



ECO CHECKLIST FOR THE CONSTRUCTION OF HOUSES ON THE PREEKSTOEL BEACH ESTATE, STILL BAY EAST, WESTERN CAPE



AUBREY WITHERS ENVIRONMENTAL CONSULTANT

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PROJECT DETAILS

ECO Checklist the Construction of the Sewage Package Plant and Housing on the Preekstoel Beach Estate, Still Bay East, Western Cape

REPORT	Construction ECO Checklist
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AUTHOR	Aubrey Withers

DEVELOPER

Vivren Properties (Pty) Ltd.
Bruce Ladegaard and Tjaart van der Walt

CONSULTING ENGINEER

ICON Consulting Engineers
Brennan Rutherford

CONTRACTORS

FLUIDCO AFRICA – Package Sewage Plant (completed)
Kevi Levin

SOUTHSHORE DEVCO
Houses (Erven 2457 & Erf 2382)
Riaan Booysen

WOUDT BUILDING
Houses (Erven 2458, 2454, 2423 & 2429)
Ustnov Gerber

TRETSOM BUILDERS
House (Erf 2421)
Richard Marks

ENVIRONMENTAL CONSULTANT

Aubrey Withers Environmental Consultant
62 Delaire Lane, Stellenoord Retirement Village
Onderpapegaaiberg, Stellenbosch 7600
Mobile: 023 658 8744
aubreywithers@mweb.co.za

ECO CHECKLIST # 9

PREEKSTOEL BEACH ESTATE, STILL BAY EAST, WESTERN CAPE

PREPARED FOR: Vivren Properties (Pty) Ltd.

Date of Site Inductions	6 December 2023 17 January 2024 18 January 2024 1 August 2024 15 January 2025 15 January 2025	DIG Gp Fencing SouthShore Devco FLUIDCO Africa Tretsom Builders Woudt Building Chel Building & Civils	Riaan Booysen Kevi Levin Richard Marks Robert Murray Henco Scholtz
Date of ECO Site Visit:	3 July 2025	Date of Issue	7 July 2025
Site Visit Undertaken by (ECO):	Aubrey Withers.		
Distribution List:	Name	Company	Email
	Monique Mostert	Tretsom Builders	mostert@scwireless.co.za
	Riaan Booysen	SouthShore Devco	riaan@ssdevco.co.za
	Pinnuccia Smith	Vivren Properties	psmith@preekstoelbeachestate.co.za
	Brennan Rutherford	ICON	brennan@iconeng.co.za
	Tjaart van der Walt	Vivren Properties	rakel@mweb.co.za.co.za
	Bruce Ladegaard	Vivren Properties	bruce@dragonflyprop.co.za
	Francois Naude	DEADP, George	Francois.Naude@westerncape.gov.za
	Jean du Plessis	CapeNature	jduplessis@capenature.co.za
	Hendrik Visser	Hessequa Mun	hendrik@hessequa.gov.za
	Peter Rimbault	Rimbault Projects	peter@rimbaultprojects.co.za
	Ustinov Gerber	Woudt Building	ustinov@woudtbuilding.co.za
	Henco Scholtz	Chel Building & Civils	Henco.chel@gmail.com

INTRODUCTION

This document provides a Table (ECO Checklist) of the mitigation measures as described in the approved Environmental Management Programme (EMPr) for the Construction Phase of the **Preekstoel Beach Lifestyle Estate, Still Bay East**, as prepared by Aubrey Withers Environmental Consultant. The ECO Checklist describes the mitigation actions that should be implemented during the construction of the Package Sewage Plant and the Houses on the Estate, as well as the persons/ parties responsible for implementing the actions. The ECO checklist should be read together with the EMPr.

The EMPr headings provided in the left-hand side column of the ECO Table are as per the EMPr for ease of reference. The two columns on the right-hand side of the table should be completed by the ECO during his site inspections. Compliance is measured as Non-Compliant (NC), Partially Compliant (PC), Compliant (C), or Compliant plus added value/ effort (C+). The observations made and corrective actions required are documented in the “comment” column. *Where no comments are included in the “comment” column, the specific measure is either not applicable at this stage of the project or will be addressed during ensuing ECO visits.*

Key to Compliance Indicators:

NC	PC	C	C+
Non-Compliant	Partially Compliant	Compliant	Compliant plus added value/effort

The Construction Supervisor (**CS**), Developer’s Site Agent (**SA**) and the Environmental Control Officer (**ECO**) will use this document when monitoring construction activities on site. This document can also be used for compliance monitoring during the operational phase of the development. The roles and responsibilities of the CS, SA and ECO are described in Sections A and E of the EMPr.

