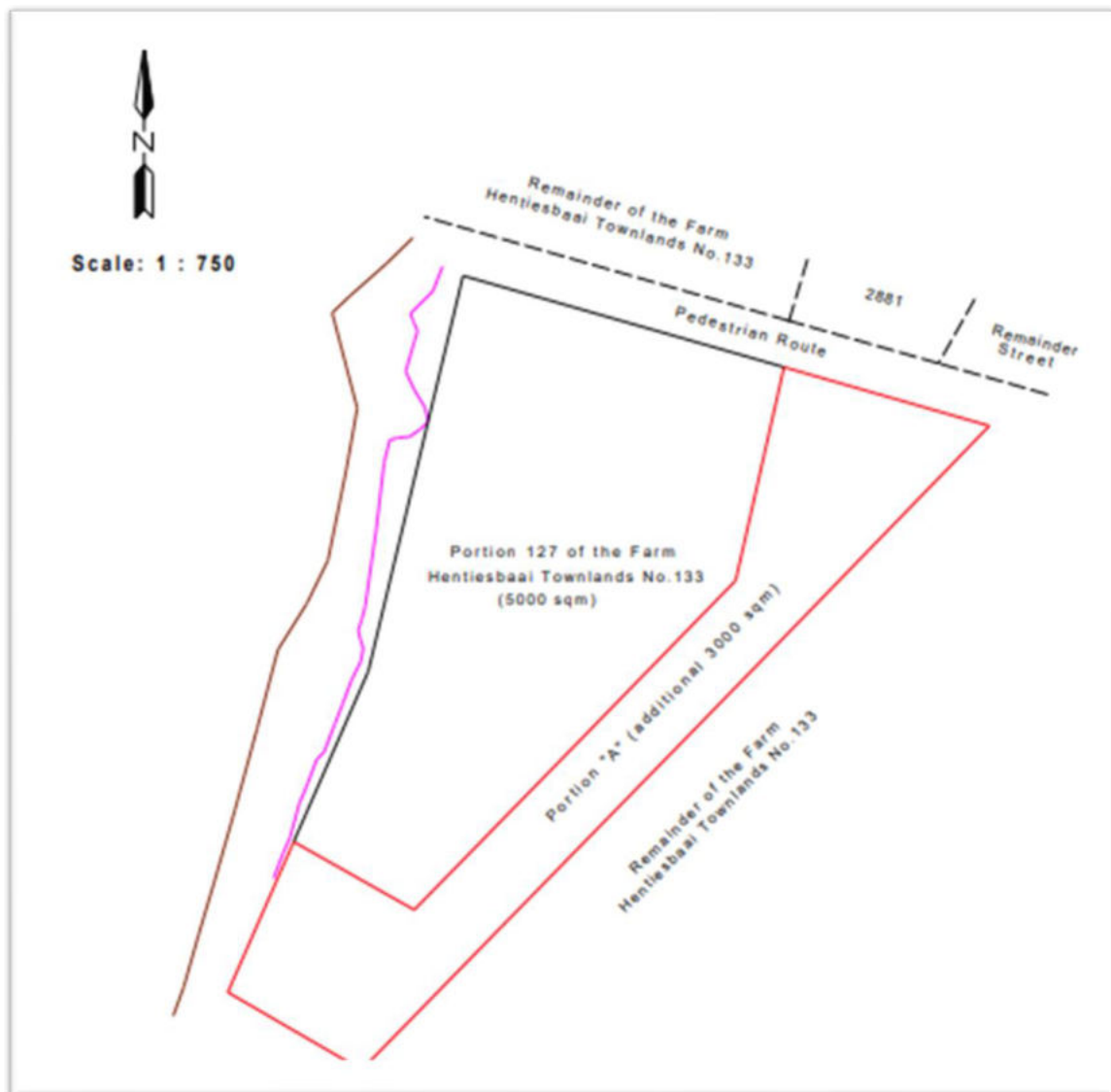


# AMENDED ENVIRONMENTAL MANAGEMENT PLAN (AEMP)

FOR THE PROPOSED BOUTIQUE HOTEL DEVELOPMENT ON PORTION 127  
HENTIES BAY TOWNLAND NO. 133 HENTIES BAY TOWNLANDS  
(MEASURING 8000 SQUARE METERS)

(ECC001695)



Assessed



Proponent: **SX Investments One (Pty) Limited**

Farm Kaross #237 Nr  
Kamanjab, Namibia

22 July 2022

<b>Title</b>	Amended Environmental Management Plan (EMP) for the Proposed Boutique Hotel Development on Portion 127 Henties Bay Townland No. 133 Henties Bay Townlands (Measuring 8000sqm)
<b>Environmental Practitioner</b>	Nyepez Consultancy cc
<b>Reviewer</b>	Mr. Kluivert Mwanangombe
<b>Client</b>	SX Investments One (Pty) Limited
<b>Status</b>	Final Amended Environmental Management Plan (AEMP)
<b>Issue Date</b>	July, 2022

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## 1. INTRODUCTION

This document presents an amended Environmental Management Plan (EMP) to manage the proposed hotel development (Boutique Hotel development) on the land or portion increased in size from 5000 square to 8000 square meters zoned General residential. The proposed location of the development is portion 127 of Henties Bay Townlands No. 133 situated adjacent Henties bay Extension 11 South west of Henties bay townland. According to the first ECC issued, the total area size was covering approximately 5000m<sup>2</sup> excluding the access road, but after the Company's purchase of additional land in extent of 3000square meters from Henties bay Council, the total area of land earmarked for the proposed hotel development is 8000 square meters. Excluding the excess road.

