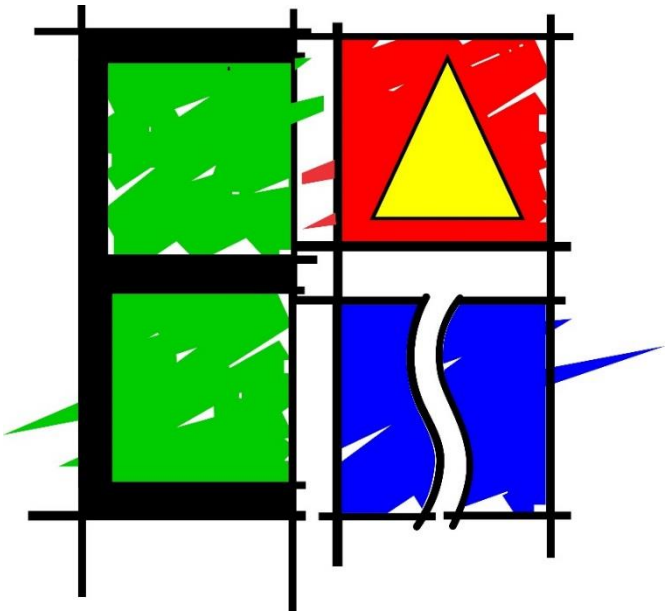
DRAFT OPERATIONAL ENVIRONMENTAL MANAGEMENT PROGRAMME

PROPOSED RESIDENTIAL DEVELOPMENT OF ERF 325, THEESCOMBE, GQEBERHA, EASTERN CAPE

Prepared by:
Engineering Advice & Services



Prepared for:
C.G.S Properties Trust

July 2025

PROPOSED RESIDENTIAL DEVELOPMENT OF ERF 325, THEESCOMBE, GQEBERHA, EASTERN CAPE

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Prepared for:
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DEDEAT Ref No: **ECm1/C/LN1&3/M/35-2025**

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EAS Ref: F:\2200-2299\2211\Environmental\Reports\BAR Report\Draft\2211 - Appendix F2 - Draft OEMPr.docx		

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ACRONYMS AND DEFINITIONS

DEDEAT	Department of Economic Development, Environmental Affairs and Tourism
DMR	Department of Mineral Resources
DWS	Department of Water and Sanitation
ECO	Environmental Control Officer
EO	Environmental Officer
EIA	Environmental Impact Assessment
EMP	Environmental Management Plan
Environment	The surroundings within which humans exist could be made up of: the land, water and atmosphere of the earth; microorganisms, plant and animal life; any part of combinations of the aforementioned and the interrelationships among and between them as well as the physical, chemical, aesthetic and cultural properties and conditions of the foregoing that influence human health and wellbeing
Environmental Impact	The change to the environment, whether desirable or undesirable, that will result from the effect of a construction activity. An impact may be the direct or indirect consequence of a construction activity
Invasive Alien Vegetation	An undesirable plant growth which shall include, but not be limited to, all declared category 1 and 2 listed invader species as set out in the Conservation of Agricultural Resources Act (Act 43 of 1983).
MSDS	Material Safety Data Sheets
NO-GO Areas	Generally, those areas outside the designated working areas, including but not limited to: existing services and infrastructure, occupied property; grave sites; cultivated lands, wetland areas, 'Special or Sensitive Environments' as defined in the EMP
RE	Resident Engineer
Topsoil	Natural soil covering, including all the vegetation and organic matter, with variable depth
Working Areas	Working areas are those areas required by the Contractor to construct the works, as approved by the Resident Engineer

OEMPR REQUIREMENTS

OEMPr Requirements		
1.	**An OEMPr must comply with section 24N of the Act and include--**	
a)	details of	
i.	The EAP who prepared the OEMPr; and	√
ii.	the expertise of the EAP to prepare an OEMPr, including a curriculum vitae;	√
b)	a detailed description of the aspects of the activity that are covered by the OEMPr as identified by the project description;	√
c)	a map at an appropriate scale which superimposes the proposed activity, its associated structures, and infrastructure on the environmental sensitivities of the preferred site, indicating any areas that should be avoided, including buffers;	√
d)	a description of the impact management outcomes, including management statements, identifying the impacts and risks that need to be avoided, managed and mitigated as identified through the environmental impact assessment process for all phases of the development including—	√
i.	planning and design	√
ii.	pre-construction activities	√
iii.	construction activities	√
iv.	rehabilitation of the environment after construction and where applicable post closure; and	√
v.	where relevant, operation activities;	√
f)	a description of proposed impact management actions, identifying the manner in which the impact management outcomes contemplated in paragraph (d) will be achieved, and must, where applicable, include actions to —	√
i.	avoid, modify, remedy, control or stop any action, activity or process which causes pollution or environmental degradation;	√
ii.	comply with any prescribed environmental management standards or practices;	√
iii.	comply with any applicable provisions of the Act regarding closure, where applicable; and	√
iv.	comply with any provisions of the Act regarding financial provision for rehabilitation, where applicable;	√
g)	the method of monitoring the implementation of the impact management actions contemplated in paragraph (f);	√
h)	the frequency of monitoring the implementation of the impact management actions contemplated in paragraph (f);	√
i)	an indication of the persons who will be responsible for the implementation of the impact management actions;	√

j)	the time periods within which the impact management actions contemplated in paragraph (f) must be implemented;	
k)	the mechanism for monitoring compliance with the impact management actions contemplated in paragraph (f);	√
l)	a program for reporting on compliance, taking into account the requirements as prescribed by the Regulations;	√
m)	an environmental awareness plan describing the manner in which—	√
i.	the applicant intends to inform his or her employees of any environmental risk which may result from their work; and	√
ii.	risks must be dealt with in order to avoid pollution or the degradation of the environment; and	√
n)	and specific information that may be required by the competent authority.	√
2.	**Where a government notice gazette by the Minister provides for a generic OEMPr, such generic OEMPr as indicated in such notice will apply.**	

1 INTRODUCTION

1.1 Project Background

PROJECT INFORMATION & LOCALITY

Engineering Advice and Services (EAS) has been appointed by the applicant, CGS Properties Trust, to undertake a Basic Assessment application for the residential development of Erf 325, Theescombe, located within Ward 1, Gqeberha, Nelson Mandela Bay Municipality, Eastern Cape (**Error! Reference source not found.**). The geographic coordinates of the central point are 34° 0'19.68"S, 25°32'22.43"E.

The proposed Erf 325 Theescombe measures approximately 17,438 Ha in extent; however, approximately 11,28 Ha will be used for the development, leaving 6,15 Ha as natural no-go areas. Following previous Town Planning Layouts, Erf 325 Theescombe currently has multiple zonings: Residential 1, Residential 2, Public Open Space, and Transportation 1. The developer intends to rezone the proposed property under General Residential 2 Zoning.

The development is situated on undeveloped land with Pari Park residential suburb to the east of the site, and Mount Pleasant and Providentia north of the site. The land use next to the entrance of the site is a public place. The land use on the east and north of the site is residential. The site is currently vacant and largely undeveloped. The majority of the vegetation on site can be considered to be intact or lightly degraded. Vegetation cover of half of the site comprises Sardinia Forest Thicket, while the other half is covered by Algoa Sandstone Fynbos. There are no structures on the site, and disturbance is limited to vehicle track paths and footpaths, with some dumping observed. Surrounding land uses include residential, vacant land, public places, roads, and infrastructure.

The proposed development comprises 331 residential units with additional provisions for a gatehouse and a community centre (refer to **Error! Reference source not found.**). The total development area is 11,28 Ha, which will constitute the unit area, gatehouse, community centre, and internal roads. The development site will constitute seven small villages (Village A—Village G), each consisting of between 12 and 69 units. A total of 4965,5 parking bays will be needed. The development will have internal roads leading from the access routes onto the site. Access to the subject site will be from Blumberg Road, opposite Merle Road and Chopin Road.

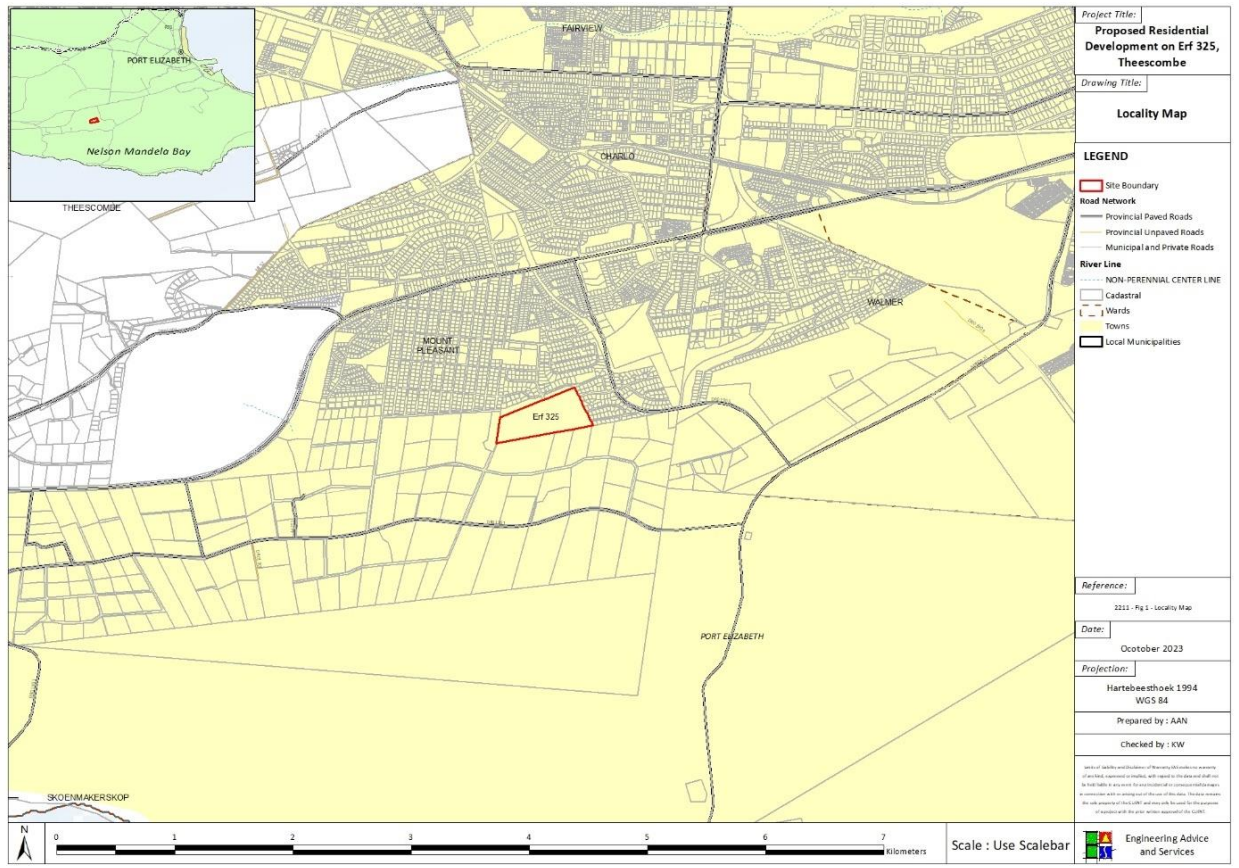


Figure 1. *Locality map of Erf 325, Theescombe*

PROPOSED ACTIVITIES

The proposed development comprises 331 residential units with additional provisions for a gatehouse and a community centre. The total area of the site is approximately 17.43 Ha; however, approximately 11,28 Ha will be used for the development, leaving 6,15 Ha as natural no-go areas. A total of 4965,5 parking bays will be needed. Inside the site will be seven small villages (Village A – Village G), each consisting of between 12 to 69 units (Error! Reference source not found.). The development will have internal roads leading into the access road on the site via Blumberg Road and Chopin Road.