ECO Objectives and Compliance Inspection Scope:

The objectives of the ECO site inspections are to monitor ongoing construction activities being undertaken on site, against the requirements of the approved EMPr (Construction Phase).

Compliance Inspection Methodology:

The EMPr states that an ECO must be appointed by the developer to oversee the construction phase of the project. The ECO will then need to undertake periodic site visits¹ to assess whether any environmental degradation is resulting from the construction phase of the project and to check (monitor and report on) compliance with the EMPr. The daily on-site activities will be controlled by the Construction Supervisor and the Site Agent.

The ECO is to complete an ECO Checklist after each site visit and circulate this checklist amongst the contractor/s, developer and Authorities (DEADP and Hessequa Municipality) to serve as a record of proceedings. The ECO Checklist must be circulated as soon as possible after each site visit. The ECO Checklist will also be used for the recording of general site instructions as they relate to the environmental scope of works on site. The site instruction file will, however, also be used for issuing “stop work” orders for the purposes of immediately stopping any particular activities of the contract due to the environmental risk or when any significant environmental impacts occur.

¹ Less frequent site visits will be necessary for the construction of houses, given that the earthworks for the house construction sites have already been undertaken for the first phase of the development. As such, the erven for the houses are not environmentally sensitive and only site husbandry needs to be assessed. Such assessment can, therefore, be undertaken by the Developer’s Site Agent.

Tracking of Compliance Status:

Date of ECO Checklist Conducted	NC	PC	C	C+
14 February 2024			32	
13 March 2024		1	31	
22 April 2024	1	1	30	
22 May 2024	2		30	
27 June 2024		2	30	
1 August 2024			32	
24 October 2024			33	
11 Dec 2024 & 15 January 2025			33	
3 July 2025			33	

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LIST OF ACRONYMS AND ABBREVIATIONS

ARC	Architect
AWEC	Aubrey Withers Environmental
BC	Body Corporate
CM	Construction Manager
DEADP	Department of Environmental Affairs and Development Planning
ECO	Environmental Control Officer
EMPr	Environmental Management Programme
EAP	Environmental Assessment Practitioner
HOA	Home Owners Association
RESP	Responsibility
SHE	Safety, Health & Environmental Officer
SA	Site Agent
RE	Resident Engineer

APPENDICES

APPENDIX 1: Photo Sheet

SECTION E: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

E.1 GENERAL CONSTRUCTION MANAGEMENT PROGRAMMES

ENVIRONMENTAL ASPECTS (PROJECT ACTIVITY)	REQUIRED ACTIONS	TARGET AND RESPONSIBILITY	COMPLIANCE	ECO COMMENTS
Establish appropriate partnerships and good relationships with local authorities, local community, and contractors	1. Ensure appropriate communication with all local authorities, CapeNature, and contractors.	To be undertaken by professional team and ECO, Construction Supervisor and Site Agent as ongoing process.	C	The ECO Checklists will be distributed by the ECO to authorities, CapeNature and the contractors on a regular basis.
	2. Contractors to be fully informed by the ECO as to their environmental contractual obligations. Induction of staff must take place.	ECO is to undertake the induction of construction staff who have been appointed to undertake any construction activities on the development site and to monitor environmental contractual obligations of contractors on ongoing basis for the duration of the various projects (fencing, package sewage works, houses, gate house, etc.	C	A site hand over meeting was held with OIG Fencing on 6 December 2023; Southshore Devco (house on Stand 33/Erf 2457) on 17 January 2024 and FluidCo Africa (package sewage plant) on 18 January 2024, during which the contractors were made aware of their environmental obligations. Site handover to Southshore Devco (house on Stand 44/Erf 2382) on 13 May 2024. Tretsom Builders were inducted on 1 August 2024 for the house being constructed on Stand 113/Erf 2421. Woudt Building were inducted on 15 January 2025 for construction of house on Stand 32/Erf 2458. Chel Building & Civils staff were inducted on 15 January 2025 for civil works (roads and municipal services).
	3. Appropriate signage indicating the main contractor, Consulting Civil Engineers, Electrical Engineers, Landscape Architect, Environmental Assessment Practitioner and ECO (with contact details) must be erected on site.	The contractor's Notice Board is to be placed near the entrance to the development site. The Notice Board is to have the ECO's telephone No. on it.	C	The Main Contactor's Notice Board is placed near the entrance to the development's construction site and the telephone No. of the ECO is on the notice board. The FluidCo's construction notice board for the Package Sewage Plant's site complies with the necessary site safety regulations. The Tretsom notice board is on the shade cloth fence, as are Woudt Building (Photos 1, 2 & 3).
	4. Access across the site for the general public must remain open during the day. Signs warning visitors to the Nature Reserve about the movement of heavy construction vehicles must be placed on site.	The general public have access to the contractors temporary access over the site off the Preekstoel tar road.	C	Appropriate signage is on site.

