



2015-01-08

Dear Resident

January 2015

Your residence is directly adjacent to the Milnerton Racecourse section of the Table Bay Nature Reserve. The Reserve is managed by the City of Cape Town's Biodiversity Management Branch and is recognised as being of exceptionally high conservation value due to the number of Red List (endangered) plant species. Several mammal, bird and reptile species such as Cape grysbok, water mongoose and mole snakes also occur in the reserve.

Snakes in their natural environment are extremely beneficial to humans. Snakes prey on slugs, snails and other insects as well as mice, rats and moles. When snake populations decline, the populations of these prey animals can increase to detrimental levels. Snakes are efficient at keeping the number of rodents and insects in check. Home owners then don't have to rely on damaging chemical pesticides which can degrade the environment and harm other animal species.

Despite their reputation, the majority of snake species that occur in South Africa and the Western Cape are harmless to humans. Common garden visitors include mole snakes, slug eaters and olive house snakes.

If you do find a snake on your property, that you think might be venomous, it is best to first try and identify the snake. Some venomous snakes of the Western Cape include Cape cobras, Puff adders, and Boomslang. A photograph can help a snake expert to identify it. Milnerton Crime Watch can be called on 021 551 6222 or the SPCA Wildlife Unit on 021 700 4158/59 or after hours on 083 326 1604.

If you wish to have the snake removed from your property it is best to keep watching it while you wait for a snake handler to arrive. Often by the time the snake handler gets there, the snake might have disappeared. Keep your children and pets inside the house. If the snake is indoors, try and close all windows and doors to the room where it is.

Below are some common myths and facts about snakes:

MYTH: If I throw Jeyes fluid around my house every day it will keep the snakes away.

FACT: Snakes will not be kept away by Jeyes fluid, powder or so-called "snake repellent".

MYTH: Snakes will remember you if you hurt them.

MYTH: If one snake is killed its partner will trace you.

FACT: Snakes are not vengeful animals and are not interested in chasing or tracing people who hurt them. They do not have the necessary memory and intellect to remember people. Snakes do not have feelings of camaraderie, and they do not pair for life.

MYTH: Snakes chase people who get too close.

FACT: Snakes do not chase people. They will try and conserve their venom for hunting food and avoid conflict as far as they possibly can. If a snake is left alone, its first instinct will always be flight, not fight. They only strike with venom as a last resort to defend themselves.

Below are four snake species that are commonly found in the Western Cape:



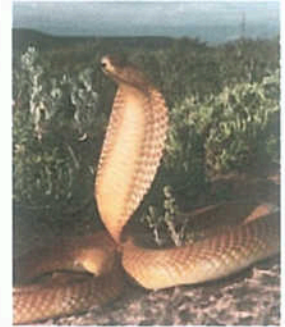
Mole snake: The colouration of a mole snake can be black, brown or shades of yellow. Look at the shape of the head. Mole snakes often move underground, therefore it has a relatively small elongated head and pointed snout in order to burrow. Mole snakes are non-venomous.



Rhombic Skaapsteker: They grow to an average length of 85 cm. They can be identified by their round pupils and dark round spots on their backs. Their venom is not dangerous to man.



Olive house snake: They grow to an average length of 75 cm. They can be identified by their uniform olive or grey colour and their small eyes. They are non-venomous.



Cape cobra: In contrast with the mole snake, the Cape cobra has a broad head, with a rounded 'cheek' area. A juvenile Cape cobra can be identified by a brown band on their hood. Cape cobras are venomous. They have neurotoxic venom.

For more information on snakes or to do a Snake Awareness and Identification course, please contact the Cape Reptile Club at info@capereptileclub.co.za.

Yours Sincerely

Landi Louw

Site Manager: Milnerton Racecourse and Lagoon

Table Bay Nature Reserve
Biodiversity Management Branch
Environmental Resource Management

Royal Ascot Environmental Management System
**ENVIRONMENTAL DO'S & DON'TS
FOR MAINTENANCE & RENOVATIONS**

RA X EMS
Conservation

1. Introduction & Purpose

Controlling how construction is managed when commissioning renovations or maintenance to individual houses or entire blocks can go a long way to ensuring that environmental impacts are kept to a minimum. The following should be undertaken to ensure environmental protection:

- Obtain **approval** for all alterations or additions from the Royal Ascot Master Properties Association.
- All alterations must comply with the **architectural guidelines** for Royal Ascot.
- All construction staff employed for alterations or maintenance must adhere to these **environmental requirements** for Royal Ascot, & must be provided with a copy of these Do's & Don'ts.

2. Site Establishment & Development Boundaries

Boundaries play a role in protecting privacy, improving security & creating an aesthetically pleasing environment. Keep the following in mind:

- Defacing boundary walls will lead to degradation of the area & loss of property value.
- Architectural guidelines for Royal Ascot are applicable to all boundary walls.

