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ENVIRONMENTAL MONITORING REPORT NO. 61 FOR KRAAIBOSCH PARK



Compiled by	HilLand Environmental
Reference	GEO25/981/107
Report Period	October 2025

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**ENVIRONMENTAL MONITORING REPORT NO 61
KRAAIBOSCH PARK**

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Submitted to:	Cape Estates - Leo-Heyns Nel Cape Estates – Hend van der Walt Lyners - Martyn le Roux Evergreene - Gerrie Matthee
Copies to:	DEADP George – Steve Kleinhans

HillLand Environmental Internal review process:**Report compiled by:** Stefan Delpont – HillLand Environmental**Reviewed by:** Inge Delpont – HillLand Environmental

Environmental Monitoring Report No. 61

HillLand Environmental, the appointed Environmental Control Officer (ECO) compiled this report as the environmental monitoring report (**No. 61**). This report monitors compliance against the approved Environmental Management Plan (Ref.: GEO25.981.100 – dated April 2025) and constitutes the **61st** Environmental Monitoring Report and covers inspections done during **October 2025** for the construction activities at Kraaibosch Park.

This ECO report also covers compliance monitoring for all works to date in terms of the EA (dated 19 March 2025; reference 16/3/3/1/D2/19/0028/24) in relation to the property.

Civil services installation of phases 4A & 4B is ongoing.

Notification of continuation and submission of updated EMPr was submitted to DEADP on 8 April 2025.

Environmental induction was done with all staff (Phase 4A civil contractor) in April 2025 – *same contractor and team for phase 4B.*

Plant search and rescue is to be done as vegetation clearing progresses – *none noted for this civil phase.*

Civil services installation of phase 1, 2 and 3 is complete. Housing construction in progress. Landscaping is done when the houses are complete.

Providence Road needs to be kept clean -remove mud and dirt regularly.

ECO monitoring during **October 2025**:

Date:	Comment:
29 September 2025	ECO inspection & Site meeting
17 October 2025	ECO inspection

CONSTRUCTION PHASE MONITORING CHECKLIST

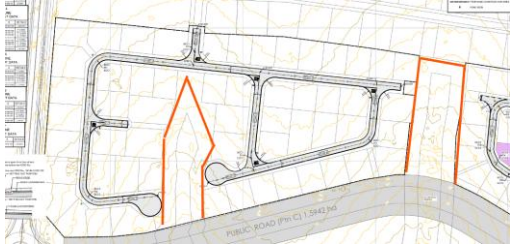
The following EMPr checklist was compiled by the ECO for the ECO site inspections during **October 2025**.

Construction Site Camp				
Item	Yes	No	N/A	Comments / photos (if applicable)
The area of the site camp must be approved by the ECO.	Yes			Construction site camp is set up within the development zone- on an Erf.
Ablution facilities are to be provided prior to commencement of activities.	Yes			Ablution facilities are available on site.
A dedicated area must be created in the site camp for refuse and waste management.	Yes			There are skip throughout the construction phase (building contractor) – the skips must be covered to prevent wind-blown litter issues. 
No storage of construction materials within the no-go areas.	Yes			Construction materials are stored in the development zone (civil and building contractor). It is important that the wetland buffer areas are demarcated to prevent any construction material stockpile in the buffer area (no-go area).
General				
Item	Yes	No	N/A	Comments
Construction vehicles must be restricted to the designated roads only. Roads to be cleaned where necessary.	Yes			Existing road in the development are used. Roads are cleaned regularly (civil contractor and building contractor). Stormwater inlets must be kept clean – do not sweep or wash the mud into the stormwater network.  Providence road must be kept clean.

