

THE PROPOSED DEVELOPMENT OF A RESIDENTIAL ESTATE ON ERF 19001, HEATHER PARK, GEORGE

EXTERNAL ENVIRONMENTAL AUDIT REPORT IN TERMS
OF REGULATION 34 OF THE NEMA EIA REGULATIONS,
2014 (AS AMENDED).

DEA&DP EIA REF. NO. 16/3/3/5/D2/26/0010/24
NEAS REF. NO. WCP/EIA/AMEND/0000863/2024



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KAPPEC

11 July 2025

DETAILS OF THIS REPORT

Status of this Report	Final Regulation 34 External Compliance Audit Report
Date Submitted	July 11, 2025
Public Review Period	Not Applicable
Report Title	The Proposed Development of a Residential Estate on Erf 19001, Heather Park, George.
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 The logo for KAPP Environmental Consultants features a stylized green leaf and blue water droplet icon to the left of the word 'KAPP' in large, bold, grey capital letters. Below 'KAPP' is the text 'ENVIRONMENTAL CONSULTANTS' in smaller, grey capital letters.	

DISCLAIMER

This report has been prepared for the Director of Signature Homes (Pty) Ltd., represented by Mr. Jonathan Paul Stoller and is subject to and issued in accordance with the agreement with Kapp Environmental Consultant (Pty) Ltd. (KAPPEC). The contact person listed for further communication is Mr. Mynhardt Enslin.

The opinions expressed in this report have been based on the information supplied to KAPPEC by the Client and the relevant Environmental Assessment Practitioner. The Author has exercised all due care in reviewing the supplied information, but conclusions from the review are reliant on the accuracy and completeness of the supplied data. KAPPEC does not accept responsibility for any errors or omissions in the information supplied and does not accept any consequential liability arising from commercial decisions or actions resulting from them. KAPPEC accepts no liability or responsibility whatsoever for it in respect of any use of or reliance upon this report by any third party.

Opinions presented in this report apply to the site conditions and features as they existed at the time of the writing of this report, and those reasonably foreseeable.

Copying of this report without the permission of the Client and KAPPEC is not permitted.

LETTER OF UNDERTAKING AND STATEMENT OF INDEPENDENCE

I Renier Kapp, as the appointed independent Environmental Assessment Practitioner (EAP) hereby declare that I:

- Will perform the work relating to the appointment in an objective manner, even if this results in views and findings that are not favourable to the applicant;
- 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 applicant;
- declare that there are no circumstances that may compromise my objectivity in performing such work;
- All facts and findings will be presented in an objective manner in accordance with my professional experience and information derived from the study;
- have expertise in conducting the independent audit, including knowledge of the relevant legislation and any guidelines that have relevance to the development; and
- All particulars furnished in this report are true and correct.



(Renier Kapp)

Signature of the Principle Environmental Assessment Practitioner

Kapp Environmental Consultants (Pty) Ltd (KAPPEC)

Name of Company

11 July 2025

Date

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ABBREVIATIONS

MMP	Maintenance Management Plan
DEFF	Department of Environment, Forestry and Fisheries
DWS	Department of Water Affairs and Sanitation
EA	Environmental Authorization
EAP	Environmental Assessment Practitioner
ECO	Environmental Control Officer
EIA	Environmental Impact Assessment
EMP	Environmental Management Programme
DEO	Designated Environmental Officer
KAPPEC	Kapp Environmental Consultants
I&AP	Interested and Affected Parties
RE	Resident Engineer

APPENDICES

Appendix A:	Site Photographs
Appendix B:	Site Development Plan
Appendix C:	Copy of Original EA
Appendix D:	Copy of Amendment EMPr
Appendix E:	Commencement Notification
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INTRODUCTION

Kapp Environmental Consultants (Pty) Ltd. (KAPPEC) has been appointed, dated June 2025, by the Director of Signature Homes (Pty) Ltd., represented by Mr. Jonathan Paul Stoller (the Applicant) as the independent environmental assessment practitioners to undertake an external compliance audit in fulfilment of Condition 17 of the Environmental Authorization (the EA) and Regulation 34 of the NEMA EIA Regulations, 2014 (as amended).

An Environmental Authorisation (EA) was initially granted to Cederdale Investments (Pty) Ltd. on 13 June 2023, in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, 2014 (as amended), under DEA&DP reference 16/3/3/1/D2/26/0023/22. Following this, the EA was amended to reflect a change in ownership to Signature Homes (Pty) Ltd., as well as a revised project description. The amended EA was issued on 3 February 2025 under DEA&DP reference 16/3/3/5/D2/26/0010/24.

This external audit, conducted in alignment with the National Environmental Management Act (NEMA), is to increase the contractor's compliance rating in terms of the approved Environmental Authorisation and the EMP. The body of this report will incorporate the auditable conditions and requirements contained in both the EA and the EMP. The conditions of the EA have been summarised in the report, including its corresponding level of compliance with each condition.

The methodology followed for conducting the environmental audit included:

- Compilation of background information for site visit
- Site Visit
- Documentation audit
- Compilation of environmental audit report
- Submission of environmental audit report

The items have been included in table format and compliance will be indicated based on assigned colour significance as per Table 1 below:

TABLE 1: COMPLIANCE RATING

Colour	Compliance Rating Significance
GREY (N/A)	A grey item indicates that a compliance rating is not relevant. Item is listed for awareness although will not/cannot be rated.
GREEN (4)	An item is marked green to indicate complete compliance in line with the EMP.
YELLOW (3)	An item is marked yellow to indicate sufficient compliance although possibly not as prescribed in the EMP.

ORANGE (2)	An item is marked orange to indicate a non-compliance although the resulting impact is not deemed significant.
RED (1)	An item is marked red to indicate a significant or ongoing non-compliance which needs to be addressed as per the EAP instruction.

PROJECT DESCRIPTION

The Holder is hereby authorised to undertake activities that include the listed activities as they relate to the transformation of land previously used for agriculture and the clearance of indigenous vegetation for the construction of a residential development and associated structures and infrastructure.

The proposed development is situated on Erf 19001, which is located directly adjacent to the Malgas River and behind the existing Homewood housing estate in George. The site falls within the urban edge of the George Municipal area and has previously been earmarked for infill development, although the prior environmental authorisation has lapsed. A new developer now proposes a higher-density residential development that aligns with the George Municipality's Spatial Development Framework (MSDF), which supports densification and infill development along public transport routes. The site is also within a designated "Priority Investment Area" in terms of the MSDF.

The proposed development comprises:

- 82 housing units consisting of five different typologies;
- One apartment block comprising 54 flats;
- Internal roads and driveways;
- Designated parking areas;
- Internal open space areas;
- Communal recreational facilities, including a clubhouse and guardhouse; and
- Associated civil services and electrical infrastructure.

Environmental and Biophysical Considerations

According to the Terrestrial Biodiversity Specialist assessment, the site consists predominantly of secondary grassland on the flatter uplands and Eucalyptus woodland within the steep-sided valley. The site is altered and exhibits low indigenous biodiversity value. No plant species of conservation concern were recorded, and the site is considered to offer poor habitat for animal species typically expected in the area. However, the riparian buffer zone and steep-sided valley retain some ecological functionality and are considered valuable for restoration, with the potential for future forest regeneration.

In response to concerns from the Department regarding the initial development layout's impact on the steep embankment and drainage patterns toward the Malgas River, the design was revised. A development setback line has been established, and the area between this line and the river will be zoned Open Space II (Private Open Space), with the primary objective of achieving conservation outcomes.

Aquatic Biodiversity

Two potential wetland areas on the site were assessed. No wetland features were identified in the southern location. In the northern location, wetland soils and vegetation were observed, but historical imagery and geotechnical reports indicate that this area was subject to infilling during the development of Homewood Village and is therefore classified as an artificial wetland. The artificial wetland was found to have low ecosystem service value, importance, and sensitivity. The proposed development footprint is located outside the regulated area of the Malgas River as defined by Government Notice No. 509 of 2016 (National Water Act, Act No. 36 of 1998), and no water use authorisation is required.

LISTED ACTIVITIES

Environmental Impact Assessment Regulations Listing Notice 1 of 2014, as amended.

Activity Number: 27

Activity Description:

The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for—

(aa) the undertaking of a linear activity; or

(bb) maintenance purposes undertaken in accordance with a maintenance management plan.

The clearance of more than 1 ha of indigenous vegetation for the development of a residential Estate.

Activity Number: 28

Activity Description:

Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development:

(i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or

(ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare;

excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.

The development of a residential estate on land that was used for agriculture of more than 5ha.

Environmental Impact Assessment Regulations Listing Notice 3 of 2014, as amended.

Activity Number: 12

Activity Description:

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

i. Western 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;

iii. Within the littoral active zone or 100 metres inland from high water mark of the sea or an estuarine functional zone, whichever distance is the greater, excluding where such removal will occur behind the development setback line on erven in urban areas;

iv. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning; or

v. On land designated for protection or conservation purposes in an Environmental Management Framework adopted in the prescribed manner, or a Spatial Development Framework adopted by the MEC or Minister

The clearance of more than 300m² of Endangered Garden Route Shale Fynbos for the residential development and associated infrastructure.

