

HillLand Environmental

Environmental Assessment Practitioners

EXTERNAL ENVIRONMENTAL AUDIT

FOR

PARKDENE BP FILLING STATION, GEORGE



Compiled by	HillLand Environmental
HillLand Reference	GEO26/1380/01
Date	4 February 2026

ISSUED BY:

HillLand Environmental

PO Box 590

George, 6530

Tel: 044 889 0229

E-mail: admin@hilland.co.za / environmental@hilland.co.za

Website: www.hilland.co.za

**PARKDENE FILLING STATION, GEORGE:
ENVIRONMENTAL AUDIT REPORT**

Client: Look Forward Construction (Pty) Ltd.

Auditor: **Stefan Delport** graduated from Stellenbosch University with a BSc (Hons) in Conservation Ecology and Entomology. He has 8 years' experience in environmental management and reporting and environmental auditing.

Cathy Avierinos BSc (Hons) in Environmental Management 34 years practicing as an Environmental Assessment Practitioner in all fields of Environmental Management, Impact Assessment, Rehabilitation, Environmental Control, and Monitoring.

Declaration of Independence:

I, **Stefan Delport**, as the EAP appointed to undertake an independent audit hereby declare that:

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



EAPASA 2019/1123

Signature of the appointed EAP

HillLand Environmental Consultants (Pty) Ltd

Company

4 February 2026

Date

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Submitted to:	DEADP – George – Competent Authority Look Forward Construction (Pty) Ltd – Holder
Copies to:	Element Consulting Engineers BP

EXTERNAL AUDITOR	Stefan Delpont (EAPASA Registered) HillLand Environmental (Pty) Ltd 166 Mountview Farm, Victoria Heights P.O.Box 590 - George, 6530 - Western Cape - South Africa www.hilland.co.za Mobile: +27 (0) 823055097 - Office: +27 (0) 44 8890229 - Fax: +27 (0)86 5425248  HillLand Environmental Environmental Assessment Practitioners 166 Mount View, Victoria Heights P.O. Box 590, George, 6530 Western Cape, South Africa Tel: +27 (0) 44 889 0229 Mobile: +27 (0) 82 558 6589 E-mail: admin@hilland.co.za www.hilland.co.za
EAP AND ECO	Siân Holder 072 228 6711 ENV. CONSULTANT ENV. EDUCATION M.Ed Environmental Education (Rhodes) B Tech Nature Conservation (NMMU)   T: 044 874 0365 F: 044 874 0432 17 Progress Street, George PO Box 2070, George 6530

Environmental authorisation and exemption granted	EIA REFERENCE NUMBER: EG12/2/4/1-D2/22-0067/11 DATE OF ISSUE: 2012-11-14
1st Addendum to Environmental Authorisation granted	REFERENCE: 16/3/3/5/D2/45/0008/17 DATE OF ISSUE: 2017-08-21
2nd Addendum to Environmental Authorisation granted	REFERENCE: 16/3/3/5/D2/46/0007/22 NEAS REF: WCP/EIA/AMEND/0000676/2022 ENQUIRIES: Shireen Pullen DATE OF ISSUE: 18 May 2023

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INTRODUCTION

HillLand Environmental, independent Environmental Assessment Practitioners (EAPs), were appointed by the Holder, **Look Forward Construction (Pty) Ltd represented by Mr A Ismail** and Environmental Control Officer (ECO), Cape Environmental Assessment Practitioners (Pty) Ltd – Cape EAPrac, to undertake an Environmental Audit for the construction phase and completion of construction of the Parkdene Filling Station on Erf 11221, Parkdene, George.

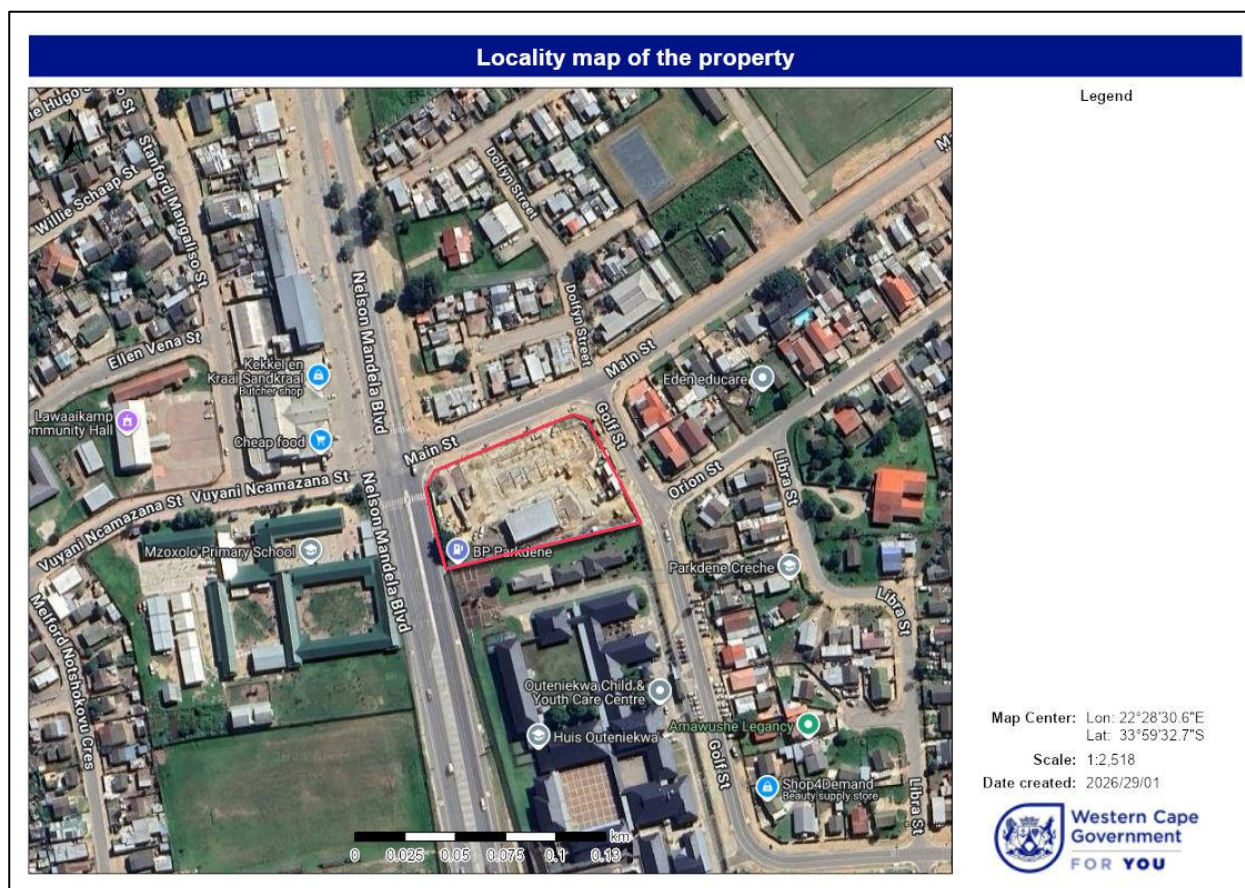


Figure 1: Locality of the property (note that the aerial image was taken during the construction phase) (CapeFarmMapper, 2026)

SCOPE AND PURPOSE OF THE ENVIRONMENTAL AUDIT REPORT

This external environmental audit report is compiled and submitted as required in terms of the EA, addendum to the EA (2017), addendum to the EA (2023) and approved updated EMPr. This environmental audit report covers the annual construction phase environmental audit – **condition 16.2** and the final construction phase environmental audit – **condition 16.3 of the EA**.

PROJECT DESCRIPTION

The original Environmental Authorisation (EA) and Exemption was issued for the project in 2012 for the construction of a filling station on Erf 1121, Parkdene, George (here after referred to as 'the property'). Application for amendment of the holder of the authorisation and validity period was made and subsequently granted in 2017.

Amendment to the description of the project, associated SDP and validity period, was made and was subsequently granted in 2023.

The approved project description is as follow:

The development of a filling station to dispense both octane (petrol) and diesel fuels, for passenger, light delivery, and heavy vehicles.

The total covered development footprint will be 762.10m² includes:

- Installation of five (5) Underground Storage Tanks (USTs);
 - Depth: 2 to 2.5 metres below natural ground level;
 - Capacity: ~115m³ (~115 000 litres);
- Hard-surfaced fuel dispensing Forecourt and tanker refuelling area;
- Main building (309.92m²), including:
 - a convenience shop, public toilets, freezer/chiller room, storeroom, kitchen freezer/chiller, prep area, server area, cashiers' cubicle, offices, staff toilets, attendants' cubicle, attendants' change rooms, ATM room.
- Twenty (29) parking bays with two (2) disabled bays;
- Hard-surfaced internal access and service roads;
- Main Access to the development:
 - Entrance only off Main Street;
 - Full access off Golf Street.

