

PROPOSED CONSTRUCTION AND ESTABLISHMENT OF A SUBSIDISED HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON EVEN 10509 & CA-597-15-RE IN PHILIPPI, AS PART OF THE *N2 GATEWAY NATIONAL PRIORITY PROJECT*.

ENVIRONMENTAL MANAGEMENT PROGRAMME (EMP)

(INCLUDING THE WASTE, WATER USE AND ELECTRICITY CONSUMPTION MINIMIZATION AND MANAGEMENT PLAN)

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Date: November 2024

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ABBREVIATIONS

DEADP	Department of Environmental Affairs and Development Planning
DEAT	Department of Environmental Affairs and Tourism
DWS	Department of Water & Sanitation
EA	Environmental Authorisation
EAP	Environmental Assessment Practitioner
ECO	Environmental Control Officer
EIA	Environmental Impact Assessment
EMP	Environmental Management Plan
EO	Environmental Officer
ESO	Environmental Site Officer
GNEC ..	Guillaume Nel Environmental Consulting
I&AP	Interested and Affected Parties

DEFINITIONS

Alien species - Plants and animals which do not arrive naturally in an area - they are brought in by humans. Alien plants often force indigenous species out of the area. Rooikrans is a good example of alien species in the Cape.

Alternative - A possible course of action, in place of another, that would meet the same purpose and need defined by the development proposal. Alternatives considered in the EIA process can include location and/or routing alternatives, layout alternatives, process and/or design alternatives, scheduling alternatives or input alternatives.

Aspect – Element of an organisation's activities, products or services that can interact with the environment.

Auditing - A systematic, documented, periodic and objective evaluation of how well the environmental management plan is performing with the aim of helping to safeguard the environment by: facilitating management control which would include meeting regulatory requirements. Results of the audit help the organisation to improve its environmental policies and management systems.

Biodiversity - The rich variety of plants and animals that live in their own environment. Fynbos is a good example of rich biodiversity in the Cape.

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Built environment - Physical surroundings created by human activity, e.g. buildings, houses, roads, bridges and harbours.

Conservation - Protecting, using and saving resources wisely, especially the biodiversity found in an area.

Contamination - Polluting or making something impure.

Corrective (or remedial) action - Response required to address an environmental problem that is in conflict with the requirements of the EMP. The need for corrective action may be determined through monitoring, audits or management review.

Degradation - The lowering of the quality of the environment through human activities, e.g. river degradation, soil degradation.

Ecology - The scientific study of the relationship between living things (animals, plants and humans) and their environment.

Ecosystem - The relationship and interaction between plants, animals and the non-living environment.

Environment - Our surroundings, including living and non-living elements, e.g. land, soil, plants, animals, air, water and humans. The environment also refers to our social and economic surroundings, and our effect on our surroundings.

Environmental Impact Assessment (EIA) - An Environmental Impact Assessment (EIA) refers to the process of identifying, predicting and assessing the potential positive and negative social, economic and biophysical impacts of a proposed development. The EIA includes an evaluation of alternatives; recommendations for appropriate management actions for minimising or avoiding negative impacts and for enhancing positive impacts; as well as proposed monitoring measures.

Environmental Management System (EMS) - Environmental Management Systems (EMS) provide guidance on how to manage the environmental impacts of activities, products and services. They detail the organisational structure, responsibilities, practices, procedures, processes and resources for environmental management. The ISO14001 EMS standard has been developed by the International Standards Organisation.

Environmental policy - Statement of intent and principles in relation to overall environmental performance, providing a framework for the setting of objectives and targets.

Fynbos - Low-growing and evergreen vegetation found only in the south Western Cape. Fynbos is known for its rich biodiversity.

Habitat - The physical environment that is home to plants and animals in an area, and where they live, feed and reproduce.

Hazardous waste – Waste, even in small amounts, that can cause damage to plants, animals, their habitat and the well-being of human beings, e.g. waste from factories, detergents, pesticides, hydrocarbons, etc.

Impact - A description of the potential effect or consequence of an aspect of the development on a specified component of the biophysical, social or economic environment within a defined time and space.

Indigenous species - Plants and animals that are naturally found in an area.

Infrastructure - The network of facilities and services that are needed for economic activities, e.g. roads, electricity, water, sewerage.

Integrated - Mixing or combining all useful information and factors into a joint or unified whole. See Integrated Environmental Management.

Integrated Environmental Management (IEM) - A way of managing the environment by including environmental factors in all stages of development. This includes thinking about physical, social, cultural and economic factors and consulting with all the people affected by the proposed developments. Also called "IEM".

Land use - The use of land for human activities, e.g. residential, commercial, industrial use.

Mitigation - Measures designed to avoid, reduce or remedy adverse impacts

Natural environment - Our physical surroundings, including plants and animals, when they are unspoiled by human activities.

Over-utilisation - Over-using resources - this affects their future use and the environment.

Policy - A set of aims, guidelines and procedures to help you make decisions and manage an organisation or structure. Policies are based on people's values and goals. See Integrated Metropolitan Environmental Policy.

Process - Development usually happens through a process - a number of planned steps or stages.

Proponent – Developer. Entity which applies for environmental approval and is ultimately accountable for compliance to conditions stipulated in the Environmental authorisation (EA) and requirements of the EMP.

Recycling - Collecting, cleaning and re-using materials.

Resources - Parts of our natural environment that we use and protect, e.g. land, forests, water, wildlife, and minerals.

Scoping Report - A report presenting the findings of the scoping phase of the EIA. This report is primarily aimed at reaching closure on the issues and alternatives to be addressed in the EIA (in the case of a full EIA process).

Stakeholders - A subgroup of the public whose interests may be positively or negatively affected by a proposal or activity and/or who are concerned with a proposal or activity and its consequences. The term includes the proponent, authorities and all interested and affected parties.

Storm water management – Strategies implemented to control the surface flow of storm water such that erosion, sedimentation and pollution of surface and ground water resources in the immediate and surrounding environments are mitigated. This is specifically important during the construction and decommissioning phases of a project.

Sustainable development - Development that is planned to meet the needs of present and future generations, e.g. the need for basic environmental, social and economic services. Sustainable development includes using and maintaining resources responsibly.

Sustainability - Being able to meet the needs of present and future resources.

Waste Management – Classifying, recycling, treatment and disposal of waste generated during construction and decommissioning activities.

Wetlands - An area of land with water mostly at or near the surface, resulting in a waterlogged habitat containing characteristic vegetation species and soil types e.g. vleis, swamps.

Zoning - The control of land use by only allowing specific type development in fixed areas or zones

REFERENCES

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DEAT (2004a) Environmental Management Plans, Integrated Environmental Management, Information Series 12, Department of Environmental Affairs and Tourism (DEAT), Pretoria.

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CITY OF CAPE TOWN: ENVIRONMENTAL MANAGEMENT PROGRAMME (2002) Specification EM – 02/07: ENVIRONMENTAL MANAGEMENT, Ver 5 (03/2002)

Lochner, P. 2005. Guideline for Environmental Management Plans. CSIR Report No ENV-S-C 2005-053 H. Republic of South Africa, Provincial Government of the Western Cape, Department of Environmental Affairs & Development Planning, Cape Town.

National Environmental Management Act 107 of 1998 (NEMA)

SECTION 1 - INTRODUCTION AND BACKGROUND

1.1 INTRODUCTION AND BACKGROUND

City of Cape Town (CoCT) & Housing Development Agency (HDA) will use this Planning, Construction and Operational Phase Environmental Management Plan (EMP) as a tool in managing the impacts of the proposed construction and establishment of a Subsidised Housing Development on Erven 10509 & CA597-15-RE in Philippi, as part of the N2 Gateway National Priority Project, after Environmental Authorisation (EA) from the Department of Environmental Affairs and Development Planning (DEA&DP) in terms of the Environmental Impact Assessment Regulations 2014.

This document is based on the EMP Guideline which was compiled in accordance with the Integrated Environmental Management (IEM) philosophy which aims to achieve a desirable balance between conservation and development (DEAT, 1992). IEM is a key instrument of the National Environmental Management Act [NEMA] (Act No. 107 of 1998). NEMA promotes the integrated environmental management of activities that may have a significant effect on the environment, while IEM prescribes a methodology for ensuring that environmental management principles are fully integrated into all stages of the development process. It advocates the use of several environmental and management tools that are appropriate for the various levels of decision-making. One such tool is an Environmental Management Plan (EMP).

The IEM guidelines intend encouraging a pro-active approach to sourcing, collating and presenting information in a manner that can be interpreted at all levels. The basic principles underpinning IEM are that there be:

- informed decision-making;
- accountability for information on which decisions are taken;
- accountability for decisions taken;
- a broad meaning given to the term environment (i.e. one that includes physical, biological, social, economic, cultural, historical and political components);
- an open, participatory approach in the planning of proposals;
- consultation with interested and affected parties;
- due consideration of alternative options;
- an attempt to mitigate negative impacts and enhance positive aspects of proposals;
- an attempt to ensure that the 'social costs' of development proposals (those borne by society, rather than the developers) be outweighed by the 'social benefits' (benefits to society as a results of the actions of the developers);
- democratic regards for individual rights and obligations;
- compliance with these principles during all stages of the planning, implementation and decommissioning of the proposals (i.e. from 'cradle to grave'), and

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- The opportunity for public and specialist input in the decision-making process.

These principles are in line with National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA), which has repealed a number of the provisions of the Environment Conservation Act, 1989 [ECA] (Act No. 73 of 1989), and is focussed primarily on co-operative governance, public participation and sustainable development. The Environmental Impact Assessment Regulations (GN R. No. 983, GN R. No. 984 and GN R. No. 985 [4 December 2014]) under NEMA, which replaced the 2010 regulations (GN R. No. 544, GN R.545 and GN R.546 [June 2010]) on the 4th of December 2014 regulate the procedures and criteria for the submission, processing, consideration and decision on applications for environmental authorisation of listed activities.

1.2 SCOPE AND TERMS OF REFERENCE

The general principles contained within this document apply to all **PRE-CONSTRUCTION, CONSTRUCTION AND OPERATIONAL** activities.

Principles of this EMP

This EMP is compiled using the following concepts and implementation requirements so that the higher principles of sustainable development are realised:

- **Continuous improvement.** The project proponent (or implementing organisation) must be committed to review and to continually improve environmental management, with the objective of improving overall environmental performance.
- **Broad level of commitment.** A broad level of commitment will be required from all levels of management as well as the workforce in order for the development and implementation of this EMP to be successful and effective.
- **Flexible and responsive.** The implementation of the EMP must be responsive to new and changing circumstances, i.e. rapid short-term responses to problems or incidents. The EMP is a dynamic “living” document and thus regular planned review and revision of the EMP must be carried out.
- **Integration across operations.** This EMP is integrated across existing line functions and operational units such as health, safety and environmental departments in a company/project. This is done to change the redundant mind set of seeing environmental management as a single domain unit.
- **Legislation.** It is understood that any development project during its construction phase is a dynamic activity within a dynamic environment. The Developer, Engineer, Contractor and sub-contractor must therefore be aware that certain activities conducted during construction may require further licensing or environmental approval, e.g. river or stream diversions, bulk fuel storage, waste disposal, etc. The Contractor must consult the RE, EO and ECO on a regular basis in this regard.

SECTION 2 – SITE SPECIFIC INFORMATION

2.1 PROPOSED ACTIVITY AND LOCAL CONTEXT

The [City of Cape Town Municipality](#) and the [Housing Development Agency \(HDA\)](#) together with the [Western Cape Department of Human Settlements](#) is currently proposing the construction and establishment of a Subsidised Housing Development to accommodate excess approved beneficiaries of the Cape Town Metropolitan area as part of the *N2 gateway National Priority Project*.

The property falls within a Mediterranean climate zone, characterized by hot dry summers and cold wet winters. The winter rains are usually accompanied by strong north-westerly winds and cooler temperatures. Temperature ranges from an average of 26.7° in summer to 7.5° Celsius in winter.

The proposed Subsidised Housing Development will be located on [Erf 10509 \(2.4814 ha\)](#) and [Erf CA597-15-RE \(3.183 ha\)](#). These two properties will both be utilised for the proposed housing development, although the two properties will remain two different cadastral entities with CA597-15-RE in the name of the City of Cape Town and Erf 10509 in the name of the Housing Development Agency (HDA). The entire development will cover an area of approx. 5.7ha (57 000m²).

According to the vegetation map of South Africa, Lesotho and Swaziland (Mucina & Rutherford, 2006) the area historically comprised of Cape Flats Dune Strandveld (Fs 6), which is classified as Endangered and characterized by flat to slightly undulating dune field landscape covered by tall, evergreen, hard-leaved shrubland with abundant grasses and annual herbs in gaps. The Geology of the area is mainly built of Tertiary to recent calcareous sand of marine origin and overlaying metasediments of the Tygerberg Formation. The soil can be described as imperfectly drained sandy soils.

