

**THE HIGH-PERFORMANCE SPORT CENTRE, SPORTS ACADEMY AND ASSOCIATED
INFRASTRUCTURE ON PORTION 28 (A PORTION OF PORTION 15) AND PORTION 63 (A
PORTION OF PORTION 25) OF FARM GUSTROUW NO. 918, STRAND.**

EA DEA&DP Ref: 16/3/3/1/A3/57/2031/23

FORMAL ECO AUDIT REPORT

Prepared for:

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ABBREVIATIONS

BGCMA	Breede-Gouritz Catchment Management Agency
DEA&DP	Department of Environmental Affairs and Development Planning
DWS.....	Department of Water Affairs and Sanitation
EA	Environmental Authorization
EAP	Environmental Assessment Practitioner
ECO.....	Environmental Control Officer
EIA	Environmental Impact Assessment
EMPr.....	Environmental Management Programme
ER	Employer'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 required. The report will then be sent to the Department.

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	EA Condition 13.1 The holder must undertake an environmental audit within three (3) months of the commencement of development activities and submit an Environmental Audit Report to the Competent Authority within one (1) month after the completion of the environmental audit.	An External Environmental Audit must be done within 3 months of commencement, and as the construction phase commenced before the ECO was notified, the External Audit should be done as soon as possible. Quotes have been sent to the Client and should please be approved.

PROJECT DESCRIPTION

The authorised development entails the development of a high-performance sports centre and associated infrastructure on Portion 28 (a portion of Portion 15) and Portion 63 (a portion of Portion 25) of Farm Gustrouw No. 918, Strand. The proposed development will include the following components:

- A high-performance centre and associated infrastructure
 - A high-performance centre;
 - A sport medical centre (located adjacent to the high-performance centre);
 - A clubhouse (located along the eastern boundary of Field A);
 - Athlete accommodation (The accommodation will comprise of prefabricated living units/pods in two locations on the site. Each cluster will comprise of eight living pods (each double-storey in height) designed around a central courtyard. A cluster of four accommodation facilities will be located along the northern boundary of the proposed site and a cluster of three accommodation facilities located along the eastern boundary of the site. Each pod is designed to accommodate approximately 5 people, therefore approximately accommodating 280 persons at maximum capacity);
 - Training Fields (Field A will be located adjacent to the high-performance centre between Fields B and C. Field B is proposed to be located northeast of Field A. Field C is proposed to be located southwest of Field A. Floodlights approximately 15m in height is proposed around training Fields A, B and C.);
 - Two smaller grass training fields, a skills development workshop and associated administrative buildings and a parking area will be developed on Portion 63 (a portion of Portion 25) of Farm Gustrouw No. 918, Strand. A portion of the parking area will be covered parking and will contain solar photovoltaic panels for the generation of electricity; and
 - A 5m high pre-cast stepped barrier wall approximately 213 meters in length will be located along the eastern boundary of Portion 28 (a portion of Portion 15) of the Farm Gustrouw No. 918 for noise and visual breaks to mitigate against impacts on sensitive receptors located at Monkey Town. The development of the noise / visual break wall will be developed prior to the commencement of bulk earth works associated with the development of Field C and in accordance with the construction methodology (dated 18 October 2023).

Services

Wastewater Treatment

Existing capacity constraints at the Macassar Wastewater Treatment Works necessitate upgrades to be completed prior to the servicing of the proposed development. As an interim measure, an on-site package sewerage treatment package plant with a capacity of approximately 120kl/day will be developed adjacent to the parking area, equipped with an emergency overflow into the existing municipal system located in Mondeor Road. The emergency pipeline connection to the existing sewer line in Mondeor Road will require the development of a 160mm diameter pipeline.

The treated effluent will be discharged into an irrigation pond with a storage capacity of approximately 178m³ located on the southwest corner of the site from where treated effluent will be utilised for the irrigation of landscaped areas throughout the proposed development. The irrigation pond will comprise storage capacity of 48 hours. In the instance of excess treated effluent beyond irrigation and storage capacity, the treated effluent will undergo further polishing via a reedbed system prior to discharge into the regional stormwater attenuation facility to be developed, when required.

Stormwater

An on-site stormwater attenuation facility is proposed on the southwestern corner of the site in which site run-off will drain into via a piped stormwater network. The stormwater attenuation pond is proposed with a storage capacity of 2 145. 0m³ with overflow connections into the proposed regional stormwater network. A connection into the local stormwater network will be made via two 600mm diameter pipelines proposed to be installed from the on-site stormwater attenuation facility and be routed within the road reserve of Mondeor / Dinsley Walk Roads and will link to the proposed 900mm diameter bulk stormwater pipeline main line feeding into the regional stormwater attenuation pond to be developed. The bulk stormwater pipeline will be approximately 1200m in length.

