
Environmental Management Audit - NEMA EIA Regulation 34 Audit – June 2026

New Bulk Outfall Sewer in Montague Gardens, Cape Town

DEA&DP Reference: 16/3/3/1/A1/20/3002/22

FINAL REPORT

23 JULY 2026

**Prepared by:
Christine Rabie**

**Prepared for:
Bigen Africa Services Pty (Ltd)**

Executive Summary

This report presents the findings of the third and final external environmental audit conducted for the Montague Gardens Bulk Outfall Sewer project, as required in terms of Regulation 34 of the Environmental Impact Assessment Regulations, 2014 (as amended), and Condition E.13 of the Environmental Authorisation issued by DEA&DP on 22 June 2022 (Ref: 16/3/3/1/A1/20/3002/22).

The audit was undertaken on 18 June 2026 by independent auditor Christine Rabie and assessed compliance with the conditions of the Environmental Authorisation and the associated Environmental Management Programme, currently in its third revision dated May 2025. The audit included a site inspection, review of environmental records and monthly ECO monitoring reports, and consultation with relevant project environmental personnel.

At the time of the audit, construction activities authorised under the Environmental Authorisation had been completed, with final demobilisation, removal of remaining materials and environmental close-out activities in progress. Overall, a good standard of environmental management and compliance was demonstrated throughout the construction phase.

A total of 21 Environmental Authorisation conditions and 11 key construction-phase EMPr outcomes were assessed. No audit items were rated Non-Compliant. Partial Compliance was recorded for the following:

- **EA Condition E.16 and EMPr Item 3:** Water pollution-prevention, erosion and sediment controls were not consistently effective during parts of the reporting period. Corrective and rehabilitation measures were subsequently implemented, and no ongoing pollution, erosion or sediment ingress was observed during the final audit inspection.
- **EMPr Item 7:** Dust impacts and complaints were recorded during dry and windy conditions during the reporting period but were subsequently addressed, with no further dust issues recorded by the end of construction.

The previously unauthorised reduction of the prescribed 15 m buffer between MH35 and MH37 was regularised through an amendment to the Environmental Authorisation approved by DEA&DP on 25 June 2025. The works were completed in accordance with the approved amendment, and the temporarily disturbed areas adjacent to the Duikersvlei wetland had been rehabilitated and stabilised.

The principal close-out actions arising from this audit are:

- Continue monitoring the rehabilitated areas until satisfactory vegetation establishment has been confirmed through the ECO's final close-out report.
- Ensure that the ECO's final close-out report confirms that all remaining waste and surplus construction materials have been removed from the site.
- The ECO shall submit the final close-out report to DEA&DP within 60 days of the date of issue of this audit report.

Neither this audit nor the ECO monitoring undertaken during the reporting period identified any need for further amendment of the approved EMPr Revision 3.

A notable strength throughout the project was the high standard of environmental oversight and record-keeping. The Contractor's Environmental Officer maintained good day-to-day control, comprehensive environmental records and responsive follow-up of issues identified. This was supported by a high standard of ECO monitoring, with risks proactively identified, corrective actions clearly communicated and implementation followed through to close-out. These systems contributed significantly to the generally good level of environmental compliance achieved during construction.

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Abbreviations	
DEA&DP	Department of Environmental Affairs & Development Planning
DEO	Designated Environmental Officer (of the Contractor)
EA	Environmental Authorisation (<i>Ref: 16/3/3/1/A1/20/3002/22 issued on 22 June 2022</i>)
ECO	Environmental Control Officer
EIA	Environmental Impact Assessment
EMPr	Environmental Management Programme (<i>Environmental Management Programme: for the Proposed New Bulk Outfall Sewer in Montague Gardens, Cape Town, DEA&DP Ref. 16/3/3/1/A1/20/3002/22, Infinity Environmental Revision 3, May 2025</i>)
HCS	Hazardous Chemical Substances
I&APs	Interested and Affected Parties
NEMA	National Environmental Management Act (No 107) of 1998
MH	Manhole
MS	(Environmental) Method Statement
Designations and Definitions	
Auditor: The external independent environmental auditor, Mrs Christine Rabie, who undertook this environmental management audit.	
Contractor (Principal): CSV Construction Pty (Ltd) (CSV)	
Contractor's Construction Manager/Site Agent: Mr Cobus Le Roux	
(Contractor's) Environmental Officer (DEO): Edwin Julies at the time of the final audit, preceded by Ronald Mashabe during the current audit reporting period.	
EA Holder: The City of Cape Town	
Environmental Control Officer (ECO): Anathi Skweyiya and Jeremy Rose from Infinity Environmental (Pty) Ltd. (Infinity)	
Evidence: Written records, physical evidence, observations or oral statements given during interviews. Where possible oral statements are corroborated between more than one independent party.	
Engineer/client representative: Responsible for overseeing the contractual implementation of the works on behalf of the EA Holder. Provided by Bigen Africa Services Pty (Ltd) (Bigen) for this project.	

Site/Development: Project site located around the eastern and northern boundaries of the Montague Gardens Industrial area and specifically the area that contains the activities authorised by the EA (refer to sections B and C of the EA).

1 INTRODUCTION

1.1 BACKGROUND

Christine Rabie Environmental Management Solutions was appointed by Bigen on behalf of the EA Holder, the City of Cape Town, to undertake an independent external environmental audit of this project's compliance with the conditions of the Environmental Authorisation (EA) Ref: 16/3/3/1/A1/20/3002/22, as issued by the Department of Environmental Affairs & Development Planning (DEA&DP) on 22 June 2022, as well as the Environmental Management Programme (EMPr) for the project (latest version, Revision 3 issued in May 2025).

This is the third and final external environmental audit undertaken for the project, following the initial audit conducted in June 2023 and the second audit conducted in June 2025.

The development comprises (refer to the EA section B) the following:

- The authorised development entails the installation of a 1000 mm diameter gravity bulk sewer pipeline of approximately 4.8km length in Montague Gardens. The new reinforced concrete gravity bulk outfall sewer will be installed around the eastern and northern boundaries of the Montague Gardens Industrial area and will largely occur along servitudes and reserves of the affected properties. The pipeline will commence slightly west of the Bosmansdam Road and Montague Drive intersection at its southern extent and will then turn northwards between Railway Road and Station Road following Platinum Street, Esso Road and Stella Road before turning northwards again towards Koeberg Road where it will connect to the Koeberg Road Pump Station.
- The manholes will be covered with reinforced concrete slabs. In areas where the sewer will be adjacent to aquatic features and where indigenous vegetation of up to 1000 m² will be cleared, micro tunnelling will be utilised to minimise impacts while open trenching will be used in other sections.
- A minimum buffer of approximately 15m* between the proposed pipeline and the Duikersvlei canal and associated wetland will be applied to avoid any potential impacts on the freshwater features. Following the installation of the proposed bulk sewer, the existing Montague Bulk Sewer will be rehabilitated using the non-intrusive method of cure-in-place pipe. *(*note that the EA Holder has received approval to relax this requirement on one section of the pipeline due to unexpected geotechnical challenges).*