A **Botanical Impact Assessment** and **Aquatic Constraints Analysis** were compiled by suitably qualified professionals to inform this EIA process, and to assess the development potential of the proposed consolidated Erf 10509. The conclusions of these reports are as follows:

1) Botanical Impact Assessment

Conclusion:

The proposed Subsidised Housing Development would [impact a highly degraded to transformed site containing several, severely ecologically compromised pockets of Cape Flats Dune Strandveld](#). [Over 95% of the site is highly degraded to transformed](#). The site is also [ecologically and spatially isolated](#). It is overrun with alien grasses and patches of Port

Jackson Willow and is polluted with human faeces, cattle dung and litter. The [conservation value](#) of the habitat is considered to be [very low](#). It is the specialist's opinion the site is [ideal for development since there would be no far-reaching conservation implications and threats to the Cape Flats Dune Strandveld ecosystem or threatened species](#).

Loss of vegetation and ecological processes for the entire site is collectively assessed as having a [Low Negative](#) impact for the following reasons:

1. Most of the site (at least 95%) is highly degraded to transformed.
2. The remnant bush clumps are species-poor and, apart from a number of seegwarrie trees, are not regarded as having any significant conservation value.
3. Restoration of the habitat is not recommended since the land is ecologically (i.e. spatially) isolated, with no viable links with nearby patches of intact vegetation.
4. No threatened species were found and although the time of year in which the survey was carried out was not conducive to recording geophytes, such species are highly unlikely to occur at the site given the high level of disturbance.

2) Aquatic Constraints Analysis

Conclusion:

The main conclusion of the Freshwater Ecosystems Constraints Assessment undertaken by FCG is that there are no naturally-occurring wetlands or any other freshwater ecosystems of particular conservation value present on site. The wet areas that were identified on the proposed development site are [artificial depressions](#), presumably created through historic sand mining and the excavation of material from the site. The artificial depressions are highly degraded in terms of their vegetation, being dominated by Kikuyu and Kweek Grass. The proposed Subsidised Housing Development would thus only [impact on what are considered to be highly degraded, artificial depressions with very low conservation value](#). It is, therefore, the professional opinion of FCG that there are [no constraints from a freshwater ecological perspective](#) that preclude against the proposed Subsidised Housing Development on Erven 10509 & CA597-15-RE.

Erven 10509 & CA597-15-RE is situated in Philippi, within the magisterial jurisdiction of City of Cape Town Municipality, and bordered by Sheffield Road to the west and Umyezo Drive to the east. The R300/N2 interchange is situated approx. 700 meters to the northeast.

Erven 10509 & CA597-15-RE is bounded by residential land uses to the north, east and south, and informal residential structures to the west (opposite Sheffield Road).

At this stage the project proposes the construction and establishment of Approx. 409 residential dwellings, that will be situated on 75m² residential plots and the residential dwellings will have an individual footprint of approximately 40 - 45m². The general layout of

the development will be block configuration, with each block consisting of several individual housing units.

The development proposal will also incorporate associated infrastructure in the form of: access roads, low maintenance open space areas, paved squares, paved pedestrian accesses, reticulation services, stormwater services, sewerage services and electrical networks.

A Civil Engineering – Scoping Report has also been drafted to provide information regarding existing and provision of required civil services for the proposed Low-Cost Housing Development. The conclusion of this report is the following:

3) Civil Engineering Services – Scoping Report

Conclusion:

Conceptually the site can be serviced normally with the existing roads, stormwater, sewer and water services abutting the site. The City has confirmed there is sufficient service capacity. Bulk earthworks will be required to shape the site to drain to a proposed Stormwater Detention Pond that will be required in the south western corner of the site. From a civil engineering aspect, it can be recommended that the development of the Sheffield Road Housing Development can proceed to the next preliminary design stage.

Stormwater Drainage:

The site is included in the *CoCT Philippi East Northern Catchment - Stormwater Master Plan* dated June 1998 by Phikon Engineers.

The site is in the south of a stormwater catchment and was indicated to have a future 5 219 m³ stormwater detention pond in its southwestern corner. This pond would have a footprint in the order of 72 m x 72 m. The pond would connect into the existing 675 mm diameter bulk stormwater pipeline running in the 8 m service corridor along the southern boundary of the property.

The layout and earthworks will be designed to drain the site overland to the Stormwater Detention Pond. It is anticipated that there is sufficient material on site for bulk earthworks to shape it to minimum gradients accordingly. The road layout must fall in sympathy with the contours so that major storms can drain along the roads to the detention pond.

The minor underground stormwater system, comprising kerbs and channels, catchpits, manholes, pipelines, will be designed to drain the runoff from minor (2 year) storms to the bulk stormwater system.

Roads:

The internal road layout must provide access to all plots and accommodate the other services. It must conform to the requirements for refuse collection. As described above the roads must conform to the overland drainage. The asphalted roads with kerbs and channels will be to the widths prescribed according to the road reserve widths. The road layout will be based on the approved site road access points.

Water Bulk Services:

A letter dated 7 July 2015 was received from the Water and Sanitation planning department confirming the availability of water and sanitation (sewer) infrastructure for the proposed 341 dwelling units. An underground piped water reticulation system with valves and hydrants will service all plots. Connection points are available onto the existing 300 mm diameter bulk water pipeline running along the 8 m services corridor along the southern boundary of the property.

It was noted that an existing 1220 mm diameter bulk water pipeline exists in Umyeso Drive to the east and may cross the south eastern corner of the property.

Sewerage:

An underground piped sewer reticulation with manholes will service all plots and drain to the site sewer connection point at the south western corner, where an existing 250 mm diameter bulk sewer pipeline runs along the 8 m services corridor along the southern boundary of the property.

The CoCT Water and Sanitation Department have confirmed in writing that there will be capacity in the existing sewerage system. They also confirmed that the Cape Flats Wastewater Treatment Works has sufficient capacity for the development.

There appear to be no constraints with the servicing of the Sheffield Road Housing Development.

2.1.1 Summary of impacts associated with the proposed activity

➤ **Impact Summary:**

Pre-Construction and Construction Phase:

Impacts on existing natural ecosystems, including biological aspects:

The proposed Subsidised Housing Development on Erven 10509 & CA597-15-RE in Philippi will cause impacts on the existing natural ecosystems present on the subject property.

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However this is assessed to not be significant, according to the compiled Specialist Reports as described below. A Botanical Impact Assessment and Aquatic Constraints Analysis was facilitated to inform this EIA process, and to assess the development potential of the subject property. The conclusion of these reports are as follows:

1) Botanical Impact Assessment

Conclusion:

The proposed low cost housing development would **impact a highly degraded to transformed site containing several, severely ecologically compromised pockets of Cape Flats Dune Strandveld. Over 95% of the site is highly degraded to transformed.** The site is also **ecologically and spatially isolated.** It is overrun with alien grasses and patches of Port Jackson Willow and is polluted with human faeces, cattle dung and litter. The **conservation value** of the habitat is considered to be **very low.** It is the specialist's opinion the site is **ideal for development since there would be no far-reaching conservation implications and threats to the Cape Flats Dune Strandveld ecosystem or threatened species.**

2) Aquatic Constraints Analysis

Conclusion:

The main conclusion of the Freshwater Ecosystems Constraints Assessment undertaken by FCG is that there are **no naturally-occurring wetlands or any other freshwater ecosystems of particular conservation value present on site.** The wet areas that were identified on the proposed development site are **artificial depressions**, presumably created through historic sand mining and the excavation of material from the site. The artificial depressions are highly degraded in terms of their vegetation, being dominated by Kikuyu and Kweek Grass. The proposed Subsidised Housing Development would thus only **impact on what are considered to be highly degraded, artificial depressions with very low conservation value.** It is, therefore, the professional opinion of FCG that there are **no constraints from a freshwater ecological perspective** that preclude against the proposed Subsidised Housing Development on Erven 10509 & CA597-15-RE.

Potential Socio – Economic Impacts:

Highly Positive – Temporary Employment Opportunities

Potential Noise Impacts:

Noise impacts are definitely going to occur during the construction phase of the proposed Subsidised Housing Development, as a result of construction activities. However these impacts will only be temporary in nature, and can be adequately mitigated through the

implementation of the guidelines as defined in the Environmental Management Plan (EMP). These impacts are hence not assessed to be significant impacts.

Potential Visual Impacts:

Visual impacts are definitely going to occur during the construction phase of the proposed Subsidised Housing Development, as a result of construction activities. However these impacts will only be temporary in nature, and can be adequately mitigated through the implementation of the guidelines as defined in the Environmental Management Plan (EMP). These impacts are hence not assessed to be significant impacts.

Operational Phase:

Potential impacts on the geographical and physical aspects:

Visual appearance and physical alteration of the property as a result of the establishment of the Subsidised Housing Development on the subject property. These impacts can however be slightly mitigated through the implementation and compliance to the Environmental Management Plan (EMP). Additionally the final layout and design of the proposed development should also comply with Municipal and Provincial guidelines / recommendations for the establishment of Subsidised Housing Developments in Western Cape Province.

Socio – Economic Impacts:

Highly Positive – Provision of Permanent Employment Opportunities.

Highly Positive – Provision of approximately 409 residential dwellings to approved excess beneficiaries in the Cape Town Metropolitan area.

Potential Noise Impacts:

No reasonable and/or feasible operational noise mitigation measures exist, other than compliance with Municipal and Provincial guidelines / recommendations for the construction/establishment of Subsidised Housing Developments in the Western Cape Province.

Decommissioning Phase:

Not Applicable at this stage of the development proposal.

2.1.2 [Proponents] environmental management policy and commitments

The proponent(s) understands the importance of conserving the environment, and will endeavour to [apply all necessary mitigation measures](#) to conserve and maintain sensitive areas and prevent environmental degradation.

2.1.3 Interpretations

The implementation of the EMP is not an additional or “add on” requirement. The [EMP is legally binding through NEMA and the relevant EA](#). This EMP is to be used during the planning, construction and operational phases of the proposed project. The Environmental Control Office, appointed by the developer after environmental approval, must use this EMP during the ECO audits to determine the developer’s compliance to it.

Further on, the proponent is to ensure that through the project tender process the EMP forms part of the Project Construction Contract Document to be incorporated in line with:

- General project specifications; and
- SANS 1200 A or SANS 1200 AA, as applicable.

The proponent(s) is also to ensure that through any tender or appointment process, the operational EMP forms part of the management contract with all service providers and contractors, for a period of time as stipulated by the DEA&DP during which the development will be audited for compliance to the operational EMP. This EMP is compiled in line with relevant legislation and general construction project specifications. However, to ensure sound environmental practice, the measures as described in the operational EMP should be implemented for the full operational life of the development.

2.1.4 Project phase

The first part of this EMP is specifically compiled for the [period of time prior to commencement of and activities associated with construction of the above mentioned activity](#), and for the [operational phase](#) of the proposed development.

If and when applicable, where specific activities of the proposed development fall outside of the general principles contained herein, the Department will attach further ‘activity – specific’ EMP’s as appendices to this document.

2.1.5 Role players and responsibility matrix

In order for the EMP to be successfully implemented, all the role players involved in the project need to co-operate. For this to happen, role players must have a clear understanding of their roles and responsibilities in the project, must be professional, form respectful and transparent relationships, and maintain open lines of communication. The EMP therefore clearly defines the role players involved and indicates their role in the implementation of the generic EMP.

Typically, these role players or the project team may include the Authorities (A), Other Authority (OA), Developer/Proponent (D), Consulting Engineers (CE), Resident Engineer

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(RE), Environmental Officers (EO), Environmental Site Officer (ESO), Environmental Control Officer (ECO), Project Manager (PM), Contractors (C), and the Environmental Assessment Practitioner (EAP). Further; landowners, interested and affected parties and the relevant environmental and project specialists are also important role players.

Figure 1 below indicates the proposed reporting channels and highlights the relationships that need to be established between these role players to ensure that the EMP is effectively implemented.

SECTION 3 – ENFORCEMENT, MONITORING AND AUDITING

3.1 PRE-CONSTRUCTION AND CONSTRUCTION PHASE

The D must appoint, at his own cost, an ECO and full time EO (as part of the construction team) who will oversee the implementation of the EMP.

The DEA&DP must be informed of the appointment of the ECO prior to construction activities. Please note that the responsibility of the particular ECO may end at the end of the construction period. In the event that an ECO is appointed during the operational phase, it must be noted that this ECO may be different from the original ECO and the DEA&DP must be notified of this appointment again.