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A dry regional stormwater attenuation pond with depth of approximately 1.5m and a storage capacity of approximately 4 000m³ will be developed on Portion 206 of Farm Gustrouw No. 918, Strand.

Water supply

Potable water will be supplied by the local authority. However, two pipeline routes have been identified and the preferred route connection will be determined during the construction phase. A 200mm water main is proposed to be installed adjacent to Sir Lowry's Pass Road where the proposed development will connect into via a 160mm pipeline approximately 600m in length. The proposed pipeline route will be located from Sir Lowry's Pass Road in a southerly direction within an existing gravel road up to Mondeor Road reserve along the proposed site boundary. The alternative bulk water

pipeline route is along Mondeor Road, the N2 national road up to Onverwacht Road via a 160mm diameter pipeline. Connection into the existing 500mm water main located approximately 1 100meters from the proposed site in Onverwacht Road. The full water demand of the proposed development has been calculated as 98 488l/day with a peak water demand at 393 952l/day.

Electricity supply

Electricity has been confirmed and will be provided by Eskom via the Waterkloof 1 network with a total capacity of 700kVA.

Two access points will be established off Mondeor Road and an emergency exit will be located along Dinsley Walk Road on the western boundary of the site. Internal roads wider than 4m in width will be developed. Further road upgrades will be undertaken in accordance with the Traffic Impact Assessment (compiled by UDS and dated 03 April 2023).

The total development footprint proposed is approximately 8ha in extent.

GENERAL FINDINGS DURING SITE VISIT ON THE 28TH OF NOVEMBER 2024

Environmental File

According to condition 11 of the EA, a copy of the Environmental Authorisation, EMPr, Environmental Audit Reports and compliance monitoring reports must be kept at the site of the authorised activities during the development activities thereafter it must be kept at the office of the holder and must be made available to any authorised person on request.

Compliance:

The EA and EMPr has been placed on file, thank you for that.

Complaints register and environmental awareness has also been done.

Method Statements

- All the method statements have been submitted to the ECO.

Flora

The contractor must rehabilitate the construction camp and any other disturbed areas once construction activities have terminated.

Three (3) Outeniqua yellowwood trees (*Afrocarpus falcatus*) are present on the southern boundary of Portion 63 of Farm No. 918. At this point in time, the two of the three Outeniqua Yellowwood trees will be retained and not impacted by the proposed development.

Application under Section 15(1) of the National Forest Act, 1998, as amended, will be made to obtain a licence for the removal of one of the trees.

Compliance:

No Yellowwood trees were observed on the HPSC side during the audit, according to the contractor the trees were not present on site and possibly within the Monkey Town border. Three Yellowwood trees were spotted on the MonkeyTown property, so the trees are not in the boundaries of this site.

No-Go areas

No sensitive areas were identified on the site.

Topsoil stockpiles are to be demarcated with danger tape and seen as no-go areas.

All construction activities must remain within the boundaries of the development area, as demarcated at the start of the construction phase. The construction footprint must be kept to a minimum by constructing boundaries and demarcated around areas not to be disturbed.

These No-go areas must be demarcated with fencing / warning tape and signs before any construction activities commence. These areas and the type of fencing/demarcation must be approved by the relevant specialist involved in the EIA process. The EO and ECO must be on site in order to make sure the correct areas are fully demarcated.

Compliance:

The topsoil stockpile has been demarcated, thank you for that.

Spoil areas

Please ensure that any proposed spoil areas (other than approved landfill sites) are scanned and approved by the ER and ECO prior to the commencement of spoiling. The scanning is to ensure that no environmental legislation is contravened with the spoiling of the material.

Compliance:

No spoil areas were proposed yet.

Stockpile areas

Please ensure that any proposed stockpile areas (especially where clearance of vegetation is required) are scanned and approved by the ER and ECO prior to the commencement of clearance. The scanning is to ensure that no environmental legislation is contravened at the proposed stockpile areas. This includes proposed topsoil stockpile areas.

Compliance:

No stockpile areas have been proposed to date.

The contractor is advised to please inform the ER and ECO of potential stockpile areas prior to the start of using the area.

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. All topsoil should be windrowed (preferred option) or stockpiled and be reinstated after construction. Please ensure that topsoil is not contaminated with construction material. If topsoil is to be stockpiled the stockpiles may not be higher than 2m, to prevent the crushing of seeds.

Compliance:

The topsoil has been placed on site, the contractor should please monitor the erosion to the stockpiles, no erosion was noted.



