

ENVIRONMENTAL MANAGEMENT PLAN

2021

Township Establishment of Henties Bay
Extension 15, Erongo Region
Omuhoongo Investments CC



Environmental Management Plan

**FOR THE TOWNSHIP ESTABLISHMENT OF HENTIES BAY
EXTENSION 15, HENTIES BAY**

PROJECT DETAILS

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ABBREVIATIONS

AIDS	Acquired Immuno-Deficiency Syndrome
DR	Developer's Representative
EA	Environmental Assessment
ECC	Environmental Clearance Certificate
ECO	Environmental Control Officer
EIA	Environmental Impact Assessment
EMA	Environmental Management Act

EMP	Environmental Management Plan
GG	Government Gazette
GIS	Geographic Information System
GN	Government Notice
GPS	Global Positioning System
HIV	Human Immuno-deficiency Virus
HM	Henties Bay Municipality
I&APs	Interested and Affected Parties
NHC	National Heritage Council
Reg.	Regulation
S	Section
TB	Tuberculosis

1 INTRODUCTION

Henties Bay is a coastal town located in the Erongo Region of western Namibia. It is situated 70 km north of Swakopmund and is the northernmost town on the Namibian coastline. Even though the first properties were only proclaimed in 1966, with a hotel being constructed in 1967, its property market has expanded significantly since the late 1990s, particularly for upmarket holiday accommodation. A large number of the houses are still mainly used for holiday purposes. Henties Bay is also a popular retirement destination for Namibians migrating from other regions (Nacoma, 2010).

In order to diversify the local economic development, away from the fluctuating tourism numbers throughout the year, additional developments in the town are required. As with many developments a need for a sufficient supply of housing also arises. Omuhoongo Investments cc, hereinafter referred to as the proponent, realised this opportunity and approached the Henties Bay Municipality to allocate them a portion of land to carry out the **Township Establishment of Hentiesbaai Extension 15**.

In compliance with the legal requirements contained in the Environmental Management Act, 2007 (Act 7 of 2007) Omuhoongo Investments has obtained an ECC for this activity in 2017 (see **Appendix B**). The duration of an ECC is three years upon which a renewal of the certificate becomes necessary. It is against this background that Omuhoongo Investments, the proponent, has appointed Environam Consultants Trading (ECT) to undertake the process of applying for the renewal on their behalf.

Key to the issuance of an Environmental Clearance Certificate for the renewal is the submission of an Environmental Management Plan (EMP) which provides for a description of how an activity might impact on the natural environment in which it occurs and clearly sets out commitments from the proponent on how identified impacts will be avoided, minimised or managed so that they are environmentally acceptable.

An EMP is one of the most important outputs of the EA process as it synthesises all of the proposed mitigation and monitoring actions, set to a timeline and with specific assigned responsibilities. This EMP details the mitigation and monitoring actions to be implemented during the following phases of these developments:

- Planning and Design - the period, prior to construction, during which preliminary legislative and administrative arrangements, necessary for the preparation of the land, are made and engineering designs are carried out. The preparation of construction tender documents forms part of this phase;
- Construction - the period during which the proponent, having dealt with the necessary legislative and administrative arrangements, appoints a contractor for the construction of services infrastructure, buildings as well as any other construction process(s) within the development areas;

