



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

**ENVIRONMENTAL MONITORING CHECKLIST  
AND REPORT:  
CLOSURE REPORT**

**February 2025 – Civil Construction Phase**

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

<b>Attention:</b>	
Department of Environmental Affairs and Development Planning	<a href="mailto:DEADPEIAAdmin.George@westerncape.gov.za">DEADPEIAAdmin.George@westerncape.gov.za</a>
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Bitou Municipality	<a href="mailto:aminne@plett.gov.za">aminne@plett.gov.za</a>
The Department of Water and Sanitation.	<a href="mailto:asam@bgcma.co.za">asam@bgcma.co.za</a>

## 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.	

## ENVIRONMENTAL AUTHORISATION - EIA REFERENCE NUMBER: 16/3/3/1/D1/14/0028/22 REQUIREMENTS

### CONDITIONS OF ENVIRONMENTAL AUTHORISATIONS

Scope and Validity Period of authorisation
1. (a)(b)(c) Physical implementation has commenced. Civil construction phase has been completed, and rehabilitation has commenced thereafter. All activities was monitored by ECO and report shared with authorities on a monthly basis.
(d) No auditing done to date.
2. 2.1 Civil construction activities have concluded. Rehabilitation was done in common areas at entrance gate, next to access road, and next to internal road, as well as areas not to be disturbed by single dwelling construction.
3. The Holder undertook the following activities that includes the listed activities as it relates to the development of structures and infrastructure within 100 metres of the high-water mark of the sea and the littoral active zone, the clearance of indigenous vegetation of more than 300m2, development of roads wider than 4 metres and the excavation of more than 5m3 of sand within 100 metres of the high-water mark of the sea and littoral active zone for the development of a small beachfront estate (9 residential stands) on Portion 66 and 67 of the Farm 443.
4. This Environmental Authorisation was only implemented in accordance with an approved Environmental Management Programme ("EMPr").
5. Compliance with the conditions by all relevant role players were ensure through regular visit by ECO, and communication with contractors.
6. Amendments were approved. Issued on 14 June 2024.
Notification and administration of appeal
7. All I&AP were notified via email on the 1 <sup>st</sup> of Augst 2023 to notify all Interested and/or Affected Party of the Approval of the Environmental Authorisation (16/3/3/1/D1/14/0028/22) for the Development of a Beachfront Residential Estate on Portion 66 and 67 of the Farm Brakkloof 443, Plettenberg Bay, Western Cape.
7.5. The listed activities, including site preparation, only commenced in January 2024, more than 20-day notification
Written notice to the Competent Authority
8. Seven calendar days' notice, in writing, was sent on the 16 <sup>th</sup> of January 2024 to Department of Environmental Affairs and Development Planning with all relevant information required
9. Seven calendar days' written notice must be given to the Competent Authority on completion of the construction activities. This report will serve as that purpose as well.
Management of activity
10.1.2. The ECO conducted site visits weekly during civil construction.
10.1.3. ECO monthly reports was submitted to Department of Environmental Affairs and Development Planning, Bitou Municipality and The Department of Water and Sanitation.
10.1.4. The ECO conducted site inspections every two weeks during the rehabilitation phase and submit the ECO monitoring reports during this phase monthly.
Monitoring

12. ECO (Eco Route) was appointed for demolition, civil construction and rehabilitation phase.
13. The ECO was appointed prior to commencement of activities. Eco ensured compliance with EMPr. Kept record of activities, and was employed till conclusion of these activities (which is this conclusion report. Site visits were done on a regular basis and monthly report submitted to authorities as mentioned in point 10.1.3
14. An environmental file was kept on site, which included a copy of the Environmental Authorisation, EMPr, any independent assessments of financial provision for rehabilitation and environmental liability, closure plans, and compliance monitoring reports.
15. Access and reports were available to all officials from Competent Authorities throughout the activity.

<b>Environmental Auditing</b>
Auditing still to be done.

<b>Specific Conditions</b>
20. A six (6) metre wide ecological corridor along the northern boundary of the development was established and will be maintained. It was incorporated in the SDP. Rehabilitation will be ongoing, and no structure or infrastructure were constructed in this area. A clearview fence was erected to demarcate the area.
21. There is an existing public unrestricted access to the coastal public property, which will be maintained by estate.
22. No Heritage remains have been discovered during this phase.