The proponent SX Investments One (Pty) acquired an environmental clearance certificate dated 26 October 2021 with certificate number ECC001695 the acquired and existing ECC was based on a Single residential property development on a 5000square meter portion of land. Given the size of the land (which is portion 127), The proponent has decided to change the use of the portion from Residential to General Residential use, where he intends to erect or construct a luxuriously high-class boutique hotel development. Consequently, the proponent purchased another portion in extent of 3000 square meters which shall be consolidated with the first 5000square which was acquired earlier to make it an 8000square with intention of establishing the same concept of a Boutique Hotel

This increase in the size of land from 5000square to 8000 squares shall or will not change the proposed business development concept and shall not change the proposed land use of Boutique Hotel as previously approved in the ECC ECC001695 and the increase or the addition in the size of land shall not change the scope of the physical environment, the physical characteristics of the project area where the first scoping study of residential use was conducted and the subsequent approval of the environmental clearance certificate.

**As a result, in the increase of land size of land from 5000 square to 8000 square meters, it is therefore required as per the Environmental Act no. 7 of 2007 that an Amended Environmental Management Plan detailing such changes in project activities be compiled and submitted to the environmental commissioner for approval.**

According to the proponent, the proposed Boutique Hotel development shall serve as a precious, modest landmark beach Hotel to suit the local and international level, which shall boost the local socio-economic, promote and improve surrounding property values, market and competitive employment creation, promote the beautiful scenery, aesthetics of Sunday area especially Portion 127. This request and suggestion of changing land use is in line with the Henties Bay Zoning Scheme of 2021 which permits and allows the development of Hotel or Boutique Hotel development as a primary land use on land in extent of 1000 square meter or 1500 square meters. In this case portion 127 on Henties Bay Townland No. 133 is in extent of 8000 square meters which is sufficient and legally allowable.

According to the Namibian environmental legislation (Environmental Management Act (No. 7 of 2007)) (EMA) and the EIA Regulations (GN. No. 30 of 2012), an Environmental Management Plan (EMP) is required to obtain an Environmental Clearance Certificate (ECC) from the Ministry of Environment, Forestry and Tourism (MET) for this type of operation to continue.

NYEPEZ Consultants (NC) has been re-appointed to draft an amended EMP as part of the application for an ECC. This amended EMP is to be implemented to mitigate the potential impacts of the Hotel development. The contents of this amended EMP will be binding on all parties who will have a role to play in the Site operations as stipulated in Sections 3 and will be liable for the rehabilitation measures recommended in Section 4.

## **1.1 PURPOSE THE EMP**

The aim of an EMP is to ensure that the activities of the particular proposed development are conducted as per the requirements of the Namibian Environmental Management Act (No. 7 of 2007) and EIA regulations of 2012. The EMP provides a guideline on how the daily activities should be conducted and also provides a monitoring framework to ensure compliance against the recommended mitigation measures to avert any possible negative impacts.

The 2012 EIA Regulations defines a ‘management plan’ as: “...a plan that describes how activities that may have significant environments effects on the environment are to be mitigated controlled and monitored.”

### **1.1.1 EMP Requirements**

Table 1.1 EMP Requirements as outlined in Section 8 of the EIA Regulations requirement

(j) a draft management plan, which includes –

(aa) information on any proposed management, mitigation, protection or remedial measures to be undertaken to address the effects on the environment that have been identified including objectives in respect of the rehabilitation of the environment and closure;

(bb) as far as is reasonably practicable, measures to rehabilitate the environment affected by the undertaking of the activity or specified activity to its natural or predetermined state or to a land use which conforms to the generally accepted principle of sustainable development; and

(cc) a description of the manner in which the applicant intends to modify, remedy, control or stop any action, activity or process which causes pollution or environmental degradation remedy the cause of pollution or degradation and migration of pollutants.

### **1.1.2 Compliance to the EMP**

Contents of this amended EMP are tailored in accordance with the prevailing EMA Act and the EIA Regulations. The aim is to provide appropriate management measures that would address the identified impacts that the project could bring about as stipulated in the Hotel development specifications. The remedial and mitigation measures recommended for rehabilitation (section 4) remain binding to all staffs and all employees. Adherence to the specifications identified herein is highly recommended throughout the lifespan of the facility.

It should be noted that the amended EMP shall not only be limited to the facility operations, but it encompasses the bigger picture. The document serves as the guiding tool to protecting the overall natural, bio-physical and socio-economic environment at large.

### **1.1.3 Proponent responsibility to the EMP**

As the proponent, SX Investments One (Pty) Limited shall assume overall responsibility and implementation of the EMP. The development project Manager holds the mandate and sole responsibility of managing the daily operations and shall ensure that any other person (e.g., Casual

Workers) is conversant with the contents of the EMP and adhere to the requirements. A copy of the EMP shall be kept at the Site premises and an induction should be conducted with all new employees prior to commencement of their responsibilities.

**1.1.4 Possible adjustment to the EMP**

The EMP should be considered as an open-ended document that can be updated or amended subject to new information. This EMP represent an amended version of the proposed operational activities to be undertaken on Portion 127, where the se of land shall change from Residential property development to General Residential (Hotel) development. This allow for adjustments in the document as new information is made available and new mitigations where unforeseen environmental impacts arise.

**1.1.5 Legal Framework that area relevant to the EMP**

In addition to the EMA and the Environmental Assessment Policy, there exists a host of legal and policy documents and guidelines that govern environmental management as indicated in Table 1-2. SX Investments One (Pty) Limited has the responsibility to ensure that NO sand mining activities will be conducted and will be carried out during the preparation, construction and operation phase of the proposed development.

