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### 2.23.7 TIMING

Re-vegetation of disturbed construction areas shall take place as soon as possible after construction work is completed.

As much as is possible, re-vegetation shall take place at the start of the winter rains to maximise water availability and minimise the need for watering.

If re-vegetation takes place during the dry season, irrigation of planted areas may be necessary.

### 2.23.8 ESTABLISHMENT OF VEGETATION

#### 2.23.8.1 Irrigation

The Contractor shall be responsible for maintaining the desired level of irrigation necessary to maintain vigorous and healthy growth, as advised by the appointed landscaping contractor / horticulturist.

Water used for the irrigation of re-vegetated areas shall be free of chlorine and other pollutants that will have a detrimental effect on the plants.

Where hydro-seeding was undertaken, the commencement of watering may be postponed until seeds have germinated and growth begins.

Where an irrigation system is required, the Contractor shall be responsible for its installation prior to seeding or planting. The Contractor shall supply all required water as well as all equipment as required by the approved method statement.

Every effort shall be made to avoid irrigation overspray into no-go areas and other areas with natural vegetation as well as hard surfaced areas where the water is wasted.

#### 2.23.8.2 Weed, Diseases and Pest Control

The Contractor shall be responsible for ensuring that all re-vegetated areas remain free of all alien and indigenous weed species during the contract and establishment period.

Weeding, removal methods and storage of this material shall be undertaken in such a manner that prevents the re-infestation of the cleaned areas.

All dead plant material shall be removed immediately as it may become a fire hazard.

The Contractor shall ensure that all plants are disease and pest free. Any methods used to control any diseases and/or pests, including the use of herbicides and pesticides, must be approved by the ER.

## 2.24 NON-COMPLIANCE

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### 2.24.1 PROCEDURES

The Contractor shall comply with the environmental specifications and requirements on an on-going basis and any failure on his part to do so will entitle the ER to impose a penalty.

In the event of non-compliance the following recommended process shall be followed:

The ER shall issue a notice of non-compliance to the Contractor, stating the nature and magnitude of the contravention. A copy shall be provided to the ECO.

The Contractor shall act to correct the non-conformance within 24 hours of receipt of the notice, or within a period that may be specified within the notice.

The Contractor shall provide the ER with a written statement describing the actions to be taken to discontinue the non-conformance, the actions taken to mitigate its effects and the expected results of the actions. A copy shall be provided to the ECO.

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In the case of the Contractor failing to remedy the situation within the predetermined time frame, the ER shall impose a monetary penalty based on the conditions of contract.

In the case of non-compliance giving rise to physical environmental damage or destruction, the ER shall be entitled to undertake or to cause to be undertaken such remedial works as may be required to make good such damage and to recover from the Contractor the full costs incurred in doing so.

In the event of a dispute, difference of opinion, etc. between any parties in regard to or arising out of interpretation of the conditions of the EMP, disagreement regarding the implementation or method of implementation of conditions of the EMP, etc. any party shall be entitled to require that the issue be referred to specialists for determination.

The ER shall at all times have the right to stop work and/or certain activities on site in the case of non-compliance or failure to implement remediation measures.

#### 2.24.2 OFFENCES AND PENALTIES

Any avoidable non-compliance with the conditions of the EMP shall be considered sufficient ground for the imposition of a penalty.

Possible offences, which should result in the issuing of a contractual penalty, include, but are not limited to:

- Unauthorised entrance into no-go areas;
- Catching and killing of wild animals;
- Unauthorised damage to natural vegetation;
- Unauthorised camp establishment (including stockpiling, storage, etc.);
- Hydrocarbons / hazardous material: negligent spills / leaks and insufficient storage;
- Ablution facilities: non-use, insufficient facilities, insufficient maintenance;
- Late method statements or failure to submit method statements;
- Insufficient solid waste management (including clean-up of litter, unauthorised dumping etc);
- Erosion due to negligence / non-performance;
- Excessive cement / concrete spillage / contamination'
- Insufficient fire control and unauthorised fires;
- Non-induction of staff.

