Construction Phase Environmental Management Plan

PROPOSED AD HOC SETBACK LINE FOR PORTION 91 OR FARM 516, SWELLENDAM

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KEY TERMS AND ABBREVIATIONS

Contractor –

(i) the main or specialised contractors as engaged by the applicant from time to time for the execution of the works, including all sub-contractors appointed by the main contractor of his own volition for the execution of parts of the works;

(ii) any other contractor from time to time engaged by the applicant directly in connection with any part of the Works which is not a nominated subcontractor or a subcontractor to the main contractor.

Council – the local authority, Swellendam Local Municipality, its successors in title or assigns.

Department of Environmental Affairs and Development Planning (DEA&DP)– the provincial authority for sustainable environmental management and integrated development planning.

Developer/ Owner/ Applicant – Ballyfar Prop Pty Ltd

Environmental Management Programme (EMPr) an environmental management tool used to ensure that undue or reasonably avoidable adverse impacts of the construction, operation, and decommissioning of a project are managed, and that positive benefit of the projects are enhanced.

National Environmental Management Act (Act 107 of 1998, as amended) (NEMA)– national legislation that provides principles for decision-making on matters that affect the environment.

National Water Act (NWA) – national legislation that provides principles for decision making on matters that relate to watercourse/water use/water bodies.

Principal Agent: The individual or entity appointed by the applicant to manage and administer the construction contract, and to ensure that works are carried out in accordance with approved plans, and contractual requirements.

Resident Engineer (RE): An on-site technical representative of the applicant or Principal Agent who supervises construction activities to ensure compliance with design specifications, budget, safety regulations, etc.

Site - Area where the proposed development will take place

Workdays – the days of the week excluding Sundays and public holidays.

SECTION 1: CONTEXTUAL INFORMATION

1.1. Project Background

This report aims to supply a Construction Phase Environmental Management Programme (CEMPr) for the proposed small-scale expansion of the main house on Portion 91 of Farm 516, Swellendam (**Figure 1**). The farm is located within the Swellendam rural area between Malgas and Infanta, approximately 5 kilometres west of Infanta and borders the Breede River which is located to the north of the property.

The proposed expansion entails the constructions of two additional units, water tanks, parking and associated infrastructure, located on both sides of the existing main house and the resurfacing of a 26m section of the existing access road by compacting with G5 within the existing tracks (**Figure 2** & **Figure 3**). The farm is currently zoned Agricultural Zone 1 and is being used as a lifestyle farm. The existing main house and access road are both visible on historic aerial photography. The date of commencement of the house on the site is in the 1968's. The road was also in place in 1968's when the house was constructed.

This CEMPr outlines the management and mitigation measures associated with the proposed development to ensure that potential impacts on the surrounding environment are avoided or minimised during construction. It is a prescriptive document that assigns clear responsibilities to specific individuals for carrying out designated tasks, thereby ensuring effective environmental protection during construction and related activities. This EMPr is an open-ended document and information gained during on-going monitoring of procedures on site could lead to changes in the recommendations and specifications of this document.

This document forms an agreement between the Council and the Applicant that the environmentally sensitive features on the site will be suitably protected during the construction phase through the implementation of the applicable mitigation measures.