The independent ECO is responsible for fortnightly audits on compliance to relevant environmental legislation, conditions of the Environmental Authorisation (EA), and the EMP for the project.

The ECO shall conduct independent environmental audits. **Fortnightly Audit reports** are to verify the projects compliance with the EMP and conditions of the Environmental Authorisation (EA).

Before any construction activities commence, the ECO must compile, for the approval by the Department, an audit checklist based on the contents of this EMP and conditions of the Environmental Authorisation (EA). The ECO shall at the request of the Department forward audit reports to the Department at a frequency determined by the Department which shall be stipulated in the Environmental Authorisation (EA).

Evidence of the following as **key performance indicators**, must be included in the audit reports:

- Complaints received from landowners and actions taken.
- Environmental incidents, such as oil spills, concrete spills, etc. and actions taken (litigation excluded).
- Incidents leading to litigation and legal contraventions.
- Environmental damage that needs rehabilitation measures to be taken.

A copy of all ESO and EO monitoring reports, contractor method statements and pro forma documentation must be held by the ESO and/or the EO on site and be made available to the Department and or the ECO upon request.

3.2 OPERATIONAL PHASE

The ECO shall conduct, at a frequency as determined by the DEA&DP and stipulated in the relevant Environmental Authorisation (EA) for the project, independent environmental audits. The audits are to verify the developments compliance with the operational EMP and conditions of the Environmental Authorisation (EA).

The ECO must compile, for the approval by the DEA&DP, an audit checklist based on the contents of this EMP and conditions of the Environmental Authorisation (EA). The ECO shall at the request of the DEA&DP forward audit reports to the Department at a frequency determined by the Department which shall be stipulated in the Environmental Authorisation (EA).

The following **Key Performance Indicators** must be included in the audit reports:

- Complaints received from landowners and actions taken.
- Environmental incidents, such as oil spills, fires etc. and actions taken.
- Incidents possibly leading to litigation and legal contraventions.
- Environmental damage that needs rehabilitation measures to be taken.

The minutes of site meetings, to which the ECO will have unrestricted access to, shall be the official record of environmental activities, complaints and communications. These minutes will be circulated to the entire project team. A copy of the standard site meeting agenda is available on request.

3.3 FORMAL ENVIRONMENTAL COMMUNICATION CHANNELS

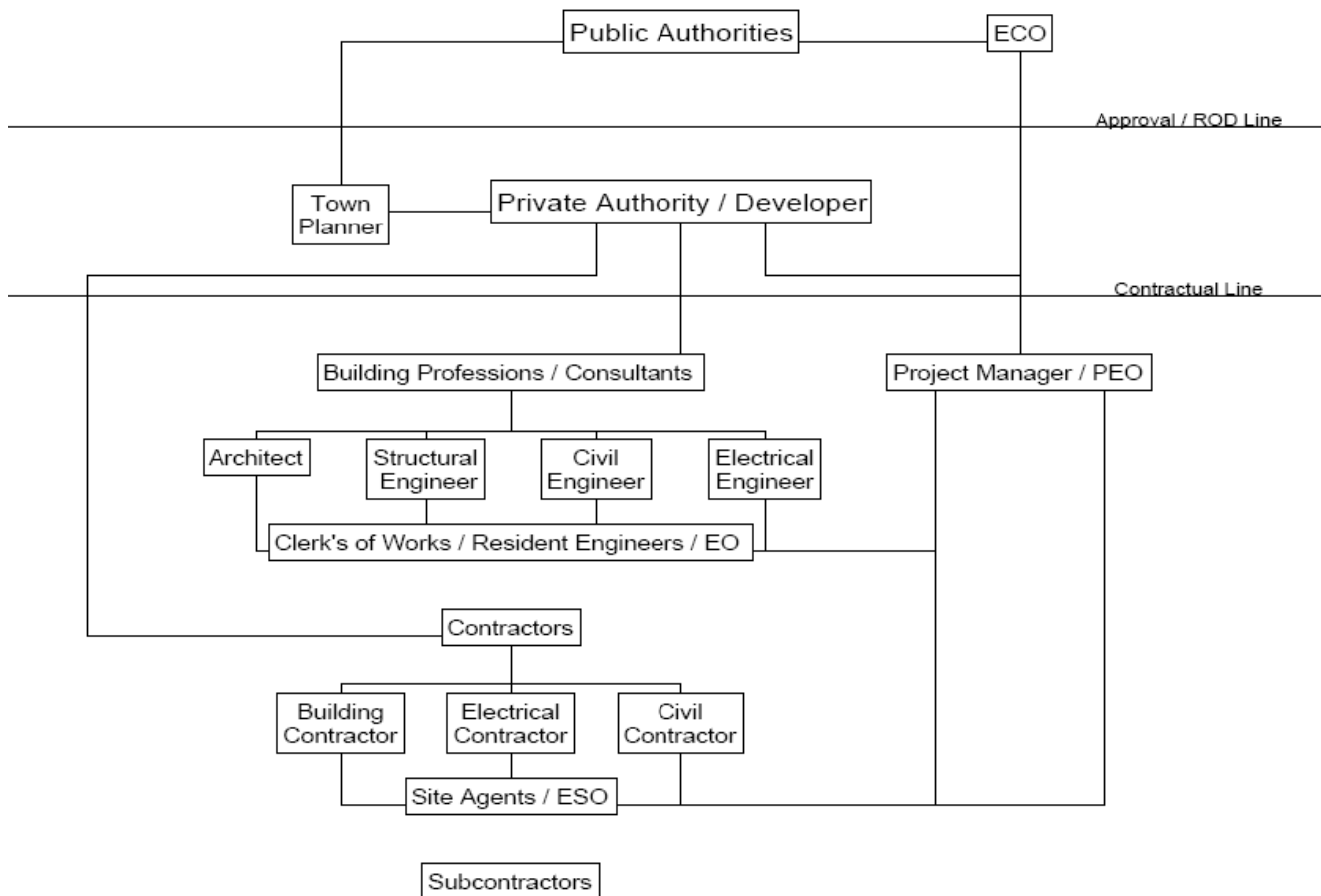


Figure 1: Reporting structure and role players involved in the proposed Subsidised Housing Development on Erven 10509 & CA597-15-RE in Philippi - EMP

Please note that due to the time line of the development as well as the coming and leaving of consultants and contractors, as well as the many crossed channels of communication in the EMP Guideline, it was decided by the project team to use the GACP-channels of communication whereby the Project Manager remains the central pivot between all the disciplines. All instructions and reports shall flow through the Project Manager (PM). In the environmental matters the PM becomes the Project Environmental Officer (PEO).

3.4 MEASUREMENT AND PAYMENT

It is understood that environmental requirements included in this EMP will entail costs over and above those of the civil requirements. These include provision for: mitigation and enhancement actions; training and environmental awareness requirements; monitoring; auditing; and corrective actions. The proponent shall recognise this and make provision for it in the tender. Costing for management action should be done with inputs and advice from appropriate technical members of the project team and relevant EAP who have knowledge

of the management actions being recommended as well as practical experience in implementing similar measures and techniques.

A lump sum must be allocated for the management of Environmental Specifications where it is not possible to cost requirements of the EMP.

3.6 GENERAL GUIDELINES

Guidelines as per standardised construction documentation must be used.

3.7 AWARENESS (INDUCTION) TRAINING

3.7.1 Construction Phase

The EO or ESO, or ECO are responsible in ensuring everyone on site is given an environmental awareness induction session which not only clearly defines what the environment is and specifics detailing the local environment but outlines the requirements of the EMP as a management tool to protect the environment.

Refresher courses must be conducted as and when required. The EO or ESO must ensure daily toolbox talks including alerting the workforce to particular environmental concerns associated with the tasks for that day or the area/habitat in which they are working. Awareness posters and a hand out must be produced to create awareness throughout the site.

3.7.2 Operational Phase

The ECO is responsible in ensuring everyone involved in the operation of the development at ground level receives an environmental awareness induction which not only clearly defines what the environment is and specifics detailing the local environment but outlines the requirements of the EMP as a management tool to protect the environment.

Awareness posters and a hand out must be produced to create awareness throughout the site.

3.8 SITE DOCUMENTATION

3.8.1 Construction Phase

The following is list of documentation that must be held on site and must be made available to the ECO and/or DEA&DP on request.

- Access negotiations and physical access plan
- Site daily diary /instruction book
- Records of all remediation / rehabilitation activities
- Copies of EO reports (management and monitoring)
- Environmental Management Plan (EMP)
- Complaints register

3.8.2 Operational Phase

The following is a list of documentation which must be held on sight and must be made available to the ECO and/or DEA&DP on request.

- Environmental monitoring reports (if required)
- Records of all remediation / rehabilitation activities (if required)
- Environmental Management Plan (EMP)
- Complaints register

3.8.3 Pro forma documentation

3.8.3.1 Prior to the commencement of construction activities

The following attached pro forma documentation is to be filled out and is binding to the EMP and project contract and includes, but not limited to, the following:

- Declaration of understanding by the Developer
- Declaration of understanding by the Contractor

3.8.3.2 During construction activities

The following attached pro forma documentation is to be filled out and maintained. These are binding to the EMP and project contract. They include, but are not limited to, the following:

- Environmental incidents
- Records of all remediation / rehabilitation activities

3.8.3.2 During the Operational Phase

The following attached pro forma documentation is to be filled out and is binding to the EMP and project contract and includes, but not limited to, the following:

- Declaration of understanding by the Proponent
- Environmental incidents

3.9 TOLERANCES AND NON-COMPLIANCE

The independent ECO is responsible for Fortnightly audits on compliance to relevant environmental legislation, conditions of the Environmental Authorisation (EA), and the EMP for the project.

The ECO shall conduct independent environmental audits. **Fortnightly Audit reports** are to verify the projects compliance with the EMP and conditions of the Environmental Authorisation (EA).

Should the contractor show repeated non-compliance in terms of the audits, a range of fines may be issued to the contractor. These fines are included as part of the Construction EMP (Table 6).

The Engineer, in conjunction with the ECO, shall be the judge as to what constitutes a transgression in terms of this clause, subject to the General Conditions of Contract.

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SECTION 4 - GENERIC CONSTRUCTION PHASE EMP - IMPLIMENTATION
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4.1 PREAMBLE

The point of departure for the EMP is to empower a pro-active rather than re-active approach to environmental performance by addressing potential problems before they occur. This will limit corrective measures needed during the construction phase of the project. Therefore the purpose of this EMP is to provide management measures that must be implemented by the Applicant and all contractors and sub-contractors alike to ensure that the potential impacts of the proposed construction and establishment of a Low-Cost Housing Development on Erf 10509 are minimised. It must also be ensured that the EMP is maintained and upheld as a dynamic document in order for the project team to add or improve on issues that might be considered left out or not relevant to the project. In such instances the DEA&DP may authorise the ECO to make such changes.

The following tables form the core mitigation measures appropriate to the pre-construction and construction phase. The tables present, the objectives to be achieved and the management actions that needs to be implemented in order to mitigate the negative impacts and enhance the benefits of the project. Associated responsibilities, criteria/targets and timeframes are clearly specified.

The ‘**pre-construction**’ section of this generic EMP, refers to the period of time leading up to and prior to commencement of construction activities, and is included to ensure pro-active environmental management measures with the goal of identifying avoidable environmental damage at the outset and sustain optimal environmental performance throughout the construction phase. Most impacts will occur during the construction phase and must be mitigated through the contingency plans identified in the pre-construction phase.

The bulk of environmental impacts will have immediate effect during the ‘construction’ phase (e.g. noise, dust, and water pollution). If the site is monitored on a continual basis during the construction phase, it is possible to identify these impacts as they occur. These impacts will then be mitigated through the measures outlined in this section, together with a commitment to sound environmental management from the project team.

The “construction” section refers to all construction and its operation-related activities that will occur within the approved area and access roads, until the project is completed. This “construction” section is divided into three functional areas, namely “materials”; “plant”; and “construction”. Each of these functional areas within the EMP contains specific generic mitigation requirements and requested contractor method statements stipulated where required.

Many potential environmental impacts will have immediate or long term effects during the ‘operational’ phase (e.g. noise, waste management, and water pollution). If the development is monitored on a continual basis during operations, it is possible to identify these impacts as they occur. These impacts will then be mitigated through the measures outlined in this

section, together with a commitment to sound environmental management from the proponent and management team.

It must be noted that the responsible party for the majority of the mitigation measures is that of the Management body, unless otherwise stipulated. The names of the responsible parties must be made available to DEA&DP for record purposes.

The management body must ensure that a maintenance team is employed with the correct equipment and skill to maintain boardwalks, pathways, fences etc. The following tables will refer to the responsible party as “Management body: ‘to be announced’ and “maintenance crew”.