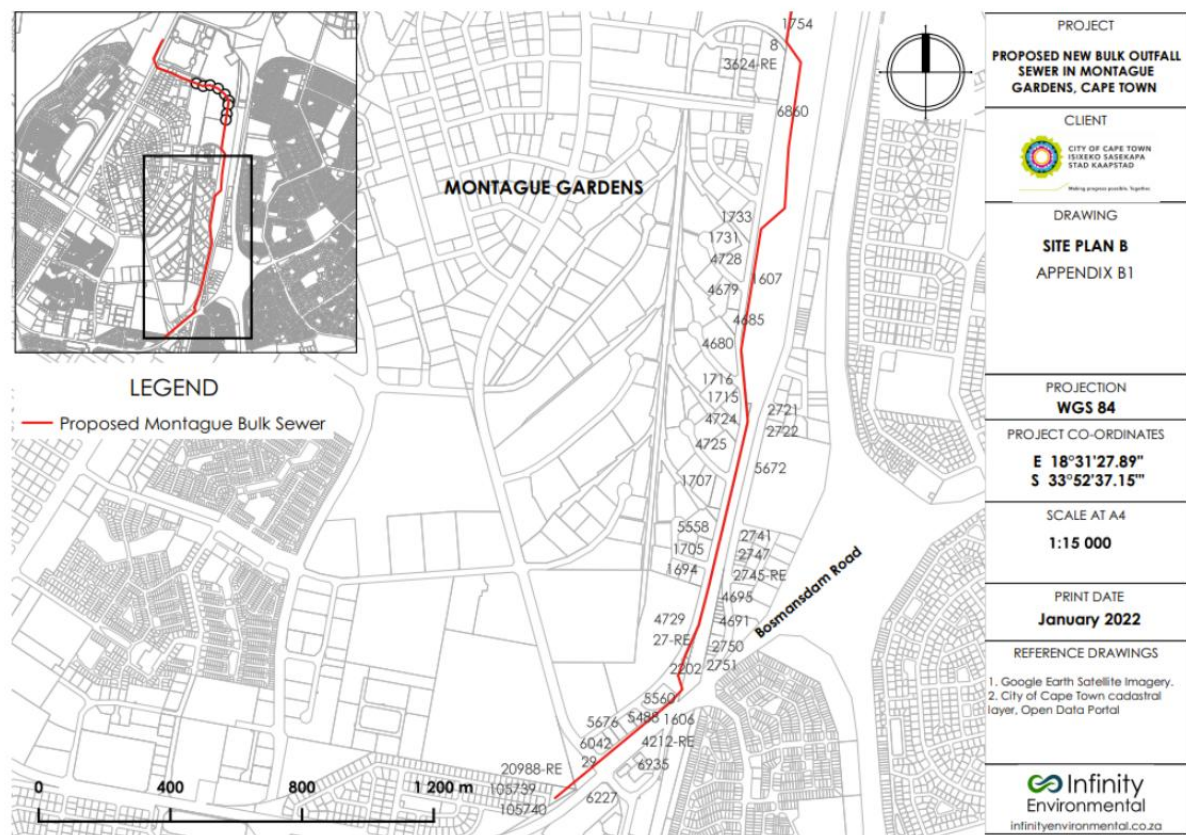
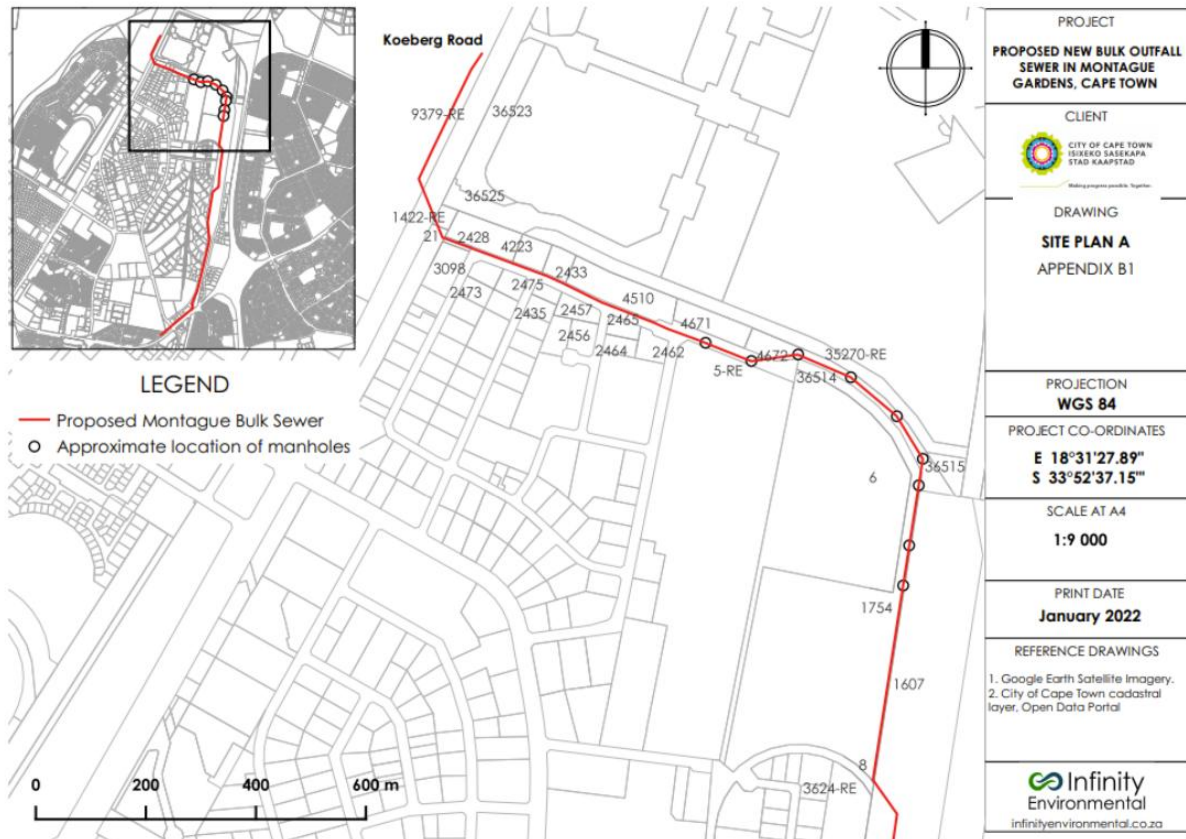
(Refer to the Site Plans in Figure 1 and 2, and Environmental Sensitivities Map in Figure 3 on the following page.)

The authorised listed activities were undertaken on Erven 3624-RE, 8/RE, 1754, 1422-RE, 4672, CA245- 27-RE, 2434, RE/1428, RE/1432, 40200-RE, 9379/RE, RE/27, RE/7170, Erf 28, RE/38602, Erf 105727, RE/1607 and RE/20988, Montague Gardens (per Section C of the EA).

Construction commenced on 15 March 2023. At the time of the final audit inspection on 18 June 2026, the activities authorised under the Environmental Authorisation had been completed, with final site clean-up, removal of remaining materials and demobilisation in progress. CSV Construction (Pty) Ltd was the principal Contractor for the project.

Figure 1 and 2. Site plans (Figures sourced from EA 2022)