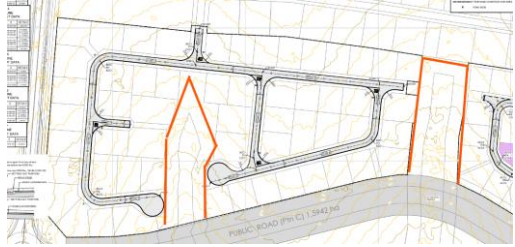
				
If an artefact, grave, stone tool, structure older than 50 years, shell midden etc., is discovered all work is immediately stopped in the immediate vicinity of the site and the ECO is to be contacted to inform HWC.			N/A	No artefacts, graves or any stone tools have been uncovered during the excavations.
Environmental Induction				
Item	Yes	No	N/A	Comments
All civil construction and building staff must be briefed by the ECO / DEO in an environmental education programme prior to any activities commencing on site.	Yes			Environmental induction was done on 16 April 2025 with all staff on site. Building contractor refresher environmental induction to be done.
All people on site must be made aware of the boundaries within which work may be done (working zones), and which areas are No-Go areas. Only approved activities may be undertaken in no-go areas (ECO approved method statement)	Yes			Discussed during the environmental induction with the civil contractor. Communicated to the main building contractor. No-Go demarcation of the eastern and western wetland buffer area is in place. As there is no need to move in this area, all construction activity must be restricted to the working zone. House contractor is generally confined to the erf (green shade netting demarcation).  Green shade netting in place for house construction area

				 Wetland demarcation must be maintained
Stormwater Management				
Item	Yes	No	N/A	Comments
Only the approved stormwater management plan may be implemented.	Yes			Stormwater outlets will tie into the stormwater system. Note that the structures in the wetland will not be constructed at this stage, only stormwater outlets within the buffer area with energy dissipators (reno-matgrass).   Phase 4B – stormwater outlet erosion protection is required until the reno-matgrasses have been installed.
Stormwater generated on site should be managed according to Sustainable Drainage System principles.	Yes			Refer to the stormwater layout plan

Silt fences, sandbags or berms must be used to limit runoff during construction. No contaminated water to enter the no-go areas.	Yes	No		Phase 4A – stormwater outlet is functional – reno-mattress dissipator installed. Phase 4B - silt fences must be maintained and additional erosion protection to be installed (sandbags / straw bales). <i>The silt fences will remain in place until all building construction is complete.</i>
Fauna and Flora				
Item	Yes	No	N/A	Comments
Plant rescue must be undertaken prior to the commencement of any clearing activities on-site or in a phase.				No record of plant search and rescue prior to commencement (phase 4A), however it should be noted that the site mainly consisted of grass. No plants were identified for phase 4B. Unsure if plant rescued was done for the bulk stockpile area (phase 5)
Rescue plants must be collected and stored in the on-site nursery or be directly replanted into the rehabilitation zone.			N/A	Not required for this phase
The grass area may only be mowed after the plant rescue, but prior to construction so that it can form part of the topsoil stockpile.	Yes			Development area is mowed on a regular basis as part of the operation management. No plants were identified in phase 4B for rescue.
Vegetation must only be cleared in the immediate working area for any activity.	Yes			The entire phase 4A and 4B have been cleared for civil services installation and platforms for the top structures. 
The removal, damage or disturbance of animals must be avoided.	Yes			Ongoing. No incidents reported to the ECO or noted during ECO inspections.
Soil Protection				
Item	Yes	No	N/A	Comments
Before work commences all topsoil from construction site must be stripped and stored.	Yes			Topsoil is either: - stockpiled for rehabilitation. - used to create the SUDS berm as per the SDP.
The topsoil stockpile may not be contaminated with any building materials or subsoil, and it must be protected against wind and water erosion.	Yes			Ongoing during construction phase (civil and building). Subsoil stockpile – building contractor to keep building rubble stockpile separate from subsoil (and topsoil) stockpiles.
The landscape berms/ swales need to be shaped to their final shape immediately before the soil becomes hard.	ongoing			Ongoing – combination between the house building contractor (Cape Estates) and the civil contractor. 

