HilLand Environmental

Environmental Assessment Practitioners

ANNUAL INTERNAL ENVIRONMENTAL AUDIT REPORT

for

OUTENIQUASBOSCH - THE WILDLIFE VILLAGE

Audit period	January to December 2025
Prepared for	ZEC4 (Pty) Ltd - Developer, and Outeniquasbosch HOA
EMPr reference	MOS22/455/48 – May 2022
DEADP reference	14/3/1/1/D6/18/0574/22
HilLand Reference	MOS26/455/153

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2025 ANNUAL INTERNAL ENVIRONMENTAL AUDIT FOR OUTENIQUASBOSCH – WILDLIFE VILLAGE

Client: ZEC4 (Pty) Ltd

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

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

Declaration of Independence:

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

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



EAPASA 2019/1123
Signature of the appointed EAP/ECO

HilLand Environmental Consultants (Pty) Ltd
Company

22 September 2026
Date

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1. INTRODUCTION AND EXECUTIVE SUMMARY

This annual internal audit assesses documented compliance with the EA and EMPr for the active construction and operational components of Outeniquasbosch during 2025. It is prepared as required in terms of Sections 10.2 & 10.3 of the EMPr. The internal audit is based on the EA conditions, EMPr compliance and ECO monitoring reports for 2025.

It should be noted that the monthly and bi-annual ECO monitoring reports (Section 10.1) are submitted to the Developer, HOA and DEADP.

Area	Status	Audit conclusion
Overall result	Generally compliant	Based on the 2025 ECO reports, the developer and contractor were compliant with the EMPr and recorded no material environmental issues.
Key strengths	Compliant / ongoing	Environmental induction, no-go demarcation, topsoil management, contractor camp controls, ablutions, waste controls, fire controls, landscaping oversight and recurring ECO inspections were documented.
Corrective focus	Ongoing	Complete Phase 7 rehabilitation, including grass seeding, rescued plants and erosion protection; maintain silt controls and demarcated haul routes.

Based on the documents reviewed, no material environmental non-compliance was identified in the 2025 ECO monitoring reports.

2. PURPOSE, SCOPE AND METHODOLOGY

- **Audit period**: January to December 2025.
- **Evidence**: ECO Monitoring Reports Nos. 40 to 50, the approve EMPr, the EA(s), approved amended SDP.
- **Activities**: Civil works in Phases 7 and 9; Phase 19 (school and sports-field works); Phase 25 storage, service entrance and refuse collection works; housing construction in Phases 1, 2, 3, 4, 9, 10, 11, 12, 13 and 14; and operational phase activities.