Approximate to the following SDP:

ANNEXURE 1: SITE DEVELOPMENT PLAN



LISTED ACTIVITIES AUTHORISED

The following activity was authorised in the original 2012 authorisation:

Government Notice No. R544 of 18 June 2010 -

Activity Number: 13

Activity Description: *The construction of facilities or infrastructure for the storage, or for the storage and handling, of a dangerous good, where such storage occurs in containers with a combined capacity of 80 but not exceeding 500 cubic metres;*

AUDIT REQUIREMENTS

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

Requirement	Details
(1) An environmental audit report prepared in terms of these Regulations must contain—	
(a) details of the—	
(i) independent person who prepared the environmental audit report; and	HillLand Environmental, independent EAP compiled this construction phase and construction completion external environmental audit report, refer to Pages 2 & 4
(ii) expertise of the independent person that compiled the environmental audit report;	Please refer to Page 2 and Appendix A
(b) a declaration that the independent auditor is independent in a form as may be specified by the competent authority;	Please refer to Page 2
(c) an indication of the scope of, and the purpose for which, the environmental audit report was prepared;	Please refer to Scope of report on Page 6
(d) a description of the methodology adopted in preparing the environmental audit report;	Please refer to Page 8
(e) an indication of the ability of the EMPr, and where applicable, the closure plan to—	
(i) sufficiently provide for the avoidance, management and mitigation of environmental impacts associated with the undertaking of the activity on an on-going basis;	Please refer to Assessment of Environmental Management Plans on Page 22
(ii) sufficiently provide for the avoidance, management and mitigation of environmental impacts associated with the closure of the facility; and	
(iii) ensure compliance with the provisions of environmental authorisation, EMPr, and where applicable, the closure plan;	Please refer to Page 22
(f) a description of any assumptions made, and any uncertainties or gaps in knowledge;	Please refer to Page 9
(g) a description of any consultation process that was undertaken during the course of carrying out the environmental audit report;	Please refer to Page 9
(h) a summary and copies of any comments that were received during any consultation process; and	N/A
(i) any other information requested by the competent authority.	N/A

METHODOLOGY

This audit involved going through all available paperwork for the project associated with the EA as provided by the ECO, Cape EAPrac.

A construction phase site visit with the ECO, Cape EAPrac, Siân Holder, was undertaken by the auditor in order to familiarise ourselves with the site in terms of the requirement for an annual audit during the construction phase - site visit undertaken on 28 May 2025, in terms of condition 16.2).

A final completion audit inspection was undertaken on 30 January 2026 in terms of condition 16.3.

The full environmental authorisation audit checklist and EMPr checklist are inserted into this document for compliance purposes and recommendations are made as required.

Cape EAPrac provided a selection of documents for the audit process:

- Proof of Notification of EA, addendum EA (2017) and addendum EA (2023)
- Confirmation of "no appeal lodged" – addendum EA (2023)
- Updated EMPr – dated January 2023
- Letter of appointment of ECO – August 2021
- Environmental induction registers – May & June 2024
- ECO compliance report #6 – February 2025
- ECO compliance report #7 – March 2025
- ECO compliance report #8 – April 2025
- ECO compliance report #9 – May 2025
- ECO completion statement – 17 November 2025
- Various method statements
- Layout plans – site development plans
- DMRE –Site license certificate
- DMRE – Retail license certificate
- Manufacture Compliance Certificate for the underground fuel storage tanks

ASSUMPTIONS, UNCERTAINTIES AND GAPS IN KNOWLEDGE

This report was completed based on methods of best practice, input from experts, good, sound knowledge and experience from similar projects and situations. The report lists gaps in knowledge linked to information that is not available, or which has not yet been made available to the auditor, and which is impacting on the compliance status of various aspects of the project(s).

The ECO was unable to provide ECO monitoring reports #1, #2, #3, #4, #5 and #10 due to data loss, however, based on the audit inspection(s) and review of the available information, the missing information does not have a material impact on the outcome of the audit or compliance with the EA during the construction phase.

Assumptions as to certain compliance or non-compliance issues is made based on the current status on site and the historical aerial photography and on discussion with the ECO.

CONDITIONS OF AUTHORISATION

This section deals with the level of compliance with the environmental authorisation and subsequent addendums to the environmental authorisation.

EA Condition – 14 Nov 2012	Compliance finding
1. This environmental authorisation valid for a period of five years from the date of issue. The holder must commence with all the listed activities within the said period or this environmental authorisation lapses and a new application for environmental authorisation must be submitted to the competent authority, unless the holder has lodged a valid application for the amendment of the validity period of this environmental authorisation, before the expiry of this environmental authorisation. In such instances, the validity period will be automatically extended ("the period of administrative extension") from the day before this environmental authorisation would otherwise have lapsed, until the amendment	Compliant – addendum to the EA was issued to extend the validity of the EA by another 5 years. Activities to commence before 14 November 2022. 2. Section E: Condition 1 is amended and must read as follows: "The activities must commence before or on 14 November 2022. If commencement of the activity does not occur within this period, the authorisation lapses and a new application for environmental authorisation must be submitted and authorisation obtained, before the activity may be undertaken." The validity period was extended by further 5 years in the addendum to the EA issued on 18 May 2023.

application for the extension of the validity period is decided. The listed activities, including site preparation, may not commence during the period of administrative extension.

2.2 Section E, Condition 1 is amended to read as follows:

"The environmental authorisation is valid for a period of fifteen (15) years until 14 November 2027 during which all construction activities, including auditing and reporting must be finalised. The operational aspects of this Environmental Authorisation are granted for a period until 14 November 2047. The filling station may not be operated without a valid Environmental Authorisation."

Construction commenced within the validity period of the EA (commencement 6 May 2024).

2.The listed activities, including site preparation, may not commence within 20 (twenty) calendar days of the date of issue of this environmental authorisation. In the event that an appeal notice and subsequent appeal is lodged with the competent authority, the effect of this environmental authorisation may be suspended until such time as the appeal is decided.

Compliant – construction activities commenced more than 20-days after the EA was issued.



Cape Environmental Assessment Practitioners (Pty) Ltd

Reg. No. 2008/004627/07
VAT No 4720248386

Telephone: (044) 874 0365
Facsimile: (044) 874 0432
Web: www.cape-eaprac.co.za

17 Progress Street, George
PO Box 2070, George 6530

19 April 2024
Our Ref: GEO139d/01

DEA&DP Ref: 16/3/5/D2/46/0007/22

Dear **Shireen Pullen**
DEA&DP, George

VIA Email: Shireen.pullen@westerncape.gov.za
& OneDrive Portal

RE: NOTIFICATION OF COMMENCEMENT – Parkdene Filling Station, Erf 11221, Cnr Nelson Mandela Boulevard & Main Street and Golf Street, Parkdene, George

Cape Environmental Assessment Practitioners (Pty) Ltd. (*Cape EAPrac*) has been appointed by the Applicant & Holder of the Environmental Authorisation (EA), **Look Forward Construction (Pty) Ltd.**, to serve as **Environmental Control Officer (ECO)** to monitor compliance with the Amended Environmental Authorisation (EA) & Updated Environmental Management Programme (EMPr) for the Parkdene Filling Station on Erf 11221, Parkdene George.

This letter serves to confirm that *Cape EAPrac* has been appointed as ECO to monitor compliance with the implementation and abovementioned Amended EA (Ref: 16/3/5/D2/46/0007/22, 18 May 2023) and Updated EMPr (Jan 2023) and to notify the competent authority of the developer's intent to commence with construction of the approved development.

The appointed contractor, MET Builders (Pty) Ltd., wishes to initial site activities on Monday 06 May 2024.

Reference is made to the following Conditions of the Parkdene Filling Station original EA:

#	Condition:	Response:
EA, 14 November 2012, Ref: EG12/2/4/1-D2/22-0067/11 (R. Roets):		
4	Seven calendar day's notice, in writing, must be given to the competent authority before commencement of construction activities. 4.1 The notice must make clear reference to the site details and EIA reference number; 4.2 The notice must also include proof of compliance with the following conditions: 2, 3, 8 & 12.	This letter serves as notification of commencement of construction, submitted more than 7 days prior to proposed commencement of site activities, scheduled for Monday 06 April 2024.
2	The listed activities, including site preparation, may not commence within 20 (twenty) calendar days of the date of this authorisation. In the event that an appeal notice and subsequent appeal is lodged with the competent authority, the effect of this environmental authorisation may be suspended until such time as the appeal is decided.	No site preparation or construction activities commenced within 20 days of the 14 Nov.2012, nor within 20 days of the date of amended EA, 18 May 2023. Confirmation of no appeals against the amended EA was received from the DEA&DP Appeals Directorate on 17 July 2023 (see attached).

3	The applicant must in writing, within 12 (twelve) calendar days of the date of this decision and in accordance with 10(2) – 3.1 notify all registered and affected parties of – 3.1.1 the outcome of the application; 3.1.2 the reasons for the decision as included in Annexure 1; 3.1.3 the date of the decision; and 3.1.4 the date of issue of the decision. 3.2 draw the attention of all registered interested and affected parties to the fact that an appeal may be lodged against the decision in terms of Chapter 7 of the Environmental Impact Assessment Amendment Regulations, 2010 detailed in section F below.	See attached proof of notification to registered I&APs of the original EA dated Nov.2012 (GEO139/35, 21 Nov.2012), as well as notification of the latest Amended EA (GEO139c/11, 25 May 2023). Confirmation of no appeals against the amended EA was received from the DE&DP Appeals Directorate, on 17 July 2023 (see attached).
8	The draft Environmental Management Programme (EMP) must be amended to address the following aspects and be resubmitted to the competent authority for approval, prior to commencement of construction: 8.1 Incorporate all the condition of this Environmental Authorisation; 8.2 Amend the draft EMP to include all the key mitigation measures recommended by the specialists and contained in the BAR, as well as those conditions that are practically implementable and imposed by all organs of state who commented on the proposal.	The amended / updated EMP (GEO139c/10, dated January 2023) was approved by the competent authority (section 3 of the Amended EA, dated 18/05/2023 – see attached). The Updated EMP incorporated all conditions of the various EA's, as well as specialist recommendations and authority conditions. The Updated EMP also included the required qualifications / experience and responsibilities of the ECO.
12	The holder must appoint a suitably experienced environmental control officer (ECO) for the construction phase before commencement of any land clearing or construction activities to ensure compliance with the EMP and the conditions contained herein.	Cape EAPrac has been appointed as the competent ECO to ensure compliance with the various EA's and the Updated EMP, during the construction of the Parkdene Filling Station (see appointment letter attached).

The appointed Contractor intends to commence with site clearance on **06 May 2024**.

ECO notice of commencement letter – including all prerequisite condition compliance proof – letter dated 19 April 2024.