The proposed development will entail the following activities on the site:

- Construction activity related to access to the site via Blumberg Road and Chopin Road;
- Levelling and landscaping the site for roads, units, and on-site parking;
- Construction of internal roads to provide access to buildings and on-site parking areas, walkways, and pathways;
- Foundation work for residential units, gatehouse, and community centre;
- 32 double-storey housing units (Village A and G) = 4800 m^2;
- 174 single-storey housing units (Village B, E, and F) = 17035 m^2;
- 72 walk-up housing units (Village C) = 3960 m^2;
- 69 retirement housing units (Village D) = 3450 m^2;
- Open space for all housing units = 6896 m^2;
- Gatehouse = 60 m^2;
- Community Centre = 250 m^2;
- Parking bays = 5382m2;
- Community open space = 6364 m^2;

- Boundary / security wall = 1900 m;
- Connections to existing municipal services;
- The installation of utilities such as:
    - Water Supply,
    - Sewage,
    - Electrical, and
    - Communication Lines,
- Putting proper drainage systems and;
- Landscaping of the site to provide private open space between the buildings

Figure 2. *Conceptual layout*

1.2 Sensitivity Maps

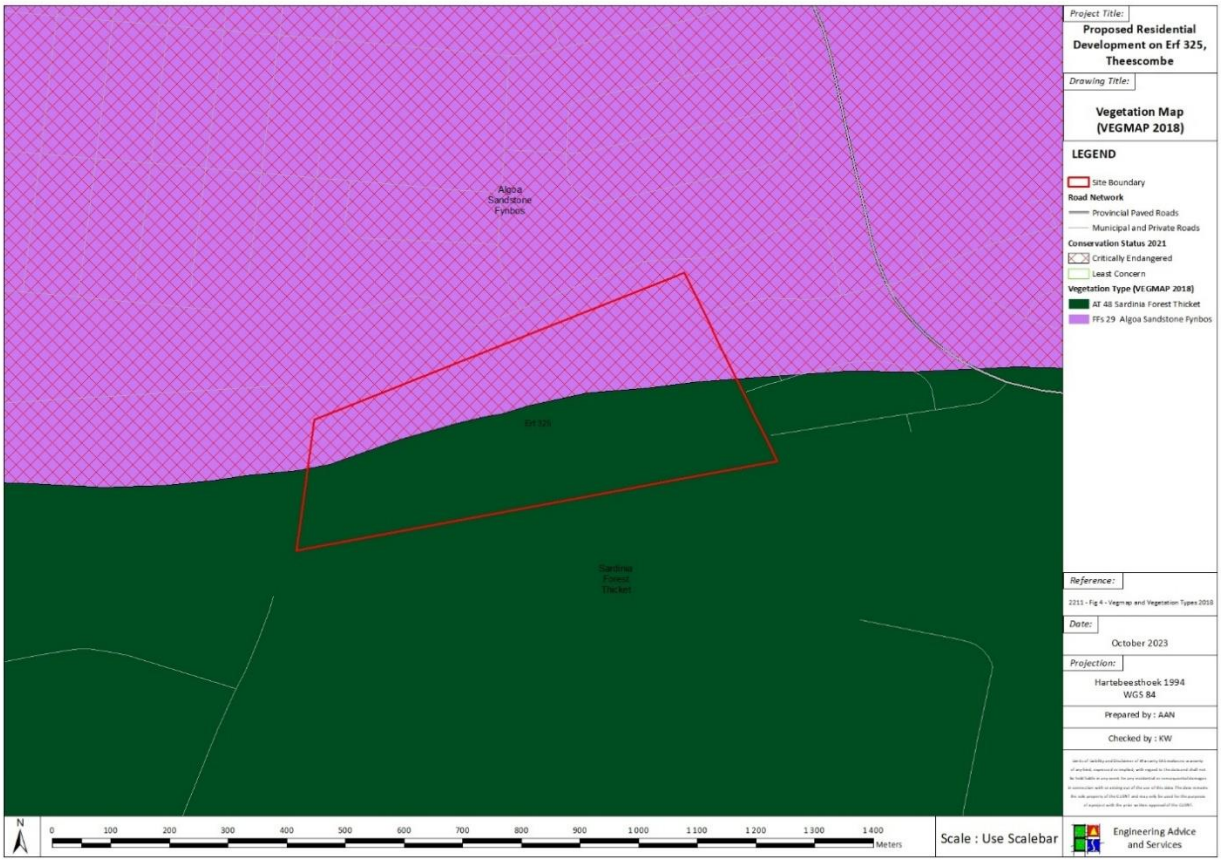


Figure 3. *VegMap and Vegetation Types 2018*

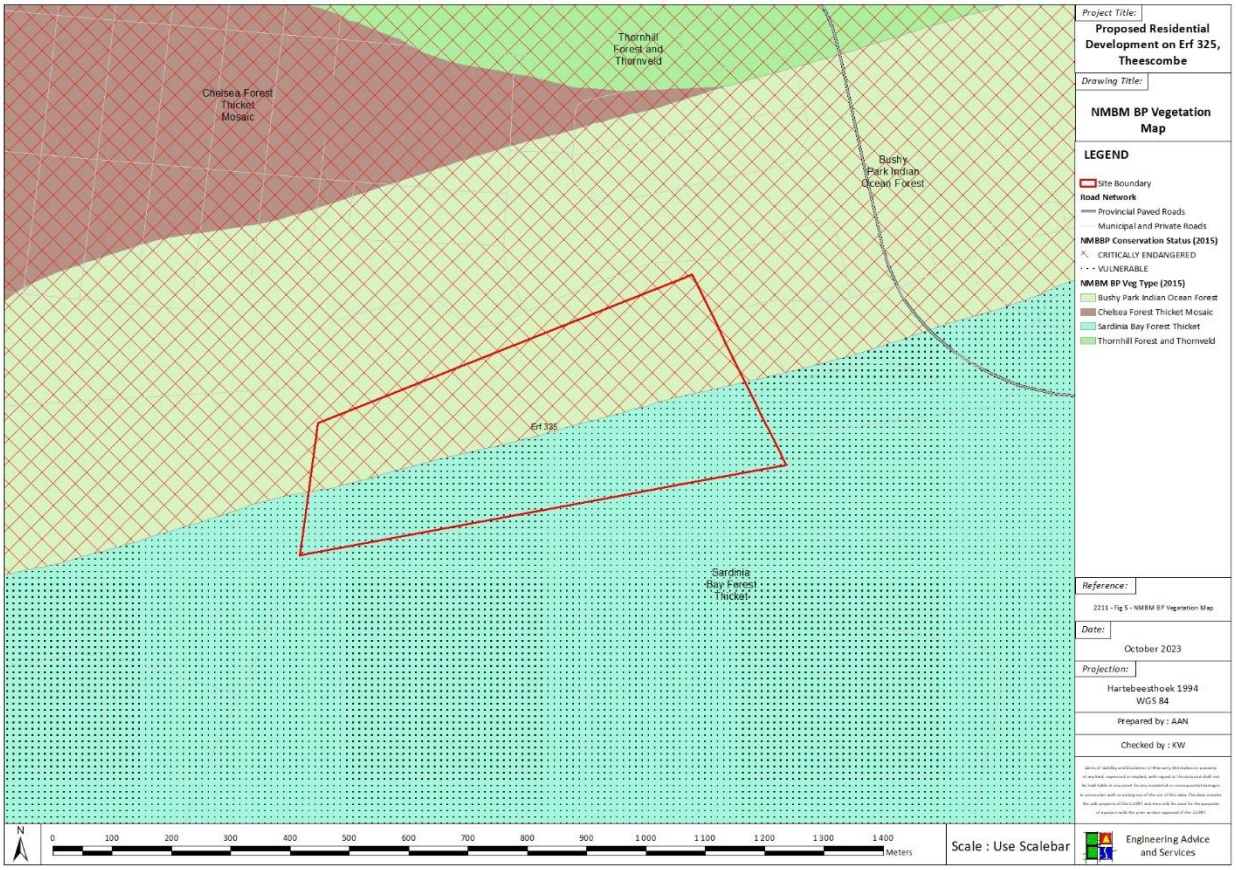


Figure 4. *NMBM Bio-regional Plan Vegetation Map (2015)*

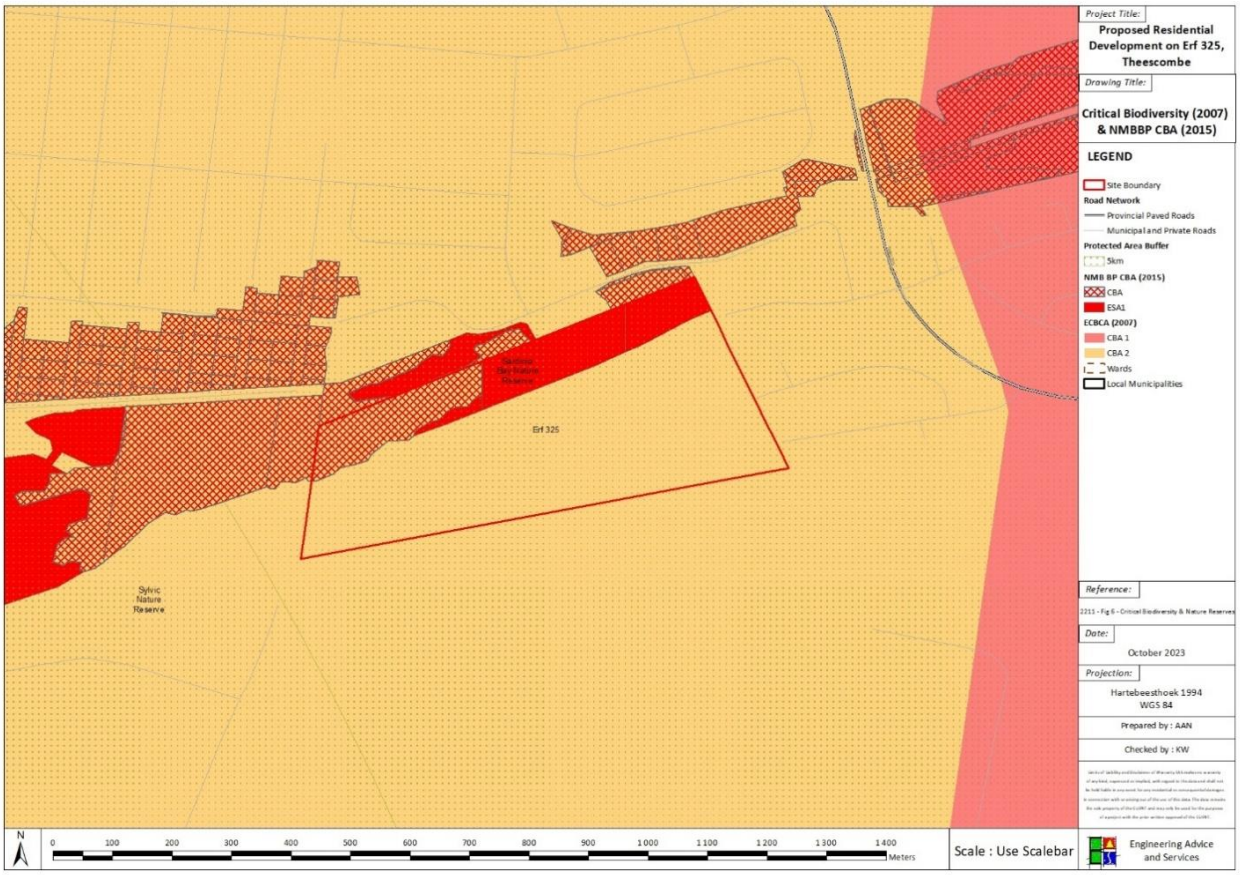


Figure 5. *Critically Biodiversity Areas and Nature Reserves (ECBCP 2007)*

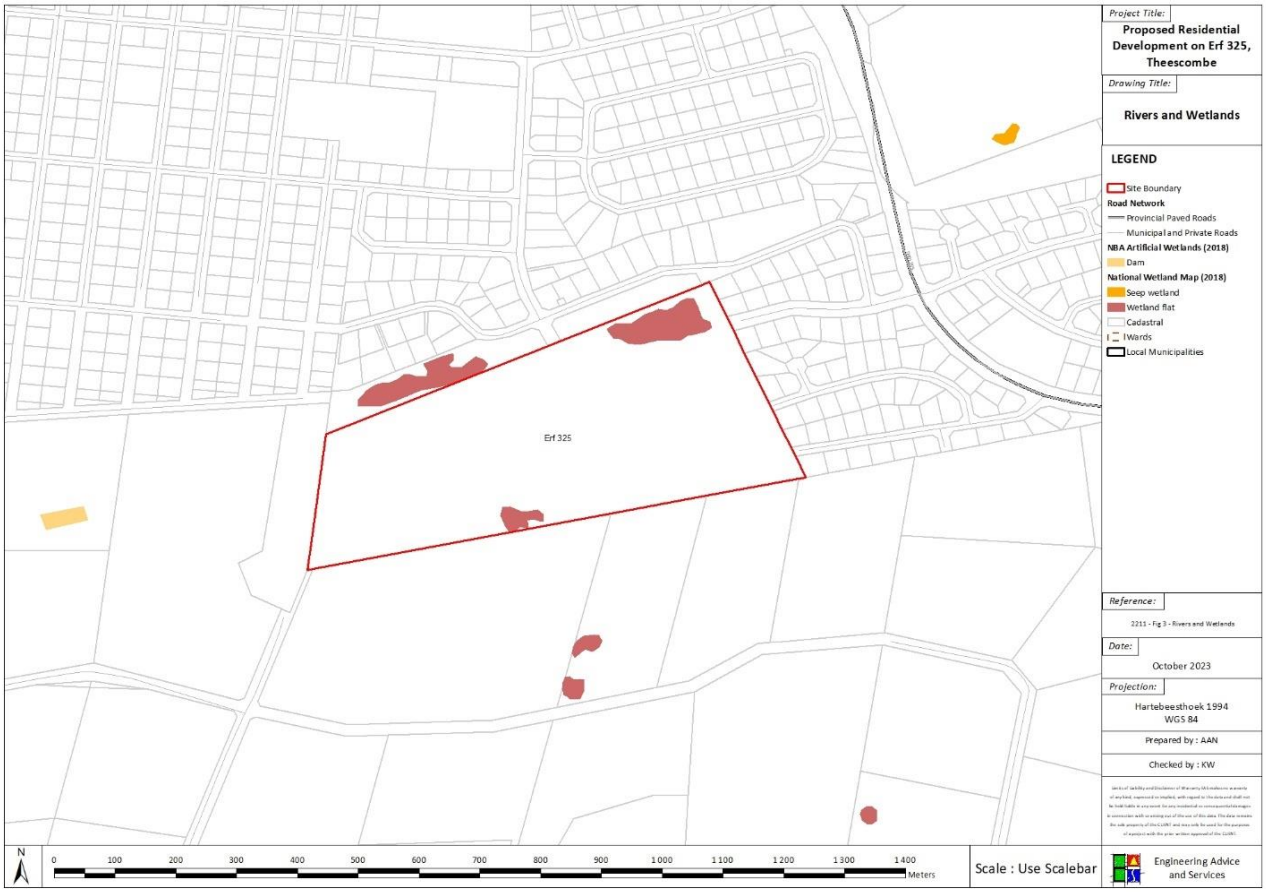


Figure 6. *Rivers and Wetlands (NFEPA 2018)*

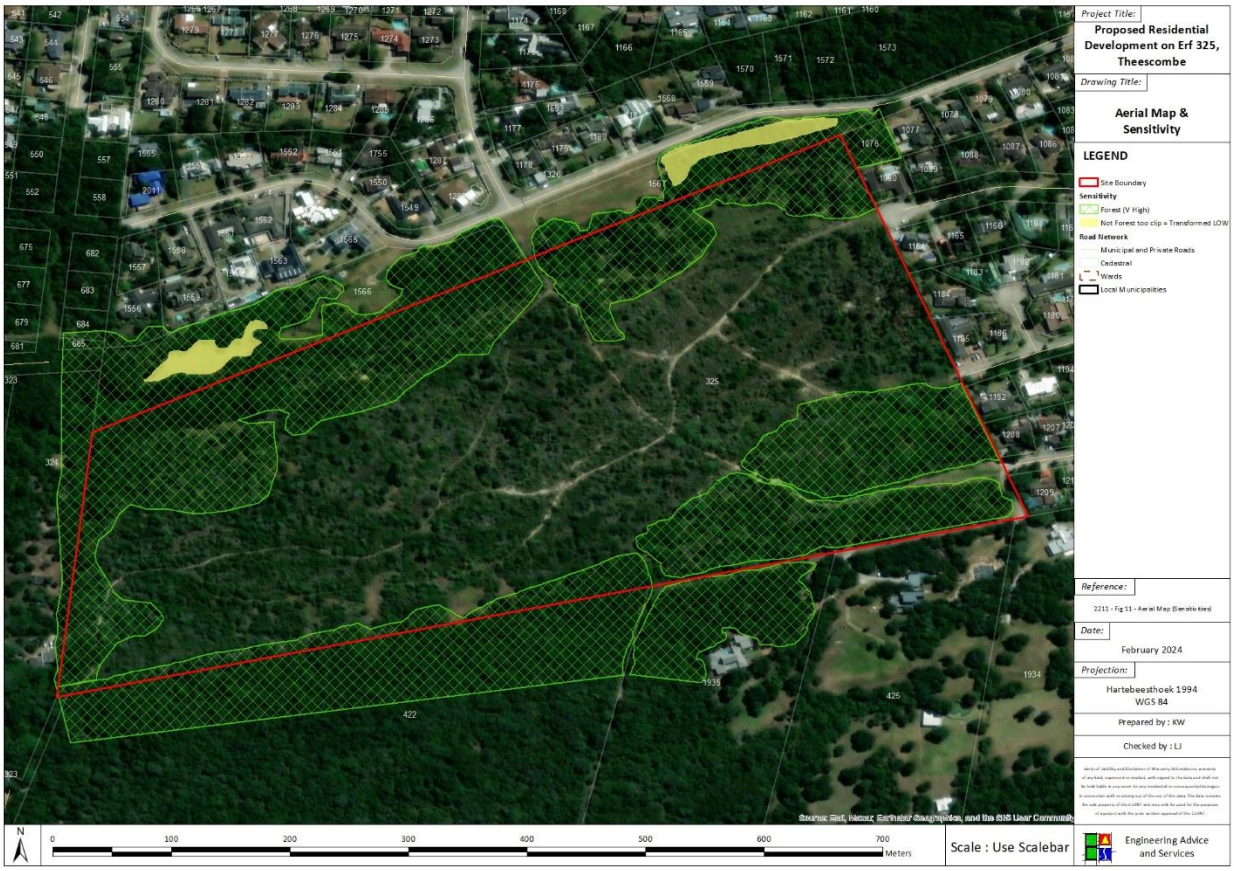


Figure 7. *Terrestrial Specialist Delineated No-Go Areas*

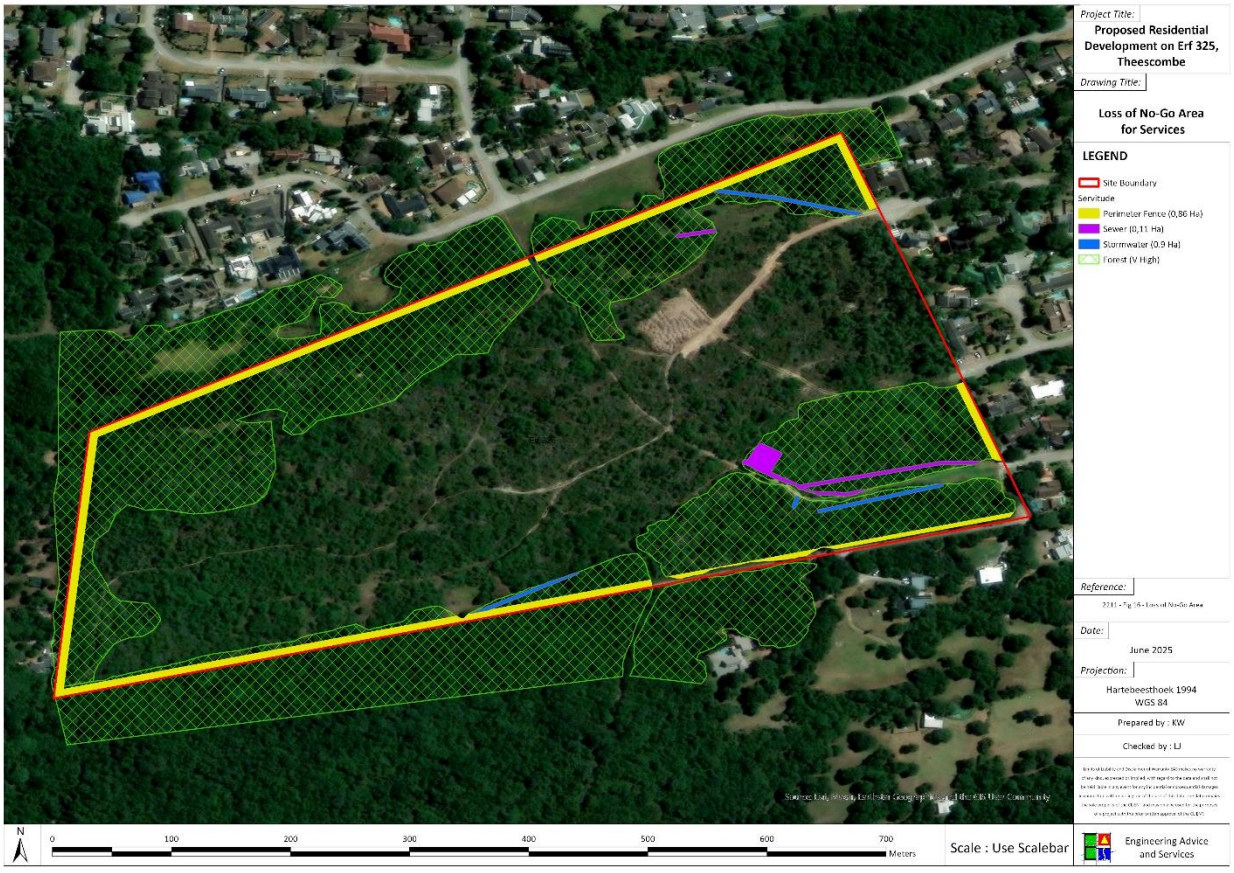


Figure 8. *No Go areas to be lost due to the service infrastructure*

2 INTERPRETATIONS

2.1 Details of the EAP

Lea's graduate qualifications include geology in sedimentology, structural geology and petrography as well as Environmental Sciences. Lea has been instrumental in compiling and editing environmental reports for a range of projects in the Eastern Cape within the roads and transport, mining, housing, and agricultural sectors. Lea's primary experience since joining EAS has been related to the facilitation of application processes for environmental authorisations for borrow pits in the different areas of the Eastern Cape through site assessments, research, and report writing. Most of the processes include the facilitation of the formal basic assessment applications through facilitating public participation processes, and managing environmental studies, as well as interpreting and compiling specialist reports relating to these studies with the availability of spatial tools and technologies.

She has experience in borrow pit screening and assessing the feasibility and environmental impacts surrounding the activities related to mining, as well as public consultation. She has been involved with and helped to facilitate licensing applications for more than 200 borrow pits throughout the Eastern Cape. Her responsibilities relating to environmental compliance auditing for road maintenance projects and borrow pit assessments were included during these operations. She assisted with ecological assessments, search and rescue operations, facilitating Environmental Management Programmes, and applications.

Through competent mentoring, Lea has become familiar with the applicable legislation for different projects' required application formats and procedures. Lea has gained valuable knowledge of the National Environmental Management Act (NEMA) and its related Regulations, the Mineral and Petroleum Resources Act (MPRDA), the National Water Act (NWA), and the Spatial Planning and Land Use Management Act (SPLUMA). Lea is a registered member of the International Association for Impact Assessment South Africa (6471) and has recently attended a SACNASP-accredited two-day Online EIA Law Course as well as a Continuing Professional Development-accredited Introductory EIA Report Writing Course hosted by IAIAsa. She is a Certified Natural Scientist with the South African Council for Natural Scientific Professions (Reg No. 129284).

See the EAP Curriculum Vitae attached as **Appendix D**.

3 STATUTORY REQUIREMENTS

The Operational Environmental Management Programme should be read in conjunction with the conditions of the environmental authorisation (DEDEAT Ref.ECm1/C/LN1&3/M/35-2025) issued by the Department of Economic Development, Environmental Affairs and Tourism (DEDEAT), as well as licenses issued and any permits that may be required for the proposed project. It should be noted that the authorisations, licenses, and conditions attached to these are legally binding. The following list describes legislation, policies, and/or guidelines of any sphere of government that are applicable to the application as contemplated in the EIA regulations:

Title of legislation, policy or guideline:	Administering authority:
GNR 327: Listing Notice 1(27) The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	Department of Economic Development, Environmental Affairs and Tourism (DEDEAT)
GN R 324: Listing Notice 3 (12)	Department of Economic Development,

Title of legislation, policy or guideline:	Administering authority:
The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan. (a) Eastern Cape i. Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004; ii. Within critical biodiversity areas identified in bioregional plans;	Environmental Affairs and Tourism (DEDEAT)
National Water Act 36 of 1998 Not applicable. No watercourses were identified on-site	Department of Water and Sanitation (DWS)
National Heritage Resources Act 25 of 1999 The proposed site for development activities and materials is not older than 60 years. An application will not need to be submitted for a permit from SAHRA. Permits may be required if archaeological resources are uncovered during construction activities.	South African Heritage Resources Agency
Eastern Cape Nature and Environmental Conservation Ordinance 19 of 1974 and Provincial Nature Conservation Ordinance 19 of 1974 Not applicable	Department of Economic Development, Environmental Affairs and Tourism (DEDEAT)
National Forests Act 84 of 1998 with Amendments Applicable. NFA-protected trees were identified on-site, application for permits to destroy or prune protected trees are to be made through the DFFE prior to construction commencing	Department of Forestry, Fisheries and the Environment (DFFE)
Conservation of Agricultural Resources Act 43 of 1993 Not applicable	Department of Forestry, Fisheries and the Environment (DFFE)

The holder of the Environmental Authorisation is furthermore required to comply with other relevant legislation that may apply to the proposed activities. This may include, but not be limited to:

1. An environmental authorisation from the Department of Economic Development, Environmental Affairs and Tourism (DEDEAT), issued in terms of the National Environmental Management Act (NEMA), EIA Regulations for the implementation of listed activities.
2. NFA-protected trees were identified on-site, application for permits to destroy or prune protected trees are to be made through the DFFE.

4 OBJECTIVES OF THE OPERATIONAL ENVIRONMENTAL MANAGEMENT PROGRAMME

The Operational Environmental Management Programme, which is in accordance with the Environmental Policy of the Client, is intended primarily as a management tool for the guidance of the appointed operational manager of the development and their staff. The OEMPr has been compiled to provide recommendations and guidelines according to which compliance monitoring can be done during the operation of the development. The objective of the OEMPr is also to ensure that all relevant operational factors are considered to ensure operational activities at the development are environmentally responsible. The purpose of the OEMPr is to provide specifications for "good environmental practice" applicable during the operational phase.

The Operational Environmental Management Programme outlines structures and procedures to be implemented by the Management of the Operational Phase to minimise and manage potential environmental impacts that operational-related activities might have on the receiving environment.

A suitably qualified individual responsible for the management of the operational phase will be appointed by the Client to ensure that the Environmental Management Programme and approved OEMPr are being effectively implemented. The individual shall ensure that the OEMPr is implemented and strictly adhered to (inclusive of the relevant conditions contained within the Environmental Authorisation).

This OEMPr informs all relevant parties as to their duties in the fulfilment of the legal requirements for the operation of the project with particular reference to the prevention and mitigation of anticipated environmental impacts. All parties should note that obligations imposed by the OEMPr are legally binding in terms of the environmental authorisation, should one be granted by the relevant environmental permitting authority.

The key objectives of this Operational Environmental Management Programme are as follows:

- To ensure effective communication with stakeholders and regulatory authorities;