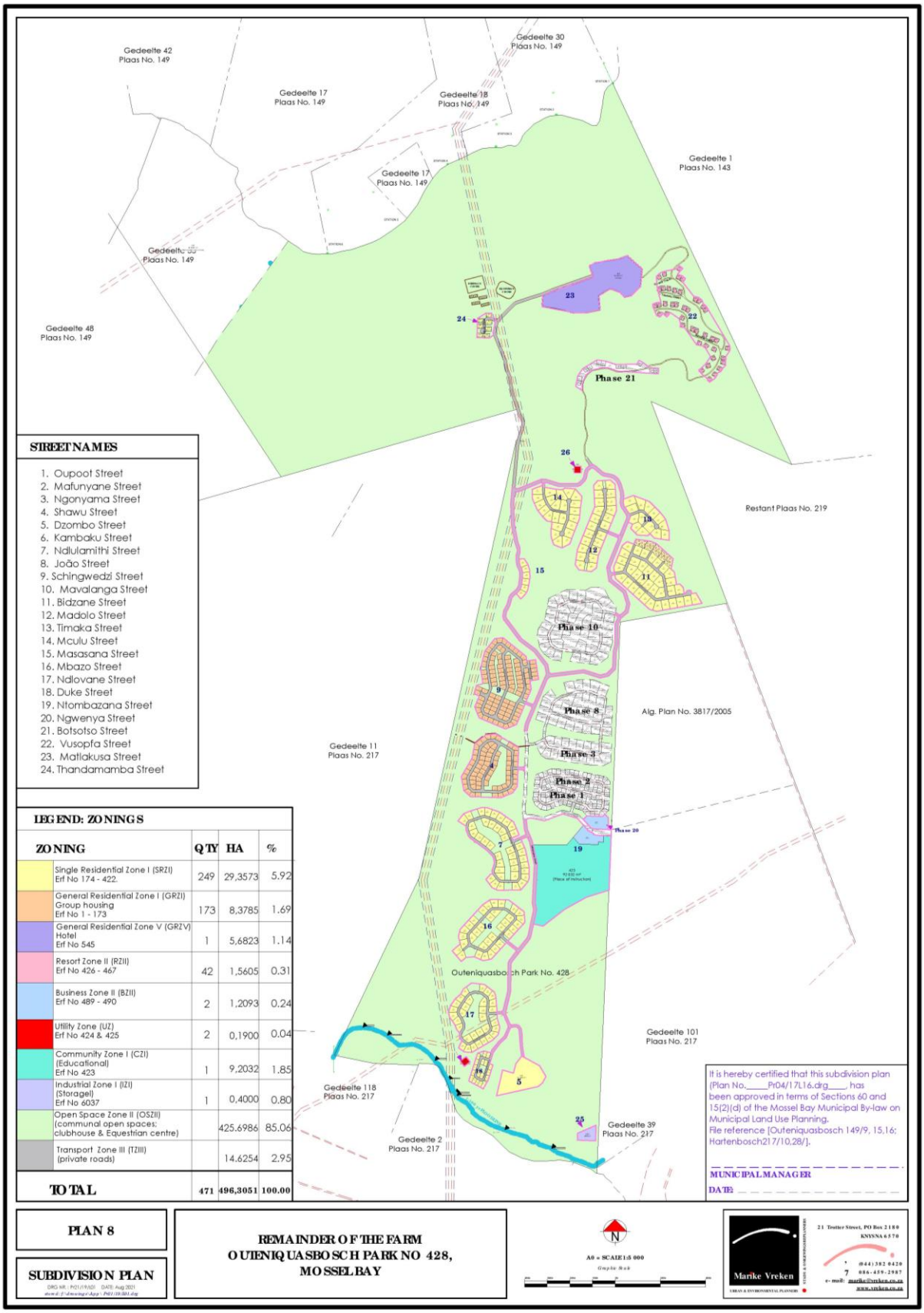


Figure 1 - Outeniquasbosch approved SDP

3. RATING SYSTEM

Rating	Meaning
Compliant	Evidence demonstrates that the requirement was met.
Compliant / ongoing	In process - continued monitoring and completion is required.
Partly compliant / attention	Implementation is evident, but a shortfall or close-out action remains.
Not triggered / not applicable	The requirement did not arise in the activities reviewed.
Not verified	Evidence is insufficient to confirm compliance.
Non-compliant	**Evidence demonstrates a breach.**

4. EA CONDITIONS COMPLIANCE CHECKLIST

EA item	Requirement	Status	Evidence and finding
1-4	Validity, notices and lawful commencement	Compliant / historical	Lawful commencement of all listed activities recorded.
5-6	Approved alternative and layout	Compliant / ongoing	Works were reported in approved development phases. Continue checking each new phase against the approved amended SDP.
7	Game Management Plan and game-proof fencing	Compliant	The Game Management Plan and its approval by the competent authority (CapeNature) is included in annexure 11 of the EMPr. Fencing in place. Note all Buffalo have been removed from the game farm due to the potential risk to residents.
8	Responsibility for persons acting for holder	Compliant / ongoing	Noted and this applies to the future owners and the HOA and any agent, employee, contractor etc. rendering a service within the development.
9-10	Deviations and 24-hour authority notification	Compliant / ongoing	Refer to section 3.1 of the amended appeal EA (dated 25 May 2022) for the approved scope.
11	ECO	Compliant	ECO Monitoring Reports Nos. 40 to 50 document recurring inspections during 2025.
12	Visual mitigation	Compliant / ongoing	Architectural review committee in place. ECO input on plans was documented.
13	Annual construction audit and final audit	Compliant / ongoing	This report addresses the 2025 annual internal audit. The final external audit required