Compliant – proof of compliance was submitted to DEADP in the Notification of Commencement letter/email. See screenshot of the I&AP notification letter – 21 November 2012.

3. The applicant must in writing, within 12 (twelve) calendar days of the date of this decision and in accordance with the regulation 10-(2)-

3.1 notify all registered interested and affected parties of –

3.1.1 the outcome of the application;

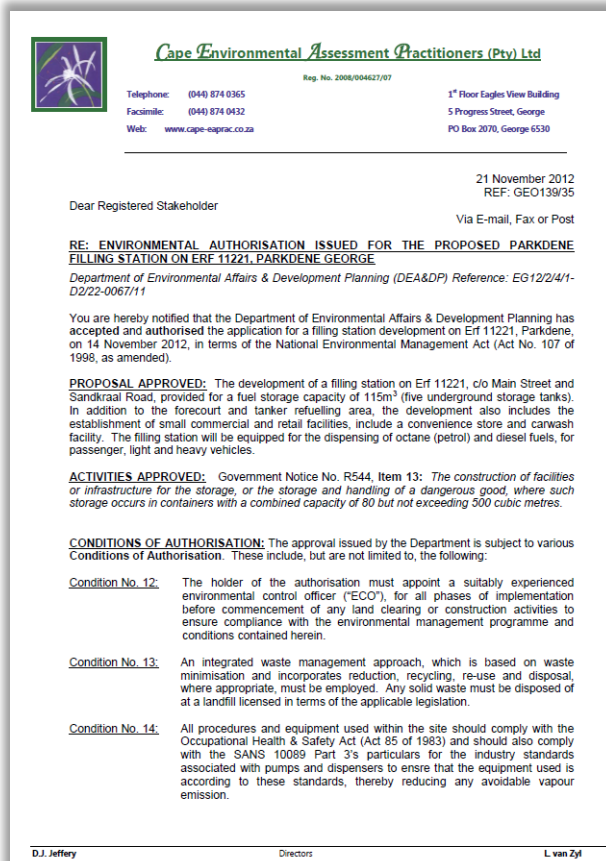
3.1.2 the reasons for the decisions as included in Annexure 1;

3.1.3 the date of the decision; and

3.1.4 the date of issue of the decision

3.2 draw the attention of all registered interested and affected parties to the fact that an appeal may be lodged against the decision in terms of Chapter 7 of the Environmental Impact Assessment Amendment Regulations, 2010 detailed in section F below:

3.3 draw the attention of all registered interested and affected parties to the manner in which they may access the decision.



Condition No. 15: Should any heritage remains be exposed during excavations or any actions on the site, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape, in accordance with the applicable legislation.

The complete Environmental Authorisation is available from Cape EAPrac on request or can be downloaded from the Cape EAPrac website at: www.cape-eaprac.co.za/active

OPTION TO APPEAL: Should any party wish to appeal this decision, they must lodge a Notice of Intent to Appeal Form with the Western Cape Ministry of Local Government, Environmental Affairs & Development Planning, to reach the Minister no later than Tuesday, 4 December 2012.

Following the submission of the Notice of Intent to Appeal Form, the Appellant has thirty (30) calendar days (excluding Public Holidays), from date of submitting the Notice of Intent to Appeal, to submit his or her Appeal Form to the Minister. All appeal-related forms can be obtained from URL: <http://www.westerncape.gov.za/eadp>

All appeal-related forms must be submitted by any of the following methods:

POSTAL:	PHYSICAL:
Private Bag X9186	3 rd Floor Leeusig Building (Entrance Utilities Building)
Cape Town	Room 305 A
8000	1 Dorp Street
Tel: (021) 483 3721	Cape Town
Fax: (021) 483 4174	8001
E-mail: jaap.de.villiers@pgwc.gov.za	

Please copy Cape EAPrac on the Notice of Intent to Appeal Form and the Appeal Form.

The proposed activity may not commence until such time as the appeal period has ended and any other relevant approvals obtained.

Kind regards,



Francini van Staden
For Cape EAPrac

2



BASIC ASSESSMENT ENVIRONMENTAL PROCESS ENVIRONMENTAL AUTHORISATION: PARKDENE FILLING STATION Erf 11221, Parkdene, George

Notice is hereby given of the authorisation of the application for the proposed establishment of the Parkdene Filling Station, authorised by the Department of Environmental Affairs & Development Planning on 14 November 2012, in terms of the National Environmental Management Act (NEMA, Act No. 107 of 1998 as amended).

DEA&DP Reference Number: EG12/2/4/1-D2/22-0067/11.

Location: Erf 11221, c/o Main & Sandkraal Road, Parkdene, George

Proposal Authorised: Development of a filling station on Erf 11221 for the dispensing of octane and diesel fuels for passenger, light delivery and heavy vehicles. The development proposal includes small commercial and retail facilities, 22 parking bays, internal access and carwash facility.

Proponent: Mr Aboubaker Ismail **Environmental Consultant:** Cape EAPrac

Contact: Francini van Staden, P O Box 2070, George, 6530, Tel: 044 874 0365, Fax: 044 874 0432, E-mail: francini@cape-eaprac.co.za

Information available: Environmental Authorisation (EA) can be obtained from Cape EAPrac at contact details provided, or downloaded from the website: www.cape-eaprac.co.za/active

Date of Advert: *George Herald*, Thursday 22 November 2012.

Listed Activities Authorised: Activity No. 13 (Regulations 544).

Appeal process: Should any party wish to appeal the decision, a formal Notice of Intent to Appeal must be directly lodged with the Western Cape Minister of Local Government, Environmental Affairs & Development Planning at contact details provided below. The Intent to Appeal must reach the Minister no later than **4 December 2012**, to be followed with a formal Appeal Form submitted to the Minister no later than **8 January 2013**.

Both the Intent to Appeal and Appeal Form are obtainable from the Minister's office only at contact details: telephone number (021) 483 3721, or e-mail: jaap.devilliers@pgwc.gov.za or from the website www.capegateway.gov.za/eadp.

Copies of the Notice of Intent to Appeal and Appeal Form must also be submitted to Cape EAPrac at contact details provided above.

Contact details for lodging Appeal:

Postal: Attention: Mr Jaap de Villiers, P/Bag X 9186, Cape Town, 8000

Physical: Attention: Mr Jaap de Villiers, 3rd Floor Leeusig Building, 1 Dorp Street, Cape Town, 8001

Fax: (021) 483 4174, **Email:** jaap.devilliers@pgwc.gov.za

Any party intending to appeal the Department's decision, must ensure that all details of the appeal procedure are complied with.

4. Seven calendar days' notice, in writing, must be given to the competent authority before commencement of construction activities.

4.1 The notice must make clear reference to the site details and EIA reference number given above.

4.2 The notice must also include proof of compliance with the following conditions described herein:

Condition: 2, 3, 8 and 12

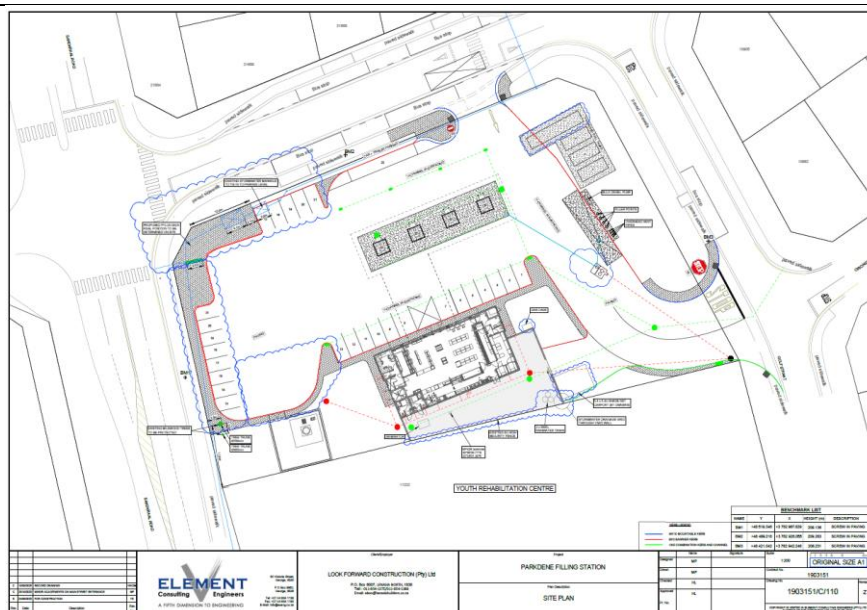
5. The holder is responsible for ensuring compliance with the conditions by any person acting on his/her

Compliant – see notes on condition 2 above.