4.2 STRUCTURE AND CONTENTS OF THE TABLES

The table consists of seven parts as follows:

“Phase of development” - This row will identify either pre-construction (planning) or actual construction phase.

“Impact / issue” - This row will identify the issue being addressed, e.g. Materials, site demarcation, heritage, etc.

Mitigation Measure - This column will include all the necessary mitigation measures for each impact/issue’.

Management objectives - This column will indicate what the management objectives to be achieved for each mitigation measure are.

Measurable targets - This column will indicate what evidence is to be used as an indication to whether or not the ‘Management objectives’ have been implemented and hence achieved.

Responsible party - This column will provide information as to which role player, e.g. ECO, RE, etc. is responsible for the implementation and or management of each mitigation measure.

Frequency of action - These columns provide time guidelines for the ‘Responsible party’ by which he/she is to action or manage the required mitigation.

4.2.1 SPECIALIST RECOMMENDATIONS

4.2.1.1 Pre-Construction and Construction Phases

The last part of the table provides space for the EAP to add specialist recommendations that need to be addressed during the pre-construction and construction phases.

4.2.1.2 Operational Phase

Additional requirements may need to be added to the table pending conditions required in the Environmental Authorisation (EA). The last part of the table provides space for such conditions, which must be added before the “declaration of understanding” is signed by the proponent and ECO.

Table 1: PROPOSED CONSTRUCTION AND ESTABLISHMENT OF A SUBSIDISED HOUSING DEVELOPMENT ON ERVEN 10509 & CA597-15-RE IN PHILIPPI: (PLANNING) PHASE EMP

Phase development of	PRE-CONSTRUCTION (PLANNING)				
Impact / issue	GENERAL				
MITIGATION MEASURE	MANAGEMENT OBJECTIVES	MEASURABLE TARGETS	RESPONSIBLE PARTY	FREQUENCY OF ACTION	
Traffic Impact Comply with City of Cape Town Municipality road rules and signs. Possible traffic disturbances as a result of the activity should be minimized as far possible. Efficient road markings must be available to inform motorists should they prefer to travel a different route. Access to private properties, commercial and recreational areas must remain open for the entire length of the project's life-cycle.	To reduce possible traffic impact to expectable standards	The existing level of traffic	Project team	Design and implementation	
Sensitive Natural Areas (If/Where Applicable) During construction no heavy machinery may enter indigenous vegetation or any wetland areas that may be present along the construction activities. The watercourses (even if dry) must be seen as no-go areas.	To reduce possible impact to indigenous vegetation and limited the amount of disturbance thereto	No physical impact or alterations to the indigenous vegetation	Contractor and Engineer	Pre-construction	

Phase development of	PRE-CONSTRUCTION (PLANNING)			
Impact / issue	GENERAL			
MITIGATION MEASURE	MANAGEMENT OBJECTIVES	MEASURABLE TARGETS	RESPONSIBLE PARTY	FREQUENCY OF ACTION
Appointments and duties of project team The contact details for the ECO, RE, EO, Contractor and ESO shall be completed on the attached pro forma and a copy kept on site. This document must be made available to the DEA&DP on request. Before construction activities commence, role players must have a clear indication to their role in the implementation of this EMP. Subcontractor(s) contracts with the principle contractor must contain a clause to the effect that the disposal of all construction-generated refuse / waste to an officially approved dumping site is the responsibility of the subcontractor in question and that the subcontractors are bound to the management activities stipulated in this EMP. <u>The DEA&DP must be informed of the appointment of an ECO prior to the commencement of any construction activities.</u>	Contingencies for minimising negative impacts anticipated to occur during the construction phase	- Contract records - Signed declaration pro forma's	Project team	Pre-construction

Phase development	of	PRE-CONSTRUCTION (PLANNING)			
Impact / issue		GENERAL			
MITIGATION MEASURE		MANAGEMENT OBJECTIVES	MEASURABLE TARGETS	RESPONSIBLE PARTY	FREQUENCY OF ACTION
Site demarcation and development The surveys for the overall project area and construction footprint as approved in the Environmental Authorisation (EA) must be complete and clearly demarcated before the contractors set up their crew camps or begin construction. The EO and ECO must be on site in order to make sure the correct areas are fully demarcated.		Contingencies for minimising negative impacts anticipated to occur during the construction phase	- Demarcated area's - Filled in section of this document	EAP specialist, Engineer, contractor	As and when required
Emergencies, non-compliance and communication The contractor must provide method statements on the protocols to be followed, and contingencies to be put in place for the following, before construction may begin: - Emergency spills procedures for the contamination of soils from spills and fire. - Handling & storage of oils and chemicals - Cement and concrete batching, which includes the storage, washing & disposal of cement, packaging, tools and plant. - Diesel tanks and refuelling procedures		Contingencies for minimising negative impacts anticipated to occur during the construction phase	Method statements	Contractor, Engineer	As and when required

Phase development of	PRE-CONSTRUCTION (PLANNING)			
Impact / issue	GENERAL			
MITIGATION MEASURE	MANAGEMENT OBJECTIVES	MEASURABLE TARGETS	RESPONSIBLE PARTY	FREQUENCY OF ACTION
- Crew camps and construction lay down areas - Workshop maintenance and cleaning of plant Communication in emergencies must follow the suggested lines of communication as stipulated figure 1.	Contingencies for minimising negative impacts anticipated to occur during the construction phase	Existing quality level of water resources	ECO	As and when required
Construction Management. The following guidelines will be followed with regard to construction activities in or near any watercourses (If/Where Applicable). - Disturbances to surrounding indigenous vegetation will be kept to an absolute minimum. - The contractor/ECO will take cognisance with regard to weather forecasts and prepare/maintain the construction area. All relevant stockpiles, plant and construction equipment will be removed from the construction area prior to possible flooding events.	- Minimise scarring of the soil surface and land features - Minimise disturbance and loss of soil - Minimise construction footprint - Minimise sedimentation of nearby drainage lines. - Minimise contamination of storm water run-off.	- No visible erosion scars once construction is completed - The footprint has not exceeded the agreed site in terms of EA etc. - Minimal invasive weed and grass growth - No signs of sedimentation and erosion - No pollution of the environment - No evidence of contaminated soil on the	Contractor / ECO	As and when required

Phase development	of	PRE-CONSTRUCTION (PLANNING)			
Impact / issue		GENERAL			
MITIGATION MEASURE		MANAGEMENT OBJECTIVES	MEASURABLE TARGETS	RESPONSIBLE PARTY	FREQUENCY OF ACTION
3) In case of flooding events, the contractor/ECO will remain on site (even after hours) to check that diversions keep pace with rising water levels, and to remove any debris floating downstream. 4) Excess grease will be removed from any and all machinery before plant works in or near any watercourses (where applicable). 5) No building materials (sand, aggregate, topsoil, etc.) will be stockpiled in or near any watercourse(s) (where applicable). 6) All hazardous material (temporary toilets, fuel storage tanks, lubricants, paints, cement, cement additives, etc.) will be kept a minimum of 32 metres from the watercourse(s) and will be properly secured. (where applicable). 7) Any spilt hazardous material will be recovered immediately and disposed of appropriately (licenced landfill site). 8) Construction activities must have suitable			construction site • No evidence of contaminated water resources • Method statements		

Phase development	of	PRE-CONSTRUCTION (PLANNING)			
Impact / issue		GENERAL			
MITIGATION MEASURE		MANAGEMENT OBJECTIVES	MEASURABLE TARGETS	RESPONSIBLE PARTY	FREQUENCY OF ACTION
erosion and scour protection.					

Table 2: ADDITIONAL CONDITIONS CONTAINED IN THE EA TO BE INCLUDED IN THE EMP

Phase of development	PLANNING	EA reference number	16/3/1/1/A2/30/3067/14		
Impact / issue	EA Conditions	Developer	CoCT / HDA		
MITIGATION MEASURE	MANAGEMENT OBJECTIVES	MEASURABLE TARGETS	RESPONSIBLE PARTY	FREQUENCY OF ACTION	
A Dust Management Plan will be drafted and submitted to the City of Cape Town Air Quality Management Office, to form part of this Environmental Management Plan (EMP) before construction activities commence on the concerned properties (Erven 10509 & CA597-15-RE in Philippi).	Mitigation of potential Dust Impacts as part of the Construction Phase of the development Proposal	Minimal Dust Pollution	Applicants	Before Construction Activities commence.	

Table 3: PROPOSED CONSTRUCTION AND ESTABLISHMENT OF A SUBSIDISED HOUSING DEVELOPMENT ON ERVEN 10509 & CA597-15-RE IN PHILIPPI: CONSTRUCTION PHASE EMP (Materials)

Phase of development	CONSTRUCTION				
Impact / issue	Materials				
MITIGATION MEASURE		MANAGEMENT OBJECTIVES	MEASURABLE TARGETS	RESPONSIBLE PARTY	FREQUENCY OF ACTION
Handling					
Stockpiles All stockpiled material must be easily accessible on site without any environmental damage of the surrounding properties. All temporarily stockpiled material must be stockpiled in such a way that the spread of materials are minimised. In the case of strong wind and/or rain all stockpile material must be covered with a tarpaulin in order to prevent erosion. The stockpiles may only be placed within the demarcated areas the location of which must be approved by the RE, EO or ECO. No material may be stockpiled within 32 metres of any watercourse(s) (If/Where Applicable) Soils from different horizons must be stockpiled such that topsoil stockpiles do not get contaminated by sub-soil material. Topsoil stockpiles must be monitored for invasive exotic vegetation growth. Contractors must remediate as and when required in consultation with the EO, RE and ECO. No plant, workforce or any construction related activities may be allowed onto the topsoil		• Minimise scarring of the soil surface and land features • Minimise disturbance and loss of soil • Minimise construction footprint • Minimise sedimentation of nearby drainage lines and the proposed polishing facility. • Maintain the integrity of topsoil's for landscaping and rehabilitation • Containment of invasive plant growth by means of topsoil monitoring. • Minimise contamination of storm water run-off	• No visible erosion scars once construction is completed • The footprint has not exceeded the agreed site in terms of EA etc. • Minimal invasive weed and grass growth • No signs of sedimentation and erosion	Contractor	Daily

Phase of development	CONSTRUCTION				
Impact / issue	Materials				
MITIGATION MEASURE		MANAGEMENT OBJECTIVES	MEASURABLE TARGETS	RESPONSIBLE PARTY	FREQUENCY OF ACTION
stockpiles. Topsoil stockpiles must be clearly demarcated as no-go areas. Stockpiles must not be higher than 3 meters to avoid compaction thereby maintaining the soil integrity and chemical composition.					
Oil and chemicals The contractor must provide method statements for the “handling & storage of oils and chemicals”, “fire”, and “emergency spills procedures”. These substances must be confined to specific and secured areas within the contractor’s camp, and in a way that does not pose a danger of pollution even during times of high rainfall. These areas must be imperviously bunded with adequate containment (at least 1.1 times the volume of the fuel) for potential spills or leaks. Drip trays (minimum of 10cm deep) must be placed under all machinery and vehicles. The surface area of the drip trays will be dependent on the vehicle and must be large enough to catch any hydrocarbons that may leak from the vehicle while standing. The depth of the drip tray must be determined considering the total amount / volume of oil in the vehicle. The drip tray must be able to contain the volume of oil in the vehicle. Any spills larger than 100ℓ should be reported to all		• Prevention of pollution of the environment • Minimise chances of transgression of the acts controlling pollution	• No pollution of the environment • No litigation due to transgression of pollution control acts • No complaints from I & AP’s • Method statements	Contractor	Daily

Phase of development	CONSTRUCTION			
Impact / issue	Materials			
MITIGATION MEASURE	MANAGEMENT OBJECTIVES	MEASURABLE TARGETS	RESPONSIBLE PARTY	FREQUENCY OF ACTION
local authorities. Spill kits must be available on site and in all vehicles that transport hydrocarbons for dispensing to other vehicles on the construction site. Spill kits must be made up of material/product that is in line with environmental best practice (sunsorb is a recommended product that is environmentally friendly). All spilled hazardous substances must be contained in impermeable containers for removal Hazardous Waste Landfill site.				
Cement (If/Where Applicable) It is <u>suggested</u> that ready-mix cement be used as far as possible to minimize the possible impact on the surrounding environment. Cement batching areas must be located in consultation with the RE, EO or ECO to ensure residues are contained and that the proposed location does not fall within sensitive areas such as drainage lines, storm water channels, etc. The contractors must provide and maintain a method statement for "cement and concrete batching" which includes the storage, washing & disposal of cement, packaging, tools and plant. The mixing of concrete shall only be done at selected sites on mortar boards or similar structures to contain run-off. Cleaning of cement	• Minimise the possibility of cement residue entering into the surrounding environment • Minimise pollution of soil, surface and ground water resources	• No evidence of contaminated soil on the construction site • No evidence of contaminated water resources • Method statement	Contractor	Monitored daily

