

**Report
Version – Final**



HEEC/0122022

PROJECT STATUS

Title	Environmental Management Plan for the Subdivision of the Remainder of Okarara Town and Townlands No. 517 into Portion 14 And Remainder on a 4 Ha Virgin Land Parcel for the development of ultra-low- and low-cost housing in the Otjozondjupa Region, Namibia		
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Proponent	<p>KMN PROPERTIES AND INVESTMENT CC</p> <p>P.O. BOX 60641 KATUTURA WINDHOEK, NAMIBIA Contact Person: Mr. Kosora Mexted Ndjiru Contact Number: +264 81 372 2440 Email: mexndjiruete@yahoo.com</p> 		
Report date	October 2022		
	Name	Signature	Date
Author	Tanaka D. Nyatoro		28/10/2022

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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
HEEC CC	Healthy Earth Environmental Consultants CC
HIV	Human Immuno-deficiency Virus
I&APs	Interested and Affected Parties
NHCN	National Heritage Council of Namibia
Reg.	Regulation
S	Section
TB	Tuberculosis

1 INTRODUCTION

KMN Properties and Investment CC intends to service and develop a vacant single residential allotment being a subdivision of OKAKARARA TOWN & TOWNLANDS NO. 517, situated in the town of OKAKARARA that will be subdivided into 90 Freehold Allotments, for low-income residential purposes. The land is formally within the Okarara Townlands boundaries. KMN Properties and Investment CC propose to purchase the land from the Council, and to administer all the necessary planning, surveying, and engineering steps to create a new quality housing development that will complement the adjacent Usakos Township. The bulk infrastructural services will be constructed, and individual erven sold either on a plot and plan basis, or with the units included. In order to address the demand through urban infill, the proponent intends to undertake the following activities:

- **Subdivision of the Remainder of Okarara Town and Townlands No. 517 into Portion 14 And Remainder on a 4 Ha Virgin Land Parcel for the development of ultra-low- and low-cost housing in the Otjozondjupa Region, Namibia**

Healthy Earth Environmental Consultants CC (HEEC) has been appointed to compile this Environmental Management Plan (EMP) as part of the scoping EA process conducted for the proposed developments.

Regulation 8 of the Environmental Management Act's (EMA) (7 of 2007) Environmental Impact Assessment Regulations (2012) requires that an EMP should be included within a scoping report.

List of triggered activities

Activity description and No(s):	Description of relevant Activity	The portion of the development as per the project description that relates to the applicable listed activity
Activity 5.1 (d) Land Use and Development Activities	The rezoning of land from – use for nature conservation or zoned open space to any other land use.	The area will be subdivided and rezoned from undetermined to various zonings such as residential, business, local authority and agriculture etc.
Activity 8.9 Water resource developments	Construction and other activities within a catchment area.	There is a possibility of some construction taking place within <i>Oshana</i> catchments.
Activity 10.1 (a) (Infrastructure)	The construction of – Oil, water, gas and petrochemical and other bulk supply pipelines.	The proposed project includes the installation and connection of bulk services with the existing town network.

Activity 10.1 (b) (Infrastructure)	The construction of – Public roads.	The proposed project includes the construction of roads.
Activity 10.2 (a) (Infrastructure)	The route determination of roads and design of associated physical infrastructure where – it is a public road;	The proposed project includes the construction of roads.

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 even, 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 development of services infrastructure and construction of the road to service the development as well as any other construction process(s) within the development areas;
- Operation and Maintenance – the period during which the services infrastructure will be fully functional and maintained.

It should be noted that to date, no detailed engineering designs have been carried out for the development of the infrastructure associated with this development.

The decommissioning of these developments is not envisaged; however in the event that this should be considered some recommendations have been outlined in **Table 3-5**.

2 ROLES AND RESPONSIBILITIES

The proponent (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 these developments. The proponent 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).

2.1 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:

Table 2-1 Responsibilities of DR

Responsibility	Project Phase
Making sure that the necessary approvals and permissions laid out in Table 3-1 are obtained/adhered to.	Throughout the lifecycle of these developments
Making sure that the relevant provisions detailed in Table 3-2 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

2.2 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.