REGULATION 34 EXTERNAL AUDIT REQUIREMENTS

This section will attempt to detail the content requirements to be included as part of a Regulation 34 Audit Report as outlined in terms of Appendix 7 of Regulation 982 of the 2014 EIA Regulations.

Environmental audit report

The environmental audit report must provide recommendations regarding the need to amend the EMPr, and where applicable, the closure plan.

Objective of the environmental audit report

The objective of the environmental audit report is to

- a) report on –
 - i. the level of compliance with the conditions of the environmental authorisation and the EMPr, and where applicable, the closure plan; and
 - ii. the extent to which the avoidance, management and mitigation measure provided for in the EMPr, and where applicable, the closure plan achieve the objectives and outcomes of the EMPr, and closure plan;
- b) identify and assess any new impacts and risks as a result of undertaking the activity;
- c) evaluate the effectiveness of the EMPr, and where applicable, the closure plan; and
- d) identify shortcomings in the EMPr, and where applicable the closure plan, and
- e) identify the need for any changes to the avoidance, management and mitigation measures provided for in the EMPr, and where applicable, the closure plan.

Content of environmental audit reports

(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
 - ii. expertise of the independent person that compiled the environmental audit report;
- b) a declaration that the independent auditor is independent in a for as may be specified by the competent authority;
- c) an indication of the scope of, and purpose for which, the environmental audit report was prepared;
- d) a description of the methodology adopted in preparing the environmental audit report;
- e) an indication of the ability of the EMPr, and where applicable, the closure plan to –
 - i. sufficiently provide for the avoidance, management and mitigation of environmental

- impacts associated with the undertaking of the activity on an on-going basis;
 - ii. sufficiently provide for the avoidance, management and mitigation of environmental impacts associated with the closure of the facility; and
 - iii. ensure compliance with the provisions of environmental authorisation, EMPr, and where applicable, the closure plan;
- f) a description of any assumptions made, and any uncertainties or gaps in knowledge;
 - g) a description of any consultation process that was undertaken during the course of carrying out the environmental audit report;
 - h) a summary and copies of any comments that were received during any consultation process; and
 - i) any other information requested by the competent authority.

Additional requirement as per the EA of the environmental audit report

17. The frequency of auditing of compliance with the conditions of the environmental authorisation and of compliance with the EMPr, must adhere to the following programme:

17.1. Auditing during the non-operational phase (construction activities):

17.1.1. During the period which the development activities have been commenced with on the site, the Holder must ensure annual environmental audit(s) are undertaken and the Environmental Audit Report(s) submitted annually to the Competent Authority.

17.1.2. A final Environmental Audit Report for the construction phase (non-operational component) must be submitted to the Competent Authority within three (3) months of completion of the construction phase.



FIGURE 1: SITE DEVELOPMENT PLAN (ROBERTSILKE & PARTNERS)

CONDITIONS OF AUTHORISATION

TABLE 2: ENVIRONMENTAL AUTHORISATION GENERAL CONDITIONS AND COMPLIANCE

No.	EA CONDITIONS	COMPLIANCE FINDING
1.	This Environmental Authorisation is granted for the period from date of issue until 30 June 2028 (validity period), during which period the Holder must ensure that the— (a) physical implementation of all the authorised listed activities is started with and concluded at the site; (b) construction monitoring and reporting requirements are undertaken at the site and submitted to the Competent Authority in time to allow said authority to process such documents timeously; (c) post construction rehabilitation and monitoring requirements is undertaken and completed at the site; and (d) environmental auditing requirements are complied with; and that such auditing is finalised in time to allow the competent authority to be able to process the environmental audits timeously within the specified validity period	DEA&DP was notified of the intended commencement of work on March 7, 2024. Civil services commenced with work on/after the 14th of March 2024. The ECO submits monthly monitoring reports to the Competent Authority. Noted. Rehabilitation of the riparian zone and surrounding natural buffer area is ongoing. Indigenous vegetation is being planted progressively along the bush edge and riparian zone, following the removal of invasive species, allowing for successive rehabilitation as construction advances. Kapp Environmental Consultants (Pty) Ltd. (KAPPEC) has been appointed, dated June 2025, by the Director of Director of Signature Homes (Pty) Ltd., represented by Mr. Jonathan Paul Stoller (the Applicant) as the independent environmental assessment practitioners to undertake an external compliance audit in fulfilment of Condition 17 of the Environmental Authorization (the EA) and Regulation 34 of the NEMA EIA

		Regulations, 2014 (as amended)
2.	The construction phase of the Environmental Authorisation is subject to the following: 2.1 The Holder must finalise the post construction rehabilitation and monitoring requirements within a period of 3-months from the date the development activity (construction phase) is concluded.	Noted, Rehabilitation of the riparian zone and surrounding natural buffer area is ongoing. Indigenous vegetation is being planted progressively along the bush edge and riparian zone, following the removal of invasive species, allowing for successive rehabilitation as construction advances. Final rehabilitation monitoring will be audited later on.
3.	The Holder is authorised to undertake the listed activities specified in Section B above in accordance with the Preferred Alternative described in the FBAR dated 9 March 2023 on the site as described in Section C above. This Environmental Authorisation is only for the implementation of the Preferred Alternative which entails: The Holder is herein authorised to undertake the following activities that includes the listed activities as it relates to the transformation of land previously used for agriculture and the clearance of indigenous vegetation for the construction of the residential development and associated structures and infrastructure. The specific details of the proposed development on the property comprises of the following: • 82 x Housing units (5 different types);	Noted. All listed activities and the preferred alternative as set forth in the amended EA in being implemented accordingly.

	• 1 x Apartment block (54 flats); • internal roads and driveways; • parking areas; • internal open space; • communal recreation, clubhouse and guardhouse facilities; and • associated civil services and electrical connections. The development must be implemented approximate to the Master Plan layout (Revision 26) developed by Robert Silke and Partners (dated 28 June 2024) submitted as Appendix B-3 of the Final Environmental Impact Report.	
4.	This Environmental Authorisation may only be implemented in accordance with an approved Environmental Management Programme (“EMPr”).	Noted. The Environmental Authorisation is being implemented in full compliance with the approved Environmental Management Programme (EMPr), which guides all construction and environmental management activities on site
5.	The Holder shall be responsible for ensuring compliance with the conditions by any person acting on his/her behalf, including an agent, sub-contractor, employee or any person rendering a service to the Holder.	Noted. The holder remains responsible for all persons acting on his/her behalf, including an agent, sub-contractor, employee or any person rendering a service to the Holder.
6.	Any changes to, or deviations from the scope of the alternative described in section B above must be accepted or approved, in writing, by the Competent Authority before such changes or deviations may be implemented. In assessing whether to grant such acceptance/approval or not, the Competent Authority may request information in order to evaluate the significance and impacts of such	Noted. No changes or deviations from the scope of the project description have occurred since the final amended EA was obtained/approved. The initial amendment was for the plans issued to be implemented. The second amendment governs a change in

	changes or deviations, and it may be necessary for the Holder to apply for further authorisation in terms of the applicable legislation.	ownership along with a change in the project description of the apartment block.
7.	The Holder must in writing, within 14 (fourteen) calendar days of the date of this decision– 7.1. notify all registered Interested and Affected Parties (“I&APs”) of – 7.1.1. the decision reached on the application; 7.1.2. the reasons for the decision as included in Annexure 3; 7.1.3. the date of the decision; and 7.1.4. the date when the decision was issued. 7.2. draw the attention of all registered I&APs to the fact that an appeal may be lodged against the decision in terms of the National Appeal Regulations, 2014 (as amended) detailed in Section G below; 7.3. draw the attention of all registered I&APs to the manner in which they may access the decision; 7.4. provide the registered I&APs with the: 7.4.1. name of the Holder (entity) of this Environmental Authorisation, 7.4.2. name of the responsible person for this Environmental Authorisation, 7.4.3. postal address of the Holder, 7.4.4. telephonic and fax details of the Holder, 7.4.5. e-mail address, if any, of the Holder, 7.4.6. contact details (postal and/or physical address, contact number, facsimile and e-mail address) of the decision-maker and all registered I&APs in the event that an appeal is lodged in terms of the 2014 National Appeals Regulations (as amended).	The I&APs were notified of the Original EA on the 14th of June 2023 and notified of the first Amended EA on the 10th of November 2023 along with the second Amended EA on the 3rd of February 2025.

