

ANNEXURE H: EMPR

DRAFT ENVIRONMENTAL MANAGEMENT PROGRAMME

THE DECOMMISSIONING OF AN AQUACULTURE FACILITY AND REDEVELOPMENT OF A PORTION OF FARM 1259, MALMESBURY DIVISION AT PATERNOSTER

**DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT
PLANNING REFERENCE: 16/3/3/1/F4/15/3018/26**



16 July 2026

DRAFT ENVIRONMENTAL MANAGEMENT PROGRAMME: THE DECOMMISSIONING OF AN AQUACULTURE FACILITY AND REDEVELOPMENT OF A PORTION OF FARM 1259, MALMESBURY DIVISION AT PATERNOSTER SG Code: C0670000000046800028 / Location: Lat: 33° 58' 48.986'' S Lon: 18° 46' 02.834'' E	
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This EMPr covers all relevant aspects of the development and management as a project specific EMPr in keeping with the environmental authorisation issued on [dd MM yyyy] (Ref. 16/3/3/1/F4/15/3018/26).	

The Paternoster Group no longer requires the full use of the aquaculture facilities which exist on Farm 1259 due to the reduction in the need for floor space to accommodate the available catch and quotas for crayfish and a lack of skilled operators to manage a feasible fish or perlemoen farm.

As a result, the owner wishes to decommission the facility and redevelop the existing under-utilised buildings by the internal alteration and renovation thereof to retain some of the aquaculture activities in significantly smaller space with separate product stores for sale of the produce, and to create 11 flats for tourism accommodation with a floor area of approximately 2 562m² and with some parking inside of the existing converted buildings. Crayfish tanks for a maximum of 10 000kg wet weight throughput in 551m² of the existing buildings will be retained.

The site area is completely transformed and disturbed with buildings, structures, and infrastructure already established since the 1970's and prior to the promulgation of the National Environmental Management Act, 1998, Act 107 of 1998, and inside of the urban area, thus only the decommissioning needs to be considered as a listed activity. The existing buildings and facility make no meaningful contribution to the local economy.

The redevelopment proposal will not have any effect on the local character elements and architecture, scale, and form of the site. The existing buildings will be retained and reconfigured for economic use without any significant external changes and with no disturbance to any of the asbestos elements of the buildings, or if required, then only with the complete removal of the asbestos elements from the entire affected building in keeping with the relevant Regulations.

Upgrading of services infrastructure; a water pipeline behind Kliprug and in St Augustine Road and sewer line along St Augustine Road as well as widening of Kreeftegang also occur. These are not listed activities but are considered as indirect effects of the decommissioning and therefore included in the EMPr.

GLOSSARY, DEFINITIONS AND TERMS

Affected environment - Those parts of the socio-economic and biophysical environment affected by the development impacts.

Alien vegetation - All undesirable vegetation, defined as, but not limited to, all plants declared Category 1 and 2 invaders in terms of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004) Alien and Invasive Species Lists, 2016 (as amended).

Applicant – The holder of the environmental authorisation issued for the development and the activities and responsible for implementation of the conditions of authorisation. The term includes reference to the client and/or the developer.

Authorities - The national, provincial, or local authorities that have a decision-making role or interest in the activities, construction, or development.

Audit - Regular inspection and verification of construction activities for implementation of the EMPr.

Batch plant - A concrete or plaster mixing facility and associated equipment and materials.

BOMA – Berg Olifants Catchment Management Agency, responsible for water course management in the area (021 941 6278)

Building – As defined in the Saldanha Bay Municipality Zoning Scheme Bylaw, 2021 (any structure or erection whatsoever irrespective of its nature or size).

Bund – Impermeable enclosure under / around a storage facility for hazardous substance or potential pollutant or any place where these substances are used on site, to contain any spillage.

Contractor - The principal person / company undertaking any construction activity related to the environmental authorisation.

Construction site – The entire area where construction activity occurs, including all access roads and tracks.

Construction activity - Any action taken by the contractor, his subcontractors, suppliers, or personnel on the construction site, whether directly or indirectly related to the construction work.

Contaminated water – All water contaminated by the contractor's activities, e.g. concrete water, and runoff from plant / personnel wash areas.

CEMP - Construction Phase Environmental Management Programme. A plan for managing the potential impacts of the construction process.

CN – Cape Nature administration of the Western Cape Nature Conservation Board (087 087 3188).

DFFE – Department of Forestry, Fisheries, and the Environment (086 111 2468).

DEA&DP - Department of Environmental Affairs and Development Planning (Cape Town Office: Directorate: Development Management (Region 1) (021 483 5829) – also “**Department**”.

DEA&DP Waste Management Planning - Waste Management Planning (021 483 5845) – refer to **Waste Management**.

DEL - Department of Employment and Labour (0860 101 018).

DWS – Department of Water and Sanitation (021 950 7100) – refer to **BOMA**.

Environmental Control Officer (ECO) - Designation reserved for suitably qualified person acting as the development environmental manager or officer. It is the person responsible to the client / applicant / holder of the EA, tasked with implementing and controlling the environmental requirements and EMPr for the project.

Environmental Site Manager (ESM) - Designation reserved for suitably qualified person acting as the site environmental manager for a contractor. It is the person responsible to the contractor, tasked with implementing and controlling the environmental requirements and EMPr for a specific construction site during the construction period. The ESM must report to the ECO in keeping with the requirements of the EMPr.

Environmental Authorisation (EA) - Authorisation issued to and in the name of the applicant by the competent authority in compliance with Regulation 25 of the Regulations in terms of Chapter 5 of the National Environmental Management Act, 1998, Act 107 of 1998.

Environmental Awareness Training - An environmental education process for the contractor's management staff and labour force, which informs them of the requirements of the EMPr.

Engineer - A suitably qualified person who represents the applicant (holder of the EA) and is responsible for the design of construction activities and the technical and contractual implementation of the construction activity. An engineer will be responsible for each of the construction activities.

Environment - The biosphere in which people and other organisms live. It consists of:

- Renewable and non-renewable natural resources;
- Physical, infrastructural, social, economic, cultural, historical, and political components of the area and the wider surroundings;
- Natural ecosystems and habitats; and
- Biological and natural surroundings whether or not modified by people.

Environmental impact - Any change to the environment, whether desirable or undesirable that would result directly or indirectly from any construction related activity.

Environmental incident - Any occurrence on or at a specific site and related to the activities on the site that could potentially have a negative effect on the environment, whether natural or man-made.

Height of building – As defined in the applicable Zoning Scheme Bylaw.

Heritage Western Cape (HWC) – is the provincial heritage resources authority for the province, in the Department of Cultural Affairs and Sport (021 483 9695).

Impact - The positive or negative effects on human well-being and/or on the environment.

Mitigate - The implementation of practical measures to reduce adverse impacts.

Municipality - The Saldanha Bay Municipality, situate at 12 Main Road, Vredenburg (General contact, 022 701 7061 / 6974).

Municipal services infrastructure - The local physical services systems, including water, sewerage, roads, and waste management designed to support community needs and provide essential services.

"No-Go" Areas - Areas identified as being environmentally sensitive in some manner and delineated on plan and / or on the site with pegs or fencing and which are out of bounds to unauthorised persons. Authorisation must be obtained prior to entry of a "no go" area.

OEMPr - Operational Phase Environmental Management Programme. A plan for managing the potential impacts of the use of the development and/or the completed development.

OHS – Occupational Health and Safety Act, 1993, Act 85 of 1993 as amended.

Property Owners' Association (POA) – A legal entity established by the applicant / developer with the responsibility of the management and maintenance of all internal services infrastructure, roads, storm water systems, common property, landscaping, building development, and structures such as the perimeter fence, as well as to ensure compliance with the EMPr.

Potentially hazardous substance - A substance that, in the reasonable opinion of the ECO and / or Engineer, could have a harmful effect on the environment.

Public authority - means a state department, a municipality, or a department of the Provincial Government.

Reasonable - Unless the context indicates otherwise, the term reasonable refers to the opinion of the Engineer after consultation with the ECO and a person, not an employee of the applicant (holder of the EA), suitably experienced in "environmental implementation plans" and "environmental management plans" (as defined in the National Environmental Management Act, 1998, Act 107 of 1998).

ROD - Record of Decision by DEA&DP or any other authority when authorising the development and includes "**Environmental Authorisation.**"

SAHRA - South African Heritage Resources Agency.

Solid waste - All solid waste, including metal sections, construction debris, chemical waste, excess cement / concrete, wrapping materials, timber, tins, cans, drums, wire, nails, food and domestic waste, e.g. plastic packets, and wrappers.

Significant/significance - Significance can be differentiated into impact magnitude and impact significance. Impact magnitude is the measurable change (i.e. intensity, duration, and likelihood). Impact significance is the value placed on the change by different affected parties (i.e. level of significance and acceptability). It is a concept that makes use of value judgements and science-based criteria (i.e. biophysical, social, and economic). Value judgement reflects the social perception of impact assessment.

Vegetation rehabilitation - The re-establishment of endemic and/or indigenous vegetation with a similar species composition to that which naturally occurred on the site or in the area.

Waste management – (Solid) waste management refers to the disposal of solid waste at a licensed Waste Disposal Facility approved by the Department of Water and Sanitation (DWS) in terms of Section 50 of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008, as amended), and Waste Management Licence (WML) issued by the Western Cape Department of Environmental Affairs and Development Planning (DEA&DP) due to their concurrent functions.

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1. BACKGROUND

1.1 Introduction

The authorised activities relate to the decommissioning of the aquaculture facility on Farm 1259, Malmesbury Division at Paternoster and the redevelopment of the under-utilised buildings for business and residential purposes and upgrading of external municipal infrastructure services to augment the supply. The EMPr serves to implement the conditions of authorisation of the activities and the development of the property as per the environmental authorisation (EA) ref: 16/3/3/1/F4/15/3018/26, dated [dd MM yyyy] (Annexure A). Viridus Works Environmental (Pty) Ltd was commissioned by the Paternoster Group Ltd to prepare and submit an environmental authorisation application for the development, which leads to the preparation of this Environmental Management Programme (EMPr).

1.2 Details of the environmental assessment practitioner

Dupré Lombaard (EAP) obtained his qualifications at the Universities of Stellenbosch (BMil, 1980), South Africa (BA Honns (Geography), 1982), Orange Free State (MA (Geography), 1989) and the Western Cape, where he completed his MSc (Earth Sciences) with distinction in 2002. His studies included Catchment Processes, Hydrogeology, Quaternary Science, Environmental Management, GIS and Environmental Law and he did research on soil erosion in a post fire situation in the Cape Peninsula for Ukuvuka (2000), to determine where most soil erosion could be expected in order to focus management actions following wildfires in the area. The research report was prepared under the supervision of Dr Jan Boelhouwers and submitted to the National Parks Board / Ukuvuka management. A mini-thesis on EIA's / Scoping Reports was done (2001) under the supervision of Dr Stephen Holness to determine whether the social and socio-economic aspects of the environment were being sufficiently considered in relation to the bio-physical issues. Dupré worked as a town planner at local authorities from 1986 – 1993 and 2012 – 2017 and as consultant planner and environmental assessment practitioner in private practice from 1993 – 2011 and since 2018. Dupré has worked on numerous related projects as environmental consultant, including the preparation of Environmental Management Programmes for and management of the construction activities of the Khayelitsha Railway Line Extension, Sea View Village development in Big Bay, Mfuleni housing developments, upgrading of the Astral Foods abattoir at Joostenbergvlakte, the Eden Meander retail complex development and Denel Land Systems acid plant redevelopment at Wellington.

1.3 Purpose and content of the Environmental Management Programme

An EMPr is recognised as a tool that can provide assurance that the applicant / project proponent has made suitable provision for mitigation of any identified negative environmental impacts. The EMPr provides a description of the methods and procedures for mitigating and monitoring impacts. It also contains environmental outcomes / objectives and targets which the applicant / project proponent or developer needs to achieve in order to reduce or eliminate negative impacts. The EMPr must be used throughout the project life cycle or at least for the period for which it is intended, e.g. construction phase or construction and operations or in the very long term,

decommissioning. The applicant and his agents should continuously update the EMPr to remain aligned with specific activities and the project as it progresses.

There is no universally accepted standard format for EMPr's. The format needs to fit the circumstances for which the EMPr is being developed and the requirements of the Provincial Government of the Western Cape as set out in the relevant guideline document (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) and in the Environmental Impact Assessment Regulations, 2014, as amended in 2017 (EIA Regs), made in terms of the National Environmental Management Act, 1998, Act 107 of 1998 (NEMA).