Compliant – as reported in the Completion statement –

behalf, including an agent, sub-contractor, employee or any person rendering a service to the holder.	The compliance items indicated by the ECO were reflected in monthly meeting minutes, with the holder, via the Engineer or main Contractor, issuing site instructions for action.
6. Any changes to, or deviations from the scope of the description set out in section B above must be accepted or approved, in writing, by the competent authority may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the holder to apply for further authorisation in terms of the applicable legislation.	Compliant – as reported in the ECO report # 8 – April 2025 and the Completion statement there were minor deviations from the activity description as listed in the Addendum EA (2023). Slight deviations from the abovementioned approved activity description have been implemented and relate to: • Installation of 3 x 23m³ and 1 x 46m³ fuel tanks, totalling 115m³ storage capacity (see attached <i>Manufacture Compliance Certificates for installed underground fuel storage tanks</i>). I.e. Four (4) Underground Storage Tanks (USTs) have been installed, instead of five (5) tanks, as approved. The storage capacity remains 115m³, as authorised. • Main building footprint amounts to approx. 314m², instead of 309.92m², as authorised. • The number of authorised Parking Bays (29) has been reduced by two (2), to allow for the pylon position and the additional kerbed walkway area required to accommodate the newly upgraded municipal services on the north-western corner of the site, as well as to avoid the two Wild Fig trees on the south-western boundary. I.e. twenty-seven (27) parking bays have been constructed, of which two are disabled (one on either side of shop entrance). • Addition of a 10m x 10m area, allocated for a future Cell Tower, on south-western corner of site, on request from the George Municipality and approved as part of the Municipal SDP approval (dated 11 Nov.2023, Collab. Ref: 27556073, see attached). This facility has not yet been built. This area has been planted as lawn, as part of the enlarged open space area a present. The deviations related to the USTs & parking bays were reflected in ECO Report #8 (Ref: GEO139d/09, 30 April 2025), as submitted to DEA&DP. These deviations are not considered to be significant nor substantial i.e. have no influence on the abovementioned scope of the Environmental Authorisation, nor change to the management outcomes of the EMPr. These minor deviations (as per the screenshot of the Completion statement below), were reported to the Competent Authority during the compliance inspection (24 October 2024) as well as in the ECO Report #8 – April 2024. It was noted that the Competent Authority verbally confirmed that the minor deviations are immaterial to the environmental management outcome. The auditor is of opinion that the minor deviations of the activity description of the EA does not have a material impact on the environmental management impact outcomes, nor does it change the identified risks. Slight deviations from the abovementioned approved activity description have been implemented and relate to: • Installation of 3 x 23m³ and 1 x 46m³ fuel tanks, totalling 115m³ storage capacity (see attached <i>Manufacture Compliance Certificates for installed underground fuel storage tanks</i>). I.e. Four (4) Underground Storage Tanks (USTs) have been installed, instead of five (5) tanks, as approved. The storage capacity remains 115m³, as authorised. • Main building footprint amounts to approx. 314m², instead of 309.92m², as authorised. • The number of authorised Parking Bays (29) has been reduced by two (2), to allow for the pylon position and the additional kerbed walkway area required to accommodate the newly upgraded municipal services on the north-western corner of the site, as well as to avoid the two Wild Fig trees on the south-western boundary. I.e. twenty-seven (27) parking bays have been constructed, of which two are disabled (one on either side of shop entrance). • Addition of a 10m x 10m area, allocated for a future Cell Tower, on south-western corner of site, on request from the George Municipality and approved as part of the Municipal SDP approval (dated 11 Nov.2023, Collab. Ref: 27556073, see attached). This facility has not yet been built. This area has been planted as lawn, as part of the enlarged open space area a present. The deviations related to the USTs & parking bays were reflected in ECO Report #8 (Ref: GEO139d/09, 30 April 2025), as submitted to DEA&DP. These deviations are not considered to be significant nor substantial i.e. have no influence on the abovementioned scope of the Environmental Authorisation, nor change to the management outcomes of the EMPr.
7. The applicant must notify the competent authority in writing, within 24 hours thereof if any condition herein stipulated is not being complied with.	Compliant – as reported by the ECO during the construction – no non-compliances with any condition of the EA, addendum to the EA (2017) and addendum to the EA (2023) were noted or reported.
8. The draft Environment Management Programme ("EMP") must be amended to address the following aspects and be re-submitted to the competent authority for approval, prior to commencement of construction: 8.1 Incorporate all the conditions of this Environmental authorisation: 8.2 Amend the draft EMP to include all the key mitigation measures recommended by the specialists and contained in the BAR, as well as those conditions that are practically implementable and imposed by all organs of state who commented on the proposal.	Compliant – the draft EMPr was amended and re-submitted to the competent authority and approved in the Addendum EA (2023) paragraph 3. 3. By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, 2014 (as amended), the competent authority also approves the amended EMPr submitted on 25 January 2023.

An application for amendment to the EMP must be submitted to the competent authority if any further amendments are to be made to the EMP and this may only be implemented once the amended EMP has been authorised by the competent authority. The EMP must be included in all contract documentation for all phases of implementation.	
9. A copy of the environmental authorisation and the EMP must be kept at the site where the listed activities will be undertaken. Access to the site referred to in section C above must be granted and the environmental authorisation and EMP must be produced to any authorised official representing the competent authority who requests to see it for the purposes of assessing and/or monitoring compliance with the conditions contained herein. The environmental authorisation and EMP must also be made available for inspection by any employee or agent of the applicant who works or undertakes work at the site.	Compliant – as confirmed by the ECO – Completion statement.
10. The applicant must submit an application for amendment of the environmental authorisation to the competent authority where any detail with respect to the environmental authorisation must be amended, added, substituted, corrected, removed or updated. Further, the rights granted by this environmental authorisation are personal rights (i.e. not attached to a property but granted to a natural or juristic person). As such, only the holder may undertake the activities authorised by the competent authority. Permission to transfer the rights and obligations contained herein must be applied for in the following manner: 10.1 The applicant must submit an originally signed and dated application for amendment of the environmental authorisation to the competent authority stating that he/she wishes the rights and obligations contained herein to be transferred, and including (a) confirmation that the environment authorisation is still in force (i.e. that the validity period has not yet expired or the activities were lawfully commenced with); (b) the contact details of the person who will be the new holder ;(c) the reasons for the transfer; (d) an originally signed letter from the contained in the environmental authorisation and indicating that he/she has the ability to implement the mitigation and management measures and to comply with the stipulated conditions. 10.2 The competent authority will issue amendment to the new holder either by way of a new environmental authorisation if the transfer is found to be appropriate.	Compliant - The EA was amended to extend the validity period as well as the site layout plan – addendum to EA (2017) & addendum to EA (2023). The auditor is of opinion that the minor deviations of the activity description of the EA does not have a material impact on the environmental management impact outcomes, nor does it change the identified risks. ANNEXURE 1: SITE DEVELOPMENT PLAN  Site layout plan as approved in the addendum to the EA (2023)



As-built site plan (October 2025) showing the minor deviations in blue bubbles

11. Non-compliance with a condition of this environmental authorisation or EMP and may result in suspension of this environmental authorisation and may render the holder liable for criminal prosecution.

Compliant – there were no no-compliances with the EA or EMP reported during the construction phase.

12. The holder must appoint a suitably experienced environmental control officer ("ECO"), for the construction phase before commencement of any land clearing or construction activities to ensure compliance with the EMP and the conditions contained herein.

Compliant – Cape EAPrac was appointed as the ECO prior to commencement of any land clearing or construction activities – letter dated 19 April 2024.



Cape Environmental Assessment Practitioners (Pty) Ltd

Reg. No. 2008/004627/07
VAT No 4720248306

Telephone: (044) 874 0365
Facsimile: (044) 874 0432
Web: www.cape-eaprac.co.za

17 Progress Street, George
PO Box 2070, George 6530

19 April 2024
Our Ref: GEO139d/01
DEA&DP Ref: 16/3/3/5/D2/46/0007/22

Dear **Shireen Pullen**
DEA&DP, George

VIA Email: Shireen.pullen@westerncape.gov.za
& OneDrive Portal

RE: NOTIFICATION OF COMMENCEMENT – Parkdene Filling Station, Erf 11221, Cnr Nelson Mandela Boulevard & Main Street and Golf Street, Parkdene, George

Cape Environmental Assessment Practitioners (Pty) Ltd. (*Cape EAPrac*) has been appointed by the Applicant & Holder of the Environmental Authorisation (EA), **Look Forward Construction (Pty) Ltd.**, to serve as **Environmental Control Officer (ECO)** to monitor compliance with the Amended Environmental Authorisation (EA) & Updated Environmental Management Programme (EMPr) for the Parkdene Filling Station on Erf 11221, Parkdene George.

This letter serves to confirm that *Cape EAPrac* has been appointed as ECO to monitor compliance with the implementation and abovementioned Amended EA (Ref: 16/3/3/5/D2/46/0007/22, 18 May 2023) and Updated EMPr (Jan 2023) and to notify the competent authority of the developer's intent to commence with construction of the approved development.

13. An integrated waste management approach, which is based on waste minimisation and incorporates reduction, recycling, re-use and disposal, where appropriate, must be employed. Any solid waste must be employed. Any solid waste must be disposed of at a landfill licensed in terms of the applicable legislation.

Compliant – as reported by the ECO reports

14. All procedures and equipment used within the site should comply with the Occupational Health and Safety Act (Act 85 of 1983) and should also comply with the SANS 10089 Part 3's particulars for the industry standards associated with pumps and dispensers to ensure that the equipment used is according to these standards, thereby reducing any avoidable vapour emissions.

The appointed Health and Safety consultant monitored compliance with the Health and Safety Act (Act 85 of 1983).

Manufacturers Compliance Certificates confirms compliance with the relevant SANS requirements.