Penalty fines will be issued in addition to the cost of making good any damage or impact resulting from non-compliance by the contractor. Any monies deducted as a penalty will be properly recorded and accounted for by the ER or the Applicants quantity surveyor.

These monies will be held until the end of the contract at which point they shall be donated to a suitable environmental/conservation organisation of the ER's choice. The ER will ensure that accounting records reflect this.

#### 2.24.2 INDICATIVE LIST OF PENALTIES

##### *Fines*

Fines will be issued for the transgressions listed below. Fines may be issued per incident at the discretion of the ER and to a maximum as indicated below. Such fines will be issued in addition to any remedial costs incurred as a result of non-compliance with the Environmental Specifications. The ER will inform the Contractor of the contravention and the amount of the fine, and will deduct the amount from monies

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due under the Contract. The money will be donated to an environmental organisation nominated by the ER.

Fines for the activities detailed below, will be imposed by the ER on the Contractor and/or his Sub-contractors.

A	Any persons, vehicles, plant, or thing related to the Contractors operations within the designated boundaries of a "no-go" area	R2,000 - R4,000
B	Any vehicle driving in excess of designated speed limits	R500 – R1,000
C	Any vehicle being driven, and items of plant or materials being parked or stored outside the demarcated boundaries of the site	R1,000 - R2,000
D	Persons walking outside the demarcated boundaries of the site	R250 - R500
E	Persons collecting firewood outside the demarcated boundaries of the site	R25 - R50
F	Persistent and un-repaired oil leaks from machinery. The use of inappropriate methods of refuelling such as the use of a funnel rather than a pump	R1,500 - R3,000
G	Litter on site	R500 - R1,500
H	Deliberate lighting of illegal fires on site	R2,500 - R5,000
I	The eating of meals on site outside the defined eating area. Individual not making use of the site ablution facilities	R500 - R1,000
J	Dust or excess noise on or emanating from site	R500 - R1,000
K	Any person, vehicle, item of plant, or anything related to the Contractors operations causing a public nuisance	R1,000 - R2,000
L	Staff not making use of toilet facilities but rather other areas of site	R250 – R500
M	Improper storage of materials on site	R1,500 – R3,000
N	Failure to notify ER / ECO of activities or impacts that may affect the environment	R2,000 – R4,000
O	Any other contravention of a EMP specification or any condition of an environmental nature or instruction from ER.	Variable Up to R5000

For each subsequent similar offence the fine may, at the discretion of the ER, be doubled in value to a maximum value of R50, 000.

#### *Penalties*

1. Where the Contractor inflicts non-repairable damage upon the environment or fails to comply with any of the environmental specifications, he shall be liable to pay a penalty fine over and above any other contractual consequence. *{In terms of the Conventional Penalties Act (1962) a creditor is not entitled to recover both the penalty and damages. Accordingly, where a Contractor causes damage, the Employer can either enforce a penalty or make the Contractor make good the damage, but not both.}*
2. The Contractor is deemed NOT to have complied with this Specification if:
  - a. within the boundaries of the site, site extensions and haul/ access roads there is evidence of contravention of the Specification
  - b. environmental damage ensues due to negligence
  - c. the Contractor fails to comply with corrective or other instructions issued by the Engineer within a specific time
  - d. the Contractor fails to respond adequately to complaints from the public
3. Payment of any fines in terms of the contract shall not absolve the offender from being liable from prosecution in terms of any law.
4. An Environmental Performance Guarantee of 5% of Contract Value shall be deposited by the Contractor with the Engineer. This fund shall be used in the event of penalties or rehabilitation costs

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for non-conformance or contraventions of the EMP. The balance shall be given back to the Contractor at Contract closure.