Site plan A



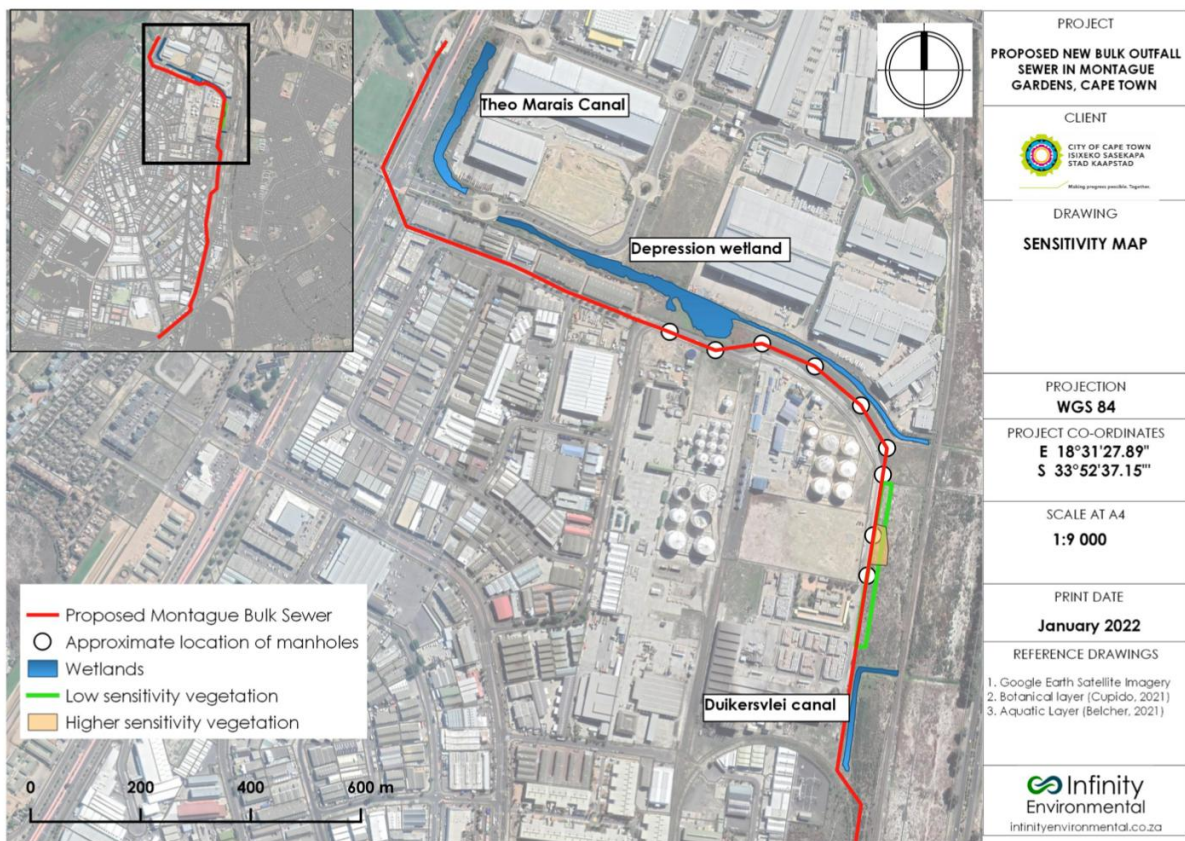


Figure 3. Environmental Sensitivity Map (Figure sourced from EMPr 2022)

1.2 SCOPE AND TERMS OF REFERENCE

This audit and related report fulfil the requirements for external environmental audits as detailed in Regulation 34 of the Environmental Impact Assessment Regulations, 2014 (as amended), promulgated under the National Environmental Management Act (No. 107 of 1998), as well as Condition E.13 of the Environmental Authorisation. The terms of reference for the audit were developed from these requirements as well as from current best management practice for environmental audits of this nature.

1.2.1 EA requirements

Condition E.13 of the Environmental Authorisation requires the EA Holder to appoint an independent external auditor, other than the appointed ECO, to audit compliance with the conditions of the Environmental Authorisation and approved EMPr. An initial audit was required within three months of commencement of the listed activities, followed by audits every two years during construction and a final audit within one year after completion of the development phase.

The initial audit was undertaken in June 2023, the second audit in June 2025, and this third and final audit was undertaken in June 2026 following completion of the authorised construction activities.

Environmental Audit Reports must be submitted to DEA&DP within one month of completion of each audit. The EA Holder must notify potential and registered Interested and Affected Parties of the submission within seven days and make the report available upon request.

1.2.2 NEMA EIA Regulation 34 Requirements

NEMA Regulation 34 requires the holder of the Authorisation to ensure that compliance with the conditions of the EA and EMPr is audited by an independent person with relevant environmental auditing expertise and submit an environmental audit report to the competent authority (in this

case, the DEA&DP) at intervals as indicated in the EA, and including the contents specified in Appendix 7 of the NEMA EIA Regulations 2014 (as amended).

The Appendix 7 content requirements are tabulated as follows. The corresponding section number of this report where this is addressed is provided here as a cross reference to demonstrate that this report includes the required content.

Appendix 7 of the NEMA Regulations requirement	Corresponding section in this audit report
(1) Provide recommendations regarding the need to amend the EMPr;	Section 4
(2a) Report on the level of compliance with the conditions of the EA and the EMPr and the extent to which the avoidance, management and mitigation measures provided for in the EMPr achieve the objectives and outcomes of the EMPr;	Section 3
(2b) Identify and assess any new impacts and risks as a result of undertaking the activity;	Section 4
(2c,d) Evaluate the effectiveness of the EMPr and any shortcomings;	Section 4
(2e) Identify the need for any changes to the avoidance, management and mitigation measures provided for in the EMPr.	Section 4
(3.1 a) contain the details of the independent person who prepared the environmental audit report and their expertise;	Section 6
(3.1 b) declaration that the independent auditor is independent;	Section 6
(3.1 c) indication of the scope of, and the purpose for which, the environmental audit report was prepared;	Section 1
(3.1 d) description of the methodology adopted in preparing the audit report;	Section 2
(3.1 e) indication of the ability of the EMPr to sufficiently provide for the avoidance, management and mitigation of the environmental impacts associated with the undertaking of the activity on an ongoing basis and the closure of the facility and ensure compliance with the provisions of the EA and EMPr	Section 4
(3.1 f) a description of any assumptions made, and any uncertainties or gaps in knowledge;	Section 1.3
(3.1 g) a description of any consultation process that was undertaken during the course of carrying out the environmental audit report;	Section 2
(3.1 h) summary and copies of any comments that were received during any consultation process; and	n/a
(3.1 i) any other information required by the competent authority.	EA Condition 13 described in section 1.2.1

1.2.3 Terms of reference for this audit

The terms of reference for this audit are as follows:

- **Prepare for the audit** - review the current project EA, approved EMPr and other relevant background documents, and prepare information requirements and updated checklist for the audit.
- **Audit - site inspection, interviews and document review:** Conduct a site inspection, interview* relevant management and construction personnel/project consultants and review submitted documentary evidence to verify compliance of the development with the Conditions of the EA and EMPr requirements (* interviews can be done at the time of the site inspection, telephonically or information can be requested via email);
- **Review the EMPr** in terms of its effectiveness and scope to mitigate environmental risks/impacts on the site, based on the findings of the site inspection, interviews and compliance audit and recommend EMPr amendments if deemed required;
- **Draft audit report** of findings and recommendations and issue draft to relevant project personnel to check for accuracy and fairness and provide any missing information;
- **Finalise the audit report** and submit to the DEA&DP within the required time frames.

1.3 ASSUMPTIONS AND LIMITATIONS

Assumptions are:

- It is assumed that all information received from the project personnel/consultants is accurate and correct.

Limitations to the study are:

- This is not a full Legal Compliance Audit (compliance with all applicable environmental legislation). The audit is restricted to the requirements of the Environmental Authorisation and the approved EMPr applicable to the project's construction and close-out phase.
- The audit inspection observes a moment in time and cannot verify the management of all activities or record all contraventions/issues that are not directly observable or documented.
- The environmental audit findings and conclusions are based solely upon the observations of the auditor and information provided to the auditor by interviewed parties, which the auditor assumes to be correct. Wherever possible, verification in terms of visual inspection or examination of supporting documentation was used to confirm information provided. The auditor cannot be held responsible for findings and conclusions which resulted from inaccurate information, information being withheld from the auditor or which were not available during the course of the audit.

2 METHODOLOGY

2.1 Approach

The requirements of the Environmental Authorisation and approved EMPr are tabulated in the Audit Checklist provided in Section 3.2. Compliance was assessed through a review of environmental monitoring and management records for the period from the previous external audit in June 2025 to the final audit inspection on 18 June 2026, photographic evidence, consultation with relevant project environmental personnel, and a site inspection undertaken by Christine Rabie on 18 June 2026. The auditor was accompanied during the inspection by the project ECO, Anathi Skweyiya, and the Principal Contractor's Environmental Officer, Mr Edwin Julies.

Documentation consulted and/or inspected during the audit included:

- **Environmental Authorisation**, Ref: 16/3/3/1/A1/20/3002/22 issued on 22 June 2022.
- **Environmental Authorisation Amendment**, approved by DEA&DP on 25 June 2025.
- **Environmental Management Programme**, Revision 3, May 2025.
- **Previous external Environmental Audit Report**, undertaken in June 2025.
- **Monthly ECO Environmental Monitoring Reports for August 2025 to May 2026.**
- **Temporary site closure checklist completed for the December 2025 construction shutdown.**
- **Corrective Action Plan close-out report relating to the water-main rupture and rehabilitation of the Duikersvlei Canal bank, dated 30 June 2025.**
- **Contractor's Environmental Officer appointment records and the updated project organogram.**
- **Environmental awareness training and induction registers.**
- **Environmental Method Statements and the Method Statement Register.**
- **Environmental complaints, incidents and corrective-action registers and supporting records.**
- **Hazardous Chemical Substances inventories and Safety Data Sheets.**
- **Waste registers and waste disposal manifests.**
- **Water Use Licence No. 01/G21F/CI/12444.**
- **City of Cape Town Noise Exemption applications and approvals.**
- **Environmental inspection checklists and other supporting records contained in the environmental site file.**
- **Photographs and observations recorded during the audit inspection undertaken on 18 June 2026.**

The Audit Checklist was completed following the site inspection, consultation with relevant project personnel and review of the documentary evidence. Compliance with each applicable Environmental Authorisation condition and EMPr requirement was assessed and classified in accordance with the compliance categories described in Section 3.1. Recommendations were made based on the compliance findings and review of the continued relevance and effectiveness of the EMPr.