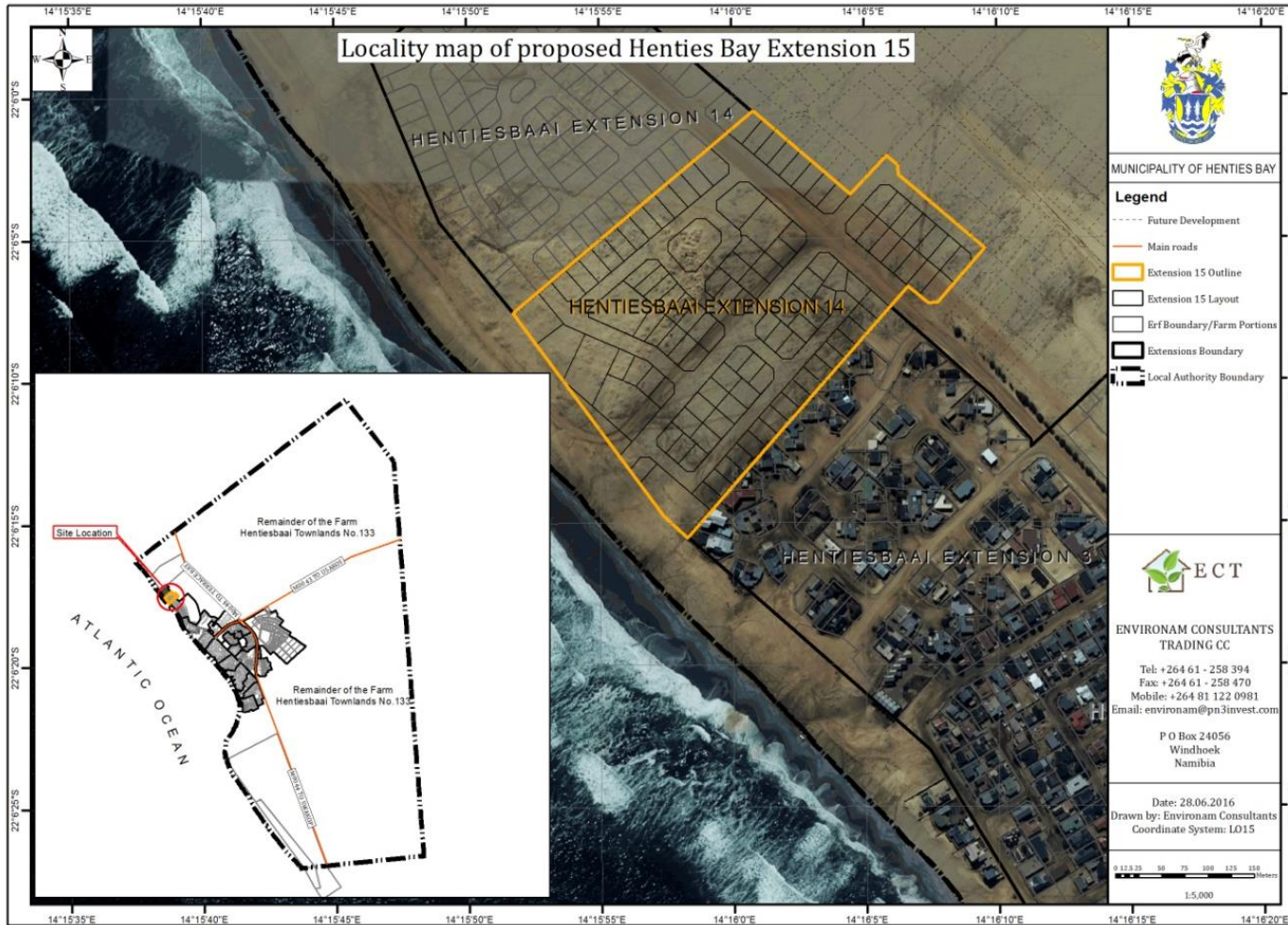


Figure 2: Locality map of the proposed development

3 PROJECT DESCRIPTION

As previously outlined above, the proposed project involves the township establishment of Hentiesbaai Extension 15. The township establishment is a result of the subdivision of the Remainder of Farm Hentiesbaai Townlands No. 133 into Portion B and Remainder. Hentiesbaai Extension 15 is approximately 11ha in extent and will consist of 104 erven made up of the following land uses: 98 Residential; 9 General Residential; 3 Business; 2 Public Open Space; 1 Institutional; and 1 Street. The proposed site resorts under the jurisdiction of the Municipality of Henties Bay

4 DECISION FACTORS

The following factors served as informants and were considered when preparing the layout designs for the proposed development:

- Respect shoreline integrity;
- Respect pedestrian access to the beach;
- Respect the “no-development” beach front area imposed by the Municipality

5 ROLES AND RESPONSIBILITIES

Omuhoongo Investments cc (the Developer) is ultimately responsible for the implementation of the EMP, from the planning and design phase to the decommissioning phase (if these developments are in future decommissioned) of this development. The developer will delegate this responsibility as the project progresses through its life cycle. The delegated responsibility for the effective implementation of this EMP will rest on the following key individuals:

- Developer’s Representative;
- Environmental Control Officer; and
- Contractor (Construction and Operations and Maintenance).

