

**ANNEXURE**

**3**

**Environmental Awareness Material**

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# Environmental Management during Construction.

The why, what and how...

## BUT WHY...

### ... should we care about the environment?

The environment provides us with everything we need to survive – food, water, fuel, air, etc. Human activity uses resources and has an impact on those resources. Managing our resource use and ensuring that our impact is minimised will ensure that these resources are not depleted.

The Constitution says that all people in South Africa have the right to a healthy environment. If you damage the environment, you are taking away that basic right of others as well as future generations – your children and grandchildren!

### ...environmental management if there is already conservation?

Historically, development and environmental conservation have been in conflict, because conservation was understood as the protection of resources, and development as the use, or exploitation of resources. The two competed for the same resources, but both are needed! Enter: *SUSTAINABLE DEVELOPMENT*.

Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable development thus aims to improve the quality of human life while living within our ecological means = the wise use of resources!

### ...environmental management of construction?

South Africa's effort to attain sustainable development is based on the concept of Integrated Environmental Management (IEM). The purpose of IEM is to resolve or lessen any negative environmental impacts and to enhance positive aspects of development.

IEM is designed to ensure that the environmental consequences of development proposals are understood and adequately considered in the planning, implementation and management of all developments.

It is intended to guide, rather than impede the development process by providing a method of gathering, analysing and utilising information about the environmental impacts of development. IEM and other principles of Environmental Management are set out in the National Environmental Management Act (No. 107 of 1998) & National Environmental Management Amendment Act (No. 62 of 2008)

## BUT WHAT...

### ...exactly is the 'environment'? What if we're not working near rivers or fynbos or leopard toad habitat?

The environment is not only the 'conservation-worthy' such as rare plants and endangered animals. The environment is everything around you!

It is made up of living things (e.g. people, plants & animals) and non-living things (e.g. soil, water, buildings & cars). People and man-made things are also important parts of the environment.

Protection of the environment means that all living and non-living things are protected. During construction, Environmental Management Programmes (EMP's) are implemented not only to protect fynbos or leopard toads but also to protect people (both on site and off), property (houses, cars, etc.) as well as natural resources such as water, air and soil.

### **...do Environmental Management Programmes (EMP's) do? What does this mean for my contract?**

EMPs are tools to facilitate environmental management during the construction phase of development projects and thereby avoid *unnecessary* impacts to the environment.

In the past, the functionality and efficiency of EMPs was hampered by resistance from contractors and engineers, the difficulties of costing for compliance and the lack of legal enforceability.

Now Environmental Management Programmes (EMP's) are stipulated in the Environmental Authorisations (ROD) as a condition of the approval to go ahead with the development, in other words it is legally binding.

When you sign a contract do work on a project with an EMP, you are legally bound to comply with that EMP!

Methods of implementing EMPs are becoming more and more stringent and issues of enforceability are being addressed. Those individuals and companies that are familiar with compliance with EMPs will be at a competitive advantage!

### **...do EMPs consist of?**

EMPs usually contain an environmental policy statement, organisational structure detailing the responsibilities and authorities involved in the project, procedures for communication and record-keeping and environmental specifications.

EMPs are adapted to the scale and sensitivity of the construction project. They can be thick documents detailing specifications for every eventuality specifically adapted to the project, or they can be short and brief documents setting out standard environmental procedures and controls. Sometimes EMPs include extensive penalty and incentive schemes.

#### **A WORD ON METHOD STATEMENTS:**

A method statement can be requested or proposed when an activity is either not included in the EMP at all, if the EMP specifications for an activity is not deemed adequate, if an activity is required that is not allowed by the EMP, etc. In other words, when the EMP does not give enough information to manage the environmental impact of a specific activity.

A method statement is defined as a written submission by the Contractor setting out the plant, materials, labour and method proposed to carry out an activity. Method statements must provide enough detail that the environmental impact of the activity can be assessed. Method statements must therefore be submitted well in advance of the activity (usually at least 5 days but sometimes more).

Method statements are therefore an extension of the EMP, are also legally binding and are intended to ensure that the environmental implications of an activity outside of the EMP can be addressed.

Method statements usually require the approval by the engineer, the ECO/ESO/DEO, etc. before the activity can take place. If such an activity takes place without approval and result in environmental damage, the contractor is responsible for the cost of rehabilitation/clean-up/etc.