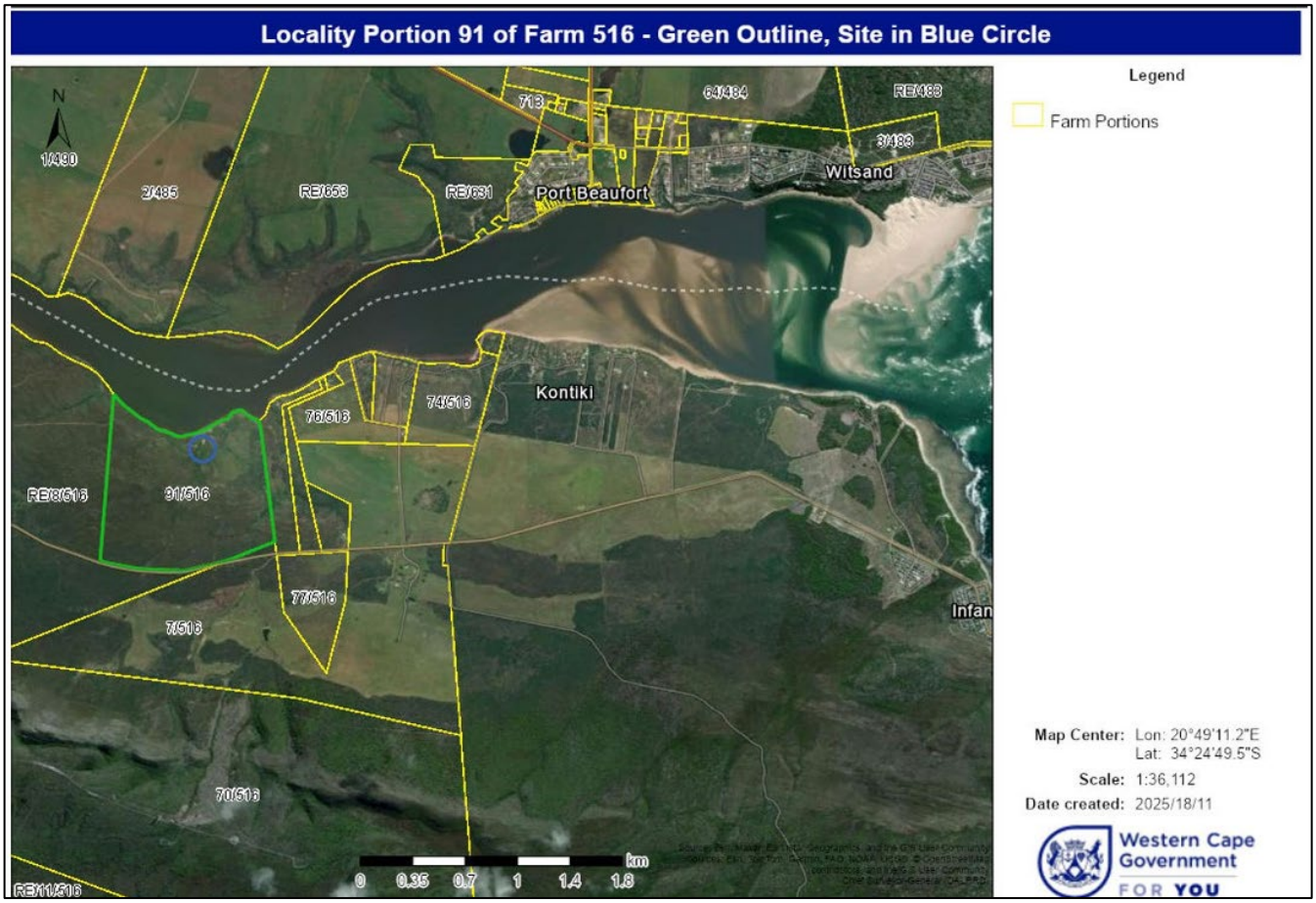

Figure 1: Location of Portion 91 of Farm 516, Infanta

Figure 2: Aerial photo of farm, white arrow points the main house where two units are proposed on both sides of the house; the orange arrow indicate the access road to be resurfaced.

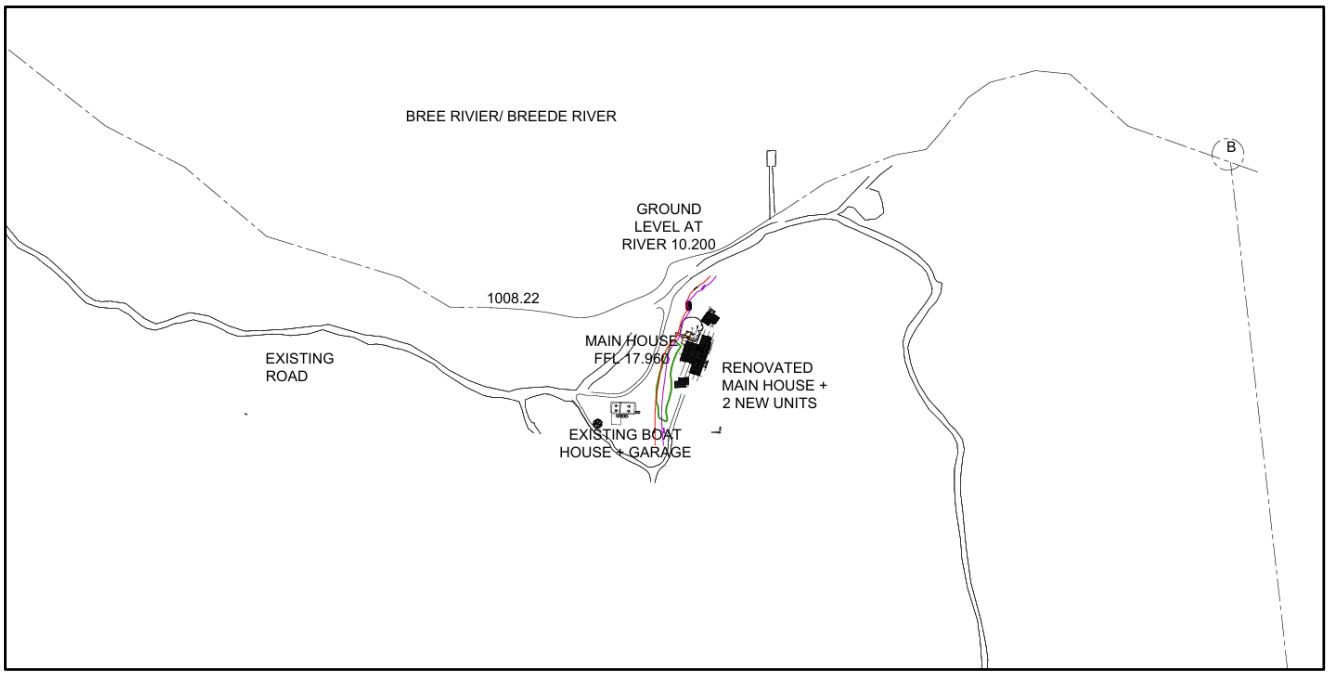

Figure 3: Proposed Site Development Plan

1.2. Relevant Legislation and Policies

The following is a list of the legislation that may be pertinent to the project and its long-term operational management. All activities on site must ensure compliance with the provisions of the legislation as applicable:

- The Constitution of the Republic of South Africa (Act 108 of 1996)
- National Environmental Management Act (Act 107 of 1998) – NEMA
- Government Notices 327, 325 and 324 in terms of NEMA
- National Water Act 1998 (Act 36 of 1998) – NWA
- National Environmental Management: Biodiversity Act 2004 (Act 10 OF 2004)
- National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004) Alien and Invasive Species regulations
- The National Environmental Management: Integrated Coastal Management Act, 2008 (Act No. 24 of 2008) ("ICMA").
- National Building Regulations and Building Standards Act No. 103 Of 1977
- Natural Heritage Resources Act 1999 (Act 25 of 1999)
- Occupational Health and Safety Act (No. 85 of 1993)
- National Veld and Forest Fire Act, Act 101 of 1998
- Conservation of Agricultural Resources Act 43 of 1983

1.3. The EMPr Document

The purpose of this CEMPr is to ensure that the environmental impacts associated with the construction phase of the proposed development are effectively managed, mitigated, and kept to a minimum. The EMPr provides clearly defined and easily understood actions that must be implemented in order to achieve the required environmental outcomes.

The CEMPr is legally binding on the applicant, the principal agent, all contractors, sub-contractors, employees, and visitors to the site. The CEMPr must be incorporated into all tender documents, contractual agreements, and conditions of appointment between the applicant / principal agent and any contractors.

This CEMPr includes all relevant documentation contained within, and referenced by, this report and must be read in conjunction with all legally obtained authorisations. Inclusion of this CEMPr in the contract documentation for the construction works requires that the applicant and all appointed contractors comply fully with its provisions.

Copies of the CEMPr must be kept on site and made available to all senior personnel, who are required to familiarise themselves with its contents and ensure that the prescribed procedures are implemented accordingly.

The CEMPr forms part of the contractual framework for this project and identifies the procedures to be followed by all contractors and employees to eliminate or reduce adverse environmental impacts associated with the works. Should any contractor or employee persistently fail to comply with the provisions of the CEMPr, principle agent or resident engineer may recommend that the individual be removed from the site.

1.4 The Construction Phase

The construction phase relates to the physical construction activities associated with the development on the farm and includes all earthworks, building works, and the installation of services (including water, sewerage, and electricity). The construction works proposed on site include additions to the existing main dwelling, comprising two additional units of approximately 58 m² and 52 m², respectively, as well as associated infrastructure. Construction activities will further include the installation of water tanks, development of a parking area, renovation of the existing main dwelling, and the resurfacing of a portion of the existing access road.

The applicant must ensure that the construction phase is conducted in accordance with the ‘duty of care’ principle as set out in the National Environmental Management Act (Act No. 107 of 1998).

SECTION 2: RESPONSIBILITIES AND ENFORCEMENT OF THE EMPR

2.1. The Competent Authority

It would be best practice to compile an EMPr for implementation by the building contractors and to make the proponent aware of this requirement and their responsibility to ensure its implementation. Please note that an EMPr cannot be approved by DEA&DP as part of a development setback process. The onus will therefore be on the Council to addop this EMPr as part of the consent use application and building plan requirements.

2.2. The Applicant

The applicant is accountable for the potential impacts of the activities that are undertaken and is responsible for managing these impacts. The applicant has the overall environmental responsibility to ensure that the implementation of the development complies with the relevant legislation and the conditions of the CEMPr. The Applicant must further ensure compliance with all relevant environmental legislation and is responsible for ensuring that all staff, representatives, contractors, consultants, and any other parties acting on their behalf adhere to the requirements of the CEMPr. This includes ensuring that appropriate environmental awareness training is provided and undertaken.

2.3. The Principal Agent

A Principal Agent must be appointed to assume overall responsibility for managing the development, personnel, and contractors. Overall environmental control must be exercised by the Principal Agent acting as an Environmental Control Officer (ECO). They are responsible for briefing the Contractor on the requirements of the CEMPr and ensuring that all construction activities are undertaken in compliance with its provisions. All decisions regarding environmental procedures and protocols must be approved by the Principal Agent. The principal agent as well as the resident engineer both have the authority to stop any activity that is in contravention of the CEMPr.

The Principal Agent will have the following environmental control responsibilities:

- Provide environmental awareness training to all contractors and site staff.
- Regularly monitor the site and operations for potential environmental issues.
- Take immediate action on site where clearly defined no-go areas are violated, or in danger of being violated.
- Consult with the resident engineer, landowner, and all staff/contractors to resolve emerging environmental issues.
- Review method statements and advise on environmentally responsible practices
- Issue any instructions the management team via an appropriate management tool.
- Be contactable by the public regarding matters of environmental concern as they relate to the development and
- Keep a Site Control Register consisting of the following sections (please refer to Appendix A for a template):

- The **Site Control Sheet and Site Instruction Section** will be used to record observations and comments from regular site monitoring relating to potential environmental aspects and any issues encountered during site works. This section will also be used to document general site instructions aimed at protecting environmentally sensitive areas or any site features that may be potentially impacted by the works.
- The **Incidents Reporting Section** will be used to record all incidents pertaining to environmental issues onsite as well as remedial actions steps that were or need to be taken.
- The **Complaints Register** will be used to record all complaints received and responses thereto.