- Ensure compliance with regulatory authority stipulations and guidelines, which may be local, provincial, national, and/or international;
- Ensure OEMPr-related activities are consistent with the significance of project impacts;
- Verify environmental performance through information on impacts as they occur;
- Respond to unforeseen events;
- Provide feedback for continual improvement in environmental performance;
- To ensure good housekeeping practices and general site tidiness;
- To reduce the risk of fire and explosion as a result of operational activities;
- To preserve surrounding flora and fauna;
- To prevent excessive noise and associated impacts;

The OEMPr provides methods to ensure compliance, verification of compliance, and performance assessments to ensure that all objectives are achieved and the appropriate protocol is established.

5 BASIC ASSESSMENT REPORT OPERATIONAL MITIGATION MEASURES

The mitigation measures below are stipulated in the BAR report and must be implemented by the holder of the Environmental Authorisation to ensure that environmental damage during operation is limited as far as practically possible. The measures mentioned must be included in the Operational Environmental Management Programme (OEMPr).

OPERATIONAL PHASE
Terrestrial Biodiversity
1. Invasion of Alien Invasive Species
• Alien trees must be removed from the site as per NEMBA requirements. • A suitable weed management strategy is to be implemented in the construction and operation phases. • After clearing is completed, an appropriate cover crop should be planted where any weeds or exotic species are removed from disturbed areas, should construction not commence immediately.
Stormwater & Flooding
2. Increased Impervious Area
• Correct planning and maintenance for stormwater drainage and engineering of development to keep water accumulation to a minimum. • A stormwater management plan should be compiled by a professional engineer. • Stormwater management plan implemented must follow the correct stormwater infrastructure be installed and continually monitored.

- Properly design and maintain drainage systems. Rainwater harvesting should be implemented on the site in line with Sustainable Drainage Systems (SuDS) principles.
- A stormwater management plan should be compiled, and the planning of stormwater infrastructure should be approved by the municipality.
- The stormwater management plan should be consulted during the installation of stormwater infrastructure and should be one of the first factors considered during the finalisation of the stormwater management plan.

Waste

3. Waste Management

- Proper operational waste management systems should be in place for the operational phase of the project.
- Waste should be collected weekly.
- Waste must be stored in secure waste bins, which must be impermeable and animal safe.
- Waste recycling and sorting of recyclable materials should be encouraged.
- A responsible person should be appointed to ensure that staff make use of the bins provided and do not litter on site.
- The property should be cleaned on a regular basis, and any litter or waste not in bins should be collected and disposed of.

Traffic

4. Increased Traffic and Effects on Road Conditions

- Provision for pedestrian movement must be implemented on the site to access buildings.
- Access to the subject site is proposed on Blumberg Road and Chopin Road.
- Install or upgrade signs to better inform drivers and manage traffic flow.

Visual

5. Visual Alterations to the Surrounding Landscape

- Introduce landscaping elements, such as native vegetation, trees, and green buffers, to soften the visual impact of built structures and integrate them harmoniously with the natural surroundings.
- Develop architectural design guidelines that ensure new structures complement the existing landscape character, including considerations for scale, form, and materials that blend with the surroundings.
- Utilise visual screening techniques, such as earth berms, vegetation barriers, and architectural features, to shield unsightly elements of the development from view and maintain visual continuity with the landscape.
- Incorporate public art installations, aesthetic enhancements, and facade treatments to enhance the visual appeal of the development and contribute positively to the local built environment.
- Establish monitoring programs to assess the effectiveness of mitigation measures in mitigating visual impacts over time. Implement adaptive management strategies to adjust mitigation measures as needed based on monitoring results and stakeholder feedback.