5. The following penalties are suggested for transgressions:

- |    |   |  |
|----|---|--|
| a. | Erosion                                   | A penalty equivalent in value to the cost of rehabilitation plus 20%   |
| b. | Oil spills                                | A penalty equivalent in value to the cost of cleanup operation plus 20%  |
| c. | Damage to indigenous vegetation           | A penalty equivalent in value to the cost of restoration plus 20%.   |
| d. | Damage to sensitive environments          | A penalty equivalent in value to the cost of restoration plus 20%.   |
| e. | Damage to cultural sites                  | A penalty to a maximum of R 100 000 shall be paid for any damage to any cultural/ historical sites   |
| f. | Damage to trees                           | A penalty to a maximum of R100 000 shall be paid for each tree removed without prior permission, or a maximum of R5 000 for damage to any tree, which is to be retained on site. |
| g. | Penalties for removing or damaging trees: |  |

Girth of trunk (1m above ground level)	Replacement value per tree
0 – 15 mm	R100.00
16 – 30 mm	R200.00
31 – 50 mm	R500.00
51 – 75 mm	R1 000.00
76 – 100 mm	R2 500.00
101 – 150 mm	R5 000.00
150 – 300 mm	R10 000.00
Larger than 300 mm	R15 000.00 to R100 000.00

## SECTION 3

### OPERATIONAL PHASE OF THE EMP

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### 3.1 SECTION AIMS

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Section 3 of the Environmental Management Programme (EMP) is required to address the protection and ongoing management of the natural resources both on and off the site during the operational stages of the development. The overarching goal is to ensure that undue or reasonably avoidable impacts of the proposed development are avoided and that positive impacts of the development are enhanced. This section of the document has been compiled to fulfil such requirements.

This will ensure that the greater objective of Integrated Environmental Management (IEM) which aims to promote Sustainable Development and that underpins Environmental Process in South Africa will be upheld throughout the project. The controls set out in this EMP are to ensure that the recommendations made in the Environmental Impact Report regarding the development have and are being implemented.

This section (section 3) of the EMP document is an open-ended one, to allow for information gained during the monitoring of the activities on site to inform any changes to section 3 of the EMP. The document must be read in conjunction with the Environmental Assessment Report, with special reference to the specialist studies and recommendations. It is intended as a working document to guide the Property Owner/Home Owners Association (HOA) to manage activities on site on an ongoing basis in an environmentally sustainable manner.

Section 3 of EMP includes environmental goals objectives, management actions, monitoring requirements, and criteria for monitoring and remedial actions where actions are ineffective.

### 3.2 ASSUMPTIONS AND LIMITATIONS

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Section 3 of this EMP has been compiled during the environmental assessment phase of the project. The management strategies in this section of the report have been made, based on the assumption that the mitigation measures recommended by the specialists have been made conditions of approval in the Environmental Authorisation, should approval be granted. This section of the EMP will have to be amended following on any approvals made, to ensure that all the recommendations are captured as management strategies, as well as any other conditions that may be made.

### 3.3 RELEVANT LEGISLATION

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

- ❖ The South African Constitution (Act 108 of 1996)
- ❖ National Environmental Management Amendment Act (Act No. 107 of 1998), as amended.
- ❖ National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004)
- ❖ National Environmental Management Waste Act (No 59 of 2008)
- ❖ Natural Heritage Resources Act 1999 (Act 25 of 1999)
- ❖ National Water Act 1998 (Act 36 of 1998)
- ❖ Conservation of Agricultural Resources Act, 1983 (Act No. 43 OF 1983)
- ❖ The Land Use Planning Ordinance (Ordinance 15 of 1985)
- ❖ Local Municipal By-Laws

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### **3.4 REVIEW OF SECTION 3 OF THE EMP**

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It is envisaged that a review of this operational section of the EMP will not be required at set intervals however should the HOA wish to undertake a reviewed this can be carried out by an independent environmental consultant and implemented once approved in writing by DEA&DP.

### **3.5 RECORD KEEPING**

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HOA will keep records of the following where applicable:

- ❖ Routine implementation and maintenance schedules, budgets and costs
- ❖ Monitoring Reports
- ❖ Complaints received and responses made
- ❖ Training needs analyses
- ❖ Minutes of meetings
- ❖ Photos
- ❖ Audit reports and reviews of the OEMP
- ❖ Changes to the OEMP

Records should be kept with all the documentation of the HOA. These must be made available for review on request, based on adequate motivation.