Phase of development	CONSTRUCTION			
Impact / issue	Materials			
MITIGATION MEASURE	MANAGEMENT OBJECTIVES	MEASURABLE TARGETS	RESPONSIBLE PARTY	FREQUENCY OF ACTION
mixing and handling equipment shall be done using proper cleaning trays. All empty containers must be stored in a dedicated area and later removed from the site for appropriate disposal at a Licensed Landfill site. All empty cement bags are to be picked up immediately to ensure that cement dust is not blown away. Cement dust is poisonous and will be detrimental to the environment. Any spillage that may occur must be investigated and immediate remedial action shall be taken. The visible remains of concrete, either solid, or from washings, shall be physically removed immediately and disposed of as waste to a Licensed Landfill site. Washing of the remains into the ground is unacceptable.				
DANGEROUS AND TOXIC MATERIALS Provision of storage facilities <i>(If/Where Applicable)</i> Materials such as fuel, oil, paint, herbicide and insecticides must be sealed and stored under lock and key, as appropriate, in well-ventilated areas. Storage facilities should be bunded, roofed, secure, rain, wind and tamper proof.	- Prevention of pollution of soil, surface and ground water resources in the immediate and surrounding environments - Minimise chances of transgression of the acts controlling pollution	- No visible signs of pollution - No litigation due to transgression of pollution control acts	Contractor	Monitor daily

Phase of development	CONSTRUCTION			
Impact / issue	Materials			
MITIGATION MEASURE	MANAGEMENT OBJECTIVES	MEASURABLE TARGETS	RESPONSIBLE PARTY	FREQUENCY OF ACTION
Storage areas shall display the required safety signs depicting “no smoking”, No Naked lights” and “Danger” containers shall be clearly marked to indicate contents as well as safety requirements. Sufficient care must be taken when handling these materials to prevent pollution. Training on the handling of dangerous and toxic materials must be conducted for all staff prior to the commencement of construction. In the case of pollution of any surface or groundwater, the Regional Representative of the Department of Water and Sanitation (DWS), must be informed immediately. Empty containers shall be removed to a Hazardous Waste Landfill site. Material Safety Data Sheets (MSDS) must be prepared for all hazardous substances on site and supplied by the supplier where relevant. MSDS’s must be updated as required.				
Bulk storage of fuels and oils (If/Where Applicable) The contractors must provide and maintain a method statement for “Diesel tanks and	• Prevention of pollution of soil, surface and ground water resources in the immediate and surrounding	• No visible signs of pollution • No litigation due to transgression of pollution control acts	Contractor	Once off, as required

Phase of development	CONSTRUCTION			
Impact / issue	Materials			
MITIGATION MEASURE	MANAGEMENT OBJECTIVES	MEASURABLE TARGETS	RESPONSIBLE PARTY	FREQUENCY OF ACTION
refuelling procedures". Bulk fuel storage tanks on the site shall be on an impervious surface that is bunded and able to contain at least 110% of the volume of the tanks. A Flammable Liquid License must be obtained for diesel volumes greater than 200 litres. As no application was lodged for this activity, it should be noted that Environmental Authorisation is required for the storage of Diesel and/or Petrol with volumes greater than 30 000 litres. Bulk fuel storage tanks shall be located in a portion of the construction camp where they do not pose a high risk in terms of water pollution. Bulk fuel storage tanks shall be placed so that they are out of the way of traffic, so that the risk of the tanks being ruptured or damaged by vehicles is minimised. Bulk fuel storage should be covered during the rainy season.	environments Minimise chances of transgression of the acts controlling pollution	Method statement		

Phase of development	CONSTRUCTION			
Impact / issue	Materials			
MITIGATION MEASURE	MANAGEMENT OBJECTIVES	MEASURABLE TARGETS	RESPONSIBLE PARTY	FREQUENCY OF ACTION
Use of dangerous and toxic materials <i>(If/Where Applicable)</i> The contractor shall keep the necessary materials and equipment on site to deal with spills/ fire of the materials present should they occur. The contractor shall set up a procedure for dealing with spills/ fire, which will include notifying the ECO and the relevant authorities prior to commencing with construction. These procedures must be developed in consultation and approval by the appointed EO. All staff should receive some form of fire training. Fire buckets and hoses shall be in good working order and easily accessible on site. A record must be kept of all spills and the corrective action taken.	• Prevention of pollution of soil, surface and ground water resources in the immediate and surrounding environments • Minimise chances of transgression of the acts controlling pollution	• No pollution of the environment • No litigation due to transgression of pollution control acts	Contractor	As required

Table 4: PROPOSED CONSTRUCTION AND ESTABLISHMENT OF A SUBSIDISED HOUSING DEVELOPMENT ON ERVEN 10509 & CA597-15-RE IN PHILIPPI: CONSTRUCTION PHASE EMP (Plant)

Phase of development	CONSTRUCTION			
Impact / issue	PLANT			
MITIGATION MEASURE	MANAGEMENT OBJECTIVES	MEASURABLE TARGETS	RESPONSIBLE PARTY	FREQUENCY OF ACTION
Eating areas and camp followers (If/Where Applicable) The contractors must provide and maintain a method statement for “Crew camps and construction lay down areas”. The Contractor shall, in conjunction with the EO, designate the restricted eating area for eating during normal working hours. 3 Refuse bins with lids must be provided and cleaned on a weekly basis or as the need arises. The bins are to be secure, wind, weather and scavenger proof. Designated areas for smoking must be provided. No fires are to be lit outside of a facility designed to contain fires. The adequacy and positioning of these structures must be determined in consultation with the EO and ECO. No animals, domestic or otherwise are allowed on the premises. The feeding, or leaving of food, for stray or other animals in the area is strictly prohibited. Camp followers/informal traders must not be allowed to congregate on pavements or outside	• Control potential influx of vermin and flies • Neat work place and hygienic environment • Minimise negative social impacts to local businesses	• No visual sign of vermin and flies • No complaints from I & AP's	Contractor, EO	Once off, monitor daily

Phase of development	CONSTRUCTION			
Impact / issue	PLANT			
MITIGATION MEASURE	MANAGEMENT OBJECTIVES	MEASURABLE TARGETS	RESPONSIBLE PARTY	FREQUENCY OF ACTION
the construction site. However, at the contractors discretion facilities can be made available within the designated eating area. Litter (even if originating outside the camp) and concrete bags etc. must be picked up and put into suitably closed bins.				
Toilets and Ablution Facilities (If/Where Applicable) The contractor will be responsible for providing all sanitary arrangements for his and the sub-contractors team. A minimum of one chemical toilet shall be provided per 15 persons. Sanitary arrangements shall be to the satisfaction of the ECO and the local authority. The contractor shall keep the toilets in a clean, neat and hygienic condition. The contractor shall supply toilet paper at all toilets at all times. Toilet paper dispensers shall be provided in all toilets. Toilets provided by the contractor must be easily accessible and a maximum of 150m from the works area to ensure they are utilised. All toilets will be located within the contractor's camp. Should toilets be needed elsewhere, their location must first be approved by the RE, EO or ECO. The contractor (who must use reputable toilet-servicing company) shall be responsible for the cleaning, maintenance and servicing of the toilets. The contractor (using reputable toilet-	• Ensure proper sanitation is achieved which will encourage the workforce to utilise toilets provided and not the surrounding habitat • Minimise potential of diseases on site • Minimise potential to pollute soils, water resources and natural habitats	• Workforce use toilets provided • No complaints received from I & AP's as well as members of the workforce • No visible or measurable signs of pollution of the environment (soils, ground and surface water)	Contractor, RE or EO	As and when required

Phase of development	CONSTRUCTION			
Impact / issue	PLANT			
MITIGATION MEASURE	MANAGEMENT OBJECTIVES	MEASURABLE TARGETS	RESPONSIBLE PARTY	FREQUENCY OF ACTION
servicing company) shall ensure that all toilets are cleaned and emptied before the builders' or other public holidays. Toilets out on site must be secured to the ground and have a sufficient locking mechanism operational at all times.				

Phase of development	CONSTRUCTION			
Impact / issue	PLANT			
MITIGATION MEASURE	MANAGEMENT OBJECTIVES	MEASURABLE TARGETS	RESPONSIBLE PARTY	FREQUENCY OF ACTION
Waste management Please refer to the Waste Minimization Plan herewith attached.	• Sustainable management of waste by recycling • To keep the site neat and tidy • Minimise litigation and complaints by I&AP's • Reduce visual impact • Control potential influx of vermin and flies • Minimise potential to pollute soils, water resources and natural habitats	• Disposal of rubble and refuse in an appropriate manner with no rubble and refuse lying on site • Site is neat and tidy • No complaints from surrounding industries and businesses • Sufficient containers available on site • No visible or measurable signs of pollution of the environment (soils, ground and surface water)	Contractor, EO	Daily

Phase of development	CONSTRUCTION			
Impact / issue	PLANT			
MITIGATION MEASURE	MANAGEMENT OBJECTIVES	MEASURABLE TARGETS	RESPONSIBLE PARTY	FREQUENCY OF ACTION
Dust A Dust Management Plan will be drafted and submitted to the City of Cape Town Air Quality Management Office, to form part of this Environmental Management Plan (EMP) before construction activities commence on the concerned properties (Erven 10509 & CA597-15-RE in Philippi). It is imperative that method statements regarding dust control be supplied to the ECO by the contractor prior to the commencement of any construction activities. Dust management and dust suppression during the construction phase is deemed very important. The method statement must provide information on the proposed source of water to be utilised and the details of the licenses acquired for such usage. Potable water cannot (as far as possible) be used as a means of dust suppression, alternative measures must be sourced. The use of 'grey' water must be investigated as an alternative. The contractor will be responsible to source this water and obtain the required approvals. The construction camp shall be watered during dry and windy conditions to control dust fallout. Dust production must be controlled by regular watering of roads and works area, should the need arise. (NB: Concrete dust is toxic and damages soil properties. Therefore watering to prevent dust spread must not be done where concrete dust has fallen or it will infiltrate into the soil. Concrete bags must not be allowed to blow around the site and spread cement dust). At the end of construction, the site camp must be fully rehabilitated by removing the temporary surface, ripping the area to loosen the soil and the area must be re-vegetated with locally indigenous vegetation only, according to the landscape development plan for the project, and where applicable.	• Reduce dust fall out • Reduce visual impact • Minimise loss of valuable soil material	• No visible signs of dust • No complaints from interested and Affected parties • No incidences reported to ECO • No visible evidence of dust contamination on the surrounding environment • Method statement • Baseline targets not exceeded during regular monitoring of dust counts.	RE, Contractor, EO	Monitored daily
Prepared by Guillaume Nel, Environmental Consultants (GNEC) (as per DEADP Generic EMP) Tel: 021 870 1874 Fax: 021 870 1873			E-mail: guillaume@gnec.co.za	

Phase of development	CONSTRUCTION			
Impact / issue	PLANT			
MITIGATION MEASURE	MANAGEMENT OBJECTIVES	MEASURABLE TARGETS	RESPONSIBLE PARTY	FREQUENCY OF ACTION
Workshop equipment, maintenance and storage <i>(If/Where Applicable)</i> The contractors must provide and maintain a method statement for “workshop maintenance and cleaning of plant”. All maintenance and washing of vehicles and equipment shall be done off-site as far as possible. During servicing of vehicles or equipment, a suitable drip tray shall be used to prevent spills onto the soil. Leaking equipment shall be repaired immediately or be removed from site to facilitate repair. Workshop areas shall be monitored for oil and fuel spills and such spills shall be cleaned and remediate to the satisfaction of the EO or RE. Cleaning and remediation must be done with products that are in line with best environmental practice i.e. Sunisorb. The Contractor shall be in possession of an emergency spill kit that must be complete and available at all times on site. The Contractor must ensure that senior and the other relevant members of the workforce are trained in dealing with spills by using emergency spill kits. All spills of hazardous substances must be reported to the ESO, EO, RE or ECO. The contractor must comply with the regulations of the Occupational Health and Safety Act,	• Prevent pollution of the environment • Minimise chance of transgression of the acts controlling pollution • Disposal of hazardous substances to a Hazardous Waste Landfill site.	• No pollution of the environment • No litigation due to transgression of pollution control acts • Method statement	RE, Contractor, EO	Monitor daily

Phase of development	CONSTRUCTION			
Impact / issue	PLANT			
MITIGATION MEASURE	MANAGEMENT OBJECTIVES	MEASURABLE TARGETS	RESPONSIBLE PARTY	FREQUENCY OF ACTION
1993 (Act No. 85 of 1993) as well as specific specifications set forth by the health and safety agent.				
Noise (If/Where Applicable) All construction vehicles must be in a good working order to reduce possible noise pollution. Work hours during the construction phase shall be strictly enforced unless permission is given (08H00 – 17H00). Permission shall not be granted without consultation with the local industries and businesses by the EO. No work to be done on Sundays. Noise reduction is essential and Contractors shall endeavour to limit unnecessary noise, especially loud talking, shouting or whistling, radios, sirens or hooters, motor revving, etc. The use of silent compressors is a specific requirement. All machinery to be muffled where possible. Noisy activities shall take place only during working hours. The EO must inform the residents of houses and businesses adjacent to the development in writing 24 hours prior to any planned activities that will be unusually noisy or any other activities that could reasonably have	• Maintain noise levels below “disturbing” as defined in the National Noise Regulations • Minimise the nuisance factor of the development	• No complaints from surrounding landowners or I&APs	Contractor, EO	As and when required

Phase of development	CONSTRUCTION			
Impact / issue	PLANT			
MITIGATION MEASURE	MANAGEMENT OBJECTIVES	MEASURABLE TARGETS	RESPONSIBLE PARTY	FREQUENCY OF ACTION
an impact on the adjacent sites. These activities could include, but are not limited to use of pneumatic jack-hammers and compressors etc. No noise louder than 70dB from the ambient noise level. Machinery and equipment on site must be maintained so as to avoid any unnecessary noises.				