5.1 DEVELOPER’S REPRESENTATIVE

The Developer should assign the responsibility of managing all aspects of these developments for all development phases (including all contracts for work outsourced) to a designated member of staff, referred to in this EMP as the Developer’s Representative (DR). The Developer may decide to assign this role to one person for the full duration of these developments, or may assign a different DR to each of the development phases - i.e. one for the planning and design phase, one for the construction phase and one for the operation and maintenance phase. The DR’s responsibilities are as follows:

Responsibility	Project Phase
Making sure that the necessary approvals and permissions laid out in Table 6-1 are obtained/adhered to	Throughout the lifecycle of these developments
Making sure that the relevant provisions detailed in Table 6-2 are addressed during planning and design phase.	Planning and design phase
Suspending/evicting individuals and/or equipment not complying with the EMP	<ul style="list-style-type: none"> • Construction • Operation and maintenance
Issuing fines for contravening EMP provisions	<ul style="list-style-type: none"> • Construction • Operation and maintenance

5.2 ENVIRONMENTAL CONTROL OFFICER

The DR should assign the responsibility of overseeing the implementation of the whole EMP on the ground during the construction and operation and maintenance phases to a designated member of staff, referred to in this EMP as the Environmental Control Officer (ECO). The DR/Developer may decide to assign this role to one person for both phases, or may assign a different ECO for each phase. The ECO will have the following responsibilities during the construction and operation and maintenance phases of these developments:

- Management and facilitation of communication between the Developer, DR, the contractors, and Interested and Affected Parties (I&APs) with regard to this EMP;
- Conducting site inspections (recommended minimum frequency is monthly) of all construction and/or infrastructure maintenance areas with respect to the implementation of this EMP (monitor and audit the implementation of the EMP);
- Assisting the Contractor in finding solutions with respect to matters pertaining to the implementation of this EMP;
- Advising the DR on the removal of person(s) and/or equipment not complying with the provisions of this EMP;
- Making recommendations to the DR with respect to the issuing of fines for contraventions of the EMP; and
- Undertaking an annual review of the EMP and recommending additions and/or changes to this document.

5.3 CONTRACTOR

Contractors appointed by the Developer are automatically responsible for implementing all provisions contained within the relevant chapters of this EMP. Contractors will be responsible for the implementation of this EMP applicable to any work outsourced to subcontractors. **Table 6-3** applies to contractors appointed during the construction phase and **Table 6-4** to those appointed during the operation and maintenance phase. In order to ensure effective environmental management the aforementioned chapters should be included in the applicable contracts for outsourced construction, operation and maintenance work.

The tables in the following chapter (**Chapter 6**) detail the management measures associated with the roles and responsibilities that have been laid out in this chapter.

6 MANAGEMENT ACTIONS

The aim of the management actions in this chapter of the EMP is to avoid potential impacts where possible. Where impacts cannot be avoided, measures are provided to reduce the significance of these impacts.

The following tables provide the management actions recommended to manage the potential impacts rated in the scoping-level EA conducted for these developments. These management actions have been organised temporally according to project phase:

- Applicable legislation (**Table 6-1**);
- Planning and design phase management actions (**Table 6-2**);
- Construction phase management actions (**Table 6-3**);
- Operation and maintenance phase management actions (**Table 6-4**); and
- Decommissioning phase management actions (**Table 6-5**).

The responsible persons at the Developer's team have assessed these commitments in detail and have committed to the specific management actions where indicated in the tables below.

6.1 ASSUMPTIONS AND LIMITATIONS

This EMP has been drafted based on the scoping-level Environmental Assessment (EA) conducted for the township establishment of Hentiesbaai Extension 15 as presented by the developer. ECT will not be held responsible for the potential consequences that may result from any alterations to the initial layout.

It is assumed that construction labourers will be sourced mostly from the Henties Bay townland areas and that migrant labourers (if applicable) will be housed within established accommodation facilities in the townlands.

6.2 APPLICABLE LEGISLATION

Legal provisions that have relevance to various aspects of these developments are listed in **Table 6-1** below. The legal instrument, applicable corresponding provisions and contact details are provided.

