data-bbox="122 328 481 470"> <tr><td>Full Compliance</td></tr> <tr><td>Partial Compliance</td></tr> <tr><td>Non - Compliance</td></tr> <tr><td>Not applicable</td></tr> </table>	Full Compliance	Partial Compliance	Non - Compliance	Not applicable	Full/Part/Non		
Full Compliance							
Partial Compliance							
Non - Compliance							
Not applicable							
Site Access	Full Compliance	The construction site is directly accessed from Oubaai Main Rd.	No recommendations required.				
Site Demarcation and No – go Areas	Full Compliance	No issues were noted on site.	Measures must be undertaken in accordance with section 8.2 of the EMPr for the duration of the project.				
Site Camp and associated facilities	Full Compliance	No issues were noted on site.	Site establishment must be undertaken in accordance with section 8.3 of the EMPr .				
Indigenous Vegetation Clearing	Full Compliance	No issues were noted on site.	Indigenous vegetation clearing must be undertaken in accordance with section 8.4 of the EMPr .				
Topsoil and subsoil Management	Full Compliance	No issues were noted with regards to the topsoil on site.	The topsoil must be managed in accordance with section 8.5 of the EMPr for the duration of the construction activities (if required). The stockpiles must be monitored on a regular basis.				
Integrated Waste Management system	Full Compliance	Marked bins are on site.	The bins must remain in place for the duration of the project.				
Hazardous Substances and fuels	Full Compliance	No issues were noted on site.	The hazardous substances and fuels must be managed in accordance with section 8.3.4 of the EMPr .				
Housekeeping	Full Compliance	Housekeeping is up to standard.	Good housekeeping must be maintained for the duration of the project and in accordance with section 8.3.9 of the EMPr .				
Cement and Concrete Management	Full Compliance	No issues were noted on site.	Concrete management must be undertaken in accordance with section 8.8 of the EMPr . Any cement spillage must be disposed of at a registered facility..				

Section		Conditions as per the approved EA and EMP		
4		Compliance	Comments/Observations	Recommendation that can be implemented
Erosion Control and storm water management		Full Compliance	No issues were noted on site.	Erosion Control and storm water management must be implemented in accordance with section 8.9 of the EMPr .
Excavations and Earthworks		Full Compliance	No issues were noted on site.	Any major excavations and earthworks must be done in accordance with section 8.10 of the EMPr .
Heritage resources		Not Applicable	No heritage resources have been discovered to date.	No recommendations required.
Rehabilitation		Not Applicable	No issues were noted on site.	Disturbed areas must be rehabilitated once construction is completed and done in accordance with section 8.12 of the EMPr .

SES has compiled this Environmental Monitoring Report to detail compliance with the EMPr and EA for the monitoring inspection conducted on the 16th, 24th and 29th of January 2025.

The general compliance of the construction site is good. No significant avoidable impacts to the environment were noted on site.

Section

6

Environmental Authorization (EA) conditions checklist

Condition # of the EA	Complied (Yes/No)	Comments
1.1.1. The Holder must start with the physical implantation and exceed the threshold of all authorised activities on the site by 30 April 2026.	Yes.	
1.1.2. The development of the facility for the storage and handling of dangerous goods (filling station) must commence by 30 April 2026 and be concluded by 30 April 2028.		Still to commence.
1.1.3. Rehabilitation and monitoring must be finalised at the site within a period of 3-months from the date the construction activities (construction phase) are concluded; but by no later than 31 January 2031.		Construction activities are in progress.
3.1. No development may take place on the watercourse side of the development setback which has been defined by the competent authority.	Yes.	
3.2. The erf boundaries of all erven (i.e. residential; business; and transport zones) must be setback above the development setback.	Yes.	
3.3. All service infrastructure including servitudes, must be setback above the development setback.	Yes.	
3.4. The area on the watercourse side of the development setback must from part of the open space system; and	Yes.	
3.5. A revised proposal and layout plan reflecting the above restrictions must be submitted to the competent authority for approval prior to site preparation or construction activities commencing on site.	Yes.	
4. This EA may only be implemented in accordance with an approved EMPr.	Yes.	
5. The Holder is responsible for ensuring compliance with the conditions by any person acting on his/her behalf.	Yes	
7. Notify all I&APs within 14 days of the date of decision.	Yes	
7.5. Listed activities, including site preparation did not commence within 20 days from the date the I&APs were notified by the applicant.	Yes	