The above list is not exhaustive, and the responsibilities of the Principal Agent in relation to the EMPr are adaptive and may evolve based on site conditions and project requirements.

2.4. The Contractor

The contractor is responsible for the implementation of all construction activities in accordance with this CEMPr. The contractor may be required, where specified, to provide Method Statements setting out in detail how the management actions contained in an EMPr will be implemented. The Contractor must ensure that all site personnel are made aware of, and comply with, the requirements of the EMPr and any site-specific environmental instructions issued by the Principal Agent or Resident Engineer. The contractor is also responsible for maintaining a clean and orderly site at all times and for ensuring that all subcontractors comply with the requirements of the EMPr.

SECTION 3: IMPACT MANAGEMENT OUTCOMES AND ACTIONS

This section describes the proposed impact management actions and identifies measures to avoid, modify, remedy, or control, any action, activity, or process that may cause pollution or environmental degradation, and to ensure compliance with prescribed environmental management standards and practices.

3.1. Pre Construction Phase Management Plan

3.1.1. Environmental Awareness Training

All contractor teams involved in work on the development must be briefed on their obligations towards environmental controls and methodologies. The briefing should take the form of an on-site talk and demonstration by the Principal Agent. The education program should be aimed at all levels of management within the Contractor team.

The environmental awareness education program should commence with entry onto the site, prior to any construction activities taking place by each team. All personnel must be made aware of the details of the EMPr which will be applicable to them. It must be ensured that staff members who are not proficient in the language of instruction are provided with training in a suitable alternative language.

As a minimum the training must include:

- Explanation of the reason of complying with the EMPr;
- Discussion of the potential environmental impacts of construction activities;
- Employees' roles and responsibilities on site, including emergency preparedness;
- Explanation of the mitigation measures that must be implemented when carrying out the activities;
- Explanation of the specifics of this EMPr and its specifications (no-go areas, smoking areas etc.);
- Information on human/wildlife conflict mitigation.

3.1.2. Communication Procedures

There is to be continual communication between the principal agent, resident engineer, contractor and landowner.

On-site communication and record keeping

- A Site Control Register as outlined in Section 2.3 must be kept on site for recording environmental instructions issues by the principle agent, environmental observations, and any issues that arise during activities and corrective actions taken (Please refer to Appendix A).
- A photographic record of the site before and after activities must be kept for reference.
- The file must remain accessible on site at all times and be available for inspection during monitoring visits.

Method Statements

The Contractor must submit a Method Statement to the ECO for review and approval before construction may begin. The Method Statement must outline a step-by-step plan describing what work will be done, how it will be carried out, where it will take place, and when it will occur. Its purpose is to ensure that activities are conducted in a logical, controlled manner that minimises environmental impacts within reasonable time and cost limits.

Programming of Construction Activities

Where feasible, the proposed works should be undertaken during the dry season to reduce the potential for stormwater runoff and sediment mobilisation towards nearby watercourses and the estuary

A detailed program of all construction events must be developed before construction begins. This it to allow for proper monitoring to be undertaken on site. Any amendments to the program of construction events for any reason must be communicated to all relevant parties.

Suspension of works

The principal agent and resident engineer are empowered to order the contractor to immediately cease any activities or operations that are required to be stopped as a matter of urgency to prevent serious adverse environmental impacts or potential impacts on the site or any of the adjacent properties or areas outside the boundaries of the site. The principal agent / resident engineer shall without delay report any such actions to the landowner. The suspension will be enforced until corrective action has been taken, with no extension of time for such delays. In such a case, all costs are to be borne by the contractor.

Public Complaints

All public complaints received are to be registered by the principal agent and addressed immediately. Public complaints and responses are to be recorded in the Site Control Register.

Safety

The contractor is to appoint a safety steward, who will be responsible for safety of the labour force, construction activities and handling emergency situations on site during construction hours.

3.1.3. Site Definition and Demarcation

For all construction activities proposed on site, the boundaries of the predetermined and mapped disturbance footprint must be clearly demarcated using temporary danger tape or similar measures, to the satisfaction of the Principal Agent. All areas outside of the existing access road and the demarcated disturbance footprint shall be regarded as “no-go” zones for construction-related activities. Prior to the commencement of construction, the estuary and its associated buffer zone must also be clearly demarcated using danger tape or temporary fencing, and all personnel must be informed that no access, disturbance, or storage of materials is permitted within this area.

All construction activities must be strictly confined to the predetermined and mapped disturbance footprint, with edge effects carefully managed to prevent any encroachment beyond the approved area. Fencing / demarcation

must allow for clearly defined and limited access points only. Construction vehicles must remain within designated access routes at all times and are prohibited from entering the estuary buffer or surrounding natural vegetation.