Fuel storage

If fuel is to be stored on site, the bowser and or tank will 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 or bunded to 110% if it is a large tank. Please ensure that drip trays are used during the refuelling of construction plant and placed underneath compressors, generators and stationary machinery.

Compliance:

No large-scale fuel storage is proposed according to the knowledge of the ECO.

A bowser was seen on site, the contractor placed a drip tray underneath the bowser, thank you for that.



Dust/mud

Dust suppression needs to be monitored and applied at areas where activities are currently active. Please ensure that roads under traffic surrounding the site must please be regularly cleaned to ensure that construction related sand/mud does not cause a danger to traffic.

Compliance:

Dust was not an issue during the audit.

Cement

Small- and large-scale cement batching must be done on mortarboards and/or on plastic sheeting 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 any surface runoff. No cement batching may be done directly on the soil as cement water is highly alkaline and may change the pH of the soil causing decreased soil fertility. Mostly ready-mix concrete should preferably be used on site. The entire site must be monitored for any concrete spillages, all spillages must be disposed of at a registered Waste Landfill site. No concrete spillages/remains may be spoiled on site. No washing of concrete truck chutes is allowed on site without the proper impermeable sump area.

Compliance:

No batching or pouring of concrete was done during the audit.

Litter

An integrated litter management approach, which is based on waste minimization and incorporated reduction, recycling, re-use and disposal, must be implemented where appropriate.

All construction litter must be placed within a litter structure, skips or bins. The litter structures must be properly enclosed to prevent any litter from blowing around on site. Please monitor the soil around the enclosure for any excessive cement water potentially flowing into the surrounding natural vegetation.

Please ensure that empty cement bags are removed to the site camp on the day they were used. Please ensure that empty cement bags (when placed in a litter structure) is placed in black bags prior to being stored in the litter structure to prevent any cement leaching from the empty bags. Please ensure that regular chicken parades are done to remove litter.

Please try to limit the usage of danger tape and rather use colourful rope, colourful droppers or netting as demarcation method as danger tape tears very easily in windy conditions and becomes a maintenance issue.

Please forward recycling, disposal etc. proof to the ECO for record keeping.

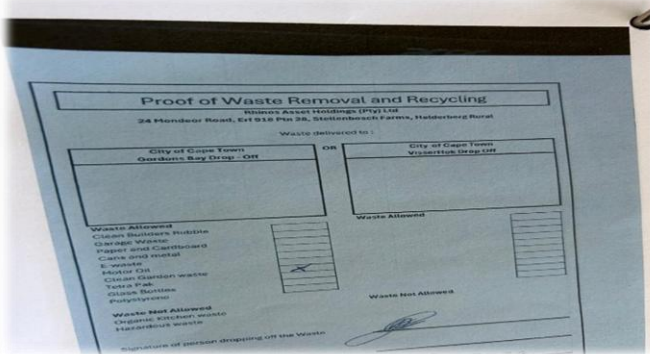
Compliance:

No construction related litter was noted laying around during the audit.

Bins have been placed in the site camp, thank you for that.



Waste disposal slips have been sent to the ECO, thank you for that.



Rubble

An integrated rubble management approach, which is based on waste minimization and incorporated reduction, recycling, re-use and disposal, must be implemented where appropriate.

The contractor was advised to stockpile their rubble to be removed from site in a secure location to minimize the spread thereof. Any bitumen products/milled asphalt are hazardous waste and must be disposed at a registered Hazardous waste facility or reused. Concrete rubble may be disposed at a general waste facility. Please ensure that rubble is stockpiled in a secure location and removed regularly. Please forward recycling, disposal etc. proof to the ECO for record keeping.

Compliance:

No rubble was observed during the audit.

The contractor was advised to please ensure that the rubble is disposed appropriately if not reused. Please forward rubble disposal receipts to the ECO for record keeping.

Erosion and sedimentation control

Sediment traps have to be utilized during all dewatering activities or works within watercourses to prevent siltation of watercourses. Sediment traps either have to partially filter the suspended solids

or allow settlement in a manageable location. Please ensure that sediment traps are being used during dewatering activities and that sediment traps are used during the works within watercourses.

Compliance:

No dewatering was done during the audit.

PROGRESS

During the audit on Field B the contractor was just busy pulling out the weeds. The contractor paused the works for a while.



CONCLUSION

The contractor is herewith requested to please submit a close out report with photographic evidence of rectification for each of the abovementioned findings, if required, within 3 working days from the date of this report or indicate what measures has been taken to rectify the findings.

Compiled by:

Nica Kotze

for GNEC