### **3.6 NON-COMPLIANCE**

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Allegations of non-compliance by members of the public, stakeholders, residents, visitors to the development and Authorities, must be reported to the OM for investigation. All such allegations should be recorded in written format, together with the findings of the investigation. These records must be stored for consideration during the audit process. All acts of non-compliance must be reported to the Operations Manager. The action to remediate acts of non-compliance must be identified in consultation with a suitable specialist and/or environmental consultant and a cost attached to this. The individual responsible for the act of non-compliance must be financially responsible for the remediation of any damage to the environment. The instruction to remediate must come from the Operations Manager.

### **3.7 FUNDING**

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The cost for the initial operational Phase audit must be provided by the Applicant 12 months after the construction phase has been fully completed. Thereafter all funding required to meet the operational environmental needs as well as auditing etc. must be budgeted for and covered by the HOA.

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### 3.8 OPERATIONAL MANAGEMENT GOALS

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Under this item the EMP sets the procedures for the development to achieve its operational environmental policy and goals. It also describes the various management activities that can achieve these objectives, together with the monitoring and target criteria.

The following have been set as Management Goals to ensure responsible and environmentally sustainable long-term management of the site:

**GOAL 1: Ongoing Alien vegetation Clearing**

To ensure the ongoing removal of alien plants in and around the development.

**GOAL 2: Water Usage**

To ensure responsible and sustainable use of water not only within the Development but through the education of the public as well. .

**GOAL 3: Waste Management**

To minimise and manage waste indoors as well as outdoors, and to manage garden refuse.

**GOAL 4: General and Landscaping Maintenance**

To ensure that open spaces and community facilities are maintained

**GOAL 5: Set Back Line**

To ensure that there is an early warning to any problems or issues relating to the developments setback line.

**GOAL 6: Visual Considerations**

To ensure that mitigation of visual impacts are continues

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GOAL 1	ALIEN CLEARING
<p><i>TO ENSURE THAT THE ALIEN VEGETATION IS KEPT UNDER CONTROL IN THE LONG TERM, PROTECTING LOCAL BIODIVERSITY.</i></p>	
<p><b>RISKS</b></p> <ul style="list-style-type: none"> <li>❖ Loss of local biodiversity</li> <li>❖ Increased fire risk</li> </ul>	
<p><b>ACTION</b></p> <ul style="list-style-type: none"> <li>• Removal of alien vegetation, particularly <i>Acacia cyclops</i> (rooikrans) and <i>Myoporum tenuifolium</i> (manatoka) must be ongoing from the dune strandveld at and surrounding Erf 332 Pearly Beach.</li> <li>• All alien clearing on Erf.332 will be the sole responsibility of the HOA.</li> <li>• The local authority, local residents and the Pearly Beach Conservancy must be encouraged to assist with the ongoing alien clearing of the dune strandveld surrounding Erf 332 Pearly Beach. The relevant role players should be approached by the HOA to discuss possible agreements to address the matter and form a collaborative arrangement to managing alien clearing in areas surrounding Erf. 332.</li> <li>• Clearing will be carried out within the parameters of specifications set out in section 2.21 of this EMP.</li> </ul>	
<p><b>MONITORING</b></p> <ul style="list-style-type: none"> <li>❖ General visual monitoring undertaken by OM every 3 months. Notes recorded.</li> <li>❖ Records of collaborative efforts to be maintained.</li> </ul>	
<p><b>TARGETS / CRITERIA</b></p> <ul style="list-style-type: none"> <li>❖ An alien vegetation free development and direct surrounds.</li> </ul>	
<p><b>REMEDIAL ACTION</b></p> <ul style="list-style-type: none"> <li>• Budget should be adjusted.</li> <li>• Specialist assistance should be sought.</li> </ul>	

