



**THE CONSTRUCTION OF
ATHINA
PORTIONS 66 OF FARM 443, BRAKKLOOF**

**ENVIRONMENTAL MONITORING CHECKLIST
AND REPORT:
PRE-CONSTRUCTION AND CONSTRUCTION PHASE**

January 2025

Complied by:
Lizelle Genade
(EAP 2023/7793)
lizelle@ecoroute.co.za

Environmental Authorisation Holder	Athina development (PTY) Ltd
Environmental Control Officer	Bluepebble CC
EA Reference Number	DEA&DP REF: 16/3/3/1/D1/14/0028/22
OSCAE File Reference	18/66&67/443/PB
CARA Reference Number	13/10/6/3K451
WULA Licence Number	02/K60G/CI/13424

Attention:	
Department of Environmental Affairs and Development Planning	DEADPEIAAdmin.George@westerncape.gov.za
	Zaahir.Toefy@westerncape.gov.za
	Dorien.Werth@westerncape.gov.za
Bitou Municipality	aminne@plett.gov.za
The Department of Water and Sanitation.	asam@bgcma.co.za

1. Compliance Ratings, Non-Compliances and Detections

Compliance with the EA/EMPr is rated according to the system detailed below:

COMPLIANCE RATING	DEFINITION	PERCENTAGE
Full Compliance	Depicts EA/EMP conditions where the contractor is fully compliant with the particular condition. Where compliance with the condition is completed and compliant, the condition will be removed from the reporting.	100%
Partial Compliance	Depicts EA/EMP conditions where the contractor is partially compliance or where additional actions are required to ensure compliance.	60% -99%
Non-Compliance	Depicts EA/EMP conditions where the contractor is non-compliant.	< 60%
Not commenced yet	Depicts EA/EMP conditions that cannot be monitored or conditions associated with aspects of the project that have not yet commenced.	

Non-compliance with a condition of this environmental authorisation or EMPr is an offence in terms of Section 49A(1)(c) of the National Environmental Management Act, 1998 (Act no. 107 of 1998, as amended).

Document of reference	Activity in terms of authorization	Observation & Corrective action to be taken where necessary	Pic no.	Responsibility
EMPr p53	Authorization - Authorisations, Licences and Permits (1) All necessary authorisations, permits and licences must be obtained by the Applicant prior to construction commencement. This includes permits for the removal of protected plants.	Yes, NFA licenses will be applied for when and if necessary		EA Holder
EMPr 53	Method statements (1) Has Method Statements been submitted by the Applicant/ Contractor to the ECO and DEA&DP for approval. Method Statements must be adhered to by the Applicant/ Contractor. ❖ Stormwater management ❖ Erosion control ❖ Shoring (if required) ❖ Dust control ❖ Stockpile and storage areas ❖ Site preparation and construction ❖ Installation of services and roadways ❖ Road upgrade ❖ Solid waste management ❖ Storage of hazardous materials (if applicable) ❖ Standard emergency procedures	Method Statement have been received by Civil Engineer. Thank you. All placed in environmental file, kept on site. Method statements from any new contractors would be required.		Contractor/PM
EMPr 54, 55	Education of Site Staff on General and Environmental Conduct - A general regard for the social and ecological wellbeing of the site and adjacent areas is expected of the site staff. (7) Has all contractors, sub-contractor and delivery personnel been briefed on the Construction Phase Management Rules (Appended to the EMPr)? The main contractor must do these briefings before his staff will be allowed to work on the Estate. The main contractor remains the liable person.	All civil work completed. Landscaping beong done on communal area. Next inductions will be done when stands are being developed by private owners.		Contractor/PM

	Has all construction staff been adequately educated by the ECO as to the provisions included in the EMPr, and in terms of general environmentally friendly practice and was language considered during training?	All civil work completed. Landscaping being done on communal area. Next inductions will be done when stands are being developed by private owners.		Contractor/ ECO
	Has all contractors, sub-contractors and casual labourers acknowledged their understanding of the EMPr and environmental responsibilities by signing an induction attendance record?	All civil work completed. Landscaping being done on communal area. Next inductions will be done when stands are being developed by private owners.		Contractor/ ECO
	Has all staff, operating equipment, shall be adequately trained and sensitised to any potential hazards associated with their tasks?	Yes		Contractor
	Has staff been made aware that they are not to make excessive noise e.g. shouting, hooting.	Yes		Contractor/ ECO
	Where staff turnover is high and with additional appointment of Sub-contractors, it may be necessary to undertake additional induction training sessions. Contractor is responsible for all staff to be inducted and made aware of EA and EMPr. Hard copy of induction left on site for use by Contractor.	All civil work completed. Landscaping being done on communal area. Next inductions will be done when stands are being developed by private owners.		Contractor
	Does the Contractor keep records of all environmental training sessions, including names, dates and the information presented?	All civil work completed. Landscaping being done on communal area. Next inductions will be done when stands are being developed by private owners.		Contractor

