

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

DEA&DP Ref: 16/3/1/1/A2/30/3067/14

FORMAL ECO AUDIT REPORT

Prepared for:

City of Cape Town/ 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 close out report with photographic evidence of how the findings in this report were rectified, if close out is required. The ECO report together with the close out 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.

CLOSE OUT ON FINDINGS REQUIRED

	Finding	Close Out Recommendation
1.	No close out required	

PROJECT DESCRIPTION

The Sheffield Road development entails the clearance of indigenous vegetation for the establishment of a low-cost residential development and associated infrastructure on Erf 10509 and the Remainder of Farm CA 597, Philippi.

Approximately 409 dwellings will be developed which include single and double storey structures. Each plot will accommodate dwellings a plot size of approximately 75m².

The associated infrastructure will include the following:

- A stormwater detention pond will be developed on the southwestern corner of the site;
- The development of reticulation pipelines;
- Open space areas; and
- Internal roads.

The proposed development will utilise the following existing municipal services:

- Solid waste management;
- Sewage treatment; and
- Water supply.

Electricity services will be provided by ESKOM. Access to the site will be obtained via Sheffield Road.

The total development footprint of the development will be approximately 5.5ha.

GENERAL FINDINGS DURING THE SITE VISIT ON THE 29TH OF FEBRUARY 2024

No-Go area

All areas outside the approved development area are strict No-Go areas.

Compliance:

The site has been fenced and all works took place within the boundaries of the development.

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:

Toilets were observed during the audit.

The contractor is advised to please ensure that a sufficient number of toilets are provided for the amount of workforce 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:

No topsoil is present on site anymore.

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:

Please ensure that all bowzers, generators and machinery have drip trays with a plug to prevent leakage. No bowser was seen on site.

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 contractor is advised to please ensure the sand on the road is regularly cleaned to prevent the sand on the road being a danger to traffic.

The road was clean during the audit.

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 batching was done 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:

Large white bags and skips were placed on site for litter storage.

The litter in the pond which originates from the outside of the site causes a maintenance problem as it blows into the pond.



Please forward litter 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:

Minimal rubble was temporary stockpiled on site, which is sufficient, prior to it being removed and taken to the crushing facility at the offices of the contractor.



A large amount of rubble was illegally stockpiled next to Sheffield Road where widening of the existing road is taking place. The contractor was advised not to stockpile any material next to the illegally dumped rubble.

Please forward rubble disposal slips to the ECO for recordkeeping if slips are provided at the offices.

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:

No dewatering was being done during the audit.

PROGRESS

The installation of services, including works on the roads, have been installed in the phase 1 and phase 2. The only works currently taking place are the extension of the manholes within the roads and the layer works on the road.



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