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GOAL 2	WATER USAGE
<p><b>OBJECTIVE</b></p> <p><i>A) TO ENSURE RESPONSIBLE AND SUSTAINABLE USE OF WATER WITHIN THE DEVELOPMENT.</i></p> <p><i>B) EDUCATION OF THE PUBLIC AND WATER SAVING MEASURE TO BE IMPLEMENTED</i></p>	
<p><b>RISKS</b></p> <ul style="list-style-type: none"> <li>❖ Irresponsible use of water</li> <li>❖ Wastage of water</li> <li>❖ Reduction of Water Resources</li> </ul>	
<p><b>ACTION</b></p> <ul style="list-style-type: none"> <li>• Water gardens and landscaped areas before 10h00 and after 16h00 and not in between.</li> <li>• As far as possible ensure that the water restrictions as imposed from time to time and the local authority By-Laws are adhered to.</li> <li>• Water gardens and landscaped areas a maximum of four times per week.</li> <li>• A water awareness programme should where possible be implemented within the development</li> </ul>	
<p><b>MONITORING</b></p> <ul style="list-style-type: none"> <li>• Water use records (usage bill etc.) should be monitored by the OM for any sudden changes or escalations in water use.</li> <li>• The OM is to ensure that irrigation pipes, taps in communal areas ect. Do not leak and are properly maintained.</li> </ul>	
<p><b>TARGETS / CRITERIA</b></p> <ul style="list-style-type: none"> <li>❖ Resident awareness of water conservation measures.</li> <li>❖ Water usage that is appropriate for the development size.</li> </ul>	
<p><b>REMEDIAL ACTION</b></p> <ul style="list-style-type: none"> <li>• A set of penalties should, if possible, also be imposed by the HOA via the HOA constitution.</li> </ul>	

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GOAL 3	WASTE MANAGEMENT
<p><b>OBJECTIVE</b></p> <p><i>A) TO MANAGE GARDEN REFUSE</i></p> <p><i>B) TO MINIMISE AND MANAGE WASTE OUTDOORS</i></p> <p><i>C) TO MINIMISE AND MANAGE WASTE INDOORS</i></p> <p><i>D) APPROPRIATE MANAGEMENT OF SEWERAGE AND EFFLUENT FROM THE DEVELOPMENT.</i></p>	
<p><b>RISKS</b></p> <ul style="list-style-type: none"> <li>❖ Irresponsible waste management</li> <li>❖ Attraction of pests into the area</li> <li>❖ Unsightliness and smell associated with poor management of outdoor waste</li> </ul>	
<p><b>ACTION</b></p> <p><i>General Waste:</i></p> <ul style="list-style-type: none"> <li>• The reduces, reuse and recycle approach should be considered to waste management: <ul style="list-style-type: none"> <li>- Households to reduce waste produced</li> <li>- Re-use resources wherever possible</li> <li>- Recycle appropriately</li> </ul> </li> <li>• Educate residents as far as possible about the need for proper waste management as well as the available systems to manage this.</li> <li>• Opportunities may be provided on site to facilitate the collection of recyclable waste products such as paper, glass and tin at central points, for collection by relevant organisations.</li> <li>• All indoor waste not suitable for recycling is to be placed in outdoor bins for collection by the local authority as part of their regular collection system</li> <li>• Bins must have lids to prevent scavengers and distribution of refuse by wind</li> <li>• Bins must be kept within the grounds of individual houses until collection time. Bins must then be placed in the area designated by the HOA for collection of waste.</li> <li>• No burying or burning of waste may take place on site. No waste of any type may be dumped on any road or verge or in any open space.</li> <li>• All garden refuse is to be removed to an approved waste disposal site in the greater area. This is the responsibility of the individual home owner.</li> <li>• Garden waste from the common areas on the Development must be removed to an approved waste disposal site by the HOA.</li> <li>• Where possible the HOA should facilitate the collection of litter in public areas within the development.</li> <li>• No garden clippings or any other waste or refuse material may be dumped.</li> <li>• All paints or any other chemicals must be disposed of at a licensed landfill site.</li> <li>• The fouling of any road with any substance by any person is prohibited.</li> <li>• No residues from cleaning of hard surface or any other form of contaminated water shall be allowed to enter the storm water system.</li> </ul> <p><i>Sewage, Effluent and Conservancy Tank Management:</i></p> <ul style="list-style-type: none"> <li>• Abluting anywhere on the Development except in a toilet is a health risk and is forbidden.</li> <li>• The HOA will ensure that the access to the effluent/sewage conservancy tank is kept clear at all times to allow for emptying by the local municipal authorities.</li> <li>• The tank will be emptied weekly by the Local Municipal Authority.</li> </ul>	