Table 5: PROPOSED CONSTRUCTION AND ESTABLISHMENT OF A SUBSIDISED HOUSING DEVELOPMENT ON ERVEN 10509 & CA597-15-RE IN PHILIPPI: CONSTRUCTION PHASE EMP (Construction)

Phase development of	CONSTRUCTION				
Impact / issue	CONSTRUCTION				
MITIGATION MEASURE	MANAGEMENT OBJECTIVES	MEASURABLE TARGETS	RESPONSIBLE PARTY	FREQUENCY OF ACTION	
Crew Camps (If/Where Applicable) Accommodation for members of the workforce will not be permitted on site unless authorisation has been given in terms of the Environmental Authorisation issued for the site. If accommodation is to be provided for workers, details need to be provided as to the location and facilities to be provided for the workers. Dedicated wash areas must be situated away from surface water sources. The contractor's camp shall be monitored for dust fallout and dust suppression applied as required. This may include the laying of gravel, the use of grey water can be considered as an option if the required permits have been acquired. The contractor's camp, offices and storage facilities shall be located within the site boundaries. If this is not feasible an alternative should be designated in consultation with the ECO. The contractor shall provide labourers to clean up the contractor's camp and construction site on a daily basis. These areas shall then be inspected by the contractor or his/her ESO to ensure compliance with this requirement. The contractor shall be responsible for cleaning the contractor's camp and construction site of all structures, equipment, residual litter and building materials at the end of the construction period and, the topsoil restored in areas where landscaping is to take place.	- Minimise water pollution - Minimise dust fallout - Minimise unwarranted environmental damage outside the footprint - Maintain a clean and healthy working environment - Minimise visual impact to surrounding environment	- No signs of water or soil pollution - No complaints from surrounding landowners or I&APs - No visible signs of litter - Method statements	Contractor, EO, ESO	Monitor daily	

Fires (If/Where Applicable) The contractors must provide and maintain a method statement for “fires”, clearly indicating where and for what fires will be utilised plus details on the fuel to be utilised in creating the fire. No wood is to be collected from private or public property. Fires must be within designated areas and must be in small scale. Absolutely no burning of waste is permitted. Fires will only be allowed in facilities especially constructed for this purpose within fenced Contractor’s camps. Wood and/or charcoal are the only fuels permitted to be used for fires. The contractor must provide sufficient wood (fuel) for this purpose. Fires in the designated areas must be small in scale so as to prevent excessive smoke being released into the atmosphere. Heavy smoke may not be released into the air. No felling of trees or wood collection is allowed from private or public property. The Contractor shall ensure that there is appropriate fire-fighting equipment available on site at all times.	• Minimise risk of veldt fires • Minimise destruction of natural fauna and flora • Maintain safety on site	• No veldt fires started by the contractor’s workforce • No claims from landowners for damages due to veldt fires • Method statement	Contractor, EO, ESO	Monitor daily
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Erosion and sedimentation (If/Where Applicable) To reduce the loss of material by erosion, the contractor shall ensure that disturbance on site is kept to a minimum. The disturbance especially includes the movement of heavy vehicles. The contractor shall be responsible for rehabilitating all eroded areas in such a way that the erosion potential is minimised after construction has been completed. These areas are to be filled with mulch or funnels constructed to route the water. All disturbed areas that will not be landscaped within the construction phase, must be mulched to encourage vegetation re-growth. Mulch used must be free from alien seed. These areas must be cordoned off so that vehicles or construction personnel cannot gain access to these areas. In the case of strong wind and/or rain all stockpile material must be covered with a tarpaulin in order to prevent erosion.	• Minimise erosion damage • Minimise scarring of the soil surface and land features • Minimise disturbance and loss of topsoil • Re-growth of disturbed areas.	• No erosion scars • No loss of topsoil • No interference with the natural flow of water • No visible erosion scars once construction is completed • The footprint has not exceeded the agreed boundaries • All damaged areas successfully rehabilitated	Contractor, EO, ESO	As and when required
Fauna (If/Where Applicable) <u>All activities on site must comply with:</u> The regulations of the Animal Protection Act, 1962 (Act No. 71 of 1962); and Marine Living Resources Act, 1998 (Act No. 18 of 1998). All construction workers must be informed that the intentional killing of any animal is not permitted as faunal species are a benefit to society. Poaching is illegal and it must be a condition of employment that any employee caught poaching will be dismissed. Employees must be trained on how to	• Minimise disturbance to animals • Minimise destruction of habitat	• No complaints from Nature Conservation • No litigation concerning applicable animal protection acts • No measurable or visible signs of habitat destruction	RE, Contractor, EO, ESO	Monitor daily

deal with fauna species as intentional killing will not be tolerated. In the case of a problem animal e.g. a large snake a specialist must be called in to safely relocate the animal if the EO or ECO is not able to.				
Flora (If/Where Applicable) The contractor must rehabilitate the construction camp and any other disturbed areas once construction activities have terminated. Compacted areas will be ripped and mulched in order to ensure recovery of the natural vegetation cover. (If and where applicable). No open fires shall be allowed on site under any circumstances, fires will only be permitted in adequate facility within the crew camp, Forest Act, 1984 (Act No. 122 of 1984). No construction activities will take place further than 1 meter from the existing tarred surface, and all areas outside this 1 meter construction area, will be demarcated as no-go areas. Construction vehicles will also need to turn inside the existing road width, as travelling over indigenous vegetation outside the 1 meter construction buffer is strictly not allowed.	• Encourage natural habitat for fauna • Minimise scarring of the soil surface and land features • Minimise disturbance and loss of topsoil • Minimise risk of veldt fires • Minimise risk of fauna and flora destruction	• No visible erosion scars once construction is completed • The footprint has not exceeded the agreed boundaries • All damaged areas successfully rehabilitated • No veldt fires started by contractors work force	Contractor, EO, ESO, Landscape Architect	As and when required

Heritage (If/Where Applicable) No archaeological or historical material of any significance is expected to occur on the proposed site. In terms of the National Heritage Act, 1999 (Act No. 25 of 1999), should any archaeological artefacts be exposed during construction activities, work on the area where the artefacts were found shall cease immediately and the ECO as well as the Local Council shall be notified within 24 hours. Upon receipt of such notification, the ECO will arrange for the excavation to be examined by an Archaeologist. Under no circumstances shall archaeological artefacts be removed, destroyed or interfered with. Any archaeological sites exposed during demolition or construction activities must not be disturbed prior to authorisation by the Heritage Western Cape and/or the South African Heritage Resources Agency on the appropriate provincial heritage resource agency.	• Limit the destruction of the country's heritage resources • The preservation and appropriate management of new archaeological finds should these be discovered during construction.	• No destruction of or damage to known archaeological sites	Contractor, EO, RE, ESO	Monitor Daily
No-go / sensitive areas (If/Where Applicable) No access should be allowed to any watercourse(s). The site area must be limited and demarcated (danger tape) to the minimum area necessary to carry out the works. Topsoil stockpiles are to be demarcated with danger tape and seen as no-go areas. Construction vehicles will also need to turn inside the existing road width, as travelling over indigenous vegetation outside the 1 meter	• Minimise the potential for the spread of the construction footprint. • Reduce loss of fauna and flora habitat. • Minimise the potential for loss of protected and or	• No sign of movement through "no go" areas. • Containment of footprint	RE, Contractor, ESO, EO	Monitor daily

construction buffer is strictly not allowed. 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. The EO and ECO must be on site in order to make sure the correct areas are fully demarcated.	endangered fauna and flora species.			
Access route/haul roads (If/Where Applicable) Existing roads and services must be utilised thus reducing the infringement of the development on natural habitat. If new access roads have to be constructed the road should follow existing roads for as far as possible in order to minimize the area of disturbance (if and where applicable). Any authorised clearing for access roads must be done under the supervision of the ECO. Access roads for earthmoving-equipment must be clearly designated and be positioned as close as possible to the proposed development site. No driving off from the marked roads is permitted and designated parking areas must be identified and demarcated with applicable signage. Neither the site nor its access roads must be allowed to be utilised for recreational activities, this includes but is not limited to quad bikes, 4x4's and dirt bikes. Security personnel ensure that this is enforced. No unauthorised access is permitted.	• Minimise loss of topsoil and enhancement of erosion • Minimise fauna and flora displacement by destruction of natural habitats	• No erosion on access roads after completion of construction • No loss of topsoil due to runoff water on access roads	Contractor, RE or EO	As required, monitor daily

Crime, safety and security (If/Where Applicable) No site staff, other than security personnel and skeleton staff shall be housed on site unless otherwise stipulated in the Environmental authorisation. Security personnel and skeleton staff shall be supplied with adequate protective clothing, ablution facilities, water and refuse collection facilities. A boundary fence will serve to prevent public access to the site, for public safety and security reasons. The access to the site must be controlled so as to restrict unauthorised personnel from entering the site. The workers on site must retain some means of identification. The ESO and the contractor are responsible for ensuring that only authorised personnel are on site at all times. The site and crew are to be managed in strict accordance with the Occupational Health and Safety Act, 1993 (Act No. 85 of 1993) and the National Building Regulations. Site specific conditions and regulations as set forth by the health and safety agent should also be adhered to. The contractor shall ensure that all emergency procedures are in place prior to commencing work. Emergency procedures shall include (but not be limited to) fire, spills, contamination of the ground, accidents to employees, use of hazardous substances and materials, etc. The contractor shall ensure that lists of all emergency telephone numbers / contact persons are kept up to date and that all numbers and names are posted at relevant locations throughout the construction site.	• Reduce the risk of potential incidences • Minimise the potential impact on the environment • Reduce the risk of possibly fatal incidents occurring on site.	• No incidences reported	RE, Contractor, ESO, EO	Monitor daily
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The nearest emergency service provider must be identified during all phases of the project as well as its capacity and the magnitude of accidents it will be able to handle. The contact details of this emergency centre, as well as the police and ambulance services must be available at prominent locations around the construction site and the construction crew camps.				
Visual impact (If/Where Applicable) Shade cloth must be utilised to conceal and minimise the visual impact of contractor camps, lay down and storage areas. Rubble and litter must be removed every two weeks or more often as the need arises and be disposed of at a registered landfill site.	Minimise visual impact	No complaints from I & AP's	Contractor, landscape contractor, ESO	Monitor daily
Hydrology (If/Where Applicable) Increased run-off during construction must be managed using suitable structures as required to ensure flow velocities are reduced; this must be done in consultation with the Resident engineer as well as the ECO. The Contractor shall take reasonable measures to control the erosive effects of storm water runoff (If and where applicable) Storm water, wherever possible, should be allowed to soak into the land in the area on which the water fell. In the event of pollution caused as a result of construction activities, the contractor, according to section 20 of the National Water Act, 1998 (Act No. 36 of 1998) shall be responsible for all costs incurred by organisations called to assist in pollution control and/or to clean up polluted areas and water courses.	- Minimise pollution of soil, surface and ground water resources in the immediate and surrounding environments - Minimise impeding the natural flow of water - Minimise the impact on natural water flow dynamics - Minimise scarring of the soil surface and land features	- No visible signs of pollution - No signs of siltation of water courses - No visible erosion scarring once construction is completed - Minimum loss of topsoil	RE, Contractor, EO	As and when required, monitor daily