3 COMPLIANCE AUDIT

3.1 Compliance Checklist: Notes and key to compliance columns:

Compliance = where a condition of the EA/EMPr has been complied with and there is no evidence of significant environmental impact or damage, or where impact was expected, that the required mitigation actions were undertaken to address such impact or damage.

N/A = Not Applicable = where a condition of the EA/EMPr is not currently applicable to the project (reason to be motivated) e.g. the phase of work.

Non Compliance = where a condition of the EA/EMPr has not been complied with. **Comment is provided** regarding whether there is evidence of, or potential for, significant environmental impact, damage or legal liability resulting from the non-compliance.

Noted = where a condition of the EA/EMPr is not related to a specific action required of site management, but rather constitutes a general statement.

Partial Compliance = where a condition of the EA/EMPr was complied with for the most part during the audit period, but minor shortcomings occurred during the reporting period and/or minor additional management or administrative action is required to achieve full compliance.

The completed Compliance Checklist of findings follows:

3.2 Compliance Audit Findings:

Item	EA Ref	Specification	Compliance	Comments
A	COMPLIANCE WITH EA CONDITIONS			
1.	E.1	The holder is authorised to undertake the listed activities specified in EA Section B in accordance with and restricted to the Preferred Alternative in the BAR dated March 2022 on the site as described in Section C of the EA.	COMPLIANT	No new deviation or intention to deviate from the authorised activities described in Sections B and C of the EA was observed or reported to the auditor, apart from the approved amendment to the minimum buffer requirement described under audit item 4.
2.	E.2(a)	The holder must commence with the listed activities on site within a period of 5 years from the date of issue of the EA.	COMPLIANT	Work on site commenced on 15 March 2023, which is within 5 years of issue of the EA (2022).
	E.2 (b)	The development must be concluded within ten years from the date of commencement of the first listed activity.	COMPLIANT	Construction has been completed within the ten-year validity period of the Environmental Authorisation (valid until 15 March 2033). Final demobilisation and site clean-up were in progress at the time of the audit.
3.	E.3	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.	COMPLIANT	The EA Holder has implemented appropriate management measures to ensure compliance with the conditions of the Environmental Authorisation by persons acting on its behalf. This included incorporation of the EMPr into the construction contract, appointment of an Environmental Control Officer, regular environmental monitoring, and implementation of corrective actions where required. The monthly ECO reports and findings of this audit demonstrate that environmental compliance was actively managed throughout the construction phase.
4.	E.4	Any changes to, or deviations from the scope of the alternative described in section B of the EA must be approved in writing by the Competent Authority <u>before</u> 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.	COMPLIANT	The amendment to the Environmental Authorisation to allow a reduced buffer between MH35 and MH37, required due to unforeseen geotechnical constraints, was approved by DEA&DP on 25 June 2025 . The amended Environmental Management Programme (Revision 3) was subsequently implemented and remained the approved EMPr on record at the time of this audit. The works observed during the inspection were consistent with the approved amendment, and no unauthorised deviations from the scope of the Environmental Authorisation were identified.
5.	E.5	A minimum of seven (7) calendar days' notice, in writing, must be given to the Competent Authority before commencement of development activities.	COMPLIANT	As confirmed by the Notification of Commencement submitted by Infinity to the DEA&DP on 24 February 2023, which was submitted more than 7 days prior to commencement of construction on site (15 March 2023).

Item	EA Ref	Specification	Compliance	Comments
		6.1. The notice must make clear reference to the site details and EIA Reference number given. 6.2. The notice must also include proof of compliance with the following conditions described in the EA: Conditions: 6,7 and 10.		The notice included the required details in 6.1 and the proof of compliance required for EA conditions 6,7 and 10.
6.	E.6	The holder must in writing, within fourteen (14) calendar days of the date of this decision, notify all registered Interested and Affected Parties (“I&APs”) of – 6.1.1. the outcome of the application; 6.1.2. the reasons for the decision as included in (EA) Annexure 3; 6.1.3. the date of the decision; and 6.1.4. the date when the decision was issued. 7.2. Draw the attention of all registered I&AP’s 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 of the EA; 7.3 draw the attention of all registered I&APs to the manner in which they may access the decision; Provide the registered I&APs with: 6.4.1. the 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. the 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 National Appeal Regulations, 2014 (as amended).	COMPLIANT	As confirmed in the Notification of Commencement and attached proof of notification of the I&AP’s by Infinity on 27 June 2022 (5 days after the EA was issued on 22 June 2022). No appeals were lodged.
7.	E.7	The listed activities, including site preparation, must not commence within 20 calendar days from the date the holder notifies the registered I&APs of this decision. 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.	COMPLIANT	Commencement of construction on site was on 15 March 2023, which is outside of the appeal window (20 days after submission of notification of authorisation and right to appeal sent to I&AP’s on 27 June 2022).
8.	E.8	The draft Environmental Management Programme (“EMPr”) (dated March 2022) and submitted as part of the application for Environmental Authorisation is hereby approved and must be implemented.	COMPLIANT	The approved Environmental Management Programme (Revision 3) has been implemented throughout the construction phase, as verified through the monthly ECO monitoring reports, review of the environmental site file and observations made during the audit inspection.

Item	EA Ref	Specification	Compliance	Comments
9.	E.9	The EMPr must be included in all contract documentation for all phases of implementation.	COMPLIANT	As previously verified, the EMPr formed part of the contract documentation and provision was made in the Bill of Quantities for implementation of the Environmental Management Programme. Ongoing implementation of the EMPr was confirmed through the findings of this audit.
10.	E.10	The holder must appoint a suitably experienced environmental control officer ("ECO") before commencing with development activity to ensure compliance with the EMPr and the conditions contained in the EA.	COMPLIANT	The appointed Environmental Control Officer (ECO) remained Infinity Environmental throughout the construction phase. The ECO continued to undertake regular environmental monitoring, provide compliance advice, review environmental method statements, manage environmental incidents and corrective actions, and issue monthly compliance reports. The performance of the ECO throughout the construction phase was found to be of a high standard.
11.	E.11	A copy of the Environmental Authorisation, EMPr, Environmental Audit Reports and compliance monitoring reports must be kept at the office of the EA holder of the authorised listed activities and must be made available to any authorised person on request.	COMPLIANT	A copy of the Environmental Authorisation, approved EMPr (Revision 3), ECO monitoring reports, Environmental Audit Reports and associated environmental management records were available in the Contractor's environmental site file and made available to the auditor during the inspection. Records kept at the office of the EA Holder (City of Cape Town) were not verified.
12.	E.12	Access to the site referred to in Section C of the EA 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.	COMPLIANT	Environmental records were made available to the auditor during the audit and would similarly be available for inspection by authorised officials of the Competent Authority upon request.