<b>F. General matters</b>
1. The Holder complied with all statutory requirements that might have been applicable while undertaking the listed activities.
2. Authorised listed activity was concluded within the period referred to in Section E,
3. The Holder will notify the Competent Authority where any detail with respect to the Environmental Authorisation must be amended, added, substituted, corrected, removed or updated.
Compliance with Environmental Authorisation and EMPr
6. The holder complied with conditions of this environmental authorisation and EMPr.
7. The listed activity commenced and concluded, including the post-construction rehabilitation; monitoring requirements. Environmental auditing requirements which must still be concluded.

**ENVIRONMENTAL MANAGEMENT PROGRAMME - IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (ACT NO. 107 OF 1998, AS AMENDED) & 2017 ENVIRONMENTAL IMPACT REGULATIONS FOR: THE PROPOSED DEVELOPMENT OF A BEACHFRONT SECURITY ESTATE ON PORTION 66 & 67 OF FARM 443, PLETTENBERG BAY, WESTERN CAPE. DEA&DP REF: 16/3/3/1/D1/14/0028/22**

**CONDITIONS OF EMPR**

**10. ENVIRONMENTAL MANAGEMENT PROGRAMME**

**10.1 CONSTRUCTION PHASE**

<b>Authorization - Authorisations, Licences and Permits</b>
All necessary authorisations, permits and licences were obtained by the Applicant prior to construction commencement. NFA licenses to be acquired by owners of private stands should it be required. OSCAE permits to be acquired by owners of private stands prior to any vegetation clearance and earthworks
<b>Appointment of Environmental Control Officer</b>
An Independent ECO was appointed at the Applicant's cost to monitor the implementation of the EMP.
Fourteen (14) days written notice were be given to the Department that the activity will commence, and nomination of the ECO was given to DEA&DP
<b>Notice of Environmental Authorisation (EA)</b>
All I&AP were notified via email on the 1st of Augst 2023 to notify all Interested and/or Affected Party of the Approval of the Environmental Authorisation (16/3/3/1/D1/14/0028/22) for the Development of a Beachfront Residential Estate on Portion 66 and 67 of the Farm Brakkloof 443, Plettenberg Bay, Western Cape, with all relevant information required.
<b>Environmental Awareness and Training</b>
Environmental induction was done prior to commencement on 12 <sup>th</sup> of June 2024. Hard copy left in environmental file on site for easy referral and access to all.
An induction attendance record was signed by all staff present, and kept in environmental file on site. Photographs were included in monthly reports.
The ECO was available to contractor should he required assistance regarding additional environmental training or explanaitions.
Staff must made use of facilities provided for them, as opposed to ad-hoc alternatives.
No fires were observed during ECO site inspections.

<b>Access</b>
No vehicles drove onto the adjacent properties and any other no-go areas.

<b>Site Management</b>
Construction area was demarcated, and construction netting was used to ensure no disturbance of no-go areas. Demarcation netting have been removed on completion of construction.
All material and equipment was limited to construction area. All material and equipment have been removed from site on conclusion of construction.
A cleanup was done on conclusion of civil work construction. Site is neat and tidy.

<b>Ablutions</b>
Adequate provision for drinkable water and temporary toilets was provided on the building site for the use of employees until such time as the water-borne sewer drainage is available. Chemical toilets have been removed on completion of construction and no spills were observed by ECO.
All site temporary toilets were cleaned on a weekly basis by service provider.
No spilling of waste from the septic tank into the environment occurred.
Ablution facilities did not cause any pollution to any water resource and it wasn't a health hazard to the general public.

<b>Storage Areas</b>
Container used on site for equipment and material storage have been removed.
Location for equipment lay-down and storage areas took into account prevailing winds, and was distanced from "No Go" areas.
All material stockpiles have been removed on conclusion of construction

<b>Soil erosion and runoff</b>
Soil disturbance during the removal of alien invasive plants was minimal.
Storm water was managed to prevent soil loss and erosion impacts from the site.
Erosion experience on access road as a result of runoff during construction phase, was addressed and rectified. Area rehabilitated to the satisfaction of ECO
Topsoil was stored and reused in the rehabilitation of common areas.
Part of common area have been rehabilitated, replanted and mulched to protect against runoff and erosion.