This certifies that the above-mentioned product was manufactured in accordance with the specification SANS 1535:2018 & Management system standard ISO 9001:2015

15. Should any heritage remains be exposed during excavations or any actions on the site, these must

As reported by the ECO, no heritage remains were uncovered during the clearing, excavation or construction phase.

immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape (in accordance with the applicable legislation). Heritage remains include: archaeological remains (including fossil bones and fossil shells); coins; indigenous and/or colonial ceramics; any articles of value or antiquity; marine features; rock art and rock engravings; shipwrecks; and graves or unmarked human burials. A qualified archaeologist must be contracted where necessary (at the expense of the applicant and in consultation with the relevant authority) to remove any human remains in accordance with the requirements of the relevant authority.	
Addendum EA (2017): 16. The holder must, for the period during which the environmental authorisation and the EMPr remain valid – 16.1 ensure the compliance with the conditions of the environmental and the EMPr, is audited; 16.2 during the construction phase the holder must undertake annual environmental audit(s) and submit these Environmental Audit Report(s) to the Competent Authority; 16.3 the final construction phase Environmental Audit Report(s) must be submitted to the Competent Authority within sixty (60) days of completion of construction; 16.4 during the operational phase, the holder must ensure that environmental audit(s) are performed regularly and submit these Environmental Audit Report(s) to the Competent Authority; 16.5 During the operational phase the frequency of the auditing of compliance with the conditions of the environmental authorisation and of compliance with the EMPr may not exceed intervals of 5 years; and 16.6 the environmental audit report must be prepared and submitted to the Competent Authority, by an independent person with the relevant environmental auditing expertise and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014 (as amended)."	HillLand Environmental have been appointed as the external environmental auditor. 16.2 – this author conducted a construction phase environmental audit inspection on the 28th May 2025. 16.3 – this author conducted a final construction phase environmental audit inspection on the 30th January 2026. The external environmental audit report covering the annual construction phase and final construction completion audit inspections are to be submitted to the competent authority before 6 February 2026 (within sixty days of completion of construction). 16.4 & 16.5 as per the approved EMPr the holder must ensure to undertake an environmental audit two (2) years post construction. To report on operational aspects of the EA & EMPr. - The first operational phase environmental audit must be undertaken in February 2028, and at frequencies not exceeding 5-years, thereafter. 16.6 – HillLand Environmental has been appointed as the independent EAP with relevant experience in environmental auditing. This report complies with Appendix 7 of the NEMA EIA Regulations, 2014 (as amended).
Addendum to the EA (2017) 1. the applicant referred to under Section C of the Environmental Authorisation must read as follows: "The Director Look Forward Construction (Pty) Ltd c/o Mr. Aboobaker Ismail PO Box 6007 Lenasia North 1838 Tel: (011) 8523288 Fax: (011) 85424511"	Details of the holder changed.
2. Section E: Condition 1 is amended and must read as follows: "The activities must commence before or on 14 November 2022. If commencement of the activities does not occur within this period, the authorisation lapses and a new application for environmental authorisation must be submitted and authorisation obtained, before the activities may be undertaken."	Condition 2.2 of addendum to the EA (2023) replaced this condition (see below)
3. Refer to condition 16 above.	Refer to condition 16 above
4. All other information contained in the Environmental Authorisation, Ref: EG12/2/4/1-D2/22-	Refer to comments above.

0067/11 and issued 14 November 2012 remains unchanged and is still in force.

Condition 1 - The applicant must in writing, within 14 (fourteen) calendar days from the date of the Department's decision -

1.1 notify all registered interested and affected parties in the previous EIA process of -

1.1.1 the outcome of the application;

1.1.2 the reasons for the decisions;

1.1.3 the date of the decision; and

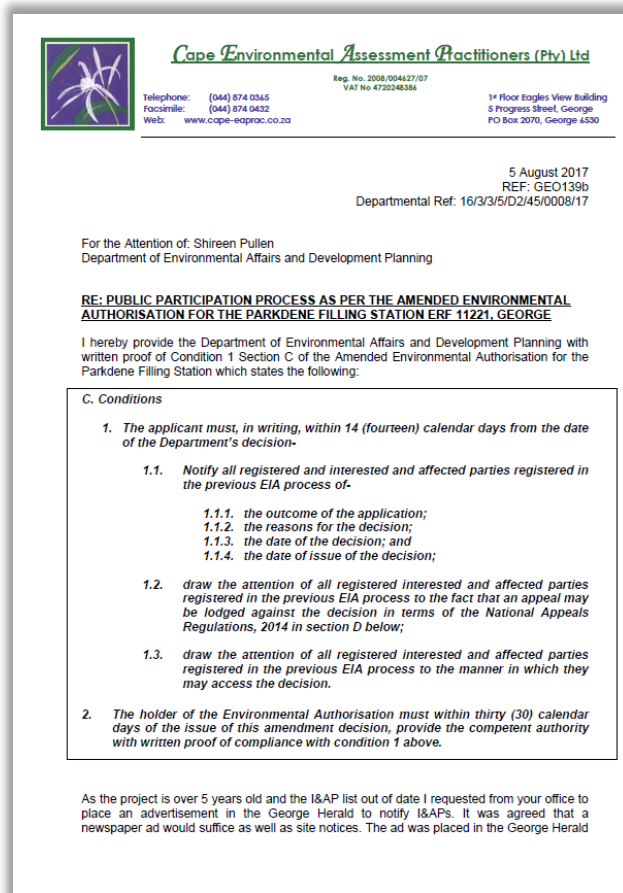
1.1.4 the date of issue of the decision

1.2 draw the attention of all registered interested and affected parties registered in the previous EIA process to the fact that an appeal may be lodged against the decision in terms of the National Appeals Regulations, 2014 in Section D below;

1.3 draw the attention of all registered interested and affected parties in the previous EIA process to the manner in which they may access the decision.

Condition 2. The holder of the environmental authorisation must within thirty (30) calendar days of the issue of this amendment decision, provide the competent authority with written proof of compliance with condition 1 above.

Compliant – proof of compliance was submitted to DEADP in the Notification of Commencement letter/email. See screenshot of the I&AP notification letter – 5 August 2017 (presumably the 5 September 2017 as the 5th August 2017 was before the date of issue of the amendment EA). The newspaper advert was placed on 31 August 2017.



Cape Environmental Assessment Practitioners (Pty) Ltd

Reg. No. 2008/00427/07
VAT No 472024836

Telephone: (044) 874 0345
Facsimile: (044) 874 0432
Web: www.cape-eaprac.co.za

1st Floor Eagles View Building
5 Progress Street, George
PO Box 2070, George 6530

5 August 2017
REF: GEO139b
Departmental Ref: 16/3/3/5/D2/45/0008/17

For the Attention of: Shireen Pullen
Department of Environmental Affairs and Development Planning

RE: PUBLIC PARTICIPATION PROCESS AS PER THE AMENDED ENVIRONMENTAL AUTHORISATION FOR THE PARKDENE FILLING STATION ERF 11221, GEORGE

I hereby provide the Department of Environmental Affairs and Development Planning with written proof of Condition 1 Section C of the Amended Environmental Authorisation for the Parkdene Filling Station which states the following:

C. Conditions

1. The applicant must, in writing, within 14 (fourteen) calendar days from the date of the Department's decision-

1.1. Notify all registered and interested and affected parties registered in the previous EIA process of-

1.1.1. the outcome of the application;
1.1.2. the reasons for the decision;
1.1.3. the date of the decision; and
1.1.4. the date of issue of the decision;

1.2. draw the attention of all registered interested and affected parties registered in the previous EIA process to the fact that an appeal may be lodged against the decision in terms of the National Appeals Regulations, 2014 in section D below;

1.3. draw the attention of all registered interested and affected parties registered in the previous EIA process to the manner in which they may access the decision.

2. The holder of the Environmental Authorisation must within thirty (30) calendar days of the issue of this amendment decision, provide the competent authority with written proof of compliance with condition 1 above.

As the project is over 5 years old and the I&AP list out of date I requested from your office to place an advertisement in the George Herald to notify I&APs. It was agreed that a newspaper ad would suffice as well as site notices. The ad was placed in the George Herald

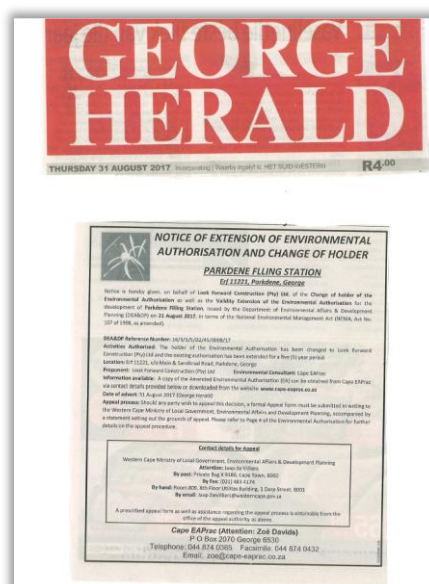
on the 31st of August 2017 and site notices were put on site on Monday the 4th of September 2017. All proof of compliance is attached as appendices:

Appendix A: George Herald Advertisement
Appendix B: Site notice
Appendix C: Photographs of site notice
Appendix D: Map of location of site notices

If you have any enquiries in this regard, or would like any additional information, please do not hesitate to contact this office directly.

Kind regards,


Zoë Davids
Cape EAPrac



Addendum to the EA (2023)

The Environmental Authorisation issued on 14 November 2012 is amended as set out below: 2.1 The activity Description under Section B is amended to read as follows:

"The applicant is herein authorised to undertake the following alternative related to the listed activity: A Filling Station to dispense both octane (petrol) and diesel fuels, for passenger, light delivery, and heavy vehicles. The total covered development footprint will be 762.10m² includes:

- Installation of five (5) Underground Storage Tanks (USTs); - Depth: 2 to 2.5 metres below natural ground level;
- Capacity: ~115m³ (~115 000 litres);

- Hard-surfaced fuel dispensing Forecourt and tanker refuelling area;

- Main building (309.92m²), including:
 - a convenience shop, public toilets, freezer/chiller room, storeroom, kitchen freezer/chiller, prep area, servery area, cashiers' cubicle, offices, staff toilets, attendants' cubicle, attendants' change rooms, ATM room.

- Twenty (29) parking bays with two (2) disabled bays;

- Hard-surfaced internal access and service roads;

- Main Access to the development:

- Entrance only off Main Street;
- Full access off Golf Street.

The proposed development will be implemented **approximate** to the site development plan contained in Annexure 1 of this addendum".