Item	EA Ref	Specification	Compliance	Comments
13.	E.13	In terms of Regulation 34 of the EIA Regulations, 2014 (as amended), the holder must conduct environmental audits to determine compliance with the conditions of the Environmental Authorisation and the EMPr and submit Environmental Audit Reports to the Competent Authority. The Environmental Audit Reports must be prepared by an independent person and must contain all the information required in Appendix 7 of the EIA Regulations, 2014 (as amended). 13.1. The holder must undertake an environmental audit within three (3) months of the commencement of the listed activities and submit an Environmental Audit Report to the Competent Authority within one (1) month of completion of the environmental audit. 13.2. Thereafter, the holder must undertake an environmental audit every two (2) years during the construction period and submit the Environmental Audit Reports to the Competent Authority one (1) month after the completion of undertaking each of the environmental audits. 13.3. A final Environmental Audit Report must be submitted to the Competent Authority within one (1) year after the completion of the development phase. 13.4. The holder must, within 7 (seven) days of the submission of the Environmental 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.	COMPLIANT	Confirmed by this Environmental Audit Report, prepared and submitted within the required timeframes in accordance with EA Condition E.13.3, by independent external auditor Christine Rabie. This Environmental Audit Report complies with the content requirements of Appendix 7 of the NEMA EIA Regulations, as confirmed in Section 1.2.2 of this report. Following submission of the report to the Competent Authority, the EA Holder must notify registered Interested and Affected Parties in accordance with EA Condition E.13.4.
14.	E. 14	Should any heritage resources be discovered during the execution of the activities above, all works must be stopped immediately and the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape must be notified without delay. 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 include: meteorites, archaeological and/or palaeontological remains (including fossil bones and fossil shells); coins; indigenous and/ or colonial ceramics; any articles of value or antiquity; stone artifacts and bone remains; structures and other built features with heritage significance; rock art and rock engravings; and/or graves or unmarked human burials including grave goods and/or associated burial material.	N/A	No heritage resources were discovered during the construction phase and no notifications to Heritage Western Cape were required. This was confirmed through the ECO monitoring reports and discussions with the ECO and Contractor during the audit.

Item	EA Ref	Specification	Compliance	Comments
15.	E.15	An integrated waste management approach must be implemented that is based on waste minimisation and must incorporate avoidance, reduction, recycling, treat, reuse and disposal where appropriate. Uncontaminated building rubble generated on the premises can be used as back-filling material on site. Ensure that no refuse or rubble generated on the premises is placed, dumped or deposited in the recreated wetland area.	COMPLIANT	An integrated waste management system remained in place throughout the reporting period. Waste was removed from site to the Contractor's head office, where it was sorted, including for recycling, prior to disposal by the appointed waste contractor. Waste registers and licensed disposal manifests were maintained and verified during the audit through review of the environmental site file. Although minor housekeeping issues relating to waste storage were identified by the ECO during the reporting period and addressed through corrective actions, the overall waste management system remained effective. No backfilling with rubble was reported or observed. No refuse or rubble was observed near the wetland area.
16.	E.16	Surface, storm or ground water must not be polluted due to any actions on the site. The applicable requirements with respect to relevant legislation pertaining to water must be met.	PARTIALLY COMPLIANT	During the reporting period, the ECO identified several water quality management issues requiring corrective action, including cement-contaminated runoff, erosion associated with dewatering activities, sediment accumulation adjacent to the Duikersvlei wetland, and delays in implementing rehabilitation measures. These issues were progressively addressed through corrective actions and implementation of the approved rehabilitation measures. During the final audit inspection, the affected areas around MH35 and MH37 were found to be rehabilitated, stable and appropriately graded, with no evidence of ongoing pollution, erosion or sediment ingress into the adjacent wetland. The Water Use Licence (Licence No. 01/G21F/CI/12444) remained available in the environmental site file. Recommendation: a) Continue monitoring the rehabilitated areas until satisfactory vegetation establishment has been confirmed through the ECO's final close-out report.
17.	E.17	The recommendations provided in the Geotechnical Investigation (compiled by SRK Consulting and dated January 2022), as included in the EMP, must be implemented.	-	Refer to compliance audit of the EMP specifications.

Item	EA Ref	Specification	Compliance	Comments
18.	E.18	The recommendations provided in the Aquatic Ecosystem Delineation and Risk Assessment (compiled by BlueScience and dated August 2021), as included in the EMPr, must be implemented.	-	Refer to compliance audit of the EMPr specifications.
19.	E.19	A minimum buffer of approximately 15m between the proposed pipeline and the Duikers Canal and associated wetland must be maintained during all phases of the proposed development. The buffer must be adequately demarcated prior to the commencement of the development activities within the Duikers Canal and associated wetland area.	COMPLIANT	The amendment to the Environmental Authorisation permitting a reduced buffer between MH35 and MH37, required due to unforeseen geotechnical constraints encountered during construction, was approved by DEA&DP on 25 June 2025 and incorporated into EMPr Revision 3. Construction within this section was undertaken in accordance with the approved amendment. During the final audit inspection, the temporarily disturbed areas adjacent to the Duikersvlei Canal were found to have been rehabilitated, stabilised and appropriately graded, with no evidence of ongoing unauthorised encroachment into the wetland buffer.
20.	E.20	The recommendations provided in the Botanical Assessment (compiled by KC Phyto Enterprises CC and dated 24 November 2021 and revised 07 December 2021), as included in the EMPr, must be implemented.	-	Refer to compliance audit of the EMPr specifications.
21.	E.21	Employment opportunities must be afforded to the local community (as far as possible) during all phases of the proposed development.	COMPLIANT	The contract included a minimum targeted labour contract participation goal of 0.3% to support local employment, with monthly labour reporting required. The appointment of a Community Liaison Officer was previously verified, and the project organogram viewed in the environmental site file during the current audit confirmed Aphive Sonamzi as the appointed CLO.

Item	EMPr Ref	Specification	Compliance	Comments
B	COMPLIANCE WITH OUTCOMES OF THE EMPr: Construction Environmental Management Plan NOTE: EMPr required <u>Outcomes/Objectives</u> are highlighted in bold text under the specification section, followed by <u>Actions/Methods</u> which are indicated as bullet points. It is noted that this audit section is principally concerned with the development's compliance in achieving the required EMPr Outcomes/Objectives. It is noted that actions/methods set out in the EMPr may be amended by the project team as required to practically and effectively achieve the required Outcomes, but EMPr Outcomes cannot be amended without following a formal EMPr Amendment and DEA&DP approval process.			
GENERAL MANAGEMENT & ADMINISTRATION				
1.	EMP 3.2/ 5.1	ECO appointed for duration of construction phase, incl. responsible for: - periodic audits, - meet on site with the Contractor prior to construction to confirm designated development and the section of indigenous vegetation in the sensitive area which will not be cleared or removed and to confirm the method statements required - Request and review method statements - Ensure that the contractors and sub-contractors and their employees have received the appropriate environmental awareness training. - Keep a register of monitoring activities and results - Identify and make amendments to the EMPr where appropriate. - Conduct an environmental inspection on completion of the construction period and prepare a close-out report.	COMPLIANT	Infinity Environmental remained appointed as ECO throughout the reporting period and undertook regular environmental inspections, issued monthly monitoring reports, reviewed environmental method statements, monitored corrective actions and provided ongoing environmental guidance. The ECO's monitoring records demonstrate active oversight through to the completion stage. Final demobilisation and site cleanup were still in progress at the time of this audit. Accordingly, the final ECO completion inspection and close-out report were not yet due and remained to be completed. Recommendation: b) Complete the final ECO inspection and close-out report once all remaining materials and stockpiles have been removed and satisfactory vegetation establishment has been confirmed.
2.	EMP 3.3/ 5.2	Contractor to ensure: - Ensure that all employees (permanent and temporary) and all sub-contractors that work on the site for longer than two days, receive environmental awareness training within one week of being on site. - Designate an Environmental Officer to monitor and report on the daily activities on-site during the construction period.	COMPLIANT	Environmental awareness induction and refresher training continued throughout the reporting period. Training content and signed attendance registers were available in the environmental site file, including induction records from May 2026. The Contractor maintained a designated Environmental Officer throughout the reporting period: Ronald Mashabe was appointed from 21 July 2025 and was replaced by Edwin Julies with effect from 9 April 2026. Edwin Julies' appointment letter and the updated project organogram were verified in the environmental site file.