<b>Installation of services and roadways</b>
Topsoil for trenching along the route for installation of services was removed, maintained and replaced as the final compacted layer in the road reserves.
Regular compaction tests to be done to ensure adequate soil compaction in pipeline trenches.
The gabion retention/silt pond was cleaned out prior to handing over the internal services.

<b>Fauna and Flora</b>
Ecologically sensitive areas were demarcated to prevent damage by construction practices. These areas are to be recognised as “no-go” areas. Demarcation netting have been removed on completion of construction.
Natural vegetation was cleared in areas in areas of civil construction area. Common areas have been planted with indigenous vegetation.
All alien invasive plant species have been removed and chipped. This will be ongoing if required.
No disturbance to birds, animals and reptiles and their habitats was minimal.

<b>Preservation of natural habitats</b>
Vegetation search-and-rescue was done and kept in nursery on site. No endangered species have been removed. Should NFA licences be required to remove a protected species during construction of private dwelling, it will be applied for.
Sections of undisturbed natural habitats within the development area were not impacted by the building activities and should be conserved as small islands of natural resources for the small wildlife of the area.
A Landscape consultant was appointed to plant common areas with indigenous vegetation.

<b>Landscape Connectivity</b>
A six (6) metre wide ecological corridor along the northern boundary of the development was established and will be maintained.
No structures or infrastructure were constructed in this servitude. This ecological servitude was not fenced on the eastern and western boundaries.

<b>Foredune conservation</b>
The primary dune system was designated as a “No Go” area and no encroachment was allowed during civil construction phase.
The primary dune system at the beach front (mostly outside the properties) was not disturbed during the construction of the development. This area must be actively excluded from the developed area and has not suffered dumping and other negative impacts as a result of building project.
The invasive alien vegetation was removed by a qualified contractor.

**On-Site Waste Management**

No rubbish pits were excavated.

No waste was burnt during civil construction phase.

Site have been cleaned of litter on completion of civil construction phase.

All waste bins, cages, rubble, hazardous materials and excess material have been removed form site.

Waste management was discussed in monthly reports.

Cement and other potential environmental pollutants were stored in a container which have been removed on completion of construction.

The mixing of cement was done on rhino boards.

**Archaeology and Artefacts**

No heritage remains exposed during excavations or any other actions on the site.

**Safety and Security On-Site**

Firefighting equipment was present on site at all times.

No unauthorised person were permitted to enter the site without prior permission of the site manager.

**Fire Management**

Firefighting equipment were present on site at all times as per Occupational Health and Safety Act.

No fires were made on site

Smoking was only permitted in designated area.



**OSCAER PERMIT IN TERMS OF THE ENVIRONMENTAL CONSERVATION ACT, 1989 (ACT 107 OF 1989) AND THE OUTENIQUA SENSITIVE COASTAL AREA EXTENTION REGULATIONS: DISTURBANCE OF VEGETATION AND EARTHWORKS FOR THE COMMERCIAL AND RESIDENTIAL DEVELOPMENT OF PORTION 66 AND 67 OF FARM 443 IN BITOU MUNICIPALITY. CONDITIONS OF THE PERMIT 18/66&67/443/PB**







<b>Compliance and Monitoring</b>
3. The applicant was responsible for ensured compliance for all staff through environmental training and weekly monitoring.
4. The site was handed over to civil contractor after environmental induction was done, and contractor was made aware of environmental restriction according to authorization given.
5. An ECO was appointed
6. Closure report will be submitted to Bitou municipality as construction is completed.
7. Damage that occurred during runoff from stormwater on access road on wetland side was addressed and rehabilitated.
8. A copy of this permit was kept on site for the duration of the authorised activity.

<b>General Conditions</b>
9. No protected trees were removed during the civil construction phase.
11. Alien clearing was done prior to activity commencing.
12. No mechanical clearing was done on steep slopes.
13. Chemical toilets were provided for staff, and has been removed on completion of activity.
14. Activity was restricted to normal working hours (08h00 to 17h00).
15. No fires were made on site and adequate firefighting equipment was available on site.