This document is structured in keeping with Appendix 4 of the EIA Regulations, which determines that EMPr's should contain the following components:

Requirement: An EMPr must comply with section 24N of NEMA and include	EIA Regs Appendix 4 Section	EMPr Section
Details of the EAP who prepared the EMPr	1(a)(i)	1.2
The expertise of that EAP to prepare an EMPr, including a curriculum vitae	1(a)(ii)	1.2
A detailed description of the aspects of the activity that are covered by the EMPr as identified by the project description	1(b)	1.4
A map at an appropriate scale which superimposes the proposed activity, its associated structures, and infrastructure on the environmental sensitivities of the preferred site, indicating any areas that should be avoided, including buffers	1(c)	1.5
A description of the impact management outcomes, including management statements, identifying the impacts and risks that need to be avoided, managed, and mitigated as identified through the environmental impact assessment process for all phases of the development including:	1(d)	2
- planning and design	1(d)(i)	2
- pre-construction activities	1(d)(ii)	3
- construction activities	1(d)(iii)	4
- rehabilitation of the environment after construction and where applicable post closure	1(d)(iv)	5
- operation activities	1(d)(v)	6
A description of proposed impact management actions, identifying the manner in which the impact management outcomes contemplated above will be achieved, and must, where applicable: - include actions to avoid, modify, remedy, control or stop any action, activity or process which causes pollution or environmental degradation	1(f)(i)	7
- comply with any prescribed environmental management standards or practices	1(f)(ii)	7
- comply with any applicable provisions of NEMA regarding closure, where applicable	1(f)(iii)	7
- comply with any provisions of the Act regarding financial provision for rehabilitation, where applicable	1(f)(iv)	7
The method of monitoring the implementation of the impact management actions contemplated above	1(g)	7
The frequency of monitoring the implementation of the impact management actions contemplated above	1(h)	7
An indication of the persons who will be responsible for the implementation of the impact management actions	1(i)	7
The time periods within which the impact management actions contemplated above must be implemented	1(j)	7; 8.1

The mechanism for monitoring compliance with the impact management actions contemplated above	1(k)	7; 8.2
A program for reporting on compliance, taking into account the requirements as prescribed by the Regulations	1(l)	8.3
An environmental awareness plan describing: - the manner in which the applicant intends to inform his or her employees of any environmental risk which may result from their work	1(m)(i)	8.4
- risks that must be dealt with in order to avoid pollution or the degradation of the environment	1(m)(ii)	8.4
Any specific information that may be required by the competent authority	1(n)	8.6

1.4 Description of the approved activity and authorisation conditions

Environmental authorisation was granted for the activities as described in the EA (Annexure A). The activities consist of the following:

Activity No(s):	Relevant Activity(ies)	Description of project activity
Listing Notice 1 - 31	The decommissioning of existing facilities, structures, or infrastructure for- i) any development and related operation activity or activities listed in this Notice, Listing Notice 2 of 2014 or Listing Notice 3 of 2014. ii) any expansion and related operation activity or activities listed in this Notice, Listing Notice 2 of 2014 or Listing Notice 3 of 2014; iii) ... iv) any phased activity or activities for development and related operation activity or expansion or related operation activities listed in this Notice or Listing Notice 3 of 2014; or v) any activity regardless the time the activity was commenced with, where such activity: (a) is similarly listed to an activity in (i) or (ii) above; and (b) is still in operation or development is still in progress; excluding where— (aa) activity 22 of this notice applies; or (bb) the decommissioning is covered by part 8 of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) in which case the National Environmental Management: Waste Act, 2008 applies.	Relates to the decommissioning of the aquaculture facility and redevelopment of the existing buildings and site for a mixed-use development complementary of the waterfront on abutting Erf 2063. The listed activity occurs only on Farm 1259 and has no effect on the coastal public property where the inlet and outlet pipes for the facility are located, and which remain as-is with no change thereto whatsoever.

Execution / implementation of the activities entail the following:

- Internal demolition of concrete crayfish tanks, walls, and structures.
- External changes to buildings by insertion of doors, windows, plumbing, and services connections.
- Removal of rubble and introduction of building materials and goods.
- Surfacing of parking area and road.
- Installation of services infrastructure (on and off site).
- Building works.
- Landscaping.
- Solid waste management.

The following is a summary of the conditions of authorisation that are pre-conditions to implementation of the authorisation:

- [Condition X. To be inserted.]
- [Condition Y. To be inserted.]
-

The following summary is of conditions that apply to the development activity:

- [Condition A. To be inserted.]
- [Condition B. To be inserted.]
- [Condition C. To be inserted.]
-

1.5 Locality of the authorised activities

The site is located on Farm No. 1259, Malmesbury Division in Paternoster (SG Code: C04600000000125900000 / Location: Lat: 32° 48' 22.439" S | Lon: 17° 52' 59.469" E).



Figure 1: Activity site location –Farm No. 1259, Malmesbury Division (Paternoster)



Figure 2: Site photograph showing the in and outlet structures and crayfish holding tank building



Figure 3: Site with graphical illustration of facility



Figure 4: Existing buildings from the south



Figure 5: Existing buildings from the north



Figure 6: Existing buildings from the northwest

2. IMPACT MANAGEMENT OUTCOMES - PLANNING AND DESIGN

The following outcomes are desired during the planning and design of the implementation actions of the authorisation (following numbered items):

2.1 Approvals, permits and licensing requirements for operations

Applications for demolition and building construction must be submitted to the Municipality and any other relevant authority for approval prior to commencement of any construction activities. The Environmental Authorisation for the decommissioning activity does not authorise work on any asbestos materials. Should any work on asbestos material be required, then all asbestos from the affected building must be encapsulated, removed and disposed of in keeping with the Asbestos Abatement Regulations, 2020 (GNR1196 in GG 43893, 10 November 2020) and only after approval of the related work plan by the Department of Employment and Labour (DEL) as the competent authority.

The applicant must be obliged to certify to the competent authority whether or not any asbestos related work occurred on site and if so, provide full details of the work, including, but not limited to indicating which specialist contractor performed the work and all records as prescribed in the Regulations.

Redevelopment and construction activities must comply with the environmental authorisation and the EMPr.

2.2 Required actions

The applicant is responsible for the appointment of an ECO and for monitoring of the EMPr implementation as set out in the environmental authorisation, summarised as follows:

- The holder of the EA (applicant) must appoint a suitably experienced environmental control officer (ECO) for the Construction Phase to monitor compliance with the provisions of the EMPr and conditions of the EA. Such appointment must take place prior to commencement of construction activities to ensure compliance with the EMPr and the conditions contained herein.
- The applicant (holder of the EA) must ensure compliance with the conditions of the environmental authorisation and the EMPr for as long as the EA is valid and ensure that implementation activities are audited.
- The environmental audit report must be prepared and submitted to the Competent Authority (DEA&DP), by an independent person with the relevant environmental auditing expertise (not the Environmental Assessment Practitioner (EAP) or the Environmental Control Officer (ECO)).
- The applicant must, within 7 days of the submission of the environmental audit report to the Competent Authority, notify all potential and registered I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).
- The Environmental Audit Report must contain all the information required in Appendix 7 of the Environmental Impact Assessment Regulations, 2014 (as amended).
- During the construction phase, the applicant must undertake annual environmental audit(s) and submit these Environmental Audit Report(s) to the Competent Authority.
- The final construction phase Environmental Audit Report(s) must be submitted to the Competent Authority within six (6) months of completion of construction.
- During the operation phase, the applicant must ensure that environmental audit(s) are performed as specified in the approved EMPr and submit these Environmental Audit Report(s) to the Competent Authority.

The contractor will undertake the construction work required for the activity and must appoint an ESM and bear all costs relating to the implementation of this EMPr and construction management on the construction site. The contractor must be conversant with all legislation pertaining to the health and safety and the environment, including provincial acts, regulations, and ordinances and local government by-laws, which may be applicable to the contract. The responsibilities of the contractor include, but are not limited to, the following:

- Inform the applicant (holder of the EA), as well as the ECO, should environmental damage or deviations from the EMPr occur.
- Adhere to the conditions of the EMPr and the environmental authorisation.
- Assist in finding solutions to environmental problems that may arise during construction.
- Carry out instructions issued in the site instruction book / monitoring records by the ECO and /or ESM.
- Oversee the implementation of mitigating / rehabilitation measures.
- Environmentally educate and raise the awareness of the labourers and staff as to the sensitivity of the environment and to instil the correct attitude in them.

The contractor and the ESM must be briefed by the ECO on their obligations towards environmental controls and methodologies in terms of the EMPr prior to construction work commencing.

The ECO shall report to the holder of the authorisation and shall be responsible for ensuring compliance with the conditions contained in the EMPr. Responsibilities of the ECO include the following:

- Attend contractor site meetings as and when necessary, to be able to report on and respond to any environmental issues and be issued copies of minutes of such meetings.
- Obtain, examine, and approve method statements where necessary.
- Advise the contractor on environmental issues within the defined work areas.
- Review the site diaries regarding records of site activities that may pertain to the environment and reconcile the entries with observations made during site inspections.
- Recommend corrective action to the contractor and the applicant (holder of the EA) where construction activities are not in compliance with the EMPr.
- Act where "no go" areas are violated, or in danger of being violated, and to inform the applicant (holder of the EA) of the occurrence and action taken.
- Act when prescriptive conditions are violated, or in danger of being violated, and inform the contractor and applicant (holder of the EA) of the occurrence immediately and act, e.g. issuing of penalties.
- Maintain the EMPr documentation and ensure compliance with the prescriptive conditions.
- Ensure the submission of audit reports as required in the environmental authorisation.

The ESM must be on site daily and shall report to the contractor and the ECO and shall be responsible for ensuring compliance with the implementation of the conditions of authorisation and the EMPr on a specific construction site. Responsibilities of the ESM include the following:

- Environmental awareness training for contractor staff and labourers.

- Attendance of contractor site meetings.
- Regular reports on environmental issues to the ECO.
- React and respond to environmental issues.
- Prepare method statements in consultation with the contractor where necessary.
- Advise the contractor on environmental issues on the site through entries in the site diary.
- Recommend corrective action to the contractor where construction activities are not in compliance with the EMPr.
- Take immediate action on site where clearly defined and agreed "no go" areas are violated, or in danger of being violated, and to inform the ECO of the occurrence and action taken.
- Take immediate action on site when prescriptive conditions are violated, or in danger of being violated, and advise the contractor to take corrective action.
- To be contactable by the public regarding matters of environmental concern as they relate to the development (register of complaints and actions to be kept and included in monthly reports).
- Ensure compliance by the contractor with the EMPr.
- Submit monthly reports to the ECO.

The above role-players commit themselves to a process of protecting and rehabilitating the environment, which will include leaving the development area, access roads, adjacent water bodies, rivers and streams and the construction site in a good condition at the end of the construction phase. In doing so, the role-players commit themselves to the following :

- The environment being as defined above.
- Adhering to all legislation that is relevant to the environment.
- Adhering to the environmental specifications as set out in the EMPr.
- Protection of the environment, amongst others by limiting the extent of all activities related to the development and construction to the areas demarcated for development at the handover of the site to the contractor.
- Rehabilitation of the environment and specifically all natural vegetation and surface water areas disturbed as a result of construction activities.
- Employing local labourers and skills development.
- Environmentally sensitive construction techniques.
- Best practice waste management.

2.3 Predicted impacts to be considered

The contractor and ECO shall identify potential impacts before commencing with any construction activity. Thereafter the contractor shall programme the work in such a manner that the effects of the construction avoid any impact occurrence. If avoidance or prevention is not practicable, the contractor shall provide method statements and mitigation measures for the ECO's approval, to limit and contain the magnitude, duration, and intensity of the impact. In such situations the contractor shall demonstrate that he can carry out any repair and reinstatement of the damaged environment.

The assessment of the proposed development indicated that the following broad impacts are related to the authorised development:

Potential impact:	Construction Phase	Pre mitigation	Post mitigation
Environmental issue	Activity and significance threshold	Significance Rating	Significance Rating
Impact / Criteria	Description		
1.1.1 Nuisance impacts	Dust and noise during construction.	L	L
· Nature of impact	Demolition of the existing tanks and structures and trenching for sewer and water pipes would cause noise and dust.		
· Extent	Limited to site area in view of distance to neighbours and ambient sound levels.	L	L
· Duration	Short term effects during construction only.	L	L
· Consequence	The construction effects should be minor as the majority of the work is inside existing buildings and services servitudes.	L	L
· Probability	It is unlikely that the surrounding environment will suffer negative effects of the nuisance caused by construction.	L	L
· Reversibility	The effects are quickly reversible.		
· Irreplaceable loss of resources	None.		
· Avoidance	Effects can be mitigated through implementation of an EMPr.		
· Management	EMPr to address potential effects.		
· Mitigation	Limit construction times and movement of vehicles on sand and gravel tracks / roads.		
· Significance rating	L		
1.1.2 Health impacts	Removal of asbestos roofs and sheeting (No asbestos material may be removed from the site unless with full prior authorisation by the Department of Employment and Labour (DEL) under the Occupational Health and Safety Act, 1993, Act 85 of 1993, and the Asbestos Abatement Regulations, 2020).	H	M
· Nature of impact	Asbestos fibres potentially cause serious negative health effects in humans.		
· Extent	The sheets need to be removed from site to a hazardous material landfill, currently Vissershok or Moss gas.	H	M
· Duration	The potential negative effects endure until the waste is disposed of to landfill.	H	M
· Consequence	Asbestos fibre effects are significant and working with the material requires specialist intervention.	H	M
· Probability	Fibres are released into the environment as a result of any disturbance.	H	M
· Reversibility	The effects of asbestos fibres released into the environment are not easily reversed and depending on the volume released, could endure for long periods.		
· Irreplaceable loss of resources	None.		
· Avoidance	Effects can be mitigated through implementation of an EMPr.		
· Management	EMPr to address potential effects.		
· Mitigation	Asbestos roofs and construction elements are to be retained untouched, or, if essential to be removed or altered, then by specialists in compliance with the OHS Asbestos Abatement Regulations, 2020 and only after authorisation by the DEL.		
· Significance rating	H		
1.1.3 Soil and water resource	Contamination and pollution of resources.	L	L
· Nature of impact	Building rubble and construction material could cause negative effects in the biophysical environment. Hydrocarbons from construction vehicles could cause contamination of the soil and the sea.		
· Extent	Rubble and material could build up on site while construction lasts and spills occur where vehicles move.	L	L
· Duration	Short term effects during construction only.	L	L