Table 1-2: Relevant legislation and the applicability

Legislation considered	Aspect of Project
Regional Councils Act, 1992 (Act No. 22 of 1992)	The Regional Councils Act legislates the establishment of Regional Councils that are responsible for the planning and coordination of regional policies and development. The main objective of this Act is to initiate, supervise, manage and evaluate development in respective regions. Erongo Regional Council is an I&AP to this project and they have No objection to the proposed project proposal. Rights

	shall be reserved to them should they wish to review the EMP.
Water Resources Management Act (Act No. 11 of 2013)	This Act provides a framework for managing water resources based on the principles of integrated water resources management. It provides for the management, development, protection, conservation, and use of water resources. Furthermore, any watercourse on/or in proximity to the site and associated ecosystems should be protected in alignment with the listed principles. Construction activities pose danger to surface and underground water resources through the inappropriate use of fuels and lubricants. The proponent shall ensure adequate handling of hazardous substances that could pollute water sources.
Pollution Control and Waste Management Bill (in preparation)	This Bill serves to regulate and prevent the discharge of pollutants to air and water as well as providing for general waste management. The Bill will repeal the Atmospheric Pollution Prevention Ordinance (11 of 1976) (below) when it comes into force. The Bill also provides for noise, dust or odour control that may be considered a nuisance. The Bill would repeal the Atmospheric Pollution Prevention Ordinance (11 of 1976) (below) when it comes into force. Furthermore, the Bill advocates for duty of care with respect to waste management affecting humans and the environment and calls for a waste management licence for any activity relating to waste or hazardous waste management.
Atmospheric Pollution Prevention Ordinance (Act No.11 of 1976)	This Ordinance serves to control air pollution from point sources, but it does not consider ambient air quality. Any person carrying out a 'scheduled process' which are processes resulting in noxious or offensive gases typically pertaining to point source emissions have to obtain a registration certificate from the Department of Health. Although we do not anticipate the mining activities to generate excessive dust particles, the proponent should



	implement the necessary mitigation measures to limit dust emissions to air.
Public Health Act (Act No. 36 of 1919)	The Act serves to protect the public from nuisance and states that no person shall cause a nuisance or shall suffer to exist on any land or premises owned or occupied by him or of which he is in charge any nuisance or other condition liable to be injurious or dangerous to health. The proponent should ensure that the site workers are provided with protective gear to safeguard their wellbeing. The activities should also be conducted in a manner that does not pose any danger to the public and that any emissions which could be considered a nuisance remain at acceptable levels.
Labour Act (Act No. 6 of 2007)	The 1997 Regulations relating to the Health and Safety of employees at work sets out the duties of the employer, welfare and facilities at the workplace, safety of machinery, hazardous substances, physical hazards, medical provisions, construction safety and electrical safety. Specifically, no employer shall require or permit an employee to work in an environment that is deemed unfit without protective measures in place. The proponent as the employer should adhere with  all the requirements of the Act and the associated Regulations.

## 2. PROJECT DESCRIPTION

### 2.1 Project Locality

SX Investments One (Pty) Limited proposed development project is located in within the Henties Bay Townland no. 133 southwest of the town. The site is situated adjacent to existing Henties bay Ext 11 called Sunbay. Portion 127 for proposed area of land for Hotel development was 5000sqm in size but an additional land in extent of 3000 square meters was acquired by

the proponent with intention to consolidate and develop the envisaged Hotel, which gives a total of 8000 square meters and is situated approximately +-150 to 100 meters from the sea. The site has an existing access well maintained salt gravel road with access to services such as water, electricity and sewerage drainage system.

## **2.1 Industrial Process**

The Project proponent (SX Investments One (Pty) Limited) intends to establish a General residential (Boutique Hotel) development on a surveyed portion of land, Portion 127 situated on the Henties bay townland, townland no. 133 southwest of Henties bay. This development will comprise a luxurious high-class best of the art General residential Hotel property development. The proposed development will start or commence construction once the rezoning “Residential” to General residential” and consolidation of the two portions is finalized. A proposed zoning shall cater and shall accommodates the development of both dwelling units and Hotel development for business. The proposed Boutique Hotel development under General residential zoning will be about 40m x30 m at the ground level and then reduce in size as it rises. The building will be constructed and designed as follows:

The proposed Hotel development business activities that shall be operational on General Residential development of the Boutique Hotel shall include the following;

- beach restaurant,
- Spa,
- basement Gym,
- Hotel saloon,
- Hotel Bar and
- Hotel shop
- 40-50 accommodation rooms and customer parking
- Security guard office

### **2.1.1 Infrastructure**

Local and readily available building material for construction of temporal structures such as corrugated iron shed ranging and mobile toilets (for construction workers) will be used as a

storage facility and for worker shed on the site. Both water, electricity and sewer connection are already installed with a water tap suitable for both human and animal consumption.



Surveying pegs and existing services on portion 127, Henties bay Townland No. 133

Namibia's economy is highly dependent on a healthy environment however, striking a balance in meeting demands for economic development while maintaining biological and social wellbeing may be a challenge. The current increase in infrastructure development in most Namibian towns has resulted in the high demand for construction material especially bricks.

Environmentalists and development sectors should therefore work together and identify synergies to ensure that natural resources are utilized sustainably. Development takes place on land (in the environment) and hence the quest for economic development requires a trade-off with certain parts of the environment in-order for the development to be realized. Meaning, for development to take place, some part of the environment and or the surrounding communities could be affected. However, it is of utmost importance that such impacts are mitigated through effective implementation of the EMP.

## **2.2 IMPACTS ASSOCIATED WITH THE SITE**

### **2.2.1 Infrastructure development**

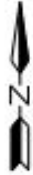
The development of infrastructure on the national land without authorization as per EMA Act is an illegal practice that is punishable. The Environmental act lists infrastructure development as part of the listed activities that requires undertaking of Environmental Impact Assessment & Environmental Management Plan. Thankfully **SX Investments One (Pty) Limited** does not develop without following the right procedures However due to the nature of proposed project activities and the changes in the size of land for the project area, as such an Amended Environmental Clearance Certificate should be obtained replacing the old ECC from Residential property development to General Residential property development, inclusive of the changes of the size of land from 3000 square meters to 8000 square meters as per the attached Council and Ministerial approvals .