Table 6-1: Legal provisions relevant to this development

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
The Constitution of the Republic of Namibia as Amended	Article 91 (c) provides for duty to guard against “the degradation and destruction of ecosystems and failure to protect the beauty and character of Namibia.” Article 95(l) deals with the “maintenance of ecosystems, essential ecological processes and biological diversity” and sustainable use of the country’s natural resources.	Sustainable development should be at the forefront of this development.
Environmental Management Act No. 7 of 2007 (EMA)	Section 2 outlines the objective of the Act and the means to achieve that. Section 3 details the principle of Environmental Management	The development should be informed by the EMA.
EIA Regulations GN 28, 29, and 30 of EMA (2012)	GN 29 Identifies and lists certain activities that cannot be undertaken without an environmental clearance certificate. GN 30 provides the regulations governing the environmental assessment (EA) process.	Activity 10.1 (a) The construction of Oil, water, gas and petrochemical and other bulk supply pipelines. Activity 10.1 (b) The construction of public roads. Activity 10.2 (a) The route determination of roads and design of associated physical infrastructure where - it is a public road.
Convention on Biological Diversity (1992)	Article 1 lists the conservation of biological diversity amongst the objectives of the convention.	The project should consider the impact it will have on the biodiversity of the area.
Draft Procedures and Guidelines for conducting EIAs and compiling EMPs (2008)	Part 1, Stage 8 of the guidelines states that if a proposal is likely to affect people, certain guidelines should be considered by the proponent in the scoping process.	The EA process should incorporate the aspects outlined in the guidelines.
Namibia Vision 2030	Vision 2030 states that the solitude, silence and natural beauty that many areas in Namibia provide are becoming sought after commodities and must be regarded as valuable natural assets.	Care should be taken that the development does not lead to the degradation of the natural beauty of the area.
Water Act No. 54 of 1956	Section 23(1) deals with the prohibition of pollution of	The pollution of water resources should be avoided during

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
	underground and surface water bodies.	construction and operation of the development.
The Ministry of Environment and Tourism (MET) Policy on HIV & AIDS	MET has recently developed a policy on HIV and AIDS. In addition it has also initiated a programme aimed at mainstreaming HIV and gender issues into environmental impact assessments.	The proponent and its contractor have to adhere to the guidelines provided to manage the aspects of HIV/AIDS. Experience with construction projects has shown that a significant risk is created when construction workers interact with local communities.
Township and Division of Land Ordinance 11 of 1963	The Townships and Division of Land Ordinance regulates subdivisions of portions of land falling within a proclaimed Local Authority area.	In terms of Section 19 such applications are to be submitted to the Townships Board
Local Authorities Act No. 23 of 1992	The Local Authorities Act prescribes the manner in which a town or municipality should be managed by the Town or Municipal Council. Sections 34-47 make provision for the aspects of water and sewerage.	The development has to be comply with the provisions of the Local Authorities Act
Labour Act no 11 of 2007	Chapter 2 details the fundamental rights and protections. Chapter 3 deals with the basic conditions of employment.	Given the employment opportunities presented by the development, compliance with the labour law is essential.
Public Health Act no 36 of 1919	Section 119 prohibits persons from causing nuisance.	Contractors and residents of the proposed extensions are to comply with these legal requirements.
Nature Conservation Ordinance no 4 of 1975	Chapter 6 provides for legislation regarding the protection of indigenous plants	Indigenous and protected plants have to be managed within the legal confines.
Atmospheric Pollution Prevention Ordinance (No. 11 of 1976).	The Ordinance objective is to provide for the prevention of the pollution of the atmosphere, and for matters incidental thereto.	All activities on the site will have to take due consideration of the provisions of this legislation.
Roads Ordinance 17 of 1972	This Ordinance consolidates the laws relating to roads.	The provisions of this legislation have to be taken into consideration in as far as access to the development site is concerned.
Roads Authority Act, 1999	Section 16(5) of this Act places a duty on the Roads Authority to ensure a safe road system.	Some functions of the Roads Ordinance 17 of 1972 have been assigned to the Roads Authority.