#### **...is an ECO, ESO, DEO, etc.?**

EMPs usually require the appointment of an ECO, ESO, DEO, etc. to oversee the implementation of and compliance with the EMP on behalf of the engineer or the contractor(s). Ultimate responsibility for compliance with the EMP lies with the contractor(s) and the engineer.

ESO = Environmental Site Officer – usually on site permanently or often. Can be independent consultant or from contractor/engineer.

ECO = Environmental Control Officer – usually visits site on a regular basis and audits compliance with the EMP. Usually independent consultant.

DEO = Designated Environmental Officer – usually on site permanently, usually member of contractor or engineer site staff.

Organisational structures and responsibilities differ from project to project and depend on environmental sensitivity of the project, scale of the project, etc. Increasingly nowadays, each party is required to appoint their own person responsible for environmental management on site, e.g. the engineer would have an ESO/ECO and the main contractor(s) would have an ESO/DEO etc.

It is therefore important to familiarise yourself with that part of the EMP that deals with organisation and responsibilities for each contract that you are involved in.

### **BUT HOW...**

#### **...do EMPs promote sustainable development?**

##### They don't!

It is the people on site that protect the environment. The EMP, like any other plan or policy, is not worth anything if there isn't a commitment from those working on the project to compliance with the EMP.

#### **...can I ensure my work comply with the EMP?**

Environmental specifications in different EMPs can vary from vague to very detailed.

- Firstly, it is obviously important to know what those specifications are, vague or not, so READ THE DOCUMENT! Ignorance does not absolve you from your responsibility. A copy of the EMP must be kept at the site office at all times.
- It also helps to understand WHY those specifications are there – some things are obvious but others may not be. Some EMPs may have specifications that are not relevant. Don't be afraid to question the EMP; it can only increase its efficiency!
- Know where the sensitive areas on site are – watercourses, wetland areas, residential areas, etc. – and be extra vigilant when working in these areas.

Mostly environmental management of construction activities and compliance with EMPs require only common sense and with good housekeeping the battle is half won!

The enclosed environmental handout sets out the standard environmental specifications

## DO'S AND DON'TS (1)

**Workers & equipment must stay inside the site boundaries at all times.  
Nobody may enter areas marked as No-go areas.**

*Why?* Construction activities, equipment and people cause damage and disturbance to the area surrounding the site. As small an area as possible will be affected if all workers and equipment stay within the site boundaries. This is especially important if there are people who live around the site or natural areas around the site which should not be disturbed.



**Do not swim in or drink from streams.  
Do not throw oil, petrol, diesel, concrete or rubbish in streams.  
Do not work in the stream without direct instruction.  
Do not damage the banks or plants of streams.**

*Why?* River water may be polluted which could make you sick.  
Oil, petrol, diesel, concrete or rubbish will kill plants and animals living in the water. They may also make people who may drink the water downstream sick. Rubbish in the stream also makes it look ugly.

People and machinery working in the stream will damage it and kill plants and animals living in the stream. It may also cause erosion, which is expensive to repair.

The plants on the edge of the stream bind the soil together and prevent soil from getting washed away. Soil washed into a stream may affect people using the water downstream (e.g. for irrigation).



**Protect animals on the site.  
Ask your supervisor to remove animals found on site.**

*Why?* Animals are an important part of the environment. All animals have a purpose, even snakes which catch mice and rats. Other important animals are owls, chameleons and frogs.



**Do not damage or cut down any trees or plants without permission.  
Do not pick flowers.**

*Why?* Some plants are rare and may take a long time to grow back, if at all. Plants in the "no go" areas should not be damaged.

Some plants will die if their flowers are picked. Rare plants may be lost.



**Put cigarette butts in a rubbish bin.  
Do not smoke near gas, paints or petrol.  
Do not light any fires without permission.  
Know the positions of fire fighting equipment.  
Report all fires.  
Do not burn rubbish/ vegetation without permission.**

*Why?* Leaving a burning cigarette butt on the ground may lead to runaway fires which are dangerous to construction workers, people living around the site, equipment, houses, plants and animals.

Smoking near flammable material is dangerous and may cause an explosion.

Lighting a fire without permission may cause a runaway fire (see above).

Reacting quickly to fires that break out will prevent them from spreading and causing damage.