EMPr 55	Site establishment (11)			
	Has development area, area of works and spoiling areas been clearly identified and demarcate using correct demarcation methods?	All demarcation for construction purposes have been removed as civil works are complete on site. Only shade cloth in place to assist with landscaping.	1,5	Contractor
	Has material stockpile sites been established within site camp s approved by ECO?	All construction stockpiles have been removed. Only compost and mulch stockpiles on site for the purpose of landscaping.	4	Contractor
	Has a waste disposal area been established within site camp as approved by ECO?	All waste bins and cages have been removed from site.		Contractor
	Has necessary ablutions facilities, on-site sanitation been established within site camp as approved by ECO?	Mobile toilets have been removed from site. Will only be needed once construction of private dwelling commence.		Contractor
	Is temporary toilets serviced and cleaned on a regular basis.	Mobile toilets have been removed from site.		Contractor

		Will only be needed once construction of private dwelling commence.		
	Has a rest area for smoking and eating been established for workers?	Only landscaping staff on site. No established eating or smoking area.		Contractor
	Has water been provided for staff for drinking and washing?	Yes. Water available on site.		Contractor
	Are all staff only using facilities provided for them, as opposed to ad-hoc alternatives (e.g. fires for cooking, the use of surrounding bush as a toilet facility is strictly forbidden).	Yes.		Contractor
	Any signs of open fires being made on site?	None observed on site visit		Contractor
Fire Management	Are there firefighting equipment on site?	Civil work complete. No container or machinery on site anymore.		Contractor
	Is smoking only done in designated areas where it does not pose a fire risk or adding to pollution?	No designated area as site camp has been removed.		Contractor

	Access (4)			
	Are all vehicles staying clear of adjacent properties and any other no-go areas?	Yes		Contractor
	Was any trespassing on private / commercial properties adjoining the site observed or reported?	None reported or observed.		Contractor
	Does drivers of heavy-duty vehicles exercise care when travelling to and from the site – and adhere to all legally enforceable requirements?	Yes, no complaints received in this regard.		Contractor
	Are all machinery in good working order?	No machinery currently on site/		

	Site Management (5)			
	Is construction footprint limited to the construction area? And has it been marked to the satisfaction of ECO?	Site camp removed. Civil works and construction of gate house complete.		Contractor
	Are all activities, materials, equipment, and personnel restricted to construction footprint, and not within the no-go area specified?	All construction materials and equipment have been removed.		Contractor
	The applicant will be held responsible for any clean-up in the dune environment resulting from failure by the contractors or suppliers to properly secure material.	Yes, will be done if this occurs.		Contractor
	Has adequate drainage and erosion protection been provided around the site and where necessary?	Erosion observed on access road on Wetland side has been address. Thank you. However, some run-off from gatehouse area still visible. Please ensure runoff is diverted onto vegetation on Estate side of access road.	13	Contractor
	Is dust pollution managed on all access points and other cleared surfaces? Must be dampened whenever necessary and especially in dry and windy conditions to avoid	No dust pollution observed on site visits.		Contractor

	excessive dust. Alternatively, a binding product such as Dustex (supplied by Patch Industrial Supplies) could be used.			
--	--	--	--	--