Construction Activities

- All areas outside of the area demarcated by the Client for construction/maintenance are "no-go".
- No workers are permitted beyond these boundaries during working hours.
- No unauthorized entry, stockpiling, dumping or storage of equipment or materials outside the site boundary is permitted (i.e. in the "no-go" area) without approval from the Body Corporate.
- All hoarding, site demarcation & signage is to be maintained for the duration of construction.
- Contractors are to abide by site access and control rules as per the Body Corporate's requirements.

3. Construction Activities & Works

Construction Times: 07h00 to 18h00 Monday to Friday & 07h30 to 15h00 on Saturdays;
No work on religious public holidays & Sundays

Site Housekeeping

- The site, stockpiles, storage and waste containment areas are to be kept neat at all times.
- Litter clean-ups & waste removal is to be regularly undertaken, no build up of waste is permitted.
- No mixing of concrete or cement directly on the ground is permitted. Visible remains & aggregate shall be physically removed and disposed of with rubble.
- Cleaning of equipment to be undertaken in dedicated cleaning areas, contaminated water reused where possible or disposed of off site.

4. Health & Safety

- The Contractor is to comply with the *Occupational Health & Safety Act (1993)* and the *Construction Regulations (2003)* in all respects.
- All transport vehicles shall be in a roadworthy condition & loads secured. Drivers of delivery vehicles are to be informed of environmental requirements. Off-loading is to be supervised.
- All construction personnel are to be issued with the appropriate safety gear for their assigned task.

5. Waste & Wastewater Management

Wastewater & Equipment Cleaning

- Facilities for washing concrete mixing/paint equipment to be provided. Wastewater is to be disposed of to sewer. Washing of construction vehicles within Royal Ascot is not permitted.
- Should large amounts of wash/wastewater be expected from maintenance tasks (building washing) all stormwater catchpits in the vicinity to be lined with bitum to protect the stormwater system.

Ablution Facilities

- Sufficient ablution facilities shall be provided (minimum 1 toilet per 15 workers).
- Chemical facilities are to be regularly serviced. Accidental spillages immediately addressed.
- Toilets to be secured from wind & accidents, have closing doors & supplied with toilet paper.

Solid Waste Management

- All construction waste & off-cuts to be removed as quickly as possible. Recycle where possible.
- Construction and domestic refuse (organic & plastic waste from lunch litter) shall be separated.
- No littering of any kind is permitted. Any accumulation of litter shall be immediately cleaned.
- Waste is to be contained & protected from wind until removal.
- Hazardous waste such as oil, diesel, petrol, chemicals, paints & solvents are to be disposed of separately from general waste & taken to an approved hazardous waste disposal site (Vissershok).

6. Fuels, Flammables & Stores

Storage & Fuel Handling

- Storage & use of fuels & flammables to be kept to a minimum at all times.
- All fuels and flammable materials are to be stored safely, clearly labeled and handled correctly. Off-site storage is preferable & is to be encouraged.
- All liquid fuels (petrol & diesel) are to be stored in tanks or containers with lids and on drip trays.
- Storage areas are to be kept locked and comply with fire safety regulations.
- The Contractor is to ensure that all personnel handling hazardous substances are adequately trained, & have been issued with correct Personal Protective Equipment (PPE) & Clothing (PPC).
- Appropriate equipment to deal with pollution incidents is to be available on site. At a minimum, this must include sand &/or sandbags & drip trays for plant/machinery leaks.

7. Environmental Protection & Emergency Procedures

Fire Protection

- Local emergency numbers to be clearly displayed in the house, site office or store.
- Adequate fire-fighting equipment (minimum of 1 x 9kg DCP extinguisher) to be available.
- Smoking is prohibited near readily combustible or flammable materials.
- Hot work (welding, flame cutting) only to be undertaken where safety precautions are in place.
- Flammable materials to be stored in a suitable & lockable storage area. Combustible materials may not accumulate on the construction site.

Water Use

- Leaking water taps and hosepipes are to be repaired immediately. Hosepipe lengths to be kept to a minimum. Running water taps & hosepipes are not to be left unattended.

Noise & Dust Control

- All plant & machinery are to be fitted with adequate silencers. No sound amplification equipment (sirens, loud hailers or hooters) may be used. No amplified music is permitted.
- Adequate dust control measures shall be implemented at all times.
- Sand stockpiles to be covered & located in sheltered areas, stockpile watering is not permitted.

Lighting Control

- Site lighting may not be intrusive to neighbouring residents, disturb wildlife or road traffic.
- Permission for night work must be granted in writing by the Council.

8. Landscaping Maintenance

Due to the proximity of Royal Ascot to an important conservation area & core botanical site, it is important to ensure that landscaping & the maintenance therefore does not negatively impact on the these habitats. The following must be implemented:

- Plant only locally indigenous species (especially in precincts adjacent to the conservation area)
- Control invasive alien species within the precinct (kikuyu grass & woody species)
- Remove trimmed material immediately, disposal into the conservation area is permitted