6.3 PLANNING AND DESIGN PHASE

The DR should ensure that the management actions detailed below should be should be adhered to during the period before the construction of the infrastructure starts.

Table 6-2: Planning and design management actions

PLANNING AND DESIGN PHASE IMPACTS	
Impact	Mitigation Measures
Surface and ground water	<ul style="list-style-type: none"> • Appoint professional engineers to develop a detailed storm water management design as part of the infrastructure service provision of the developments. • No dumping of waste products of any kind in or in close proximity to any water bodies. • Contaminated runoff from the various operational activities should be prevented from entering any water bodies. • Ensure that surface water accumulating on-site are channelled and captured through a proper storm water management system to be treated in an appropriate manner before disposal into the environment. • Wastewater should not be discharged directly into the environment. • Disposal of waste from the development should be properly managed. • The service infrastructure should be designed and constructed by suitably qualified engineering professionals. • Develop and implement a preventative maintenance plan for the service infrastructure
Fauna and flora	<ul style="list-style-type: none"> • Adapt the proposed developments to the local environment - e.g. small adjustments to the site layout could avoid potential features such as water bodies, existing vegetation, etc. • Plant local indigenous species of flora as part of the landscaping as these species would require less maintenance than exotic species. • Prevent the introduction of potentially invasive alien ornamental plant species such as; Lantana, Opuntia, Prosopis, Tecoma, etc.; as part of the landscaping as these species could infestate the area further over time. • Control and manage the movement of off-road vehicles such as quad bikes, 4X4 vehicles.
Existing Service Infrastructure	<ul style="list-style-type: none"> • It is recommended that alternative and renewable source of energy be explored and introduced into the proposed development to reduce dependency on the grid.

PLANNING AND DESIGN PHASE IMPACTS	
Impact	Mitigation Measures
	<ul style="list-style-type: none"> • Solar geysers and panels should be introduced to provide for general lighting and heating of water and buildings. • Other ‘green’ technologies to reduce the proposed development’s dependency on fossil fuel should be explored where possible. • Designs and building materials should be as such to reduce dependency on artificial heating and cooling in order to limit the overall energy necessities. • Water saving mechanisms should be incorporated within the proposed development’s design and plans in order to further reduce water demands. • Re-use of treated waste water should be considered wherever possible to reduce the consumption of potable water. • Adhere to water quality guidelines in terms of The Water Act, 1956.
Traffic	<ul style="list-style-type: none"> • The proponent in consultation with the Roads Authority will initiate an on-site investigation to determine the suitability of the proposed access road. • Ensure that road junctions have good sightlines. • Limit the type of vehicle e.g. heavy trucks. • Adhere to the speed limit. • Implement traffic control measures where necessary.

6.4 CONSTRUCTION PHASE

The management actions listed in **Table 3-4** apply during the construction phase. This table may be used as a guide when developing EMPs for other construction activities within this development area.

Table 6-3: Construction phase management actions

CONSTRUCTION PHASE IMPACTS	
Impact	Mitigation Measures
Fauna and flora	<ul style="list-style-type: none"> • Prevent contractors from collecting wood, veld food, etc. during the construction phase.

CONSTRUCTION PHASE IMPACTS	
Impact	Mitigation Measures
	<ul style="list-style-type: none"> • Do not clear cut the entire development site, but rather keep the few individuals shrubs not directly affecting the development as part of the landscaping. • Transplant removed vegetation where possible, or plant new trees in lieu of those that have been removed.
Pressure on existing infrastructure	<ul style="list-style-type: none"> • Ensure all potable water points are metered and regularly read. • Ensure that the workforce is provided with temporary toilets during the construction phase.
Surface and Ground Water Impacts	<ul style="list-style-type: none"> • It is recommended that construction takes place outside of the rainy season in order to limit flooding on site and to limit the risk of ground and surface water pollution. • No dumping of waste products of any kind in or in close proximity to surface water bodies, especially the ocean. • Heavy construction vehicles should be kept out of any surface water bodies and the movement of construction vehicles should be limited where possible to the existing roads and tracks. • Ensure that oil/ fuel spillages from construction vehicles and machinery are minimised and that where these occur, that they are appropriately dealt with. • Drip trays must be placed underneath construction vehicles when not in use to contain all oil that might be leaking from these vehicles. • Contaminated runoff from the construction sites should be prevented from entering the surface and ground water bodies. • All materials on the construction site should be properly stored. • Disposal of waste from the site should be properly managed and taken to the Henties Bay landfill site. • Construction workers should be given ablution facilities at the construction sites that are located at least 30 m away from any surface water and these should be regularly serviced. • Washing of personnel or any equipment should not be allowed on site. Should it be necessary to wash construction equipment these should be done at an area properly suited and prepared to receive and contain polluted waters.
Health, Safety and Security	<ul style="list-style-type: none"> • Construction personnel should not overnight at the site, but only the security personnel. • Ensure that all construction personnel are properly trained depending on the nature of their work. • Provide for a first aid kit and a properly trained person to apply first aid when necessary.

