



REFERENCE: 16/3/3/1/D1/17/0000/21

DATE OF ISSUE: 20 January 2026

The Managing Director
THE HOME MARKET NPC
7 Upper Dickens Street
GQEBERHA
6001

Attention: Mr. Lance Delmonte

Email: lance@mplan.co.za

Dear Sir

**ACCEPTANCE OF THE UPDATED ENVIRONMENTAL MANAGEMENT PROGRAMME (EMPr)
FOR THE PROPOSED RETIREMENT VILLAGE AND SERVICE INFRASTRUCTURE ON ERF 422
(PREVIOUSLY ERVEN 103 AND 104) AND A PORTION OF ROTTERDAM STREET, WITTEDRIFT,
BITOU MUNICIPAL AREA**

1. The Environmental Authorisation (DEADP Reference: 16/3/3/1/D1/17/0000/21) issued by this Directorate on 2 October 2021 ("EA"), the amended Environmental Management Programme submitted to this Directorate appointed Environmental Assessment Practitioner (EAP), Ms. Madeleine Knoetze (EAPASA: 2021/3230) of Sharples Environmental Services cc on 28 August 2025 and the additional representations received on 11 December 2025 and 19 January 2026, refer.
 2. Having considered the content of the amended EMPr and additional representations, please be informed that by virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, 2014 (as amended), the competent authority herewith approves the EMPr **subject to the following:**
 - 2.1. No further development or activities may be undertaken on the portion of the site (depicted as a "no-go" area on the map in Annexure A hereto) where indigenous vegetation was cleared and stormwater infrastructure installed, until such time as the ongoing investigation by this Department's Directorate Environmental Law Enforcement ("DELE"), has been concluded and the DELE has confirmed in writing that the land is appropriately rehabilitated or no further action is required.
- Further to the above—
- (a) Prior to implementing the approved listed activities on site, the portion of the site that was disturbed, must be clearly demarcated.
 - (b) The demarcated portion of the site must be treated as a No-Go area until such time as the as the necessary written confirmation is received from DELE.

Note: The proposed development, buildings, structures and infrastructure (i.e., site preparation, building, roads, clear-view fence and boundary wall) within the no-go area, may only be undertaken once the DELE investigation is concluded and this has been confirmed in writing by the DELE.

If necessary, temporary fencing may be erected outside the disturbed area.

- (c) The ECO must ensure that the area is demarcated and treated as a no-go area for the duration of the required period and monitor this aspect and include proof hereof in the monthly environmental monitoring reports.
- (d) A copy of the letter from the DELE, confirming the site has been rehabilitated or no further action is required, must be submitted to this Directorate prior to any activities taking place in the demarcated no-go area.

3. Take note of the requirement of compliance with condition 7 of the EA which requires a **7-days'** notice, in writing, before commencement.

Such notice must also include proof of compliance with conditions 1, 6, 9 and 11 of the EA. In addition hereto, kindly note that the previous notice of commencement is invalid as it did not contain proof of compliance with condition 9 of the EA. In light of the afore-mentioned, another 7-day notice of commencement must be submitted prior to commencement to ensure compliance with condition 7 of the EA.

4. Please note that it is expected that the ECO is on site before commencement of construction activities to advise on the demarcation of the construction site and no-go areas. This must be followed up with monthly inspections to verify compliance with the provisions of the EMPr and conditions of the EA.
5. For future purposes, please note that the EMPr is a working document and can be amended at times to address certain changes (if any) that may be required, provided that the outcomes of the EMPr are still the same and remains relevant.
6. Also note that a compliance monitoring inspection will be undertaken after commencement of construction activities, to determine compliance with the Environmental Authorisation issued 03 10 November 2010.
7. You are reminded of condition 16 of the EA, which requires the submission of annual environmental audit during the construction period for the services with the final Audit Report to be submitted 3 months after completing of the installation of services. Also be reminded that neither the Environmental Assessment Practitioner (EAP) or the ECO can undertake an audit nor a person from the same company as the EAP or ECO, as it would represent a circumstance that may compromise the objectivity of the audit. Therefore, all audits to be conducted must be done by an independent auditor and not by the EAP/ECO.
8. Please note that it is an offence in terms of Section 49A of the NEMA to fail to comply with the provisions of an Environmental authorisation. Failure to comply with the requirements of Section 24F of the NEMA shall result in the matter being referred to the Environmental Compliance and Enforcement Directorate of this Department. A person convicted of an offence in terms of the above is liable to a fine not exceeding R10 million or to imprisonment for a period not exceeding 10 years, or to both such fine and imprisonment.
9. Kindly quote the abovementioned reference number in any future correspondence in respect of the abovementioned development.

10. This Department reserves the right to revise initial comments and request further information from you based on any new or revised information received.

Yours faithfully

DIRECTOR: DEVELOPMENT MANAGEMENT REGION 3
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Copied to:

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ANNEXURE A: AREA UNDER DELE INVESTIGATION / POSITION OF NO-GO AREA