Slight deviations from the abovementioned approved activity description have been implemented and relate to:

- Installation of 3 x 23m³ and 1 x 46m³ fuel tanks, totalling 115m³ storage capacity (see attached *Manufacture Compliance Certificates for installed underground fuel storage tanks*). I.e. **Four (4) Underground Storage Tanks (USTs) have been installed**, instead of five (5) tanks, as approved. The storage capacity remains 115m³, as authorised.
- **Main building** footprint amounts to approx. 314m², instead of 309.92m², as authorised.
- The number of authorised Parking Bays (29) has been reduced by two (2), to allow for the pylon position and the additional kerbed walkway area required to accommodate the newly upgraded municipal services on the north-western corner of the site, as well as to avoid the two Wild Fig trees on the south-western boundary. I.e. **twenty-seven (27) parking bays have been constructed**, of which two are disabled (one on either side of shop entrance).
- Addition of a 10m x 10m area, allocated for a future Cell Tower, on south-western corner of site, on request from the George Municipality and approved as part of the Municipal SDP approval (dated 11 Nov.2023, Collab. Ref: 27556073, see attached). This facility has not yet been built. This area has been planted as lawn, as part of the enlarged open space area a present.

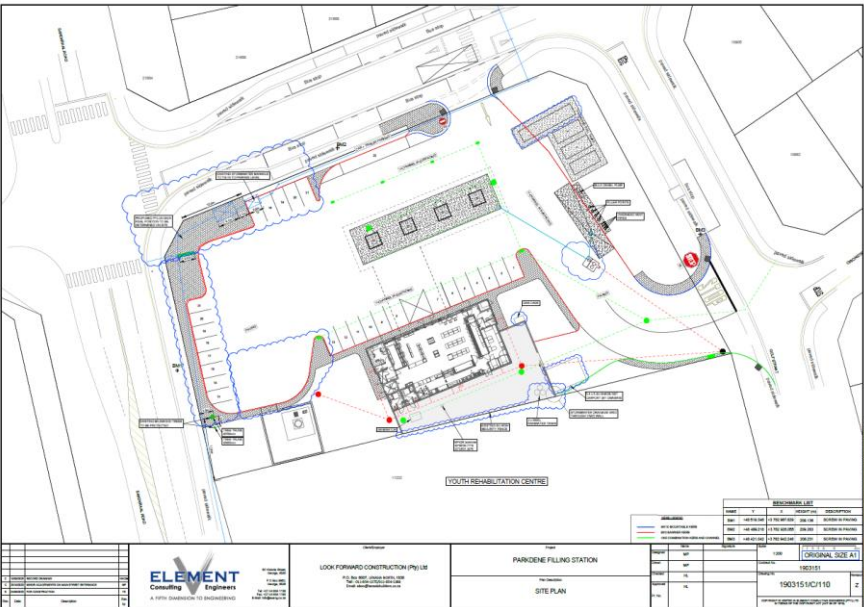
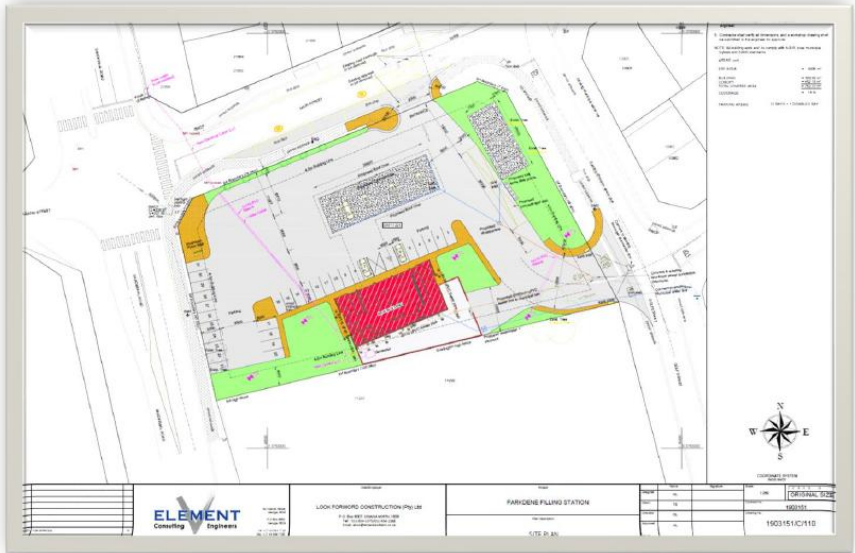
The deviations related to the USTs & parking bays were reflected in ECO Report #8 (Ref: GEO139d/09, 30 April 2025), as submitted to DEA&DP. These deviations are not considered to be significant nor substantial i.e. have no influence on the abovementioned scope of the Environmental Authorisation, nor change to the management outcomes of the EMPr.

These minor deviations (as per the screenshot of the Completion statement above), were reported to the Competent Authority during the compliance inspection (24 October 2024) as well as in the ECO Report #8 – April 2024. It was noted that the Competent Authority verbally confirmed that the minor deviations are immaterial to the environmental management outcome.

The auditor is of opinion that the minor deviations of the activity description of the EA does not have a material impact on the environmental management impact outcomes, nor does it change the identified risks.

The development of the filling station remained within the scope of the authorisation. The construction was completed approximate to the site development plan contained in the addendum to the EA – refer to the as-built site layout plan below.

ANNEXURE 1: SITE DEVELOPMENT PLAN



2.2 Section E, Condition 1 is amended to read as follows:

"The environmental authorisation is valid for a period of fifteen (15) years until 14 November 2027 during which all construction activities, including auditing and reporting must be finalised. The operational aspects of this Environmental Authorisation are granted for a period until 14 November 2047. The filling station may not be operated without a valid Environmental Authorisation."

3. By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact

Compliant – addendum to the EA was issued to extend the validity of the EA by another 5 years. Activities to commence before 14 November 2022.

2. **Section E: Condition 1** is amended and must read as follows:

"The activities must commence before or on **14 November 2022**. If commencement of the activity does not occur within this period, the authorisation lapses and a new application for environmental authorisation must be submitted and authorisation obtained, before the activity may be undertaken."

The validity period was extended by further 5 years in the addendum to the EA issued on 18 May 2023.

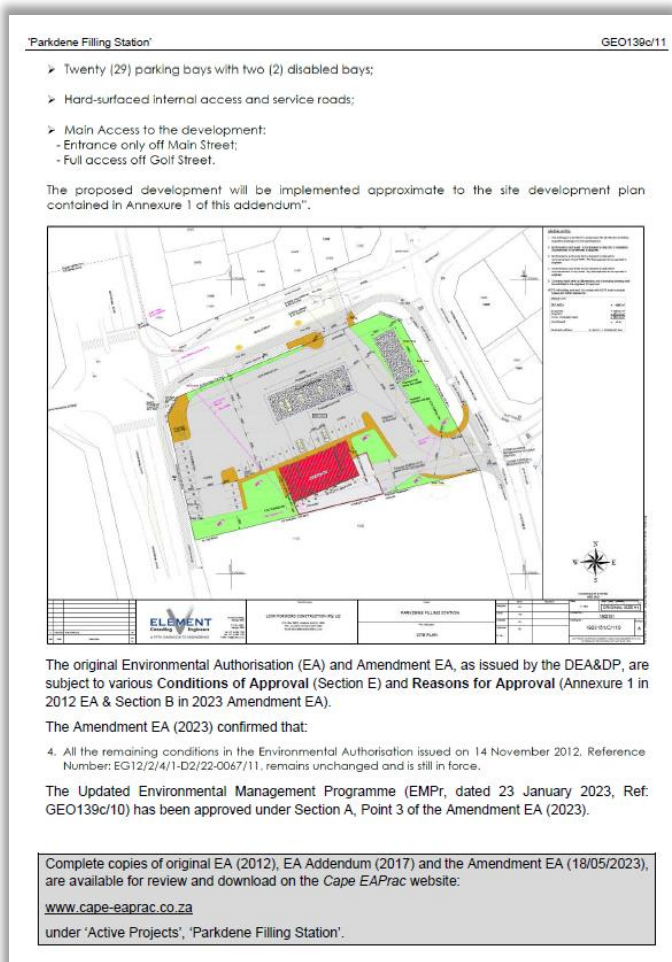
2.2 Section E, Condition 1 is amended to read as follows:

"The environmental authorisation is valid for a period of fifteen (15) years until 14 November 2027 during which all construction activities, including auditing and reporting must be finalised. The operational aspects of this Environmental Authorisation are granted for a period until 14 November 2047. The filling station may not be operated without a valid Environmental Authorisation."

Construction commenced within the validity period of the EA (**commencement 6 May 2024**).

Approval of the updated EMPr.

Assessment Regulations, 2014 (as amended), the competent authority also approves the amended EMPr submitted on 25 January 2023.	
4. All the remaining conditions in the Environmental Authorisation issued on 14 November 2012, Reference Number: EG12/2/4/1-D2/22-0067/11, remains unchanged and is still in force.	Comment to note
Conditions: 1. The applicant must, in writing, within 14 (fourteen) calendar days from the date of the Department's decision – 1.1 notify all registered interested and affected parties registered in the previous EIA process of – 1.1.1 the outcome of the application; 1.1.2 the reasons for the decision; 1.1.3 the date of the decision; and 1.1.4 the date of issue of the decision; 1.2 draw the attention of all registered interested and affected parties registered in the previous EIA process to the fact that an appeal may be lodged against the decision in terms of the National Appeals Regulations, 2014 (as amended) in section D below; 1.3 draw the attention of all registered interested and affected parties registered in the previous EIA process to the manner in which they may access the decision. 2. The holder of the environmental authorisation must within thirty (30) calendar days of the issue of this amendment decision, provide the competent authority with written proof of compliance with condition 1 above.	proof of compliance was submitted to DEADP in the Notification of Commencement letter/email. See screenshot of the I&AP notification letter – 25 May 2023.



SITE AUDIT FINDINGS

Annual construction phase external audit inspection (28 May 2025) findings:

- The construction site was fully fenced off with shade cloth net fencing and controlled access.
- Adequate ablution facilities were noted, which were connected to the municipal infrastructure.
- The contractor's office was set up on the parking area.
- Construction of the main building and foreground was completed. Installation of the paving were in process.
- The fuel storage tanks were already installed and shaping and rehabilitation around the fuel storage area had commenced.
- The temporary construction fuel storage was adequately bunded.
- Clean topsoil was used for the rehabilitation.