CONSTRUCTION PHASE IMPACTS	
Impact	Mitigation Measures
	<ul style="list-style-type: none"> • A wellness program should be initiated to raise awareness on health issues, especially the impact of sexually transmitted diseases. • Provide free condoms in the workplace and to local community throughout the construction phase. • Facilitate access to Antiretroviral medication for construction personnel. • Restrict unauthorised access to the site and implement access control measures. • Clearly demarcate the construction site boundaries along with signage of no unauthorised access. • Clearly demarcate dangerous areas and no go areas on site. • Staff and visitors to the site must be fully aware of all health safety measures and emergency procedures. • The contractor must comply with all applicable occupational health and safety requirements. The workforce should be provided with all necessary Personal Protective Equipment where appropriate.
Traffic	<ul style="list-style-type: none"> • Limit and control the number of access points to the site. • Ensure that road junctions have good sightlines. • Construction vehicles' need to be in a road worthy condition and maintained throughout the construction phase. • Transport the materials in the least amount of trips as possible. • Adhere to the speed limit. • Implement traffic control measures where necessary. • Minimise the movement of heavy vehicles during peak time.
Noise	<ul style="list-style-type: none"> • No amplified music should be allowed on site. • Inform immediate neighbours of construction activities to commence and provide for continuous communication between the neighbours and contractor. • Limit construction times to acceptable daylight hours. • Install technology such as silencers on construction machinery. • Do not allow the use of horns as a general communication tool, but use it only where necessary as a safety measure. • Provide protective equipment such as ear muffs and ear plugs to workers.
Air quality	<ul style="list-style-type: none"> • All loose material should be kept on site for the shortest possible time.

CONSTRUCTION PHASE IMPACTS	
Impact	Mitigation Measures
	<ul style="list-style-type: none"> • It is recommended that dust suppressants such as Dustex be applied to all the construction clearing activities to minimise dust. • Construction vehicles to only use designated roads. • During high wind conditions the contractor must make the decision to cease works until the wind has calmed down. • Cover any stockpiles with plastic to minimise windblown dust. • Provide workers with dust masks. • Ensure construction vehicles are well maintained to prevent excessive emission of smoke.
Waste	<ul style="list-style-type: none"> • It is recommended that waste from the temporary toilets be disposed of at the Henties Bay Wastewater Treatment Works. • A sufficient number of waste bins should be placed around the site for the soft refuse. • A sufficient number of skip containers for the heavy waste and rubble should be provided for around the site. • The waste containers should be able to be closed to prevent birds and other animals from scavenging. • Solid waste will be collected and disposed off at an appropriate local land fill in Henties Bay, in consultation with the local authority.
Hazardous Substances	<ul style="list-style-type: none"> • All chemicals and other hazardous substances must be stored and maintained in accordance with the Hazardous Substances Ordinance (No. 14 of 1974), with all relevant licences and permits to be obtained where applicable. • Given the potential harm to human health during handling and use of any of hazardous substances it is essential that all staff be trained with regards to the proper handling of these substances as well as First Aid in the case of spillage or intoxication. • Storage areas for all substances should be bunded and capable to hold 120% of the total volume of a given substance stored on site.

CONSTRUCTION PHASE IMPACTS	
Impact	Mitigation Measures
Social	<ul style="list-style-type: none"> • Ensure locals enjoy priority in terms of job opportunities, to the extent possible, for skills that are available locally. • Ensure local procurement where commodities are available locally.

