

<u>Environmental Management Plan</u> ENVIRONMENTAL MANAGEMENT PLAN (EMP) FOR THE ONGOING MANAGEMENT OF BLUE RIDGE ESTATE AND ITS ASSOCIATED OPEN SPACES.	<u>Omgewingsbestuursplan</u> OMGEWINGSBESTUURSPLAN (OBP) VIR DIE VOORTGESETTE BESTUUR VAN BLUE RIDGE ESTATE EN SY GEPAARDGAANDE OOP RUIMTES.
1. OBJECTIVE OF THE ENVIRONMENT MANAGEMENT PLAN The objective of the environmental management of the Development can be stated simply as: <i>"The long-term preservation of the natural ecosystems (fauna and flora) present on the common areas and open Erven in the context of a medium-density, environmentally sensitive development."</i> In this document, unless inconsistent with the context, words and phrases defined in the Constitution bear meaning herein, wording given in the singular shall also include the plural and vice versa, and wording that refer to one gender shall also include the other genders.	DOELWIT VAN DIE OMGEWINGSBESTUURSPLAN Die doel van die omgewingsbestuur van die Ontwikkeling kan bloot gestel word as: <i>"Die langtermyn bewaring van die natuurlike ekosisteme (fauna en flora) teenwoordig op die gemeenskaplike gebiede en oop Erwe in die konteks van 'n medium digtheid, omgewingssensitiewe ontwikkeling."</i> In hierdie dokument, tensy dit teenstrydig is met die konteks, moet woorde en frases wat in die Grondwet gedefinieer word hierin betekenis behou, bewoording wat in die enkelvoud gegee word ook die meervoud insluit en omgekeerd, en bewoording wat na een geslag verwys sal ook die ander geslagte insluit.
2. MANAGEMENT OBJECTIVES Environmental management is thus aimed at ensuring that: • Services are laid with the least impact possible on the natural environment; • Development is undertaken in an environmentally responsible manner as prescribed in this EMP, the Constitution of the Home Owners' Association (HOA) and the Architectural Code; • The Development and its associated open spaces are rehabilitated and managed in terms of this EMP and executed by the HOA.	BESTUURSDOELWITTE Omgewingsbestuur is dus daarop gemik om te verseker dat: • Dienste gelê word met die minste impak moontlik op die natuurlike omgewing; • Ontwikkeling word onderneem in 'n omgewings-verantwoordelike manier soos voorgeskryf in hierdie OBP, die Grondwet van die Huiseienaars Vereniging (HEV) en die Argitektoniese Kode; • Die Ontwikkeling en sy gepaardgaande oop ruimtes word gerehabiliteer en bestuur in terme van hierdie OBP en uitgevoer deur die HEV.
3. DEVELOPMENT AND MANAGEMENT OF THE SITE The Development is in the form of a medium-density development based on the layout as initially approved by the Local Authority. The concept of development is that of individual Erven development within a natural area bordering the Dana Bay Conservancy. The building coverage is dictated by the Blue Ridge Architectural	ONTWIKKELING EN BESTUUR VAN DIE TERREIN Die Ontwikkeling is in die vorm van 'n medium-digtheid ontwikkeling gebaseer op die uitleg soos aanvanklik deur die Plaaslike Owerheid goedgekeur. Die konsep van ontwikkeling is dié van individuele Erwe ontwikkel binne 'n natuurlike area wat grens aan die Dana Bay Bewaringsgebied. Die bou dekking word gedikteer deur

Code (currently 50% of the Erf) while the upper ceiling allowed by the Local Authority is currently 60 % of the Erf. In terms of the Architectural Code there will be no boundary walls for individual Erven (although walls, within the 75%, as prescribed by the Architectural Code, will be allowed to assist in containing Pets). Wildlife that naturally exist in the area form a big part of the uniqueness of the Development and it is essential that a harmonious and safe relationship is maintained between the wildlife (fauna) and the residents. To this extent it is important for the Committee to include some clear rules regarding the treatment of wildlife by residents and the behaviour of residents around wildlife in the Conduct Rules. It will also be a good practice to erect the necessary signboards to keep residents and visitors always informed and reminded of the wildlife. Some of the mammals, reptiles and birds seen or heard frequently in the Development are listed below, but the list is by no means exhaustive: Mammals: Buck such as Cape Bushbuck and Cape Grysbok roam around freely. Like any wild animal a Bushbuck can become a bit aggressive if it feels cornered or threatened by either human or another animal such as a dog. Other small mammals like the