8. 7 days' notice provided in writing to Competent authority before commencement of activities.	Yes	
9. 7 days' notice in writing to Competent authority on completion of construction activities.		Construction is in progress.
10. EMPr amended to include all conditions given in the EA.	Yes	
10.2. Amended EMPr submitted to Competent authority and approved prior to construction activities.	Yes.	
11. The EMPr must be included in all contract documentation for all phases of implementation.	Yes.	
12. Appointment of a suitable experienced ECO.	Yes	
13.1. The ECO must be appointed prior to commencement of any works.	Yes	
13.2. The ECO must ensure compliance with the EMPr and the conditions contained herein	Yes.	
13.3. The ECO must keep record of all activities on site; problems identified; transgressions noted and a task schedule of tasks undertaken by the ECO.	Yes	
13.4. The ECO must remain employed until all development activities are concluded, and the post construction rehabilitation and monitoring requirements are finalised.	Yes	
14. A monitoring programme for the filling station must be developed and implemented.		To be compiled.
15. A monitoring programme for the treatment of sewage and disposal of effluent must be developed and implemented.		To be compiled.
16. 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.	Yes	
18. The Holder must ensure compliance with the conditions of the EA and EMPr is audited.		Project is ongoing.
19.1. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of bulk internal services and post construction rehabilitation and monitoring requirements.		Still to be done.
19.2. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3		Still to be done.

months of completion of the mixed/ residential development and post construction rehabilitation and monitoring requirements thereof, but by no later than 31 January 2031.		
19.3. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of the filling station and post construction rehabilitation and monitoring requirements thereof, but by no later than 30 July 2028.		Still to be done.
20.1. Environmental audit report must be prepared by an independent person with the relevant environmental auditing expertise (may not be the ECO or EAP who conducted the EIA process).		Still to be done.
21. The Holder must, within 7 calendar days of the submission of the audit report to the Competent Authority, notify all I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).		Still to be done.
22. 3 groundwater monitoring boreholes must be established downgradient of the filling station in order to detect potential contamination.		Still to be done.
23. A site specific stormwater management plan must be developed for the filling station and be submitted and approved by this Department as part of the EMPr, prior to commencement of activities.		Still to be done.
24. Area on the watercourse side of the development setback must be demarcated as a no-go area and managed for conservation use.		Still to be done.
25. The area where treated effluent will be irrigated may only occur on existing and currently used fields as indicated in Annexure 3 of the EA.	NA.	Still to commence.
26. The security fencing must be aligned to the perimeter of the development footprint area. It may not be installed within or around the conservation area unless approved by the Competent Authority.		Still to commence.
27. Heritage remains found must be reported Heritage Western Cape.	NA.	None have been found thus far.



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FEBRUARY 2025 ENVIRONMENTAL MONITORING REPORT COMPLETION ON PHASE

FOR THE

PROPOSED DEVELOPMENT OF HEROLDS BAY
COUNTRY ESTATE ON A PORTION OF PORTION 7 FARM
BUFFELSFONTEIN NO.204, HEROLDS BAY,

WESTERN CAPE

PREPARED FOR: Long Island Trading 44 (Pty) Ltd **DATE:** 27 February 2025
Abraham Jacobus Cronje
Andre le Roux- Dalmar Beleggings
Hannes Lourens – Element Engineers

REPORT NR: EMR/HRLDSBY/ CNTRY/PRTN7/02/2025
DEADP REF NO: 16/3/3/1/D2/29/0008/20
COPY TO: DEADP- Francois Naude

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



PROJECT DETAILS

TITLE:

Proposed development of Herolds Bay
Country Estate on a Portion of Portion 7 Farm Buffelsfontein No.204

LOCATION:

Herolds Bay, Western Cape

ENVIRONMENTAL CONSULTANCY:

Sharples Environmental Services cc.

ECO AND AUTHOR**EXPERTISE**

Mr. C. Smit

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.

PRIMARY ECO**EXPERTISE:**

Mr. M. Bennett

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.

REVIEWER**EXPERTISE:**

Mr. J. Sharples

John holds a Masters in Environmental Management from the University of the Free State as well as a Bachelor's degree in Conservation. He has consulted for over 25 years running a team of highly trained and qualified consultants and prior to this gained 12 years of experience working for environmental organizations. John is registered with EAPASA as a certified Environmental Assessment Practitioner.