## DO'S AND DON'TS (2)



**Work with petrol, oil & diesel only in designated areas.**  
**Report any petrol, oil & diesel leaks or spills.**  
**Use a drip tray under vehicles & machinery.**  
**Empty drip trays after rain & throw away were instructed.**

*Why?* Designated areas should have measures to protect against petrol, oil & diesel spills. Oil, petrol and diesel can drip onto the soil and soak into it. Plants will not grow and animals will not live in dirty soil. It also looks ugly to people living around the area.

Drip trays will prevent oil, petrol or diesel from soaking into the soil and killing plants and animals.

If drip trays are not emptied they may overflow and pollute the surrounding soil. If oil, petrol or diesel are put into a stream, plants and animals living in the stream will be killed. They may also make people who may drink the water downstream sick. Ask your supervisor where drip tray water may be disposed of on site.



**Try to avoid producing dust – wet dry ground and stockpiles.**

*Why?* Dust can be irritating to people and can reduce production on site. It can cause problems such as eye irritations and coughs. It also reduces visibility on and around the site, which can be dangerous to drivers and pedestrians, and can cause damage to the surrounding environment.

Soil should not be made too wet because that will cause safety problems and soil may be washed away.



**Do not make loud noises around the site, especially near schools and homes.**  
**Report or repair noisy vehicles.**

*Why?* Loud noises are irritating to workers and people living around the site. Loud noise can also be harmful to people (especially children) and affect their hearing.

By keeping vehicles in good condition, loud noise can be prevented.



**Use the toilets provided.**  
**Report full or leaking toilets.**

*Why?* Sewage attracts flies and other irritating pests. If the site is near a river or stream, sewage makes the water smell and people who swim in it or use it to wash their clothes will get sick. It also causes plants to grow too much which blocks the river, which may cause flooding of houses and property.

Regular emptying of toilets is hygienic and will also prevent overflows.



**Make sure that you eat where there is a rubbish bin nearby.**  
**Never eat near a river or stream.**  
**Put packaging & leftover food into rubbish bins.**

*Why?* Eating areas generate a lot of rubbish and litter (e.g. bottles and packets) which will pollute the site and surrounding areas. Therefore, eating must be done near bins which are placed in the eating.

Rubbish in a stream looks ugly and can be harmful to people's health. It may also kill the plants and animals living in the stream. Rubbish and food left lying around will attract pests (such as rats) which are dangerous to people and cause a health hazard. Also, rubbish left lying around is ugly and unpleasant to look at.



**Do not litter—put all rubbish (especially cement bags) into the bins provided.**  
**Ask your supervisor for a bin if there is none. Bins must be provided.**  
**Report full bins to your supervisor.**  
**The responsible person should empty bins regularly.**

*Why?* Litter is ugly. It is also dangerous and unhealthy to adults, children and animals walking around the area. Not putting the lid back on the bin will cause rubbish to be blown away.  
 Regularly emptying bins will prevent litter and rubbish flying around the site.



**Always keep to the speed limit.**  
**Drivers - check & report leaks.**  
**Ensure loads are secure & do not spill.**

*Why?* Speeding is dangerous to people who live in the area, especially children. Speed kills!  
 Faulty vehicles are dangerous to the driver, pedestrians and other motorists. Leaks can also pollute the ground and water and smoke from vehicles can cause health problems.  
 This is a potential danger to other motorists. Also, do not overload vehicles.



**Know all the emergency phone numbers.**

*Why?* Prompt reaction to an accident, fire or spill will reduce the risk of serious damage to the environment and to workers.



**If rules are broken:**  
 - Spot fines  
 - Removal from site.  
 - Construction may be stopped.

*Why?* Failure to adhere to the EMP may result in spot fines being issued to the company. It is then the Site Agent's responsibility to collect these fines from guilty individuals and he may even deduct fines off your wages.

The fines are meant to act as an incentive for workers to take the EMP seriously.

A person may be removed from site if they continually disregard the specifications in the EMP.

If the EMP is not adhered to, the local Environmental Authority may stop construction.