Construction Management. <i>(If/Where Applicable)</i> The following guidelines will be followed with regard to construction activities in or near any watercourse(s) 1) All areas where earthworks are to take place will have the topsoil removed and stockpiled for rehabilitation purposes (where applicable). 2) Topsoil stockpiles will not exceed 3 metre in height. 3) The contractor/ECO will take cognisance with regard to weather forecasts and prepare/maintain the construction area. All relevant stockpiles, plant and construction equipment will be removed from the construction area prior to possible flooding events. 4) In case of flooding events, the contractor/ECO will remain on site (even after hours) to check that the diversions keep pace with rising water levels, and to remove any debris floating downstream. 5) Excess grease will be removed from any and all machinery before plant works in or	• Minimise scarring of the soil surface and land features • Minimise disturbance and loss of soil • Minimise construction footprint • Minimise sedimentation of nearby drainage lines • Maintain the integrity of topsoil's for landscaping and rehabilitation (where applicable) • Containment of invasive plant growth by means of topsoil monitoring. • Minimise contamination of storm water run-off.	• No visible erosion scars once construction is completed • The footprint has not exceeded the agreed site in terms of EA etc. • Minimal invasive weed and grass growth • No signs of sedimentation and erosion • No pollution of the environment • No evidence of contaminated soil on the construction site • No evidence of contaminated water resources • Method statements	Contractor / ECO	As and when required
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near any watercourse(s). 6) No building materials (sand, aggregate, topsoil, etc.) will be stockpiled in or near any watercourse(s). 7) All hazardous material (temporary toilets, fuel storage tanks, lubricants, paints, cement, cement additives, etc.) will be kept a minimum of 32 metres from the watercourse(s) and will be secured. 8) Any spilt hazardous material will be recovered immediately and disposed of appropriately. 9) Suitable erosion and scour protection for all construction activities, energy dissipation measures must be considered.				
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Soil (If/Where Applicable) Topsoil must be stripped from all areas that are to be utilized during the construction period and where permanent structures and access is required. These areas will include comprising the permanent works, stockpiles, access roads, construction camps and lay down areas. 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 and vegetation of disturbed areas. At the beginning of the construction phase, topsoil removed for vegetation clearance must be stripped to a minimum depth of 300 mm and stockpiled on the demarcated topsoil stockpile areas. All topsoil must be removed and stockpiled on the site. However, the use of topsoil for rehabilitation contaminated by the seed of alien vegetation must not be permitted unless a programme to germinate the seed and eradicate the seedlings is drawn up and approved, or some other mitigatory feature is found. This must be approved by the ECO. Single handling is recommended. Stock piles must not be higher than 2m to avoid compaction. Dust suppression is necessary for stockpiles older than a month – with either water or a biodegradable chemical binding agent. Backfill will require contouring to ensure that it blends in with the surrounding environment.	• Minimise scaring of the soil surface and land features • Minimise disturbance and loss of soil • Minimise construction footprint • Minimise sedimentation of drainage lines • Maintain the integrity of topsoil's for future landscaping and rehabilitation (where applicable) • Containment of invasive plant growth	• No visible erosion scars once construction is completed • The footprint has not exceeded the agreed site in terms of EA etc. • Minimal invasive weed growth • No signs of sedimentation and erosion • Method statement	Contractor	Daily
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Recommendations from the Noise Impact Assessment Report (compiled by The DDA Environmental Engineers dated October 2017). After the granting of the EA on the 27th of June 2018, condition 9 and 10 of the EA requested the EMP to be amended to include the recommendations from the Noise Impact Assessment. The recommendations were the following and must be implemented, • The dwellings along Sheffield Road and the north-western section of the proposed development must include: ➤ Double glazing windows ➤ Sound sealed exterior doors ➤ Acoustic ceilings and ➤ Ventilation units • The dwellings further away from Sheffield Road must include: ➤ Single glazing windows ➤ Acoustic ceilings and ➤ Ventilation units	• Minimize noise disturbance	• To reduce noise in the dwellings	Holder of the EA, Architect, Contractor	The planning must be done prior to the construction of the dwellings
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Phase development	of	CONSTRUCTION		
Impact / issue		TOLERANCES		
MITIGATION MEASURE			RESPONSIBLE PARTY	FREQUENCY OF ACTION
Fines Fines for the activities detailed below, will be imposed by the Engineer on the Contractor and/or his Sub-contractors. a) Any employees, vehicles, plant, or thing related to the Contractor's operations operating within the designated boundaries of a "no-go" area. <u>R 5 000</u> b) Any vehicle driving in excess of designated speed limits. <u>R 500</u> c) Persistent and un-repaired oil leaks from machinery. <u>R 2 000</u> d) Persistent failure to monitor and empty drip trays timeously. <u>R 1 000</u> e) The use of inappropriate methods for refuelling. <u>R 1 000</u> f) Litter on site associated with construction activities. <u>R 2 000</u> g) Deliberate lighting of illegal fires on site. <u>R 2 000</u> h) Any employee eating meals on site, outside of the defined eating area. <u>R 500</u> i) Employees not making use of the site ablution facilities. <u>R 2 000</u> j) Failure to implement specified noise controls <u>R 1 000</u> k) Failure to empty waste bins on a regular basis. <u>R 1 000</u> l) Inadequate dust control. <u>R 1 000</u> m) Any act that in the reasonable opinion of the ECO constitutes a deliberate contravention of the requirements of these Specifications. <u>R2 000</u> n) Water abstraction or water use from the Berg River, without ECO consultation. <u>R5 000</u> For each subsequent similar offence the fine shall be doubled in value to a maximum value of <u>R 40 000.</u> The Engineer, in conjunction with the ECO shall be the judge as to what constitutes a transgression in terms of this clause, subject to the General Conditions of Contract.			Engineer	Monitor daily

Table 6: PROPOSED CONSTRUCTION AND ESTABLISHMENT OF A SUBSIDISED HOUSING DEVELOPMENT ON ERVEN 10509 & CA597-15-RE IN PHILIPPI: OPERATIONAL PHASE EMP (General)

Phase of development	OPERATIONAL			
Impact / issue	General			
MITIGATION MEASURE	MANAGEMENT OBJECTIVES	MEASURABLE TARGETS	RESPONSIBLE PARTY	FREQUENCY OF ACTION
Waste Management Please refer to the Waste Minimization Plan Herewith attached.	• Sustainable management of waste by recycling • To keep the development neat and tidy • Minimise litigation and complaints by I&AP's • Reduce visual impact • Control potential influx of vermin and flies thereby minimising the potential of diseases at the site and the surrounding environment	• Disposal of refuse in an appropriate manner with no refuse polluting the development • Development is neat and tidy • No complaints from surrounding industries and businesses • Sufficient containers available on site • No visible or measurable signs of pollution of the environment (soils, ground and surface water)	Applicant	
Atmospheric pollution Noise pollution (If/Where Applicable) Noise levels shall be kept within acceptable limits, these are determined in terms of the relevant local by laws. Operation activities will remain within normal working hours (08:00am – 17:00pm).	• Minimise chances of transgression of the acts controlling pollution	• No complaints from surrounding residents and businesses		Monitor daily

Phase of development	OPERATIONAL			
Impact / issue	General			
MITIGATION MEASURE	MANAGEMENT OBJECTIVES	MEASURABLE TARGETS	RESPONSIBLE PARTY	FREQUENCY OF ACTION
Safety and Security (If/Where Applicable) All fencing on site must be managed in terms of the Fence Act No. 31 of 1963 (where applicable) All maintenance and repair work must be done in accordance with National Building Regulations and Standards Act 103 of 1977 Maintenance work must not be the cause of environmental damage. Any environmental damage caused must be investigated and mitigated immediately. An emergency plan (including fire management) must be developed and implemented; the relevant authority must approve this plan. Ensure that all fire extinguishers are replaced on or before their expiry dates. Ensure that pump devices are in good working order.	• Reduce the risk of potential incidences • Minimise litigation and complaints by I&AP's	• No complaints from surrounding residents and businesses	Applicant	As and when required

Phase of development	OPERATIONAL			
Impact / issue	General			
MITIGATION MEASURE	MANAGEMENT OBJECTIVES	MEASURABLE TARGETS	RESPONSIBLE PARTY	FREQUENCY OF ACTION
Rehabilitation (If/Where Applicable) After the construction activities have been completed, all the relevant disturbed areas in/around but not limited to the watercourse(s) must be rehabilitated, using the excavated topsoil. The topsoil needs to be bounded by an suitable, non-invasive, binding indigenous grass species (i.e. <i>Cynodon dactylon</i>) Slit fences or other appropriate erosion control measure needs to be installed to ensure that minimal erosion / sedimentation occurs until vegetation is established.	• Minimise scaring of the soil surface and land features • Minimise disturbance and loss of soil • Minimise construction footprint • Minimise sedimentation of drainage lines • Maintain the integrity of topsoil's for future landscaping and rehabilitation (where applicable) • Containment of invasive plant growth	• No visible erosion scars once construction is completed • Minimal invasive weed growth • No signs of sedimentation and erosion • Method statement	ECO / Approved Landscaped	Post construction: Until vegetation is established

Table 7: PROPOSED CONSTRUCTION AND ESTABLISHMENT OF A SUBSIDISED HOUSING DEVELOPMENT ON ERVEN 10509 & CA597-15-RE IN PHILIPPI: OPERATIONAL PHASE EMP (EA Conditions)

Phase of development	OPERATIONAL	GNEC-Guillaume Nel			
Impact / issue	EA Conditions	Developer			
MITIGATION MEASURE		MANAGEMENT OBJECTIVES	MEASURABLE TARGETS	RESPONSIBLE PARTY	FREQUENCY OF ACTION
N/A					
N/A					

**PROPOSED CONSTRUCTION AND ESTABLISHMENT OF A SUBSIDISED
HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON ERVEN
10509 & CA597-15-RE IN PHILIPPI, AS PART OF THE *N2 GATEWAY*
*NATIONAL PRIORITY PROJECT.***

**WASTE, WATER USE AND ELECTRICITY CONSUMPTION MINIMIZATION AND
MANAGEMENT PLAN**

Prepared for:

City of Cape Town / Housing Development Agency (HDA)

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Date: November 2024

REFERENCES

DEA&DP, 2003. A Waste Minimization Guideline Document for Environmental Impact Assessments (2003) by Common Ground in association with deVilliers Brownlie Associates.

National Environmental Management Act 107 of 1998 (NEMA)

SUB SECTION 1 - INTRODUCTION

1.1 INTRODUCTION

City of Cape Town (CoCT) & Housing Development Agency (HDA) will use this WASTE, WATER USE AND ELECTRICITY CONSUMPTION MINIMIZATION AND MANAGMENT PLAN to minimize and manage waste and wastage, electricity consumption and water use in the design, construction and operational phase of the proposed development as a tool in managing the impacts of the proposed development after Environmental Authorisation from the Department of Environmental Affairs and Development Planning (DEA&DP) in terms of the Environmental Impact Assessment Regulations – National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA), which replaced the regulations under the, Environment Conservation Act, 1989 (Act No. 73 of 1989) and has been effective as of 3 July 2006.

The regulation of activities that have a significant impact on the environment as well as the protection of the environment itself, have improved significantly in the last decade and a half with the promulgation of the Constitution, and general environmental legislation, such as the National Environmental Management Act (NEMA) and the National Water Act. One of the main impacts of human activities on the environment is that of waste disposal (Common Ground & deVilliers Brownlie Associates, 2003).

Waste may be in solid, liquid or gaseous form. It may be benign, toxic, or hazardous. The management of hazardous waste, with associated negative impacts on the environment, is generally covered by legislation. The longer term, cumulative impacts of relatively benign waste disposal is poorly addressed by our laws (DEA&DP Waste Minimization Guideline, 2003).

“Waste” in this document is primarily interpreted as solid waste. Waste minimization per se is not specifically legislated in South Africa at present. Similarly, there are no legal instruments that can be used to enforce reduction in wastage of electricity and water although the National Water Act No 36 of 1998 prohibits wastage of water without specifying what wastage means and how this section will be enforced. However, there are a number of laws and overarching policies that are aimed at sustainable development and sound environmental management, and which are relevant to waste and wastage minimisation.

Wastage is defined in the Oxford Dictionary as...“expend or employ to no purpose or for inadequate result, use extravagantly or ineffectually, squander”. Part of the obligation to protect the environment would be to limit wastage of resources. Thus

limiting wastage of water would fall within this obligation. So too would be limiting the wastage of electricity that results in pollution at the site of electricity generation (Common Ground & deVilliers Brownlie Associates, 2003).

SUB SECTION 2 - WASTE REDUCTION

2.1 BACKGROUND TO WASTE REDUCTION

A key element of environmentally friendly structure(s) is to promote awareness and change behaviour around all aspects of waste management.