· Consequence	The potential negative effects should be minor as the majority of the work occurs in existing transformed areas and does not require large machinery or volumes of material.	L	L
· Probability	It is unlikely that the surrounding environment will suffer negative effects caused by build-up of rubble and materials and spillages should be minor.	L	L
· Reversibility	The effects are quickly reversible.		
· Irreplaceable loss of resources	None.		
· Avoidance	Effects can be mitigated through implementation of an EMPr.		
· Management	EMPr to address potential effects.		
· Mitigation	Predetermine construction yard on existing surfaced area where spillages can be contained and effects minimised.		
· Significance rating	L		
1.1.4 Traffic impacts	Movement of construction vehicles.	L	L
· Nature of impact	Construction vehicles using roads could disrupt traffic and pedestrian movement in surrounding area and streets.		
· Extent	Predicted low volumes required for the project might affect the Kreeftegang entrance, but should not affect St Augustine or wider.	L	L
· Duration	Short term effects during construction only.	L	L
· Consequence	The potential negative effects should be minor as the majority of the work does not require large machinery or traffic volumes.	L	L
· Probability	It is unlikely that the surrounding environment will suffer negative effects caused by additional traffic.	L	L
· Reversibility	The effects are immediately reversible.		
· Irreplaceable loss of resources	None.		
· Avoidance	Effects can be mitigated through implementation of an EMPr.		
· Management	EMPr to address potential effects.		
· Mitigation	Set times for movement of vehicles.		
· Significance rating	L		
1.1.5 Socio-economic impacts	Effects on health and well-being of citizens.	L	L
· Nature of impact	The change in use of the buildings could create new opportunities. Alteration of the buildings will not cause any change in the landscape.		
· Extent	The effects of the change in use should have a minor positive effect. Alterations will not be visible.	L	L
· Duration	Medium term positive effects are likely.	L	L
· Consequence	The potential positive socio-economic effects albeit minor will improve the livelihoods of some residents.	L	L
· Probability	It is unlikely that the surrounding environment will suffer negative effects caused by the changes.	L	L
· Reversibility	The effects are not easily reversible and will require a process.		
· Irreplaceable loss of resources	None.		
· Avoidance	Effects need not be mitigated.		
· Management	No measures required in EMPr.		
· Mitigation	None required.		
· Significance rating	L		
1.1.6 Bio-physical environmental impacts	Prevent the direct and indirect loss and disturbance of flora and fauna species and communities	M	L
· Nature of impact	Introduction of alien and invasive species, especially plants and human disturbance of existing intact terrestrial habitat.		
· Extent	Changes will only occur in the affected area and only if there is activity outside of the disturbed site. Internal changes and changes in use will probably have no significant effect.	M	L
· Duration	Long term effects.	M	L

· Consequence	The potential negative effects will be minor if human activities are limited to the existing disturbed area only.	M	L
· Probability	It is unlikely that the bio-physical environment will suffer negative effects caused by internal renovation of the buildings but landscaping might have negative effects.	M	L
· Reversibility	The effects are avoidable and reversible.		
· Irreplaceable loss of resources	None with appropriate mitigation.		
· Avoidance	Potential effects need to be mitigated.		
· Management	Mitigation measures required in EMPr.		
· Mitigation	Do not allow landscaping with non-endemic or translocated vegetation or the introduction of alien animal species and prevent human movement outside of site area.		
· Significance rating	M		
1.1.7 Bio-physical environmental impacts	Prevent the further loss and fragmentation of indigenous vegetation communities within the ecosystem in and around the site.	L	L
· Nature of impact	Negative effects caused by construction and operational activity.		
· Extent	Changes will only occur in the affected area and only if there is activity outside of the disturbed site. Internal changes and changes in use will probably have no significant effect.	L	L
· Duration	Long term effects.	L	L
· Consequence	The potential negative effects will be minor if construction and operational activities are limited to the existing disturbed area only.	L	L
· Probability	It is unlikely that the bio-physical environment will suffer negative effects caused by internal renovation of the buildings and limiting residential activities to existing disturbed area.	L	L
· Reversibility	The effects are avoidable and reversible.		
· Irreplaceable loss of resources	None with appropriate mitigation.		
· Avoidance	Potential effects need to be mitigated.		
· Management	Mitigation measures required in EMPr.		
· Mitigation	Create no-go area on private land around the project site and introduce landscaping and animal management rules.		
· Significance rating	L		
1.1.8 Bio-physical environmental impacts	Reduce the negative fragmentation effects of the development and facilitate the safe movement of fauna species	L	L
· Nature of impact	Introduction of alien and invasive species, especially plants.		
· Extent	Changes will only occur in the affected area and only if there is activity outside of the disturbed site. Internal changes and changes in use will probably have no significant effect.	L	L
· Duration	Long term effects.	L	L
· Consequence	The potential negative effects will be minor if construction and operational activities are limited to the existing disturbed area only.	L	L
· Probability	It is unlikely that the bio-physical environment will suffer negative effects caused by internal renovation of the buildings and limiting residential activities to existing disturbed area.	L	L
· Reversibility	The effects are avoidable and reversible.		
· Irreplaceable loss of resources	None with appropriate mitigation.		
· Avoidance	Potential effects need to be mitigated.		
· Management	Mitigation measures required in EMPr.		
· Mitigation	Introduce landscaping and animal management rules in the EMPr.		
· Significance rating	L		
1.1.9 Bio-physical environmental impacts	Adequately follow the guidelines for interpreting the SEI ratings assigned to the site.	L	L

· Nature of impact	Land clearing, Fire and human presence as well as roads.		
· Extent	Changes will only occur in the affected area and only if there is activity outside of the disturbed site. Internal changes and changes in use will probably have no significant effect.	L	L
· Duration	Long term effects.	L	L
· Consequence	The potential negative effects will be minor if construction and operational activities are limited to the existing disturbed area only.	L	L
· Probability	It is unlikely that the bio-physical environment will suffer negative effects caused by internal renovation of the buildings and limiting residential activities to existing disturbed area.	L	L
· Reversibility	The effects are avoidable and reversible.		
· Irreplaceable loss of resources	None with appropriate mitigation.		
· Avoidance	Potential effects need to be mitigated.		
· Management	Mitigation measures required in EMPr.		
· Mitigation	Create no-go area on private land around the project site and introduce landscaping and animal management rules.		
· Significance rating	L		
1.1.10 Visual impacts	Change in character of the built environment.	L	L
· Nature of impact	The construction activities could cause loss of views and change visual character of the site.		
· Extent	Changes will only occur at the affected buildings and only if they are significantly changed. Internal changes will have no effect.	L	L
· Duration	Short term effects during construction only.	L	L
· Consequence	The potential negative effects are minor as the buildings and structures will be retained during construction.	L	L
· Probability	It is unlikely that the visible character of the site will suffer negative effects caused by internal renovation of the buildings.	L	L
· Reversibility	The effects are quickly reversible.		
· Irreplaceable loss of resources	None.		
· Avoidance	Effects need not be mitigated.		
· Management	No measures required in EMPr.		
· Mitigation	None required.		
· Significance rating	L		
1.1.11 Water pipeline installation	Disruption of services to citizens.	L	L
· Nature of impact	The construction activities will cause water supply disruptions and limit use of the roads where construction occurs.		
· Extent	Pipeline laid along existing roads over 800m distance.	L	L
· Duration	Short term effects during construction only.	L	L
· Consequence	The potential negative effects should be minor as the water supply has redundancy and supply is maintained in network.	L	L
· Probability	It is unlikely that the water supply will suffer negative effects caused by replacement of the existing pipe.	L	L
· Reversibility	The effects are immediately reversible.		
· Irreplaceable loss of resources	None.		
· Avoidance	Effects need not be mitigated.		
· Management	No measures required in EMPr.		
· Mitigation	None required.		
· Significance rating	L		
1.1.12 Sewer pipeline installation	Disruption of services to citizens.	L	L
· Nature of impact	The construction activities will cause disruptions and limit use of the roads where construction occurs.		
· Extent	Pipeline laid along existing roads over 500m distance.	L	L
· Duration	Short term effects during construction only.	L	L

· Consequence	The negative effects are minor as the service is maintained.	L	L
· Probability	It is unlikely that the sewerage will suffer negative effects caused by replacement of the existing pipe.	L	L
· Reversibility	The effects are immediately reversible.		
· Irreplaceable loss of resources	None.		
· Avoidance	Effects need not be mitigated.		
· Management	No measures required in EMPr.		
· Mitigation	None required.		
· Significance rating	L		
1.1.13 Kreeftegang road upgrading	Disruption of services to citizens.	L	L
· Nature of impact	The construction activities will cause disruptions and limit use of the road during construction.		
· Extent	Road upgrading occurs over 50m distance.	L	L
· Duration	Short term effects during construction only.	L	L
· Consequence	The negative effects are minor as the road is maintained.	L	L
· Probability	It is unlikely that the traffic will suffer negative effects.	L	L
· Reversibility	The effects are immediately reversible.		
· Irreplaceable loss of resources	None.		
· Avoidance	Effects need not be mitigated.		
· Management	No measures required in EMPr.		
· Mitigation	None required.		
· Significance rating	L		
Potential impact:	Operational Phase	Pre mitigation	Post mitigation
Environmental issue	Activity and significance threshold	Significance Rating	Significance Rating
Impact / Criteria	Description		
1.2.1 Traffic impacts	Resident traffic.	L	L
· Nature of impact	Residents and visitors using roads.		
· Extent	Low traffic volumes (0,65 trips / household / peak hour (TMH17 SA Trip Data Manual)) do not add to background cause of congestion.	L	L
· Duration	Long term effects.	L	L
· Consequence	Potential effects do not warrant road upgrading. Existing congestion requires mitigation as per municipal requirement.	L	L
· Probability	Unlikely that development traffic will cause negative effects.	L	L
· Reversibility	The effects are reversible with Kreeftegang upgrading.		
· Irreplaceable loss of resources	None.		
· Avoidance	Potential effects mitigated through road upgrading during construction.		
· Management	Potential cumulative effects managed through SBM roads master planning.		
· Mitigation	Widening of Kreeftegang with background traffic growth.		
· Significance rating	L		
1.2.2 Visual impacts	Change in character of the built environment.	L	L
· Nature of impact	The visual character of the site could change if buildings are redeveloped (but no such external alterations are proposed).		
· Extent	Changes will only occur at the affected buildings and only if they are significantly changed. Internal changes will have no effect.	L	L
· Duration	Long term effects.	L	L
· Consequence	The potential negative effects are minor as the buildings and structures will be retained as is.	L	L
· Probability	It is unlikely that the visible character of the site will suffer negative effects caused by internal renovation of the buildings.	L	L

· Reversibility	Negative effects are not readily reversible.		
· Irreplaceable loss of resources	None.		
· Avoidance	Industrial buildings are being converted internally to residential with likely positive effects.		
· Management	No measures required in EMPr.		
· Mitigation	None required.		
· Significance rating	L		
1.2.3 Biophysical impacts	Prevent the further loss and fragmentation of indigenous vegetation communities within the ecosystem in and around the site.	L	L
· Nature of impact	Negative effects caused by human activity.		
· Extent	Losses will only occur if there is activity outside of the disturbed site. Internal building changes and limited landscaping will probably have no significant effect.	L	L
· Duration	Long term effects.	L	L
· Consequence	The potential negative effects will be minor if human activities are limited to the project site area.	L	L
· Probability	It is unlikely that the bio-physical environment will suffer negative effects with appropriate management and mitigation.	L	L
· Reversibility	The effects are reversible.		
· Irreplaceable loss of resources	None with appropriate management measures in place.		
· Avoidance	Potential effects need to be mitigated.		
· Management	Mitigation measures required in EMPr.		
· Mitigation	Limit off-site activities to management and maintenance only.		
· Significance rating	L		
1.2.4 Bio-physical impacts	Reduce the negative fragmentation effects of the development and facilitate the safe movement of fauna species	L	L
· Nature of impact	Introduction of alien and invasive species, especially plants.		
· Extent	Changes will only occur in the affected area and only if there is activity outside of the disturbed site. Internal changes and changes in use will probably have no significant effect.	L	L
· Duration	Long term effects.	L	L
· Consequence	The potential negative effects will be minor if human activities are managed.	L	L
· Probability	It is unlikely that the bio-physical environment will suffer negative effects with appropriate management and mitigation.	L	L
· Reversibility	The effects are reversible.		
· Irreplaceable loss of resources	None with appropriate management measures in place.		
· Avoidance	Potential effects need to be mitigated.		
· Management	Mitigation measures required in EMPr.		
· Mitigation	Management rules must limit the introduction of alien species.		
· Significance rating	L		

3. IMPACT MANAGEMENT OUTCOMES - PRE-CONSTRUCTION ACTIVITIES

The following outcomes are desired during the construction planning and preparation phase (following numbered items):

3.1 Pre-operations environmental management planning

Prior to commencement of construction, the applicant and/or contractor must:

- Submit this EMPr to the DEA&DP for acceptance / approval, at least seven days before commencement of construction - applicant.

- Submit notice of compliance with the relevant conditions of the EA and intent to commence construction activities to the DEA&DP at least seven days before commencement - applicant.
- Have temporary construction signs made in compliance with the South African Road Traffic Sign Manual, 2000 (as amended), issued by the Department of Transport. These signs must be erected on and around all construction sites - contractor.
- Determine an employment and a communications policy and implement same to avoid on-site congregation of jobseekers and owners or representatives of small enterprises seeking opportunities - contractor.

The desired outcome is an appropriately planned construction phase, where every stakeholder is aware of the need to conserve the environment and mitigate any potential impacts.

3.2 Method statements

Method statements from the contractor will be required for specific sensitive actions on request of the authorities or the ECO. A method statement forms the base line information on which sensitive area work takes place and is a "live document" in that modifications are negotiated between the contractor and ECO, as circumstances unfold. All method statements will form part of the EMPr documentation and are subject to all terms and conditions contained in the original EMPr document. The contractor must submit the method statement to the ECO, who must ensure that it is workable and approve it before any particular construction activity commences. Work may not commence until the method statement has been approved by the ECO, or if it requires a departure from the authorisation / EMPr, then also the authorities.

A method statement describes the scope of the intended work in a step-by-step manner for the ECO to understand the contractor's intentions. This will enable interaction in devising mitigation measures, which would minimise environmental impact during these actions. For each instance where the contractor must submit a method statement, it should clearly indicate the following:

- What: a brief description of the work to be undertaken;
- How: a detailed description of the process of work, methods, and materials;
- Where: a description / sketch of the locality / outcome of work (if applicable);
- When: the sequencing of actions with due commencement dates and completion date estimates; and
- What thereafter: how the work area will be rehabilitated and returned to its original state prior to the activity or the agreed state.

All work in a "no-go" area shall be subject to the prior submission and approval of method statements. A method statement will be specifically required for each of the following:

- Working with asbestos.
- Any construction activities on land other than the site.