Noise

6. Noise Pollution

- Implement noise reduction technologies and engineering controls to minimise noise emissions from operational activities, such as sound barriers, acoustic enclosures, and mufflers on machinery and equipment.
- Establish operational restrictions, such as limited hours of operation or noise abatement protocols, to mitigate noise impacts during sensitive times, such as evenings, nights, and weekends.
- Conduct regular noise monitoring to assess compliance with regulatory standards and identify areas where noise mitigation measures may be required. Implement proactive measures to address any exceedances promptly.
- Establish buffer zones and setbacks between noise-generating activities and sensitive receptors, such as residential homes, to minimise direct exposure to noise impacts. Utilise natural features or constructed barriers to enhance noise attenuation.
- Use landscaping and vegetative screening to absorb and diffuse noise, creating a natural barrier between noise sources and receptors. Planting dense vegetation can help mitigate the transmission of noise and improve aesthetic value.
- Develop educational programs to raise awareness among workers, contractors, and stakeholders about the importance of noise management practices and their role in minimising noise impacts during the operational phase.
- Ensure compliance with relevant noise regulations, standards, and guidelines established by local authorities. Regularly review and update noise management plans to reflect changes in operational activities and community needs.

Air Quality

7. Air Pollution

• Implement emission control technologies and best management practices to minimise air pollutant emissions from operational activities. This may include installing pollution control devices and using cleaner fuels. • Manage on-site vehicle fleets to reduce emissions, improve fuel efficiency, and minimise idling. Promote the use of low-emission and electric vehicles, implement vehicle maintenance programs, and encourage eco-driving practices among drivers. • Implement dust suppression measures to minimise fugitive dust emissions from construction and operational activities. This may include watering dusty areas, covering stockpiles, using dust control agents, and employing dust control equipment such as misting systems or barriers. • Integrate green infrastructure features such as green roofs, vegetated buffers, and permeable surfaces into the development to help absorb air pollutants, mitigate urban heat island effects, and enhance air quality. Vegetation can act as a natural filter, capturing and removing pollutants from the air. • Establish air quality monitoring programs to track pollutant concentrations and assess compliance with air quality standards and guidelines. Use real-time monitoring data to identify hotspots, evaluate the effectiveness of mitigation measures, and inform adaptive management strategies.
Health & Safety
8. Impacts on the health and safety of persons on site, as well as the local community & other road users
• Develop and implement a comprehensive health and safety management plan that identifies potential hazards, assesses risks, and outlines preventive measures and emergency procedures. Ensure regular training, supervision, and monitoring of workers to promote safe work practices. • Collaborate with local law enforcement agencies and community stakeholders to develop crime prevention strategies tailored to the specific needs and concerns of the area. Enhance security measures on-site, including surveillance cameras, lighting, fencing, and access control systems, to deter criminal activities. • Employ trained security personnel or private security firms to patrol the site, monitor activities, and respond promptly to security incidents or suspicious behaviour. Implement access control measures, visitor registration procedures, and regular patrols to maintain a secure environment. • Speed limits should be reconsidered, and all staff should be educated on the safety concerns regarding cyclists and runners in the area.

6 ROLES AND RESPONSIBILITIES

6.1 Responsibilities of the Developer

The Project Developer is accountable for ensuring compliance with the OEMPr and any conditions of approval from the competent authority. The responsibilities of the Developer include:

- Be fully conversant with the conditions of the EA;
- Ensure that all stipulations within the OEMPr are communicated and adhered to by the appointed Operations Manager;
- Monitor the implementation of the OEMPr throughout the operational lifespan of the development using site inspections and meetings. Overall management of the development and OEMPr implementation; and
- Ensure that periodic environmental performance audits are undertaken, where required, and that any non-compliances are promptly addressed

6.2 Manager of Operational Phase Activities

The roles of Operations Manager will be to assume responsibility for the management of the operational phase of the development inclusive of ensuring that the OEMPr is implemented and strictly adhered to, inclusive of the relevant conditions contained within the Environmental Authorisation, and manage potential environmental impacts which the operational-related activities might have on the receiving environment. The responsibilities may include:

- Be fully conversant with the conditions of the EA;
- Ensure that all stipulations within the OEMPr are communicated and adhered to by all staff, contractors, and service providers working on the estate;
- Ensure that periodic internal environmental performance audits are undertaken;

- Notify the Department in the event of a major incident or in the event that major environmental damage is detected
- Ensure all alien invasive species are routinely removed.

7 OPERATIONAL ENVIRONMENTAL MANAGEMENT REQUIREMENTS

7.1 Solid Waste Management

- Solid waste generated from the residential estate must be managed in a safe, hygienic, and environmentally responsible manner to prevent littering, illegal dumping, and pollution
- A formal operational waste management system must be implemented and maintained to ensure responsible handling, storage, and disposal of all waste types generated on the estate (including domestic, recyclable, organic, and hazardous)
- A responsible person or team must be designated (e.g., the Estate Manager) to oversee the proper use of bins by residents, staff, and contractors, and to discourage any littering or improper waste disposal.
- General good housekeeping should be practised on site. The property must be routinely cleaned and maintained. All litter or improperly discarded waste should be promptly collected and disposed of in accordance with the waste management system.
- All waste must be stored in sealed, impermeable bins that are animal-proof and weather-resistant
- Clearly marked general and recyclable waste bins should be provided throughout the housing development.
- A central waste holding area may be established for temporary storage prior to municipal pickup. This area must be clean, hard-surfaced, and well-drained.
- Waste collection must occur at least weekly by a registered waste service provider.
- All non-recyclable waste must be disposed of at a licensed municipal landfill.
- Recyclables must be sent to an accredited recycling facility.
- Green waste should be composted on-site where feasible or transported to a green waste facility.
- Waste recycling and sorting of recyclable materials should be encouraged
- All hazardous materials must be stored in a secure and ventilated storage area, away from drainage channels or sensitive vegetation.
- Hazardous waste must be collected and disposed of by a licensed contractor at an appropriate hazardous waste facility.
- No hazardous materials may be buried, burned, dumped on site, or placed in domestic or recycling bins.
- While transporting the waste, care should be taken so as not to spill waste between the source area and the disposal site.

7.2 Erosion and Sedimentation

- Stormwater management structures must be monitored and maintained throughout the operational phase
- Stormwater outflow points should be monitored for signs of erosion or undercutting
- Should erosion be observed, additional stormwater management and erosion measures must be put in place
- Erosion must be managed with the implementation of erosion berms and revegetation of disturbed areas as and when required

7.3 Effluent, Wash Water, and Stormwater Management

- Correct planning and maintenance for stormwater drainage and engineering of development to keep water accumulation to a minimum.
- A stormwater management plan should be compiled by a professional engineer.
- Stormwater management plan implemented must follow the correct stormwater infrastructure to be installed and continually monitored.

- Rainwater harvesting should be implemented on the site in line with Sustainable Drainage Systems (SuDS) principles.
- The stormwater system must be kept clean, unobstructed, and functional
- Stormwater infrastructure should be inspected regularly to ensure no blockages and proper infiltration of stormwater as per the design.
- Stormwater blockages (e.g., litter, leaves, silt) should be removed immediately, especially before and after rainfall events
- Damaged stormwater infrastructure should be repaired or replaced as soon as possible
- Stormwater runoff should be kept free of contaminants (this includes no dumping of waste, oil, paint, greywater, or garden refuse into storm drains or channels)
- No run-off should be allowed to leave the site directly
- All washing (including of persons, clothing, and personal items) must be conducted only at designated facilities provided on-site. The disposal of any waste (including human waste, greywater, or wash water) directly into the natural environment is strictly prohibited.
- Burial or discharge of waste outside approved systems is not permitted under any circumstances.
- The sewage reticulation infrastructure must be monitored on a regular basis. Should any spills or leaks occur, then the affected areas must be remediated immediately
- No disposal of wastewater into the surroundings is allowed
- Wash down areas shall be placed in such a manner so as to ensure that the surrounding areas are not polluted and direct run-off is prevented
- Surface water flows must be managed to prevent contaminated or dirty water from entering the drainage lines.

7.4 Motor Vehicle Oil Spills

- Residents must not be allowed to service vehicles or other machinery in or around the complex.
- All vehicles must be parked in designated parking areas to minimise the risk of soil or watercourse contamination.
- Any pollution from leaks or spills must be immediately cleaned and removed from the complex.
- Should any oil leaks from vehicles be noticed, the property manager must ensure that contaminated soil is dug up to 1 cm below the level of visible contamination and disposed of as hazardous waste.
- Where oil leaks occur on paving, absorbent material must be placed on the spill to absorb the excess oil and be disposed of as hazardous waste

7.5 Protection of Flora and Fauna

- Removal or damage to any natural vegetation on site is strictly forbidden.
- Habitat fragmentation within and, more importantly, the connection with intact habitats still surrounding the site must be promoted.
- Trapping, poisoning, and/or shooting of animals is strictly forbidden.
- Wildlife and any domestic animals must be cared for as per the provisions of the Animal Protection Act.
- The use of chemicals in all forms should be carefully controlled and monitored to avoid contamination of areas frequented by animals

7.6 Alien Invasive Species Control

- Alien invasive plants must be removed through appropriate methods such as hand pulling and cutting, in accordance with the NEMBA: Alien Invasive Species Regulations
- Alien trees must be removed from the site as per NEMBA requirements.
- A suitable weed management strategy is to be implemented in the operational phases.

- Alien plant regrowth within the private open space areas should also be monitored, and any such species should be removed on an ongoing basis
- Only local topsoil may be used, and if any additional topsoil is required, this should be certified alien plant-free.
- Removal of alien invasive plants must occur prior to plants developing seeds.
- Areas disturbed with alien plants must be actively rehabilitated with indigenous vegetation or plants obtained during any search and rescue practices

7.7 Open Space Management

- Areas rated as high sensitivity not developed during the construction phase must be protected during the operational phase.
- Alien vegetation management must be implemented in the Open Space areas, and the fynbos vegetation should be protected from operational activities.
- The open space areas may not be mowed or cut. No plant species may not be removed from these areas beside alien invasive species.
- Clear signs should be erected for public/residents to ensure the open space area is conserved

7.8 Vermin and Pests

- All refuse and waste must be placed in scavenger-proof bins
- Residents must be informed of and adhere to the correct waste disposal procedures.
- Limited and regularised pest and rodent control measures, as per industry standard, must be utilised at strategic positions around the complex; however, great care must be taken (e.g., use of poison-free rodent control).