Findings of the review of the ECO monitoring reports (#6 to #9 and construction completion statement):

- Construction site was adequately demarcated.
- Suitable ablution facilities were provide to construction staff.
- Construction material was stockpiled within the construction zone or dedicated stockpile area.
- Satisfactory concrete mixing/batching method used.

- Satisfactory waste/litter management throughout the construction phase.

Construction completion external audit inspection (30 January 2026) findings:

- Construction and rehabilitation are complete.
- The construction site office has been removed.
- All construction rubble has been removed.
- Landscaping was done with a few exotic species but no listed invasive plant species. Indigenous vegetation was also used for the landscaping.
- Lawn areas consist of Kweek grass.

ASSESSMENT OF ENVIRONMENTAL MANAGEMENT PLAN

The table below is a summarised checklist of the Updated EMPr (GEO139c/10 – dated 23 January 2023) for the current audit period with comments where necessary.

The approved Updated EMPr has adequately provided for avoidance, management, and mitigation of environmental impacts associated with the undertaking of the listed activities during the construction phase of the Parkdene Filling station on Erf 11221.

No changes are recommended in terms of avoidance, management, and mitigation of environmental impacts associated with the construction phase.

The level of compliance is indicated by the following colours:

Compliant -  **Partial compliance** -  **Non-compliant** - 

5.3	"A suitably qualified Environmental Control Officer (ECO) be appointed to oversee all activities for the <u>duration of the construction phase of the project.</u> "	Cape EAPrac was appointed as the ECO, represented by Mrs Siân Holder. The ECO appointment letter confirms appointment prior to commencement of any activities on site.
5.4	"The following site frequency for ECO site visits has been determined: • The ECO is required to conduct twice weekly site visits during initial site clearing and demarcation activities, weekly during bulk excavations and then bi-monthly for the remainder of the construction period, in order to ensure the contractor receives the necessary induction and that all procedures are in place. It is advisable that this should coincide with site meetings. • 3 months post construction and site handover in order to inform the Completion Statement. • Ad hoc site visits may be undertaken in the event of any incidents or specific requests from the project holder of the EA or project team."	ECO completion statement confirms: • twice weekly inspections during the site clearance and demarcation activities • bi-monthly during the construction phase • ad-hoc inspections • post construction completion report inspection
5.5	"The ECO and Holder of the EA in consultation with the main Contractor shall ensure that adequate environmental awareness training of senior site	Environmental awareness training was done by the ECO during the early stages of the construction phase; 6 May 2024 and 12 July 2024:

personnel takes place and that all construction workers receive an induction presentation on the importance and implications of the EA and EMPr. The presentation shall be conducted, as far as is possible, in the employees' language of choice. The Contractor must provide a translator from their staff for the purpose of translating should this deemed necessary."

Cape Environmental Assessment Practitioners (Pty) Ltd

Telephone: (041) 874 8365
Web: www.cape-eap.co.za

Reg No: 2009/00427/07

17 Progress Street, George
PO Box 2070, George 6520

Project: **PARKDENE FILLING STATION** Project Ref: GEO139

ENVIRONMENTAL INDUCTION #1 – Attendance Register – MET Developments

Date: 06 May 2024 Venue: Site: Corner Main & Golf Streets, Parkdene, George Time: 08:00

	NAME	CONTRACTOR / COMPANY	From Area	SIGNATURE
1	Moses De Mink	MET Development	Parkdene	
2	Richard Oude	MET Development	Parkdene	
3	Andrius Bui	MET Development	Parkdene	
4	Useneth Gela	MET Development	Landcamp	
5	Leuthe L. van	MET Development	Landcamp	
6	Steven V.D. Buis	MET Builders	Harold Bay Plot	
7				
8				
9				
10				
11				
12				

Please Note: When completing this form, you consent to the lawful processing of personal information in relation to the intended purposes, as described by the Protection of Personal Information Act, 2013 (Act no. 4 of 2013). Your information will be used for the project, or any future project where you are identified as a P.I. You also agree that by submitting, consent to release the project, your contact details will, where required by a public body, be disclosed in case of a court order that must be complied with in the interest of the public. Information collected: names of staff as well as the consent authority for construction and decision making. kindly note our Privacy Statement

Cape Environmental Assessment Practitioners (Pty) Ltd

Telephone: (041) 874 8365
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Reg No: 2009/00427/07

17 Progress Street, George
PO Box 2070, George 6520

Project: **PARKDENE FILLING STATION** Project Ref: GEO139

ENVIRONMENTAL INDUCTION #1 – Attendance Register – MET Developments

Date: 12 July 2024 Venue: Site: Corner Main & Golf Streets, Parkdene, George Time: 09:00

	NAME	CONTRACTOR / COMPANY	From Area	SIGNATURE
1	Sharon Cuper	MET Builders	Parkdene	
2	Anthony Buis	MET Builders	Landcamp	
3	Useneth Gela	MET Builders	Landcamp	
4	Richard Oude	MET Builders	Parkdene	
5	Moses De Mink	MET Builders	Parkdene	
6	Andrius Bui	MET Builders	Parkdene	
7	Robert Cuper	MET Builders	Landcamp	
8	John L. van	MET Builders	Landcamp	
9	Marcel Nings	MET Builders	Parkdene	
10	John van der Pijp	MET Builders	Parkdene	
11				
12				

Please Note: When completing this form, you consent to the lawful processing of personal information in relation to the intended purposes, as described by the Protection of Personal Information Act, 2013 (Act no. 4 of 2013). Your information will be used for the project, or any future project where you are identified as a P.I. You also agree that by submitting, consent to release the project, your contact details will, where required by a public body, be disclosed in case of a court order that must be complied with in the interest of the public. Information collected: names of staff as well as the consent authority for construction and decision making. kindly note our Privacy Statement

As reported by the ECO, further environmental awareness training was done by the contractors on-site Health and Safety Officer as part of the regular toolbox talks.

Pre-construction considerations:		
6.1	"Prepare the site to minimise the negative impacts of stormwater."	Based on the audit inspections, there were no stormwater issues evident. The site is relatively flat, and stormwater management was reported on in the ECO reports as satisfactory.
6.2	"Minimise the use of scarce water resources by improving consumption methods."	There were no mentions of water wastage during the construction phase in the ECO reports. A borehole was installed during the construction phase which pumps water into water tanks (3 X 5000L). This water has been used for the irrigation of the landscaped areas (and outdoor cleaning), which is in line with the EMPr requirements to not use potable water for the aforementioned. The developer/holder will need to install and include water tanks on the plans to ensure full compliance with the EMPr in terms of rainwater harvesting during the operational phase. As reported by the ECO, the necessary dual flush toilets, low flow taps and geyser and pipe isolation have been complied with. Waterwise landscaping – kweek grass was used for the "lawn" areas. A few exotic (non-invasive) plants were planted. The rest of the plants are indigenous.
6.3	"Minimise the use of energy resources by improving consumption methods."	As reported by the ECO. - Construction phase used a generator - Permanent back-up generator has been installed for the operational phase - Solar geyser system installed for the operational phase - LED fittings were used for internal lighting.
Construction Phase Requirements:		
7.1	<u>Establishment of Site Camp:</u> - The site camp should not be erected on any areas considered sensitive and no indigenous vegetation may be removed, damaged or disturbed without consent from the ECO. The following points are applicable: - The Contractors Site Camp must be situated within	The following was confirmed by the ECO report(s): - Only one environmentally sensitive zone was identified—a group of Wild Fig trees—which was fenced off and used solely for storing clean topsoil and biomass to prevent disturbance. - The site camp was set up away from the no-go area. As observed during the audit inspection - The entire site remained fully fenced and screened throughout the project, with controlled entry via Golf Street. As observed during the audit inspection. - Usable topsoil and chipped vegetation were stockpiled and kept separate from construction material and construction waste.

	the development area. Site Camps that are allowed off site may only be erected once written permission from the landowner is obtained and any other necessary authorisations are in place. - The site camp must be clearly demarcated and fenced off with shade netting. Topsoil from the site camp area must be stripped and stockpiled for reuse during rehabilitation. This must be done to ensure no contamination of the topsoil while the site camp is in use. - All construction material must be stored in the site camp, unless otherwise approved by the ECO. No personnel may overnight in the site camp, except in the case of a night watchman / security. Fires for cooking and/or heating are only allowed within the site camp. Fuel may only be stored in the site camp. - Storage of waste must take place within the site camp and must be removed on a regular basis. - The site camp must be provided with sufficient ablution facilities (toilets and potable water) of which the content must be disposed of regularly and at the suitable facilities.	- Surplus soil from site clearing was transported off-site for beneficial reuse at a nearby sports field, as formally requested by a local rugby organisation. - Construction materials were stored in a demarcated area on the western. - Security guard was allowed to remain on-site after working hours, ensuring controlled access at night. - A temporary fuel tank with adequate bunding was installed next to the site office. As observed during the audit inspection. - Suitable and adequate waste bins were present throughout the construction phase. - Adequate ablution facilities were noted, which were connected to the municipal infrastructure. As observed during the audit inspection.
7.2	<u>Demarcation of Work & No-Go Areas:</u> To clearly define the work area and avoid impacting on non-works areas.	As reported by the ECO report(s), the no-go area was identified at the start of construction and demarcation remained in place for the duration of the construction phase.
7.3	<u>Site Clearance Plan:</u> Site clearance should be undertaken in a systematic manner within the demarcated areas to minimize the impacts of construction on the site.	As reported by the ECO report(s), the site contained old building "ruins", dumped rubble and invasive alien trees, which were all removed in a short time span. As observed during the audit inspection: - The full development area as per the SDP was demarcated. - Temporary fuel storage tank was installed within the development zone – next to the site office. - Ablution facilities connected to municipal infrastructure.
7.4	<u>Erosion Control:</u> To minimise the quantity of soil lost during construction due to land-clearing.	As reported by the ECO report(s), clearing was limited to the development site (entire erf). Mulch and topsoil were covered with grass to limit soil erosion. There was evidence of soil erosion during the audit inspection.
7.5	<u>Stormwater Management:</u> Minimise the generation of contaminated stormwater.	Construction was at an advance stage at the time of the audit inspection (building, paving etc.). There were no reports of contaminated stormwater runoff in the ECO reports. As observed during the audit inspection, the temporary fuel storage had adequate bunding.
7.6	<u>Earthworks:</u> Topsoil of the designated area is stripped to a depth of approximately 150mm and	Topsoil rescue and earthworks were completed prior to the audit inspection. Based on the ECO reports, the majority of the soil on site was contaminated (building rubble, waste etc.) and was disposed of at the municipal dump site. The excess usable (clean) soil was donated to the local sports field – letter of receipt of soil dated 3 December 2024.