Cape Hare, Porcupine and the Cape Grey Mongoose are also present. Residents should be on the lookout when moving around in the Development to ensure these animals are spotted in time and must then move away to allow the animal to escape safely without feeling cornered or threatened. Mammals should not be fed to ensure that they stay used to the natural habitat for their survival, but water can be put out especially during warm and dry periods. Reptiles: Tortoises and snakes are also natural inhabitants of the area. Snakes such as Puff Adder and Cape Cobra are very poisonous, and Residents should always be aware where they step when moving around in the Development.	die Blue Ridge Argitektoniese Kode (tans 50% van die Erf) terwyl die boonste plafon wat deur die Plaaslike Owerheid toegelaat word tans 60% van die Erf is. In terme van die Argitektoniese Kode kan daar geen grensmure vir individuele Erwe wees nie (hoewel mure, binne die 75%, soos voorgeskryf deur die Argitektoniese Kode, toegelaat sal word om te help met die inperking van Troeteldiere). Wild wat natuurlik in die omgewing bestaan maak 'n groot deel uit van die uniekheid van die Ontwikkeling en dit is noodsaaklik dat 'n harmonieuse en veilige verhouding tussen die wild (fauna) en die inwoners gehandhaaf word. In hierdie mate is dit belangrik vir die Komitee om duidelike reëls rakende die behandeling van wild deur inwoners en die gedrag van inwoners rondom wild in die Gedragsreëls in te sluit. Dit sal ook 'n goeie praktyk wees om die nodige kennisgewings op te rig om inwoners en besoekers altyd ingelig en bewus van die wild te hou. Sommige van die soogdiere, reptiele en voëls wat gereeld in die Ontwikkeling gesien of gehoor word, word hieronder gelys, maar die lys is geensins volledig nie: Soogdiere: Bokke soos Kaapse Bosbok en Kaapse Grysbok swerf vrylik rond. Soos enige wilde dier kan 'n Bosbok 'n bietjie aggressief word as dit vasgekeer of bedreig voel deur óf mens óf 'n ander dier soos 'n hond. Ander klein soogdiere soos die Kaapse Bruin Haas, Ystervark en die Kaapse Grys Muishond is ook teenwoordig. Inwoners moet op die uitkyk wees wanneer hulle in die Ontwikkeling rondbeweeg om te verseker dat hierdie diere betyds raakgesien word en moet dan wegbeweeg sodat die dier veilig kan ontsnap sonder om vasgekeer of bedreig te voel. Soogdiere moet nie gevoer word nie om te verseker dat hulle gewoon bly aan die natuurlike habitat vir hul oorlewing nie, maar water kan veral gedurende warm en droë tydperke uitgesit word. Reptiele: Skilpaaie en slange is ook natuurlike inwoners van die gebied. Slang soos Pofadders en Kaapse Kobra is baie giftig en inwoners moet altyd bewus wees waar hulle stap wanneer hulle in die Ontwikkeling rondbeweeg. As 'n slang
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If a snake is spotted, just move away slowly to allow the snake to move on without feeling threatened. Snakes should under no circumstances be killed and Mossel Bay Fire and Rescue can be contacted to remove them if necessary. Birds: Birdlife is very active in the area and a wide variety of birds frequent the Development. Birds such as Guinea fowl, Cape Pheasant, Sugarbirds, Sunbirds, Owls, Herons, small seed- and insect feeders, etc. are spotted or heard frequently. It is always good practice to provide a bit of seed and water to encourage birds into the gardens. The Development consists of development areas which are distinguished as follows and will be dealt with separately: • Roads and road reserves; • Privately owned areas – Erven; and • The green belt (open spaces) running through the Development.	raakgesien word, beweeg net stadig weg om die slang toe te laat om aan te beweeg sonder om bedreig te voel. Slange moet onder geen omstandighede doodgemaak word nie en Mosselbaai Brand en Redding kan gekontak word om hulle te verwyder indien nodig. Voëls: Voëllewe is baie aktief in die omgewing en 'n wye verskeidenheid voëls word gereeld in die Ontwikkeling opgemerk. Voëls soos Tarentale, Kaapse Fisante, Suikervoëls, Suikerbekkie, Uile, Reiers, klein saad- en insekvreter, ens. word gereeld gesien en gehoor. Dit is altyd goeie praktyk om 'n bietjie saad en water te voorsien om voëls na die tuine te lok. Die Ontwikkeling bestaan uit ontwikkelingsgebiede wat soos volg onderskei word en afsonderlik hanteer sal word: • Paaie en sypaadjies; • Areas in privaat besit - Erwe; en • Die groen area (oop ruimtes) wat deur die Ontwikkeling loop.