Where feasible, the proposed works should be undertaken during the dry season to reduce the potential for stormwater runoff and sediment mobilisation towards nearby watercourses and the estuary. Should construction activities occur outside of the dry season, additional mitigation measures must be implemented to minimise the risk of sediment transport and water quality impairment. These measures should include the installation of temporary erosion and sediment control structures (e.g. silt fences, sandbags, or geotextile sediment barriers) downslope of disturbed areas, stabilisation of exposed soils, and the placement of stockpiled materials outside of drainage pathways.

Contractor's Camp

A single Contractor's Camp must be established for use by all contractors and subcontractors, providing staff facilities and storage for materials and equipment. Construction vehicles and machinery can be accommodated along the existing road footprint when not in active use. The most suitable location for the Contractor's Camp must be determined by the principal agent (in consultation with the contractor) prior to the commencement of construction. The camp must be located within an already disturbed footprint, on a flat or gently sloping area, above the proposed development setback line. Construction camps, laydown areas, stockpiling of materials, and waste storage must be located outside of the estuary buffer and away from any drainage pathways that could transport pollutants into the estuary. All building materials are to be prepared at a dedicated batching area within the contractor's camp, to enable the effects of cement and other substances, and the resulting effluent and building waste to be more easily managed.

Toilet Facilities

Sanitary facilities must be provided at a ratio of one toilet per ten workers, located on level ground within an already disturbed footprint above the proposed development setback line. Chemical toilets must be regularly serviced, maintained in a hygienic condition, and secured to prevent tipping. Spillage must be avoided, and all waste safely stored and removed off-site. A contingency plan for spills must be submitted to and approved by the principal agent. Toilets should be sited to minimise environmental impact and must not be placed in areas of standing or running water during winter.

3.2. Construction Phase Management Plan

3.2.1. Material Handling and Storage

Stockpiles of construction material may only be stored within the predetermined disturbance footprint in areas approved by the principal agent prior to the onset of construction activities. Storage areas must be managed in terms of best practice codes. Stockpiles of erodible material must be covered by an erosion blanket (geotextile weighted with bricks).

All building materials are to be prepared within a dedicated batching / contractor's area approved by the principal agent, or within the Contractor's Camp. Concrete should preferably be imported as "ready-mix" concrete from a local supplier. Should on-site concrete mixing be required, it shall be undertaken on an impermeable surface within an area of low environmental sensitivity, as identified and approved by the Principal Agent, and located outside of all designated no-go areas. Concrete mixing, cement handling, and associated activities must be confined to these designated areas and shall not occur within or near the estuary buffer zone. Wash water generated from concrete works may not be discharged onto the ground or into any drainage pathways where it may result in pollution or sedimentation impacts.

Surplus or waste concrete shall be returned to the supplier for appropriate disposal orotherwise disposed of at a licensed facility in accordance with applicable waste management legislation. Temporary bunding or containment measures shall be installed around areas where concrete is cast in situ to prevent runoff and contain any potential spills or contaminated water.

Fuels and hazardous materials

Fuels and flammable materials shall be stored in suitably equipped storage areas within the Contractor's Camp. These storage areas must comply with all applicable fire safety requirements and relevant legislation. Impervious surfacing shall be provided within storage areas to prevent soil contamination in the event of spills or leaks.

All fuels, oils, and other hazardous substances must be stored within appropriately constructed bunded areas designed to contain any accidental releases. Vehicle refuelling, servicing, and maintenance activities shall not be undertaken within or in close proximity to drainage lines, watercourses, or the estuary buffer zone. Any such activities must be confined to designated areas within the Contractor's Camp that are equipped to manage potential spills and prevent environmental contamination. A spill response kit must be kept on site at all times, and any accidental spills of fuels, oils, or chemicals must be immediately contained and cleaned up to prevent contamination of soils and stormwater runoff.

The quantities/volumes of hydrocarbons stored on-site must be kept to a minimum and must be stored in an appropriate manner. Bulk fuel depots are to be placed within hardened bunded areas. Bunds are to have a holding capacity equal to 110% of the largest fuel container. The contractor is to ensure that he is aware of the effects of all substances on staff and the environment, and the correct action to take in the case of any incident involving these materials, according to the MSDS. The responsible management of hazardous chemicals should be practiced, and no storage or handling of chemicals must take place within or within close proximity to the onsite watercourses.

3.2.2. Waste and Effluent Management

Waste management during the construction phase is the responsibility of the contractor. Refuse refers to all construction debris (cement bags, rubble, timber, cans, nails, wire, spilt bitumen, glass, packaging, plastic, organic matter, etc.). Refuse generated during the execution phase of the works should be stored in secured on site bins, protected against wind dispersion, and removed on a regular basis for disposal at a permitted disposal site. The

contractor must supply adequate refuse bins on site to manage waste generated. No burning or burying of refuse on site should be allowed. Refuse bins must be watertight and windproof. No dumping of building rubble allowed. All waste materials are to be removed from the site once construction is completed.

