

**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 JUNE 2025
(Submitted 20 June 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 10 June 2025 by Johmandie Pienaar and Nicolaas Hanekom.

8. Key Activities on The Site

Phase 1 and partial Phase 2 and 3 constructions of roads and civil services continues. Phase 1 roads have been tarred. Main sewer line connection to municipal system has been completed.

9. Summary of ECO Findings and Recommendations and Recommendations

Finding No.	Area of activity	ECO Findings and Recommendations
J1 (Finding since Sept 2024)	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 northern 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>During the February 2025 ECO inspection it was also observed that the developer continued with clearance activities around</p>

		<p>stands of Milkwood trees falling within Phase 2 development area. Several individual and clusters of Milkwood trees were recorded to remain within the cleared area and no significant damage or removal of Milkwood trees observed within this area.</p> <p>To confirm that Milkwood trees are incorporated into the development layout and proof that observed 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 must be recorded and indicated on the approved development layout plan. This is required for all remaining Milkwood trees within the already cleared Phase 1 and 2 areas as well as clearly visible Milkwood trees along the boundaries of Phase 1 and 2 and Phase 3 areas which has also been cleared.</p> <p>Should removal, relocation or pruning (of more than 25% of the canopy) 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)	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. Should any Stormwater management infrastructure be proposed within the no-go or public open space areas these plans must first be provided to the ECO before commencement.</p> <p>Phase 1 plans for the construction of the sewer pipeline within the no-go/Public Open Space area was provided to the ECO and the method statement was approved by the ECO for the laying of the sewer pipeline together with the plans provided was attached to the Feb 2025 ECO report (of which a copy of this ECO report was also provided to the Department). During the time of the Feb 2025 ECO inspection the ECO walked the demarcated Phase 1 section of the sewer pipeline and confirmed that the relevant section has been placed along a route which avoids Milkwood trees as far as possible however three Milkwood trees were observed currently present within the path of the marked pipeline route.</p>

		<p>As per the Feb, March and April 2025 ECO reports the site manager was instructed to record the location of the three Milkwood trees and amend the pipeline route accordingly to avoid these trees. The amended pipeline route with recorded Milkwood trees should have been provided to the ECO for approval before pipeline excavations commenced.</p> <p>During the May 2025 ECO inspection the ECO observed that the construction of the entire sewer pipeline located within the Public Open Space/no-go area was already completed. The site manager did not provide the ECO with the amended pipeline route as requested in previous ECO reports for approval. In accordance with the approved method statement the site manager also did not peg and demarcate the 3m construction area for the entire sewer pipeline route and did not inform the ECO accordingly to obtain written confirmation from the ECO that site clearance and construction could commence.</p> <p>The ECO therefore cannot confirm that Milkwood trees was avoided during construction of the sewer pipeline through the no-go/public open space area. The ECO can confirm that in some areas along the constructed sewer pipeline route section of more than 3m wide were impacted upon (vegetation completely removed).</p> <p>All impacted areas along the sewer pipeline route within the no-go/public open space areas must be rehabilitated with indigenous vegetation and monitored on a monthly basis (and after heavy rainfall) for signs of erosion. Should erosion be detected the ECO must be consulted for rehabilitation and stabilisation methods to be implemented.</p>
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10. Conclusion and Recommendations

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.

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

Construction onsite commenced during July 2025, as per EA condition 16.1 During the period which the activities have been commenced with on site until the construction of the bulk internal service infrastructure (i.e. internal roads; water-, sewer-, electricity reticulation and bulk storm water) has been completed on site, the Holder must undertake annual environmental audit(s) and submit the Environmental Audit Report(s) to the Competent Authority. Hence an independent EAP (being neither the EAP whom conducted the EA Application process nor the ECO) must be appointed to conduct an annual environmental audit in accordance with the requirements of the EA during July 2025.

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

A handwritten signature in blue ink, appearing to read 'JP Pienaar', is shown within a light blue rectangular box.

Johmandie Pienaar

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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 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, to be recorded on layout plan (photo taken 10 June 2025).



Photo 2: Impacted no-go/public open space area rehabilitation progress (photo taken 10 June 2025)



Photo 3: Rehabilitation progress of sewer pipeline completed through no-go/public open space area (photo taken 10 June 2025)



Photo 5: Rehabilitation progress of sewer pipeline completed through no-go/public open space area (photo taken 10 June 2025)