CLIENT:

Long Island Trading 44 (Pty) Ltd

REPORT CLASSIFICATION:

Environmental Monitoring Report

SES REFERENCE NUMBER:

EMR/HRLDSBY/ CNTRY/PRTN7/02/2025

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Sharples Environmental Services cc (SES) has been appointed by *Long Island Trading 44 (Pty) Ltd*, as the Environmental Control Officer (ECO) to monitor compliance for the construction activities on site, for the Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein No. 204, Herolds Bay, Western Cape in terms of the EA and EMPr. The project has been authorised under the amended EA issued on the 6th of March 2023 (EA ref: 16/3/3/5/D2/29/0011/22).

SES has been appointed to monitor the construction site once per week for the duration of the project. The monitoring site inspection for this report was undertaken on the 4th and 12th of February 2025, following which we were instructed by the EA holder to stop monitoring the site due to the completion of the current phase of activities on site, and monitoring will continue once the next phase of construction commences.

Location

The site is located along the Oubaai Main Rd in the coastal village of Herolds Bay in the Garden Route. It is approximately 12.5 km south-west of George. The proposed site is located north of the town center, and west of the popular Oubaai Golf Estate. The site is bounded to the north and west by farmland. The proposed development will be taking place on a Portion of Portion 7 of Farm Buffelsfontein No.204 situated in Herolds Bay, Western Cape. Please refer to Figure 1 below for the locality of the proposed development.



Figure 1: Location of the site

Description

Long Island Trading 44 (Pty) Ltd is constructing a mixed-use development which entails combining residential, recreational, and agricultural land uses. It is being proposed that 102 single residential erven, 68 group housing units, a filling station with convenience store and restaurant complex be developed. In addition, there will be private open space, an internal road network and three on-site package plants for the treatment of sewerage. The total size of the development footprint for the mixed-use development is approximately 19.264Ha.

