



ENVIRONMENTAL MANAGEMENT PLAN FOR HOUSE CONSTRUCTION EIA 5900

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All Home Owners are required to abide by the conditions imposed in respect of this status (which are available from ZREHOA and may be amended from time to time).

Abbreviations :

ECO	Environmental Control Officer	EMP	Environmental Management Plan Dev
Eng	Engineer	Con	Contractor
PA	Principal Agent	DWAF	Department of Water Affairs & Forestry
Env Cons	Environmental Consultant	SC	Sub-contractor
DA&EA	Dept of Agriculture & Environmental Affairs	Dev	Developer

PRE-CONSTRUCTION PHASES

#	ACTIVITY	DESCRIPTION	RESPONSIBLE	MONITOR
1	Mobile toilets	Only use mobile toilets – these must be properly concealed within the enclosed building site	Con	PA
2	Waste management	Place all waste into skips or drums <u>All skips must be clearly marked with the type of waste to be dumped into the skip.</u> (DEA requirement) Cement bags must be placed in separate contained and not mixed with other building rubble	Con	PA
3	Storm water management	Maintain storm water controls eg sandbag berms, soil curtains No fine materials may be used to fill soak ways	Con	PA
4	Cement mixing	Only mix concrete/cement on hardboard, plastic sheeting etc	Con	PA
5	Labour Education	Be aware of correct conduct on site.	Con	ECO
6	Labour Conduct	1. Enter & leave estate through main entrance and turnstile 2. Be aware of EMP requirements in respect of conduct. 3. No open fires permitted on site. 4. Cooking of meals to be undertaken within construction site and / or camp. Only primus / gas or electrical stoves to be utilized. 5. All ablutions to be undertaken in designated & appropriately designated site. 6. Keep toilets clean. If you mess it up, you clean it. 7. No poaching of fauna. No removal of vegetation. 8. Secure storage areas to prevent access by children/animals.	Con	ECO
7	Water usage	Do not waste water Drain water into soak pit	Con	PA

CONSTRUCTION PHASE

#	ACTIVITY	DESCRIPTION	RESPONSIBLE	MONITOR
1	Site camp	<ol style="list-style-type: none"> 1. Maintain litter free. 2. Control storm water. 3. Keep material storage under control. 4. Use only mobile toilets. 5. Place waste in waste skips. 6. Do not mix concrete on the ground. 7. Prevent and report diesel/oil/grease spills. 8. Generator must have a drip tray – no boards or plastic sheets. 9. Site camp must be properly gated and safe after working hours 	Con	ECO
2	Material management	<ol style="list-style-type: none"> 1. Protect stockpiled soil with a sandbag berm around the base. 2. Cover stockpiles with Tef grass. 3. Stockpiles not to exceed 2 m in height. 4. Stake pipes and other rollable material to secure. 5. Brick stacks not to exceed 2m in height. 6. Accommodate delivered sand or stone on-site, inside the fenced off area, not on adjacent properties. 7. All contaminant or toxic waste to be stored in a bunded area to prevent soil contamination. 	Con	ECO
3	Burial of Material	Do not burn or bury waste material generated from construction activities on site.	Con	ECO
4	Bunds and Erosion Prevention. Stormwater control	<ol style="list-style-type: none"> 1. Establish bunds above and below site, where site is established on land with gradient in excess of 1:3. Higher gradients require centrally situated bund to be identified by con and ECO. 2. Establish cut-off drains across earth roads. Use sandbag berms, compacted earthen berms, soil curtains, instant strip sods or other method approved by the ECO. 3. Dampen soil during high winds, to prevent excessive aeolian erosion. 4. Lead stormwater into bunds and / or established sump. No direct disposal of stormwater onto adjacent properties. 	Con	ECO
5	Waste management	Dispose of waste cement wash / Rhinolite, PVA paint in sump created. Place all waste in skips or bins immediately after use	Con	ECO
6	Sanitation	Clean and sanitize mobile toilets daily over and above the service provided by the service company.	Con	ECO

PENALTIES & REMEDIATION ACTION

All contractors should not commence work unless they have signed an undertaking that makes the company and / or the developer / owner responsible for payment of penalties and remedial action on any transgressions of the EMP undertaken during the construction phase.	
All transgressors should be entitled to one verbal warning given the level of severity of the transgression. Thus those contractors or developers who impact upon the environment in a limited manner should be warned, after review of the impacts by the ECO. Further transgressions should lead to financial penalties.	
Financial penalties should be set at the following levels :	
Level 1	Low impact – verbal warning
Level 2	Moderate impacts as indicated by ECO – fine not exceeding R2000
Level 3	Severe impact and indicated by ECO – fine not exceeding R10 000 [Impacts upon level 1 and 2 Management areas]
Level 4	Persistent non-compliance: ZREHOA has the right to exclude the contractor from the site, until transgression is remedied and the fine is paid.
All fines/ penalties to be paid into the account, in the name of Zini River Estate. Estate management / ECO must ensure payment has been made by transgressor	