**SKETCH PLAN**  
**Subdivision of the Farm Hentiesbaai Town and Townlands No.133**  
**into Portion "A" and Remainder**

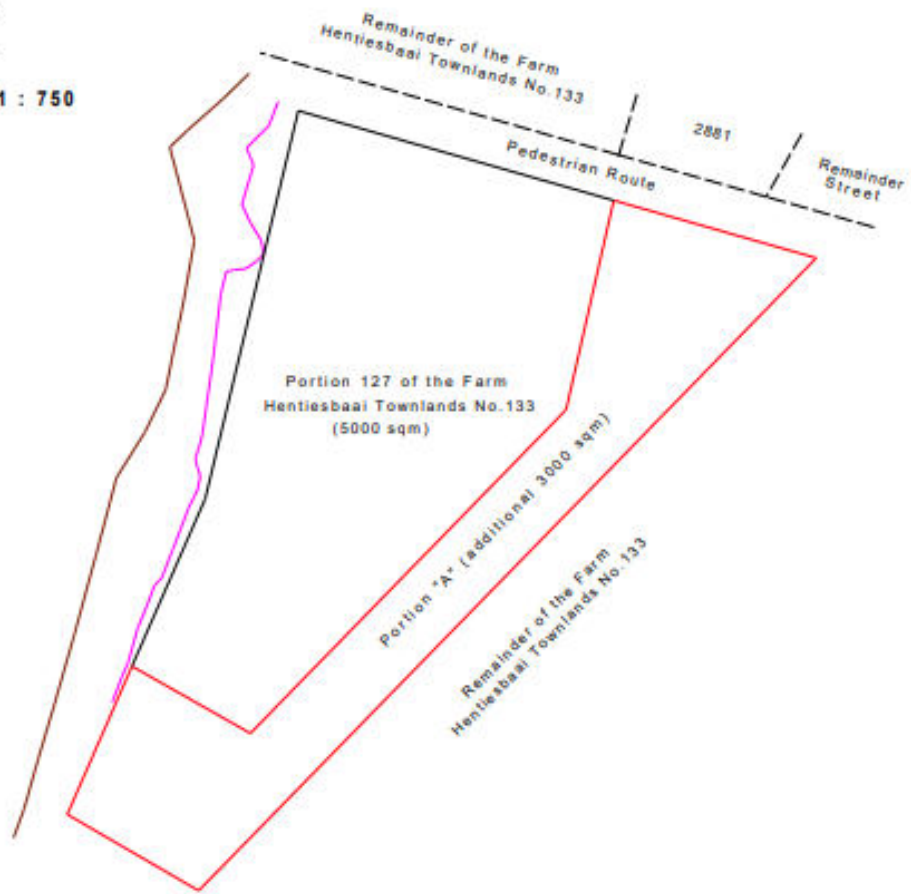
Situate in the Registration Division G, Erongo Region, Republic of Namibia  
Framed by me in accordance with the provisions of the Land Survey Act No. 33  
of 1993 and the regulations framed thereunder.

Date: 19 July 2022

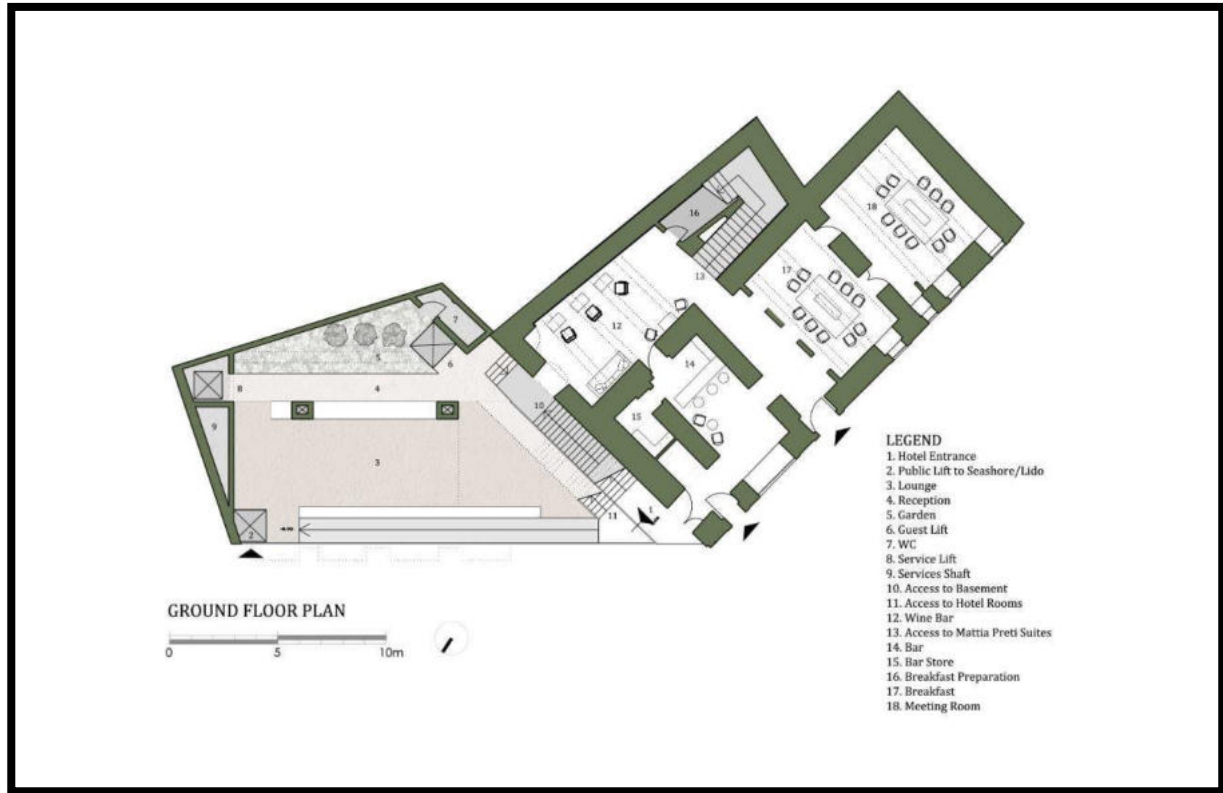
Nathanael Hangula  
PLS No. 049  
Professional Land Surveyor



Scale: 1 : 750



Legend	
Embankment Toe Line	
Embankment Crest Line	



*Illustrative design of the proposed Boutique Hotel development on portion 127, 8000 square metres.*

### **3. ROLE PLAYERS & RESPONSIBILITIES**

This section outlines the roles and responsibilities of the respective key personnel that would be responsible for effective implementation of the EMP.