EMPr 58	Waste management (9)			
	Is an integrated waste management system in place, which includes waste minimisation, waste recycling and the proper storage and disposal of waste, which does not impact of the health of the environment and human health?	All waste bins and cages have been removed from site. Will be implemented when construction of dwellings on stand commence.		Contractor
	Is waste being sorted according to the waste hierarchy, discarded in the appropriate manner and recorded (slips from facilities required)?	Will be implemented when construction of dwellings on stand commence.		Contractor
	Is site free of litter?	Site is free of litter. Thank you.		Contractor
	Has an adequate number of appropriate bins been provided for construction workers and staff at locations around site and where they consume food, to collect all domestic refuse, and to minimise littering?	Discussed above		Contractor
	Is ongoing awareness of the need to avoid littering being conducted with staff?	Will be implemented when construction of dwellings on stand commence.		Contractor
	Any evidence of waste being buried or burned?	None observed on site visits		Contractor
	Any evidence of excavation and use of rubbish pits?	None observed on site visits		Contractor
	Is waste removed from the site on a weekly basis?	All waste bins and cages have been removed from site. Will be implemented when construction of dwellings on stand commence.		Contractor
	Is building rubble removed from site on a regular basis?	All rubble have been removed from site.		Contractor

EMPr 56	Storage and stockpiling (11)			
	The contractor will be allowed to erect green storage sheds/huts within the boundaries of the building site and to a maximum height of 2,4 m. The position of such structures must be indicated on the site diagram, which must be approved by Estate Management & ECO.	Not relevant at the moment.		Contractor
	Choice of location for equipment lay-down and storage areas must take into account prevailing winds, distances to "No Go" areas, general on-site topography and water erosion potential of the soil. Impervious surfaces, bunded areas or drip trays must be provided where necessary.	Not relevant at the moment.		Contractor
	Material stockpiles must be protected against rain and flooding.	Not relevant at the moment.		Contractor
	Equipment lay-down and storage areas must be designated, demarcated and signed.	Not relevant at the moment.		Contractor

	Stockpiles must not exceed 1.5m in height, must be covered with shade cloth or similar, to prevent erosion and any invasive alien species that begin to grow within it must be removed.	Compost and mulch stockpile not exceeding 1.5m		Contractor
Hazardous Materials	Material Safety Data Sheets (MSDSs) shall be readily available on site for all chemicals and hazardous substances to be used on site. Where possible and available, MSDSs must additionally include information on ecological impacts and measures to minimize negative environmental impacts during accidental releases or escapes.	Not relevant at the moment.		Contractor
	Cement and other potential environmental pollutants must be stored within an impermeable bunded, roofed and sign posted area.	Not relevant at the moment.		Contractor
	The mixing of cement must be done on Rhino board.	Not relevant at the moment.		Contractor
	Minimise fuels and chemicals stored onsite.	Not relevant at the moment.		Contractor
	Install bunds and take other precautions to reduce the risk of spills.	To be done when needed.		Contractor
	Implement a contingency plan to handle spills, so that environmental damage is avoided. Method statement required.	Contingency plans and MS will be requested from contractors responsible for the construction of private dwelling on stand, prior to commencement.		Contractor

EMPr 57	Erosion and Stormwater Control (5)			
	Soil disturbance during the removal of alien invasive plants must be minimised as much as possible.	Yes		Contractor
	Storm water control must be undertaken to prevent soil loss and erosion impacts from the site.	Discussed above. No issues on estate, just runoff from gatehouse need to be addressed.		Contractor
	Erosion prevention and control measures must be implemented. This may be by the use of mulch bags or silt fences. The engineer must provide a method statement for site specific erosion methods.	Discussed above.		Contractor
	Provision shall be made for storm water management measures that will ensure effective run-off control and prevent erosion at run-off points.	Yes		Contractor
	The site must be stabilised where necessary using available materials, where possible. It is recommended that exposed soils are covered with wood chips, and tree branches used to create berms. Any cut alien vegetation on site can be utilised for this purpose if it is without seed.	Yes.		Contractor

EMPr 57	Topsoil to be used in rehabilitation (3)			
	Is topsoil stored separate from other materials?	N/A		Contractor
	Topsoil piles no higher than 1.5m	N/A		Contractor
	Topsoil covered until used in rehabilitation or agricultural practise.	N/A		Contractor

EMPr 8	Installation of services and roadways (6)			
	Topsoil for trenching along the route for installation of services to be removed to 150 mm deep, maintained and replaced as the final compacted layer in the road reserves.	Service installation done		Contractor
	In trenches of slopes over 25% grade - bio textiles and reseeding to be used to rehabilitate and protect the compacted topsoil.	Service installation done.		Contractor
	Install a series of berms across the internal access road to retard flow from higher areas.	All civil works complete.		Contractor
	Building sites need to be surrounded with a trench and berm arrangement to contain all building site runoff.	To be done in next phase as soon as private construction commences on stands.		Contractor
	The proposed gabion retention pond needs to be constructed first with site runoff discharged into it.	Construction of retention structure complete.		Contractor
	The gabion retention/silt pond needs to be cleaned out prior to handing over the internal services.	Yes		Contractor