Waste minimisation can therefore be assessed as a component of waste management that aims to reduce the amount of waste, which has to be disposed of. In this regard waste minimisation is aimed at tackling the causes and sources of waste rather than just trying to address and mitigate the symptoms (e.g. through treatment). Waste management can be depicted as a hierarchy, as shown in Figure 1 below. In the hierarchy, source reduction options are considered as a priority, followed by re-use and recycling options. Treatment options are considered only when acceptable waste minimisation techniques have been investigated. As a “last resort” disposal should be considered.

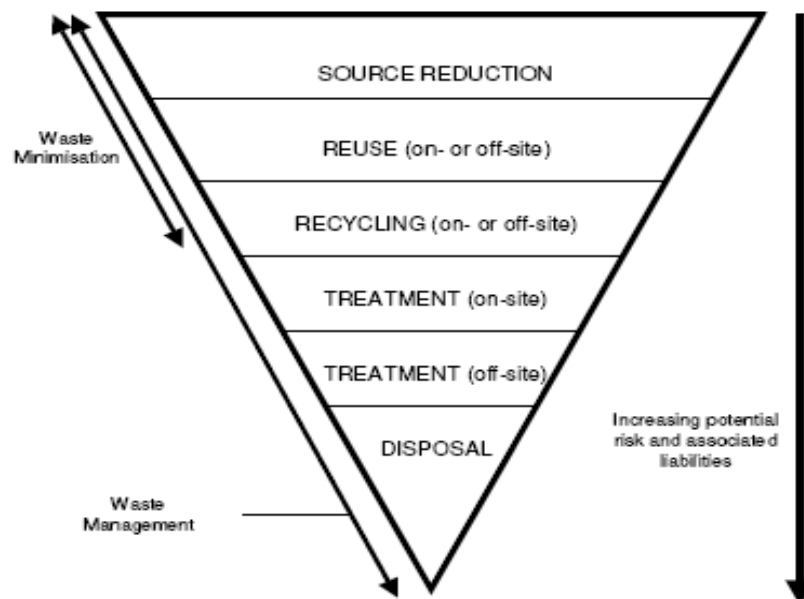


Figure 2 Waste Management Hierarchy (Common Ground & deVilliers Brownlie Associates, 2003).

Waste Management, therefore, involves interventions to minimize waste generation in the planning, operation, management and maintenance of the built environment, and includes waste prevention, waste reduction, waste re-use, and recycling.

A further aspect is minimizing the environmental and health impacts by reducing toxicity, and ensuring environmentally sound treatment and disposal of remaining waste. The ultimate is however to promote a zero waste concept where all the related materials can be used again over the longer term with life-cycle assessments, cradle to cradle.

Zero Waste is a goal, a process, a way of thinking that is different to the way we think about products and processes. Not only is Zero Waste about recycling and avoiding waste going to landfill, it also changes production and distribution systems to prevent waste from being manufactured in the first place. It is a way of changing how materials flow through society in such a way that, as in nature, they flow in a closed loop – resulting in efficient use of material and other resources, such as energy and water (Steadfast Greening, 2008).

Zero Waste therefore aims to:

- Prevent rather than manage waste.
- Turn resource that would normally be thrown away into economic value instead of loss.
- Support sustainable development.
- Follows natural processes where everything is recycled.
- Promote the efficient flow of energy and materials.

It is thus essential to ensure that waste avoidance is built into the process at a design phase, referring to the construction and maintenance of the building. This will be done through selection of the appropriate building materials and managing the construction process in a responsible manner.

Opportunities for the separation of waste at source must also be built into the design of the building to encourage people to recycle their waste.

2.2 BENEFITS OF WASTE REDUCTION

The benefits of waste reduction as described in the DEA&DP Waste Minimization Guideline (Common Ground & deVilliers Brownlie Associates, 2003) include the following benefits.

2.2.1 Financial benefits

- Reduced transportation costs for waste materials (less transportation because of less material wasted). This includes transportation to and from the site and disposal.
- Reduced disposal costs of waste materials (disposal costs are likely to rise significantly in the near future)
- Reduced purchase quantity and price of raw materials by waste minimisation.
- Reduced purchase price of new materials when considering reuse and recycling
(depending on materials).
- Increased returns can be achieved by selling waste materials to be reused.

2.2.2 Environmental benefits

Some of the environmental benefits are:

- Reduced quantity of waste generated.
- Efficient use of waste generated.
- Minimised amounts of waste disposed of at landfills, which therefore extend the lifespan of landfills.
- Reduced environmental effects as a result of disposal, e.g. noise, pollution.
- Reduced transportation of waste to be disposed of (hence less noise, vehicle emission pollution, and energy used).

2.2.3 Social benefits

- Increased site safety.
- Increased work efficiency.
- Enhanced company image.
- Job creation through recycling initiatives.

2.3 GENERATED WASTE

2.3.1 Examples of waste generated during construction:

- Waste wood from cutting structural elements, broken structural elements and damaged elements from incorrect storage
- Damaged or off-cut steel components
- Off-cut electrical wiring and cabling
- Broken or off-cut tiles
- Packaging
- Off-cut and broken bricks
- Surplus material from cut and fill activities
- Spoil from cut and fill activities
- Off-cut, or broken conduit and plumbing
- Off-cut or damaged insulation elements
- Surplus paint and paint containers
- Broken or redundant plant and equipment
- Surplus concrete, cement and grouting
- General waste

SUB SECTION 3 - WASTE MINIMIZATION PLAN

3.1 WASTE MINIMIZATION DURING CONSTRUCTION

Issue	Minimization Plan
General Considerations	
Standardization of dimensions (where applicable)	The developer / Applicant will for as far as it is economically feasible/applicable design the infrastructure to maximise the use of standard dimensions in order to minimize the amount of cutting waste during construction. They include but are not limited to: • The size of rooms and roofs to ensure minimal cutting of tiles; • The size of roofs to make use of standard roof trusses.
Material Selection (where applicable)	The developer / Applicant will, for as far as it is economically feasible select: • materials for least waste generation during preparation and use during construction • materials used in the construction which are durable in order to minimise maintenance or replacement • standard materials to increase re-use/ recycling potential • materials which are sourced locally
Pre-Fabrication (where applicable)	The developer / Applicant will, for as far as it is economically feasible/applicable make use of pre-fabricated components in order to minimise waste on site and permit re-use by the manufacturers of any waste generated during construction of the units.
Hazardous Substances (where applicable)	The developer / Applicant will, for as far as it is economically feasible/applicable make use of non-hazardous substances to replace hazardous substances such as replacing asbestos with fibre glass etc.
Maintenance (where applicable)	The developer / Applicant will, for as far as it is economically feasible/applicable design the structure(s) in such a way that it minimizes but facilitates maintenance, in order to prolong the life-span of the structure and reduce the amount of waste resulting from demolition. The developer will, for as far as it is economically feasible design the structure(s) in such a way that maintenance does not require the use of hazardous or toxic substances. This will ensure that minimal waste will be un-recyclable due to contamination/

Ordering (where applicable)	The developer / Applicant will strive to order materials “just-in-time” to avoid deterioration/ breakage during storage The developer will strive to (as far as reasonably possible) order materials only from suppliers which will take back any unused/ off-spec or broken materials favoured. The developer will strive to (as far as reasonably and economically possible) order materials in bulk to reduce packaging but without over-ordering resulting in waste generation. Suppliers which take back the packaging will be favoured by the developer.
Load and unloading of materials (where applicable)	The construction site staff will be trained to load and unload materials correctly to avoid breakage and wastage.
Storing of materials (where applicable)	Care will be taken to ensure that materials are stored appropriately according to supplier specifications to reduce the risk of damage or deterioration.
The use of temporary structures (where applicable)	The developer will attempt to keep temporary structures on site to a minimum. Where unavoidable the temporary structures used on this site, will be re-used on other sites.
General	The contractors must provide and maintain a method statement for “solid waste management”. The method statement must provide information on the proposed licensed facility to be utilised and details of proposed record keeping for auditing purposes. • Waste shall be separated into recyclable and non-recyclable waste, and shall be separated as follows: Hazardous waste: including (but not limited to) old oil, paint, etc, • General waste: including (but not limited to) construction rubble, • Reusable construction material. Recyclable waste shall preferably be deposited in separate bins. The contractor is advised that “Collect-a-Can” collect tins, including paint tins, chemical tins, etc. and “Consol” collect glass for recycling. Any illegal dumping of waste will not be tolerated. Proof of legal dumping must be able to be produced on request. Bins must be clearly marked for ease of management. All refuse bins must have a lid secured so that animals cannot gain access. Under no circumstances may any waste be burnt. All waste must be disposed of at a registered site. It is the

	management bodies' responsibility to ensure that the contracted party responsible for waste disposal disposes of the waste at the correct facility. These landfill sites must be permitted by Department Water and Forestry with operating numbers in place.
	The use of building materials which result in least amount of waste generated (e.g. pre-fabrication as opposed to on-site construction/ fabrication) will be favoured by the developer as far as economically feasible/applicable. Materials will be re-used on site wherever possible. Off-cuts and equipment will be re-used on other jobs wherever possible.

3.2 WASTE MINIMIZATION DURING OPERATION

Issue	Minimization Plan
General Considerations	
General (where applicable)	Waste is to be separated into recyclable and non-recyclable waste, as follows: • Hazardous waste: including (but not limited to) old oil, paint, etc, • General waste: including (but not limited to) domestic refuse, non- recyclable waste; Recyclable waste shall preferably be deposited in separate bins. Bins must be clearly marked for ease of management. All refuse bins must have a lid secured so that animals cannot gain access. Sufficient closed containers must be strategically located around the development to handle the amount of litter, wastes, rubbish, debris generated by the development. Under no circumstances must any waste be burnt. All waste must be disposed of at a registered site. It is the management bodies' responsibility to ensure that the contracted party responsible for waste disposal disposes of the waste at the correct facility.

SUB SECTION 4 – WATER USE AND MANAGEMENT PLAN

4.1- WATER USE MINIMIZATION AND MANAGEMENT DURING CONSTRUCTION AND OPERATION

CONSTRUCTION PHASE	
Issue	Management Plan
General Considerations	
DUST SUPPRESSION (where applicable)	Potable water cannot (as far as feasibly possible) be used as a means of dust suppression, alternative measures must be sourced. The use of 'grey' water must be investigated as an alternative. The contractor will be responsible to source this water and obtain the required approvals.(where applicable)
ABLUTIONS (where applicable)	The developer / Applicant will reuse as much of the water from wash basins on site as possible.
CONCRETE AND CEMENT PREPARATION (where applicable)	The developer / Applicant will order concrete and cement from supplier for as far as possible. The mixing area should contain any liquids to prevent contamination of soil and storm water
GENERAL CLEANSING OPERATIONS (where applicable)	All hoses will be fitted with trigger gun spray nozzles to limit wastage. Dry sweeping will be used (for as far as possible) in preference to washing of areas and equipment. Wherever possible biodegradable and non-toxic detergents, soaps and degreasers will be used. Regular Maintenance of equipment will be conducted in order to prevent wastage.

ANNEXURE 1 DECLARATION OF UNDERSTANDING BY THE DEVELOPER

I, _____

Representing _____

Declare that I have read and understood the contents of the Environmental Management Plan for:

Contract _____

I also declare that I understand my responsibilities in terms of enforcing and implementing the Environmental Specifications for the aforementioned Contract.

Signed: _____

Place: _____

Date: _____

Witness 1: _____

Witness2: _____

ANNEXURE 2 DECLARATION OF UNDERSTANDING BY THE ENGINEER
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I, _____

Representing _____

Declare that I have read and understood the contents of the Environmental Management Plan for:

Contract _____

I also declare that I understand my responsibilities in terms of enforcing and implementing the Environmental Specifications for the aforementioned Contract.

Signed: _____

Place: _____

Date: _____

Witness 1: _____

Witness2: _____

ANNEXURE 3 DECLARATION OF UNDERSTANDING BY THE CONTRACTOR

I, _____

Representing _____

Declare that I have read and understood the contents of the Environmental Management Plan for:

Contract _____

I also declare that I understand my responsibilities in terms of enforcing and implementing the Environmental Specifications for the aforementioned Contract.

Signed: _____

Place: _____

Date: _____

Witness 1: _____

Witness2: _____

ANNEXURE 4 INCIDENT AND ENVIRONMENTAL LOG
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ENVIRONMENTAL INCIDENT LOG				
Date	Env. Condition	Comments <i>(Include any possible explanations for current condition and possible responsible parties. Include photographs, records etc. if available)</i>	Corrective Action Taken <i>(Give details and attach documentation as far as possible)</i>	<u>Signature</u>