	7.5. The listed activities, including site preparation, must not commence within 20 (twenty) calendar days from the date the applicant notified the registered I&APs of this decision. 7.6. In the event that an appeal is lodged with the Appeal Authority, the effect of this Environmental Authorisation is suspended until the appeal is decided (i.e., the listed activities), including site preparation, must not commence until the appeal is decided.	No appeals have been lodged against the EA's granted.
8.	Seven calendar days' notice, in writing, must be given to the Competent Authority before commencement of any activities. 8.1. The notice must make clear reference to the site details and EIA Reference number given above. 8.2. The notice must also include proof of compliance with the following conditions described herein: Conditions no.: 7, 10 and 12	DEA&DP was notified of the intended commencement of work on March 7, 2024. Civil services commenced with work on/after the 14th of March 2024, and made clear reference to the site details, EIA Reference, and proof of compliance. Condition 7: The I&APs were notified of the Original EA on the 14th of June 2023 and notified of the first Amended EA on the 10th of November 2023 along with the second Amended EA on the 3rd of February 2025. Condition 10: Approval of EMPr. The final EMPr has been submitted to DEADP for approval (5 December 2023 and the amended final EMPr submitted – 7 March 2024). Condition 12: HilLand Environmental has been appointed as ECO on the site and submits monthly reports.
9.	Seven calendar days' written notice must be given to the Competent Authority on completion of the construction activities.	Noted, construction is still in progress.
10.	The Environmental Management Programme ("EMPr") (Ref: GEO23/1176/19) dated 4 July 2024 submitted together with the Final Environmental Impact Report on 21 August 2024 is herewith	The final EMPr was submitted to DEADP for approval on the 5 th of December 2023, and the amended final EMPr was submitted on the 7 th of March 2024.

	approved. 10.1 The requirements for the avoidance, management, mitigation, monitoring, rehabilitation and reporting of the impacts of the activity on the environment, which have been identified in this Environmental Authorisation additional to those contained in the approved EMPr, must be implemented together with the EMPr; 10.2 The EMPr must be updated to incorporate all the conditions contained in this Environmental Authorisation and all those measures for the avoidance, management, mitigation, monitoring, rehabilitation and reporting as identified in this Environmental Authorisation additional to those contained in the approved EMPr; 10.3 The approved EMPr (including the additional measures for the avoidance, management, mitigation, monitoring and reporting identified in the Environmental Authorisation) must be included in all contract documentation for all phases of implementation.	All mitigation measures as stipulated have been incorporated into the EMPr. The conditions of the Environmental Authorisation have been incorporated into the EMPr. The approved EMPr have been included in the contract documentation.
11.	The EMPr must be included in all contract documentation for all phases of implementation.	The approved EMPr have been included in the contract documentation.
12.	The Holder must appoint a suitably experienced Environmental Control Officer ("ECO"), for the duration of the construction and rehabilitation phases of implementation contained herein.	HilLand Environmental has been appointed as ECO on the site and submits monthly reports.
13.	The ECO must– 13.1. be appointed prior to commencement of any works (i.e. removal and movement of soil); 13.2. ensure compliance with the EMPr and the conditions contained herein; 13.3. keep record of all activities on the site; problems identified;	Noted, HilLand Environmental conducted biweekly site visits during the installation of civil services. Monthly site visits are also conducted during the construction phase, and reports submitted to the Competent Authority.

	transgressions noted and a task schedule of tasks undertaken by the ECO; 13.4. remain employed until all development activities are concluded, and the post construction rehabilitation and monitoring requirements are finalised; and 13.5. the ECO must conduct site inspections at least every 2 (two) weeks and must submit ECO Monitoring Reports on a monthly basis to the competent authority.	
14.	A copy of the Environmental Authorisation, EMPr, any independent assessments of financial provision for rehabilitation and environmental liability, closure plans, audit reports and compliance monitoring reports must be kept at the site of the authorised activities and be made available to anyone on request, and where the Holder has website, such documents must be made available on such publicly accessible website.	An environmental file is available on-site and includes all the necessary documentation.
15.	Access to the site referred to in Section C must be granted, and the environmental reports mentioned above must be produced, to any authorised official representing the Competent Authority who requests to see it for the purposes of assessing and/or monitoring compliance with the conditions contained herein.	Access to the site was permitted via Tommy Joubert Street, adjacent to the Homewood residential area, and site induction was conducted at the entrance prior to the audit.
16.	The Holder must, for the period during which the environmental authorisation and EMPr remain valid ensure the compliance with the conditions of the environmental authorisation and the EMPr, is audited.	Noted. Kapp Environmental Consultants (Pty) Ltd. (KAPPEC) has been appointed, dated June 2025, by the Director of Signature Homes (Pty) Ltd., represented by Mr. Jonathan Paul Stoller (the Applicant) as the independent environmental assessment practitioners to undertake an external compliance audit in fulfilment of Condition 17 of the

		Environmental Authorization (the EA) and Regulation 34 of the NEMA EIA Regulations, 2014 (as amended).
17.	The frequency of auditing of compliance with the conditions of the environmental authorisation and of compliance with the EMPr, must adhere to the following programme: 17.1. Auditing during the non-operational phase (construction activities): 17.1.1. During the period which the development activities have been commenced with on the site, the Holder must ensure annual environmental audit(s) are undertaken and the Environmental Audit Report(s) submitted annually to the Competent Authority. 17.1.2. A final Environmental Audit Report for the construction phase (non-operational component) must be submitted to the Competent Authority within three (3) months of completion of the construction phase.	Compliant. An environmental audit was conducted in July 2025, approximately one year after construction commenced on 14 March 2024, in accordance with the requirement that annual audits be undertaken and submitted to the Competent Authority during the construction period.
18.	The Environmental Audit Report(s), must– 18.1. be prepared and submitted to the Competent Authority, by an independent person with the relevant environmental auditing expertise. Such person may not be the ECO or EAP who conducted the EIA process; 18.2. provide verifiable findings, in a structured and systematic manner, on– 18.2.1. the level of compliance with the conditions of the environmental authorisation and the EMPr and whether this is sufficient or not; and 18.2.2. the ability of the measures contained in the EMPr to	Kapp Environmental Consultants (Pty) Ltd. (KAPPEC) has been appointed, dated June 2025, by the Director of Director of Signature Homes (Pty) Ltd., represented by Mr. Jonathan Paul Stoller (the Applicant) as the independent environmental assessment practitioners to undertake an external compliance audit in fulfilment of Condition 17 of the Environmental Authorization (the EA) and Regulation 34 of the NEMA EIA Regulations, 2014 (as amended).

	sufficiently provide for the avoidance, management and mitigation of environmental impacts associated with the undertaking of the activity. 18.3. identify and assess any new impacts and risks as a result of undertaking the activity; 18.4. evaluate the effectiveness of the EMPr; 18.5. identify shortcomings in the EMPr; 18.6. identify the need for any changes to the avoidance, management and mitigation measures provided for in the EMPr; 18.7. indicate the date on which the construction work was commenced with and completed or in the case where the development is incomplete, the progress of the development and rehabilitation; 18.8. indicate the date on which the maintenance/ rehabilitation was commenced with and the progress of the rehabilitation; 18.9. include a photographic record of the site(s) applicable to the audit; and 18.10.be informed by the ECO reports	Construction commenced on/after the 14th of March 2024. Civil services are being installed, the majority of stormwater, potable water, and sewage have been installed along with the electrical services. Rehabilitation of the riparian zone and surrounding natural buffer area is ongoing. Indigenous vegetation is being planted progressively along the bush edge and riparian zone, following the removal of invasive species, allowing for successive rehabilitation as construction advances.
19.	The Holder must, within 7 calendar days of the submission of the audit report to the Competent Authority, notify all potential and registered I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).	Noted.

ENVIRONMENTAL AUTHORISATION SPECIAL CONDITIONS AND COMPLIANCE

TABLE 3: SPECIAL ENVIRONMENTAL AUTHORISATION CONDITIONS AND COMPLIANCE

No.	EA CONDITIONS	COMPLIANCE FINDING
20.	The residential estate development must be set back behind the line depicted on the SDP as “edge of bush” (hereinafter referred to as the “development setback line”) and the area between this line and the Malgas River must be managed as an open space area and must not be developed. Further to this— 20.1. Only the security fence may be constructed beyond this line as depicted on the SDP. 20.2. Except for the connection to the bulk sewer from the proposed development, no new buildings, structures (including any structures or infrastructure for stormwater management) or bulk engineering services infrastructure may be constructed / installed in the open space area, unless the necessary written authorisation has been obtained. 20.3 The proposed Sustainable Drainage Systems must be implemented in accordance with the Stormwater Control Plan (Drawing Number: 23-065-000; Rev. B) developed by Urban Engineering Consultants dated 6 December 2024. A copy of the Stormwater Control Plan has been attached as Annexure 2 of the environmental authorisation.	Compliant. The area between the development setback line/edge of bush and the Malgas River has been delineated as open space and all alien vegetation have been cleared. The rehabilitation of this area is ongoing. The security fence has been constructed as per the site development plan. Only the sewage connections to the municipal system were placed within the riparian area. No other new buildings, structures (including any structures or infrastructure for stormwater management) or bulk engineering services infrastructure have be constructed/installed in the open space area. Along Hyacinth Lane, new residential units have been constructed incorporating Sustainable Urban Drainage Systems (SUDS), specifically grass block paving, which is actively functioning as a stormwater management measure. Topsoil has been temporarily stockpiled and strategically shaped into swales to manage surface runoff, in conjunction with stormwater trenches and hay bale installations that serve to slow runoff velocity and minimise erosion. Hay bales have been installed along the full extent of the natural vegetation interface; the initial set, which had decomposed, has been replaced with newly