Concrete should preferably be imported as “ready-mix” concrete from a local supplier. Should onsite concrete mixing be required it must take place on an impermeable, bunded surface in an area designated by the ECO as suitable. All cement effluent from mixer washings and run-off from batching areas and other work areas shall be contained in suitable sedimentation ponds. Sedimentation ponds, which must be suitably lined to prevent contamination of the ground, shall be allowed to dry on a regular basis to allow for solid material to be removed. The material must be disposed of in a suitable manner, depending on the nature of the material, and according to the discretion of the principal agent. Concrete and cement-related mortars must be disposed of in an environmentally sensitive manner as these can be toxic to aquatic life.

3.2.3. Stormwater Management

The Contractor shall implement appropriate measures to control stormwater runoff from the site for the duration of the construction phase. Effective stormwater management must include measures to slow, spread, and dissipate the energy of concentrated flows through appropriate stabilisation techniques and the re-vegetation of disturbed areas as soon as practicable. All runoff from disturbed surfaces, including those associated with road upgrade works, must be directed through vegetated areas or temporary sediment traps prior to discharge in order to reduce sediment loads. Under no circumstances may temporary crossings, drainage diversions, or the direct discharge of stormwater occur into the estuary.

Where construction activities take place outside of the dry season, additional mitigation measures must be implemented to minimise sediment transport and protect water quality. These measures include the installation of temporary erosion and sediment control structures (such as silt fences, sandbags, or geotextile barriers) downslope of disturbed areas, the stabilisation of exposed soils, and the placement of stockpiled materials outside of natural drainage pathways.

Stormwater management must ensure that no effluent, including harmful substances such as paint or solvents, may leave the disturbance footprint. The Contractor may also be required to construct berms or similar control measures to prevent runoff from excavations, stockpiles, and work areas from entering surrounding environments. Any runoff collected within bunded or contained areas that may be contaminated with oils, fuels, chemicals, or other hazardous substances must be pumped out, stored in suitable containers, and removed from site for appropriate disposal in accordance with relevant legislation.

3.2.4. Construction Machinery

All construction machinery used must be suitable for the scale of the project at hand. Construction vehicles and machinery can be accommodated along the existing road footprint when not in active use. No construction vehicles are permitted outside the existing road or predetermined and demarcated disturbance footprint. All construction

vehicles and machinery must be maintained in a good, working condition and must be regularly inspected for possible oil / fuel leaks. Should any leaks be detected they must be repaired as soon as possible. All maintenance and refuelling of vehicles and machinery should take place offsite as far as possible alternatively within bunded areas as designated by the principal agent. Drip trays should be placed under vehicles overnight. The principal agent / resident engineer may order the removal of equipment that is causing continual environmental damage by leaking oil or diesel for example, until such equipment has been repaired.

3.2.5. Noise Impacts

The contractor must take appropriate measures to limit the impact of unreasonable noise from construction activities. Construction activities to be limited to working hours weekdays (07:00 – 18:00) and half day Saturdays (08:00 – 13:00). No work may be undertaken on Sundays and on public holidays. All construction vehicles and machinery should be maintained in good working condition and additional noise screening mechanisms also included in the design.

3.2.6. Cleanliness of Roads

The contractor must ensure that construction vehicles do not spill or drop any construction materials (sand, cement, debris, etc) onto public or private roads. If this should occur, it is the responsibility of the contractor to ensure that the roads are suitably cleaned.

3.2.7. Erosion Control

Care must be taken to prevent erosion of soils on the construction site. Should any erosion be detected on site, the cause of such erosion must be identified the most appropriate method of mitigation or stabilisation must be employed as soon as possible. Runoff generated during construction should not cause any damage and should be controlled or contained during periods of high rainfall. Construction activities must be temporarily suspended during periods of heavy rainfall where runoff may mobilise sediments

3.2.8. Dust Control

The contractor shall take appropriate measures, to the satisfaction of the principal agent to minimise the generation of dust and mud on the site. Where relevant this may include supplying suitable stabilisation (such as mulch or straw stabilisation) for all cleared ground or watering ground during exceptionally windy conditions. A suitable speed limit (20-40km/h) must be enforced on all gravel/ dirt roads. Given the limited number of nearby receptors, significant dust impacts are not anticipated, and such measures are expected to be required only if nuisance conditions arise.

3.2.9. Trenching and Service Installation

To minimize trenching, where new service installation is required, these are to be installed above ground within the existing disturbance footprint or existing access road. Where unavoidable, the excavation of trenches for service installation should be undertaken in a phased manner where possible, to allow for trenches to stand open for a

maximum of three days only. Materials removed from trenches must be stockpiled in a suitable position and should be stabilised if backfilling is not expected to occur within the following two days. Service installation should be coordinated to prevent the undue reopening of trenches for the installation of additional services. Since most of the service infrastructure is already in place on the property, service installation and trenching is expected to be minimal.

3.2.10 Archaeology and Cultural Heritage

If any heritage remains are exposed during excavations or any other action on the site these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape. Heritage remains uncovered or disturbed during earthworks must not be further disturbed until the necessary approval has been obtained from the competent authority.

3.2.11. Sensitive Environmental Features

The relevant development footprints may only be accessed via the existing access road. This road may not be extended or expanded. No alternative access routes may be utilized. The predetermined disturbance footprint must be clearly demarcated. All areas outside the exiting access road and demarcated disturbance footprint are to be regarded as “no-go” zones during the construction phase. No one is permitted to enter no-go zones. No materials, rubble or equipment is to be stored or stockpiled outside the predetermined storage locations identified by the principal agent. Any deviations from these specifications are subject to the approval of the principal agent.