ENVIRONMENTAL ASPECTS (PROJECT ACTIVITY)	REQUIRED ACTIONS	TARGET AND RESPONSIBILITY	COMPLIANCE	ECO COMMENTS
Storage of construction materials, concrete mixing areas, rubble storage and litter management on all building sites	1. Construction material (precast concrete components of the package sewage plant) concrete and mortar raw materials and reinforcing steel must be stored in designated areas in a neat and orderly manner.	Area for construction material has been designated by the Site Agent and to be in secured area out of the way of access routes. ECO to monitor compliance. All building sites must be managed by each responsible contractor.	C	The storage area for Woudt Building has been vetted by the Site Agent and ECO and is out of the way and being maintained in a neat and orderly manner. All the building sites are being managed in an orderly manner. All sites have their own waste skips.
	2. Contractor to store building rubble in a suitable designated area, with rubble removed from site on a weekly basis.	The area for any building rubble storage to be designated by the Site Agent. Contractor to remove any builder's rubble on weekly basis. ECO to monitor compliance.	C	Building rubble is being generated on all of the building sites. Such waste is removed from site weekly in skips (Photo 4).
	3. The building contractor must indicate the dumping area for all spoil from the site. Trucks removing spoil must remain on designated access roads.	Site Agent to assess spoil dumping area, and to monitor condition of access roads.	C	Waste skips are being used by all the building contractors.
	4. All other solid waste and litter to be kept in appropriate containers with lids and removed from the site on a weekly basis to a licensed waste disposal facility. The burning of solid waste and paper on site will not be allowed. Recyclable waste (e.g. paper, glass, tin, plastic) should be recycled if possible.	Contractor to remove solid waste on a weekly basis. Site Agent and ECO to monitor compliance. Waste skips are to be used where necessary on building sites.	C	Litter, such as plastic wrapping on brick pallets, used cement bags and general domestic litter (plastic bags, lunch paper, cooldrink bottles) are collected on a daily basis and placed in a skips with a shade netting over it. The contractors are thanked for the use of skips for the temporary storage of builder's rubble and general litter (plastic covering of brick packs, cardboard, bottles etc.). Contractors were reminded that plastic wrapping of bricks must be placed in skips or rubbish bins.
	5. Concrete mixing must be restricted to a designated area on site and cement residues to be removed from site as soon as possible. Residues from cleaning of concrete mixers are to be removed from site from time to time.	Site Agent and ECO to monitor compliance. Contractor to remove cement residues from each logical phase of construction. No concrete is currently being mixed on site and ready-mix concrete is being used.	C	OIG Fencing mixed concrete for their fencing poles on an area designated for a road, i.e. non-sensitive designated area. Ready-mixed concrete is being used during the current phase of building works. Mortar is being mixed on site on shutter boards and concrete floors for building walls and retaining walls.