EMPr 8	Conservation of the Natural Environment (17)			
Fauna and Flora	Areas which are identified by the Environmental Control Officer (ECO) as being ecologically sensitive on or adjacent to the site are to be suitably demarcated to prevent damage by construction practices. These areas are to be recognised as “no-go” areas.	All demarcation netting have been removed as service installation and access road is complete.		Contractor
	No natural vegetation may be cleared without prior permission from the ECO and if applicable from any relevant authority. Indigenous vegetation that is removed is to be replanted either back to the point from which it was taken or must be replaced by new relevant indigenous vegetation.	Yes, botanist have been appointed for this purpose. Plants kept in nursery for rehabilitation purpose.		Contractor
	All alien invasive plant species must be continuously removed around the site. The best way to do this is to remove the plants from the roots by hand and leave the plants in the sun to dry out and die before disposal. Please refer to the Alien Plant Control Programme.	Yes.		Contractor
	Disturbance to birds, animals and reptiles and their habitats must be minimized wherever possible.	Yes, care is taken not to disturb fauna on site.		Contractor
	Permission must be attained from the relevant authority (DFFE) to remove any of the specially protected Milkwood trees (Sideroxyloninorme) that still occur on the properties, even though they are small due to the recent fire.	Yes, NFA license will be applied for when removal of protected tree species are required. Currently trees are marked to ensure no damage or disturbance.		Contractor
	The proposed development will not have any flammable natural vegetation remaining.	Yes, alien vegetation was chipped and will be used on site.		Contractor

	The fire risk was mostly posed by alien vegetation, which will be removed by the development.	Yes, have been removed.		
	Clearing of vegetation for the construction phase must be undertaken in a phased approach such that clearing for the roads and services are undertaken first, and clearing for construction of dwellings is undertaken on approval of building plans and OSCAE permit. Details to be provided in method statement that must be compiled by the appointed Contractor for each phase of the development.	Yes. Ongoing. Monitored by ECO		Contractor
Preservation of natural habitats	Prior to the commencement of clearing the proposed building site, the contractor must undertake vegetation search-and-rescue on the site. This operation is a legal requirement to ensure that any endangered vegetation species is transplanted prior to work commencing on the erf.	Yes, has been conducted by botanist already appointed. Ongoing.		Contractor
	A Landscape consultant must be appointed prepare a landscape plan for implementation in the private and common areas.	Landscape plan has been done in the common areas and along access road. Is in the process of being planted.		Contractor
Landscape Connectivity	A six (6) metre wide ecological corridor along the northern boundary of the development must be establish and maintain. The 6m wide servitude serves as a minor corridor for smaller wildlife, linking the wetland to the west with the coastal dunes to the east. The servitude must not be disturbed during construction activities and be cleared of invasive alien plants.	Ecological corridor area fenced from site.		Contractor
	No structures or infrastructure may be constructed in this servitude without authorisation. This ecological servitude must not be fenced on the eastern and western boundaries. The erection of perimeter fencing must exclude the eastern and western boundary of the corridor to allow for free movement of wildlife through the corridor	Yes, being adhered to. Ongoing. Monitored by ECO		Contractor
	Services (i.e., sewer line, pipeline, electrical cable etc.) must remain outside the west to east corridor.	Yes, service installation done.		Contractor
Foredune conservation	The primary dune system must be designated as a "No-Go" area and no encroachment will be allowed.	New barriers will be erected as private dwelling construction commences.		Contractor
	This area must be actively excluded from the developed area and must not suffer the dumping and other negative impacts that so often accompany building project.	Yes, will be constantly monitored.		Contractor
	The invasive alien vegetation must be removed from the dunes to restore the fragmented areas along the dune. This must be done under the guidance of an Invasive Alien Plant Control Plan.	Yes, been done by appointed botanist. Will be ongoing management thereof.		Contractor/ Botanist
	Beach pathways must be clearly delineated. No movement should be allowed outside of the delineated areas to avoid trampling and to reduce erosion on the foredune.	Yes, pathways done by botanist.		Contractor/ Botanist.
	Gardening and landscaping should not result in removal or destruction of vegetation which will either destabilize a primary or significant dune or cause a significant	Yes		Contractor

	adverse effect on the dune system due to increased erosion by natural coastal processes or human movement, or detrimentally affect the ecology or habitat.			
--	--	--	--	--

