

CONSTRUCTION IMPACTS

PROPOSED DEVELOPMENT FRAMEWORK FOR STIKLAND SOUTH HOSPITAL SITE, ERF 6300

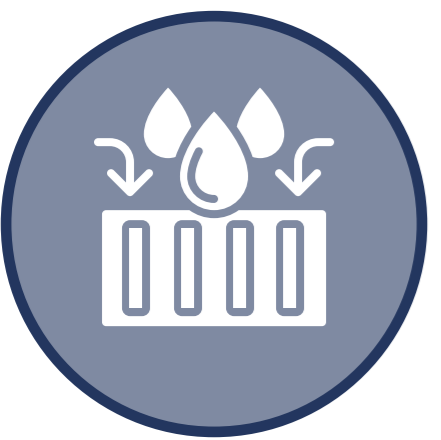
The proposed development will have some negative impacts on its surrounding - residential, institutional and land uses - during the construction phase. Impacts are temporary and can be mitigated and managed as set out in the construction environmental management programme. **Temporary employment is anticipated to be created during the construction phase of the development.**

DUST, VIBRATIONS AND NOISE



General dust from construction activities is expected. Dust generated from all activities related to the proposed construction activities must comply with the National Dust Control Regulations (GN No. R827 of 1 November 2013). Restriction of working hours will be in line with municipal and provincial requirements. Construction activities generating noise outputs of 85 dB (A) or will be between the hours of 08h00 to 17h00 Mondays to Fridays. Should the Contractor need to work outside of these hours, permission from the local authority must be obtained, and surrounding civic institutions and businesses must be informed prior to the work taking place.

STORMWATER CHANGES



Stormwater changes and impacts are associated with high flow velocity of stormwater into receiving wetlands. It is recommended that soil moisture regimes are similar and that soil surface levels be essentially the same as they are now – i.e., the development areas should not be above or below the adjacent conservation area surface levels, and stormwater should not be channelled into these areas. A stormwater management plan will be compiled.

VISUAL NUISANCE



Minimise visual nuisance by screening site camps and laydown areas with shade cloth or similar, where possible and appropriate; manage stockpile and laydown areas for cleanliness and appearance; roof and screen waste areas; avoid unnecessary signage or advertisement on site; restrict the activities and movement of construction workers and vehicles to the immediate construction site as much as possible; and ensure that rubble, litter, and disused construction materials are removed regularly.

TRAFFIC



Potential traffic congestion particularly along Old Paarl Road and De La Haye Avenue where construction vehicles will access the site during peak hours. To mitigate these impacts there must be adherence to Traffic Management Plan to minimise traffic congestion in the area; make use of a flag person to direct traffic when construction vehicles are moving; and use traffic calming measures (i.e., raised intersections or change in surface texture).

DEGRADATION AND HABITAT LOSS



Prevent sediment-laden water into watercourses, and ensure there is a method statement for the control of erosion and sedimentation. Prevent the disturbance of wetlands by maintaining a 20 m buffer. Prevent waste dumping and pollution of the watercourses. There will be habitat loss due to the construction of new roads and the stormwater swale which cannot be avoided.