ENVIRONMENTAL ASPECTS (PROJECT ACTIVITY)	REQUIRED ACTIONS	TARGET AND RESPONSIBILITY	COMPLIANCE	ECO COMMENTS
Prevent possible negative impacts of construction personnel on the environment	1. Contractors will be responsible for the conduct of their personnel on site, as it pertains to trespassing, littering, and unacceptable social behaviour.	Contractors will be responsible for social management on site. Site Agent to monitor for duration of contracts.	C	All staff were observed within the construction areas. No littering on site was noted and no incidents of trespassing and bad social behaviour have been reported by the Site Agent.
	2. ECO has informed construction personnel of environmental rules to apply during construction period.	The Site Agent is to continuously monitor that environmental rules are being applied. The Construction Supervisors of the various contracting companies on site is to have regular tool box talks with staff.	C	The ECO has inducted the construction staff of the contractors currently on site about littering and that no fires are allowed on site for heating of food or the burning of plastic wrapping, litter etc.
	3. Maintain strict supervision over all construction activities.	Construction supervisors and the Site Agent are to monitor construction activities and if any adverse impacts occur, they take the necessary action to rectify matters.	C	Any such incidents must be reported by the Site Agent to the ECO, who will conduct regular inspections and take up any transgressions with the construction supervisors. No incidents have been reported.
	4. All construction workers must stay within the development area demarcation and no personnel will be allowed beyond the demarcated area.	The Site Agent is to monitor for duration of contract. Any transgressions must be discussed with the construction supervisors.	C	All staff were observed within the construction area and no incidents have been recorded.
	5. Chemical toilets must be used on site and must be emptied and sanitized regularly. There must be 1 toilet per 15 staff.	Construction supervisors are responsible for the provision of chemical toilets, the provision of toilet paper, soap and water	C	Each construction company makes provision for chemical toilets on site. Woudt Building have chemical toilets in their storage yard ((on the Storage Facility erf). Toilets are serviced each week.

E.2 BIOPHYSICAL MANAGEMENT PROGRAMMES

ENVIRONMENTAL ASPECTS (PROJECT ACTIVITY)	REQUIRED ACTIONS	TARGET AND RESPONSIBILITY	COMPLIANCE	ECO COMMENTS
E.2.1 Fauna and Flora				
There is no to little indigenous vegetation on site.	1. Mass earthworks were undertaken on site, where the nearly 100% of vegetation comprised rooikrans which was removed and stable building platforms have been constructed.	There should not be any issues with the removal of indigenous vegetation from building sites, as all sites were cleared of all vegetation to create stable building platforms.	C	No incidents of the removal of indigenous vegetation have occurred on the current building sites.

ENVIRONMENTAL ASPECTS (PROJECT ACTIVITY)	REQUIRED ACTIONS	TARGET AND RESPONSIBILITY	COMPLIANCE	ECO COMMENTS
Alien plant management	1. Alien vegetation seedlings must be removed from the current building sites. Follow-up weeding will be required.	The Site Agent is to monitor the growth of rooikrans seedlings and take the appropriate measures to remove such seedlings from the building platforms (e.g. foliar spraying with an appropriate herbicide).	C	A number of rooikrans seedlings have already been noted on the site. Alien vegetation seedlings are currently being removed from the building platforms by a dedicated gardener for the developer on a regular basis (Photo 5).
Minimise disturbance to fauna	1. Contractors must not harm or disturb any wildlife, especially snakes, tortoises, buck, hares and birds.	Construction Supervisor and Site Agent to monitor. The contractors must report all incidents of harm to any fauna to the site agent who will report such incidents to the authorities.	C	No incidences of wildlife were noted on site.
E.2.2 Water				
Institute measures to minimise ground water pollution during construction phases of project.	1. No pollution of surface or ground water may occur due to any activity on the property. The relevant requirements of the National Water Act, 1998 (Act No. 36 of 1998) must be complied with at all times	The Construction Supervisor and Site Agent must monitor the use of oils, diesel and other hydrocarbons on site.	C	No incidents of any hydrocarbon spills have been noted or reported.
Institute measures for stormwater management to prevent erosion , damage to property and pollution of the environment.	1. Stormwater installation has been completed for the first phase of the development.	Construction Supervisor and Site Agent to monitor adequate storage of stormwater after moderate rainstorms and during the wet winter period (Construction Phase). Deep ponding of stormwater on site must be prevented and measures to keep the stormwater on the site must be undertaken by the Site Agent. Stormwater pipes have been connected to the small stormwater detention pond to the west of the site and the larger detention pond in the centre of the site.	C	No stormwater issues have been recorded on the construction sites. An irrigation pipe pulled out of a fitting on the reinstated dune causing some erosion. The Site Agent for Vivren Properties has been requested to repair the erosion that occurred.