Item	EMPr Ref	Specification	Compliance	Comments
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN				
3.	EMP 4.1	Prevention of pollution of wetlands - 4.1.1 Manholes placed within 30 m of the aquatic features are sealed to minimize spills. - 4.1.2 No stockpiling of material within the buffer area. - 4.1.3 Construction works should preferably take place in the drier months of the year. If this is not possible adequate measures are in place to prevent materials and contaminated runoff from the construction works from washing into the wetland area. Works undertaken under the guidance of an Environmental Control Officer to ensure good housekeeping measures are in place. - 4.1.4 All waste materials associated with construction activities are removed from the area after the construction phase is complete. - 4.1.5 Where applicable, clearing of invasive alien plants within the construction area is undertaken during construction activities. - 4.1.6 Contractor method statement in place detailing how sewer spills during the construction phase will be contained, managed and how the receiving environment will be remediated. - 4.1.7 Contractor method statement in place for the control of erosion and sedimentation Per EMPr additions 2023: - Temporary Diversion at Theo Marais Canal per specification - Fuel driven portable equipment placed on drip trays - No Hazardous Chemical Substances (HCS) stored within 30 meters of the wetland (or other water courses or canals) on site. - A petrochemicals spill kit retained on site - Portable toilets not placed within 30 meters of the wetland (or other water courses or canals) on site.	PARTIALLY COMPLIANT	Pollution-prevention measures were implemented during the reporting period but were not consistently effective. The ECO recorded cement-contaminated runoff from the cement-mixing plant towards the wetland in August 2025; sedimentation affecting stormwater systems and the Duikersvlei wetland during September to November 2025; and erosion and sediment accumulation associated with dewatering activities around MH35–MH36 during January to April 2026. Maintenance of the silt fencing and implementation of rehabilitation measures were repeatedly required. By the time of the final audit inspection, the affected areas around MH35 and MH37 had been rehabilitated, graded and stabilised, cement residues had been removed, and no evidence of ongoing pollution or sediment ingress into the adjacent wetland was observed. No construction waste or rubble was observed within the wetland area. Confirmation of satisfactory rehabilitation after demobilisation and final clean-up is addressed by the recommendations under EMPr audit item 1 and EA Condition E.16.

Item	EMPr Ref	Specification	Compliance	Comments
4.	EMP 4.2	Prevent loss of conservation-worthy vegetation 4.3.1 Prior to construction, the amount of indigenous vegetation to be cleared from the sensitive area indicated in Figure 1 of the EMP must be determined. The remaining section containing indigenous vegetation which will not be cleared to be fenced as confirmed in consultation with the ECO and Engineer. Fencing must be durable, visible, and maintained for the duration of the contract.	COMPLIANT	The approved Method Statement for the Protection of Sensitive Areas remained on file, and the retained patch of indigenous vegetation was demarcated throughout the reporting period. ECO reports consistently confirmed that the sensitive vegetation remained protected, with no unauthorised removal, damage or disturbance recorded. During the final audit inspection, the natural vegetation adjoining the disturbed areas was found to be intact, with no evidence of unnecessary disturbance.
5.	EMP 4.3	Prevent significant change to the ecological processes of the indigenous vegetation ecosystem on the site 4.3.2 Implement erosion control measures during and post-construction, including silt fencing, which must be installed around the area where launch pits will be constructed. The silt fence to be constructed before vegetation clearing and in accordance with the following specifications: (i) Geotextile / bidim affixed to stakes installed at intervals of not more than three metres and to a height of at least 40 cm above ground, with at least 10 cm installed within a trench and backfilled. (ii) Runoff should pass through the bidim as diffuse flow, not beneath it. 4.3.3 All surplus building material is removed from the site after construction 4.3.4 Method statement for the clearing of indigenous vegetation in place (includes information about the area where indigenous vegetation will not be removed and detail on the fencing of this section thereof.)	COMPLIANT	No unauthorised clearing, erosion or sedimentation impacts, or surplus construction materials affecting this vegetation area were recorded. As discussed in audit item 4 above, the demarcation fencing for the sensitive vegetation area is installed/maintained.
6.	EMP 4.4	Avoid unnecessary noise generation Avoid causing a nuisance to adjacent landowners 4.4.1 All construction equipment utilised, and activities undertaken must be compliant with the Western Cape Noise Control Regulations, P.N. 200/2013.	COMPLIANT	The environmental complaints register was maintained in the site file, and the monthly ECO reports reviewed consistently recorded no new complaints during the current reporting period. A Noise Exemption Approval issued by the City of Cape Town on 27 May 2025 was available in the environmental file and authorised specified construction working hours from 30 May 2025 to 28 February 2026. No exceedance of the approved

Item	EMPr Ref	Specification	Compliance	Comments
		- 4.4.2 Restrict construction activities generating noise outputs of 85 dB (A) or more to the hours of 08h00 to 17h00 Mondays to Fridays, unless approval of the ECO obtained, and surrounding communities informed prior to the work taking place. - 4.4.3 No amplified music allowed on Site. The use of audio equipment not permitted unless the volume is kept sufficiently low to be unobtrusive. No sound amplification equipment on Site, unless in emergency situations. - 4.4.4 If excessive noise is expected on the boundary of the site, neighbouring businesses must be informed in writing and in advance of when the high noise levels will occur and for how long they will occur. - 4.4.5 If noise levels at the site boundary are excessively high (i.e., above 70 dBA during the day, as stipulated in SANS 10103 Table 2 for industrial districts), machinery must be fitted with silencers. - 4.4.6 The Contractor must post signage indicating contact details of the Contractor and/or ECO on the site to allow for reporting of complaints - 4.4.7 -11: Management actions for blasting		working hours or excessive noise or blasting-related impacts were reported during the audit period. The Contractor's sign board with company name is prominently displayed on the site camp fence. Similarly construction plant and vehicles are also identified with the company name and logo. This would make it easy for potential complainants to identify the contractor responsible and be able to contact them to lodge a complaint.
7.	EMP 4.5	Prevent wind erosion and resultant dust impacts on surrounding area - 4.5.1 Micro-tunnelling where possible - 4.5.2 Dust generated from all activities related to the proposed construction activities comply with the National Dust Control Regulations (GN No. R. 827 of 1 November 2013) - 4.5.3 Movement of site personnel and machinery over exposed soil minimised particularly in proximity to high-use roads such as Montague Drive and Koeberg Road. - 4.5.4 Exposed surfaces stabilized (within 2 weeks) - 4.5.5 Works staged to minimise the area of disturbed ground at any given time - 4.5.6 Screening and/or temporary fencing to control the movement of sand on the site if necessary.	PARTIALLY COMPLIANT	The contractor has used micro-tunnelling where possible which reduces the disturbance footprint and dust generation potential. An approved Air Emission Management Method Statement remained in place. Dust complaints were, however, reported by the project CLO in November 2025 from businesses along Railway Road and McDonald's, and dust was observed along Railway Road during windy conditions. The ECO required dust suppression along Railway Road and at other sensitive receptors. Dust control continued to require attention in January 2026, while the February and March reports also required the earlier complaint to be entered in the complaints register. By May 2026, dust management was rated satisfactory and no further dust issues were recorded. No issues were observed during the audit inspection in June 2026.

Item	EMPr Ref	Specification	Compliance	Comments
		- 4.5.7 Non-potable water used for short- term dust stabilisation. - 4.5.8 Excavation, handling, and transportation of erodible materials avoided under high wind conditions. - 4.5.9 Exposed sand stabilised if remains exposed for more than 2 weeks, planted with indigenous grass species when bulk earthworks are completed. - 4.5.10 Stockpiles of sand and stone stabilised - covered or sealed if dust generation is apparent. - 4.5.11 All vehicles transporting sand and spoil have tarpaulins covering their loads - 4.5.12 Off-road vehicle and plant movements within the site avoided as far as possible, strict speed limits enforced. - 4.5.13 Dust fallout monitoring in terms of the National Dust Regulations, undertaken if the dust mitigation measures are not effective - 4.5.14 Should the need arise; the City's Air Quality Officer will call for the implementation of a Dust fall Monitoring Programme; the dust fall rates must prove compliance with the prescribed dust fall rates. - 4.5.15 Should dust fall results show dust fall rates to be above permissible standards, the Dust Management Plan may need to be amended and submitted to the City's Air Quality Officer for review, approval and authorisation. - 4.5.16 The relevant sections of the City of Cape Town Air Quality Management By-law 7662: 2016 as amended must be implemented: (i) Section 4: Duty of care (Reasonable measures to prevent air pollution). (ii) Section 19 (Authorisation of open burning and burning of material). (iii) Section 25 Emission caused by open burning, and (iv) Section 26 (Dust Emissions) - 4.5.17 Site screening methods, if deemed necessary, may be implemented to minimise potential dust nuisances. - 4.5.18 Method statement for the management of dust during construction compiled.		

