

**RESIDENTIAL DEVELOPMENT ON THE REMAINDER
OF PORTION 60 OF THE FARM PLATTEBOSCH NO.
485, STILL BAY, WESTERN CAPE
EA REF: 16/3/3/5/D5/19/0001/22**

**CONSTRUCTION PHASE
ECO REPORT
FOR JANUARY 2025
(Submitted 30 January 2025)**

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1. Abbreviations used

The following abbreviations (in alphabetical order) have been used below:

Basic Assessment Report	BAR
Department of Environmental Affairs and Development Planning	DEA&DP
Environmental Authorisation	EA
Environmental Control Officer	ECO
Environmental Management Programme	EMP
Storm Water Management Plan	SWP

2. ECO Objectives

The objective of the pre-construction meeting and site visit held, and ECO report provided were to conduct plant species search and rescue and discuss the requirements of the approved EA and EMP with the EA holder and determine readiness in terms of compliance to the EA and EMP before constructions activities commences on site. Compliance to pre-construction conditions were also assessed. This report summarises what was discussed and assessed at the meeting and site visit indicates what is still required before construction activities may commence on site.

3. ECO Scope

Enviro-EAP (Pty) Ltd is appointed as the independent ECO, as required by the EIA regulations promulgated in terms of Section 24 of the National Environmental Management Act (107 of 1998) as amended, for the construction phase of the development.

According to the EA and EMP requirements ECO compliance monitoring and inspections must be conducted monthly during the construction phase to determine whether or not all environmental conditions as stipulated in the EA, EMP and specialists reports are implemented and monitored throughout the construction phase of the project.

4. External ECO Methodology and Responsibilities

In accordance with the requirements of the EMP the ECO must and will be responsible for the following:

- Be appointed prior to commencement of any works (i.e. removal and movement of soil and / or rubble or construction activities commencing).
- Ensure and monitor compliance with the EMP and the amended EA conditions.
- Keep record of all activities on the site; problems identified; transgressions noted and a task schedule of tasks undertaken by the ECO.

- Remain employed until all development activities are concluded, and the post construction rehabilitation and monitoring requirements are finalised.
- Monitor the on-site environmental management and implementation of the construction and rehabilitation phase specifications specified in this EMP.
- Assist to ensure that the conditions of the environmental authorisation will be complied with as well as with training of workers.
- Request and review the construction method statements of the contractors.
- Conduct monthly site monitoring of construction in respect of compliance with the EA and EMP.
- Report on the implementation of the EMP on a monthly basis.

The ECO cannot be held liable legally or otherwise as a result of non-compliance with the amended Environmental Authorisation or the EMP, liability remains with the EA Holder.

5. Identification of the ECO Client

The ECO client is the EA holder WH van Schalkwyk Vervoer BK.

6. Identification of the ECO Team

The ECO duties will be fulfilled by Johmandie Pienaar or Nicolaas Hanekom of Enviro-EAP.

7. Date of ECO Visit/s

The ECO site visit was conducted on 29 January 2025 by Johmandie Pienaar

8. Key Activities on The Site

Phase 1 and partial Phase 2 construction of roads and civil services continues.

9. Summary of ECO Findings and Recommendations and Recommendations

Finding No.	Area of activity	ECO Findings and Recommendations
J1	Milkwood trees within development area	<p>A total of 26 Milkwood trees were counted by the ECO located within the Phase 1 development area. The remaining presence of these Milkwood trees within the cleared Phase 1 development area was confirmed during the site visit conducted 29 January 2025. Within the norther corner of Phase 2 where vegetation clearance has already been conducted 7 clusters of Milkwood trees and 3 individual trees were recorded and photographed.</p> <p>To ensure that it can be confirmed that all Milkwood trees remain undamaged/are not removed within the development area throughout the construction and development phases all Milkwood trees falling within the development footprint area</p>

		<p>must be recorded and indicated on the approved development layout plan.</p> <p>The developer intends to continue with clearance activities around stands of Milkwood trees falling within Phase 2 development area. At least 30 Milkwood trees as part of several clusters of Milkwood trees were recorded within the dense stand of remaining shrubs along the northwestern boundary. Clearance by hand is recommended to avoid damage to Milkwood trees and associated clusters and extreme caution must be exercised during clearance activities to ensure no impacts or damage to any Milkwood trees occurs.</p> <p>Should removal, relocation or pruning of any Milkwood trees be required application/s must be made to the DFFE for removal, relocation or pruning before any Milkwood trees may be impacted upon. As far as possible these trees must be accommodated within the layout and not removed.</p> <p>Refer to the map below.</p>
J2 (Finding since October 2024)	Stormwater Management and Services Infrastructure Proposed within No-go Areas	<p>As per the requirements of the EMP the detailed stormwater management plan must be provided to the ECO for inputs before finalisation. The draft SWMP has been provided to the ECO for inputs and a meeting was also held with the engineer during the first ECO site visit to discuss the plans as proposed.</p> <p>During engineer investigations it was determined that stormwater attenuation facilities would be required within the no-go areas to accommodate stormwater from the proposed development area. This must be confirmed by the engineer and before the detailed SWMP can be finalised and implemented it is recommended that the SWMP proposal with all associated services infrastructure plans also be represented to the Department for inputs to ensure that the proposal remains within the scope of the authorisation as it relates to the requirements of the EA and EMP.</p> <p>During the time of the site visit it was confirmed that the services plans have been finalised and observed that the laying of services pipelines has commenced within the No-go area. Previously the ECO stated that this should not occur before the services plans have been provided to the ECO and the Department for confirmation that it is in line with the approved EA and EMP</p>