ENVIRONMENTAL ASPECTS (PROJECT ACTIVITY)	REQUIRED ACTIONS	TARGET AND RESPONSIBILITY	COMPLIANCE	ECO COMMENTS
E.2.3 Soil				
Rehabilitate all areas where soil erosion has taken place	1. Institute soil protection and soil rehabilitation measures on site where erosion has taken place with the use of wood chips. Shade netting could be used in areas where windblown open sandy areas are located.	To be planned and facilitated by the Site Agent and Construction Supervisor where necessary.	C	No significant erosion of the development site has been noted.
	2. Eroded areas will need to be backfilled and compacted	Contractor to ensure that the backfilled material is compacted sufficiently so as to not erode in the future. Wood chips and/or shade netting can also be used to prevent wind erosion of sand.	C	No significant erosion has been noticed on site.
	3. Plant locally indigenous Strandveld plants over the private open space areas to stabilize exposed sandy areas. The above planting should only take place after the first good rains of the winter season.	Landscape Architect and ECO to monitor and advise accordingly.	C	The left hand side of the entrance road has been planted with locally indigenous Blombos Strandveld species (Photo 6). An irrigation system has been put along the entrance road. In addition, the entrance off the Preekstoel road to the Estate has been landscaped. It is recommended that the road reserve between the old entrance to the hotel site and the frontal dune is filled with sand and also landscaped (Photo 7). The District Roads Engineer will be approach in this regard.
Prevent pollution/contamination of soil	1. Prevent cement powder spills and clear such accidental spills as soon as possible as cement powder has a high alkalinity pH rating that can contaminate and affect both soil and water pH dramatically. All hydrocarbon spills are to be addressed immediately to prevent seeping into the ground.	Site Agent and Construction Supervisor to monitor for duration of contract. Contractor to inform Site Agent of such spills. Special measures are to be implemented for any hydrocarbon fuel spills. An Oil Spill kit must be kept on site in case of a hydrocarbon spill.	C	No cement powder spills were noted on site. The large crane used to lift the pre-cast concrete components of the package sewage plant into position did not require refueling. The last of the pre-cast concrete panels were delivered to site on 13 March 2024. These panels were placed by the crane on the package sewage plant on Thursday and Friday 14 and 15 March 2024. The final lids were placed onto the package sewage plant during October once the required pipework had been installed.
	2. All fuels, oils and hydrocarbon products kept in tins and drums must be stored in a suitably bunded area to prevent pollution in case of spills or leakages.	Site Agent to monitor compliance for duration of contract.	C	No incidents of spills have been noted.

ENVIRONMENTAL ASPECTS (PROJECT ACTIVITY)	REQUIRED ACTIONS	TARGET AND RESPONSIBILITY	COMPLIANCE	ECO COMMENTS
Prevention of dust	1. De-grubbing took place first with the removal of all alien vegetation using mechanical means. All brushwood was chipped and stored in mounts over the site. Any areas that create dust must be wetted down with water or the area is to be covered with wood chips.	The Site Agent is to monitor and advise on dust prevention during construction work.	C	All areas causing dust must be wetted down with water and or bare sandy surfaces must be covered with wood-chip mulch. No incidents of dust have been recorded.
E.2.4 Energy Management				
Use electricity sparingly during construction	1. The contractors must be informed of the efficient use of energy (generators) during construction. Generators to have drip trays when in operation.	Site Agent to monitor for the duration of the contract period.	C	No generators are currently in use on site. ECO to monitor compliance.