4. ROADS AND ROAD RESERVES The management objectives for roads and road reserves is to establish a road system with a paved surface within the area of natural <i>fauna</i> and <i>flora</i>. 4.1 Important considerations for design and construction are: 4.1.1 Curbs must allow natural movement of <i>fauna</i> such as tortoises; 4.1.2 Effective dispersal of storm water except where it follows natural drainage lines, to prevent concentration of flow and erosion, 4.1.3 Effective rehabilitation and re-vegetation with appropriate locally indigenous species; 4.1.4 Maintenance of vegetation cover and	PAAIE EN PADRESERWES Die bestuursdoelwitte vir paaie en sypaadjies is om 'n padstelsel met 'n geplaveide oppervlak binne die gebied van natuurlike fauna en flora te vestig. Belangrike oorwegings vir ontwerp en konstruksie is: Randstene moet toelaat vir natuurlike beweging van fauna soos skilpaaie; Effektiewe wegvoering van stormwater behalwe waar dit natuurlike dreineringslyne volg om konsentrasie van vloei en erosie te voorkom, Effektiewe rehabilitasie en herplanting met toepaslike plaaslik inheemse spesies; Instandhouding van plantegroei bedekking en

control of erosion; 4.1.5 Aesthetic aspects of service reticulation and street lighting; 4.1.6 Control of alien plant re-growth (which will be greatly encouraged by the disturbance); 4.1.7 A single, low impact driveway to individual Erven, made of approved materials as described in the Architectural Code; and 4.1.8 Controlled off-road parking restricted to within Erven so there will not be negative impacts on road reserves, stability, and natural vegetation. 4.2 Important aspects for the management of roads and reserves are: 4.2.1 Stabilisation and rehabilitation initiated during the construction phase must be maintained by ensuring that future germination and spread of undesirable alien vegetation is controlled. Species of concern are in particular alien acacias and kikuyu grass which needs a lot of water. 4.2.2 The road reserve must be checked on an annual basis for erosion and remedial action taken. 4.2.3 Any “bare patches” found during these inspections must be re-stabilised by mulching with “clean” (weed-free) organic mulches or replanted with acceptable grass species such as Kweek or Buffalo grass. 4.2.4 The Architectural Code must address all structures in the road reserve including lighting, signs and signage as well as access to Erven and permitted “drive-ways” (stability, environmental compatibility, stormwater runoff and aesthetic impact of the latter must be	beheer van erosie; Estetiese aspekte van dienste verspreiding en straatbeligting; Beheer van uitheemse plant hergroei (wat grootliks aangemoedig sal word deur die versteuring); 'n Enkele lae impak oprit na individuele Erwe, gemaak van goedgekeurde materiaal soos beskryf in die Argitektoniese Kode; en Beheerde parking beperk tot binne Erwe sodat daar nie negatiewe impakte op sypaadjies, stabiliteit en natuurlike plantegroei sal wees nie. Belangrike aspekte vir die bestuur van paaie en reserves is: Stabilisering en rehabilitasie wat tydens die konstruksiefase geïnisieer is, moet gehandhaaf word deur te verseker dat toekomstige ontkieming en verspreiding van ongewenste uitheemse plantegroei beheer word. Spesies van kommer is veral uitheemse akasias en kikuyu gras wat baie water nodig het. Die padreserwe moet jaarliks nagegaan word vir erosie en remediërende aksie moet geneem word. Enige "kaal kolle" wat tydens hierdie inspeksies gevind word, moet weer gestabiliseer word deur met "skoon" (onkruidvrye) organiese deklae te dek of met aanvaarbare grassoorte soos Kweek of Buffalo gras herplant te word. Die Argitektoniese Kode moet alle strukture in die padreserwe aanspreek insluitend beligting, tekens en naamborde asook toegang tot Erwe en toegelate “opritte” (stabiliteit, omgewings verenigbaarheid, stormwater afloop en estetiese impak van laasgenoemde moet oorweeg word terwyl groter eenvormigheid die minste visuele
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considered while the greater the uniformity the less the visual impact). 4.2.5 Off-road parking within the Development must be restricted to Erven. 4.2.6 No littering or dumping of any material will be allowed in the road reserve. 4.2.7 Limited bush-cutting may be necessary for visibility or other reasons. This will only be allowed with special attention being given to preservation of rare or protected species.	impak sal hê). Parkering weg van die paaie af binne die Ontwikkeling moet tot Erwe beperk word. Geen rommelstrooiing of storting van enige materiaal sal op die syaadjie toegelaat word nie. Beperkte snoei van bosse mag nodig wees vir sigbaarheid of ander redes. Dit sal slegs toegelaat word met spesiale aandag wat gegee word aan die behoud van skaars of beskermde spesies.