		<p>requirements.</p> <p>CONSTRUCTION OF ANY SERVICES INFRASTRUCTURE WITHIN THE NO-GO AREA MUST CEASE IMMEDIATELY AND NO CONSTRUCTION OF CIVIL SERVICES INFRASTRUCTURE I.E. ANY PIPELINES ETC. MAY CONTINUE UNTIL THE SERVICES INFRASTRUCTURE PLANS HAVE BEEN PROVIDED TO AND CONFIRMED BY THE ECO AND THE DEPARTMENT THAT IT IS IN LINE WITH THE APPROVAL REQUIREMENTS.</p>
J3	Dust Management	<p>From 12 December 2024 and throughout December 2024 and beginning of January 2025 complaints were received from two neighbouring property owners concerning excessive dust produced from the development site. The following measures have been implemented by the development to manage dust:</p> <ul style="list-style-type: none"> • Two water tankers available on site which sprays water throughout the site on a daily basis to dampen dust to prevent windblown dust. • Material Stockpiles have been relocated away from the borders of the development site and placed within a more central position. Stockpiles are also not more than 1.8m high. • A water sprinkler system has been installed throughout the site on bare areas around the edges to dampen the soil during windy conditions. • The developer has offered to pay for house cleaning services to directly adjacent homeowner affected by the dust. • Dust monitoring buckets have been installed to monitor dust levels produced to determine whether or not the amounts are within the legal limits. <p>The following dust management and monitoring measures still needs to be addressed:</p> <ul style="list-style-type: none"> • Provide a dust fallout monitoring plan. • Material causing dust i.e. sand, soil and gravel stockpiles have been properly covered and secured by

		netting/covers
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10. Conclusion

The findings and recommendations as listed in the table above is not a complete list of the EA and EMP requirements to be adhered to by the EA holder. It remains the responsibility of the EA holder to ensure that he/she understands and adheres to ALL the requirements of the EA and EMP.

NO MILKWOOD TREES MAY BE IMPACTED OR DAMAGED during any site clearance or construction activities without authorisation/permits. NO SERVICES INFRASTRUCTURE CONSTRUCTION MAY CONTINUE/OCCUR WITHIN NO-GO AREA WITHOUT APPROVAL FROM ECO AND THE DEPARTMENT.

Should there be any uncertainty on the requirements the EA holder must please contact the external ECO to discuss and clarify.

This external ECO report has been compiled by environmental assessment practitioner Johmandie Pienaar from Enviro-EAP.



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Map 1: July 2024 ECO map for indicating areas where Milkwood trees were observed and to be avoided; proposed construction camp placement; proposed search and rescue plants temporary placement. The ECO stated that no machinery clearance are allowed within the dense stands of Milkwood Trees as identified within Phase 2 and Phase 3 areas. The EA holder however continued to clear vegetation within Phase 2 development area with machinery and this has lead to damage to dense Milkwood trees. **The blue squares on the map above shows where encroachment into the no-go areas have occurred, as per the recommendations no-go demarcation must remain reinstated as per original demarcation done by the land surveyor and the impacted no-go area must be monitored for rehabilitated**

Supporting photographs:



Photo 1: Remaining Milkwood trees om Phase 1 cleared area (photo taken 29 January 2025).



Photo 2: Dust monitoring bucket (photo taken 29 January 2025).



Photo 3: Start of pipeline trench within no-go area (photo taken 29 January 2025).



Photo 4: Sprinkler system installed (photo taken 29 January 2025)



Photo 5: Milkwood tree clusters remaining within Phase 2 cleared areas (photo taken 29 January 2025)



Photo 6: Milkwood tree clusters remaining within Phase 2 cleared areas (photo taken 29 January 2025)



Photo 7: Milkwood trees at Phase 2 development area still to be cleared. (photo taken 29 January 2025).



Photo 8: Milkwood trees at Phase 2 development area still to be cleared. (photo taken 29 January 2025).



Photo 9: Material stockpiles to be covered to protect against excessive dust. (photo taken 29 January 2025)