**Report any breaks, floods, fires, leaks and injuries to your supervisor.**

**Ask questions!**

**Thank you for**

**your attention.**

# ANNEXURE

# 4

## Method Statement Example Template

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*Construction Activity & Location:*

*Materials & Equipment to be Used:*

*Storage / Removal of materials, Waste & By-Product:*

Additional Pages to be attached if required. (E.g. Site layout plans, diagrams, drawing, additional text)

**ANNEXURE**

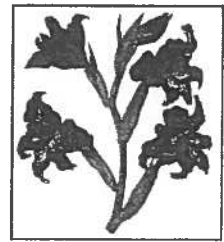
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**Temporary Shutdown Checklist**

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## TEMPORARY SHUTDOWN CHECKLIST

*In the event of a temporary site closure for any period of inactivity longer than 7 business days the Contractor is to notify the ECO. The Contractor / DEO shall check the site, ensuring that the following items are addressed and provide a brief written report on compliance to the ER and ECO:*



### Fuels / flammables / hazardous materials store

1. Fuel stores are as low in volume as practicable.
2. There are no leaks.
3. Stores and outlets are locked.
4. Bund areas are emptied fire extinguishers are serviced and accessible.
5. Emergency and management contact numbers are available and displayed.
6. There are no stores or containers within the 1:50 year flood line.

### Safety

1. Site safety checks have been carried out in accordance with the Occupational Health and Safety Act No. 85 of 1993 prior to site closure.
2. All trenches and manholes are secured.
3. Emergency and management contact details are available and prominently displayed.
4. Security personal has been briefed and has the facilities to contact and be contacted by the relevant management and emergency personnel.
5. Night hazards such as reflectors, lighting, traffic signage, etc have been checked and are in place where required.
6. Scaffolds and other structures vulnerable to high winds are secured.

### Erosion

1. Dust mitigation measures such as straw, binding agents or similar are in place. Sand and spoil stockpiles to be stabilised or covered with shade cloth.
2. Excavated slopes and stock piles are at stable angles and able to accommodate normal expected flows.

### Water and pollution management

1. Toilets to be emptied and secured. Plumbed toilets are to have no water leakages.
2. Refuse bins are to be emptied and secured.
3. Cement and materials store is secured
4. Plant remaining on site to have as little remaining fuel as possible and are to be checked for leaks. Suitable drip trays are to be placed and secured under all remaining plant.
5. All other drip trays already in use are to be checked and emptied.



## SCIENTIFIC SERVICES

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 physical Assegaibosch Nature Reserve Jonkershoek  
 website www.capenature.co.za  
 enquiries Samantha Ralston  
 telephone +27 21 866 8000 fax +27 21 866 1523  
 email landuse@capenature.co.za  
 reference SSD.../7/2/ 332\_house\_pearlybeach  
 date 8 September 2010



(S. J. de Merwe)  
 J. de Roux

Sally Durandt  
 Doug Jeffery Environmental Consultants  
 PO Box 44  
 Klipmuts  
 7625  
 Email: Sally@dougjeff.co.za

Dear Sally

**Re: Draft Basic Assessment Report for the Proposed Residential Development on Erf 332, Pearly Beach.**

DEA&DP ref:

CapeNature would like to thank you for the opportunity to comment on the above report. Please note that our comments relate only to the potential impacts on biodiversity and not the overall desirability of the proposed development.

The vegetation found on site was confirmed by the botanist to be Overberg Dune Strandveld. This vegetation type has been described as "least threatened" by the National Spatial Biodiversity Assessment (2004); it is well conserved and much of its original extent remains intact. Although the habitat is in good condition, species diversity is low. No plants listed as threatened in the Red Data Book were found during the assessment (although "listed", *Solanum africanum* is of "least concern").