3.3 Working with asbestos requirements

No work with or on any asbestos materials is permitted unless so authorised in terms of the OHS Asbestos Abatement Regulations, 2020.

3.4 Environmental awareness training for employees and contract workers

Awareness training should address, but not be limited to, the danger of working with asbestos, demarcation of the site, the erection of the camp site for construction teams, establishment of working and storage areas, training of staff and labourers in emergency responses, protection of the environment, and any archaeological material of significance that may be discovered, cultural issues (e.g. religious activities), landscaping, refuse and waste management, dust and noise control, effluent and storm water management, hazardous material use and handling, fire prevention measures, hygiene, pollution control measures, monitoring and reporting, penalties and the system of claims and damages.

The awareness program must include hygiene, maintenance of the integrity of the environment, waste management and water saving. It should specifically address the demarcation of no-go areas and the prevention of damage to third party property, the routing of construction vehicles, and the handling and removal of all waste.

The contractor and the ESM will be responsible for ensuring that the environmental training or education course and the requirements in the EMP are presented to the staff and labourers. The contractor will be responsible for training of sub-contractors and their staff and labourers, either by arranging with the ESM to undertake such training whenever new sub-contractors come on site or by presenting the course and confirming such actions with the ECO. During construction, if new labourers arrive on the site, the contractor shall be responsible for ensuring that they are aware of the environmental specifications.

3.5 Site management

3.5.1 Contractor's yard

A suitable contractor's yard must be identified by the contractor on the aquaculture decommissioning site (existing transformed and surfaced area), and its location must be approved by the ECO prior to its establishment.

A suitable contractor's yard for upgrading of the municipal services infrastructure must be identified in the town on transformed and surfaced land by the appointed contractor, and its location must be approved by the ECO prior to its establishment.

The contractor's yards are intended for storage, administration, and the location of facilities for the labourers and staff. Only security personnel may be accommodated in the contractor's yard, with a maximum occupation of five people.

3.5.2 Demarcation of sensitive and out of bounds / no-go areas

The "no-go" area around the decommissioning site (all private land outside of the fenced site area) must be clearly and effectively demarcated (or fenced) prior to the commencement of any construction activities.

"No-go" areas along the infrastructure upgrading routes must also be clearly and effectively demarcated (or fenced) prior to the commencement of any construction activities.

Danger tape attached to a wire fence may be used for this purpose. All demarcation material, items and tape must be maintained for the duration of the construction phase. Signage must be placed on the "no-go" boundary demarcation, to clearly indicate that there shall be no access to the area.

The demarcation and fencing of "no-go" areas on third party property, especially farms and along public roads, must not obstruct the movement of the normal users of the land.

The construction site(s) must also be demarcated as such, to advise the general public not to enter it and of all construction activities that could cause harm.

3.5.3 Hygiene

All staff and labourers must be advised of the unacceptability of defecating and urinating in public and anywhere else than in a toilet or ablution facility. The staff and labourers must be made aware of the importance of waste management, with specific reference to placing of empty food containers and wrappers into refuse bins at clearly defined eating areas.

Toilets, at a ratio of one toilet per 12 people employed on the site (labourers and staff) must be erected for the full duration of construction activities. All employees must be advised to only use the site ablutions for "relief," to specifically prevent the use of the surrounding bush as an informal toilet area. Sanitation provision and servicing of the ablutions must be to the satisfaction of the municipality. The contractor must ensure that toilets are emptied and cleaned weekly and before any builders' holiday and that the service provider uses approved sewerage disposal points for dumping of the waste. Temporary toilets shall be of a neat construction and shall be provided with doors and locks and shall be secured to prevent them blowing over.

3.5.4 Site instruction book and diary

The contractor must keep the site records in the site office. The responsible parties will use the site instruction book entries for the recording of general site instructions. The site instruction book will also be used for the issuing of stop work orders for the purposes of immediately halting any particular activities of the contractor in view of the environmental risk that they may pose. The records must be available to the authorities for inspection or on request to a member of the public. Contractor's meeting minutes must reflect environmental queries, agreed actions and dates of eventual compliance. These minutes form part of the official environmental record and must be recorded in the site diary.

3.5.5 Fires and cooking facilities

The contractor must provide adequate facilities for all staff and labourers so that they need not supplement their comforts on site by accessing what can be taken from the natural surroundings. Fires are not permitted on site, unless in a specially constructed barbeque / braai and limited to a single fireplace. Activities that may pose a fire risk must be identified and suitable preventative measures must be put in place to prevent any possible damage by fire. Contractors must inform the staff of the risk of fire and fire

prevention and emergency procedures in the event of a fire. Firefighting equipment shall be supplied by the contractor at suitable locations.

The Contractor shall ensure that energy sources are available at all times for construction and supervision personnel for heating and cooking purposes.

The desired outcome is an approved construction phase, where the contractor and all contract workers are aware of the environmental sensitivities and mitigation measures, and all stakeholders are aware of what the phased construction activities will entail.

4. IMPACT MANAGEMENT OUTCOMES - CONSTRUCTION ACTIVITIES

The following outcomes are desired during the construction phase (following numbered items):

4.1 Management of job seekers

An appropriate employment policy to accommodate and manage local job seekers is required from the contractor.

The contractor must develop and apply an appropriate communications plan and introduce signage at the site to advise job seekers and suppliers of the construction activities and requirements.

The contractor must manage the congregation and movement of job seekers to avoid risks to job seekers and disturbance of traffic, pedestrians, and construction activities by job seekers by appropriate placement of signage, implementation of the communications plan, and active interaction with job seekers.

4.2 Support opportunities for skills development

All stakeholders need to create opportunities for small enterprises and service providers to work with established enterprises and service providers to build skills in keeping with government policy and statutory provisions (Skills Development Act, 1998, Act 97 of 1998 as amended).

4.3 Archaeological resources

Archaeological monitoring of all development within 50m of the existing buildings and structures and excavation must be undertaken with due cognisance of the archaeological significance of the area. The ESM and ECO will be responsible for ensuring that an archaeologist is alerted when any artefacts or archaeological resources are found.

Any archaeological material uncovered should be recorded and photographed unless deemed significant enough to halt construction.

If any human remains are found, work in the immediate vicinity must cease and the prescribed protocols followed, inclusive of notification of Heritage Western Cape.

4.4 Avoid and manage littering by workers

Appropriate signage must be erected by the applicant at strategic places around the dam to warn about the negative effects of littering, together with the signs intended for the management of the use of the area and public safety.

Appropriate refuse bins and receptacles must be placed around the dam along accessible places and pathways for use by people by the applicant and the bins must be maintained regularly.

4.5 Effective water use management

Potable water is a scarce and costly resource, and it must be used sparingly and primarily for the purpose it was purified. Construction activities should make use of the existing boreholes on site and other non-potable water where possible and where not, then consume water from a metered connection only.

4.6 Risk averse materials handling and storage

Construction activities must not have any significant impact on the ecosystem. All materials that are potentially harmful to the aquatic ecosystem must be stored in an appropriately bunded space and containers.

Where hazardous substances and fuels (such as diesel, oil, lubricant, detergent, chemicals, paint, cleaning agents) are to be stored on site for construction purposes, a designated and appropriately enclosed area must be set aside for it in the contractor's yard.

4.7 Fire control and emergency procedures

Appropriate usable and functional fire safety equipment must be present in the construction site, and a fire safety team has to be trained by the contractor to ensure an effective first response when "hot works" (e.g. welding, grinding, cutting) occur and it causes a risk to any buildings, lives, or vegetation.

The contractor must always adhere to the relevant legislation (OHS).

4.8 Solid waste management

An integrated waste management system must be adopted on site. It is the responsibility of the contractor to ensure that a waste minimisation approach is followed, and that reduction, recycling, re-use, and disposal occurs as appropriate. Waste bins for the different categories of recyclable waste (paper, plastic, metal) must be provided on site and effectively maintained with proper records available for the ECO to monitor.

The non-recyclable or reusable waste (builder's rubble, household general waste) must be appropriately contained in bins and regularly disposed of at a licensed landfill in keeping with the relevant legislation (National Environmental Management: Waste Act, 2008, Act 59 of 2008).

Waste management offers economic opportunities for individuals and small businesses with appropriate certification or under appropriate supervision, aligned to a skills and economic development programme.

Building rubble should be diverted from landfill where possible for re-use in the construction of internal roads and pavement areas or taken to the nearest drop-off facility for crushing.

Organic waste must be separated from the general waste stream and benefitted where possible through composting or mulching.

Emergency incidents that fall under section 30(1)(a) of the NEMA must be dealt with as required and reported to the following relevant authorities:

- Ms Nazeema Duarte, Environmental Officer, Saldanha Bay Municipality (Nazeema.Duarte@sbm.gov.za or 022 701 7116); and
- Ms Amina Sulaiman, DEA&DP: Pollution and Chemical Management Unit (Amina.Sulaiman@westerncape.gov.za or 021 483 2571).

4.9 Dust management

The surrounding environment, property owners and users must not be exposed to significant dust-related impacts, which cause nuisance and health risks. Dust levels may not exceed that specified in the National Dust Control Regulations (G.N. 827 of November 2013) i.e. 1200mg/m²/day.

4.10 Noise management

The surrounding environment, property owners and users must not be exposed to and impacted by noise arising from the construction activities, which must comply with the relevant legislation (Western Cape Noise Control Regulations, 2013, RN 627/PG 5309/19981120, as amended).

4.11 Storm water management

The contractor must implement appropriate measures to control the flow of storm water across any construction site, to prevent flooding, erosion, sedimentation, and dispersion of pollutants. Surface run-off must be contained and channelled to existing and planned storm water retention facilities.

No unchanneled or unfiltered stormwater may flow off the decommissioning site to prevent degradation of the coastal environment. All stormwater on the decommissioning site must be detained, appropriately filtered and only then released into the existing system.

4.12 Wastewater management

The contractor must implement appropriate measures manage wastewater. All wastewater from on-site ablutions must be disposed of into the municipal sewerage system after gaining formal approval for such disposal from the Municipality, while

wastewater from construction activities (contaminated water) must be contained and disposed of in consultation with the ECO to avoid any negative environmental effects.

The environment must not be contaminated or negatively affected by polluted water.

4.13 Temporary and permanent site closure procedures

The contractor and the ECO must agree on site closure procedures to ensure that no negative effects occur during periods of inactivity on the site. These must take cognisance of all the outcomes as set out herein.

On completion of the construction phase and any related activities, all areas utilised for the construction activities have to be rehabilitated by removal of all rubble, litter, contaminated soils, structures, and infrastructure solely intended for the construction phase and the ECO must certify the site as cleared to the applicant.

5. IMPACT MANAGEMENT OUTCOMES - REHABILITATION OF THE ENVIRONMENT AFTER CONSTRUCTION AND WHERE APPLICABLE POST CLOSURE

The following outcomes are desired after conclusion of the construction activities:

The applicant must ensure that no building rubble and waste remains on site after conclusion of the demolition and construction work. An inspection report must be prepared and submitted to the EAP responsible for the audit and the relevant authorities, also in terms of any other approved licence, e.g., under the Asbestos Abatement Regulations.

Objective	Outcome	Responsible	Timing	Monitoring mechanism
No construction debris left on site	All rubble, litter, contaminated soil and temporary construction infrastructure removed; site returned to a clean, safe state	Contractor	At practical completion	ECO site-clearance certificate issued to the applicant
No-go area undamaged by construction	Dune/littoral no-go area inspected and confirmed undisturbed (or rehabilitated if any incursion occurred) before construction closure is certified	ECO	At practical completion	Closure inspection report, cross-referenced to the pre-construction baseline photographs
Final compliance audit completed	An independent closure audit confirms compliance with the EA conditions and EMP, particularly regarding asbestos (no unauthorised work occurred)	Independent auditor / EAP	Within 12 months of practical completion	Audit report submitted to DEA&DP
Asbestos status certified	Applicant certifies to DEA&DP whether any asbestos-related work occurred during construction, and if so, provides full DEL authorisation and contractor records	Applicant	At closure	Certification letter to DEA&DP, with supporting DEL records attached if applicable

6. IMPACT MANAGEMENT OUTCOMES - OPERATIONAL ACTIVITIES

The following outcomes are desired over a long term as operational activities:

After decommissioning, the retained down-scaled aquaculture operation will exist for as long as quotas permit, while the residential and business use, and the no-go area all continue indefinitely.

Objective	Outcome	Responsible	Timing	Monitoring mechanism
Retained aquaculture facility stays within its authorised scale.	Crayfish holding throughput does not exceed 10 000 kg wet weight per annum.	Owner/Operator	Ongoing, annually verified	Annual production record retained and available on request
Seawater inlet/outlet infrastructure maintained without expansion.	Routine maintenance only; any proposed upgrade or capacity increase to the inlet/outlet system triggers a fresh regulatory check before being undertaken.	Owner/Operator	Ongoing	Maintenance log; any proposed change referred to EAP before implementation
No-go area respected in perpetuity.	Dune/littoral no-go area remains demarcated (formally, not just during construction) and free of unauthorised access, landscaping or structures.	Owner / Management entity	Ongoing	Annual site inspection; incorporated into management rules for the residential component
No new alien vegetation introduced during ongoing landscaping/garden maintenance.	Landscaping maintenance continues to use only indigenous, non-invasive species.	Owner /Management Entity	Ongoing	Annual visual inspection
Operational traffic remains within assessed volumes.	Resident/visitor trip generation does not materially exceed the levels assessed; any future intensification reassessed before implementation.	Owner /Management Entity	Ongoing	Periodic review tied to any future change-of-use application
Stormwater management measures remain functional.	Permeable paving and on-site retention measures inspected and maintained; runoff volume/quality not allowed to degrade	Owner / Facilities management	Ongoing, annual inspection	Maintenance records

Objective	Outcome	Responsible	Timing	Monitoring mechanism
	from the assessed baseline.			
Asbestos roofing condition monitored over time.	Periodic visual condition assessment of retained asbestos roofing/building elements to detect deterioration before it becomes a disturbance risk.	Owner / appointed inspector	Annually	Written condition report retained on file; triggers DEL-authorised process if deterioration found
Coastal/sea-level risk monitored.	Periodic review of any change in observed coastal erosion, storm surge or inundation risk at the site, given its proximity to Bekbaai.	Owner / EAP (on request)	Every 3–5 years, or after any significant storm event	Photographic record; informal comparison against the BAR's coastal risk baseline
Heritage/visitor attraction use does not compromise retained structures.	Public access to the crayfish-tank exhibition area managed (e.g. barriers, supervised access) so visitor use does not damage retained infrastructure or create safety risk.	Owner/Operator	Ongoing	Incident log
An integrated waste management approach must be followed to ensure waste minimisation, reuse and recycling. Organic waste must be separated from the general waste stream and beneficiated where possible.	Avoid sending waste to landfill if it can be better utilised through recycling, reuse or beneficiation. A dedicated waste recycling system to be introduced on the site.	Owner/Residents/Visitors/ Operator	Ongoing	Quarterly waste audit by owner

7. IMPACT MANAGEMENT ACTIONS

7.1 Implementation

The above impact management outcomes will be achieved by the actions as set out hereafter.