5. DEVELOPMENT AND MANAGEMENT OF ERVEN The development/management objectives in the development of private Erven are to limit the impacted area to a minimum and to create a visually harmonious development in the context of a wider natural environment. 5.1 Important considerations are: 5.1.1 Limiting impact during the development of the Erven. 5.1.2 Controlling private “gardening” to prevent undesirable impacts on neighbouring natural areas. 5.1.3 Controlling general domestic activities so that they do not impact on natural areas. 5.1.4 Managing water run-off so that it does not cause erosion problems. 5.1.5 Littering and spread of undesirable materials into natural areas. 5.2 Important aspects for the development of Erven are as follows: 5.2.1 No boundary fences/walls may be erected, and boundaries will be marked only by inconspicuous markers placed	ONTWIKKELING EN BESTUUR VAN ERWE Die ontwikkeling/bestuursdoelwitte met die ontwikkeling van privaat Erwe is om die geaffekteerde gebied tot 'n minimum te beperk en om 'n visueel harmonieuse ontwikkeling in die konteks van 'n wyer natuurlike omgewing te skep. Belangrike oorwegings is: Beperking van impak tydens die ontwikkeling van die Erwe. Beheer van privaat "tuinmaak" om ongewenste impakte op naburige natuurlike gebiede te voorkom. Beheer van algemene huishoudelike aktiwiteite sodat dit nie 'n impak op natuurlike gebiede het nie. Die bestuur van water afloop sodat dit nie erosie probleme veroorsaak nie. Rommelstrooiing en verspreiding van ongewenste materiale in natuurlike gebiede. Belangrike aspekte vir die ontwikkeling van Erwe is soos volg: Geen grensheinings/mure mag opgerig word nie, en grense sal slegs gekenmerk word deur onopvallende merkers wat deur die landmeter

	by the surveyor although low internal walls to contain Pets will be allowed provided it conforms to prescriptions of the HOA and Architectural Code.	geplaas word, hoewel lae interne mure toegelaat word om Troeteldiere in te perk mits dit voldoen aan voorskrifte van die HOA en Argitektoniese Kode.
5.2.2	An Erf can only be cleared of the natural flora once building plans have been approved and construction is about to start.	'n Erf kan slegs van die natuurlike flora skoongemaak word sodra bouplanne goedgekeur is en konstruksie op die punt is om te begin.
5.2.3	During construction of the house the boundary of the Erf shall be clearly identified, and all activities associated with the building of the house (including the stockpiling of building materials, cement/concrete mixing, etc.) shall be confined to this area.	Tydens die bou van die huis moet die grens van die Erf duidelik geïdentifiseer word, en alle aktiwiteite wat verband hou met die bou van die huis (insluitend die opgarig van boumateriaal, sement/betonvermenging, ens.) sal tot hierdie gebied beperk word.
5.2.4	The only access to the construction site will be along the final alignment of the “driveway” which will be clearly marked during the construction phase.	Die enigste toegang tot die konstruksieterrein sal langs die finale belyning van die "oprit" wees wat duidelik tydens die konstruksiefase gemerk sal word.