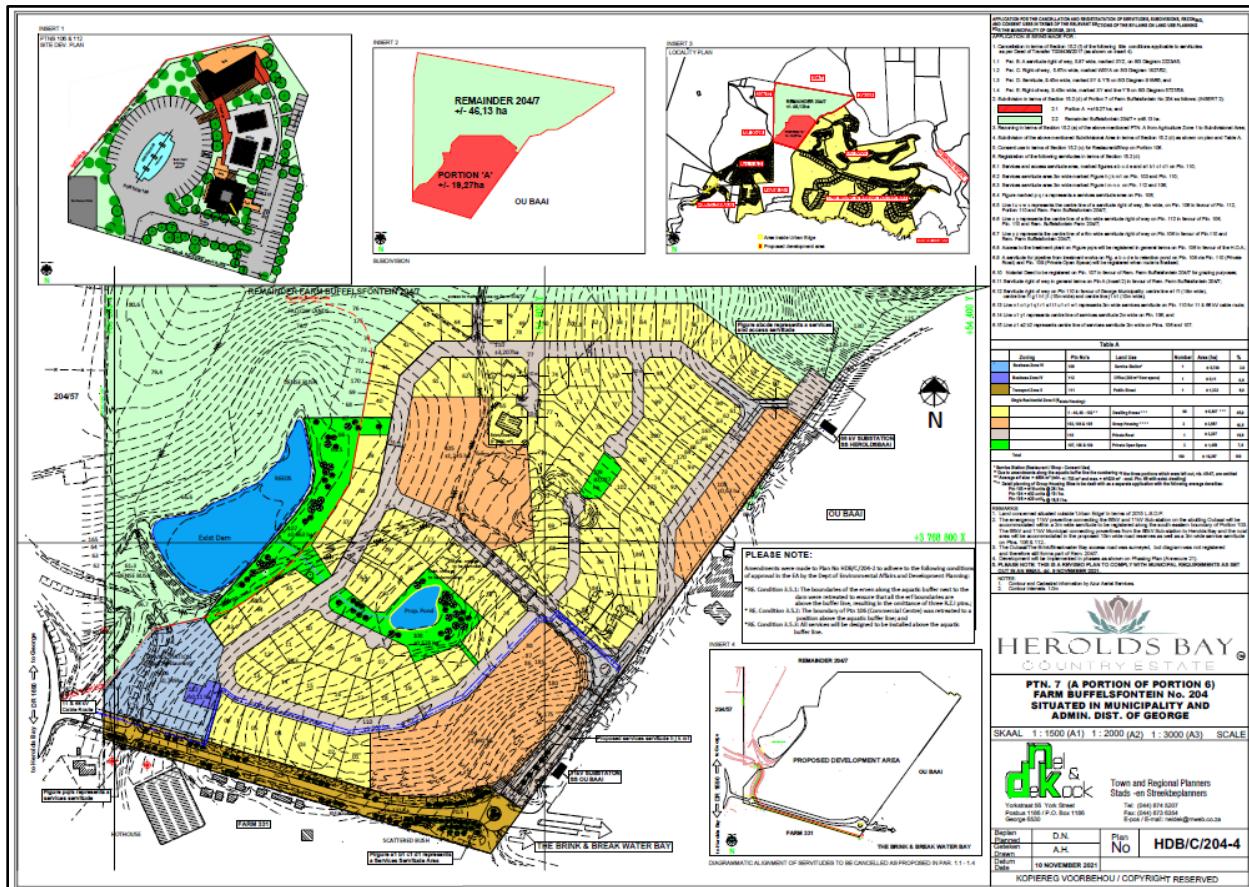


Figure 2: Layout plan

The monitoring site inspection for this report was undertaken on the 4th and 12th of February 2025, following which we were instructed by the EA holder to stop monitoring the site due to the completion of the current phase of activities on site, and monitoring will continue once the next phase of construction commences.



Image 1: Guard house that has been constructed.



Image 2: Show house that has been constructed.



Image 3: Waste bin marked for recycling.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 4: Construction activities on site.



Image 5: Road that has been constructed.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**



Image 6: Traffic circle that has been constructed.



Image 7: Materials on site.



Image 8: Construction activities on site.



Image 9: Road that has been constructed.



Image 10: Construction activities on site.



Image 11: Road that has been constructed and show house.

**Proposed development of Herolds Bay Country Estate on a Portion of Portion 7 Farm Buffelsfontein
No.204, Herolds Bay, Western Cape**

Conditions as per the approved EA and EMP

	Compliance	Comments/Observations	Recommendation that can be implemented
<u>Site Camp/Storage area</u> 	Full/Part/Non		
Site Access	Full Compliance	The construction site is directly accessed from Oubaai Main Rd.	No recommendations required.
Site Demarcation and No – go Areas	Full Compliance	No issues were noted on site.	Measures must be undertaken in accordance with section 8.2 of the EMPr for the duration of the project.
Site Camp and associated facilities	Full Compliance	No issues were noted on site.	Site establishment must be undertaken in accordance with section 8.3 of the EMPr .
Indigenous Vegetation Clearing	Full Compliance	No issues were noted on site.	Indigenous vegetation clearing must be undertaken in accordance with section 8.4 of the EMPr .
Topsoil and subsoil Management	Full Compliance	No issues were noted with regards to the topsoil on site.	The topsoil must be managed in accordance with section 8.5 of the EMPr for the duration of the construction activities (if required). The stockpiles must be monitored on a regular basis.
Integrated Waste Management system	Full Compliance	Marked bins are on site.	The bins must remain in place for the duration of the project.
Hazardous Substances and fuels	Full Compliance	No issues were noted on site.	The hazardous substances and fuels must be managed in accordance with section 8.3.4 of the EMPr .
Housekeeping	Full Compliance	Housekeeping is up to standard.	Good housekeeping must be maintained for the duration of the project and in accordance with section 8.3.9 of the EMPr .
Cement and Concrete Management	Full Compliance	No issues were noted on site.	Concrete management must be undertaken in accordance with section 8.8 of the EMPr . Any cement spillage must be disposed of at a registered facility. .

Section	Conditions as per the approved EA and EMP		
4	Compliance	Comments/Observations	Recommendation that can be implemented
Erosion Control and storm water management	Full Compliance	No issues were noted on site.	Erosion Control and storm water management must be implemented in accordance with section 8.9 of the EMPr .
Excavations and Earthworks	Full Compliance	No issues were noted on site.	Any major excavations and earthworks must be done in accordance with section 8.10 of the EMPr .
Heritage resources	Not Applicable	No heritage resources have been discovered to date.	No recommendations required.
Rehabilitation	Not Applicable	No issues were noted on site.	Disturbed areas must be rehabilitated once construction is completed and done in accordance with section 8.12 of the EMPr .

SES has compiled this Environmental Monitoring Report to detail compliance with the EMPr and EA for the monitoring site inspections conducted on the 4th and 12th of February 2025, following which we were instructed by the EA holder to stop monitoring the site due to the completion of the current phase of activities on site, and monitoring will continue once the next phase of construction commences.