				Berm topsoil stockpile – this will need to be shifted to the berm position (pegged out by surveyor), shaped and seeded with indigenous grass seed mix.
Soil excavated for installation of services must be placed to the side of the trench, with topsoil on one side and subsoil on the other side and replaced in the same sequence once done.	Yes			Ongoing during civil construction phase.
Surplus subsoil that is required for cut and fill operations may be stockpiled in an area approved by the ECO. All earthwork material that is not going to be used must be removed immediately from the site.	Yes			Ongoing during civil construction phase. Surplus subsoil is stockpiled in phase 5 – note that only topsoil is to be used for the berm/swale.
Silt fencing needs to be installed as indicated by the ECO.	Yes			Silt fence has been installed at the stormwater outlet (Phase 4B) and must be maintained.
Working Sites				
Item	Yes	No	N/A	Comments
The working zone must be demarcated, and all activities must be restricted to the demarcated working zone.	Yes	No		Civil construction phase – eastern and western wetland and buffer area (no-go area) has been partially demarcated with orange netting. This will need to be maintained and kept in place during the housing construction phase as well. The short section of the eastern wetland still to be installed.  Housing construction – individual houses are demarcated with green shade netting.
The total footprint of a building phase should be demarcated with 1.5 m high shade cloth or suitable alternative.	Yes			Ongoing – as new sites start the contractor will need to demarcate the construction zone.
All areas outside of defined works are deemed a No-Go area. Only approved activities (stormwater management plan implementation, rehabilitation and alien clearing only).	Yes			Ongoing – mainly applicable to the civil contractor and operational maintenance/management. No non-compliances noted or reported to the ECO. Current construction phase (phase 4) is fenced off with a brick and clear-vu fence (note that a section of the fence will be shifted to the correct position in due course).
Fire Protection				
Item	Yes	No	N/A	Comments
No open fires are permitted on site.	Yes			None noted during ECO site inspections
All cigarettes need to be extinguished and disposed of properly.	Ongoing			Ongoing during construction phase (civil and houses)
Waste Management				
Item	Yes	No	N/A	Comments
The contractor must ensure that there are sufficient waste disposal facilities (bins/skips etc.) on site.	Ongoing			Civil contractor – general waste is stored at the site camp. Please ensure that the paver's plastic wrapping is removed daily.

				 Building contractor – bins and skips are available throughout the sites. There is central "building rubble" stockpiles that must be disposed at an authorised disposal facility. Note that plastic is to be kept separate from building rubble (bricks, cement etc.).
Recycling bins must be provided and clearly labelled.		No		No recycling bins noted during this reporting period (civil or building contractor).
All waste must be disposed of at suitable facilities. No dumping on or off site is permitted.	Ongoing			No dumping noted on site. construction rubble is stockpiled as described above.
Regular litter picking to be done.	Ongoing			Regular litter picking to be done.
Solid waste may be temporarily stored on-site in a designated area, and it must be removed on a weekly basis.	Yes			Building contractor - Building rubble stockpiles on developable erven. Civil contractor – minimal solid waste on site stored at the site camp.
Concrete and Cement Works				
Item	Yes	No	N/A	Comments
Bunding essential and no cement water to enter the stormwater system, open space/buffer area or water bodies.	Ongoing			Phase 4B stormwater outlet – headwall - cement mixing is done in a wheelbarrow.  Currently no house building near the wetland/buffer. No cement water noted in wetland.
No ready-mix trucks are permitted to rinse their tanks on site or along the access roads.	Yes			No non-compliance noted.
Mixing areas must be bunded.	Ongoing			Civil and building contractor to take note that suitable bunding (sandbags etc.) must be used for mixing cement. Cement must not be mixed on bare ground – use a non-permeable layer/sheet.
Contaminated soil must be disposed of at the municipal waste disposal site.	Ongoing			
Noise and Dust Management				
Item	Yes	No	N/A	Comments
Construction work needs to be limited to normal working hours.	Ongoing			Ongoing during both civil and house building phase. Developer to notify residents if/when civil or building contractor is intending to work on Saturdays.