Item	EMPr Ref	Specification	Compliance	Comments
8.	EMP 4.6	Prevent increased traffic congestion particularly along high-use roads - 4.6.1 Adherence to a Traffic Management Plan to minimise traffic congestion. - 4.6.2 Use of flag persons to direct traffic when construction vehicles are moving	COMPLIANT	No traffic-related complaints, incidents or non-compliances were identified in the ECO reports reviewed for the reporting period, and no traffic congestion or unsafe construction-vehicle movements were observed during the final audit inspection. The measures provided for under the Traffic Management Plan remained adequate for the works undertaken.
9.	EMP 4.7	Minimise visual disturbance - 4.7.1 Manage stockpile and laydown areas for cleanliness and appearance. - 4.7.2 Roof and screen waste areas. - 4.7.3 Avoid unnecessary signage or advertisement on site.	COMPLIANT	The site camp and laydown areas remained established within the approved areas and were screened from surrounding properties. Monthly ECO reports consistently rated the site camp, division and demarcation as satisfactory, with shade cloth maintained around the camp and laydown-area perimeter. During the final audit inspection, the camp and laydown areas were generally clean and orderly, with remaining construction materials confined to the established areas pending final demobilisation. No unnecessary signage or significant visual disturbance was observed.
10.	EMP 4.8	Manage waste in accordance with legislation and best practice methods. Minimise the production of general waste Prevent pollution or contamination due to improper waste handling or storage on site. - 4.8.1/11/12 Contractor has prepared and is implementing a waste management plan/method statement for the construction phase. - 4.8.2 Designate a waste management area, of hardstanding with a roof and sides or consist of separate bins and skips. - 4.8.3 Litter and construction waste collected on site by the end of each day. - 4.8.4 Food waste stored in bins or skips that are covered and cannot be accessed by flies or rodents. - 4.8.5 Waste separated into hazardous, general, and recyclable waste streams, with clearly designated bins and skips for each waste type. - 4.8.6 Hazardous wastes, including materials contaminated with oils and hydrocarbons, must be removed from site by a suitably licensed contractor and manifests provided.	COMPLIANT	An approved Waste Management Method Statement remained in place, and waste continued to be removed from site to the Contractor's head office for sorting and onward disposal by the appointed waste contractor. Waste registers and disposal manifests were maintained and verified through the environmental site file. Minor housekeeping and waste-containment issues were identified by the ECO at various stages during the reporting period, including overflowing bins, waste temporarily placed outside designated containers and untidy waste-separation areas. These matters were addressed through corrective action and did not result in any unresolved waste-management issues. By the final audit inspection, the work areas had been substantially cleaned, with final clean-up and waste removal in progress. Recommendation: c) The ECO's final close-out report must confirm that all remaining waste has been removed from site.

Item	EMPr Ref	Specification	Compliance	Comments
		- 4.8.7 Other non-hazardous solid waste (e.g., refuse) to be disposed of at a licensed landfill. - 4.8.8 A suitable waste contractor appointed to collect waste from site on a regular basis for correct disposal. Proof of disposal (waybills or waste disposal slips) must be retained and kept on file for auditing purposes. - 4.8.9 If the volumes of waste stored exceed 80m3 for hazardous waste and/or 100m3 for general waste the National Environmental Management: Waste Act (NEM:WA) National Norms and Standards for the Storage of Waste in terms of Government Notice (GN) No. 926 of 29 November 2013 must be adhered to. - 4.8.10 All rubble and waste is to be removed from site regularly and completely removed from site at the end of the construction phase.		
11.	EMP 4.9	Comply with environmental legislation regarding the disposal of waste, including construction waste and spoil 4.9.1 If offsite spoil will be required during the construction period, identify potential spoil sites at the commencement of construction and ensure that spoiling of material will comply with the NEMA and the National Environmental Management: Waste Act.	N/A	No off-site spoiling of material was reported during the audit period. The conditional requirements relating to the identification and legal approval of an off-site spoil area were therefore not triggered.

4 EMPr REVIEW

4.1 Scope of the EMPr review

This EMPr review is restricted to the sections relevant to the construction and close-out phases of the development, principally Section 4 of the approved EMPr Revision 3.

4.2 Relevance/shortcomings of the EMPr

The audit did not identify any new environmental impacts or risks that are not adequately addressed by the approved EMPr.

The EMPr was therefore found to remain relevant and generally effective in avoiding, managing and mitigating the environmental impacts associated with the construction and close-out phases of the development. No additional impact-management outcomes or actions are considered necessary.

4.3 Recommendations for EMPr amendment

Neither this audit nor the ECO monitoring undertaken during the reporting period identified any need for further amendment of the approved EMPr Revision 3.

No further EMPr amendments are therefore recommended.

5 CONCLUSIONS & SUMMARY OF RECOMMENDATIONS

This **third and final external environmental audit** found that the construction activities authorised under the Environmental Authorisation had been completed, with final site clean-up, removal of remaining materials and environmental close-out in progress. Overall, the project demonstrated a good level of compliance with the conditions of the Environmental Authorisation and the approved EMPr. No items were rated Non-Compliant.

Partial Compliance was recorded for this audit period in relation to:

- a) **EA Condition E.16 and EMPr Item 3:** Water pollution-prevention, erosion and sediment controls were not consistently effective during parts of the reporting period. Corrective and rehabilitation measures were subsequently implemented. During the final audit inspection, the affected areas around MH35 to MH37 were found to be rehabilitated, graded and stable, with no evidence of ongoing pollution, erosion or sediment ingress into the adjacent wetland.
- b) **EMPr Item 7:** Dust impacts and complaints were recorded during dry and windy conditions during the reporting period. These were subsequently addressed, with no further dust issues recorded by the end of construction.

The reduction of the prescribed 15 m buffer between MH35 and MH37, which remained unresolved at the time of the previous audit, was approved by DEA&DP through an amendment to the Environmental Authorisation dated 25 June 2025. The works were completed in accordance with the approved amendment, and the temporarily disturbed areas adjacent to the Duikersvlei wetland were rehabilitated and stabilised.

The following close-out recommendations arose from this audit:

- a) Continue monitoring the rehabilitated areas until satisfactory vegetation establishment has been confirmed through the ECO's final close-out report.
- b) The ECO's final close-out report must confirm that all remaining waste and surplus materials have been removed from site.
- c) The ECO shall submit the final close-out report to DEA&DP within 60 days of the date of issue of this audit report.

Neither this audit nor the ECO monitoring undertaken during the reporting period identified any need for further amendment of the approved EMPr Revision 3.

A notable strength throughout the project was the high standard of environmental oversight and record-keeping. The Contractor's Environmental Officer maintained good day-to-day control, comprehensive environmental records and responsive follow-up of issues identified. This was supported by a high standard of ECO monitoring, with risks proactively identified, corrective actions clearly communicated and implementation followed through. These systems contributed significantly to the generally good level of environmental compliance achieved during construction.

NOTE: It is the responsibility of the EA Holder or its agents to notify all potential and registered I&APs of the submission of this Environmental Audit Report within seven days of its submission to DEA&DP and to make the report available to anyone upon request.

6 DECLARATIONS & CREDENTIALS OF THE INDEPENDENT AUDITOR

The auditor, as undersigned, declares their independence and expertise to undertake this audit and that every effort was made to conduct this audit in a thorough, professional, objective and fair manner.

