

THE ESTABLISHMENT OF A HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON ERF 10509 AND THE REMAINDER OF FARM CA 597, PHILIPPI

DEA&DP Ref: 16/3/3/6/3/A7/4/3049/21

FORMAL ECO AUDIT REPORT

Prepared for:

City of Cape Town Municipality / Housing Development Agency

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ABBREVIATIONS

DEA&DP	Department of Environmental Affairs and Development Planning
DWS.....	Department of Water Affairs and Sanitation
EA	Environmental Authorisation
EAP	Environmental Assessment Practitioner
ECO.....	Environmental Control Officer
EIA	Environmental Impact Assessment
EMP	Environmental Management Programme
ER	Engineer's Representative
DEO	Designated Environmental Officer
GNEC	Guillaume Nel Environmental Consulting
I&AP	Interested and Affected Parties

INTRODUCTION

This Formal ECO Report is distributed to the project team after the site audit was undertaken. The contractor has 3 working days after this report is distributed to provide a rectification report with photographic evidence of how the findings in this report were rectified. The ECO report together with the rectification report is then submitted to DEA&DP and the City of Cape Town Municipality.

The ECO Report is compiled in order to ensure continuous improvement with regards to environmental related matters. The aim is furthermore, to increase the contractor's compliance rating in terms of the environmental approvals, and to advise on environmental matters which might occur during construction activities. This ECO report incorporates the monthly environmental findings and furthermore may include corrective measures/actions which were taken by the contractor.

PROJECT DESCRIPTION

The project entails the construction of approximately 409 dwellings which include single and double storey structures. Each plot will accommodate dwellings on a plot size of approximately 75m².

The associated infrastructure will include the following:

- ✓ a stormwater detention pond
- ✓ reticulation pipelines
- ✓ open space areas
- ✓ internal roads
- ✓ internal stormwater

GENERAL FINDINGS DURING THE SITE VISIT ON THE 10TH OF NOVEMBER 2022

No-Go area

All areas outside the approved development area are strict No-Go areas. No construction machinery or work force is allowed in the No-Go areas. Please ensure that no machinery or workforce go beyond the approved construction footprint.

Compliance:

The entire site has been fenced and all construction works takes place within the fenced area.



Toilets

Please ensure that the construction site is equipped with a sufficient number of chemical toilets for the number of workers on site. At least 1 chemical toilet per 15 workers is required no more than 150m away from the construction activities. All chemical toilets have to be properly secured to prevent the toilet from falling over in windy conditions.

Compliance:

One toilet was found during the audit. Only construction plant operators were on site during the audit and the one toilet was sufficient for the number of operators on site.



Topsoil

Topsoil must be deemed to be the top layer of soil containing organic material, nutrients and plant/grass seed. For this reason, it is an extremely valuable resource for the rehabilitation of vegetation of disturbed areas. If topsoil is to be stockpiled the stockpiles may not be higher than 2m, to prevent the crushing of seeds.

Compliance:

Topsoil has been stripped, stockpiled and a large amount of topsoil has been removed from site. The contractor was requested to please provide details on where the topsoil was taken to.



Fuel storage

If fuel is to be stored on site in the form of a bowser, the bowser must be maintained by the fuel supplier and/or Contractor and is to be kept clean and leak free. The bowser is to be kept on site with a drip tray at all times and please ensure that drip trays are used during refuelling of machinery and generators. Please ensure that drip trays are used for refuelling of machinery and generators.

Compliance:

The dewatering pump had no drip tray during the audit. The contractor was requested to please provide a drip tray for the dewatering pump.



Dust/mud

Dust suppression needs to be monitored and applied at disturbed areas where construction activities are currently active. Dust is not a major concern at the moment. Please ensure that the access road is kept sand and stone free. Please ensure that bidim or similar material is placed over the stormwater catch pits on the road to ensure that no sand enter the stormwater system during construction activities. Please appoint someone to clean the road should the need arise.

Compliance:

The access road was clean during the audit and no windblown dust was noted.

Cement

Small- and large-scale cement batching must be done on mortarboards, on plastic sheeting and/or the floor of houses that serves an impermeable surface to prevent cement water from infiltrating the soil. Please ensure that mortarboards and plastic sheeting is properly positioned to prevent surface runoff. No washing of cement trucks will be allowed on site without the proper bunded area. Please ensure that all spills are picked up and stockpiled on the rubble stockpile. Please be advised that concrete rubble is seen as general waste and must be disposed at a registered general waste facility. Please ensure that all disposal receipts are kept.

Compliance:

No cement batching was active during the audit.

Litter

All construction litter, except empty cement bags, must be placed within a litter structure or bin. The litter structures and/or bins must be properly enclosed to prevent any litter from blowing around on site. Empty cement bags must be placed in black bags or a weatherproof bin to prevent cement leaching from the empty bags during rain. Please ensure that a sufficient number of bins or litterbags is placed where the workforce is working. Please conduct regular chicken parades to remove litter from site.

Please ensure that litter is removed from site every two weeks or more often should the need arise.

Compliance:

The site was previously used as a illegal dump site for litter and rubble.

A stockpile containing litter and rubble was still present on site with the previous stockpile having been removed from site. The contractor was requested to please provide details on where the current stockpile is proposed to go as well as where the previous stockpile went to.



Please forward disposal slips to the ECO for recordkeeping.

Rubble

Please ensure that the construction rubble is stockpiled in a secure location to minimize the spread thereof. Please ensure that the construction rubble do not mix with the subsoil as the construction rubble must be removed from site. Any bitumen products/milled asphalt are hazardous waste and must be disposed at a registered Hazardous waste facility. Concrete rubble must be disposed at a general waste facility.

Please ensure that rubble (which is not crushed or reused on site) is removed on a regular basis and that the disposal receipts kept. Rubble and litter must be removed every two weeks or more often as the need arise.

Compliance:

Please refer to the litter section above.

Erosion and sedimentation control

All internal & external stormwater drains to be cleaned regularly to prevent silt from entering and blocking the stormwater system. Stormwater originating from the construction site may not deposit silt onto adjacent sites or into stormwater drains. Silt traps have to be utilized during all dewatering activities to prevent siltation of storm water systems. Silt traps either have to partially filter the suspended solids or allow settlement in a manageable location.

Compliance:

Dewatering took place during the audit and the dewatered water settled in a manageable location.



PROGRESS

Minimal works took place during the audit. The topsoil has been stripped to date and most of it removed from site. Most of the litter and rubble has been removed from site. Only the cut to fill on site took place during the audit and will continue for the rest of the year prior to the builder's break. After the builder's break the other activities will commence.



MAJOR AREAS OF CONCERN

No other major concerns were found during the audit other than the general findings above.

CONCLUSION

The contractor is herewith requested to please submit a rectification report with photographic evidence of rectification for each of the abovementioned findings within 3 working days from the date of this report or indicate what measures are being done to rectify the findings.

Compiled by:



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