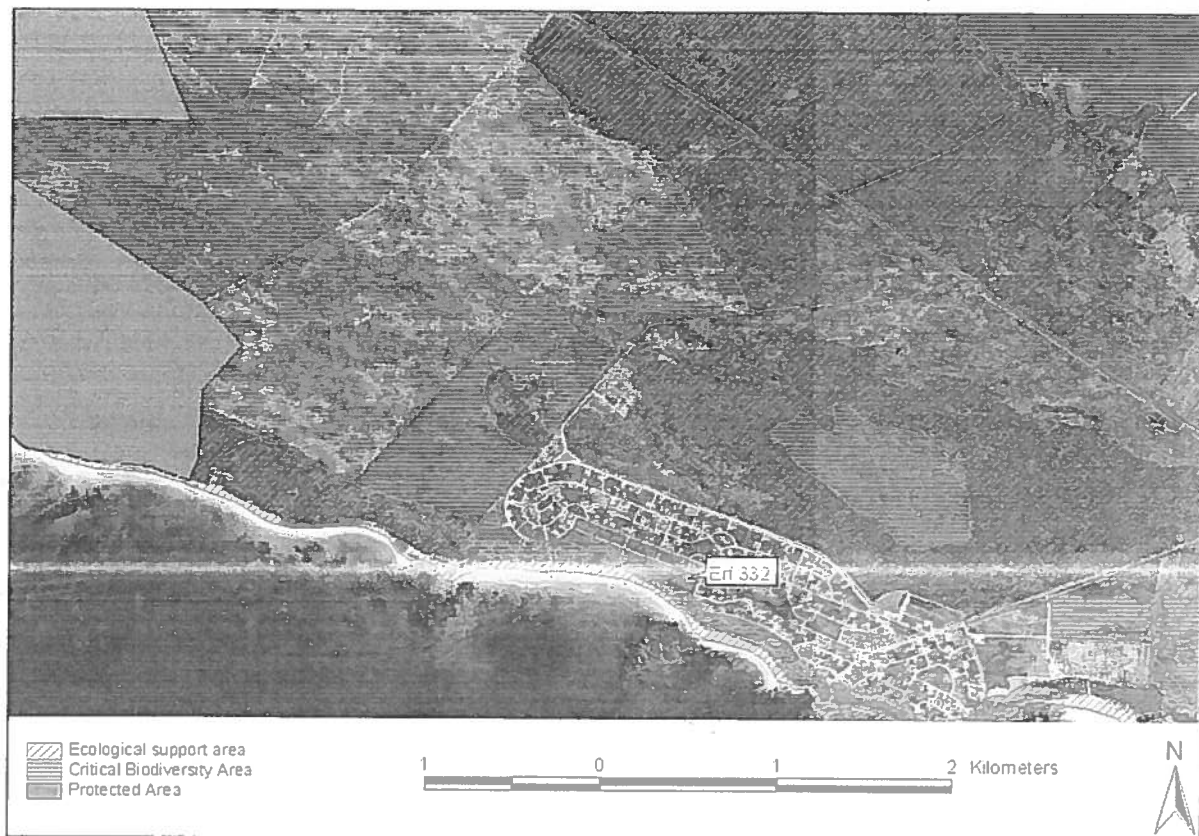
The botanical specialist assessment incorrectly indicates that the erf has been identified as a Critical Biodiversity Area (CBA) by the systematic conservation plan for the municipality. As the map below indicates, erf 332 is in fact adjacent to, but outside of the areas identified as CBAs (the erf was probably excluded due to the apparent development rights). As such, the conservation of this site has not been identified as necessary to help meet biodiversity pattern and process targets. This, however, assumes that all other areas earmarked as CBAs will be conserved.

Assuming land-use decision-making is informed by systematic conservation planning, CapeNature is of the opinion that the loss of the habitat on erf 332 will be of a low significance at a regional and cumulative scale. We however support the botanical specialist's recommendations with regards to the proposed mitigation measures, particularly with regards to the management of the remaining dune thicket and access to the beach, and urge that these are included in the conditions of approval.

FILE NO:	The Western Cape Nature Conservation Board trades as CapeNature Board Members: Prof Aubrey Redlinghuis (Chairperson), Dr Colin Johnson (Vice Chairperson), Ms Francina du Bruyn, Ms Nomtha Dilima, Dr Edmund February, Mr Hoozan Kagee, Mr Johan van der Merwe
EL 332/PB	
SCAN NO:	18
COLLABORATOR NO:	210120

Only after  
 GF332.1

Der email by TP 10/09/11



CapeNature reserves the right to revise initial comments and request further information based on any additional information that might be received.