7.9 Fire Prevention and Safety

- All flammable substances must be stored in dry areas that do not pose an ignition risk to the said substances.
- Smoking will only be permitted in designated smoking areas.
- Fire extinguishers must be available and visible throughout the complex.
- Fire-hoses and the correct storage allowance must be made for the fire water demand as per industry standards.
- Emergency exits and signage must be visible and maintained in working order
- No open fires are permitted anywhere on the estate, including natural and open space areas.
- A Fire Safety Plan must be compiled and kept on file by the Estate/Operations Manager

7.10 Conservation of Local Resources

- Rainwater harvesting should be implemented
- Where possible, the development should make use of water-saving products (e.g. water water-saving toilets with a dual-flush valve, water-saving taps with spray cartridges, water-saver shower heads, and timed turn-off taps)
- Irrigation and pool filling should be done conservatively and only when needed
- Irrigation of gardens and verges is to be done only with harvested rainwater or recycled water
- Excessive water use should be avoided where possible
- All water reticulation infrastructure should be maintained regularly to avoid leaks and unnecessary water loss
- Water consumption should be monitored and remain within municipal regulations
- Energy should be conserved where possible (e.g., through sparing use of lights and heating elements).
- Energy-saving strategies (e.g., solar energy, gas cooking, and heating) should be implemented where possible

7.11 Traffic

- Provision for pedestrian movement must be implemented on the site to access buildings.

- Access to the subject site is proposed on Blumberg Road and Chopin Road. The entrance to the housing development must be positioned and managed so that vehicles do not back up along these roads.
- Install or upgrade signs to better inform drivers and manage traffic flow.
- Appropriate traffic warning signs must be erected at and before the entrance to the development
- Speeding within the complex must be strictly prohibited to ensure the safety of residents

7.12 Noise

- Any unnecessary noise should be restricted throughout the housing development
- There should be general adherence to the municipal laws regarding noise in residential areas
- Excessively noisy vehicles should be prohibited from entering the development
- Establish operational restrictions, such as limited hours of operation or noise abatement protocols, to mitigate noise impacts during sensitive times, such as evenings, nights, and weekends

7.13 Air Pollution

- Maintain all estate vehicles and equipment to minimise exhaust emissions.
- Use low-emission, fuel-efficient tools and avoid unnecessary idling.
- Suppress dust on unpaved surfaces through watering or vegetation cover.
- Prohibit burning of waste or garden refuse anywhere on the estate.
- Store waste in closed, sealed bins to prevent odour and air contamination.
- Limit braais to designated areas and encourage low-smoke fuel use.
- Monitor for dust, smoke, or odour complaints and respond promptly.

8 CONCLUSION

This Operational Environmental Management Plan (OEMPr) for Erf 325, Theescombe, has been developed to guide the responsible and sustainable operation of the residential development, ensuring that environmental impacts are effectively managed in line with applicable legislation, permit conditions, and best practice principles. The plan sets out clear roles, responsibilities, and procedures to minimise potential environmental risks, promote compliance, and protect the natural and socio-economic environment in which the development is situated.

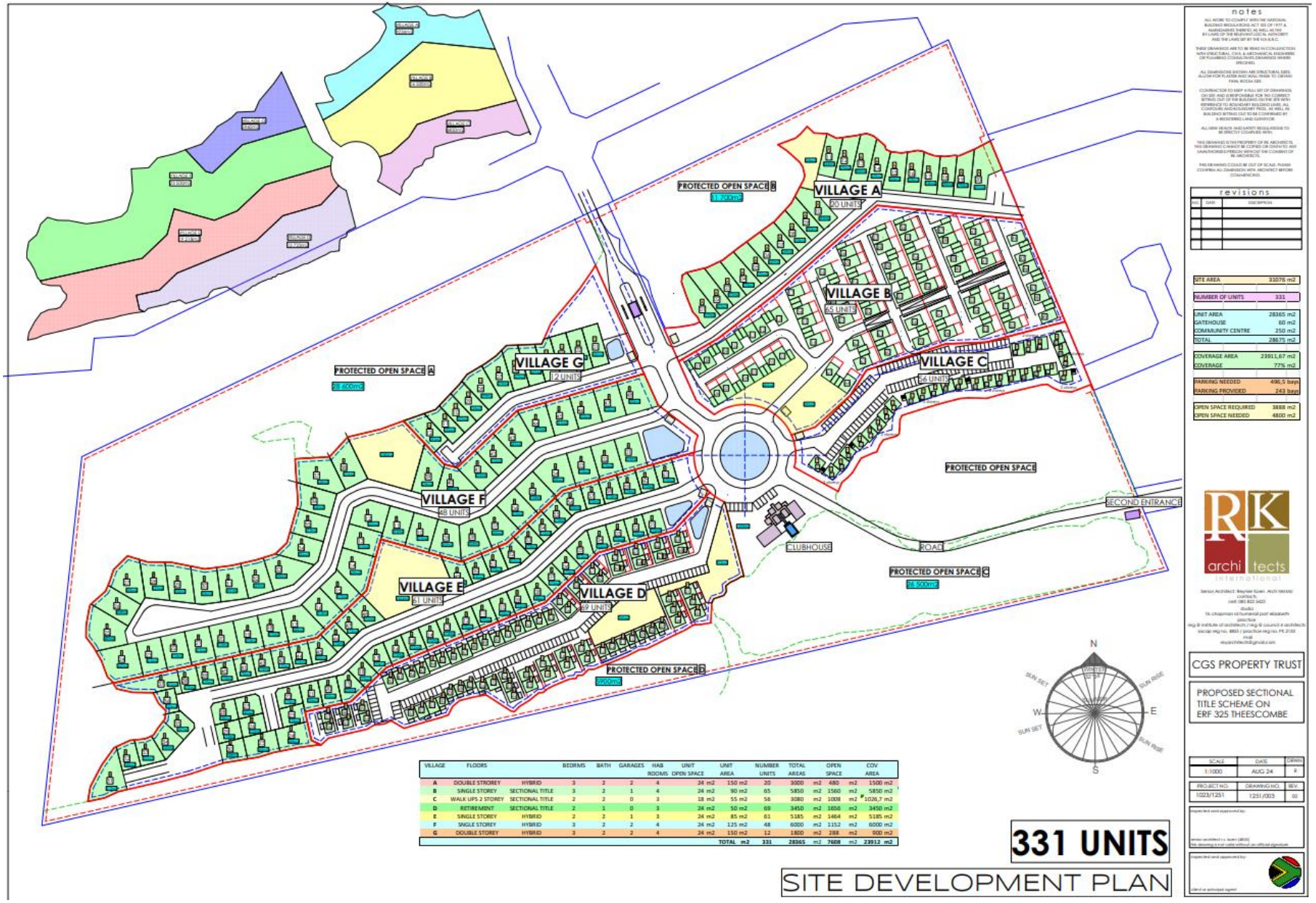
Successful implementation of this OEMPr requires the commitment of all parties involved — including the developer, appointed contractors, residents, and relevant authorities — to adhere to the prescribed mitigation, monitoring, and reporting measures. Regular reviews of the plan are recommended to ensure its continued relevance and effectiveness as conditions or operations evolve over time.

By following this OEMPr, the development can operate in a manner that upholds the principles of sustainable development and contributes positively to the local environment and community.

9 APPENDICES

Appendix A – Layout Plans
Appendix B – EAP Curriculum Vitae
Appendix C – Basic Decommissioning Plan

9.1 Appendix A – Layout Plans



VILLAGE	FLOORS		BEDRMS	BATH	GARAGES	HAB ROOMS	UNIT OPEN SPACE	UNIT AREA	NUMBER UNITS	TOTAL AREAS	OPEN SPACE	COV AREA
A	DOUBLE STOREY	HYBRID	3	2	2	4	24 m2	150 m2	20	3000 m2	480 m2	1500 m2
B	SINGLE STOREY	SECTIONAL TITLE	3	2	1	4	24 m2	90 m2	65	5850 m2	1560 m2	5850 m2
C	WALK UPS 2 STOREY	SECTIONAL TITLE	2	2	0	3	18 m2	55 m2	56	3080 m2	1008 m2	1026,7 m2
D	RETIREMENT	SECTIONAL TITLE	2	1	0	3	24 m2	50 m2	69	3450 m2	1656 m2	3450 m2
E	SINGLE STOREY	HYBRID	2	2	1	3	24 m2	85 m2	61	5185 m2	1464 m2	5185 m2
F	SINGLE STOREY	HYBRID	3	2	2	4	24 m2	125 m2	48	6000 m2	1152 m2	6000 m2
G	DOUBLE STOREY	HYBRID	3	2	2	4	24 m2	150 m2	12	1800 m2	288 m2	900 m2
								TOTAL m2	331	28365 m2	7608 m2	23912 m2

9.2 Appendix B – EAP Curriculum Vitae

Name of firm	Engineering Advice & Services (Pty) Ltd
Name of staff	LEA JACOBS
ID Number	9205230103083
Profession	Environmental Scientist
Years with firm	4 years
Nationality	South African
Membership to Professional Societies	International Association for Impact Assessment South Africa (IAIAsa Member Number 6471) EAPASA Registered EAP

KEY QUALIFICATIONS

Lea's graduate qualifications include geology in sedimentology, structural geology and petrography as well as Environmental Sciences.

Since Lea joined EAS in 2016 she has been instrumental in compiling and editing environmental reports for a range of projects in the Eastern Cape within the roads and transport, mining, housing, and agricultural sectors. Lea's primary experience since joining EAS has been related to facilitation of application processes for environmental authorisations for borrow pits in the different areas of the Eastern Cape through site assessments; research and report writing. Most of the processes include the facilitation of the formal basic assessment applications through facilitating public participation processes, and managing environmental studies as well as interpreting and compiling specialist reports relating to these studies with the availability of spatial tools and technologies.

She has experience in borrow pit screening and assessing the feasibility and environmental impacts surrounding the activities related to mining as well as public consultation. She has been involved with, and helped to facilitate licensing applications for more than 200 borrow pits throughout the Eastern Cape. Her responsibilities relating to environmental compliance auditing for road maintenance projects and borrow pit assessments were included during these operations. She assisted with ecological assessments, search and rescue operations, and facilitating the Operational Environmental Management Programmes, and applications.

Through competent mentoring, Lea has become familiar with the applicable legislation for different projects' required application formats and procedures. Lea has gained valuable knowledge of the National Environmental Management Act (NEMA) and its related Regulations, The Mineral and Petroleum Resources Act (MPRDA), the National Water Act (NWA), and the Spatial Planning and Land Use Management Act (SPLUMA). Lea is a registered member of the International Association for Impact Assessment South Africa (6471) and has recently attended a SACNASP Accredited two-day Online EIA Law Course as well as a Continuing Professional Development accredited Introductory EIA Report Writing Course hosted by IAIAsa. Lea is registered with the South African Council for Natural Scientific Professions (Reg No. 129284).