Water spraying and/or wood chips need to be used in areas where dust is generated.	Ongoing			Dust suppression must continue to be implemented. Dust remains an ongoing problem. The contractor is continually sweeping the roads and spraying water on bare areas.
Wetlands / Buffer Zones				
Item	Yes	No	N/A	Comments
Buffers are No-Go areas. Buffers must be clearly demarcated.	Yes	No		No-Go demarcation of the eastern and western wetland buffer area is in place and must be maintained. Short section on the western edge of the eastern wetland to be demarcated. 
No construction activities may occur within the buffer zone. Only ECO approved activities with the necessary method statement in place where applicable.	Yes	No		The only services that will need to cross the wetland is the sewer pipeline (phase 4A and 4B) in the road servitude (road 5), in accordance with the WULA and EMPr. Stormwater infrastructure and swales in the wetland buffer as per the stormwater plan. The temporary wetland crossing (yellow line) must be closed off and rehabilitated – rip compacted soil and ensure that there is topsoil on top.  Google Earth (March 2025) 
No materials may be stockpiled within the buffer area .	Yes			Construction materials are stockpiled in the construction zone / development area. No construction material in the wetland or wetland buffers noted during this reporting period.
Excavated soil from trenched to be stockpiled along the outer edge of the trench furthest away from wetland. Trenches to be reshaped	Ongoing			Sewer line (phase 4A) was installed, and trench was backfilled. Shaping is still in progress (natural contour) and seeded.

to original contours and vegetated/seeded.				 Stormwater outlets are in the buffer area as per the stormwater management plan.
No cement/concrete mixing on bare ground or within the watercourse in buffer zones.	Yes			
No vehicles/machinery with leaks to work in the watercourse, no refuelling, fuel storage, maintenance or depots within buffer areas.	Yes			None noted during this reporting period
Watercourses to be inspected and protected against disturbance, sedimentation and pollution.	Ongoing			Bidim silt fences has been installed (phase 4B) and must be maintained. Additional erosion protection to be installed (until the reno-matresses are installed) – sandbags or straw bales. Temporary wetland crossing (phase 4A) must be closed off and rehabilitated.
Rehabilitation plan to be implemented.				Need to be implemented at the end of construction.
Flora and Fauna in wetland buffers				
Item	Yes	No	N/A	Comments
Plant rescue must be undertaken prior to the commencement of any activities within the wetland buffers (stormwater management plan implementation)	Ongoing			No rescuable plants were identified in the stormwater outlet footprint (grass cover). Any rescuable bulbs must be rescued as construction progresses.
Vegetation must only be cleared in the immediate working area for any activity.	Yes			Wetland and buffer area clearing for the sewer line crossing and stormwater outlet was done immediately before clearing started. The development footprint (sewer, stormwater, water and roads and housing platforms) has been pegged, and vegetation clearing was limited to the pegged area. The sewer line and stormwater dissipator (phase 4A) have been installed and rehabilitation is in progress.
If any endangered or protected plant and/or animal species are discovered during vegetation clearance, they may not be removed without the relevant permit and licensing.			N/A	No endangered or protected plants were identified within the current construction phase.
Rehabilitation				
Item	Yes	No	N/A	Comments
Landscape berms/ swales must be vegetated with a cover crop and thereafter planted with indigenous species.	Ongoing			Construction of the berm in process. Berm to be constructed with clean soil (i.e., topsoil) only. Grass and indigenous vegetation cover is encouraged to prevent soil erosion and/or dust pollution.

				 Berm footprint topsoil has been stripped.
All disturbed areas will require stabilization on completion of the work by the contractor.	Yes			Phase 4A – road verge stabilisation in process.
Compacted topsoil must be raked loose.	Yes			Contractors (civil and building) to take note.
The buffer areas will be rehabilitated back to indigenous vegetation.	Ongoing			Civil contractor to take note that any disturbance as a result of services installation will need to be rehabilitated back to indigenous vegetations.
The topsoil stockpile must be used for rehabilitation and landscaping.	Yes			Topsoil is to be stockpiled for use during rehabilitation. Topsoil stockpile is within the development zone (future phase), near the construction entrance gate. Excess topsoil is used for the construction of the berm/swale (south).
Wetland rehabilitation to be done in accordance with specialist recommendations.				Contractor to take note.
Operation				
Item	Yes	No	N/A	Comments
Residential gardens to maintain balance of 80% locally indigenous. No listed alien invasive species allowed.	Ongoing			HOA to continually monitor the new gardens. ECO will report any issues in terms of plants to the HOA immediately.
Stormwater system to be maintained and erosion mitigation to be implemented.	Ongoing			No environmental issues noted during this reporting period. Stormwater curb inlets are to be kept clean – do not wash the sand in the road into the stormwater system. The stormwater outlet from Glenwood Avenue is to be kept clean – silt and litter are removed regularly.
No dumping of garden refuse in common property or open space.	Ongoing			No dumping of garden refuse noted in the common property or open space (south).
Wetland operation to be done in accordance with the specialist recommendations	Yes			Invasive alien plants have been removed.
Conservation open spaces to comply with the conservation management plan.	Ongoing			