Yours sincerely

Samantha Ralston  
For: Manager (Scientific Services)

The Western Cape Nature Conservation Board trades as **CapeNature**

Board Members: Prof Aubrey Redlinghuis (Chairperson), Dr Colin Johnson (Vice Chairperson), Ms Francina du Bruyn, Ms Nomtha Dilima, Dr Edmund February, Mr Hoosain Kagee, Mr Johan van der Merwe



# BREEDE-OVERBERG

Catchment Management Agency

Opvanggebied Bestuursagentskap

I-Arhente yoLawulo lomMandla nokungqongileyo



Breede-Overberg CMA  
Private Bag X3055  
Worcester  
6850

Breede- Overberg OBA  
Privaatsak X3055  
Worcester  
6850

Breede-Overberg CMA  
Ingxowa X3055  
Worcester  
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(S vld Merwe)  
I Le Roux  
L Geldenhuys



E-mail: fsmith@bocma.co.za

Cell: 082 445 5059

Navrae: / Enquiries/ Imibuzo:



Verwysing: / Reference/IlReferenci:

Datum: / Date:

F Smith

023 347 8131

4/10/1/G40M Erf 332  
Pearly Beach Draft BAR

13 October 2011

The Municipal Manager  
Overstrand Municipality  
P.O. Box 26  
Gansbaai  
7220

Sir/Madam

## COMMENT ON THE DRAFT BASIC ASSESSMENT REPORT FOR ERF 332, PEARLY BEACH.

With reference to the application dated 03/08/2011, the following:

The BOCMA has no objections against the proposed Residential Development, subject to the following:

- The BOCMA agrees with the preferred alternative as stipulated on P.vi of the Executive Summary of Doug Jeffery Environmental Consultants and as found on P.4 of the Basic Assessment Report.
- The Environmental Management Plan must be implemented and adhered to during the entire duration of the project.
- The owners of the development should be tasked to ensure that the groundwater levels would not be negatively impacted both during construction and operation phase of the development.
- All previous conditions and comments provided by the BOCMA, as set out in the initial application for rezoning and subdivision should strictly be adhered to.

FILE NO:	EL 332 PB
SCAN NO:	10
COLLABORATOR NO:	283570

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D



RD 637 516 068 ZA

RECIPIENT NAME (please print clearly)


Only for  
ERF 332

The BOCMA will gladly comment on any additional information provided for review. The BOCMA reserves the right to revise initial comments and request further information based on any additional information that might be received.

Please do not hesitate to contact this office if you have any further queries.

Please ensure to quote the above reference in doing so.

Yours faithfully,

*pp.*  


**Chief Executive Officer (Acting)**

## MEMORANDUM

**FROM:** Gansbaai Town Planning Department

**ENQ:** Alida Calitz

**APPL:**

**FILE:**

**PROPERTY:** Erf 332 GBPB

**DATE:** 6 January 2015 – Rceived

**COMMENT:** 19 February 2015

**TO:**

OPERATIONAL	DIR. INFRA. & PLANNING	*****FIRE DEPT*****	TRAFFIC
ELECTRO TECHNICAL	HERITAGE	HEALTH	ENV. SPEC

**PROPOSAL:**

SUBDIVISION	REZONING	CONSENT USE	DEPARTURE	OTHER *
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\*

**ATTACHED:**

LOCALITY PLAN	SDP (Site Development Plan)	MOTIVATION REPORT	SUBDIVISION PLAN	SERVICES REPORT	OTHER *
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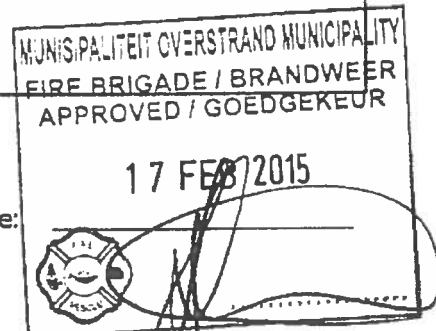
\*

### COMMENT ON PROPOSAL

All development on properties must be in compliance with National Building Regulation SANS 10400 T:2011 - Fire Protection.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR REZONING & SUBDIVISION: ERF 332, PEARLY BEACH**

Stormwater (SW)	:	According to conditions 21 - 23
Electricity	:	According to Lyners Consulting Engineers & Project Management report
Water	:	According to the revised CES report
Sewer	:	According to the revised CES report
Roads and traffic	:	In Order

**Conditions:**

1. That a Bulk Services Contribution Levy (BICL) be paid by the developer to supplement municipal services and amenities in accordance with the relevant legislation and as determined by the Council. The BICL tariff is adjusted by Council annually. The total BICL payable will be the amount as determined by the BICL Policy and tariff at the date of **actual payment**. BICL amounts quoted in any document will normally be applicable to the particular year in which the document was compiled and Council will not be bound by the quoted amounts.