#### **3.1 Roles and responsibilities**

Assigning responsibilities is necessary to ensure that key procedures are followed. The overall responsibility to ensure that the EMP is implemented rests with the Site Manager, who shall appoint a team of workers to undertake the actual work.

#### **The Key role-players for the project implementation are:**

- a) An Environmental Compliance Officer (ECO) representing MET for environmental auditing and monitoring;
- b) The Site Manager (or assigned representation by SX Investments One (Pty) Limited)

All instructions and official communications regarding environmental matters shall follow the organizational structure as determined by SX Investments One (Pty Limited). The only exception to this rule would be in an emergency (defined as a situation requiring immediate action and where failure to intervene timeously would, result in unacceptable environmental degradation), where instructions may be given directly to any other Site personnel.

#### **Project development Site Manager:**

The Site Manager will be responsible for the overall daily operations at the General Residential (Hotel) facility and shall be responsible to adherence to the EMP throughout the project span. All team members shall be well-versed with the contents of this document. The following are some

**key responsibilities;**



- Ensure that the works on-site are conducted in an environmentally sensitive manner and in accordance with the requirements of the EMP at all times. Special care shall be taken to prevent irreversible damage to the environment.
- Ensure that all site staff are adequately informed of the requirements of the EMP pertaining to their site role, and that they have attended an environmental induction session (this session must be in the form of a talk and/or a written code of conduct that is clearly explained and understood by the team).

The Environmental Compliance Officer: ECO

The ECO in the context of this document refers to the party responsible for the environmental compliance and auditing activities required by the EMP for the lifecycle of the Site. The ECO shall be an independent environmental manager. The ECO shall have adequate environmental knowledge to understand the detailed environmental issues associated with the project, and is to be well versed in the contents of the EMP:

- The ECO shall undertake all monitoring and auditing activities to ensure compliance with the EMP.
- The ECO shall inspect the site at any suitable time during operation of the proposed Hotel.
- The ECO shall compile progress reports following any site inspections, Compliance Reports following any non-compliance, and a Closure report following the conclusion of hotel activities.
- The ECO shall liaise closely with the Site Manager and shall provide guidance on any environmental management issues, incidents or emergencies that are brought to their attention.
- The ECO shall assist in providing recommendations for remedial action in the event of any non-compliances.

### **3.2 Compliance with Requirements**

Environmental management is not only concerned with the impacts on the environment, but also with how such operations are carried out. Tolerance with respect to environmental matters applies not only to the finished product but also to the standard of the day-to-day operations as well as the wellbeing of the immediate communities.

The development of an amended EMP for a project is therefore an important and necessary task that is aimed at assigning responsibilities and mitigation options to a variety of activities. However, it can also be an ineffective tool in the absence of auditing or monitoring activities. Auditing or monitoring activities involve the structured observation, measurement, and evaluation of environmental data over a period of time.

### **3.2.1 Disciplinary Action**

The EMP is a legally binding document. Non-compliance with the EMP shall result in disciplinary action being taken against the perpetrator/s. Such action may take the form of (but is not limited to) financial penalties, legal action, fines and/or suspension of work. The disciplinary action shall be determined according to the nature of the non-compliance or crime, and exact penalties are to the discretion of MET according to the severity of the incident. Measures to be implemented by SX Investments One (Pty) Limited with assistance of monitoring by the ECO are outlined in the Table 3-1 overleaf:1

**ASSESSMENT OF ENVIRONMENTAL ASPECTS AND PROPOSED MITIGATION MEASURES TO BE PERFORMED BY THE CONTRACTOR AND PROPONENT DURING ALL PHASES OF THE GENERAL RESIDENTIAL (BOUTIQUE HOTEL DEVELOPMENT) PROJECT.**

<b>Identified Aspects</b>		<b>Proposed Mitigation Measures</b>	<b>Responsible Party for Mitigation Measures</b>	<b>Proposed Monitoring to be Performed</b>
<b>Occupational Health and HIV and AIDS</b>	Prevalence of HIV might increase due to the project. The immigration of mainly single persons to the construction site presents a perfect opportunity for sex workers and for local community members to engage in unsafe, sex-for-cash sexual relations	HIV/AIDS awareness and prevention, and general hygiene training programmes should be developed and implemented before any construction commences. The main target group is the staff members, but the public may also be encouraged to attend. • Follow up awareness raising and education should be conducted at least every six months	Contractor	Review of the presentation material used for the awareness raising/education session, interviews with construction staff/labourers, and general observations.
<b>Environmental Health and Safety</b>	As a result of increased human population on site and project associated activities, the risk for environmental pollution is high.	A health & safety and environmental management training session(s) prior to commencing work onsite shall be conducted for all staff members and sub-Contractors. • A follow up session(s) shall be conducted as needed to ensure all staff members and sub- Contractors have received training	Contractor	Review of the presentation material used for the training, interviews with construction staff/labourers, and general observations