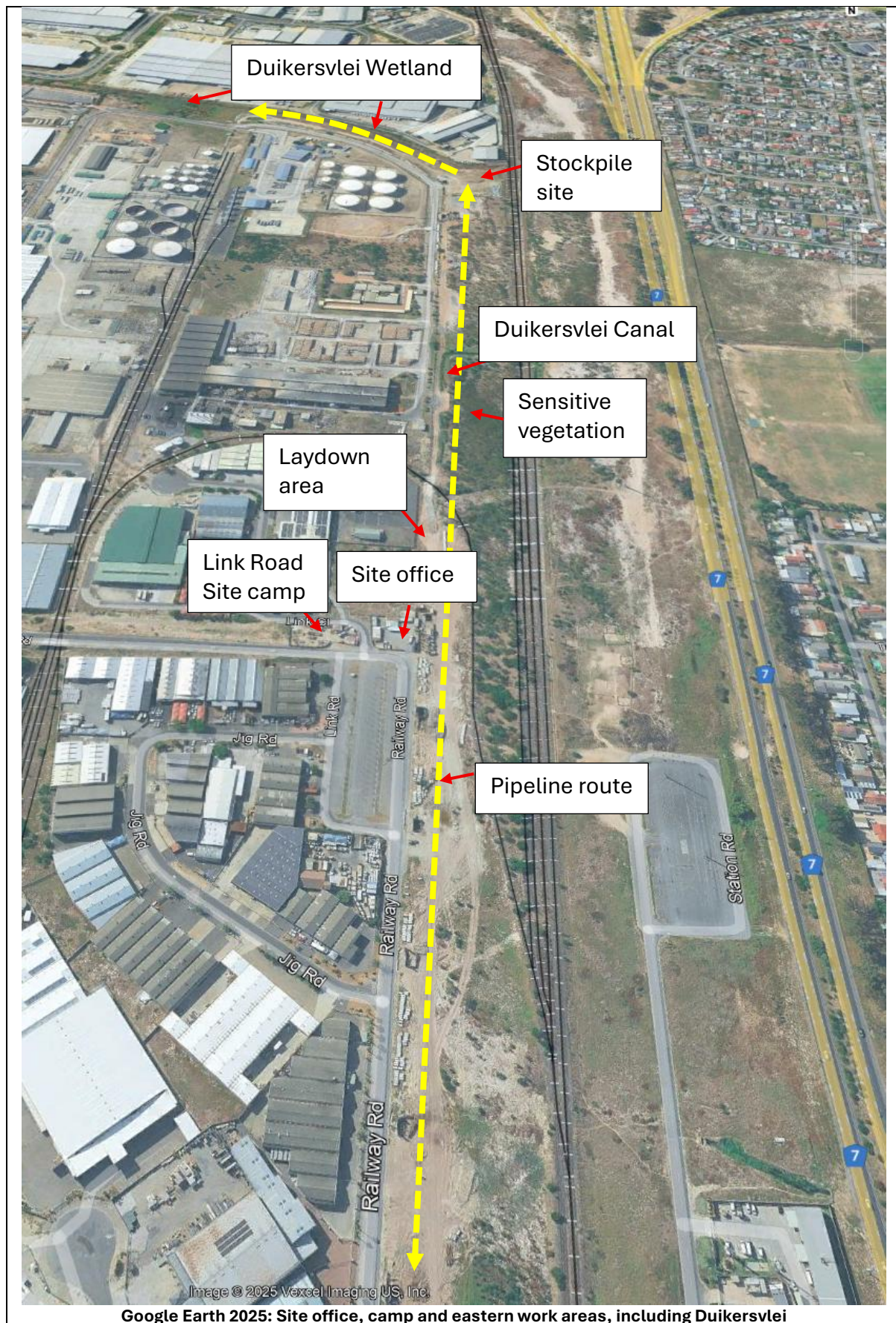


Signed by **Christine M.M Rabie** on **23 July 2026**

- B.Tech Environmental Management; ND Landscape Technology
- Professional Natural Scientist certified by the South African Council for Natural Scientific Professions in the field of Environmental Science – Reg. No. 400055/17
- 23 years of directly applicable EA and EMPr environmental compliance auditing experience.

7 APPENDICES:

7.1 AUDIT PHOTO SHEET





Western work area at Theo Marais Sports Complex and Koeberg Road sewage pump station

SITE OFFICE

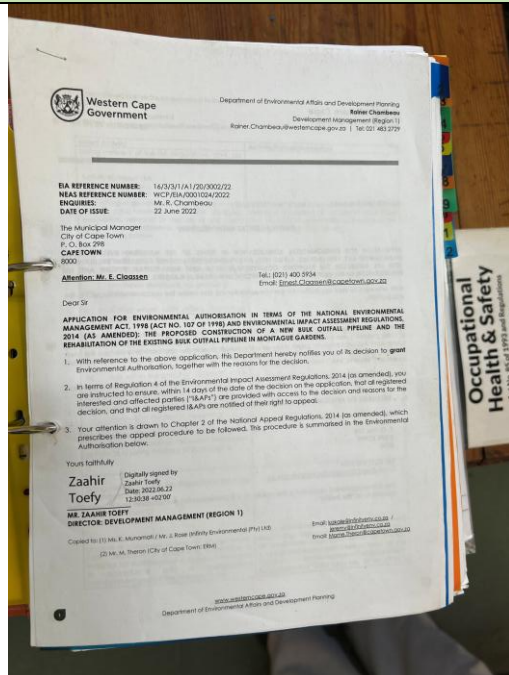


PHOTO 1: EA on the site file

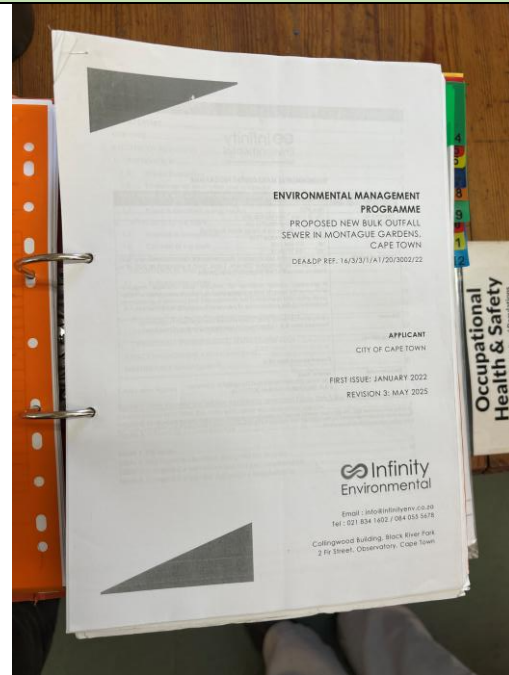


PHOTO 2: EMPr in the site file



PHOTO 3: Site office (will either be removed or retained for next phase of work)



PHOTO 4: Laydown area next to site office (will either be removed or retained for next phase of work)

DUIKERSVLEI WETLAND, CANAL AND REHABILITATION



PHOTO 5: Looking towards MH 35 and wetland beyond – the area has been cleaned, graded and seeded.



PHOTO 6: Wetland edge is heavily vegetated; no sediment ingress from the adjacent construction/rehabilitation area was observed



PHOTO 7: Looking towards MH 37 (wetland far left) – the area has been cleaned, graded and seeded.



PHOTO 8: Wetland edge and repaired embankment, seeded for revegetation



PHOTO 9: Wetland edge and buffer intact



PHOTO 10: Duikersvlei canal and sensitive vegetation area to the right – undisturbed and adjacent area cleaned and ripped to allow for rain infiltration and natural revegetation

FINAL SITE CLEANUP



PHOTO 11: Stockpiles still to be removed



PHOTO 12: Area next to the site office laydown area cleaned up and graded



PHOTO 13: Final cleanup of the site in progress



PHOTO 14: Cleanup of the area near the laydown/site office area, final waste being removed



PHOTO 15: Railway Road, a few materials to be collected



PHOTO 16: Railway Road work site cleaned and graded

THEO MARAIS CANAL WORK SITE



PHOTO 17: Theo Marais Canal repair completed under a separate City of Cape Town management approval.



PHOTO 18: Theo Marais Sports complex work site cleaned



PHOTO 19: Theo Marais waste management and laydown area being cleaned up



PHOTO 20: Work site cleaned next to the Theo Marais Canal