	stockpiled separately from the remaining spoil. During the earthworks, security must be implemented to prevent unauthorised access of any open excavations (both for human and animal safety) using signage, danger tape or any other barrier agreed upon.	
7.7	<u>Fire Management & Protection:</u> • NO OPEN FIRES are allowed anywhere on the construction site, except for cooking purposes and then only in the site camp under controlled conditions; • Cigarette butts may not be thrown in the veld, but must be disposed of correctly in suitable receptacles. It is recommended that smoking areas are identified and demarcated and sand filled receptacles provided for smokers. Smoking should then only be allowed in these areas; • In case of an emergency, the contact details of the local fire and emergency services must be readily available; • Contractors must ensure that basic firefighting equipment is available on site as per the specifications defined by a qualified health and safety consultant; • Biomass generated from removal of invasive and indigenous vegetation (where applicable) should be removed from site and not burned in situ; and • Fire risk on site is a point of discussion that must take place as part of the environmental induction.	No open fires were observed during the audit inspection. Fire extinguishers were noted during audit inspection. ECO reports confirm that there was a designated smoking area and emergency contact details were displayed at the site office. No open fires were recorded.
7.8	<u>Noise & Emission Control:</u> To ensure nuisance from noise and vibration does not occur.	Based on the ECO reports, there were no noise or emission control issues during the construction phase.
7.9	<u>Waste Management:</u> To minimise the waste load discharged to the environment.	As reported by the ECO reports, waste was adequately separated on site (recycling bins, general waste bins and rubble stockpiles). It was reported that the waste was adequately disposed of. Proof of disposal of contaminated waste was supplied by the ECO.

A fuel spill as a result of theft was reported during the construction phase, however the spill was contained to the bunding of the temporary fuel storage tank. No spillage outside the bunded area was reported and the bunded area was successfully cleaned – safe disposal slip was presented to the ECO (see below).

Minimal to no litter was noted during the audit inspection.

Safe disposal slip

7.10	Sanitation: Chemical ablation facilities must be available for the use by construction staff for the duration of the construction period.	As observed during the audit inspection, suitable ablation facilities were made available for the construction staff. The ablation facilities were connected to the municipal infrastructure at the time of the audit inspection. ECO reports indicate that prior to the connection to the municipal infrastructure the contractor provided adequate chemical toilets for the construction staff. All toilet facilities (chemical and temporary connected to the municipal infrastructure) have been removed from site, as observed during the construction completion audit inspection.
7.11	Cement Batching: Cement powder has a high alkaline pH that may contaminate and adversely affect both soil pH and water pH negatively. A rapid change in pH can have consequences on the functioning of soil and water organisms as well as on the botanical component.	There were no concrete / cement mixing activities taking place during the audit inspection. Based on the ECO reports, concrete mixing was limited to the hard surface areas, "dagga-boards" or by using ready-mix.
7.12	Fuel & Chemical Storage: To ensure that fuel and chemical storage is safe, and that any materials that escape do not cause environmental damage.	As observed during the audit inspection, the temporary construction fuel storage tank (within the development area – parking zone) had adequate bunding. Hazardous substance storage was demarcated and located on a hard surface.
7.13	Dust Management: To ensure there is no health risk or loss of amenity due to emission of dust to the environment.	There were no dust related complaints or issues noted in the ECO reports. No dust pollution observed during the audit inspection.
7.14	Rehabilitation: Ensure that degradation to existing botanical components is	As reported by the ECO report(s), the only conservation worthy vegetation was the two wild fig trees in the south-western corner of the site. No other rescuable material was reported.

	minimised and that any rehabilitation is undertaken with conservation orientated approach. Any disturbed area that is not designated for roads or buildings must be rehabilitated using rescued plant material. No alien vegetation may be used for any rehabilitation work.	As observed during the construction completion audit inspection, all disturbed areas within the demarcated construction zone have been rehabilitated/landscaped. A rehabilitation method statement / tree and plant lists was supplied by the ECO to the contractor. Landscaping mainly consists of indigenous vegetation with a few exotic species, no listed invasive alien plants were noted.
7.15	<u>Use of Local Labour and site security:</u> It is strongly recommended that the contractor make use of local labour as far as possible for the construction phase of the project. It is recommended that a 24-hour security be appointment on site during construction and operation of the facility and increased patrol in the neighbourhood.	ECO reports confirm that at least 80% of the construction phase staff were appointed from Parkdene or George. ECO reports confirm that there was full-time security presence during the construction phase. The fuel theft (from the temporary storage tank) was reported to the SAPS.
7.16	<u>Heritage Requirements:</u> To minimise the impacts of development, operation and maintenance of the Project on the heritage values in the Project area.	As reported by the ECO, there were "no heritage resources, artifacts, remains or graves were found during excavation of the site. Staff were informed of potential for finds and procedure to notify HWC, during Environmental Inductions."
7.17	<u>Method Statements:</u> Ensure efficient communication mechanisms in the implementation of environmental performance requirements	Based on the ECO reports, three method statements were received from the contractor and approved by the ECO: - Stormwater management & dewatering MS; - Temporary diesel storage tank MS; - December break shut-down procedure / MS. Based on the review of the relevant information, the auditor is satisfied that the ECO communicated with the contractor / developer / engineer prior to commencement with an activity, to discuss the method of execution, i.e., installation of the no-go / site boundary demarcation. Good communication mechanisms were implemented to ensure environmental performance requirements were met.
7.18	<u>Occupational Health & Safety:</u> The contractor must ensure compliance with the Occupational Health and Safety (No. 85 of 1993).	The appointed Health and Safety consultant monitored compliance with the Health and Safety Act (Act 85 of 1983). Manufacturers Compliance Certificates confirms compliance with the relevant SANS requirements. This certifies that the above-mentioned product was manufactured in accordance with the specification SANS 1535:2018 & Management system standard ISO 9001:2015
7.19	<u>Construction Phase Monitoring:</u> Monitoring of the construction progress must be done by means of photographic documentation (both random and fixed-point photography) by the ECO. This information must be included in the Environmental Control Reports (ECR). Furthermore, it is recommended that an audit, six months after completion of construction is undertaken to monitor the rehabilitation of the site and to assess any possible impacts that	- ECO reports include photographic documentation. - Rehabilitation was done satisfactory – ongoing maintenance of the landscaping to be done during the operational phase. - No impact occurred during the construction phase. - The Environmental Completion Statement was submitted to the Competent Authority and informed this construction completion environmental audit.

may have occurred. This audit should be considered as the Environmental Completion Statement.

RECOMMENDATION AND CONCLUSION

Based on the findings of this **annual construction phase environmental audit** and **construction completion environmental audit**, it is recommended and/or concluded that:

- The EMPr was adequate for the activity implemented and the site was soundly managed during the construction phase which is now regarded as concluded.
- The operational phase requirements need to continue to be monitored as required in terms of the EMPr and EA.
- Rainwater harvesting tanks will need to be installed during the operational phase to ensure full compliance with the EMPr. Construction phase "water resource protection" methods were implemented (borehole etc.)

AUDIT PHOTOGRAPHIC RECORD

Construction phase audit inspection – 2025/05/28



Construction progress.



Forecourt paving and stormwater infrastructure installed.



Shaping and rehabilitation started.



Installation of the fuel pumps in process.



Photo showing the site demarcation – green shade netting fence.



Flammable substance storage



Suitable drip tray used for generator.



Potable water tap with silt trap connected to municipal infrastructure.



Backup generator for the operational phase has been installed.



Paving in process at Golf Street entrance.



Construction progress



Borehole.



Temporary fuel storage (for construction phase) with bunding.



Underground fuel storage tanks.



Construction phase ablution facilities connected to municipal infrastructure.



Wild fig tree cluster retained. Limited pruning was done under supervision of the ECO.

Construction phase completion audit inspection- 2026/01/30



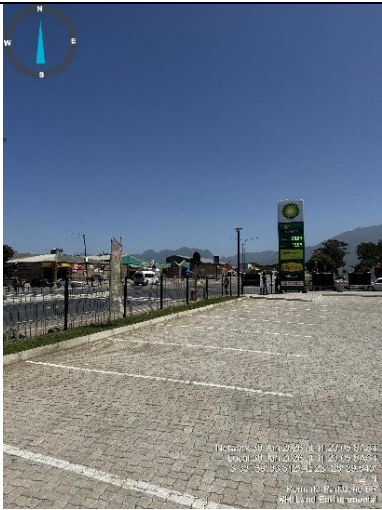
Kweek grass planted



Landscaping – mainly indigenous plants were used. No invasive alien plants noted, only a few exotic species.



Landscaping – mainly indigenous plants were used. No invasive alien plants noted, only a few exotic species.



Parking bays



Forecourt