All wild animals, including reptiles, amphibians and birds may not be harmed. The principal agent must be notified if any fauna needs to be removed and relocated from the construction site. A suitable relocation site will have to be identified. No poaching / hunting may be undertaken by construction staff.

3.2.12. Fire

Due to the fire-prone nature of the vegetation on site, open fires and smoking are strictly prohibited for the duration of the construction phase. The contractor is responsible for informing all employees of these requirements, enforcing compliance at all times, and implementing all necessary measures to prevent accidental fires. Appropriate fire extinguishers must be available during welding or any other hot-work activities. Each contractor involved in the project shall acknowledge receipt of the final EMPr, including this section, and will be required to comply with its provisions.

In the event of a fire, it must be reported immediately to the relevant authorities, including the Municipality, Greater Overberg Fire Protection Agency, CapeNature, and adjacent landowners. The Principal Agent shall compile and maintain a list of emergency contact numbers, which must be readily available on site at all times. Immediate efforts must be made to contain and extinguish any fire using appropriate methods, and suitable fire plugs or water connections must be available on site for this purpose. Fire extinguishers should not be used on natural vegetation fires; where necessary, the assistance of the local fire department must be requested by the Safety Officer.

All site personnel must take reasonable precautions to prevent the occurrence of human-induced wildfires. Any fire originating within the construction site, or within 100 m of the site boundary during the construction period, will be presumed to be the responsibility of the contractor and may result in legal liability. All fire incidents must be recorded in the site incident register, together with details of the response actions and any corrective measures implemented.

3.2.13. First Aid

The contractor must provide and maintain a suitable first aid kit on site, with a member of staff suitable qualified in first aid on site during working hours, in accordance with the Occupational Health and Safety Act.

3.2.14. Post-Construction Clean-Up

The Applicant and Contractor shall ensure that all areas are thoroughly cleaned up and appropriately rehabilitated upon completion of construction activities. All disturbed areas must be stabilised and rehabilitated as soon as practicable following the completion of the works, in order to minimise erosion and promote recovery of the affected environment.

Post-Construction Clean-up includes, but is not limited to, the following actions:

- Removal of excess building materials from the property,
- Removal and lawful disposal of all stockpiled materials, including excess building material and excavated soil,
- Removal of all materials used to demarcate the disturbance footprint,
- Removal of all temporary toilet facilities,
- Removal of all temporary signage,
- Removal of all waste from construction camps,
- Removal and correct disposal of all alien vegetation removed,
- Removal of vehicles from site,
- Rehabilitation of any terrestrial and aquatic areas (reshaping and vegetation) affected by construction activities.

3.3. Construction Works Associated with the Road Resurfacing

The resurfacing of the approximately 26 m steep road section shall be undertaken strictly within the existing road footprint, using in-situ compaction of G5 material within the existing tracks, two drainage humps must be created as per engineers brief with stone drains. No widening or disturbance outside of the existing alignment is permitted. Due to the steep gradient towards the estuary, particular attention must be given to controlling runoff and preventing sediment transport downslope.

Construction should, as far as practicable, be undertaken during the dry season to minimise erosion risks. Prior to and during construction, temporary stormwater control measures must be implemented to reduce runoff velocity and promote infiltration. These measures may include the installation of temporary cross-drains, berms, or water

diversion structures to intercept and redirect runoff into adjacent vegetated areas. Where necessary, temporary erosion and sediment control measures such as sandbags, silt fences, or geotextile barriers must be installed downslope of the work area to prevent sediment movement. Any runoff must be managed in such a way that it does not discharge directly towards the estuary or its buffer zone.

The finished road surface must be shaped to prevent the concentration of stormwater flow directly down the slope. This may include slight shaping to encourage lateral drainage, as well as the installation of permanent water bars or cross-drains at appropriate intervals. All runoff from the road surface must be directed into stable (dry pack stone), vegetated areas and may not discharge directly into the estuary or its buffer zone.

Stockpiling of G5 material must occur in designated areas away from drainage lines and must be protected from erosion. Any excess material or spoil must be removed from site or stabilised immediately. Exposed areas must be stabilised as soon as possible following construction, including compaction and, where required, re-vegetation of disturbed edges. Any loose material generated during resurfacing must be contained within the road footprint and prevented from entering surrounding areas.

Construction vehicles shall be restricted to the existing road alignment at all times. Any signs of erosion, rutting, or sediment movement must be addressed immediately through the implementation of additional control measures. Regular inspections of this section must be undertaken, particularly following rainfall events, to ensure the effectiveness of stormwater controls and to implement corrective actions where necessary.

3.4. Construction Works Associated with the Existing Dwelling

This section includes the construction of the two additional residential units, development of the parking area, installation of water tanks, and renovation works to the existing main dwelling. While general construction environmental management measures apply as set out in this EMPr, the following key controls are emphasised for this component due to its proximity to intact vegetation areas. All development must be strictly confined to the predetermined disturbance footprints as indicated on the vegetation removal maps and side development plan. No vegetation clearing or disturbance may occur outside of these demarcated areas.