5.2.5	Special care must be taken to ensure that no cement, paint, or other contamination of natural vegetation occurs.	Spesiale sorg moet geneem word om te verseker dat geen sement, verf of ander besoedeling van natuurlike plantegroei plaasvind nie.
5.2.6	Fauna and flora in the green belt and open Erven must not be disturbed.	Fauna en flora in die groen strook en op oop Erwe moet nie versteur word nie.
5.2.7	Adequate toilets must be established on site.	Voldoende toilette moet op die perseel gevestig word.
5.2.8	All litter, building rubble and excess building material must be cleared up and removed and any bare patches as a result of the building activity must be restored through mulching with “clean” (weed-free) organic mulch and/or replanting of indigenous plants native to the area. Rubble and filling material are not allowed to be stored an open Erven.	Alle rommel, bourommel en oortollige boumateriaal moet opgelaa en verwyder word en enige kaal kolle as gevolg van die bouaktiwiteit moet herstel word deur met "skoon" (onkruidvrye) organiese deklaag en/of die plant van inheemse plante. Rommelp- en vulmateriaal mag nie op 'n oop Erf gestoor word nie.
5.2.9	The HOA will authorise a building inspector or establish a “works committee” to oversee the above.	Die HEV sal 'n bou-inspekteur magtig of 'n "werkkomitee" stig om toesig te hou oor bogenoemde.
5.2.10	Members are strongly encouraged to	Lede word sterk aangemoedig om plaaslik

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use locally indigenous plants in the "garden area". Advice in this regard is readily available from Cape Nature Conservation or local wildflower nurseries. 5.2.11 No undesirable, potentially invasive plant species may be planted in the Development. This includes in particular gum trees, exotic acacias and proclaimed weeds. The only lawn species that are encouraged are locally indigenous grasses such as Kweek and Buffalo grass. Kikuyu grass needs a lot of water, is not indigenous and is not desirable. 5.2.12 The Erf must be kept clear of the above invasive species by the Member.	inheemse plante in die "tuin area" te gebruik. Advies in hierdie verband is geredelik beskikbaar by Kaap Natuurbewaring of plaaslike veldblom kwekerye. Geen ongewenste, potensieel indringer plantspesies mag in die Ontwikkeling geplant word nie. Dit sluit veral gombome, eksotiese akasias en verklaarde onkruid in. Die enigste grasperk spesies wat aangemoedig word, is plaaslik inheemse grasse soos Kweek en Buffels gras. Kikuyu gras wat baie water nodig het is nie inheems nie en is nie wenslik nie. Die Erf moet deur die lid skoon gehou word van bogenoemde indringer spesies.
6. MANAGEMENT OF OPEN SPACES The management objectives for open spaces within the development, is to rehabilitate and manage the open spaces according to their maximal environmental potential and to preserve the ecosystems they represent. 6.1 Important considerations are: 6.1.1 Full stabilisation and rehabilitation of disturbance resulting from the development of services (sewage pipelines and roads in particular). 6.1.2 Stabilisation and rehabilitation of areas impacted by erosion. 6.1.3 Maintenance and rehabilitation of indigenous vegetation including areas degraded by alien infestation according to the ecosystems they represent. 6.2 Important aspects are as follows: 6.2.1 Rehabilitation of areas disturbed by the laying of service (in particular sewage lines and roads) is to be monitored and	BESTUUR VAN OOP RUIMTES Die bestuursdoelwitte vir oop ruimtes binne die ontwikkeling is om die oop ruimtes volgens hul maksimale omgewingspotensiaal te rehabiliteer en te bestuur en om die ekosisteme wat hulle verteenwoordig te bewaar. Belangrike oorwegings is: Volle stabilisering en rehabilitasie van versteuring as gevolg van die ontwikkeling van dienste (rioolpylyne en paaie in die besonder). Stabilisering en rehabilitasie van gebiede wat deur erosie beïnvloed word. Instandhouding en rehabilitasie van inheemse plantegroei, insluitend gebiede wat deur uitheemse besmetting besmet is volgens die ekosisteme wat hulle verteenwoordig. Belangrike aspekte is soos volg: Rehabilitasie van gebiede wat versteur word deur die lê van diens (veral rioolpylyne en paaie) moet gemonitor en in stand gehou word om te