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- The HOA will have a basic preparedness plan that will address the following:
  - Notification of the OM
  - Contact details of the relevant municipal personal and standby numbers.
  - Steps to be taken in the event of a blockage, overflow or leakage of the tank and the rectification there off.
- Tenants and residents are to be informed that conservancy tank with finite capacity is in use for the development. Information relating to the appropriate use of the sewage system must also be conveyed to residents and tenants.

#### MONITORING

- ❖ General visual monitoring should be undertaken by the HOA.
- ❖ General monitoring of the Sewage effluent conservancy tank must take place. Monitoring for leaks, blockages and to ensure regular emptying must take place.
- ❖ The HOA is to, as far as possible, investigate and address reports of dumping or poor waste management within the Development.

#### TARGETS / CRITERIA

- ❖ No incidences of polluting, dumping or similar occurring on the Development.
- ❖ Recycling to be undertaken.
- ❖ Waste to be effectively managed on the Development.
- ❖ Proper management of sewage/effluent with least possible impact to the environment.

#### REMEDIAL ACTION

- A set of penalties should, if possible, be imposed by the HOA via the HOA constitution.
- Where possible, improve / increase recycling opportunities.
- Increase the intensity of the public awareness campaign.
- Increase the frequency of litter cleanups in public areas, where possible.

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<b>GOAL 4</b>	<b>GENERAL AND LANDSCAPE MAINTENANCE</b>
<b>OBJECTIVE</b> <i>TO MANAGE AND MAINTAIN BOTH HARD AND SOFT LANDSCAPING ELEMENTS</i>	
<b>RISKS</b> <ul style="list-style-type: none"> <li>❖ Negative aesthetic perceptions due to poor maintenance.</li> <li>❖ Drop in property values</li> <li>❖ Disrepair and damage due to poor maintenance.</li> </ul>	
<b>ACTION</b> <ul style="list-style-type: none"> <li>• All community facilities must be maintained. Maintenance requirements must be brought to the attention of the OM in order to be followed up.</li> <li>• Landscaped areas are to be kept free from alien vegetation. In accordance with goal 1.</li> <li>• Waste in common areas must be collected regularly by the HOA.</li> <li>• All equipment, irrigation, boardwalk and similar elements must be well maintained and kept in good repair.</li> <li>• The HOA budget must allow for upkeep and maintenance activities..</li> </ul>	
<b>MONITORING</b> <ul style="list-style-type: none"> <li>❖ General visual monitoring should be undertaken by the OM.</li> <li>❖ The HOA is to, as far as possible, address issues relating to maintenance and facilitate this as far as possible.</li> </ul>	
<b>TARGETS / CRITERIA</b> <ul style="list-style-type: none"> <li>❖ Well maintained and functioning development.</li> </ul>	
<b>REMEDIAL ACTION</b> <ul style="list-style-type: none"> <li>• Where major problems exist the Local Authority should be approached for assistance, if possible.</li> </ul>	