Prior to commencement of construction, the approved disturbance footprints must be clearly demarcated on site using temporary barrier tape or equivalent means to ensure that all construction activities remain within the designated areas. Sensitive surrounding vegetation must be identified and protected and must be regarded as “no-go” areas for the duration of construction.

The Contractor shall ensure that all personnel and subcontractors are informed of the demarcated boundaries and are strictly prohibited from entering or utilising adjacent natural vegetation areas for storage, access, or working space. Any vegetation removal outside of the approved footprint shall be treated as non-compliance and must be reported and rectified immediately.

Construction materials, equipment, and waste shall be stored only within the designated footprint or existing disturbed areas associated with the main dwelling and shall not encroach into surrounding vegetation. Edge effects must be carefully managed to prevent unnecessary disturbance beyond the approved development area.

SECTION 4: MONITORING AND COMPLIANCE

4.1. Monitoring

Monitoring is a critical component of environmental management, ensuring that construction and operational activities are conducted in accordance with the CEMPr and other applicable permits. Monitoring allows for the early detection of non-compliance or environmental issues and enables the timely implementation of corrective measures to minimise environmental damage.

Environmental monitoring for the construction phase will be undertaken by the Principal Agent, who will be responsible for overall environmental control and ensuring compliance with the CEMPr on site. Monitoring shall form part of routine site supervision and shall be practical, visual, and compliance-based in nature. The Principal Agent shall conduct regular site inspections. Additional inspections shall be undertaken following significant rainfall events, environmental incidents, or any activities that present a potential risk to the environment.

During site inspections, the Principal Agent shall assess compliance with the EMPr, including but not limited to: adherence to approved disturbance footprints, effectiveness of stormwater and erosion control measures, waste management practices, protection of surrounding natural vegetation, and general housekeeping on site. Any instances of non-compliance shall be documented and addressed immediately through appropriate site instructions issued to the contractor.

All monitoring activities, including site inspections, environmental incidents, complaints, and corrective actions, shall be recorded in a Site Control Register maintained by the Principal Agent. This register shall serve as the primary record of environmental management and compliance for the duration of the construction phase.

4.2. Record Keeping

The Principal Agent must maintain a Site Control Register for the duration of the construction phase to document all environmental management activities and ensure compliance with the EMPr. All records shall be kept in a clear and traceable format and retained for the duration of the construction phase. Where required, these records shall be used to demonstrate compliance with the EMPr and applicable environmental legislation.

4.3. Incident reporting

Environmental incident reporting is a vital part of communication. Employees are required to report all environmental related problems, incidents, and pollution, so that the appropriate mitigation actions can be implemented timeously. See Appendix A for a template that can be used for incident reporting

The principal agent and contractor shall investigate the incident and record the following information:

- How the incident happened,
- The reasons the incident happened,
- How rehabilitation or clean up needs to take place,
- The nature of the impact that occurred,
- The type of work, process or equipment involved; and
- Recommendations to avoid future such incidents and/or occurrences.

SECTION 5: TRANSGRESSIONS IN TERMS OF EMPR

The applicant and all parties acting under their authority must comply with the requirements of this CEMPr on an ongoing basis. Any failure to comply shall entitle the relevant competent authority to take appropriate corrective or enforcement action against the responsible party in terms of applicable environmental legislation.

For the purposes of this EMPr, transgressions shall include any actions by the Applicant, Contractor, or project personnel that result in environmental damage or harm, or that constitute a breach of the conditions and specifications contained in the EMPr, or any other applicable approval. Where environmental damage occurs, such damage shall, where practicable, be repaired and rehabilitated using appropriate mitigation measures, as determined and implemented by suitably qualified specialists, at the cost of the responsible party.

All instances of non-compliance must be communicated immediately to the Principal Agent, who shall be responsible for ensuring that the relevant parties are informed of the deviation and that appropriate corrective actions are implemented without delay to restore compliance.

Where any non-compliance results in activities being undertaken that constitute listed activities in terms of applicable environmental legislation, or where thresholds for such activities are exceeded, the relevant statutory processes shall apply.

APPENDIX A – SITE CONTROL REGISTER

SITE CONTROL SHEET & ENVIRONMENTAL INSTRUCTIONS TEMPLATE

Project Name:
Contractor:
Site Manager:

Date	Environmental Aspect (e.g. waste management, erosion, dust, general housekeeping etc.)	Problem Encountered	Instruction / Corrective Action	Responsible Person	Due Date	Compliance Date

ENVIRONMENTAL INCIDENT REPORT TEMPLATE

Date:	**File reference number:**
Name:	
Exact location of incident:	

Section 1: Description of incident

Section 2: Remedial action required

Section 3: Relevant Documentation

Section 4: Steps to prevent recurrence

Section 5: Signatures

Site manager: …….. Date: ……
ECO: …….. Date: ……
Landowner: …….. Date: ……

COMPLAINTS REGISTER TEMPLATE

Project Name:
Contractor:
Site Manager:

Complaint No.	Date	Nature of Complaint	Response / Corrective Action	Responsible Person