EMPr 61	Heritage (1)			
	Should any heritage remains be exposed during excavations or any other actions on the site, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape. 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 may only be disturbed by a suitably qualified heritage specialist working under a directive from the relevant Heritage Resources Authority. Heritage remains include: meteorites, archaeological and/or paleontological remains (including fossil shells and trace fossils); coins; indigenous and/or colonial ceramics; any articles of value or antiquity; marine shell heaps; stone artefacts and bone remains; structures and other built features with heritage significance; rock art and rock engravings; shipwrecks; and/or graves or unmarked human burials including grave goods and/or associated burial material.	Yes, noted. Will be reported if anything is exposed and discovered. None observed in January 2025.		Contractor

EMPr 63	Vegetation Rehabilitation – progressive rehabilitation must be carried out (4)			
	A 100% indigenous planting plan must be adhered to in terms of all planting carried out on the site. Consultation must be made with a Botanical Specialist for a site-specific vegetation list.	Landscape plan was submitted. 2 additional plants that is not indigenous have been added to list. List was sent to Innocent from DFFE.	1,2,3	Contractor/ Botanist
	Erosion prevention and control measures must be implemented. Organic mulch or sandbags must be used to contain all sediment and prevent erosion during rehabilitation.	Landscaping being done. Should additional measures be out into place to prevent runoff on estate site, it needs to be implemented.	5,6	Contractor
	A Landscape consultant be appointed to recommend and implement the introduction of an indigenous landscape plan to protect the existing indigenous vegetation and to prepare a landscape plan for implementation in the private and common areas.	Yes, a landscaper has been appointed for common areas. Landscaping currently being done.		Contractor/ Botanist
	All disturbed open space areas are to be rehabilitated using locally occurring indigenous vegetation (plant list available in Section 12).	Discussed above.		Contractor/ Botanist

	Best practice (6)			
EMPr p6	In order of priority aim to: avoid, minimise or remedy disturbance of ecosystems and loss of biodiversity;	Constantly being monitored by ECO		EA Holder/ Contractor

	Avoid degradation of the environment and avoid jeopardising ecosystem integrity;	Constantly being monitored by ECO		EA Holder/ Contractor
	Pursue the best practicable environmental option by means of integrated environmental management.	Constantly being monitored by ECO		EA Holder/ Contractor
	Protect the environment as the people's common heritage;	Constantly being monitored by ECO		EA Holder/ Contractor
	Control and minimise environmental damage; and	Constantly being monitored by ECO		EA Holder/ Contractor
	Pay specific attention to management and planning procedures pertaining to sensitive, vulnerable, highly dynamic or stressed ecosystems.	Constantly being monitored by ECO		EA Holder/ Contractor

Site photographs



1.

Landscaping in communal areas being done.



2.

Landscaping in communal areas being done.



3.

Landscaping in communal areas being done.



4.

Compost and mulch on site.



5.

Landscaping in communal areas being done.



6.

Landscaping in communal areas being done..



7.

Landscaping in communal areas being done..



8.

Landscaping in communal areas being done.



9.

Rehabilitated embankment off the access road next to wetland.



10.

Rehabilitated embankment off the access road next to wetland.



11.

Rehabilitated embankment off the access road next to wetland.



12.

Rehabilitated embankment off the access road next to wetland.
Some run off visible on road side.



13.

Rehabilitated embankment off the access road next to wetland.
Some run off visible on road side.

Conclusion

All civil works and the construction of the gatehouse have been completed

Erosion and runoff from the raised access road into the wetland buffer area, have been addressed. After shaping and stabilizing area, using bio-jute and mulch, area was planted with indigenous vegetation which seems to be thriving.

There are still some run-off from gatehouse just above embankment. Please ensure the runoff from the gatehouse and internal access road is diverted onto vegetation on Estate side of the road.

Monitoring of site by ECO will decrease until such time as construction of the private dwellings commence.

90/91 - 99% Compliance