		constructed bales.
21.	The open space area between the development setback line and the Malgas River must be managed for a conservation use. Further to the above— 21.1. The Holder must ensure that alien invasive plant species will be removed from the open space area within the specified validity period in accordance with an approved Invasive Alien Clearing Plan. Note: Failure to complete this action prior to the validity period of this Environmental Authorisation expiring, may require the amendment of the environmental authorisation or EMPr. 21.2. A copy of the approved Invasive Alien Clearing Plan issued in terms of the National Environmental Management: Biodiversity Act, 2004 (Act no 10 of 2004) (“NEM:BA”) must be submitted to this Department prior to commencement of the activities on the site. 21.3. The Holder of the EA must adopt a “Conservation Management Plan” (CMP) and must address and / or incorporate the following— (a) Fire management requirements (i.e., protective and ecological). (b) No planting except for rehabilitation in terms of an approved management plan. (c) No collection or damaging of fauna and flora. (d) No vehicles of any type are permitted, except for rehabilitation and management in terms of an approved management plan. (e) Financial provisions for the management and upkeep of the conservation area. The CMP must be compiled prior to the transfer of the first erf and must be included in the purchase agreements. A copy of the CMP must be submitted to the Competent Authority prior to the lapsing of this Environmental Authorisation’s validity period.	Invasive alien clearing along the Malgas River section commenced in mid-2024, with ongoing successive rehabilitation planned to follow each phase of clearing, ensuring the gradual restoration of the area with indigenous vegetation. Complied with and is herewith attached in Appendix L Complied with. The CMP is contained in Section 10 of the final EMPr.

	Note: The CMP should be ready for implementation with the establishment of Homeowners' Association ("HOA").	
22.	Should any heritage remains be exposed during excavations or any other actions on the site(s), these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape. Heritage remains uncovered or disturbed during earthworks must not be further disturbed until the necessary approval has been obtained from Heritage Western Cape. Heritage remains may only be disturbed by a suitably qualified heritage specialist working under a directive from the relevant Heritage Resources Authority. Heritage remains include meteorites, archaeological and/or paleontological remains (including fossil shells and trace fossils); coins; indigenous and/or colonial ceramics; any articles of value or antiquity; marine shell heaps; stone artefacts and bone remains; structures and other built features with heritage significance; rock art and rock engravings; shipwrecks; and/or graves or unmarked human burials including grave goods and/or associated burial material.	No heritage remains were exposed during excavations as per the ECO reports provided, thus far.

EA Compliance Rating	100%
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SITE AUDIT FINDINGS

An external environmental audit was conducted on 1 July 2025 in accordance with the conditions of the Environmental Authorisation. Access to the site via Tommy Joubert Street, adjacent to the Homewood residential area, was unobstructed and clearly established. Along Hyacinth Lane, new residential units have been constructed incorporating Sustainable Urban Drainage Systems (SUDS), specifically grass block paving, which is actively functioning as a stormwater management measure.

Construction of the apartment blocks is progressing, accompanied by ongoing landscaping of the private gardens around the completed residential units. In the area adjacent to the bush edge and the riparian buffer zone of the Malgas River, vegetation has been cleared in line with rehabilitation efforts. A security fence has been erected along this boundary, and gabion mattresses are being installed in the lower-lying sections to prevent erosion. Hay bales have been installed along the full extent of the natural vegetation interface; the initial set, which had decomposed, has been replaced with newly constructed bales.

Prior to site establishment, a search and rescue operation was conducted for plant species of conservation concern (SCCs), and rescued specimens are currently being housed in the on-site nursery situated behind the site offices. Riparian zone rehabilitation is ongoing, with indigenous vegetation being reintroduced as construction progresses. Topsoil has been temporarily stockpiled and strategically shaped into swales to manage surface runoff, in conjunction with stormwater trenches and hay bale installations that serve to slow runoff velocity and minimise erosion.

Most internal roads have been graded and are currently being levelled and compacted. The temporary access route from Plantation Road is operational and undergoing routine maintenance. A water truck is present on-site to support dust suppression measures. Electrical infrastructure installation is underway, with meter boxes being installed at each unit.

Chemical toilets are positioned around the active work areas and at the site camp. Firefighting and fire prevention equipment, including fire extinguishers and a designated cigarette disposal bucket, are available at the site office. Concrete batching is actively taking place at the proposed clubhouse and apartment block areas. Minor cement spills were observed, notably near the stormwater outlet, which requires attention. A drip tray has been correctly placed beneath the fuel bowser, and no chemical spills were noted during the audit.

Lockable storage containers are in use on-site and are appropriately marked with flammable material warning signage, in accordance with safety requirements.

ENVIRONMENTAL MANAGEMENT PLAN COMPLIANCE

TABLE 4: ENVIRONMENTAL MANAGEMENT PLAN COMPLIANCE

No.	EMP REQUIREMENT	COMPLIANCE FINDING
1.	Biodiversity	
1.1	Install the haybale protection screen at a 2.5m offset from the top of the steep slope before any earthworks or vegetation clearing activities commence.	Compliant. Haybales were installed along the entirety of the security and no-go fence in March 2024 prior to earthworks and clearing activities.
1.2	Implement SUDS principles as included in the Storm Water Management Plan.	Compliant. Permeable paving has been installed in designated areas to promote infiltration, while temporary stormwater channels and haybale barriers have been established to slow down runoff. In addition, topsoil swales have been formed to assist with redirecting and dispersing stormwater flow in a controlled manner.
1.3	Rescue all <i>Wachendorfia</i> , <i>Aristea</i> , Cyperacea etc (as directed by the ECO) from within the various artificial wet areas of the site prior to vegetation clearing and earthworks - to be used for the landscaping of the “wetland detention swales” on site.	A plant search and rescue was conducted in March 2024, and the rescued specimens were relocated to an on-site nursery situated behind the site camp for preservation and future use in landscaping and rehabilitation.
1.4	No construction of structures may take place within the riparian zone and the riparian buffer except for those specifically indicated (connection to the existing municipal sewage line and installation of the security fence at the 1m offset from the steep slope).	The security fence was installed at the designated 1m offset from the steep slope, and the connection to the existing municipal sewage line was completed within the past year.
1.5	Restore the riparian zone and habitat by clearing all alien vegetation in accordance with the approved Alien Control Plan, and rehabilitate the area as per the Rehabilitation Plan prepared by the Landscape Architects.	The riparian zone and habitat are being restored through the successive removal of alien vegetation in accordance with the approved Alien Control Plan, followed by phased rehabilitation with indigenous planting.
1.6	Alien clearing to comply with an approved ACP in terms of NEMBA.	Alien clearing commenced in mid-2024 in accordance with the

	Roots to remain in the soil and NOT be pulled out mechanically.	approved Alien Control Plan (ACP) and is being done continuously on-site.
1.7	Conduct the isolated fynbos species rescue, as directed by the ECO, prior to any vegetation clearing or earthworks. All recovered specimens must be retained for use in the on-site landscaping.	A plant search and rescue were conducted in March 2024, and the rescued specimens were relocated to an on-site nursery situated behind the site camp for preservation and future use in landscaping and rehabilitation.
1.8	The top layer of topsoil to be recovered for use in landscaping.	Topsoil was removed prior to construction and stored separately on-site.
1.9	Undertake erosion repair and donga rehabilitation using only natural, biodegradable materials such as haybales, geojute, or similar approved alternatives.	Erosion repair and donga rehabilitation will be undertaken, when necessary, throughout construction.
2.	Visual	
2.1	Store and keep excavation machinery and trucks out of sight of surrounding residential areas as far as possible.	Compliant. The construction area and the site camp are sufficiently screened.
2.2	Ensure excavation machinery and trucks entering and exiting the site do not deposit rubble, sand, rock, branches, or other unwanted materials on access roads.	A temporary access road was established off Plantation Road to facilitate all deliveries, and all internal roads have since been cleared for construction access.
2.3	Screen the site camp from view using appropriate materials that blend into the surrounding vegetation.	The majority of the construction area is screened with green shade netting to ensure visual containment and safety.
2.4	Ensure all site construction hoarding is dark in colour and free of excessive branding.	A ClearVu security fence has been installed, and the majority of the construction area is screened with green shade netting
2.5	Prohibit the installation of excessive signage outside the construction camp.	Appropriate signage indicating flammable materials has been placed on the storage containers. No excessive signage was placed outside the construction camp.
2.6	Maintain a clean and orderly site; collect and properly dispose of all litter to prevent wind-blown debris on or off-site.	The site is relatively clean with only a few pieces of litter observed, and bins are provided on-site for waste disposal.
2.7	Protect existing vegetation in all areas outside the construction	No-go signage as placed at the boundary of the development