Appointed contractors, under the supervision of the applicant (holder of the EA) or project managers and the ECO, will undertake the construction project and be responsible for all construction phase impact management actions.

The applicant must ensure that a copy of the letter of authorisation from the DEA&DP and this EMPr are included in the contract documents during the tender process for the project and thereafter the contractor must keep a record thereof on the site. The provisions of this EMPr are binding on the developer (applicant / holder of the authorisation) and the contractor for the duration of the construction period. The undertaking in Annexure B hereto must be signed by the applicant and the contractor prior to handover of the site for construction and it shall be binding on both parties.

The tables in the following numbered items contain the impact management actions required to avoid, modify, remedy, control or stop any action, activity or process which causes pollution or environmental degradation. Each table addresses the following:

- 7.1.1 The method of monitoring the implementation of the impact management actions.
- 7.1.2 The frequency of monitoring the implementation of the impact management actions.
- 7.1.3 An indication of the persons who will be responsible for the implementation of the impact management actions.
- 7.1.4 The time periods within which the impact management actions contemplated above must be implemented.

All the prescribed actions comply with prescribed environmental management standards or practices, the applicable provisions of NEMA regarding closure provisions, and regarding financial provision for rehabilitation.

Action	Monitoring method (see 8.2 below)	Monitoring frequency	Responsible person	Timing
7.2 Approvals, permits and licensing requirements for operations				
Submit applications and plans to the relevant authorities for approval.	Approval documents from authorities	Periodic	Applicant and Engineer	Prior to commencement of any construction activities
7.3 Required actions				
Appointment of an ECO for monitoring of the EMPr implementation.	Letter of appointment	Once-off	Applicant	Prior to commencement
Appoint an ESM and bear all costs relating to the implementation of this EMPr and construction management on the construction site.	Signature of contractor undertaking	Periodic (per phase / contract)	Contractor	Prior to commencement of any construction activities
The contractor and the ESM must be briefed by on their obligations towards environmental controls and methodologies in terms of the EMPr.	Briefing minutes / record	Periodic (per phase / contract)	ECO	Prior to commencement of any construction activities

Action	Monitoring method (see 8.2 below)	Monitoring frequency	Responsible person	Timing
Report to the holder of the authorisation.	Site inspection record	Weekly	ECO	On-going
Report to the contractor.	Site inspection record	Daily	ESM	On-going
Commitment to the process of protecting and rehabilitating the environment.	Declaration of understanding	Periodic (per phase / contract)	Applicant, Engineer, Contractor, and ESM	Prior to commencement of any construction activities
7.4 Predicted impacts to be considered				
Programme the work in such a manner that the effects of the construction avoid any impact occurrence.	Method statement	Periodic (per phase / contract)	Contractor and Engineer	On-going
7.5 Pre-operations environmental management planning				
Submit this EMPr to the DEA&DP for acceptance / approval.	Letter of acceptance	Once-off	Applicant and EAP	At least seven days before commencement
Submit notice of compliance with the relevant conditions of the EA and intent to commence construction activities to the DEA&DP.	Proof of submission	Once-off	Applicant and EAP	At least seven days before commencement
Have temporary construction signs made and erected on and around all construction sites.	Site inspection record	Periodic (per phase / contract)	Contractor	Prior to commencement of any construction activities
Determine an employment and a communications policy.	Management plan	Periodic (per phase / contract)	Contractor	Prior to commencement of any construction activities
7.6 Method statements				
Method statements from the contractor will be required for specific sensitive actions on request of the authorities or the ECO.	Site inspection record	Periodic (per phase / contract)	Contractor, Engineer, and ECO	Prior to commencement of any construction activities
Working with asbestos.	Site inspection record	Periodic (per phase / contract)	Contractor, Engineer, and ECO	Prior to commencement of any construction activities
Any construction activities on land other than the site.	Site inspection record	Periodic (per phase / contract)	Contractor, Engineer, and ECO	Prior to commencement of any construction activities
7.7 Working with asbestos requirements				

Action	Monitoring method (see 8.2 below)	Monitoring frequency	Responsible person	Timing
No work with or on asbestos permitted unless authorised in terms of the Asbestos Regulations.	Site inspection record	Daily	Contractor and Engineer	On-going
7.8 Environmental awareness training for employees and contract workers				
The environmental training or education course and the requirements in the EMPr presented to the staff and labourers.	Site inspection record	Periodic (per phase / contract)	Contractor, ECO, and ESM	Prior to commencement of any construction activities
Training of sub-contractors and their staff and labourers whenever new sub-contractors come on site.	Site inspection record	Periodic (per phase / contract)	Contractor and ESM	Prior to commencement of any construction activities
7.9 Site management				
A suitable contractor's yard must be identified.	Site inspection record	Periodic (per phase / contract)	Contractor and ECO	Prior to establishment
The "no-go" areas must be clearly and effectively demarcated (or fenced). Signage must be placed on the "no-go" boundary demarcation, to clearly indicate that there shall be no access to the area.	Site inspection record	Periodic (per phase / contract)	Contractor and ECO	Prior to the commencement of any construction activities
Demarcation to be maintained.	Site inspection record	Weekly	Contractor, ECO, and ESM	For duration of construction phase
The demarcation and fencing of "no-go" areas on third party property, especially farms and along public roads, must not obstruct the movement of the normal users of the land.	Site inspection record	Weekly	Contractor, ECO, and ESM	For duration of construction phase
The construction site(s) must be demarcated.	Site inspection record	Weekly	Contractor, ECO, and ESM	For duration of construction phase
Toilets to be erected.	Site inspection record	Weekly	Contractor, ECO, and ESM	For duration of construction phase
Toilets are emptied and cleaned.	Site inspection record	Weekly	Contractor, ECO, and ESM	For duration of construction phase
Maintain a site instruction book.	Site inspection record	Weekly	Contractor, ECO, and ESM	For duration of construction phase
Provide adequate facilities for all staff and labourers.	Site inspection record	Weekly	Contractor, ECO, and ESM	For duration of construction phase
7.10 Management of job seekers				

Action	Monitoring method (see 8.2 below)	Monitoring frequency	Responsible person	Timing
An appropriate employment policy must be developed and implemented, inclusive of appropriate signage at the site entrance.	Recording of plan and signage	Periodic	Contractor and ECO	Prior to and during construction
7.11 Support opportunities for skills development				
A skills development plan and communication strategy must be developed and implemented.	Recording of plan	Periodic	Contractor and ECO	Prior to and during construction
7.12 Archaeological resources				
Monitoring of development within 50m of the existing buildings and structures and excavations.	Management plan	On-going	The ESM and ECO will be responsible for ensuring that an archaeologist is alerted when artefacts are found.	For duration of construction phase
Record and photograph artefacts.	Management plan	On-going	Contractor, ESM, and ECO	For duration of construction phase
Finding of human remains.	Management plan	On-going	Contractor, ESM, and ECO	For duration of construction phase
7.13 Avoid and manage littering by workers				
Appropriate signage must be erected at strategic places to warn about the negative effects of littering.	Site inspection record	Weekly	Contractor, ESM, and ECO	For duration of construction phase
Appropriate refuse bins and receptacles must be placed around the site and along accessible places and pathways for use by people and the bins must be maintained regularly.	Site inspection record	Weekly	Contractor, ESM, and ECO	For duration of construction phase
7.14 Effective water use management				
Water is a scarce resource, and it must be used sparingly. All connections must be fitted with easily accessible stopcocks.	Site inspection	Weekly	Contractor, ESM, and ECO	For duration of construction phase
The water use restrictions imposed by the Municipality, e.g. restriction on the washing of vehicles, must be strictly adhered to.	Site inspection	Weekly	Contractor, ESM, and ECO	For duration of construction phase
Where possible, construction activities, e.g. dust suppression and cement mixing must be undertaken with non-potable water sourced from a legally approved resource.	Site inspection	Weekly	Contractor, ESM, and ECO	For duration of construction phase
7.15 Risk averse materials handling and storage				
Hazardous Material Storage				

Action	Monitoring method (see 8.2 below)	Monitoring frequency	Responsible person	Timing
Petrochemicals, oils and identified hazardous substances shall only be permitted on site if stored under controlled conditions. All hazardous materials shall be stored in a secured, appointed area that is fully enclosed and has restricted entry.	Site inspection	Daily	Contractor, ESM, and ECO	Prior to and during construction
Hazard signs indicating the nature of the stored materials shall be displayed on the storage facilities. Details of the preventative measures proposed to mitigate against pollution of the surrounding environment from leaks or spillages. Indicate the emergency procedures in the event of misuse or spillage that could negatively affect an individual or the environment.	Site inspection	Daily	Contractor, ESM, and ECO	Prior to and during construction
Hazardous and Pollutant Waste				
Hazardous waste such as cement, fuel, oils, paint, turpentine, etc. shall be temporarily disposed of on site in leak free waste bins or skips from where it may only be disposed of in an approved and legally permitted landfill site. Special care must be taken to avoid spillage of the waste products from contaminating the soil or water.	Site inspection	Weekly	Contractor, ESM, and ECO	For duration of construction phase
Under no circumstances shall the spoiling of hazardous waste on the site, by burying or dilution and washing into the soil or sewerage / storm water system, be allowed. Accidental spillage of hazardous waste on site must be reported to the ECO and the Saldanha Bay Emergency Services immediately and the situation remedied to the satisfaction of the ECO and the Municipality. In the event of spillage, the contractor shall be liable for professional service providers to clear the affected area.	Site inspection	Periodic	Contractor, ESM, and ECO	For duration of construction phase
No batch plant or cement and concrete mixing shall be permitted on the bare soil. All mixing shall occur on mixing boards on high density plastic sheeting or in mixing troughs, in order to prevent the	Site inspection record	Weekly	Contractor, ECO, and ESM	For duration of construction phase

Action	Monitoring method (see 8.2 below)	Monitoring frequency	Responsible person	Timing
infiltration of contaminated water into the soil and a build-up of concrete in the soil.				
Safety				
All the essential handling and safety equipment required for the safe use of hazardous materials, such as fibrous materials, petrochemicals and oils shall be provided by the contractor to, and used or worn by, the staff who use or remove the materials.	Site inspection record	Weekly	Contractor, ECO, and ESM	For duration of construction phase
7.16 Fire control and emergency procedures				
No open fires and burning of any waste or any other material on site or in the vicinity of the site will be permitted. The municipal emergency services must be notified of any fire that could threaten any adjacent sites or buildings. Emergency response plan available on site and all staff and labourers should be aware of the emergency reaction required for each event.	Site inspection record	Weekly	Contractor, ECO, and ESM	For duration of construction phase
7.17 Solid waste management				
Solid Waste				
Waste should be categorised by the contractor and disposed of in a suitable manner into different waste streams (including general and hazardous waste). Wherever possible, recycling should be carried out. No dumping (illegal disposal) is permitted.	Site inspection record	Weekly	Contractor, ECO, and ESM	For duration of construction phase
Solid waste (including building rubble) shall be temporarily stored in an appointed area in tip proof skips or bins for weekly collection / removal and disposal.	Site inspection record	Weekly	Contractor, ECO, and ESM	For duration of construction phase
Disposal of solid waste shall be at a licensed waste disposal facility approved by the DWS. No waste shall be disposed of in any other manner. Only recycled material (glass, metal, and plastic) may be removed from site to another place other than a landfill.	Site inspection record	Weekly	Contractor, ECO, and ESM	For duration of construction phase
Litter				

Action	Monitoring method (see 8.2 below)	Monitoring frequency	Responsible person	Timing
No littering by construction workers shall be allowed. The site and the surrounding area shall be maintained in a neat and tidy condition, and it shall be kept free of litter. Measures shall be taken to reduce the potential for litter and negligent behaviour regarding the disposal of all waste and household refuse. Ensure the correct use of litter bins, containers and refuse collection facilities for disposal through the municipal system.	Site inspection record	Weekly	Contractor, ECO, and ESM	For duration of construction phase
Avoid and manage littering by workers and people around the site				
Appropriate signage must be erected at strategic places to warn about the negative effects of littering.	Site inspection record	Weekly	Contractor, ECO, and ESM	For duration of construction phase
Appropriate refuse bins and receptacles must be placed in accessible places and pathways for use by people and the bins must be maintained regularly.	Site inspection record	Weekly	Contractor, ECO, and ESM	For duration of construction phase
7.18 Dust management				
Dust control and the control of windblown sand, whether caused by construction or the general degradation of the environment due to increased traffic and activity in the area must be dealt with as similar.	Site inspection record	Weekly	Contractor, ECO, and ESM	For duration of construction phase
Appropriate measures must be taken to minimise the generation of dust as a result of construction work. Immediate coverage with shade cloth or straw stabilisation of sections of the site where windblown sand and dust originate must occur.	Site inspection record	Weekly	Contractor, ECO, and ESM	For duration of construction phase
The surrounding environment, property owners and users must not be exposed to significant dust-related impacts, which cause nuisance and health risks. Dust levels may not exceed that specified in the National Dust Control Regulations (G.N. 827 of November 2013) i.e. 1200mg/m ² /day.	Site inspection record	Weekly	Contractor, ECO, and ESM	For duration of construction phase
7.19 Noise management				