<p><b>Socio-economic well-being</b></p>	<p>This General Residential (Hotel project development) has potential to increase local economic growth through employment opportunities and sub-contracting services.</p>	<ul style="list-style-type: none"> <li>• Semi-skilled and unskilled jobs should target local community members.</li> <li>• The Contractor should meet with local leaders to discuss opportunities for employment of local residents</li> </ul>	<p>Contractor</p>	<p>Confirmation of Contractor's discussions with local leaders</p>
<p><b>Borrow Pits</b></p>	<p>The establishment of borrow pits to obtain material to be used for layer works can lead to serious land degradation, injuries to people and livestock, and result in dust exposure.</p>	<p>Existing borrow pits should be used if possible and no borrow pit will be created.</p> <ul style="list-style-type: none"> <li>• Borrow pits shall be rehabilitated to the satisfaction of the Resident Engineer and Environmental Manager.</li> <li>• Borrow pits must be trimmed to a low angle of repose to ensure that the site does not pose danger to people and animals.</li> <li>• Borrow pits should not be immediately next to the roads or near areas with high human activities, but should be far away as possible from the roads and residential areas as far as possible.</li> <li>• The Contractor should confirm with the local leadership if certain borrow pits should be rehabilitated as water points.</li> <li>• The organic top soil (layer from above ground down to 20 cm below ground) will be stripped and be stock piled</li> </ul>	<p>Contractor</p>	<p>Visual inspection prior to excavation, regularly (at least weekly) during construction, and after closure and rehabilitation</p>

		separately.		
<b>Dust</b>	Dust may be produced during construction and may be worsened when strong winds occur, posing a nuisance and potential health risk to neighbouring communities and staff members.	<ul style="list-style-type: none"> <li>Excavation, handling and transporting of layer materials must be minimised under high wind conditions. Dust suppression measures may be required, such as sprinkling the construction site with water to suppress the dust.</li> <li>Dust protection masks must be provided to all staff members working in dust polluted environment.</li> <li>All vehicles' speeds should be controlled to reduced dust production, hence appropriate road signs should be placed to control the traffic speed</li> </ul>	Contractor	Regular visible inspections
<b>Noise</b>	Noise pollution due to heavy-duty equipment and machinery on site.  Disturbance of the residents and staff members' exposure to noise in the vicinity of the construction area will have	<ul style="list-style-type: none"> <li>Ensure engines of construction machinery are fitted with mufflers.</li> <li>Equipment and machinery operators should be equipped with ear protection equipment.</li> <li>Operations should be strictly between 07H00 to 19H00</li> </ul>	Contractor	Inspections, and RE to find out from Contractor his/her daily start and end times.

	to be taken into account during construction			
<b>Safety and Security</b>	Earthmoving equipment used on site may increase the possibility of injuries to both staff members and the public. The presence of equipment and materials not securely stored may encourage	<ul style="list-style-type: none"> <li>• The Contractor must ensure that all staff members are briefed daily about the potential risks of injuries on site.</li> <li>• All staff members shall receive health and safety training prior to working on any construction work.</li> <li>• Flammable materials (e.g. fuel for construction vehicles) should be stored as far as possible from sensitive receptors.</li> <li>• Storage of hazardous materials and substances shall be strictly in accordance with the appropriate risk and fire prevention standards.</li> <li>• Material Safety Data Sheets (MSDS's) for all chemicals and any hazardous substance used on site should be readily available on site at all times.</li> <li>• The Contractor is urged to ensure that adequate emergency facilities, including first aid kits, are available on site.</li> <li>• Adequate traffic and safety signs must be placed at the construction site to warn and inform all stakeholders about the construction and traffic conditions.</li> <li>• The Contractor must adhere to all relevant laws, regulations, guidelines and policies with regards to labour aspects, health and safety</li> </ul>	Contractor	Regular inspections and interviewing of staff

		standards. • Development not allowed within 100m of water bodies and river banks.		
<b>General Nuisance of the Construction Activities</b>	Aesthetics and inconvenience caused to persons trying to access/exit the construction site, or other general nuisances arising from the construction activities	<ul style="list-style-type: none"> <li>• The Contractor should maintain tidiness on site at all times.</li> <li>• Site camps will be properly fenced and no domestic animals are allowed on site without permission from the RE and Contractor.</li> <li>• The Contractor must ensure that all borrow pits are rehabilitated at the end of construction to reduce unwanted aesthetic impacts.</li> <li>• The Contractor should at all times keep “an open-door policy” towards the local community. This will encourage cooperation and strengthen relationships.</li> </ul>	Contractor	Daily inspections and incidents report reviews
<b>Groundwater Contamination</b>	Groundwater contamination can be caused by leakages and spills of fuel and oils from machinery and heavy-duty vehicles during the construction phase. Care must be taken to avoid contamination of soil and groundwater	<ul style="list-style-type: none"> <li>• Prevent spillages of any grease, oils, chemical or fuel product. Use drip trays during maintenance of vehicles and machinery.</li> <li>• The maintenance area must be equipped with a concrete floor surface to prevent soil and groundwater pollution.</li> <li>• All areas used for storage and cleaning of machinery or equipment and vehicles must be bunded with prescribed height, and covered with an impermeable floor surface.</li> <li>• Polluted soil should be collected and stored into containers and disposed off at appropriate and licensed dumping sites.</li> <li>• Collected</li> </ul>	Contractor	Daily inspection.

		waste fuels and oils or waste water contaminated with oils must be stored in containers and disposed off to licensed and appropriate dumping sites. • Domestic and other types of wastewaters below prescribed standards cannot be discharged into the environment		
<b>Surface Water Contamination</b>	Surface water contamination can be caused by leakages and spills of fuel and oils from machinery and heavy-duty vehicles during the construction phase. Care must be taken to avoid contamination of soil and surface water	<ul style="list-style-type: none"> <li>• A site which is properly demarcated and lined should be allocated for machinery servicing.</li> <li>• The use of drip trays is highly recommended to prevent soil and water pollution. All spills should be cleaned up as soon as possible, after the incident.</li> <li>• The maintenance area must be equipped with a concrete floor surface to prevent soil and surface water pollution.</li> <li>• All areas used for storage and cleaning of machinery or equipment and vehicles must be bunded, and covered with an impermeable floor surface.</li> <li>• Where concrete is mixed on site, such activities will be carried out to avoid environmental pollution. Thus mixing of concrete will not be done directly on the ground and used cement bags should be stored and disposed off in a manner, which prevent pollution of the surrounding environment.</li> <li>• Polluted soil and water should be collected and</li> </ul>	Contractor	Daily visual inspection. Surface water quality and soil pollution monitoring



