



Reference: 19/2/5/3/A2/18/WL0112/25

Western Cape Government: Department of Infrastructure

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For attention: Ms. Lisa Van Aarde

COMMENTS ON THE DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED 15 ON HECTOR AFFORDABLE HOUSING DEVELOPMENT ON ERF 6482, LOTUS RIVER, CAPE TOWN DEA&DP NOI REFERENCE NUMBER: 16/3/3/6/7/1/A2/18/3028/25

- 1 The Draft Basic Assessment Report (DBAR) dated 4 November 2025 and associated draft Environmental Management Programme (EMPr) received by the Department of Environmental Affairs and Development Planning, Sub-Directorate: Waste Management Licensing (the "Department") on 12 November 2025 refer.
- 2 The Department has reviewed the EMPr and has the following comments:
 - 2.1. Section 3.3 (Table 3) provides detailed requirements for general, hazardous, vegetative, and builders' rubble waste. Emphasis on waste sorting, approved disposal facilities, record-keeping, and prohibition of burning/burying. Penalties for non-compliance are specified (Table 5).
 - 2.2. The EMPr lacks details on temporary waste storage locations (distance from wetlands, bunding, leachate control), and no requirement for waste audits or submission of waste disposal records to the Authority. The EMPr must include a site-specific waste management plan as part of the Method Statements, waste storage areas must be covered where applicable, and located $\geq 50\text{m}$ from wetlands, and require monthly waste disposal receipts to be submitted to the Environmental Control Officer (ECO) and kept available for authority inspection.
 - 2.3. Dust management aligns with City of Cape Town (CoCT) Air Quality By-law and National Dust Control Regulations and includes dust fall monitoring thresholds and mitigation measures (watering, covering stockpiles). However, construction will take place in a highly populated location, and daily dust monitoring logs during dry/windy periods is required,

and a dedicated community complaint register for dust, with response timelines (<24 hours) must be kept.

- 2.4. While it is noted that adherence to Western Cape Noise Control Regulations and restricted working hours is mentioned, no baseline noise monitoring data is provided and there is no requirement for noise barriers or acoustic screening for fixed noisy equipment. Baseline noise monitoring must be conducted prior to construction, and the use of noise-reducing equipment and barriers must be addressed.
- 2.5. The EMPr Specifies a ratio of 1 toilet:15 workers, weekly cleaning, and secure placement, but there is no requirement for chemical or portable sanitation waste disposal records and no clear location criteria (distance from wetlands, watercourses). Toilets must be $\geq 30\text{m}$ from any wetland or watercourse and service records must be kept on site and made available for inspection.
- 2.6. While there are detailed requirements for bunding, secondary containment, spill kits, and Materials Safety Data Sheets (MSDS), availability, and licensing requirements for >200L diesel storage, there is no inspection schedule for bunds and spill kits and no requirement for secondary containment for mobile refueling areas. Weekly inspections of fuel storage areas must be logged and all refueling must occur on impermeable surfaces with drip trays.
- 2.7. The EMPr requires disposal at licensed facilities and prohibits burning, while some invasive species management notes are included. There are however no invasive species management plan for vegetation cleared, and no requirement for measures to prevent the spread of invasives. A vegetation disposal plan must be drafted prior to clearance.
- 2.8. Gang activity is prevalent in the area but is not addressed in the EMPr. This is a significant oversight given the socio-economic context of Lotus River and the risks of site invasion, vandalism, theft of materials/fuel, and community conflict. The EMPr must include a security management plan addressing:
 - Controlled access points;
 - Security personnel and patrols;
 - Community liaison to prevent conflict; and
 - Protocols for dealing with illegal occupation or intimidation.

This plan should be developed with SAPS and local community structures.

- 2.9. The EMPr specifies the establishment of a 20-metre buffer zone adjacent to the seasonally inundated wetlands which are ecologically sensitive. This buffer must be strictly maintained throughout construction to prevent contamination from waste runoff, and the waste storage area must strictly avoid wetland proximity. A robust compliance monitoring schedule must be established in the EMPr to ensure compliance with the Water Use Licence conditions throughout the post-development phase, and must include detailed procedures for solid waste interception, stormwater management, and buffer zone maintenance around wetlands.
- 3 The Department reserves the right to revise initial comments and request further information based on the information received.

Yours faithfully,

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Date: 2025/12/10

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