2.3 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 3-3** applies to contractors appointed during the construction phase and **Table 3-4** 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 3**) detail the management measures associated with the roles and responsibilities that have been laid out in this chapter.

3 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 3-1**);
- Planning and design phase management actions (**Table 3-2**);
- Construction phase management actions (**Table 3-3**);
- Operation and maintenance phase management actions (**Table 3-4**); and
- Decommissioning phase management actions (**Table 3-5**).
- The proponent should assess these commitments in detail and should acknowledge their commitment to the specific management actions detailed in the tables below.

3.1 ASSUMPTIONS AND LIMITATIONS

This EMP has been formulated with the acknowledgment of the following assumptions and limitations:

- This EMP has been formulated based on the scoping-level Environmental Assessment (EA) conducted for the Subdivision of the Remainder of Okakarara Town and Townlands No. 517 into Portion 14 And Remainder on a 4 Ha Virgin Land Parcel for the development of ultra-low- and low-cost housing in the Otjozondjupa Region, Namibia as outlined in **Figure 7** of the Environmental Scoping Report. HEEC will not be held responsible for the potential consequences that may result from any alterations to the above-mentioned layout.
- It is assumed that construction labourers will be sourced mostly from the Okakarara townlands area and that migrant labourers (if applicable) will be housed in established accommodation facilities within Okakarara.
- No detailed engineering designs have been carried out for the development of the associated services infrastructure (roads, potable water, storm water, sewerage and electrical reticulations).

3.2 APPLICABLE LEGISLATION

Legal provisions that have relevance to various aspects of these developments are listed in

Table 3-1: Legal provisions relevant to the proposed development below. The legal instrument, applicable corresponding provisions and project relevance details are provided.

Table 3-1: Legal provisions relevant to the proposed 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 8.9 Construction and other activities within a catchment area. Activity 10.1 (a) The construction of oil, water, gas and petrochemical and other bulk supply lines. 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.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
Water Act No. 54 of 1956	Section 23(1) deals with the prohibition of pollution of underground and surface water bodies.	The pollution of water resources should be avoided during construction and operation of the development.
The Ministry of Environment, Forestry and Tourism (MEFT) Policy on HIV & AIDS	MEFT 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 Local Authority area	In terms of Section 19 such applications is 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.	The development has to comply with provisions of the Local Authorities Act
Labour Act no 11 of 2007	<ul style="list-style-type: none"> 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.
National Heritage Act No. 27 of 2004	The Act is aimed at protecting, conserving and registering places and objects of heritage significance.	All protected heritage resources (e.g. human remains etc.) discovered, need to be reported immediately to the National Heritage Council (NHC) and require a permit from the NHC before they may be relocated
Roads Ordinance 17 of 1972	<ul style="list-style-type: none"> Section 3.1 deals with width of proclaimed roads and road reserve boundaries Section 27.1 is concerned with the control of traffic on urban trunk and main roads Section 36.1 regulates rails, tracks, bridges, wires, cables, subways or culverts across or under proclaimed roads Section 37.1 deals with Infringements and obstructions on and interference with proclaimed roads. 	Adhere to all applicable provisions of the Roads Ordinance. Contractors and users of the proposed development are to comply with these legal requirements.
Public and Environmental Health Act of 2015	This Act (GG 5740) provides a framework for a structured uniform public and environmental health	Contractors and users of the proposed development are to comply with these legal requirements.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
	system in Namibia. It covers notification, prevention and control of diseases and sexually-transmitted infections; maternal, ante-natal and neo-natal care; water and food supplies; infant nutrition; waste management; health nuisances; public and environmental health planning and reporting. It repeals the Public Health Act 36 of 1919 (SA GG 979).	
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.
Water Quality Guidelines for Drinking Water and Waste Water Treatment	Details specific quantities in terms of water quality determinants, which wastewater should be treated to before being discharged into the environment (see Appendix B).	These guidelines are to be applied when dealing with water and waste treatment

3.2.1 Project Location



Figure 1: Locality of the proposed Okarara Extension 6, in Otjozondjupa Region (Google Earth, 2022)