	footprint.	setback line to ensure that the riparian zone is protected along with the buffer and Malgas River vegetation.
2.8	Avoid damage to or destruction of vegetation on adjacent properties.	Compliant, no complaints have been received regarding the surrounding vegetation.
2.9	Implement erosion control measures immediately to prevent visual scarring of the landscape.	The banks outside the security fence were graded and stabilized during the fence installation, with no erosion observed on site.
2.10	Apply suitable dust suppression techniques to control dust throughout construction.	A water truck is available on-site and actively used for dust suppression.
2.11	Rehabilitate eroded or denuded areas as soon as construction activities in a specific area are completed.	Continuous rehabilitation is being carried out to restore disturbed areas throughout the site.
2.12	Install vegetation and tree planting in accordance with the approved landscape master plan and landscape guidelines.	Indigenous vegetation is being planted progressively to restore natural habitats across the site.
2.13	Demarcate the total footprint of each building zone or phase with 1.5 m high shade cloth for the entire construction period to prevent unnecessary disturbance.	Shade netting has been installed around all construction areas, secured with sandbags for stabilisation.
3.	Flora	
3.1	Conduct a plant rescue within the development area to recover the few remaining indigenous species for use in rehabilitation and landscaping areas.	A plant search and rescue was conducted in March 2024, and the rescued specimens were relocated to an on-site nursery situated behind the site camp for preservation and future use in landscaping and rehabilitation.
3.2	Restore and rehabilitate the riparian corridor to re-establish a riparian buffer zone composed of indigenous vegetation.	Indigenous vegetation is being planted progressively to restore natural habitats within the riparian buffer zone.
3.3	Clear vegetation only within the immediate working area of the current construction phase to maintain vegetative cover and prevent erosion.	Compliant. Vegetation has only been cleared where construction is in progress and where services have been installed.
3.4	Demarcate the working zone clearly and install no-go fencing between the working area and steep forest slopes.	Compliant. No-go fencing has been installed, and signage has been installed between the working area and steep forest slopes.

3.5	Restrict all activities strictly to the demarcated working zone.	Compliant. No construction activities have commenced
3.6	Do not commence work in any phase until the required hay bale protective screen has been installed along the corresponding steep slope edge.	Hay bales have been installed along the full extent of the natural vegetation interface; the initial set, which had decomposed, has been replaced with newly constructed bales.
3.7	Undertake plant rescue prior to any clearing activities on-site or within a specific phase, with the ECO advising on plants to be transplanted and maintaining a rescue record.	A plant search and rescue was conducted in March 2024, and the rescued specimens were relocated to an on-site nursery situated behind the site camp for preservation and future use in landscaping and rehabilitation.
3.8	Collect rescued plants and store them in the on-site nursery within the working zone for later landscaping use, under the guidance of the landscape architect.	A plant search and rescue was conducted in March 2024, and the rescued specimens were relocated to an on-site nursery situated behind the site camp for preservation and future use in landscaping and rehabilitation.
3.9	Mow grass areas after plant rescue but before commencement to reduce vegetation biomass; collect the resulting mulch with topsoil for organic material.	Topsoil has been placed separately on-site. Cleared areas not in use have been mulched with bark.
3.10	Stockpile cut alien vegetation only in ECO-approved areas; burning of cut alien vegetation on-site requires the necessary burning permit.	No evidence of burning was observed during the site audit. All cleared vegetation is disposed of.
3.11	Do not remove any endangered or protected species listed in Schedule 3 and 4 of the Western Cape Nature Conservation Laws Amendment Act (2000) or Protected Tree Species under the National Forests Act (1998) without the appropriate permits (see Annexure K).	Noted. A permit for the removal of <i>Eucalyptus grandis</i> has been obtained.
4.	Soil Erosion	
4.1	Install security fencing above the hay bale protection with a designed gabion base to prevent uncontrolled surface flow during construction. Ensure the fence follows the contour as far as possible and allows surface flow to pass through the gabion base	Security fencing with a gabion base has been installed above the hay bale barrier, following the natural contour to prevent uncontrolled surface flow and allowing filtered drainage through the gabions without causing erosion.

	without causing erosion.	
4.2	Protect areas susceptible to erosion by implementing erosion mitigation measures such as silt fencing, hay bales, swales, sandbags, or other methods that slow water flow and allow sediment to settle. Use only biodegradable materials for erosion repair in the open space area.	Temporary stormwater channels and hay bales have been installed to manage runoff, with topsoil strategically placed in swales to redirect and slow stormwater flow across the site.
4.3	Limit disturbance strictly to the area where services are being installed to avoid unnecessary exposed areas where erosion could occur; implement construction in phases.	Cleared areas are limited to the construction of the road and the installation of civil services along with the units being constructed.
4.4	Install a brush-packed screen silt fence using cleared alien vegetation approximately 2m from the river edge on the slope to trap sediment and prevent vertical pedestrian movement that could damage riverbanks.	The brush-packed silt screen installation has commenced; however, the process was disrupted due to the theft of the cut alien timber by nearby squatters.
4.5	Use brush-packing of alien vegetation in contour rows within the cleared area to prevent vertical movement on the slope and reduce erosion.	The brush-packed silt screen installation has commenced; however, the process was disrupted due to the theft of the cut alien timber by nearby squatters.
4.6	Use silt fencing, rows of onion bags, mulch, brushwood, sandbags, or deflection berms as appropriate to mitigate erosion and sediment runoff in all exposed areas.	Rows of sandbags were installed prior to the commencement of construction near the riparian zone.
4.7	Secure all construction materials by stockpiling only at predetermined sites with silt protection boundaries to prevent wash-away and water pollution.	All construction material is being stockpiled at the site camp and pipeline material along the temporary access road.
4.8	In case of contaminated water runoff, use sandbags to stop silt, and clean contaminated areas after rainfall to prevent pollution of water bodies like the Malgas River and adjacent open spaces.	Rows of sandbags were installed prior to the commencement of construction near the riparian zone, along with the installation of hay bales along the entire natural boundary of the site to prevent runoff and silt movement towards the Malgas River.
4.9	Contractors working inside trenches must protect their work from	Trenches are being dug by hand and installations are being

	rainwater damage by using sandbags, mulch bags, or other suitable methods to slow water flow within trenches.	completed as quickly as possible. During the site audit, no signs of erosion or water accumulation were observed within the trenches.
5.	Pollution	
5.1	Use drip trays for all vehicles and machinery while stationed in the camp site.	A drip tray was appropriately placed beneath the fuel bowser to prevent any potential soil contamination from leaks or spills.
5.2	Immediately repair any leaks on construction vehicles or remove the leaking vehicle from site until it is no longer leaking.	A vehicle was being serviced on-site; however, no leaks or spills were observed during the site audit.
5.3	Maintain ablution facilities in a clean condition and ensure they are regularly emptied.	Chemical toilets are in place surrounding the work area and located at the site camp. Fixed toilets connected to the sewage system were also available within the site camp.
5.4	Implement strict litter control throughout both the construction and operational phases.	The site is relatively clean with a few pieces of litter observed; bins are present on-site for proper disposal. A non-compliance was issued to the contractor during April 2024 on appropriate waste disposal.
5.5	Mix cement and concrete on impermeable surfaces only; concrete batching areas must be bunded to contain spills. Do not wash ready-mix trucks on site.	Cement batching is active on site at the proposed clubhouse and apartment blocks. Minor cement spills were noted on site, with particular concern near the stormwater outlet.
5.6	Keep swales free of sedimentation and prevent any spillage from cement or concrete operations from entering these areas.	Swales were sediment-free. Minor cement spills were noted on site, with particular concern near the stormwater outlet.
6.	Open Spaces	
6.1	Rescue and stockpile topsoil from construction areas for use in site rehabilitation and landscaping.	Topsoil was removed prior to construction and stored separately on-site and strategically shaped into swales to manage surface runoff.
6.2	Install packed brush windrows in riparian areas to prevent vertical movement, path formation, and potential erosion.	The brush-packed silt screen installation has commenced; however, the process was disrupted due to the theft of the cut alien timber by nearby squatters.