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GOAL 5	SET BACK LINE
<p><b>OBJECTIVE</b></p> <p><i>TO ENSURE THAT THERE IS AN EARLY WARNING TO ANY PROBLEMS OR ISSUES RELATING TO THE DEVELOPMENTS SETBACK LINE.</i></p>	
<p><b>RISKS</b></p> <ul style="list-style-type: none"> <li>❖ Property damage due to medium to long-term changes in the setback line.</li> <li>❖ Late realisation of changes to setback line.</li> </ul>	
<p><b>ACTION</b></p> <ul style="list-style-type: none"> <li>• Establish and carry out a monitoring programme as discussed below.</li> <li>• Monitoring records should be analysed for major changes at least once per year.</li> <li>• Only the formal paths set out are to be used to access the beach.</li> <li>• The HOA should be tasked to ensure that the groundwater levels and vegetation in the buffer area not be negatively impacted by residents from this development (or any other person). They must also ensure that only formal paths through the setback zone are used.</li> </ul>	
<p><b>MONITORING</b></p> <ul style="list-style-type: none"> <li>❖ It is also recommended that the OM undertake long-term low-level monitoring programme be implemented to quantify any beach changes in front of the development. This can take the form of a few pegs to be installed from the HWM into the vegetation. This will identify and quantify any erosion trend that might occur in the future as well as protection measures should the buffer not be adequate over time.</li> <li>❖ Photographic records taken from the same positions over time should also be carried out by the OM</li> </ul>	
<p><b>TARGETS / CRITERIA</b></p> <ul style="list-style-type: none"> <li>❖ Monitoring that provides early warning of changes or problems in the set back line.</li> </ul>	
<p><b>REMEDIAL ACTION</b></p> <ul style="list-style-type: none"> <li>• A specialist is to be appointed to access and address the matters of concern.</li> </ul>	

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<b>GOAL 6</b>	<b>ONGOING VISUAL MITIGATION</b>
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<p><b>OBJECTIVE</b></p> <p><i>TO ENSURE THAT THERE IS AN EARLY WARNING TO ANY PROBLEMS OR ISSUES RELATING TO THE DEVELOPMENTS SETBACK LINE.</i></p>
<p><b>RISKS</b></p> <ul style="list-style-type: none"> <li>❖ Building and alterations that have a large negative impact on aesthetics.</li> <li>❖ A loss of the developments intended character.</li> </ul>
<p><b>ACTION</b></p> <ul style="list-style-type: none"> <li>• All building and alterations must be approved by the HOA prior to being carried out.</li> <li>• The HOA is responsible to ensure that any and all external building or alterations made within the development meet the requirements of the architectural guidelines established for the development.</li> <li>• All plans once approved, as being in accordance with the architectural guidelines, by the HOA must be submitted to the local authority for approval.</li> <li>• A record must be kept of all decisions made by the HOA. If a plan is deemed not to be in accordance with the architectural guidelines this must be communicated with reason to the owner.</li> </ul>
<p><b>MONITORING</b></p> <ul style="list-style-type: none"> <li>❖ Visual monitoring of any external construction is to be undertaken by the HOA/OM.</li> <li>❖ A record of submissions and decisions taken must be kept by the HOA</li> </ul>
<p><b>TARGETS / CRITERIA</b></p> <ul style="list-style-type: none"> <li>❖ Full compliance with the architectural guidelines for the development.</li> </ul>
<p><b>REMEDIAL ACTION</b></p> <ul style="list-style-type: none"> <li>• Fines should be instituted via the HOA constitution.</li> <li>• Professional architect to be consulted where and if required.</li> <li>• The local authorities planning and building department should be notified of any large scale issues.</li> </ul>

# ENVIRONMENTAL MANAGEMENT PROGRAMME ANNEXURES

***ANNEXURE 1: Environmental Authorization***

***ANNEXURE 2: Proposed Development Layout***

***ANNEXURE 3: Environmental Awareness Material***

***ANNEXURE 4: Method Statement - Example Template***

***ANNEXURE 5: Temporary Shutdown Checklist***

**ANNEXURE**

**1**

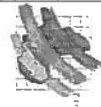
**Environmental Authorization**

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**ANNEXURE**

**2**

**Proposed Development Layout**



N-PLAN AFRICA  
CONSULTING ENGINEERS AND ARCHITECTS

11, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 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Project - Project