Environmental Authorisation (EA) Conditions

Compliance with EA (16/3/3/1/D2/19/0028/24– dated 19 March 2025) conditions were checked during this monitoring period.

Scope and Validity Period of authorisation	
1. This Environmental Authorisation is granted for the period from date of issue until 20 March 2035 (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;	Construction of phase 4 in process.

(b) construction monitoring and reporting requirements are undertaken 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; 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. Failing which, this Environmental Authorisation shall lapse, unless the environmental authorisation is amended in accordance with the relevant process contemplated in the Environmental Impact Assessment Regulations promulgated under the National Environmental Management Act, 1998 (Act no. 107 of 1998).	
2. The Holder is authorised to undertake the listed activities specified in Section B above in respect of the preferred alternative described in the FBAR, dated 31 October 2024, on the site as described in Section D above. This Environmental Authorisation is for the implementation of the preferred alternative which entails: The Kraaibosch Park Residential Estate entails the development of a residential estate and associated structures and infrastructure on the Erven 28368, 29144, 29246 and 27668 (previously Portion 370), and Portion 371 of the Farm Kraaibosch No. 195 in George, consisting of: Phase 1: 40 x residential erven; Phase 2: 94 x residential housing erven and 1 x General Residential Erf (10 apartments) Consolidation of erven 29177, 29178, 29199 and a portion of the internal road for frail care and assisted living; Phase 3: 26 x retirement resort erven and 28 x group housing erven; Phase 4: 74 x group housing erven at a density of 14.8 units/ha, and 1 x retirement resort consisting of a frail care facility (68 beds) and assisted living complex (40 x 2-bedroom units); Phase 5: 1 x future development (75 units) at a density of 30 units/ha; Phase 6: 1 x future development (44 units) at a density of 30 units/ha and private open space of approximately 3ha; Future development (104 units) at a density of 30 units/ha; Internal roads up to 5.5m wide; and Stormwater runoff management infrastructure. The proposed development also includes the development of associated services structures and infrastructure. Stormwater management infrastructure will be developed and implemented in accordance with the Stormwater Management Plan (Drawing No: G5155BD-CE-202 (Rev. E), Date: 7 December 2023). The proposed development will be implemented approximate to the Site Development Plan (Plan No: Pr22/37 GEO27668Ph4Layout07) dated 31 July 2024, attached as Appendix B1 of the BAR. Copies of the Stormwater Management Plan and Site Development Plan has been attached to this environmental authorisation as Annexure 2A and 2B respectively.	Approved project description to be implemented. Note that any changes or deviations will need to be authorised by DEADP prior to commencing with the changes. Current layout complies with the SDP and stormwater management plan. Note that some of the stormwater structures in the wetland will not be constructed at this stage.
3. This Environmental Authorisation may only be implemented in accordance with the approved Environmental Management Programme ("EMP").	EMPr is approved – refer to condition 10
4. 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.	The holder remains responsible.
5. Any changes to, or deviations from the scope of the alternative described in section C above must be accepted or approved, in writing, by the Competent Authority before such changes or deviations may be implemented. In assessing whether to grant such acceptance/approval or not, the Competent Authority may request information in order to evaluate the significance and impacts of such changes or deviations, and it may be necessary for the Holder to apply for further authorisation in terms of the applicable legislation	Condition to note.
Notification and administration of appeal 6. The Holder must in writing, within 14 (fourteen) calendar days of the date of this decision– 6.1. notify all registered Interested and Affected Parties ("I&APs") of – 6.1.1. the decision reached on the application; 6.1.2. the reasons for the decision as included in Annexure 3; 6.1.3. the date of the decision; and 6.1.4. the date when the decision was issued. 6.2. draw the attention of all registered I&APs to the fact that an appeal may be lodged against the decision in	Done – 19 March 2025