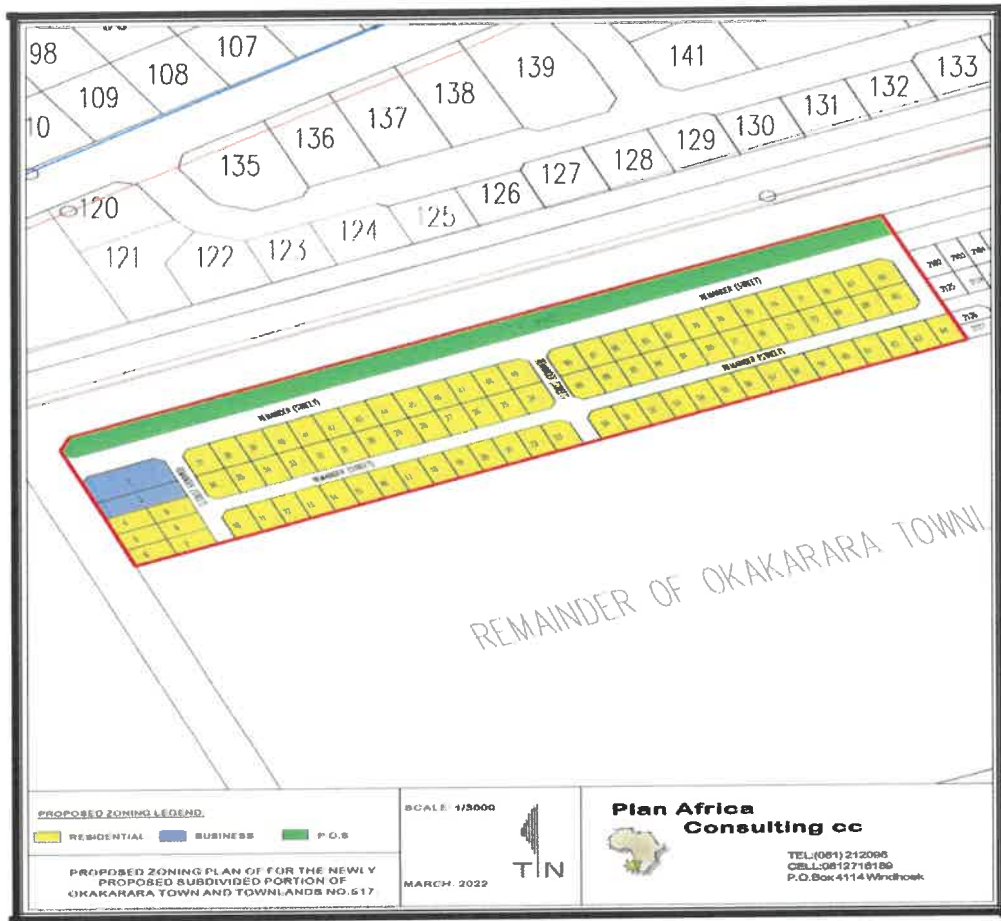


Figure 2: Proposed layout and zonings of the development in Okakarara

3.3 PLANNING AND DESIGN PHASE

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

Table 3-2: Planning and design management actions

Aspect	Management Actions
Existing Service Infrastructure	<ul style="list-style-type: none"> Engage a the services of a professional engineer to conduct an engineering study to assess the current service infrastructure against the potential demand from the new development as far as water, sewer, electricity and roads are concerned. It is recommended that alternative and renewable source of energy be explored and introduced into the proposed development to reduce dependency on the grid. Solar geysers and panels should be considered to provide for general lighting and heating of water and buildings. Water saving mechanisms should be considered for incorporation within the developments 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.
Roads	<ul style="list-style-type: none"> Make ample provision in road design for pedestrian walkways and speed bumps at crossing and busy nodes Ensure that road junctions have good sightlines. Implement traffic control measures where necessary.
Wastewater	<p>The Developer should appoint a professional engineer to design the required aspects for the wastewater. These designs should consider as a minimum the following:</p> <ul style="list-style-type: none"> Avoid pollution of the underground and surface water sources. A permit must be issued by the Department of Water Affairs for the operation of septic tanks and French drains as the preferred method for sewage management on site. Domestic waste water produced on site is treated in a Septic Tank system and final effluent disposed into French drain.
Borrow pits	Building sand should be sourced from a borrow pit with a valid ECC.