PEARLEY BEACH

Telering - Drawing

ERF 332

DATE	BY	REVISION
08 April 2009		DWDR
11/08/09		REVISED
		T5

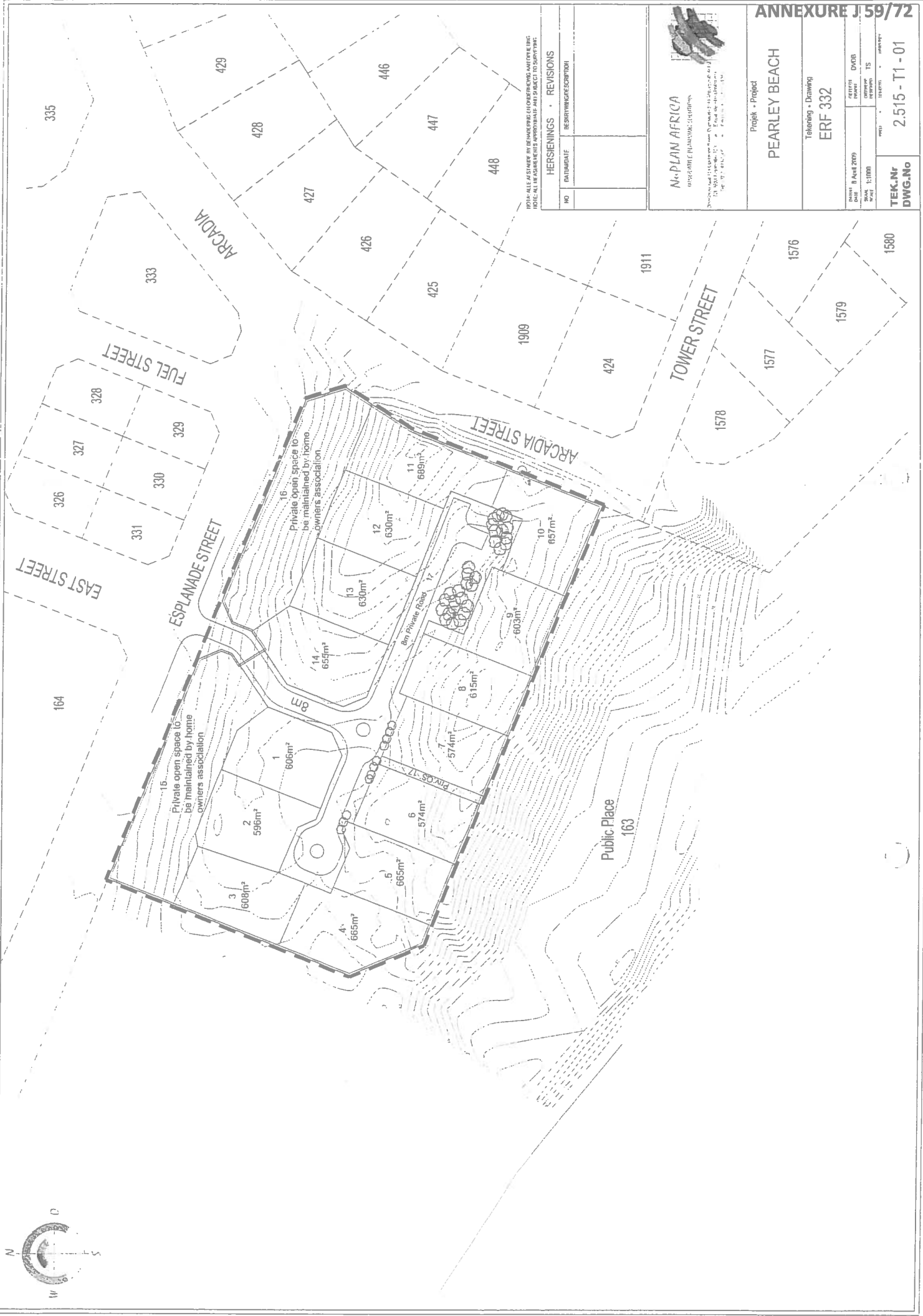
TEK.Nr  
2.515 - T1 - 01

DWG.No

NOT A SCALE DRAWING. ALL DIMENSIONS GIVEN ARE APPROXIMATE. ALL DIMENSIONS SHALL BE AS SHOWN ON THE DRAWING. ALL DIMENSIONS SHALL BE SUBJECT TO SURVEY.

HERSIENINGS - REVISIONS

NO. DATUM/DAF. BESRYWYNGE/DESCRIPTION



16. Private open space to be maintained by home-owners association.

15. Private open space to be maintained by home-owners association.