Action	Monitoring method (see 8.2 below)	Monitoring frequency	Responsible person	Timing
As construction activity causes noise that is difficult to curb, there should be activity only during regular working hours and not on any religious holidays or during religious events.	Site inspection record	Weekly	Contractor, ECO, and ESM	For duration of construction phase
The surrounding environment, property owners and users must not be exposed to and impacted by noise arising from the construction activities, which must comply with the relevant legislation (Western Cape Noise Control Regulations, 2013, RN 627/PG 5309/19981120, as amended).	Site inspection record	Weekly	Contractor, ECO, and ESM	For duration of construction phase
7.20 Storm water management				
The flow direction of surface water runoff must be established prior to commencement of construction activities to protect the marine environment from direct or indirect pollution by silt, refuse, garbage, cement, concrete, sewage, chemicals, fuels, oils, aggregate, tailings, wash water, organic materials, and any other potentially hazardous substances.	Site inspection record	Weekly	Contractor, ECO, and ESM	For duration of construction phase
Any spillage or contamination of water courses must also be reported to the DFFE Oceans and Coast and the Municipality within the shortest possible time, in order to speed up any remediation actions.	Site inspection record	Weekly	Contractor, ECO, and ESM	For duration of construction phase
Implement appropriate measures to control the flow of storm water across the construction site, to prevent dispersion of pollutants. Surface run-off must be contained and channelled to planned storm water retention facilities.	Site inspection record	Weekly	Contractor, ECO, and ESM	For duration of construction phase
7.21 Wastewater management				
Ensure that wastewater generated during construction activities feeds to a suitably lined containment area that does not allow soil contamination, prior to disposal thereof. This area should be allowed to dry out regularly for solid material removal. The latter shall be disposed of in the manner set out above.	Site inspection record	Weekly	Contractor, ECO, and ESM	For duration of construction phase

Action	Monitoring method (see 8.2 below)	Monitoring frequency	Responsible person	Timing
Implement appropriate measures manage wastewater. All wastewater from on-site ablutions must be disposed of into the municipal sewerage system after gaining formal approval for such disposal from the Municipality, while wastewater from construction activities (contaminated water) must be contained and disposed of to avoid any negative environmental effects.	Site inspection record	Weekly	Contractor, ECO, and ESM	For duration of construction phase
The environment must not be contaminated or negatively affected.	Site inspection record	Weekly	Contractor, ECO, and ESM	For duration of construction phase
7.22 Temporary and permanent site closure procedures				
If a construction site is closed for a period exceeding one week, a checklist procedure shall be carried out. The contractor's safety officer (appointed in terms of the Occupational Health and Safety Act, 1993, Act 85 of 1993), must also check the site and report on the following:	Site inspection and reporting records	Periodic	Contractor, ESM, and ECO	During construction and at closure
Fuels / flammables / hazardous materials stores.				
Ensure fuel stores as low in volume as possible.				
Leaks and spills.				
Outlets secure / locked.				
Bunds empty.				
Fire extinguishers serviced and accessible.				
Secure storage areas from accidental damage e.g. vehicle collision.				
Emergency and contact numbers displayed visibly.				
Adequate ventilation to all storage areas.				
Safety officer check prior to closure of site.				
All trenches and manholes secured.				
Fencing and barriers in place.				
Notice boards and signs visible and secured.				
Emergency and management procedures displayed visibly.				
Security officers briefed.				
Fire hazards identified – Emergency Services and security officers notified of any potential threats, e.g. large brush stockpiles and fuel storage.				
Pipe stockpiles wedged and secured.				
Scaffolds secure.				
Inspection schedule and log available to security or contracts staff.				
Cranes and construction equipment secure.				

Action	Monitoring method (see 8.2 below)	Monitoring frequency	Responsible person	Timing
Ensure that all temporary closure requirements are met before closing the site.	Site inspection and reporting records	Periodic	Contractor and ESM	During construction and at closure

8. MONITORING AND INSTITUTIONAL ARRANGEMENTS

8.1 Institutional framework

This EMPr informs the applicant and the contractor of their duties in the fulfilment of the project and EMPr objectives, with reference to the prevention and mitigation of environmental impacts caused by construction activities associated with the project. The obligations imposed by the EMPr are legally binding in keeping with the environmental and other legislation, inclusive of municipal bylaws, as specified herein and the conditions imposed in the authorisation of the activity. If any conditions and obligations contained in this document contradict those specified in the standard or project specifications then the latter shall prevail.

The land development aspect of the project falls under the jurisdiction of the Saldanha Bay Municipality, represented by the planning department that considers and implements the land use applications and approvals related to the authorised development. Approval of the EMPr must be granted by the DEA&DP, at least one week prior to commencement of activities and must be submitted to the Municipality as a record of the management actions applied on site, following which the environmental aspects of the project fall under the jurisdiction of the Department.

Financing of environmental management requirements as outlined in this document, including environmental audits and reviews, are the joint and/or several responsibilities of the applicant and any contractor, as set out above.

8.2 Monitoring programme

The monitoring is essential and should comprise three main aspects:

8.2.1 Baseline measuring

Prior to the start of the project / activity, the site situation and status of the environmental parameters (prior to any impacts associated with the project or activity) must be recorded by the ECO. Recording should include a full photographic record that complies with the following:

- Be fully referenced, e.g. date, time, and place of each photo;
- Include all access roads to the site for pavement damage record;
- Include all adjoining buildings, crops, and vineyards for dust and damage record;
- Include record of off-site areas where external services will be installed;
- Include record of existing buildings on site identified in HIA;
- Be completed before site handover to the contractor;

- Signed by the contractor as reference record prior to commencement of construction; and
- Should be secured in print and digitally.

8.2.2 Impact (or performance) monitoring

This monitoring should occur periodically and at regular intervals during the construction and where prescribed the operational phase and must be implemented to ensure that environmental impacts are within the predicted levels and that specified environmental performance and rehabilitation targets are being achieved. Monitoring should include a written and photographic record that complies with the following:

- Be fully referenced, e.g. date, time, and place of each photo or note;
- Include all areas to be cleared and rehabilitated;
- Include all adjoining buildings, crops, and vineyards for dust and damage record;
- Include record of off-site areas where external services will be installed;
- Include record of existing buildings on site identified in HIA;
- Be available to all role-players upon request;
- Be in written and digital format;
- Be fully referenced with places, dates, and names; and
- Include a record of events for audit purposes.

8.2.3 Compliance monitoring

This monitoring must ensure that the prescribed mitigation measures are having the predicted and desired effect. The compliance monitoring must be conducted regularly and in keeping with a predetermined checklist that lists all the impacts and mitigation measures contained in this EMPr. A copy of each checklist must be filed on site with the contractor and a copy provided to the applicant. Where any departure from the EMPr, the environmental authorisation, or any statutory obligation occurs, or where any damage occurs, a written instruction on remedial action must be issued to the contractor and it must be filed with the applicant (holder of the EA) as well.

8.3 Reporting on compliance

The requirements of Regulation 34 of the Environmental Impact Assessment Regulations, 2014 (as amended) must be adhered to. It determines that the holder of the Environmental Authorisation (applicant) must appoint and remunerate a suitably qualified independent person to conduct an environmental audit to audit compliance with the conditions of the EA and the EMPr.

The appointed auditor must undertake regular environmental audits according to the frequency specified in the EA and submit the prescribed audit report to the competent authority (DEA&DP). The audit report must provide verifiable findings on the level of compliance with the provisions and conditions of the EA and the EMPr.

8.4 Environmental awareness plan

Environmental awareness training must be conducted prior to the commencement of construction activities as set out above. All stakeholders (applicant, contractor, ECO, ESM) must be familiar with the content and requirements of the EMPr and take responsibility

for its proper implementation. The applicant is responsible for ensuring compliance with the EMPr and should include it and reference to it in all contract documentation.

The detail and content of the EMPr and the EA must be explained to all staff during awareness training and where possible, should all supervisors be provided with appropriate hard copy material, such as training notes, or relevant extracts of the EMPr.

The ECO is responsible for ensuring compliance with the training plan and must liaise with the contractor to allow for all construction staff, sub-contractors, and service providers to attend environmental awareness training sessions prior to commencing related activities on site.

8.5 Penalty system

Any failure to comply with the EMPr will lead to fines being imposed on the responsible party.

The ECO will recommend for the imposition of fines and penalties for non-compliance with the EMPr and the applicant will have the right to deduct fines from any amounts due to contractor or other responsible party on a regular basis, for failure to comply with the terms and conditions of the EMPr. The applicant, on being notified of the imposition of the fine or penalty, shall take into account inter alia, the nature of the offence, the seriousness of its impact on the environment, the degree of prior compliance / non-compliance, the extent of the contractor's overall compliance with environmental protection requirements and, in particular, the extent to which it is considered necessary to impose a sanction in order to eliminate / reduce future occurrences. All deducted fines shall be used solely for rehabilitation of the environment on completion of the construction activity, and the use of the funds shall be open to audit and public scrutiny. The detail of the fines and specific infringements are set out in the Annexure hereto.

8.6 Specific information required by the competent authority

None.

8.7 Financial provision

Appendix 4 of the EIA Regulations also expects the EMPr to address closure-related risk and liability, including financial provision where relevant.

Given that the high-rated impact of the asbestos-related work, and the current position to leave it undisturbed, with no authorised abatement work envisaged, it is important to determine what financial provision (if any) is held for a future contingency where asbestos abatement becomes unavoidable (e.g. storm damage to roofing, accidental disturbance).

To this end the applicant has confirmed that the entire facility (buildings and infrastructure) is appropriately insured for any damages. Moreover, the applicant has an on-going maintenance provision to ensure that the buildings and infrastructure are maintained in good working order.

ANNEXURE A: ENVIRONMENTAL AUTHORISATION

ANNEXURE B: PRO FORMA CONTRACTOR AGREEMENT

Client / Applicant:

Contract No: Contract Title:

AGREEMENT RELATING TO THE PROTECTION OF THE ENVIRONMENT AND COMPLIANCE WITH THE CONSTRUCTION PHASE ENVIRONMENTAL MANAGEMENT PROGRAMME

The Contractor will not be given right of access to the Site until this form has been signed

I / we,{Contractor} record as follows:

1. I / we, the undersigned, do hereby declare that I / we am / are aware of the increasing requirement by society that construction activities shall be carried out with due regard to its impact on the environment.
2. In view of this requirement of society and a corresponding requirement by the employer (client / applicant) with regard to this Contract, I / we will, in addition to complying with the letter of the terms of the Contract dealing with protection of the environment, also take into consideration the spirit of such requirements and will, in selecting appropriate employees, plant, materials and methods of construction, in-so-far as I / we have the choice, include in the analysis not only the technical and economic (both financial and with regard to time) aspects but also the impact on the environment of the options. In this regard, I / we recognise and accept the need to abide by the "precautionary principle" which aims to ensure the protection of the environment by the adoption of the most environmentally sensitive construction approach in the face of uncertainty with regard to the environmental implications of construction.
3. I / we have signed the Declaration of Understanding with respect to the CEMPr.
4. I / we acknowledge and accept the right of the employer to deduct, should he so wish, from any amounts due to me / us, such amounts (hereinafter referred to as fines) as the ECO shall certify as being warranted in view of my / our failure to comply with the terms of the Contract dealing with protection of the environment, subject to the following:
5. The ECO and / or employer, in determining the amount of such fine, shall take into account inter alia, the nature of the offence, the seriousness of its impact on the environment, the degree of prior compliance / non-compliance, the extent of the Contractor's overall compliance with environmental protection requirements and, in particular, the extent to which he considers it necessary to impose a sanction in order to eliminate / reduce future occurrences.
6. The ECO shall, with respect to any fine imposed, provide me / us with a written statement giving details of the offence, the facts on which the ECO has based his assessment and the terms of the Contract (by reference to the specific clause) which has been contravened.

Signed Date

ANNEXURE C: DECLARATION OF UNDERSTANDING

I, representing

....., hereby declare
that I have read and understood the contents of the Environmental Management Programme (read together with
the Project Specifications) for the

Contract relating
to the construction activities set out herein above. I also declare that I understand my responsibilities in terms of
enforcing and implementing the environmental specifications for the Contract.

Signed:

Place:

Date:

ANNEXURE D: FINES AND PENALTIES FOR INFRINGEMENTS

The maximum fine for any infringement is R35 000,00 (thirty-five thousand Rand). The maximum fine shall be imposed for any re-occurrence of an infringement. Fines may also be imposed for aspects contained in the EMPr but not listed here at the general rate of R1 500,00 for the first occurrence and up to three times the amount (R4 500,00) for repeat infringements.

Construction camp/materials storage area **R4 500,00**

Camp and storage location area not approved by ECO.
Non-security personnel housed on site.
No water and washing facilities provided for staff.
Untidiness and litter at camp and storage area.

Toilet facilities **R4 500,00**

Chemicals and / or waste spilled on ground.
Spills not cleared up immediately.
Use of other areas for toilet purposes and / or disposal of chemicals / waste.
Too few toilets.
Toilets dirty and unhygienic.

Materials use, handling, storage, and transport **R4 500,00**

Fuel storage:
Unclean and filled fuel tanks and containers stored within undesignated storage area.
No bunds and containment liners in bund - in conflict with EMPr (on soil, no containment, no MSDS).
Hazardous materials:
No emergency procedure to deal with accidents and incidents in place and incidents not reported.
No register of spills or incidents of hazardous materials.
Use of cement / concrete:
Concrete mixed directly on ground and not on mortar boards and outside of contractor's yard.
Concrete remains not removed immediately and disposed of as waste.