6.5 OPERATION AND MAINTENANCE PHASE

The management actions included in **Table 6-4** below apply during the operation and maintenance phase of this development.

Table 6-4: Operation and maintenance management actions

OPERATIONAL PHASE IMPACTS	
Impact	Mitigation Measures
Surface and Ground Water	<ul style="list-style-type: none"> • A no-go buffer area of at least 25 m should be allocated to any water bodies in the area. • No dumping of waste products of any kind in or in close proximity to any surface water bodies, more especially the beach front. • Contaminated runoff from the various operational activities should be prevented from entering any surface water bodies. • Ensure that surface water accumulating on-site are channelled and captured through a proper storm water management system to be treated in an appropriate manner before disposal into the environment. • Wastewater should not be discharged directly into the environment. • Disposal of waste from the development should be properly managed. • The service infrastructure should be designed and constructed by suitably qualified engineering professionals. • Develop and implement a preventative maintenance plan for the service infrastructure.

OPERATIONAL PHASE IMPACTS	
Impact	Mitigation Measures
Visual and Sense of Place	<ul style="list-style-type: none"> • It is recommended that more 'green' technologies be implemented within the architectural designs and building materials of the development where possible in order to minimise the visual prominence of such a development within the more natural surrounding landscape. • Natural colours and building materials such as wood and stone should be incorporated. • Visual pollutants can further be prevented through mitigations such as keeping existing vegetation, introducing tall indigenous trees; keeping structures unpainted and minimising large advertising billboards).
Noise	<ul style="list-style-type: none"> • Limit the types of activities that generate excessive noise. • No activity having a potential noise impact should be allowed after 18:00 if possible.
Air quality	<ul style="list-style-type: none"> • Manage activities that generate emissions or dust. • Minimise the movement of vehicles in the area.
Waste management	<ul style="list-style-type: none"> • A sufficient number of waste bins should be placed on the properties for the soft refuse. • A sufficient number of skip containers for the heavy waste and rubble should be provided for at appropriate sites. • The waste containers should be able to be closed to prevent birds and other animals from scavenging. • Solid waste will be collected and disposed off at an appropriate local land fill in Henties Bay, this should be done in consultation with the local authority.
Quality of life	The development of properties will greatly contribute to the well being and quality of life of the Henties Bay residents.
Infrastructure development	<ul style="list-style-type: none"> • Ensure that the infrastructure is designed and supervised by suitably qualified engineering professionals. To consider the sensitive environment when designing and constructing the services.

6.6 DECOMMISSIONING PHASE

The decommissioning of this development is not foreseen. In the event that this development is decommissioned the following management actions should apply.

Table 6-5: Decommissioning phase management actions

Environmental Feature	Management Actions
Deconstruction activity	Many of the mitigation measures prescribed for construction activity for this development (Table 6-3 above) would be applicable to some of the decommissioning activities. These should be adhered to where applicable.
Rehabilitation	In the event that decommissioning is deemed necessary, excavations need to be rehabilitated according to the management actions laid out in Table 6-3 above.

Appendix A - Property Development Environmental Management Plan

This Development Environmental Management Plan will form part of every Deed of Sale or lease agreement to be entered into between Omuhoongo Investments cc and purchasers or lessees of the individual erven on the development site.

Environmental feature	Mitigation measure
Health and safety	<ul style="list-style-type: none"> • No human waste may be expelled on open soil. Every construction site should have at least one portable toilet. • Only one or two security guards may reside/sleep on-site during construction. No other construction personnel may sleep/reside on-site. • No open fires may be made anywhere on-site during the construction period. Heating and cooking facilities (where necessary/applicable) should be provided by the Contractor.
Waste management	<ul style="list-style-type: none"> • The waste container of portable toilets should be emptied on a regular basis to avoid overflows. Waste from portable toilets should be removed to the Henties Bay Municipality wastewater treatment facility. • All waste should be placed in the appropriate waste containers on a daily basis. • All waste on-site should be removed on a weekly basis. • Concrete should not be mixed on open soil. Concrete should be mixed on an impermeable (i.e. lined) surface.

Appendix B - Environmental Clearance Certificate (2017)

Appendix c - Water Quality Guidelines