3.4 CONSTRUCTION PHASE

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

Table 3-3: Construction phase management actions

Environmental Feature	Impact	Management Actions
EMP training	Lack of EMP awareness and the implications thereof	<p>All construction workers are to undergo EMP training that should include as a minimum the following:</p> <ul style="list-style-type: none"> • Explanation of the importance of complying with the EMP. • Discussion of the potential environmental impacts of construction activities. • Employees' roles and responsibilities, including emergency preparedness. • Explanation of the mitigation measures that must be implemented when particular work groups carry out their respective activities.
Conservation of vegetation	Loss of biodiversity	<ul style="list-style-type: none"> • The layout and development design should incorporate existing trees¹. • The Contractor should compile a Tree Management Plan which should include the following as a minimum: <ul style="list-style-type: none"> ○ Trees if not already accounted for in an existing Geographic Information System (GIS), should be surveyed, co-ordinates/location incorporated into the Contractor's GIS, marked with paint (or other means so as to be readily visible) and protected; ○ Trees, which are impossible to conserve, need to be identified and their location recorded on a map; ○ The Contractor should apply to the local authority for a permit to remove these trees. ○ Special protection should be accorded the protected tree species, which are to be found within the development area.

¹a "tree" is defined as an indigenous woody perennial plant with a trunk diameter ≥ 150 mm

Environmental Feature	Impact	Management Actions
		<ul style="list-style-type: none"> ○ A list should be compiled of all trees to be removed detailing the erf on which they are located, the species as well as which trees will be planted to replace these. The nursery where these trees will be sourced from should also be included; ○ Each tree that is removed needs to be replaced with an indigenous tree species after construction; ○ Some of these trees can be obtained at the nearest forestry office or at a commercial nursery. ● Only a limited width +/- 5 m on the side of roads may be partially cleared of vegetation. ● Workers are prohibited from collecting wood or other plant products on or near work sites. ● No alien species may be planted on or near work areas
Lay-down areas and materials camp	Loss of biodiversity	<p>Suitable locations for the contractors lay-down areas and materials camp should be identified with the assistance of the DR and the following should be considered in selecting these sites:</p> <ul style="list-style-type: none"> ● The areas designated for the services infrastructure should be used as far possible. ● Second option should be degraded land. ● Avoid sensitive areas (e.g. rivers/drainage lines).
Hazardous waste	Contamination of surface and groundwater sources.	<ul style="list-style-type: none"> ● All heavy construction vehicles and equipment on site should be provided with a drip tray. ● All heavy construction vehicles should be maintained regularly to prevent oil leakages. ● Maintenance and washing of construction vehicles should take place only at a designated workshop area. ● Spilled cement and/or concrete (wet or dry) should be treated as hazardous waste and disposed of by the end of each day in the appropriate hazardous waste containers.

Environmental Feature	Impact	Management Actions
		<ul style="list-style-type: none"> • All hazardous substances (e.g. fuel etc.) or chemicals should be stored in a specific location on an impermeable surface that is bunded - with a volume of 120 % of the largest single storage container or 25 % of the total storage containers, whichever is greater
Water, Sewage and grey water	Contamination of surface and groundwater sources and water wasting	<ul style="list-style-type: none"> • Sewage should not be discharged directly onto open soil. • All sewage must be removed regularly and disposed of at a recognised (municipal) sewage treatment facility. • The wash water (grey water) collected from the cleaning of equipment on-site should not be left standing for long periods of time as this promotes parasite and bacterial proliferation. Grey water should be recycled: <ul style="list-style-type: none"> ○ Used for dust suppression; ○ Used to water a vegetable garden, or to support a small nursery; ○ Used (reused) to clean equipment. • Grey water that is not recycled should be removed along with sewage on a regular basis. • It is recommended that construction takes place outside of the rainy season in order to limit flooding on site and surface and ground water pollution. • No dumping of waste products of any kind in or in close proximity to water bodies. • Heavy construction vehicles should be kept out of any 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.