**1.1 Developments containing Sectional Title Units/ Commercial Buildings**  
(non-free standing properties – property is not to be subdivided)

The BICLs are to be paid in full **prior** to submission of the building plans. Building Plans will not be accepted unless the BICL is paid in full.

**1.2 Developments with free standing properties** (property that is subdivided and plots to be sold individually).

The BICLs are payable **prior** to clearance being issued by the Income Department of the Municipality.

The contribution according to the current policy (**2014/2015**) is as follows:

**Freehold erven:**

Water ( <b>W7A</b> )	R 23 444.00 x 13 =	R 304 772.00
Sewerage ( <b>SEW5A</b> )	R 18 816.00 x 13 =	R 244 608.00
Roads & SW( <b>RDST1</b> )	R 6 132.00 x 13 =	R 79 716.00
<b>TOTAL (inclusive of VAT)</b>		<b><u>R 629 096.00</u></b>

Note:

**1.3 The above figures are estimates**

2. that the developer at his cost constructs the internal municipal civil and electrical services for the development as well as any link or bulk municipal services that need to be provided;
  - 2.1 the Director: Infrastructure and Planning may require the developer to construct internal, link, and/or bulk municipal services to a higher capacity than warranted by the development for purposes of allowing the existing or future developments to also utilise such services, provided;

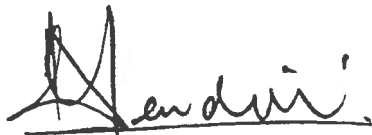
- 2.2 the rates and prices of such work be established in terms of the system which is fair, equitable, transparent and cost effective;
- 2.3 if link municipal services have already been provided , the developer to contribute towards the cost thereof, the Director: Infrastructure and Planning to determine the amount of such contribution in terms of a system which is fair and equitable;
3. that servitudes for municipal services be registered in favour of the Council at the developer's cost in respect of all main services to be taken over by the Council and all existing municipal services concerned crossing private property;
4. that the developer indemnifies and keep the Council indemnified against all actions, proceedings, claims and demands, costs, damages and expenses arising out of the establishment of the township, the provision of services to the township or the use of servitude areas or municipal property:
  - 4.1 for a period which shall commence on the date that the installation of the services to the township are commenced with and shall expire after completion of the maintenance period;
  - 4.2 the developer to submit an acceptable public liability insurance policy to the Council and to pay the premium in advance for the period as set out above before any work concerned may commence;
  - 4.3 the insurance to be to an amount which shall not be less than that required by the SAACE;
  - 4.4 such indemnification against loss, claims or damages, to include claims pertaining to consequential damages by third parties and whether as a result of the damage to or interruption of or interference with the Council's services or apparatus or otherwise;
5. that a plan of all existing services be submitted to the Director: Infrastructure and Planning, by the developer and that any of the services that need to be relocated, be done by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning:
  - 5.1 way-leaves must be obtained from the Operational Manager;
  - 5.2 such way-leaves to be obtained prior to any excavation on public property or property where existing services are located;
6. that the developer may enter into a service agreement with the Council to install or upgrade bulk and/or link municipal services and amenities at an agreed cost, subject to the following:
  - 6.1 such costs to be established in accordance with a system which is fair, equitable, transparent, competitive and cost effective;
  - 6.2 such costs shall be set-off against (part or full) development contributions payable in respect of engineering services;