6.3	Maintain all pathways regularly to ensure no erosion is occurring; apply bark or woodchips as a surface layer to prevent erosion.	Bark and woodchips have been placed as mulch at areas surrounding the hay bales and the security fence.
6.4	Use cut alien vegetation for erosion control where necessary.	No erosion was observed during the site audit.
7. 7.1	Environmental Induction All civil construction and building staff, including contractors, must attend an environmental induction and education programme conducted by the ECO prior to commencing any site activities, with records of attendance and training content to be kept.	Induction was conducted prior to the audit at the entrance of the site. Regular toolbox talks and induction is performed during construction.
8. 8.1	Method Statements Before the contractor(s) begins each construction activity the Contractor and Site Agent shall, prior to the commencement of such activity involving construction, maintenance or rehabilitation, give the ECO a written plan / discuss and approve at sitemeetings the following: • Location of the construction camp • Storage of construction materials and hazardous substances (if any) o Location of the stockpile sites for the top 30cm of topsoil (required in windrows in and around each phase for use in the rehabilitation and landscaping) • Location of any stockpile sites for subsoil or plan for removal from site • Solid waste plan • Wastewater plan • Erosion and sedimentation control plan • Fire control • Protection of natural features • Cement and concrete batching plan	The following method statements were provided to the ECO. • Control of Alien and Invasive Species • Diesel Tanks and Refuelling Procedure • Hydrocarbon Spill • Non-Hazardous Solid Waste Management on Site • Protection of Fauna and Flora • Clear and grub • Concrete of foundations • Spill on Land

9.	Fauna	
9.1	Avoid removal, damage, or disturbance of any animals during construction.	No animals have been reported to be removed or harmed during construction. Strict policies are in place regarding snake handling.
9.2	If any animal is trapped or caught within the construction area, immediately notify the ECO to assist with safe relocation.	No animals have been reported to be removed or harmed during construction. Strict policies are in place regarding snake handling.
9.3	Ensure all contractor employees are informed about the importance of preventing harm to wildlife on or near the construction site.	No animals have been reported to be removed or harmed during construction. Strict policies are in place regarding snake handling.
9.4	Prohibit hunting, trapping, shooting, poisoning, or any disturbance of fauna by contractors and their employees.	No animals have been reported to be removed or harmed during construction. Strict policies are in place regarding snake handling.
9.5	Designate the riparian area as a strict NO-GO zone unless specific authorized tasks are being performed there.	A no-go barrier has been erected along the riparian area, and the construction is fenced off from the buffer area via a security fence.
10.	Topsoil	
10.1	Strip and stockpile topsoil from all construction areas before work begins in those specific areas, as advised by the Landscape Architect/ECO.	Topsoil was removed prior to construction and stored separately on-site
10.2	Limit vegetation and topsoil disturbance to approved construction areas according to the construction schedule to minimize erosion risk.	No erosion was observed during the site audit. Area under construction and the installation of services are the only cleared areas.
10.3	Stockpile topsoil for rehabilitation and landscaping only; avoid contamination with building materials or subsoil. Location of stockpiles to be directed by the Landscape Architect/ECO.	Compliant. Topsoil has been placed separately on-site and is used for rehabilitation of the riparian zone on an ongoing basis.
10.4	Where possible, place topsoil directly into landscaping areas or swales to allow settling and avoid double handling; shape berms and swales before soil hardens.	Topsoil stripped at construction areas has been strategically shaped into swales to manage surface runoff adjacent to the natural boundary.
10.5	Vegetate landscape berms or swales with a cover crop initially, followed by planting indigenous species as directed by the Landscape Architect.	Final locations of the berms and swales are ongoing but will be vegetated as finalised.

10.6	Protect stockpiles from erosion, including wind; allow vegetation growth on stockpiles for stabilization but prevent growth of invasive alien plants.	No erosion of stockpiles was observed during the site audit. Small number of alien plants were observed within the natural area. Another alien clearing session is to be implemented.
10.7	For underground service trenches, place excavated soil separately as topsoil and subsoil on opposite sides and return in correct order to stimulate vegetation regrowth.	Excavated soil has been placed on the side of the trenches, and topsoil stripped and placed separately.
10.8	Screen and protect stockpiles from wind and water erosion.	Large stockpiles were observed near the temporary access road, covered with Bermuda grass, related to the excavation of internal roads. No other active stockpiles were noted within the laydown or construction areas.
11.	Demarcation of No-Go Areas	
11.1	Treat the steep valley beyond the development footprint as a sensitive NO-GO area; no construction works are permitted there except for rehabilitation and alien clearing as per approved plans.	Compliant. No-go fencing has been installed, and signage has been installed between the working area and steep forest slopes.
11.2	Peg and demarcate the “edge of bush line” as the boundary of the NO-GO area.	Compliant. No-go fencing has been installed, and signage has been installed between the working area and steep forest slopes.
11.3	Install a haybale screen within the NO-GO area, 2.5m offset from the slope edge, before any construction begins in the adjacent phase or area.	Compliant. Haybales were installed along the entirety of the security and no-go fence in March 2024 prior to earthworks and clearing activities.
11.4	Only the security fence and bulk sewer connection may be located outside the NO-GO boundary; no other construction activities are allowed beyond this line.	Only the sewage connections to the municipal system were placed within the riparian area. No other new buildings, structures (including any structures or infrastructure for stormwater management) or bulk engineering services infrastructure have been constructed/installed in the open space area.
11.5	Rehabilitation works within the NO-GO area must be conducted under ECO guidance.	Compliant. Rehabilitation of the riparian zone and surrounding natural buffer area is ongoing. Indigenous vegetation is being planted progressively along the bush edge and riparian zone, following the removal of invasive species, allowing for successive

		rehabilitation as construction advances.
11.6	The surveyor must mark out the NO-GO buffer line.	No-go fencing has been installed, and signage has been installed between the working area and steep forest slopes.
11.7	Demarcation methods (danger tape, rope, fencing, shade cloth, mulch bags, wire fencing, etc.) will be agreed with the ECO and depend on the nature of the work.	The construction areas are demarcated using green shade netting and security fencing, with the Malgas River buffer fenced off, while a no-go zone around the riparian area is marked by a string line with signage to protect the zone designated for rehabilitation.
12.	Construction Site Camp	
12.1	Provide chemical ablution facilities at the campsite at a ratio of one toilet per 15 staff, to be installed before site activities commence.	An adequate number of chemical toilets have been provided adjacent to the works area, and fixed toilets connected to the sewer system within the site camp.
12.2	Establish a dedicated area within the campsite for refuse and waste management; all waste must be disposed of at approved waste disposal sites.	Skips and refuse bins are available adjacent to all the works areas.
12.3	Prohibit on-site accommodation for contractors and staff during construction, except for a night watchman.	No accommodation is provided.
12.4	Prohibit open fires on site; all potential ignition sources must be removed from the property at the end of each day.	No evidence of fires was observed during the site audit.
12.5	Store all contract-related materials within the designated campsite or other ECO-approved areas.	Contract-related materials can be obtained within the lockable site office within the site camp.
12.6	Obtain ECO approval before utilizing any concrete batching plant areas, which must have settling ponds and trapping systems to prevent contaminated water leaving the site; batching plants should be located at least 50m from the top of steep slopes.	Cement batching is active on site at the proposed clubhouse and apartment blocks. Minor cement spills were noted on site, with particular concern near the stormwater outlet. Settling ponds are being used at the apartment blocks, limiting runoff.
12.7	Prohibit ready-mix trucks from rinsing tanks on site or along access roads; any spillage must be immediately cleaned by the responsible party.	No rinsing of cement trucks or large spills was observed during the site audit. Contractor to ensure mortar boards are using at the apartment blocks and the clubhouse.

12.8	Ban the use of temporary diesel storage tanks on site.	A fuel bowser with a drip tray is available at the site camp.
12.9	Erect adequate safety signage at the construction site to ensure compliance with safety regulations.	Appropriate flammable warning signage was placed on the lockable storage containers located on site.
13.	Storage of Construction Material	
13.1	Demarcate all stockpile sites within the development area using silt fences and/or danger tape where necessary.	Large stockpiles were observed near the temporary access road, covered with Bermuda grass, related to the excavation of internal roads. No other active stockpiles were noted within the laydown or construction areas.
13.2	Implement silt protection measures around stockpile sites as required to prevent sediment runoff.	Large stockpiles were observed near the temporary access road, covered with Bermuda grass, related to the excavation of internal roads. No other active stockpiles were noted within the laydown or construction areas.
13.3	Store all construction materials within the site camp or development boundary where space permits.	All construction material is being stockpiled at the site camp.
13.4	Do not store construction materials outside the site camp or development area without written permission from the landowner, HOA, and ECO.	No construction material was observed outside the development area.
13.5	Prohibit storage of construction materials on steep slopes near open space areas.	No construction materials have been stored adjacent to the open space areas.
13.6	Do not store hazardous materials such as diesel or petrol on site without written approval from DEADP.	A fuel bowser is present on-site at the site camp with a drip tray underneath.
13.7	Remove any bulk earthworks material not used for cut and fill immediately to an approved disposal site; temporary storage of cut material must be agreed with the ECO and remain within the development footprint.	Large stockpiles were observed near the temporary access road, covered with Bermuda grass, related to the excavation of internal roads. This will be used progressively for levelling and grading.
14.	Fires	
14.1	All personnel must be trained on fire danger awareness and	Fire-fighting policies and equipment are available at the site camp