Demarcation of the site **R4 500,00**

Access routes not demarcated, and construction signage not erected.
No demarcation of sensitive 'no-go' areas.
Clearing activities or construction work prior to demarcation of 'no-go' areas.
Areas outside demarcated working areas cleared, damaged, or levelled.

Method statements **R1 500,00**

Late or non-submission of method statement.

Earthworks **R6 000,00**

Removal and stockpiling of soil in an unspecified manner.
Stockpiles not located and aligned to minimise impacts or soil removed from site.
Any other materials spoiled or stockpiled without the written permission of the ECO.
Slopes disturbed during construction phase and not stabilised.

Protection of environment **R4 500,00**

Unapproved vegetation removal, damage, or tampering.
 Animals or birds caught or killed.
 Natural features defaced or damaged.

Refuse and waste management

R4 500,00

No on-site implementation of waste management system.
 Waste not collected and contained immediately.
 Burning, burying, or disposing of waste other than as prescribed.
 Waste not disposed of at an approved landfill.

Water consumption

R4 500,00

Water drawn from unauthorised source.
 Water wastage.
 No metering.

Dust and noise control

R4 500,00

Non-compliance with EMPr or Noise Control Regulations regarding noise.
 No dust control netting / cloth or fences.

Effluent and storm water management

R6 000,00

Effluent and storm water deposited into veld or river.
 No precautions to prevent pollution of ground and water resources.
 Mechanical equipment dirty and leaking.
 Servicing and refuelling of vehicles and equipment not in contractor's yard or over drip trays on site.
 No drip trays or drip trays not regularly emptied.
 Oil, petrol and diesel-soaked sand not immediately disposed of as hazardous waste to a registered hazardous waste disposal site.
 Contaminated water not collected in a conservancy tank or removed from site in appropriate manner.
 Washing of trucks delivering concrete / concrete chutes on-site or elsewhere along routes.

Emergency Procedures

R6 000,00

General:

No emergency procedures set up prior to commencing work.
 ECO not advised of any emergencies on site and no record of action taken.

Fire:

Open fires permitted on site and necessary precautions not taken to ensure that fires are not started as a result of site activities.

Inadequate fire-fighting equipment on site.

Safety:

Un-roadworthy construction vehicles used on public roads.
 Construction vehicles not adhering to speed limits.
 Construction vehicles' loads not secured and non-compliance with national regulations.
 Uncovered material in vehicles during transportation.

Security:

Security personnel not supplied with protective clothing, office / guard house, ablution, water and refuse collection.
 No facilities for cooking and heating supplied for security personnel.

Rehabilitation of the site and contractor's camp

R15 000,00

Construction equipment and excess aggregate left on site after work completed.
Roads and tracks damaged and not rehabilitated.

Signage **R3 000,00**

No suitable signage erected for staff.
No public information boards erected.

Environmental awareness training **R3 000,00**

No initial environmental awareness training session held for new personnel.

ANNEXURE E: PROJECT START-UP CHECKLIST

ENVIRONMENTAL ASPECT	YES/NO (✓ or X)	COMMENTS AND RECOMMENDATIONS
▪ Environmental method statements submitted and approved.		
▪ Copy of the EMP is on site and declarations signed.		
▪ Environmental awareness training has been given to everyone and the attendance register complete.		
▪ Telephone numbers of emergency services / emergency plan available.		
▪ List of hazardous materials on site, with storage, handling, and disposal procedures and relevant MSDS sheets.		
▪ Location and type of fencing erected for no-go area.		
▪ Solid waste management system has been established.		
▪ Wastewater management system has been established.		
▪ Location of construction camp and working area infrastructure complies with specifications.		
▪ Fire-fighting equipment is on site and in good working order.		
▪ Baseline monitoring completed.		
▪ Site administration system set up (diaries).		
▪ Signage in place on and off site.		
▪ Legally correct water and services connections established.		
▪ Authorities approved all construction activities.		

Completed by: Sign: Date:

ANNEXURE F: WEEKLY CHECKLIST

ENVIRONMENTAL ASPECT	YES/NO (✓ or X)	COMMENTS AND RECOMMENDATIONS
Contractor's camp neat and tidy, labourers' facilities acceptable.		
Waste control and removal system is being maintained.		
Fire-fighting equipment maintained.		
Wastewater control system is being maintained.		
Boundary and other fences are being maintained.		
Water use management.		
All equipment in good working order and no leakages are visible.		
Site instruction book and diary.		
No-go areas and natural features undisturbed.		
Dust control measures in place and effective.		
Noise control measures are working effectively.		
Erosion control measures in place and are effective.		
Site and alien clearing and landscaping as per plan.		
Hygiene of facilities and toilets.		
Fires and cooking facilities adhere to EMPr.		
Hazardous material storage compliant and no contamination.		
Signage maintained.		
Instructions, transgression, and penalties recorded in site diary.		

Completed by: Sign: Date:

ANNEXURE G: PRO FORMA METHOD STATEMENT FOR USE BY CONTRACTORS

(Word / digital version available on request from EAP)

CONTRACT:..... DATE:.....

PROPOSED ACTIVITY (give title of method statement and reference number from the EMPr):

WHAT WORK IS TO BE UNDERTAKEN (give a brief description of the works):

WHERE ARE THE WORKS TO BE UNDERTAKEN (where possible, provide an annotated plan and a full description of the extent of the works):

--

START AND END DATE OF THE WORKS FOR WHICH THE METHOD STATEMENT IS REQUIRED:

Start	End

HOW ARE THE WORKS TO BE UNDERTAKEN (provide as much detail as possible, including annotated maps and plans where possible):

--

Note: please attach extra pages if more space is required

Responsible person:

ANNEXURE H: MAPS AND PLANS



Locality Plan
Scale 1:1000

CONSTRUCTION NOTES

EARTHWORKS
Remove topsoil over the building area to a depth of 150mm and temporarily store on site for later use as garden soil. Backfill to be approved clean earth at optimum moisture content in layers not exceeding 100mm for hand compaction and 150mm for mechanical compaction, to a density of at least 90% mod ashto. At completion of the works, dig up concrete or mortar mixing platforms, and clean the site of all surface and buried rubble. Poison the soil against the inside foundation walls and under floors with chlordane soil insecticide complying with SANS 1165, applied according to SANS 10124. Obtain a written guarantee from the pest control contractor for 10 years for the effectiveness of the treatment, and hand over to the Client

CONCRETE FORMWORK
Use cement to comply with SANS 50197-1, strength class 32.5n or higher. Cement must be SABS-mark bearing. Use natural crushed or blended sand for use in concrete to comply with SANS 1063. Stone for use in concrete to comply with SANS 1053. Cast concrete test cubes of size and quantity, and at intervals or of batches in accordance with SANS test method 5861.

MASONRY
All walls are to comply with SANS10400-k. Use day bricks, where specified, complying with SANS 227. Use concrete bricks and blocks, where specified, complying with SANS 1215. Corobrik commons or similar equivalent to be used where to receive plaster and Corobrik engineering bricks or similar equivalent below ground level in foundation walls. Wire brick reinforcement must be galvanneal mild steel, brickforce to all courses from window head to underside of wall plate. Use precast pre-stressed Intels complying with SANS 1504. Lay Intels with a bearing length of at least 200mm in 1:5 cement mortar. Prop lintels at 1,5m centres for at least seven days after masonry was completed.

WATERPROOFING
Use 0,375mm black embossed polyolefin damp proof course complying with SANS 952, type B. Lay damp proof course in unjointed lengths where possible and with full corner laps over full width of wall, level with the top of floors and not less than 150mm above finished ground level, and under copings and in parapet walls. Lay damp proof course under jointed window sills and luck in under window profiles. Use 0,25mm smooth green polyolefin membrane complying with SANS 952 type C. Lay damp proof membrane under concrete surface beds or concrete floors. Fold membrane up against the foundation walls. Lay damp proof membrane in the largest practical sizes with 200mm laps. Seal laps according to manufacturer's instructions.

ELECTRICAL INSTALLATION
Comply with all requirements of the local authority and with SANS 10142. All work must be done under supervision of a registered electrician. Chase neatly. Do not chase walls constructed of hollow blocks - locate services in the block cavities. Chase solid walls not deeper than one third of the wall thickness vertically and not more than one sixth horizontally. Avoid horizontal chasing where possible. Fill chases with class 1 or 2 mortar once the conduits are in position.

GLAZING
Glass to comply with SANS 50572. Discuss the direction of the pattern in obscure glass with the architect before cutting.

GAS INSTALLATION
Gas fire-places, stove and all gas feeds to be fitted and installed by specialist. All to comply with SANS 10087 and SANS 460.

ROOF COVERINGS
Fix interlocking tiles to SANS 10062. Nail all tiles at eaves projection and gable ends with 1,6mm thick copper, aluminum or stainless steel nails according to SANS 10062. The first row of tiles at the eaves and the last row of tiles at the edge must be full tiles. Bed concrete ridge and hip tiles on a polyolefin damp course in 1:3 cement/ sand/ mortar.

CARPENTRY AND JOINERY
In the case of prefabricated trusses, supply a certificate after erection, signed by the competent person who designed the structure, stating that the whole roof structure has been fabricated and erected to SANS 10243.

CEILINGS / PARTITIONING
Use gypsum partitioning board complying with SANS 266, 6,4mm thick, or as specified. Use longest lengths possible to suit room. Ensure building is enclosed before partitioning boards are fixed. Fix boards with 38mm galvanneal clout nails or 32x2,5mm diameter galvanized serrated ceiling nails at 150mm centres to partitioning structure. All joints to be covered with fiba tape. Plaster the entire ceiling with 3 - 6mm lightweight hemi-hydrate gypsum plaster. Finish plaster to a smooth polished surface. Use mineral fibre blanket insulation to comply with SANS 1381 and SANS 10400-xa

ALUMINUM FRAME WINDOWS AND DOORS
Glazed Aluminum alloy windows and doors for external use to comply with SANS 1651 as specified in the window and door schedules. The supplier is responsible for confirmation of opening sizes. Design wind pressure must be to SANS 10160. The manufacturer is responsible for taking height of product head above ground into account when selecting products of appropriate performance. Protect frames against impact or scratching by wrapping with paper or plastic or covering with a light tack tape, and leave these wrappings on place until all rough trades are finished and clean down on completion. Avoid direct contact between aluminum and other metals or wet concrete by applying separating coat of bituminous paint.

ENERGY USAGE IN BUILDING

1. Roof assemblies to receive insulation to achieve the r-value as indicated in table 7, thickness given in SANS 204 table 10. See SANS 10400-wa clause 4.4.5 & SANS 204 table 10. Non masonry walls will have r-values as provided. See SANS 10400-xa clause 4.4.3.1
2. Double skin masonry with plaster inside or render outside complexes. Single leaf, minimum 140mm with plaster inside and render outside complexes. See SANS 10400-xa clause 4.4.3.2
3. Other masonry walls will have r-value of 0.35, see SANS 10400-xa clause 4.4.3.3
4. Air leakage shall not exceed 2 l/s/m² fenestration area; 0.306 l/s/m² fixed glazing; and 5 l/s/m² revolving / swing doors. See SANS 10400-xa clause 4.4.11 and SANS 613 clause 4.1
5. Fenestration more than 15% area to net floor area per storey then the solar heat gain and heat conductance should comply with SANS 204 clause 4.3.4
6. Fenestration up to 15% area to net floor area per storey complexes. See SANS 10400-xa clause 4.4.4.1
7. Provide 50% of hot water required by volume through non-electrical resistance sources. All exposed hot water piping to be insulated with r-value of 1. See SANS 10400-xa clause 4.1

Copyright reserved © SAA
-All brickwork is to be set out using a profile marked at 85mm o/c.
-All dimensions as indicated on plan are to be set out on a level horizontal plane.
-Quality of all materials and workmanship to comply with the relevant SABS specification.
-Use figured dimensions in preference to scaled dimensions.
-All dimensions are given in millimetres.
-Copyright over all designs and drawings shall remain the property of RVDM Architects and any provision to the contrary in terms of the copyright act no.63 of 1965 is hereby specifically excluded.
-All relevant details, levels are to be checked on site prior to commencement of work.
-Any discrepancies are to be brought to the attention of the architect.
-Should any part of the drawings, specification or bills of quantities not be clearly intelligible or that the materials or articles to be used in the execution of the works be considered insufficiently described, request the architect / principal agent in writing for clarification, also in writing.
-Failing which any alterations or substitutions rendered necessary the incorrect interpretation of such drawings, specification or bills of quantities shall be at contractor's cost.
-The description of an item implies the complete supply, assembly and operation of the item, unless otherwise specified.
-The architect accepts no responsibility for errors resulting from misinterpretation of the drawings.
-All work to be carried out strictly in accordance with national building regulations and local authority regulations.

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4. All relevant details, levels, and dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the Architects office immediately.

Municipal Approval:

Revisions

Rev	Date	Issued by	Description
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Project Status:

FOR INFORMATION

Signatures:

Client	
Architect	Mr. B. van der Merwe
Other:	



Project Title:
Additions and Alteration to an existing Shed located on Farm RE/ 1259
Project Address:
Farm RE/ 1259, Paternoster, Kreefte Street, Paternoster, Western Cape, RSA, 7381.