EDUCATION

Stellenbosch University	Bachelor of Science (Earth Science)	2011-2016

EMPLOYMENT RECORD

March 2016 – Present	Engineering Advice and Services	Environmental Scientist

LANGUAGES

	Speak	**Read**	**Write**
Afrikaans	Excellent	Excellent	Excellent
English	Excellent	Excellent	Excellent

PROJECT EXPERIENCE

MINING PERMIT ENVIRONMENTAL MANAGEMENT PLAN APPLICATIONS

- Mining BAR/EMP's for Nkonkobe LM Borrow Pits – (SANRAL) 2016
- Mining BAR/EMP's for Mbhashe LM Borrow Pits – (SANRAL) 2016
- Mining BAR/EMP's for Mbizana LM Borrow Pits – (SANRAL) 2016
- Mining BAR/EMP's for Senqu LM Borrow Pits – (SANRAL) 2016
- Mining BAR/EMP's for Elundini LM Borrow Pits – (SANRAL) 2016
- Mining BAR/EMP's for Emalahleni LM Borrow Pits – (SANRAL) 2016
- Mining BAR/EMP's for Emalahleni LM Borrow Pits – (DRPW) 2016
- Mining BAR/EMP's for Ikwezi/Baviaans LM Borrow Pits – (DRPW) 2016
- Mining BAR/EMP's for Ingquza Hill LM Borrow Pits – (SANRAL) 2017
- Mining BAR/EMP's for Baviaans LM Borrow Pits – (DRPW) 2017
- Mining BAR/EMP's for Senqu LM Borrow Pits – (DRPW) 2017
- Mining BAR/EMP's for Kouga/Koukamma LM Borrow Pits – (DRPW) 2017
- Mining BAR/EMP's for Inkwanca (Enoch Mgijima) LM Borrow Pits – (DRPW) 2017
- Mining BAR/EMP's for Kouga/Koukamma LM Borrow Pits – (DRPW) 2017
- Mining BAR/EMP's for Sakhisizwe/Engcobo LM Borrow Pits – (DRPW) 2017
- Mining BAR/EMP's for Raymond Mahlaba LM Borrow Pits – (DRPW) 2017
- Mining BAR/EMP's for Camdeboo LM Borrow Pits – (DRPW) 2017
- Mining BAR/EMP's for Elundini LM Borrow Pits – (DRPW) 2017
- Mining BAR/EMP's for Emalahleni/Intsika Yethu LM Borrow Pits – (DRPW) 2017
- Mining BAR/EMP's for 24 Borrow Pits in 6 districts within the Eastern Cape– (SANRAL) 2018
- Mining BAR/EMP's for Blue Crane Route LM Borrow Pits – (DoT) 2019
- Mining BAR/EMP's for Blue Crane Route LM Borrow Pits – (DoT) 2019
- Mining BAR/EMP's for Sakhisizwe LM Borrow Pits – (DoT) 2019
- Mining BAR/EMP's for Engcobo LM Borrow Pits – (DoT) 2019
- Mining BAR/EMP's for Kouga & Kou-Kamma LM's Borrow Pits – (DoT) 2019
- Mining BAR/EMP's for Senqu LM Borrow Pits – (DoT) 2019
- Mining BAR/EMP's for Elundini LM Borrow Pits – (DoT) 2019
- Mining BAR/EMP's for Blue Crane Route LM Borrow Pits – (DoT) 2019
- Mining BAR/EMP's for Engcobo LM Borrow Pits – (DoT) 2019
- Mining BAR/EMP's for Makana LM Borrow Pits – (DoT) 2020
- Mining BAR/EMP's for Dr Beyers Naude LM Borrow Pits – (DoT) 2020
- Mining BAR/EMP's for Blue Crane Route LM Borrow Pits – (DoT) 2020
- Mining BAR/EMP's for Sarah Baartman DM Borrow Pits – (SBDM) 2022
- Mining BAR/EMP's for Sarah Baartman DM Borrow Pits – (SBDM) 2023
- Mining BAR/EMP's for Sarah Baartman DM Borrow Pits – (Makana LM) 2024

BASIC ASSESSMENT REPORT PROJECTS

- Basic Assessment Application for Erf 14 Kabega, NMBM 2017

- Basic Assessment Application for Hankey Housing, Kouga District Municipality 2017
- Basic Assessment Application for Fairwest Rental Housing, Nelson Mandela Bay 2017
- Basic Assessment Application for South-End Precinct Mixed Use Development, Nelson Mandela Bay 2018
- Basic Assessment Application for Nelson Mandela University Access Road, NMB 2019
- Basic Assessment Application for Erf 599 Walmer Mixed Use Development, Nelson Mandela Bay 2019
- Basic Assessment Application for Cookhouse Bridge rehabilitation 2019
- Basic Assessment Application for Parsonsvlei Erf 984 & 1134 Parsonsvlei 2019
- Basic Assessment Application for Little Chelsea No. 10 Port Elizabeth 2020
- Basic Assessment Application for Proposed Crossflow Hydroelectrical Turbine Generators installation: Farm Klipfontein (29/76), Cookhouse 2020
- Basic Assessment Application for Proposed Development on Erf 11667, Walmer for Bidfood Port Elizabeth 2020
- Basic Assessment Application for Proposed Refurbishment of a Damaged Low-level Watercourse Structure Along the DR01812, Hankey, Eastern Cape 2020
- Basic Assessment Application for Proposed Reconstruction of Undermined Bridge and Temporary Bypass Construction along the MR00391, Hankey, Eastern Cape 2020
- Basic Assessment Application for Proposed Replacement of Four Damaged Watercourse Structures and Temporary Bypass Construction along the MR00388, Tsitsikamma, Eastern Cape 2020
- Basic Assessment Application for Proposed Clearing of Indigenous Vegetation on Portions 6 & 19 of Farm Buffelshoek No. 180, Loerie, Eastern Cape 2021
- Basic Assessment Application for Proposed Development of Erf 1382 and Portion of Portion 32 of Farm Goedgeloof No. 745 in St Francis Bay, Kouga Local Municipality 2021
- Basic Assessment Application for Proposed Herbertsdale Pipeline, Mossel Bay, Western Cape 2021
- Basic Assessment Application for Proposed Service Station, Parsons Vlei, Nelson Mandela Metro 2021
- Basic Assessment Application for development of Erf 168 Kabega, Nelson Mandela Bay 2022
- Basic Assessment Application for development of portions 98, 99 and 102 of the farm Little Chelsea no. 10, NMBM 2023
- Basic Assessment and Water Use License Application: proposed development of Erf 8078, Erf 1314, Erf r/793 and Erf r/9/313 Theewaterskloof Municipality 2023
- Basic Assessment Application for development of Erf 325, Theescombe, Nelson Mandela Bay 2024
- Basic Assessment Application for development of Erf 2006, Parsonsvlei, NMBM 2024
- Basic Assessment Application for development of a runway at Shamwari Private Game Reserve 2024

ENVIRONMENTAL SCREENING REPORTS

- Report compilation, editing for: Marina Martenique Rezoning, Aston Bay 2016
- Site assessment, report compilation for Herbetsdale Pipeline, Mossel Bay, Western Cape 2020
- Site assessment, report compilation for Summerstrand Erf 2399, Port Elizabeth 2020
- Site assessment, report compilation for Boknes Erf 548, Canon Rocks 2021
- Site assessment, report compilation for Erf 6195, Central, Gqeberha 2022
- Site assessment, report compilation for Erf 17655, Kariega 2022
- Site assessment, report compilation for SANRAL CD Bridge Projects 2023
- Site assessment, report compilation for Erf 310, Lorraine, NMBM 2023
- Site assessment, report compilation for SANRAL CD Bridge Projects 2024

WATER USE LICENSE APPLICATIONS

- Water Use License Application for Cookhouse Bridge rehabilitation 2019
- Water Use License Application for Proposed Refurbishment of a Damaged Low-level Watercourse Structure Along the DR01812, Hankey, Eastern Cape 2020
- Water Use License Application for Proposed Reconstruction of Undermined Bridge and Temporary Bypass Construction along the MR00391, Hankey, Eastern Cape 2020
- Water Use License Application for Proposed Replacement of Four Damaged Watercourse Structures and Temporary Bypass Construction along the MR00388, Tsitsikamma, Eastern Cape 2021
- Water Use License Applications for Proposed Crossflow Hydroelectrical Turbine Generators installation: Farm

Klipfontein (29/76), Cookhouse 2021
- Water Use License Application for Borehole Use on Erf 1206, Humewood, Nelson Mandela Bay 2022
- Water Use License Application for Development of Swanlake Eco Estate, Aston Bay, Kouga Local Municipality 2022
- Water Use License Application for rehabilitation of roads and stormwater along Jakes Gerwel Drive, Cape Town 2023
- Basic Assessment and Water Use License Application: proposed development of Erf 8078, Erf 1314, Erf r/793 and Erf r/9/313 Theewaterskloof Municipality 2023
- Water Use License Applications for SANRAL CD Bridge Projects 2023
- Water Use License Applications for SANRAL CD Bridge Projects 2024

AMENDMENT APPLICATIONS

- Part 2 Amendment Application for Nelson Mandela University Access Road, NMB 2020
- Part 1 Amendment Application and report compilation Service Station, Parsons Vlei, Nelson Mandela Metro 2021
- Part 1 Amendment Application and report compilation NMU phase 3 and phase 4 west end student residence development on Erf 3784, Port Elizabeth 2021
- Part 1 Amendment Application and report compilation NMU phase 1 and phase 2 west end student residence development on Erf 1904, Port Elizabeth 2021
- Part 1 Amendment Application and report compilation Arlington housing development, Erf 559 Walmer within Nelson Mandela Bay Municipality 2021
- Part 1 Amendment Application and report compilation proposed mixed-use development on erven 132 - 143, 86 - 95, 208 - 212 and 1699 South End and tourist related facilities on Erven 1536 - 1542, 1515 and 1516 South End Port Elizabeth 2021
- Part 1 Amendment Application and report compilation for Swanlake Eco Estate Development 2022
- Part 1 Amendment Application and report compilation for Erf 559, Walmer 2023

RELOCATION PLANS, PERMITS AND IMPLEMENTATION

- "Eco-Residential" Estate on the Remainder of Farm Swanlake no 755, Aston Bay (Flora and Fauna) 2021
- Permit Application for Cultivation of Virgin Soil, Portions 16 & 18 of Farm Buffelshoek No. 180 2022

ENVIRONMENTAL CONTROL OFFICER

- Proposed Establishment of an "Eco-Residential" Estate on the Remainder of Farm Swanlake no 755, Aston Bay within the Kouga Local Municipality 2021
- Mixed Use Development South End Port Elizabeth 2021

Environmental Assessment Practitioners Association of South Africa

Registration No. 2020/2553

Herewith certifies that

Lea Antonette Steyn

is registered as an

Environmental Assessment Practitioner

Registered in accordance with the prescribed criteria of Regulation 15. (1) of the Section 24H Registration Authority Regulations (Regulation No. 849, Gazette No. 40154 of 22 July 2016, of the National Environmental Management Act (NEMA), Act No. 107 of 1998, as amended).