E.3 SOCIO-ENVIRONMENTAL MANAGEMENT PROGRAMMES

ENVIRONMENTAL ASPECTS (PROJECT ACTIVITY)	REQUIRED ACTIONS	TARGET AND RESPONSIBILITY	COMPLIANCE	ECO COMMENTS
E.3.1 Archaeological and Heritage Resources				
Conserve all archaeological settings and artefacts	1. Any excavations behind the dune on the site of the package sewage plant should not encounter any archaeological artefacts due to the young age of the back dune area. Given the mass earthworks undertaken for the creation of the stable building platforms, no archaeological artefacts will be unearthed when excavating foundations.	Contractor to be on the lookout for any shell middens during excavations for the sewage package plant and to stop all excavations until the ECO and or archaeologist has assessed any finds.	C	No archaeological material was noted in the excavations.
	2. Any burial sites must be reported to the ECO who must investigate the site(s) and inform HWC and SAHRA.	HWC and south African Heritage Resources (SAHRA) must assess sites.	C	<i>Features like burials can occur in unexpected locations, and should any excavations uncover human remains; the ECO and HWC are to be notified immediately.</i> No burial sites have been reported.

ENVIRONMENTAL ASPECTS (PROJECT ACTIVITY)	REQUIRED ACTIONS	TARGET AND RESPONSIBILITY	COMPLIANCE	ECO COMMENTS
E.3.2 Socio-Economic Benefits and Dangers of the Development				
Job opportunities should be afforded to the local community where possible	1. Where possible, the construction job opportunities should be allocated to local companies and persons from Still Bay and surrounds.	The Developers appointed OIG Fencing (Cochrane Fencing) from George; Southshore Devco (house on Erf 2457) from Mossel Bay; and FluidCo Africa (package sewage plant) from George.	C	Some local construction staff were appointed from Riversdale to assist with the construction of the package sewage plant.
To prevent injury to public using the gravel access road , construction staff, and delivery of materials	1. Signboards are to be in place at the entrance to the development site and on the site itself to assist the public with safe access over the site.	Site Agent and ECO to check on compliance during the various phases of the development of the site.	C	The applicable notice boards are placed on the site.
To prevent injury to construction staff (and the public).	2. Deep excavations into the sand for the construction of the package sewage plant and the construction of basements, should be careful that the sides do not collapse. Shoring scaffolding should be used in unstable sand situations.	Construction supervisors and the Site Agent need to check on compliance of deep excavations.	C	Shutter boards were installed when deep foundations were necessary. No instability incidents were recorded on site.
E.3.3 Security				
Minimise security risk during the construction phase	1. The contractor(s) will be responsible for the security of their construction sites and the conduct of their personnel for the duration of the building contracts.	The contractors will need to monitor security issues on site. The Site Agent can provide advice if necessary.	C	No breaches of security issues have been noted on site.
Ensure outdoor advertising associated with the project is not visually obtrusive	1. All outdoor advertising associated with this project, whether on or off the site, must comply with the south African Manual for Outdoor Advertising Control (SAMOAC).	The Site Agent is to monitor compliance by developers and contractors. The Municipality is to advise accordingly.	C	No issues have been brought to the ECO's attention.

APPENDIX 1 – PHOTO SHEET



Photo 1: Woudt Building is currently building the house on Erf 2423.



Photo 2: Woudt Building is currently building the house on Erf 2454.



Photo 3: Woudt Building is currently building the house on Erf 2429.



Photo 4: The contractors all make use of skips for their waste. The skips are removed at least once per week .



Photo 5: The growth of rooikrans seedlings are hand pulled regularly and removed from site.



Photo 6: Blombos Strandveld species have been used in the landscaping along the entrance road into the Preekstoel Beach Estate. The contractors entrance road is noted on the right-hand side of the entrance road and landscaping strip. Once all construction has been completed the temporary road will also be landscaped. The access road and contractors road is on Municipal land.



Photo 7a: The Provincial Road Reserve is depicted by the orange double-headed arrow. The mainly invasive, exotic rooikrans shrubs have now been removed (refer to Photo 7b). The blue arrow shows the accumulation of stormwater and the red arrow shows the deep erosion area in the lee side of the frontal dune.



Photo 7b: The Provincial Road Reserve is from the western fence to the edge of the Preekstoel road. The red arrow shows where the deep erosion area of the lee side of the frontal dune has been filled with sand. The recommendation is to place sand fill between the terrace within Preekstoel Beach Estate and gently slope it towards the road. This area will then be landscaped with Blombos Strandveld plant species. Note the accumulation of stormwater at the foot of the dune (blue arrow). The old access road to the hotel site will be removed and landscaped.