Date Drawn: 14/07/2026 08:11:04

Drawn by: RVDM

Date Checked: April 2022

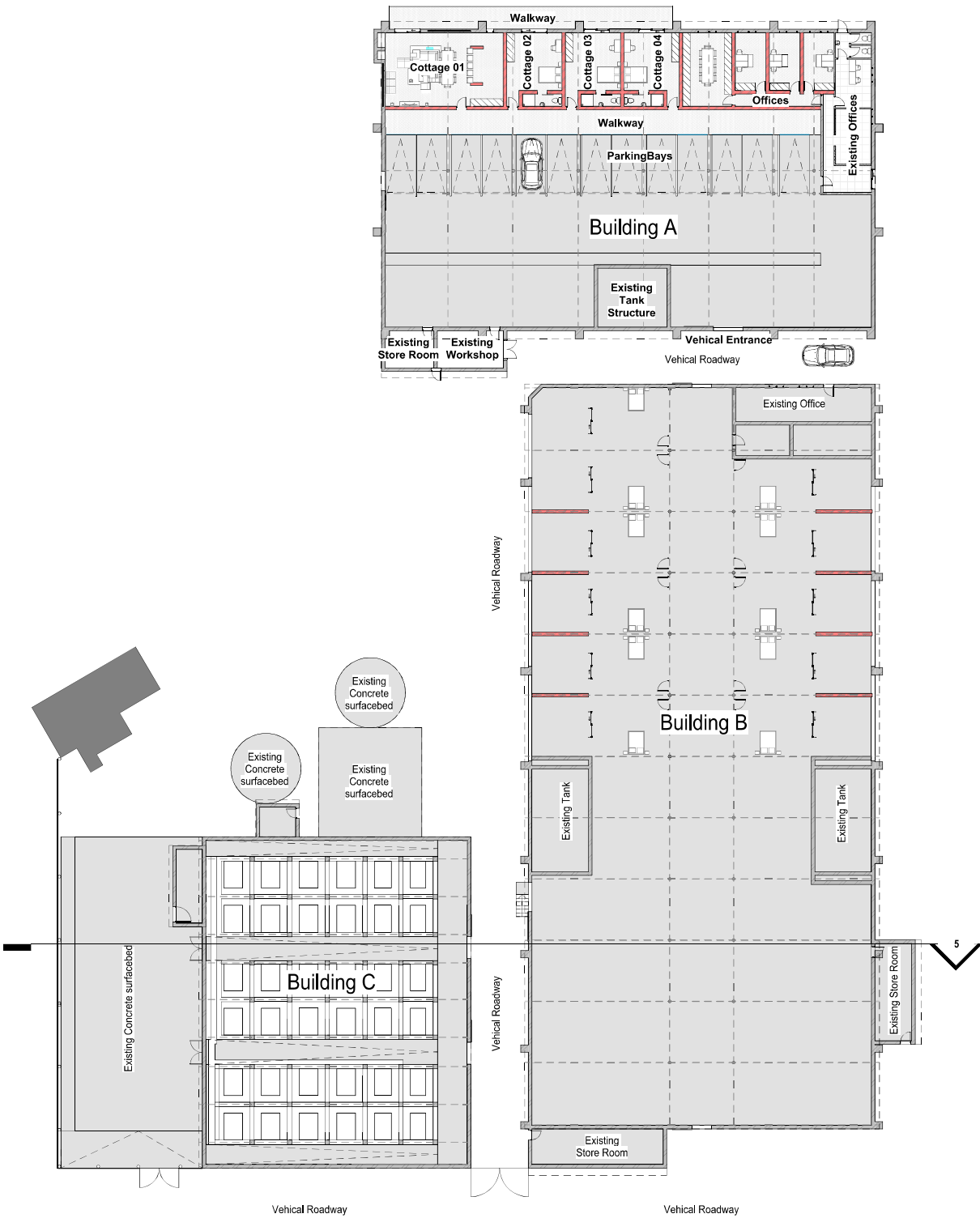
Checked By: RVDM: PrArch 53477432

Sheet Description:

Locality Plan

Occupation Classification: D3

Scales : As Shown ARCH M00



Site- & Floor Plan
Scale 1:250



Site- & Roof Plan
Scale 1:250

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Municipal Approval:

Revisions

Rev	Date	Issued by	Description
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Project Status:

FOR SUBMISSION

Signatures:

Client	
Architect	Mr. B. van der Merwe
Other:	



Project Title:

Additions and Alteration to an existing Shed located on Farm RE/ 1259
Project Address:
Farm RE/ 1259, Paternoster, Kreefte Street, Paternoster, Western Cape, RSA, 7381.

Date Drawn:	14/07/2026 08:11:06
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Drawn by:	RVDM
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Date Checked:	April 2022
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Checked By:	RVDM: PrArch 53477432
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Sheet Description:

Site Plan

Occupation Classification:	D3
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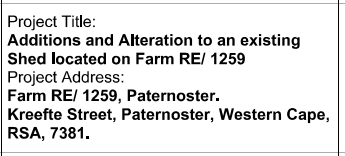
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Rev	Date	Issued by	Description

FOR INFORMATION

Client	
Architect	
Other:	Mr. S. von der Menn



Sheet Description:	
Building B Floor Plan	
Occupation Classification:	
D3	
Scales : As Shown	ARCH M102



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Municipal Approval:

Revisions			
Rev	Date	Issued by	Description

Rev	Date	Issued by	Description

Project Status:	FOR INFORMATION
-----------------	-----------------

FOR INFORMATION

Signatures:	
Client	
Architect	
Other:	Mr. S. von der Mark

Client	
Architect	
Other:	Nr. 2. von der Mensch



RVDM ARCHITECTS
rust@rvdmarchitects.com
083 556 6194
SACAP - ProfArch53477432

Project title:
Projects and Alteration to an existing Shed located on Farm RE/ 1259
Project Address:
Farm RE/ 1259, Paternoster.
Kreefte Street, Paternoster, Western Cape,
RSA, 7381.

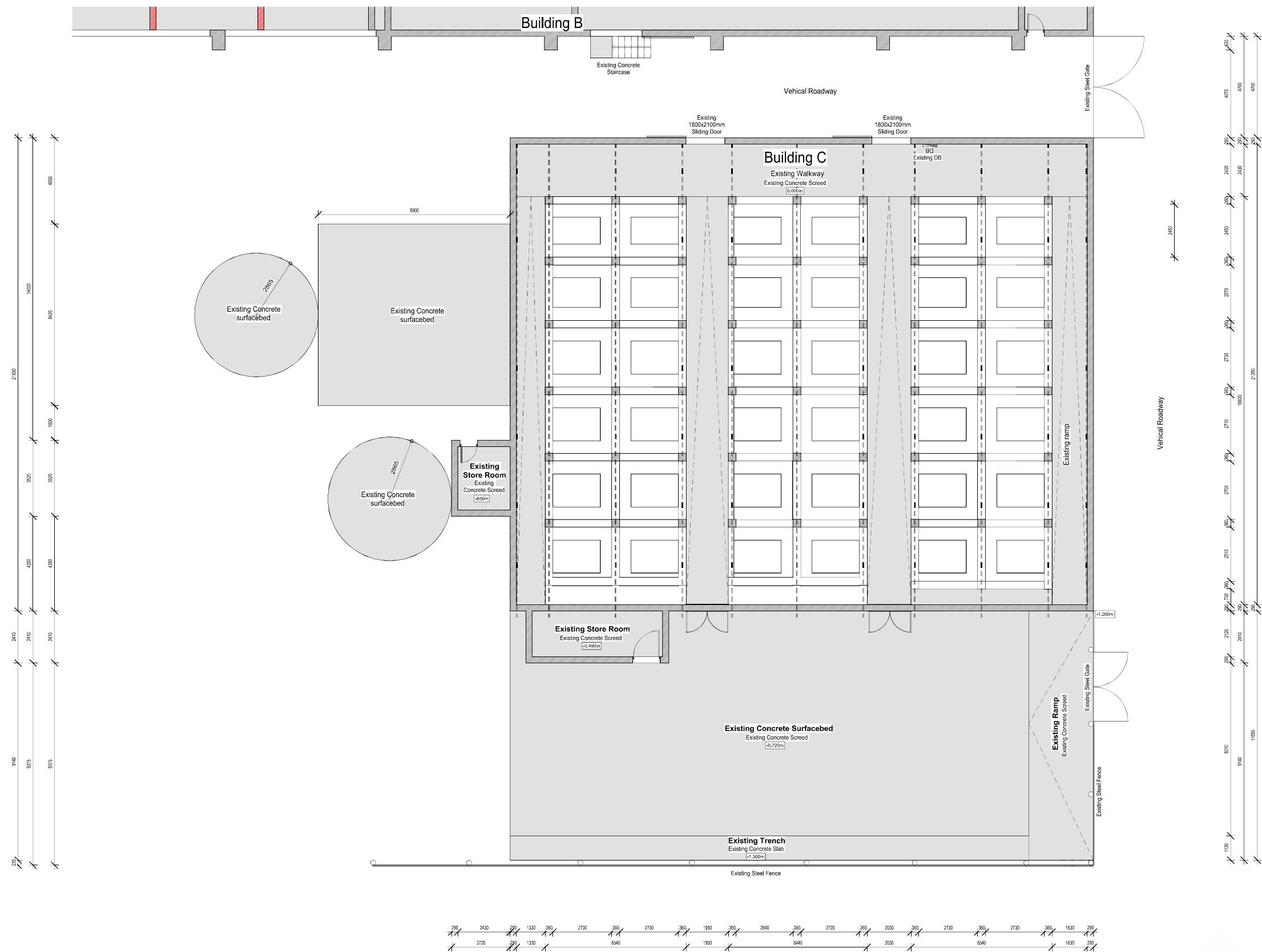
**Additions and Alteration to an existing
Shed located on Farm RE/ 1259**
Project Address:
**Farm RE/ 1259, Paternoster.
Kreefte Street, Paternoster, Western Cape,
RSA, 7381.**

Date Drawn:	14/07/2026 08:11:09
Drawn by:	RVDM
Date Checked:	April 2022
Checked By:	RVDM: PrArch 53477432

Sheet Description:	
Building C Floor Plan	
Occupation Classification:	
D3	
Scales : As Shown	ARCH M103

Occupation Classification: D3	
Scales : As Shown	ARCH M103

	ARCHIVES	



Building B Floor Plan

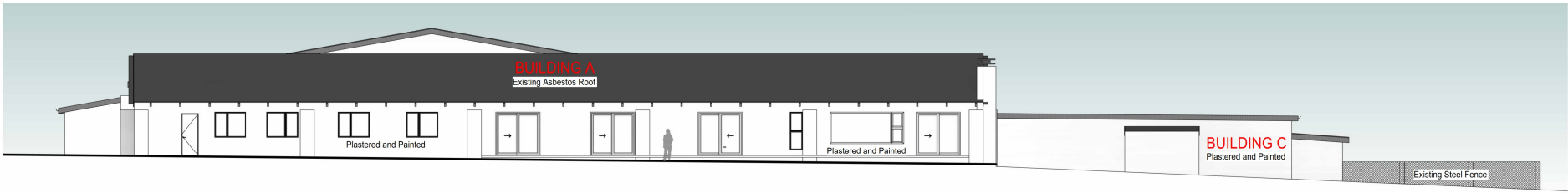
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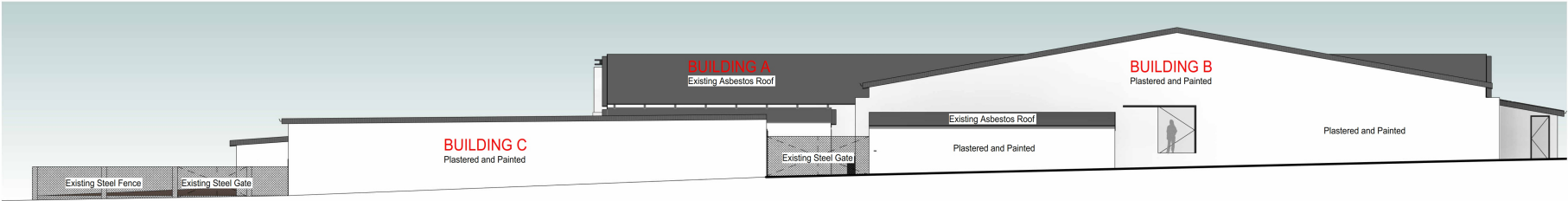
North Elevation
Scale 1:150



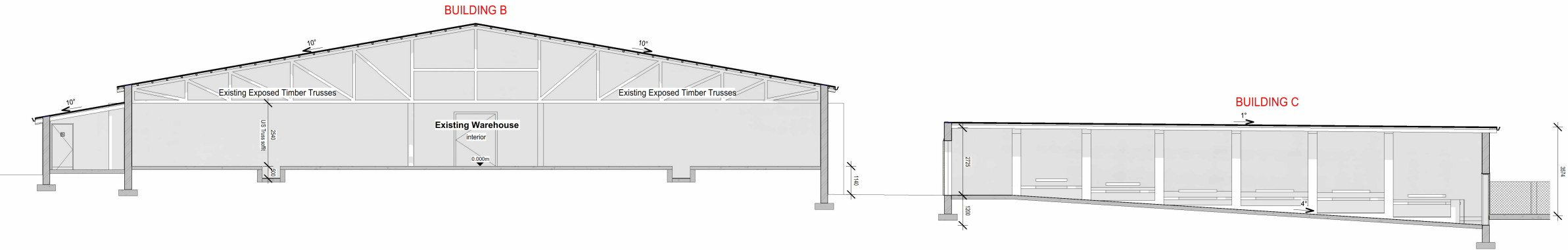
South Elevation
Scale 1:150



West Elevation
Scale 1:150



East Elevation
Scale 1:150



Cross Section through Building B&C
Scale 1:100

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Municipal Approval:

Revisions

Rev	Date	Issued by	Description
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Project Status:

FOR INFORMATION

Signatures:

Client	
Architect	Mr. R. van der Merwe
Other:	


RVDM ARCHITECTS
rust@rvdmarchitects.com
083 556 6194
SACAP - ProfArch53477432

Project Title:
Additions and Alteration to an existing Shed located on Farm RE/ 1259
Project Address:
Farm RE/ 1259, Paternoster, Kreefte Street, Paternoster, Western Cape, RSA, 7381.

Date Drawn:	14/07/2026 08:11:49
Drawn by:	RVDM
Date Checked:	April 2022
Checked By:	RVDM: PrArch 53477432

Sheet Description:
Elevations & Cross Section

Occupation Classification:	D3
Scales : As Shown	ARCH M104