			following completion of all construction (all phases).
14	Occupational health and safety	Compliant	As reported in the progress meetings.
15.1-15.3	EMP updates	Compliant / ongoing	Requirements are incorporated in the approved updated EMPr.
15.4	Recycling-company agreement	Compliant	Waste separation takes place (blue, black and green bag system)- enters the municipal waste stream.
15.5-15.6	Monitoring frequency and EMPr requirements	Compliant	Weekly ECO civil and monthly housing monitoring.
15.7	Local labour and reporting	Compliant	As reported in the progress meetings – civil construction contract.
15.8	Revised Game Management Plan	Compliant	Refer to Annexure 11 of the EMPr.
15.9	Traffic Impact Assessment measures	Ongoing	Engineer to provide confirmation
16	EA and EMPr available on site	Compliant / ongoing	The EMPr is available on the Outeniquasbosch website, circulated to homeowners, contractors etc.
17	EA holder amendment/transfer	Compliant	Holder remains the same. At the time when transfer of rights to the HOA is required, the necessary transfer procedure will be followed.
18-19	Consequences and other statutory duties	Compliant / ongoing	No material non-compliance was recorded; continuous duties remain.
20	Integrated waste management	Compliant / ongoing	The three-bag system was documented. By year-end, the refuse collection facility near Phase 25 was reported as constructed and operational.
21	Prevent water pollution	Compliant / ongoing	Stormwater and silt controls were monitored. The June housing review identified erosion next to houses in Phase 4 for repair - done. All storm water will pass through detention swales vegetated with natural vegetation before it continues on into the natural drainage lines. See stormwater detention swales annexure 1 of the EMPr
22	Services in road reserves	Compliant / ongoing	Civil services must be installed within the road reserves, and as per the services plans (annexure 1) – only services not possible to place within the road reserve deviate from this provision.
23	Protected trees and natural forest	Not triggered / ongoing	Current works were reported as not applicable to forested areas; the Phase 7 vegetated koppie was protected as no-go.
24	Heritage chance finds	Compliant / not triggered	No heritage finds were reported.

5. EMPR AUDIT

Theme	Status	Finding
Environmental induction	Compliant / ongoing	Induction was recorded on 23 January 2025; Housing contractors receive environmental requirements brief. Ongoing HOA/management responsibility for new housing contractors/sites.
No-go areas	Compliant / ongoing	Working zone was pegged and the Phase 7 vegetated koppie was protected. Haul-route demarcation remained an ongoing reminder.
Fauna and flora - plant rescue	Compliant / ongoing	Plant rescue for Phase 7 was recorded as completed in 2024; plant rescue for Phase 16 was completed in 2025; No harm to animals was reported during 2025. HOA/management to monitor plant rescue prior to house construction starts.
Topsoil	Compliant / ongoing	Topsoil was stripped, separated, stockpiled and progressively replaced for rehabilitation.
Contractor camps and ablutions	Compliant	Approved camps and sufficient ablutions were documented.
Waste and housekeeping	Compliant / ongoing	Bins and skips were provided. Housing reports required covered skips and containment of litter and construction material as an ongoing reminder to the HOA/management.
Concrete mixing	Compliant / ongoing	Bunding or impermeable protection were documented. A Phase 25 cement spill was reported and cleaned immediately.
Stormwater and erosion	Compliant / ongoing	Silt fences and outlet protection were monitored. Phase 4 housing erosion required repair - done. Stormwater detention swales are constructed as works progress.
Rehabilitation	Partly compliant / attention	Phase 9 haul routes were rehabilitated. By year-end, Phase 7 civil works were complete, with seeding, planting and erosion protection still to be completed (waiting for favorable weather conditions). Rehabilitation to be completed in 2026 as soon as weather conditions allow.
Fire management	Compliant / ongoing	Firebreaks were reported in place and maintained; no burning was reported.