Effective: 01 March 2025

Expires: 28 February 2026

Chairperson

Registrar

SAQA

9.3 Appendix C – Basic Decommissioning Plan

Engineering Advice and Services (Pty) Ltd

Associated with ULWAZI

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PROPOSED RESIDENTIAL DEVELOPMENT OF ERF 325, THEESCOMBE, GQEBERHA, EASTERN CAPE: BASIC DECOMMISSIONING PLAN

1. INTRODUCTION

The Basic Decommissioning Plan (BDP) provides guidelines and directions to a systematic approach designed to safely and efficiently shut down and dismantle the proposed residential development of Erf 325, Theescombe, located within Ward 1, Gqeberha, NMBM, at the end of its operational life. The BDP defines the objectives and scope of the decommissioning process, such as minimising environmental impact and ensuring the safety of workers, while adhering to regulatory and legal requirements. The decommissioning procedures involve detailed steps for shutting down operations, dismantling equipment, and managing waste. Site restoration is also addressed, aiming to return the site to its original condition or repurpose it as needed. Finally, the plan includes documentation of the entire process and post-decommissioning monitoring to ensure long-term safety and environmental integrity.

2. SITE DESCRIPTION

The applicant intends to develop a residential area on Erf 325, Theescombe, located within Ward 1, Gqeberha, Nelson Mandela Bay Municipality, Eastern Cape. The proposed Erf 325 Theescombe measures approximately 17,438 Ha in extent; however, approximately 11,28 Ha will be used for the development, leaving 6,15 Ha as natural no-go areas. Following previous Town Planning Layouts, Erf 325 Theescombe currently has multiple zonings: Residential 1, Residential 2, Public Open Space, and Transportation 1. The developer intends to rezone the proposed property under General Residential 2 Zoning.

The development is situated on undeveloped land with Pari Park residential suburb to the east of the site, and Mount Pleasant and Providentia north of the site. The land use next to the entrance of the site is a public place. The land use on the east and north of the site is residential. The site is currently vacant and largely undeveloped. The majority of the vegetation on site can be considered to be intact or lightly degraded. Vegetation cover of half of the site comprises Sardinia Forest Thicket, while the other half is covered by Algoa Sandstone Fynbos. There are no structures on the site, and disturbance is limited to vehicle track paths and footpaths, with some dumping observed. Surrounding land uses include residential, vacant land, public places, roads, and infrastructure.

The proposed development comprises 331 residential units with additional provisions for a gatehouse and a community centre (refer to **Error! Reference source not found.**). The total development area is 11,28 Ha, which will constitute the unit area, gatehouse, community centre, and internal roads. The development site will constitute seven small villages (Village A—Village G), each consisting of between 12 and 69 units. A total of 4965,5 parking bays will be needed. The development will have

internal roads leading from the access routes onto the site. Access to the subject site will be from Blumberg Road, opposite Merle Road and Chopin Road.

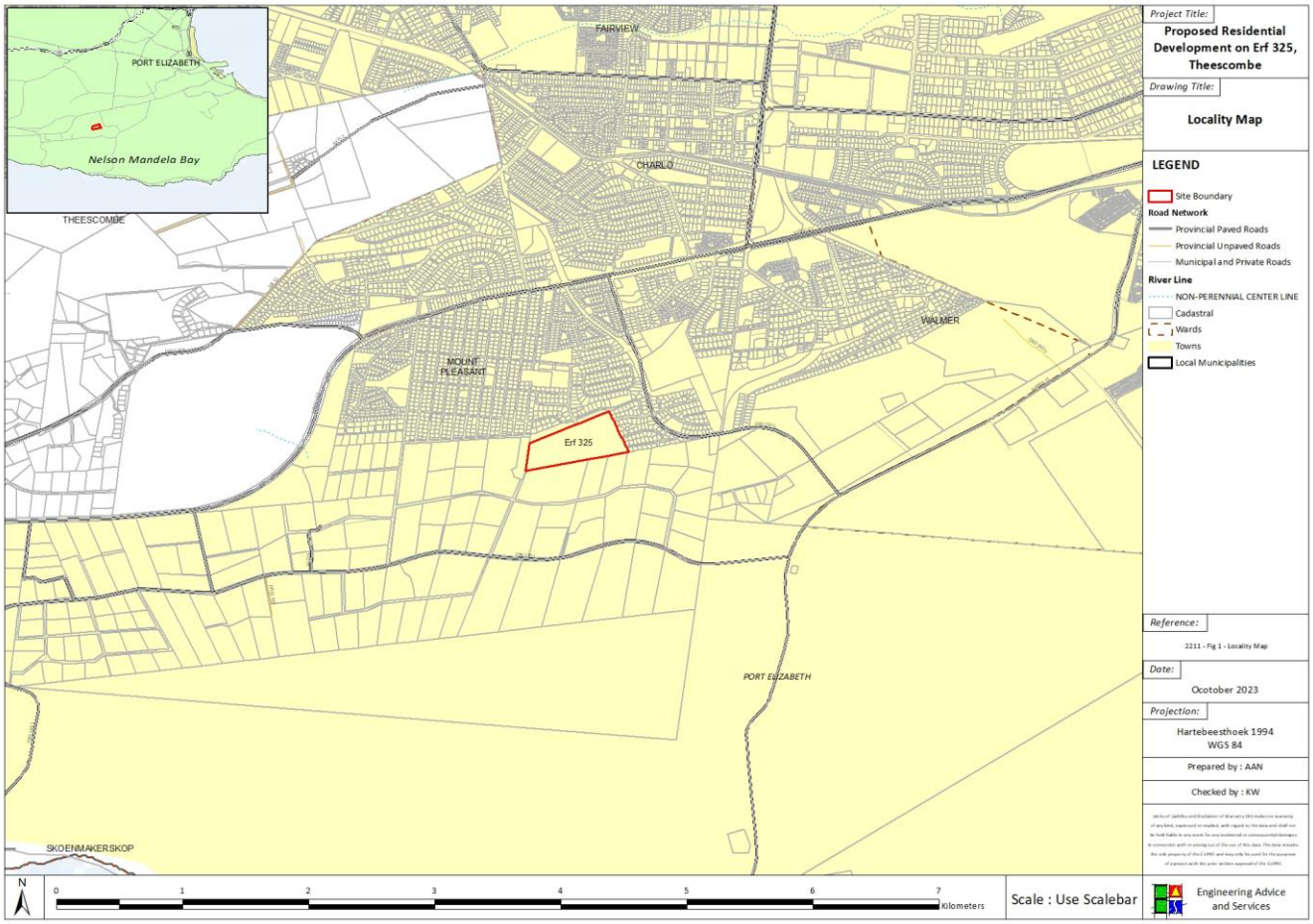

Figure 1. Locality map of Erf 325, Theescombe

3. REGULATORY REQUIREMENTS

Contractors, sub-contractors, and the property owner must comply with applicable national Environmental Law and regulatory requirements according to the National Environmental Management Act, No. 107 of 1998 (NEMA). In keeping with the requirements listed within the approved Environmental Authorisation (EA) and OEMPr, they must undertake to assess, document, and report the impact that direct decommissioning activities may have on the environment and to implement controls to mitigate any such risks, including the necessary policies and procedures as outlined in the EMPs.

In terms of the EA and OEMPr, failure to comply with any of the conditions contained therein resulting in non-compliance could lead to legal action by the competent authority (Eastern Cape Economic Development, Environmental Affairs, and Tourism). The legislation affords the Department to undertake the following actions:

- The Applicant/ Developer and its successors will be held accountable for any breach or deviation from the EA and EMPs.
- Withdrawing of the authorisation if the Developer is in continued non-compliance with the conditions of the EA / EMPs.
- Issuing directives to address non-compliance, which must be rectified within a stipulated timeframe.
- Order to cease all activity on site until the directive has been rectified.
- Instituting criminal and/or civil proceedings to enforce compliance.

NB: The Developer/ECO will issue warnings & penalties to Contractors for any non-compliance on-site.

3.1. Regulatory Compliance

The developer must obtain the necessary permits and approvals from local authorities, environmental agencies, and other relevant bodies for the decommissioning of the proposed development in Erf 325, Theescombe. Ensure the decommissioning process complies with environmental protection laws and local waste management practices.

4. RISK ASSESSMENT AND INVENTORY

- A site evaluation must be conducted for a detailed assessment of the different facilities inside the residential area, including the road, turning circles, lighting systems, and any associated structures.
- An inventory must be conducted to document all components and materials, including asphalt or concrete, lighting fixtures, signage, and any underground infrastructure. Identify potential hazards, such as residual fuel or chemicals.
- Do a hazard identification to determine potential environmental hazards associated with decommissioning, such as toxic materials, asbestos, or radioactive substances.
- Do a risk evaluation to assess the likelihood and impact of these hazards on the environment and public health.

5. DECOMMISSIONING PLAN

5.1. Introduction

The decommissioning of the proposed development will involve the safe dismantling and rehabilitation of the site to restore it to a condition that minimises environmental impacts and aligns with the surrounding natural landscape. This plan outlines the key activities required for decommissioning, ensuring compliance with environmental regulations and stakeholder expectations.

5.2. Objectives

- Prevent or minimise environmental degradation.
- Safely remove all infrastructure and restore the land to a natural state.
- Prevent long-term environmental degradation, including soil erosion and habitat loss.
- Properly dispose of or recycle construction materials and waste.
- Minimise disruption to wildlife and nearby communities.

5.3. Decommissioning Activities

5.3.1. Infrastructure Removal

- Dismantle and remove the different residential facilities and any associated structures.
- Remove the asphalt on the road, ensuring that materials are either recycled or disposed of in accordance with environmental guidelines.
- Remove fencing and security infrastructure unless required for conservation purposes.

5.3.2. Site Rehabilitation

- Conduct a soil assessment to determine if any contamination has occurred and implement remediation if necessary.
- Rehabilitate the runway area by breaking up compacted soil, regarding the land, and restoring natural drainage patterns.
- Replant indigenous vegetation, prioritising species native to the area

- Implement erosion control measures, such as mulching, silt fences, and revegetation, to stabilise the land.

5.3.3. Waste Management

- Separate materials for reuse, recycling, and disposal, ensuring compliance with waste management regulations.
- Properly dispose of hazardous materials, such as fuel residues or contaminated soil, at licensed waste facilities.
- Remove and responsibly dispose of signage, lighting, and any other operational equipment.

5.3.4. Biodiversity Monitoring

- Monitor the site post-decommissioning to assess vegetation regrowth and habitat recovery.
- Implement invasive species control to prevent the establishment of alien vegetation in disturbed areas.
- Engage with environmental specialists to ensure the restoration process aligns with conservation objectives.

5.4. Stakeholder Engagement

- Inform local communities, conservation groups, and regulatory authorities about decommissioning timelines and activities.
- Address concerns raised by neighboring farmers and conservation stakeholders to ensure minimal disruption.
- Provide updates on rehabilitation progress and any necessary adjustments to the decommissioning plan.

5.5. Compliance and Monitoring

- Ensure that decommissioning activities adhere to Environmental Impact Assessment (EIA) regulations and any conditions set by authorities.
- Conduct post-decommissioning audits to verify that rehabilitation objectives have been met.
- Submit final environmental compliance reports to relevant authorities to confirm successful site restoration.