maintained to ensure that natural vegetation is successfully reinstated, alien plant infestation is controlled, and erosion is contained. 6.2.2 Any bare or eroding areas created by physical disturbance are to be stabilised with packed branches, bark mulches or, if necessary, planting in of suitable locally indigenous ground covers or grasses. 6.2.3 Rehabilitation of other areas will basically consist of allowing natural revegetation to occur by controlling re-infestation by alien vegetation. 6.2.4 Eroding areas associated with roads and paths will be identified and rehabilitated by infilling, packing of branches or run-off diversion.	verseker dat natuurlike plantegroei suksesvol heringestel word, uitheemse plantbesmetting beheer word, en erosie aangespreek is. Enige kaal of erosie gebiede wat deur fisiese versteuring geskep word, moet gestabiliseer word met gepakte takke, basbedekking of, indien nodig, die plant van geskikte plaaslik inheemse grondbedekkings of grasse. Rehabilitasie van ander gebiede sal basies bestaan uit die toelaat van natuurlike plantegroei wat plaasvind deur die beheer van herbesmetting deur uitheemse plantegroei. Erosie gebiede wat met paaie en staproetes geassosieer word, sal geïdentifiseer en gerehabiliteer word deur invulling, pak van takke of afloop afleiding.
7. FIRE MANAGEMENT The Development borders the larger Dana Bay Conservancy area and for the healthy maintenance of fynbos, occasional fires are essential. In the Dana Bay Conservancy these will mostly be unplanned fires and the intensity will depend on a large number of variables including weather conditions, rates of growth and seed formation, the species present, and the specific plant communities involved. Based on the nature of the Blue Ridge Development fire management shall not be necessary inside the Development and all vegetation fires will be extinguished as soon as possible. The fire hydrants installed for use by the fire brigade should always be kept clear and well-marked to ensure visibility. It should be noted that non-flammable species such as aloes, white milkwood trees, keurboom, candle wood, etc. can be successfully used as fire “dampers”.	BRANDBESTUUR Die Ontwikkeling grens aan die groter Danabaai Bewaringsgebied en vir die gesonde instandhouding van fynbos, is brande af en toe noodsaaklik. In die Danabaai Bewaringsgebied sal dit meestal onbeplande brande wees en die intensiteit sal afhang van 'n groot aantal veranderlikes, insluitend weerstoestande, groeikoerse en saadvorming, die spesie teenwoordig, en die spesifieke plantgemeenskappe wat betrokke is. Op grond van die aard van die Blue Ridge Ontwikkeling brandbestuur sal dit nie binne die Ontwikkeling nodig wees nie en alle plantegroei brande sal so gou as moontlik geblus word. Die brandkrane wat vir die brandweer se gebruik geïnstalleer is moet altyd duidelik en goed gemerk gehou word om sigbaarheid te verseker. Daar moet daarop gemerk word dat nie-vlambare spesies soos aalwyne, wit melkhoudbome, keurboom, kershout, ens. suksesvol gebruik kan word as vuur “dempers”.
8. GENERAL Open spaces are basically natural areas. They are to be protected against abuse (such as littering; dumping of garden or other refuse or building rubble; informal	ALGEMEEN Oop ruimtes is basies natuurlike gebiede. Dit moet beskerm word teen mishandeling (soos rommelstrooiing; storting van tuin of ander vullis of bourommel; informele



occupation; hunting; wood gathering; etc.). Special care must be taken to prevent off road vehicular movement over the property. The Committee (or an “environmental sub-committee” established for this purpose) shall invite complaints and/or do inspections on at least an annual basis and report to the Association who will take appropriate action.	okkupasie; jag; hout bymekaarmaak; ens.). Spesiale sorg moet geneem word om die beweging van voertuie oor die natuurlike areas te voorkom. Die Komitee (of 'n "omgewingsubkomitee" wat vir hierdie doel ingestel is) moet klagtes uitnood en/of inspeksies doen op ten minste 'n jaargrondslag en aan die Vereniging rapporteer wat gepaste stappe sal doen.
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