		<p>stored into containers and disposed off at appropriate Henties bay licenced dumping sites. • Development not allowed within 100m of water bodies and river banks</p>		
<p><b>Generation of Waste</b></p>	<p>This can be in a form of contaminated soil, cleared vegetation, rubble, domestic waste and stockpiles</p>	<p>• Stockpiles should be stored and/or disposed in accordance to the relevant policies and guidelines. • Ensure that no excavated soil, refuse or building rubble generated on site are placed, dumped or deposited on adjacent/surrounding properties or land. • Wind and animal proof bins must be provided at demarcated areas. Waste must be disposed off at a licensed waste disposal site. • Biodegradable waste can be buried in 1.5m depth holes. • Ensure that hydrocarbon contaminated soil is bio-remediate before being disposed in the environment. • No littering or dumping of solid waste of any description is permitted on the site. All litter especially plastics and other materials capable of being dispersed by the wind and constituting hazard to public livelihoods' activities should be collected daily, properly stored before disposed off at an approved dumping site. • Construction waste should be recycled whenever possible, in accordance with</p>	<p>Contractor</p>	<p>Daily inspection and housekeeping procedure and monitoring programs.</p>

		<p>the waste management plan. • Domestic wastewater should be collected into appropriate sewage tanks, and treated with appropriate chemicals before discharge at licensed solid waste sites. • Toilets should be provided to male and female staff members at a ratio of 1:20. • No burning of refuse shall be allowed.</p>		
<p><b>Protection of Biodiversity and Cultural Heritage</b></p>	<p>As a result of motorized activities and human presence on site, disturbances can occur that could threaten biodiversity, ecosystems functions and services and cultural heritage.</p>	<p>Site Management Plans depicting preferred site for construction camps, permanent way for materials collection and storage, no-go sensitive and protected areas, known borrow pits, etc. need to be developed by the Contractor with the assistance of the project engineer. These plans need to be documented, refined, updated, and implemented prior to the commencement of work at any location. • There was no cultural heritage observed during the assessment. The project engineer and the Contractor should regularly communicate with relevant local authorities to identify cultural heritage sites. If such sites are found or excavated, construction should immediately stop and relevant authorities should be informed. Construction works can only resume with written approval from the relevant authorities. •</p>	<p>Contractor</p>	<p>Review of the Site Management Plans and daily inspection of the site.</p>

		<p>Construction is not allowed within 100m from the river bank or within the 1:50 year flood line. • No water should be abstracted from any source without specific written approval from relevant authorities. • Staff members are not allowed to engage in illegal activities</p> <p>such poaching, illegal harvesting forest products including timber and non-timber productions. • To minimise land degradation, no off-road driving is allowed except on demarcated access and hauling roads. • The confines of the site, especially haul and access roads shall be clearly marked and signposted by the Contractor at the direction of the ECO. • Access and haul roads should be rehabilitated by ripping them so to facilitated water penetration and seed bank establishment. • All necessary measures should be implemented to minimise fauna displacement and flora destruction. • No fires are allowed on site at all times, unless dually authorized by the Contractor. • Soils from areas infested with invasive flora should not be hauled from those specific areas. The risk of such species dispersing and displacing natural vegetation is very high, thus</p>		
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		<p>the ECO should be consulted at all times to ensure that invasive plants are not accidentally dispersed. • It is recommended that, for every fruit tree or protected trees removed from the construction site (including from borrow pits, access and hauling roads), 3 fruit trees should be replanted at nearby schools. • Any person or institution or company not complying with these specifications are liable to fines and penalties as indicated in this EMP and other relevant contracts conditions, relevant laws, and regulations.</p>		
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Nyepuz Consultancy CC  
Environmental and Management Consultant

**BACKGROUND INFORMATION DOCUMENT (BID)  
AMENDMENT OF THE EXISTING ENVIRONMENTAL MANAGEMENT PLAN  
(EMP) FOR CHANGE IN SIZE OF PROJECT AREA FOR PROPOSED BOUTIQUE  
HOTEL DEVELOPMENT ON PORTION 127, HENTIES BAY TOWNLAND NO. 133  
FROM THE INITIAL 5000 SQAURE METERS TO 8000 SQUARE METERS**

(Application amendment of Clearance Certificate; ECC001695)

*Application date: July 2022*



## **MAIN OBJECTIVE OF THIS DOCUMENT**

**The purpose of this document is to:**

1. To apply for the amendment of the existing and acquired Environmental Clearance Certificate (ECC) of the proposed Boutique Hotel development on portion 127, Henties bay townland no. 133 through the increase of project area size from 5000 square meters to 8000 square meters as approved Henties bay Council and Minister of Urban & Rural Development.

2. To provide a brief background, changes of the land use of the proposed Boutique Hotel development project and its proponents;
3. **Provide for the Compliant and updated Environmental Management Plan for the project and explain all matters in relation to the Bio-physical environment of the project area;**
4. To explain the process that was followed during the Environmental Scoping Study;

### **1.1 INTRODUCTION**

The proponent SX Investments One (Pty) acquired an environmental clearance certificate dated 26 October 2021 with certificate number **ECC001695** the acquired and existing ECC was based on a development on a 5000square meter portion of land. However he proponent managed to acquire an additional portion of land in extent of 3000 square meters, which the proponent intends to subdivide

and consolidate the two portions (5000 & 3000square) to total of 8000 square with the same purpose of establishing a luxury Boutique Hotel.