The general compliance of the construction site is good. No significant avoidable impacts to the environment were noted on site.

Section

6

Environmental Authorization (EA) conditions checklist

Condition # of the EA	Complied (Yes/No)	Comments
1.1.1. The Holder must start with the physical implantation and exceed the threshold of all authorised activities on the site by 30 April 2026.	Yes.	
1.1.2. The development of the facility for the storage and handling of dangerous goods (filling station) must commence by 30 April 2026 and be concluded by 30 April 2028.		Still to commence.
1.1.3. Rehabilitation and monitoring must be finalised at the site within a period of 3-months from the date the construction activities (construction phase) are concluded; but by no later than 31 January 2031.		Construction activities are in progress.
3.1. No development may take place on the watercourse side of the development setback which has been defined by the competent authority.	Yes.	
3.2. The erf boundaries of all erven (i.e. residential; business; and transport zones) must be setback above the development setback.	Yes.	
3.3. All service infrastructure including servitudes, must be setback above the development setback.	Yes.	
3.4. The area on the watercourse side of the development setback must from part of the open space system; and	Yes.	
3.5. A revised proposal and layout plan reflecting the above restrictions must be submitted to the competent authority for approval prior to site preparation or construction activities commencing on site.	Yes.	
4. This EA may only be implemented in accordance with an approved EMPr.	Yes.	
5. The Holder is responsible for ensuring compliance with the conditions by any person acting on his/her behalf.	Yes	
7. Notify all I&APs within 14 days of the date of decision.	Yes	
7.5. Listed activities, including site preparation did not commence within 20 days from the date the I&APs were notified by the applicant.	Yes	

8. 7 days' notice provided in writing to Competent authority before commencement of activities.	Yes	
9. 7 days' notice in writing to Competent authority on completion of construction activities.		Construction is in progress.
10. EMPr amended to include all conditions given in the EA.	Yes	
10.2. Amended EMPr submitted to Competent authority and approved prior to construction activities.	Yes.	
11. The EMPr must be included in all contract documentation for all phases of implementation.	Yes.	
12. Appointment of a suitable experienced ECO.	Yes	
13.1. The ECO must be appointed prior to commencement of any works.	Yes	
13.2. The ECO must ensure compliance with the EMPr and the conditions contained herein	Yes.	
13.3. The ECO must keep record of all activities on site; problems identified; transgressions noted and a task schedule of tasks undertaken by the ECO.	Yes	
13.4. The ECO must remain employed until all development activities are concluded, and the post construction rehabilitation and monitoring requirements are finalised.	Yes	
14. A monitoring programme for the filling station must be developed and implemented.		To be compiled.
15. A monitoring programme for the treatment of sewage and disposal of effluent must be developed and implemented.		To be compiled.
16. 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.	Yes	
18. The Holder must ensure compliance with the conditions of the EA and EMPr is audited.		Project is ongoing.
19.1. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of bulk internal services and post construction rehabilitation and monitoring requirements.		Still to be done.
19.2. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3		Still to be done.

months of completion of the mixed/ residential development and post construction rehabilitation and monitoring requirements thereof, but by no later than 31 January 2031.		
19.3. The Holder must submit a final Environmental Audit Report to the Competent Authority within 3 months of completion of the construction of the filling station and post construction rehabilitation and monitoring requirements thereof, but by no later than 30 July 2028.		Still to be done.
20.1. Environmental audit report must be prepared by an independent person with the relevant environmental auditing expertise (may not be the ECO or EAP who conducted the EIA process).		Still to be done.
21. The Holder must, within 7 calendar days of the submission of the audit report to the Competent Authority, notify all I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).		Still to be done.
22. 3 groundwater monitoring boreholes must be established downgradient of the filling station in order to detect potential contamination.		Still to be done.
23. A site specific stormwater management plan must be developed for the filling station and be submitted and approved by this Department as part of the EMPr, prior to commencement of activities.		Still to be done.
24. Area on the watercourse side of the development setback must be demarcated as a no-go area and managed for conservation use.		Still to be done.
25. The area where treated effluent will be irrigated may only occur on existing and currently used fields as indicated in Annexure 3 of the EA.	NA.	Still to commence.
26. The security fencing must be aligned to the perimeter of the development footprint area. It may not be installed within or around the conservation area unless approved by the Competent Authority.		Still to commence.
27. Heritage remains found must be reported Heritage Western Cape.	NA.	None have been found thus far.