		Greywater sprinkler system operational for firefighting.
Landscaping and invasive plants	Compliant / ongoing	Landscape oversight and follow-up alien clearing were documented. Due to the Eskom powerline servitude, it is not possible to install a windbreak barrier along the boundary at this stage and NEMBA permit approval has not been granted. The natural valley bushveld vegetation is being encouraged in the area, this will not grow to a height that will obstruct the powerline servitude.
Game management	Compliant / ongoing	Developer and HOA to ensure that all "rules for residents regarding game" are complied with.
Local labour and procurement	Compliant / ongoing	As reported in the progress meetings – civil construction contract.
Traffic measures	Not verified	Engineer to confirm compliance with the traffic impact assessment requirements – Section 5.9 of the EMPr.

6. CORRECTIVE AND PREVENTIVE ACTION PLAN

No.	Action	Responsible party	Priority
A1	Present the signed audit to the developer and HOA and retain minutes or acknowledgement. Submit to DEADP under the EA and retain proof.	Developer / EA holder	High
A2	Complete and sign off Phase 7 rehabilitation, including seeding, rescued plants, erosion protection and photographs.	Developer / contractor / landscaper / ECO	High
A3	Obtain engineer confirmation of applicable Traffic Impact Assessment measures and triggers.	Developer / HOA / engineer	Medium
A4	Maintain deviation, incident, complaints and authority-notification registers.	Developer / HOA / ECO	Medium
A5	Continue housing-site shade-net/silt controls, covered skips and prompt repair of erosion.	HOA/ACO and contractors	Medium

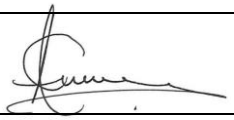
7. AUDIT CONCLUSION

Based on the ECO monitoring reports, Outeniquasbosch was generally compliant with the EMPr during 2025. The monitoring record demonstrates active environmental control across civil construction, housing construction and operational activities. No material issues were expressly recorded in the ECO reports.

The principal outstanding matters are documentary verification and rehabilitation close-out to follow on into 2026. These include annual audit presentation/submission, Traffic Impact Assessment verification, and completion of Phase 7 rehabilitation.

Overall audit rating: GENERALLY COMPLIANT, SUBJECT TO ONGOING CONTROLS AND EXECUTION OF THE ACTION PLAN.

8. SIGN-OFF

Prepared by	Stefan Delport 
Reviewed by	Cathy Avierinos 
Designation	ECO / EAP
Signature	
Date	
Accepted by Developer / HOA	

APPENDIX A. EVIDENCE REGISTER REVIEWED

Ref.	Evidence
E1	Approved Updated EMPr (May 2022), MOS22/455/48
E2	EA, appeal EA and amended appeal EA
E3	Approved amended SDP, August 2021
E4	Report No. 40, Dec 2024-Jan 2025, MOS24/455/136
E5	Report No. 41, Feb 2025, MOS24/455/137
E6	Report No. 42, Mar 2025, MOS25/455/138
E7	Report No. 43, Apr 2025, MOS25/455/139
E8	Report No. 44, May 2025, MOS25/455/139
E9	Report No. 45, Jun 2025, MOS25/455/140
E10	Report No. 46, Jul 2025, MOS25/455/141
E11	Report No. 47, Aug 2025, MOS25/455/142
E12	Report No. 48, Sep 2025, MOS25/455/143
E13	Report No. 49, Oct 2025, MOS25/455/144
E14	Report No. 50, Nov-Dec 2025, MOS25/455/145

Limitation: Findings are confined to the supplied documents. Where underlying permits, registers, contracts, engineer certificates, as-built plans or submission receipts were not supplied, the item is rated "not verified" rather than assumed compliant or non-compliant.