Environmental Feature	Impact	Management Actions
		<ul style="list-style-type: none"> • 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 sites should be properly managed and taken to the designated 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 ground water resources and 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.
General waste	Visual impact and soil contamination	<ul style="list-style-type: none"> • The construction site should be kept tidy at all times. All domestic and general construction waste produced on a daily basis should be cleaned and contained daily. • No waste may be buried or burned. • Waste containers (bins) should be emptied regularly and removed from site to a recognised (municipal) waste disposal site. All recyclable waste needs to be taken to the nearest recycling depot where practical. • A sufficient number of separate bins for hazardous and domestic/general waste must be provided on site. These should be clearly marked as such. • Construction labourers should be sensitised to dispose of waste in a responsible manner and not to litter. • No waste may remain on site after the completion of the project

Environmental Feature	Impact	Management Actions
Topsoil	Loss of topsoil and associated opportunity costs	<ul style="list-style-type: none"> • When excavations are carried out, topsoil² should be stockpiled in a demarcated area. • Stockpiled topsoil should be used to rehabilitate post-construction degraded areas and/or other nearby degraded areas if such an area is located a reasonable distance from the stockpile.
Rehabilitation	Visual impact	<ul style="list-style-type: none"> • Upon completion of the construction phase consultations should be held with the local community/property owner(s) regarding the post-construction use of remaining excavated areas (if applicable). • In the event that no post-construction uses are requested, all excavated/degraded areas need to be rehabilitated as follows: <ul style="list-style-type: none"> ○ Excavated areas may only be backfilled with clean or inert fill. No material of hazardous nature (e.g. sand removed with an oil spill) may be dumped as backfill. ○ Rehabilitated excavated areas need to match the contours of the existing landscape. ○ The rehabilitated area should not be higher (or lower) than nearby drainage channels. This ensures the efficiency of revegetation and reduces the chances of potential erosion. ○ Topsoil is to be spread across excavated areas evenly. ○ Deep ripping of areas to be rehabilitated is required, not just simple scarification, so as to enable rip lines to hold water after heavy rainfall. ○ Ripping should be done along slopes, not up and down a slope, which could lead to enhanced erosion.

² Topsoil is defined here as the top 150mm of surface material, which accounts for the seedbank.

Environmental Feature	Impact	Management Actions
HIV/AIDS and TB training	Lack of awareness regarding implications of risky behaviour	The Contractor should approach the Ministry of Health and Social Services to co-opt a health officer to facilitate HIV/AIDS and TB education programmes periodically on site during the construction phase.
Road safety	Injury or loss of life	<ul style="list-style-type: none"> • Demarcate roads clearly. • Off-road driving should not be allowed. • All vehicles that transport materials to and from the site must be roadworthy. • Drivers that transport materials should have a valid driver's license and should adhere to all traffic rules. • Loads upon vehicles should be properly secured to avoid items falling off the vehicle.
Safety around work sites	Injury or loss of life	<ul style="list-style-type: none"> • Excavations should be left open for the shortest time possible. • Excavate short lengths of trenches and box areas for services or foundations in a manner that will not leave the trench unattended for more than 24 hours. • Demarcate excavated areas, building material and topsoil stockpiles with danger tape. • Provide additional warning signage in areas of movement and in "no personnel" areas where workers are not active. • Borrow pits are to be fenced-off with steel wire fencing. • Work areas must be set out and isolated with danger tape on a daily basis. • All building materials and equipment are to be stored only within set out and demarcated work areas. • Only construction personnel will be allowed within these work areas. • 2 fire extinguishers should be available at fuel storage areas.

Environmental Feature	Impact	Management Actions
		<ul style="list-style-type: none"> • Comply with all waste related management actions stated above in this table.
Ablutions	Non-compliance with Health and Safety Regulations	<ul style="list-style-type: none"> • Separate toilets should be available for men and women and should clearly be indicated as such. • Portable toilets (i.e. easily transportable) should be available at every construction site: <ul style="list-style-type: none"> ○ 1 toilet for every 15 females. ○ 1 toilet for every 30 males. ○ Sewage needs to be removed on a regular basis to an approved (municipal) sewage disposal site. Alternatively, sewage may be pumped into sealable containers and stored until it can be removed. ○ Workers responsible for cleaning the toilets should be provided with latex gloves and masks.
Open fires	Injury or loss of life	No open fires may be made anywhere on site.
General health and safety	Injury or loss of life	<ul style="list-style-type: none"> • A fully stocked first aid kit should permanently be available on-site as well as an adequately trained member of staff capable of administering first aid. • All workers should have access to the relevant personal protective equipment. • Sufficient potable water reserves should be available to workers at all times. • No person should be allowed to smoke close to fuel storage facilities or portable toilets (if toilets are chemical toilets – the chemicals are flammable). • No workers should be allowed to drink alcohol during work hours. • No workers should be allowed on site if under the influence of alcohol. • Building rubble and domestic waste should be stored in skips. • Condoms should be accessible/ available to all construction workers. • Access to Antiretroviral medication should be facilitated.