	emergency procedures.	and were part of the toolbox talks.
14.2	Open fires and naked flames for heating or cooking are prohibited anywhere on site.	No evidence of fires was observed during the site audit.
14.3	Cigarettes must not be disposed of on site and should be placed only in designated receptacles.	A sand bucket is available at the site camp for disposing of cigarette buds
14.4	The Contractor shall ensure that there is appropriate fire-fighting equipment available on site at all times.	Fire-fighting policies and equipment are available at the site camp.
15.	Waste Management	
15.1	Implement an integrated waste management approach focusing on waste minimisation through reduction, recycling, reuse, and proper disposal using only approved methods.	Skips and bins are available adjacent to all work areas within the development area.
15.2	Ensure all site personnel are instructed on proper waste disposal procedures.	Waste management policies are available at the site camp.
15.3	Provide sufficient disposal facilities on site.	Skips and bins are available adjacent to all work areas within the development area.
15.4	Encourage recycling by providing clearly marked recycling bins.	Skips and bins are available adjacent to all work areas within the development area.
15.5	Dispose of all waste materials only at suitable, approved facilities; dumping on or off site is prohibited.	Paper, plastic, wood and organic waste and construction rubble are thrown into waste skips and regularly replaced/removed by stone age skip hire in George.
15.6	Keep documentary evidence of all disposed contaminated products, waste, or residues generated during construction.	Noted, the contractor to provide the ECO with proof of disposal.
15.7	Maintain the site in a neat, tidy condition, free of litter including in open space areas.	The site is relatively clean with a few pieces of litter observed; bins are present on-site for proper disposal. A non-compliance was issued to the contractor during April 2024 on appropriate waste disposal.
15.8	Provide litter bins, containers, and refuse collection facilities at all	Skips and bins are available adjacent to all work areas within the

	work areas; remove litter daily before site closure.	development area.
15.9	Store solid waste temporarily only in ECO-approved designated areas prior to collection.	Paper, plastic, wood and organic waste and construction rubble are thrown into waste skips and regularly replaced/removed by stone age skip hire in George.
15.10	Remove solid waste from site weekly to a licensed municipal waste site.	Paper, plastic, wood and organic waste and construction rubble are thrown into waste skips and regularly replaced/removed by stone age skip hire in George.
15.11	Use covered, tip-proof, weatherproof, and scavenger-proof waste containers; fence waste storage areas to prevent wind-blown litter.	Skips and bins are available adjacent to all work areas within the development area.
16.	Ablution Facilities	
16.1	Ensure toilets are neat, have doors and locks, and are secured to prevent tipping over.	Chemical toilets are in place surrounding the work area and located at the site camp. Fixed toilets connected to the sewage system were also available within the site camp.
16.2	Sanitation provision and servicing must meet the satisfaction of the ECO.	Chemical toilets and fixed toilets connected to the sewage system seem to be in good, clean condition.
16.3	Regularly empty toilets, including before weekends and public holidays.	Chemical toilets and fixed toilets connected to the sewage system seem to be in good, clean condition.
16.4	Prohibit use of vegetation for sanitation on or off-site; violations will incur maximum fines and require cleanup by the contractor.	No evidence was observed of construction personnel misusing surrounding vegetation for sanitation purposes.
17.	Concrete and Cement Works	
17.1	Do not locate concrete mixing or batching areas within 50m of the top of slopes leading to the Malgas River.	The clubhouse swimming pool is currently under construction, with active cement batching taking place. Minor cement spills were observed near the topsoil swales.
17.2	Clearly define and demarcate all concrete mixing areas on-site.	Cement containment dams have been constructed at the units under development, and a cement conveyor is in use within a clearly demarcated area.
17.3	Concrete must be mixed only in bunded batching areas with	No bunding areas have been created for cement batching.

	impermeable bases; sandbag walls are recommended for bunding.	
17.4	Mixing on soil is prohibited; use trays, thick plastic, or ready-mix from batching areas only.	Ready-mix cement is being utilised on-site.
17.5	Dispose of contaminated soil from bunds at municipal waste disposal sites.	No bunding is in place at the cement batching sites. During the site audit, minor cement spills were observed adjacent to the topsoil swales, which must be properly disposed of.
17.6	Prevent spills from ready-mix trucks during offloading.	No cement spills during offloading were observed during the site audit.
17.7	Cement-contaminated water must not enter open spaces or water bodies.	No cement-contaminated water was observed during the site audit.
17.8	Contractors must ensure used cement bags do not cause litter.	No empty cement bags were observed on-site.
17.9	Remove and properly dispose of cement or concrete contaminated soil.	During the site audit, minor cement spills were observed adjacent to the topsoil swales, which must be properly disposed of.
17.10	Excess or spilled concrete must be disposed of at a registered landfill site.	During the site audit, minor cement spills were observed adjacent to the topsoil swales, which must be properly disposed of.
17.11	Do not source water for cement mixing from any river system, including the Malgas River.	No water is being sources from the river.
17.12	Prevent cement-contaminated water from entering the stormwater system through effective bunding.	No bunding is in place at the cement batching sites.
18.	Noise and Dust	
18.1	Limit civil construction work to normal working hours as specified by the local authority.	Working hours have been kept by the construction team. A notification group have been established for community concerns and notifications.
18.2	Implement dust mitigation measures as needed, such as water spraying on gravel roads and exposed areas.	A water truck is available on-site for the required dust suppression.
18.3	Use wood chips or other coverings on haul roads and exposed surfaces to reduce dust generation.	Bark and woodchips have been used as mulch adjacent to the security fence and riparian zone.

19.	Rehabilitation	
19.1	Finalise post-construction rehabilitation and monitoring requirements within 3 months of construction completion, as per the EA.	Noted. Will be audited at a later stage.
19.2	Reinstate any damage to private property or open space to pre-construction condition, to the satisfaction of the landowner and ECO.	Noted. Will be audited at a later stage
19.3	Remove and dispose of all building rubble at an approved landfill site.	Noted. Will be audited at a later stage
19.4	Rake compacted topsoil loose to prepare for rehabilitation.	Noted. Will be audited at a later stage
19.5	Dispose of any contaminated soil at an approved landfill site.	Noted. Will be audited at a later stage
19.6	Return stockpiled topsoil to the affected area.	Noted. Will be audited at a later stage
19.7	Reinstate vegetation in line with the approved Landscape Master Plan.	Noted. Will be audited at a later stage
19.8	Implement any additional erosion control measures as instructed by the ECO.	Noted. Will be audited at a later stage
19.9	Maintain the SUDS stormwater system at all times.	Noted. Will be audited at a later stage
19.10	Repair erosion damage around the municipal sewer line.	Noted. Will be audited at a later stage
19.11	Repair erosion resulting from historic landfill activity on steep slopes.	Noted. Will be audited at a later stage
19.12	Conserve the open space along the river as a riparian corridor, rehabilitating alien-dominated vegetation back to indigenous forest.	Rehabilitation of the riparian zone and surrounding natural buffer area is ongoing. Indigenous vegetation is being planted progressively along the bush edge and riparian zone, following the removal of invasive species, allowing for successive rehabilitation as construction advances.
19.13	Undertake forest rehabilitation in conjunction with alien clearing per the approved Alien Control Plan (ACP).	Rehabilitation of the riparian zone and surrounding natural buffer area is ongoing. Indigenous vegetation is being planted

		progressively along the bush edge and riparian zone, following the removal of invasive species, allowing for successive rehabilitation as construction advances.
19.14	Allow remaining alien trees to act as a visual screen and nursery canopy to support forest succession.	Noted and being complied with.
19.15	Harvest commercially valuable alien trees to fund the rehabilitation process.	Noted.
19.16	Systematically ring-bark selected alien trees to facilitate low-cost indigenous forest recovery.	Underway.
19.17	Only alien clearing and rehabilitation contractors may work in the riverine “no-go” area, under the guidance of the ECO and Landscape Architect.	Noted and complied with.

EMPr Compliance Rating	98.05%
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CONCLUSION

In conclusion, the Environmental Authorisation (EA) initially granted to Cederdale Investments (Pty) Ltd. on 13 June 2023 (DEA&DP Ref: 16/3/3/1/D2/26/0023/22) has since undergone two amendments — the first to implement updated plans and the second to reflect a change in ownership to Signature Homes (Pty) Ltd. and a revision of the project description, with the amended EA issued on 3 February 2025 (DEA&DP Ref: 16/3/3/5/D2/26/0010/24).

The external environmental audit conducted on 1 July 2025 confirms that the applicant is generally compliant with the conditions of the EA and the Environmental Management Programme (EMPr). The EMPr has proven effective in mitigating and guiding the environmental impacts of the ongoing construction activities.

No major environmental risks or unmanaged impacts were identified that would warrant triggering a public participation process in terms of Regulation 34(5) of the EIA Regulations. As such, no further public engagement will be undertaken at this stage.

In compliance with regulation 34(6) the holder of the EA must within 7 days of the date of submission of an environmental audit report to the competent authority, notify all potential and registered interested and affected parties of the submission of that report, and make such report immediately available -

(a) to anyone on request; and

(b) on a publicly accessible website, where the holder has such a website.

Compiled by:

A handwritten signature in black ink, appearing to be 'Renier Kapp', written over a light blue grid background.

Renier Kapp
for KAPPEC

ANNEXURE A – SITE PHOTOGRAPHS



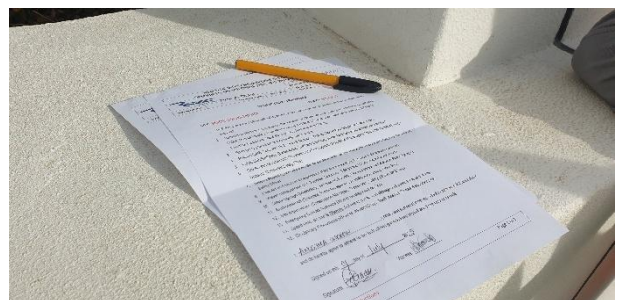
Condition of the first few constructed units off Hyacinth Lane.