terms of the National Appeal Regulations, 2014 (as amended) detailed in Section G below; 6.3. draw the attention of all registered I&APs to the manner in which they may access the decision; 6.4. provide the registered I&APs with the: 6.4.1. name of the Holder (entity) of this Environmental Authorisation, 6.4.2. name of the responsible person for this Environmental Authorisation, 6.4.3. postal address of the Holder, 6.4.4. telephonic and fax details of the Holder, 6.4.5. e-mail address, if any, of the Holder, 6.4.6. contact details (postal and/or physical address, contact number, facsimile and e-mail address) of the decision-maker and all registered I&APs in the event that an appeal is lodged in terms of the 2014 National Appeals Regulations (as amended). 6.5. The listed activities, including site preparation, must not commence within 20 (twenty) calendar days from the date the holder notifies the registered I&APs of this decision. 6.6. In the event that an appeal is lodged with the Appeal Authority, the effect of this Environmental Authorisation is suspended until the appeal is decided i.e., the	
Written notice to the Competent Authority 7. Seven calendar days' notice, in writing, must be given to the Competent Authority before commencement of any activities pertaining to phases 4 – 6 on site. 7.1. The notice must make clear reference to the site details and EIA Reference number given above. 7.2. The notice must also include proof of compliance with the following conditions described herein: Condition no.: 6 and 14 8. Seven calendar days' notice, in writing, must be given to the Competent Authority on completion of the construction activities. 9. The Holder must notify the competent authority if the non-operational phase (construction activities and rehabilitation measures) has been abandoned prior to completion thereof, or if the construction activities and rehabilitation process will be placed on hold for a period of six (6) months or longer. Further to the above, the Holder must notify the competent authority in writing within— 9.1. 30-calendar days of the cessation of the activities on site; and 9.2. seven (7) calendar days prior to any activities physically continuing on the site again.	Notification of continuation submitted to DEADP on 8 April 2025 Condition to note. Condition to note.
10. The Environmental Management Programme ("EMPr") submitted as part of the application for Environmental Authorisation is herewith approved. 11. The requirements for the avoidance, management, mitigation, monitoring 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. 12. 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 and reporting as identified in this Environmental Authorisation additional to those contained in the approved EMPr. The updated EMPr must be re-submitted to the Competent Authority prior to commencement of the construction activities for phases 4 – 6, together with the appended Conservation Management Plan. 13. 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.	EMPr has been approved. To be implemented with the approved EMPr. Updated EMPr has been submitted to DEADP on 8 April 2025. EMPr has been issued to the contractor.
14. The Holder must appoint a suitably experienced environmental control officer ("ECO"), for the duration of the construction and rehabilitation phases of implementation contained herein. 15. The ECO must— 15.1. be appointed prior to commencement of any works (i.e., demarcation of the remaining natural area, relocation of bulbs; and disturbance, cutting and / or damage to protected trees); 15.2. ensure compliance with the EMPr and the conditions contained herein; 15.3. keep record of all activities on the site; problems identified; transgressions noted, and a task schedule of tasks undertaken by the ECO;	HillLand Environmental will continue as ECO. ECO was appointed prior to continuation with construction. This monitoring report This monitoring report Ongoing