<b>Environmental Conditions</b>
16. No indigenous plants outside of the construction footprint or wild animals were during activity.
17. No incidents were reported to ECO during activity.
18. Embankment on wetland side was discussed above in No.7
19. A foreman was appointed to maintain supervision of the site and ensure that all workers are aware of and comply with the conditions of this permit.
20. All waste was removed from site on completion of civil construction.
21. Topsoil was stored and reused during the rehabilitation phase.
22. No heritage resources have been uncovered during excavations or other activities.

Specific Conditions
23. The disturbance of natural vegetation was kept to the construction footprint.
24. Clearing by heavy machinery was done as significant excavations were required.
26. Excavations remained open only as long as required to complete activity.
27. Indigenous plant rescue was done prior to commencement of construction.
28. Concrete and cement mixing areas were kept away from sensitive areas and material was contained. No polluted water entered the wetland adjacent. Stormwater runoff on wetland side discussed above.

## Site photographs

 <p>05 Feb 2025 12:48:57 8 Peregrine Crescent Whale Rock Ridge Plettenberg Bay Garden Route District Municipality Western Cape</p> <p>1.</p>	 <p>05 Feb 2025 12:54:25 3957 Aquarius Close Plettenberg Bay Garden Route District Municipality Western Cape</p> <p>2.</p>	 <p>05 Feb 2025 12:54:27 3957 Aquarius Close Plettenberg Bay Garden Route District Municipality Western Cape</p> <p>3.</p>
<p>Landscaping in communal areas done.</p>	<p>Landscaping in communal areas done.</p>	<p>Landscaping in communal areas done.</p>
 <p>05 Feb 2025 12:56:09 Robbeberg Road Whale Rock Ridge Plettenberg Bay Garden Route District Municipality Western Cape</p> <p>4.</p>	 <p>05 Feb 2025 12:57:13 Robbeberg Road Whale Rock Ridge Plettenberg Bay Garden Route District Municipality Western Cape</p> <p>5.</p>	 <p>05 Feb 2025 12:57:21 Robbeberg Road Whale Rock Ridge Plettenberg Bay Garden Route District Municipality Western Cape</p> <p>6.</p>
<p>Landscaping in communal areas done.</p>	<p>Rehabilitation of disturbed area on access road.</p>	<p>Rehabilitation of disturbed area on access road.</p>



 <p>19 Feb 2025 13:40:10 3957 Aquanus Close Plettenberg Bay Garden Route District Municipality Western Cape</p> <p>7.</p>	 <p>19 Feb 2025 13:42:26 Robbeberg Road Whale Rock Ridge Plettenberg Bay Garden Route District Municipality Western Cape</p> <p>8.</p>	 <p>19 Feb 2025 13:42:59 Robbeberg Road Whale Rock Ridge Plettenberg Bay Garden Route District Municipality Western Cape</p> <p>9.</p>
<p>Landscaping in communal areas done.</p>	<p>Landscaping in communal areas done.</p>	<p>Rehabilitated area.</p>
 <p>19 Feb 2025 13:44:15 Robbeberg Road Whale Rock Ridge Plettenberg Bay Garden Route District Municipality Western Cape</p> <p>10.</p>	 <p>19 Feb 2025 13:44:08 Robbeberg Road Whale Rock Ridge Plettenberg Bay Garden Route District Municipality Western Cape</p> <p>11.</p>	 <p>19 Feb 2025 13:44:32 Robbeberg Road Whale Rock Ridge Plettenberg Bay Garden Route District Municipality Western Cape</p> <p>12.</p>
<p>Trees planted around stormwater retention pond.</p>	<p>Rehabilitated area on access road.</p>	<p>Rehabilitated area on access road..</p>

## Conclusion

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

Site is neat and tidy. All construction equipment and material have been removed.

Rehabilitation of previously disturbed areas, and landscaping of communal areas have been done.

**ECO is satisfied with site.**

**Client to keep monitoring and restricting access into no-go areas and to please make all visitors aware of environmental restrictions and sensitivities on entrance of estate.**

**OSCAE permits required for construction of private dwellings on stands, which would require further environmental monitoring.**