Construction area is screened at the entrance of the site along Soapberry Close and Nature Boulevard.



Construction area is screened at the entrance of the site along Soapberry Close and Nature Boulevard.



Site induction covers safety, environmental rules, and work protocols.



Condition of the first few constructed units off Hyacinth Lane.



Permeable paving "grass block", SUDS intervention.



Screened construction area off Hyacinth Lane.



Permeable paving "grass block", SUDS intervention.



Screening held in place with sandbags.



Demarcation in place surrounding the landscaping area and surrounding construction area.



Demarcation in place around the construction of the apartment blocks.



Demarcation in place around the construction of the apartment blocks.



Demarcation netting is installed to prevent contractor falls at edges.



SUDS being installed.



Construction of the apartment units.



Active cement batching in cement dams.



Landscaping of outside gardens in progress.



Curbs being installed.



Edge of bush/natural buffer area that will undergo riparian rehabilitation.



No-go demarcation in place along the entire Malgas River boundary.



Security fence installed along with sewage service that has been tied into the municipal network.



Gabion mattresses installed to prevent uncontrolled surface flow.



Gabion mattresses installed to prevent uncontrolled surface flow.



Edge of bush/natural buffer area that will undergo riparian rehabilitation.



Civil services along the apartment block being installed.



Temporary stormwater channels for surface flow.



Temporary stormwater channels for surface flow with hay bales.



Installed hay bales along the security fence.



Topsoil temporary swale for stormwater diversion and will be used for rehabilitation.



Demarcation surrounding the stormwater outline.



Stormwater outlet towards the riparian area.



Demarcation surrounding the stormwater outline.



Stormwater outlet towards the riparian area.



Construction area and temporary laydown area of construction material.



Clubhouse pool and associated infrastructure being constructed.



Electrical lines being installed.



Indigenous plants being planted in the rehabilitation zone.



Indigenous plants being planted in the rehabilitation zone.



Indigenous plants being planted in the rehabilitation zone.



Indigenous plants being planted in the rehabilitation zone.



Bin in place near the no-go area.



Chemical toilets in place along the construction areas.



Newly installed hay bale along the riparian zone and security fence.



Contractors busy installing the gabion base along the low-lying sections of the buffer area.



Decomposed hay bale still in place.



Contractors busy installing the gabion base along the low-lying sections of the buffer area.



Temporary construction laydown area.



Construction vehicles being serviced.



Cement batching in progress without the necessary mortarboards or drip trays.



Cement spills adjacent to the rehabilitation area and stormwater outlet.



Water truck available for dust suppression.



Construction site camp.



Topsoil and subsoil stockpiles were excavated after roadways were cleared.



Sewage material along Nature Boulevard.



Installed hay bales and gabion mattresses towards the corner of the property.



Installed hay bales and gabion mattresses towards the corner of the property.



Temporary access road off plantation road.



Indigenous trees are to be planted for rehabilitation.



Construction site camp with build in toilets feeding into the sewage network on-site.



Construction laydown area where civil services are being installed.



Lockable storage containers within the site camp.



Jojo tanks are to be installed at each unit.



Lockable storage containers within the site camp.



Appropriate signage in place indicating flammable content.



On-site nursery containing the search and rescue plants behind the site camp.



On-site nursery containing the search and rescue plants behind the site camp.



Fire bucket to extinguish cigarette buds.



Fire extinguishers available at the site camp.



Civil services being installed along with the roads being paved.



Laydown area adjacent to the site camp.



Drip tray in place below the fuel bowser.



Cement conveyor belt, demarcation around the area.



Electrical installations in progress at the individual units.

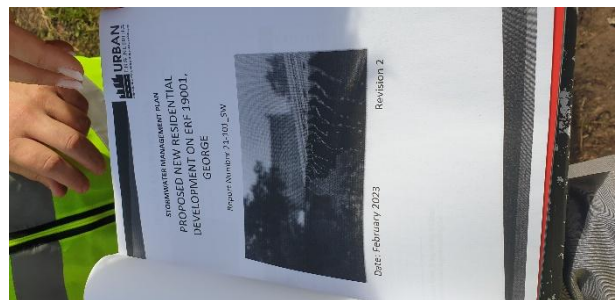


Screening around the construction area in place.

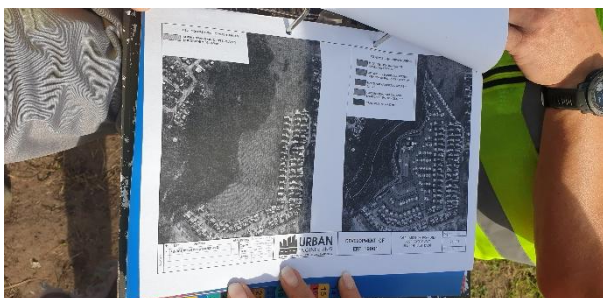
Environmental File



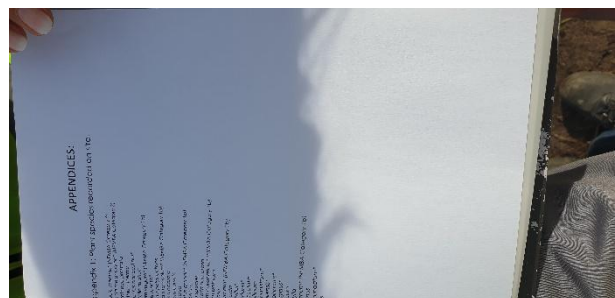
Environmental Management Plan



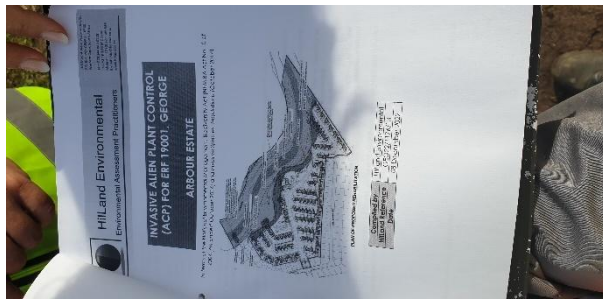
Stormwater Management Plan



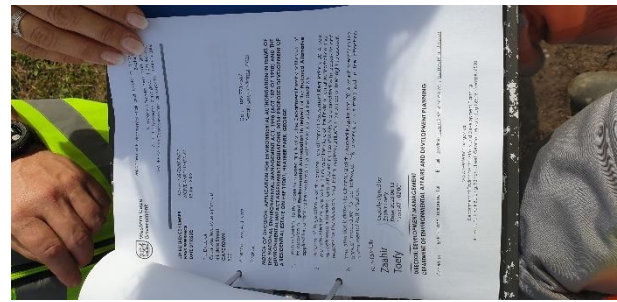
Run-off coefficient



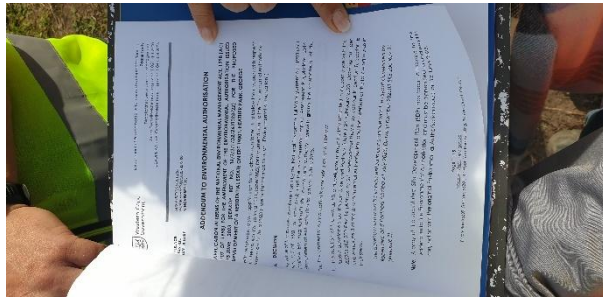
Plant species list



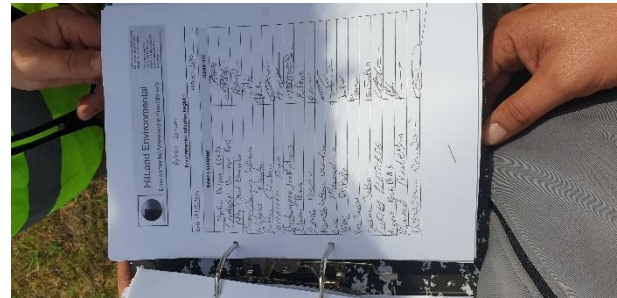
Invasive Alien Control Plan.



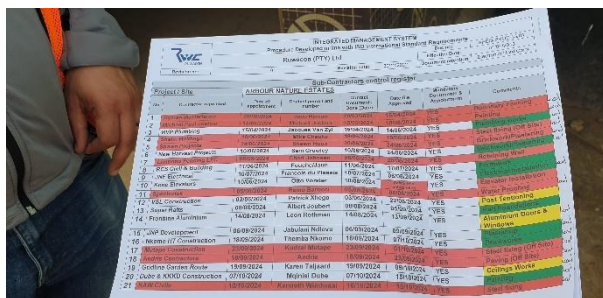
Original EA



Amendment EA



Induction register



Subcontractors list



Policies and Emergency Procedures.