The increase and additions in the size of the project area shall and will not change the scope of the Boutique Hotel development business concept, shall and will not change the physical environment, the physical characteristics of the project area, as the two portions are situated next to each other as depicted in the draft sketch below, hence all identified impacts are similar to the impacts identified in the first scoping study that was conducted in 2021 and the subsequent approval of the environmental clearance certificate.

It is therefore required as per the Environmental Act no. 7 of 2007 that an Amended Environmental Management Plan detailing such changes in project activities be compiled and submitted to the environmental commissioner for approval, Hence this submission.

According to the proponent, the proposed Boutique Hotel development shall serve as a precious, modest landmark beach Hotel to suit the local and international level, which shall boost the local socio-economic, promote and improve surrounding property values, market and

competitive employment creation, promote the beautiful scenery, aesthetics of Sunday area especially Portion 127. This request and suggestion of changing land use is in line with the Henties Bay Zoning Scheme of 2021 which permits and allows the development of Hotel or Boutique Hotel development as a primary land use on land in extent of 1000 square meter or 1500 square meters. In this case portion 127 on Henties Bay Townland No. 133 is in extent of 8000 square meters which is sufficient and legally allowable

Its proposed business Activities that shall be operational on General Residential development of the Boutique Hotel shall include the beach restaurant, a Spa, a Gym, a Hotel saloon, Hotel Bar and a Hotel shop accommodation rooms and customer parking

Portion 127 of Henties bay townland no. 133 is 8000square meters in size and located at the henties bay beach front. The portion has 100meters of the oceanfront view, proposed Boutique Hotel development will have a Gym in the basement floor looking at the sea. It will have double storey (x2) the first and 2<sup>nd</sup> floor and comprise of 40-50 rooms or suites. It will be a 5star hotel a true resemblance of the Weinberg Hotel in Capital City of Windhoek.

This site falls under the jurisdiction of the Henties Bay Local Authority who have also give consent and permission to allow the proposed Hotel development onto a General residential development. The project site was previously used as tentative restaurant development under council consent use; hence the site is already disturbed, is already cleared and have existing services and is ready for construction of the proposed development.

The intention for applying for the amendment of the Environmental clearance certificate is therefore to ensure the incorporation of the new proposed project size & site area, project activities of the Hotel development into the amended EMP for possible identification of major environmental issues, for continuous application of suitable mitigation, monitoring of operational activities of the proposed Hotel development (General Residential).

This will demand the accountability of the project to operate in a profitable, eco-friendly and sustainable way. The aim is to follow the Principles of Eco-development and offer clients the attraction that conserves the environment and improves the well-being of local people. Eco-project development is about uniting conservation, communities, and sustainable environmentally friendly project by minimizing impact on the environment

- To minimize the impact of new General residential (Boutique Hotel) development on the Environment, including natural resources, local residents and existing surrounding land uses;

- To ensure site selected for hotel development is appropriate for long term operation and that methods are sustainable;
- To ensure proper consideration of the effects of new developments on hotel development; and,
- To ensure compliance with environmental requirements.
- Provide training and empowerment for local communities to achieve sustainable development in the region
- create jobs for the local community (estimated about 50 skilled and unskilled to be employed)

**SX Investments One (Pty) Limited has appointed Nyepez Consultant cc to apply for an Amendment of the Environmental Clearance Certificate from the Ministry of Environment, forestry & Tourism to change the size of the project area from the initially approved 5000 square meters to 8000 square metres for Boutique Hotel property development compliance purposes.** The Environmental Impact Assessment (EIA) was conducted under the requisites of the Environmental Management Act (EMA) (Act 7 of 2007) and its Regulations (2012).

## **1.2 LOCALITY**

The project site, portion 127 situated South west of Henties bay on the Henties bay townland. No 133. The size of the portion is 8000square meters in diameter.



### **1.3 THE GENERAL RESIDENTIAL (HOTEL) DEVELOPMENT PROJECT ACTIVITIES**

The following facilities are planned to be established on the site.

- Boutique Hotel shall include the beach restaurant, a Spa, a Gym, a Hotel saloon, Hotel Bar and a Hotel shop 40-50 accommodation rooms, customer parking, Security guard room

#### **The EIA process to be followed:**

Nyepuz Consultancy cc has and will follow the Environmental Impact Assessment Process prescribed in the Environmental Management Act (2007) to identify issues of concern.

### **1.4 AIMS OF THIS STUDY**

The aims of initial scoping submitted will be to:

1. Comply with Namibia's Environmental Assessment Policy, Environmental Management Act (2007) and its February 2012 EIA Regulations;

2. To provide for a compliant and updated Environmental Management Plan for activity monitoring and evaluation purposes
3. Consult all Interested and Affected Parties (I&AP's) to ensure that their input is taken into account;
4. Review the legal and policy framework and its relevance to this project;
5. Describe the biophysical and socio-cultural environment of the project to determine its sensitivities and suitability;
6. Identify and assess impact related to the construction, operation and later decommissioning of the Hotel development, associated infrastructure and propose suitable mitigation strategies.

7. In April 2021 & February 2022 a Scoping Report or EIA report and Management plan in line with the 2012 EIA Regulations of the Environmental Management Act (2007) and terms of reference was submitted for approval and an initial **Environmental Clearance Certificate ECC001695 was issued**. Copies of the reports were uploaded on the Ministry of Environment, forestry & tourism's portal online system for review, assessment and consideration of approval by the Environmental Commissioner.

### **1.5 CONCLUSION**

It should therefore be noted that this application is solely for the amendment of the EMP and the Environmental Management Plan to include the changes in size

of the project area from 5000 square to 8000 square metres for purposes of Boutique Hotel development with no changes on the scope, no changes in hotel development business concept and physical characteristic of the area, which is in line with Section 39 of Environmental Act 7 of 2007 which warrants the amendment of the Environmental Management Plan (EMP).