15.4. remain employed until all development activities are concluded, and the post construction rehabilitation and monitoring requirements are finalised. 16. A copy of the Environmental Authorisation, EMPr, any independent assessments of financial provision for rehabilitation and environmental liability, closure plans, audit reports and compliance monitoring reports must be kept at the site of the authorised activities and be made available to anyone on request, and where the Holder has website, such documents must be made available on such publicly accessible website. 17. Access to the site (referred to in Section D) 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.	EMPr and EA is available in the online environmental file: Kraaibosch Park - Environmental File
Environmental Auditing 18. 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: 18.1. Auditing during the non-operational phase (construction activities): 18.1.1. During the period which the activities have been commenced with on site, the Holder must ensure annual Environmental Audit Report(s) are undertaken and submitted to the Competent Authority within 30-days of either— (a) the environmental audit being completed, or (b) the findings and recommendations of the environmental audit report, which had been subjected to a public participation process agreed to with the competent authority, has been completed. 18.1.2. 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 post construction rehabilitation and monitoring requirements. Note: Failure to complete the auditing requirements at least three months prior to expiry of the validity period of the environmental authorisation may result in the Holder not being able to comply with all the environmental auditing and reporting requirements.	External environmental audit will be required in 2026.
Specific Conditions 21. The following requirements for the avoidance, management, mitigation, monitoring and reporting of the impacts of the activity on the environment must be implemented together with the EMPr: 21.1. The following development setback boundaries must be established in respect of the proposed development: 21.1.1. A 30-metre development setback along the edge of the Modderkloof / Modderrug River which must be maintained free of construction activities; and 21.1.2. A 10-metre development setback around the wetlands identified in the FBAR by the aquatic specialist. 21.2. The area immediately south of the development abutting the Modderrug River must be managed as an open space area and must not be developed. Further to the above— 21.2.1 No new buildings, bulk engineering services infrastructure, structures or infrastructure (including the stormwater management infrastructure proposed as part of the stormwater management plan e.g. swales) may be constructed / installed in this open space area within 30 metres from the edge Modderrug River, unless the necessary authorisation has been obtained. 21.2.2 A public walkway system must be established in the open space system, away from the riverbank to prevent erosion. The walkways must be able to accommodate wheelchairs, pedestrians and cyclists and be at least 2.0m in width, and must connect with the public walkway system on adjacent properties. 21.2.3 No fencing may cross the river, and the fencing must be restricted to the residential area. 21.2.4 The Holder must ensure that all alien invasive plant species will be removed from the open space area within the specified validity period. 21.2.5 A "Conservation Management Plan" (CMP) must be developed and implemented for the management of the Modderrug River open space with a conservation outcome	As included in the EMPr

during the validity period of this Environmental Authorisation. Such CMP must address and / or incorporate the following— (a) No planting except for rehabilitation in terms of an approved management plan. (b) The corridor must remain linked to form a green belt with adjacent properties with open space areas. (c) No collection or damaging of fauna and flora, and (d) Financial provisions for the management and upkeep of the conservation area. Note: The CMP should be incorporated in the constitution of estate's Homeowners Association (HOA), and must be appended to the EMP. 22. The Stormwater Management Plan (Drawing No: G5155BD-CE-202 (Rev. E), Date: 7 December 2023) drafted by Kantey and Templer Consulting Engineers must be implemented. 23. Should any heritage remains be exposed during excavations or any other actions on the site, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape. Heritage remains uncovered or disturbed during earthworks must not be further disturbed until the necessary approval has been obtained from Heritage Western Cape. Heritage remains may only be disturbed by a suitably qualified heritage specialist working under a directive from the relevant Heritage Resources Authority. 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.	
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CONCLUSION

Civil services installation / construction activities (Phase 4A and 4B) are ongoing. As part of the civil services installation contract, the housing platforms are also constructed.

Topsoil is stockpiled within the development area or southern berm. Surplus subsoil is stockpiled in phase 5 development area.

The construction site camps (civil and building contractor) are set up on a future erf within the development zone.

No-Go demarcation of the eastern and western wetland buffer area is in place and must be maintained – short section of the western side of the eastern wetland must be demarcated. The wetland crossing must be closed off and rehabilitated.

Housing construction continues within phase 3. Landscaping is done when the houses are complete.

Dust suppression must continue – keep the existing roads clean and wood chips or water spraying on the gravel tracks, including keeping Providence Road clean.

The southern berm/swale is constructed with topsoil.