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- 6.3 to the extent that such costs exceed the development contributions payable, the Council will refund the developer the difference with interest calculated at the prime rate, when funds are available;
7. that plans of all the internal municipal civil and electrical (high and low voltage supply) services and such link services as required by the Director: Infrastructure and Planning, prepared by an ECSA registered professional engineer/technologist, be submitted to the Director: Infrastructure and Planning for his prior approval;
  8. the "Guidelines for the Provision of Engineering Services in Residential Townships" (Blue Book), SABS 1200 specifications and the Design and Construction Standards for civil and electrical services of the Council to be used as the standard design and construction criteria with which such plans must comply;
  9. the Director: Infrastructure and Planning to be notified in writing of all deviations from the Standard Design and Construction Criteria when plans are submitted for his approval and such deviations to be separately approved in writing by the Director: Infrastructure and Planning;
  10. the successful completion of such works to be supervised and certified by an independent professional civil engineer/technologist i.e. a professional civil engineer/technologist who has no direct financial interest in the development, other than payment as standard professional fees for the work concerned; and
  11. such independent professional civil engineer/technologist to furnish the Director: Infrastructure and Planning with satisfactory proof of his professional indemnity insurance to an amount which shall not be less than that required by the SAACE and which insurance shall be valid for the relevant contract and maintenance period;
  12. that all municipal civil and electrical services installed or constructed by the developer, be maintained after completion thereof for a maintenance period, as described in the General Condition of Contract for works of Civil Engineering Construction – 2004, of 12 months, and
  13. that a Certificate of Completion together with as-built services plans be provided by the independent professional engineer/technologist to the Overstrand Municipality. As-built plans to be on quality paper, together with a DXF file thereof;
  14. that the developer furnish the Council with a bank guarantee equal to 2.5% of the value of the provided municipal civil and electrical services as certified by the independent professional engineer/technologist. The guarantee shall be to the satisfaction of the Director: Infrastructure and Planning and valid for the 12 months maintenance period which commences from date of the Certificate of Completion;
  15. that the Home Owners Association be responsible for the operational costs and maintenance of street lighting, electrical reticulation and metering and all internal services;

16. that the developer provide bulk water meter at an approved position as well as individual meters at each consumption point;
17. that an approved refuse collection area/room to sufficiently accommodate the refuse generated by the development and which is to be proved with the following:
  - 17.1. properly ventilated;
  - 17.2. a cement floor;
  - 17.3 a tap and running water, as well as a drainage point which is connected to the sewer network;
  - 17.4. is a position nearest to an access road for the development and be accessible for the refuse truck at all times, to the satisfaction of the Director: Infrastructure and Planning;
18. that the refuse collection area constructed in accordance with the specifications of the Operational Department: Gansbaai;
19. that the electricity reticulation and supply be provided according to the master plan by the developer at his cost;
20. that the developer appoint a consulting electrical engineer to determine the electricity demand for the development and pay a fee to Overstrand Municipality to determine the capacity in the existing electricity network;
21. that a stormwater management plan, which may include attenuation facilities to ensure that the pre-development run-off is not exceeded and that erosion and pollution is minimised, be submitted to the Director: Infrastructure and Planning for approval and that the approved management plan be implemented by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning;
22. that the above stormwater management plan include the following:
  - 22.1 pre-development run-off from the catchment area;
  - 22.2 post-development run-off from catchment area;
  - 22.3 existing stormwater reticulation system and the capacity thereof;
  - 22.4 connection of internal stormwater reticulation system;
  - 22.5 overland escape routes
23. that the developer will also be required to provide a bulk stormwater system to discharge the stormwater to the coast, should no capacity is available in the existing stormwater system;
24. that the proposed development be provided with a central sewer conservancy tank, to which the sewer reticulation system of the development must be connected to, according to the standards of the Department: Operations, Gansbaai;

25. that the sewer conservancy tank must be accessible to the municipal sewer tankers from one of the adjacent public roads, with a parking area for the sewer tankers provided with permanent surfaces and to the specification of the Department: Operations;
26. that the developer investigate and determine the limitations of the site terms of sewer drainage, subject to the minimum requirements of SANS 140400 – P:2010: Drainage;
27. that the developer apply for a bulk water connection on the prescribed application form, at Overstrand Municipality's Finance Department and that the installation of the bulk water meter, by the developer, be done under the supervision of the Operational Manager, Gansbaai;
28. that the developer apply for a temporary water connection on the prescribed application form at Overstrand Municipality's Finance Department, before commencement of construction;
29. that the connection to the main water line only be done by the Operational Department, after payment of the connection fee, by the developer;
30. that damage to the existing roads, used as routes for access to the development, for the provision of services, be repaired by the developer;
31. that the proposed security gate/ access should be set back into the development to provide sufficient stacking distance for vehicles entering the development without interfering with the traffic in Esplanade Street. Provision should also be made at the gate for vehicle to turn around if access is denied, to the satisfaction of the Director: Infrastructure and Planning.



**DENNIS HENDRIKS**  
**SENIOR MANAGER:**  
**ENGINEERING SERVICES**

17/6/2015  
**DATE**