Environmental Feature	Impact	Management Actions
Dust	Nuisance and health impacts	<ul style="list-style-type: none"> • A watering truck should be used on gravel roads with the most heavy vehicle movement especially during dry and windy conditions. However, due consideration should be given to water restrictions during times of drought. • The use of waterless dust suppression means (e.g. lignosulphonate products such as Dustex) should be considered. • Cover any stockpiles with plastic to minimise windblown dust. • Dust protection masks should be provided to workers if they complain about dust.
Noise	Nuisance impacts	<p>Work hours should be restricted to between 08h00 and 17h00 where construction involving the use of heavy equipment, power tools and the movement of heavy vehicles is less than 500 m from residential areas. If an exception to this provision is required, all residents within the 500 m radius should be given 1 week's written notice.</p>
Recruitment of labourers	Negative conflict regarding recruitment	<p>The Contractor should compile a formal recruitment process including the following provisions as a minimum:</p> <ul style="list-style-type: none"> • Adhere to the legal provisions in the Labour Act for the recruitment of labour (target percentages for gender balance, optimal use of local labour and SME's, etc.). • Recruitment should not take place at construction sites. • Ensure that all sub-contractors are aware of recommended recruitment procedures and discourage any recruitment of labour outside these agreed upon procedures. • Contractors should give preference in terms of recruitment of sub-contractors and individual labourers to those who are qualified and from the project area and only then look to surrounding towns.

Environmental Feature	Impact	Management Actions
		<ul style="list-style-type: none"> • Clearly explain to all job-seekers the terms and conditions of their respective employment contracts (e.g. period of employment etc.) – make use of interpreters where necessary.
Communication plan	Negative conflict with I&APs	<p>The Contractor or proponent should draft a Communication Plan, which should outline as a minimum the following:</p> <ul style="list-style-type: none"> • How Interested and Affected Parties (I&APs), who require ongoing communication for the duration of the construction period, will be identified and recorded and who will manage and update these records. • How these I&APs will be consulted on an ongoing basis. • Make provision for grievance mechanisms – i.e. how concerns can be lodged/ recorded and how feedback will be delivered as well as further steps of arbitration in the event that feedback is deemed unsatisfactory.
General communication	Negative conflict with I&APs	<ul style="list-style-type: none"> • The DR must appoint an ECO to liaise between the Contractor, I&APs, Developer. • The Contractor shall at every monthly site meeting report on the status of the implementation of all provisions of the EMP. • The Contractor should implement the EMP awareness training as stipulated above in this table. • The Contractor must list the I&APs of the project and their contact details with whom ongoing communication would be required for the duration of the contract. This list, together with the Communication Plan must be agreed upon and given to the DR before construction commences. • The Communication Plan, once agreed upon by the Developer, shall be legally binding. • All communication with the I&APs must take place through the ECO. • A copy of the EMP must be available at the site office and should be accessible to all I&APs.

Environmental Feature	Impact	Management Actions
		<ul style="list-style-type: none"> • Key representatives from the above mentioned list need to be invited to attend monthly site meetings to raise any concerns and issues regarding project progress. • The Contractor should liaise with the Developer regarding all issues related to community consultation and negotiation before construction commences. • A procedure should be put in place to ensure that concerns raised have been followed-up and addressed. • All people on the I&APs list should be informed about the availability of the complaints register and associated grievance mechanisms in writing by the DR prior to the commencement of construction activities.
Archaeology	Loss of heritage resources	<ul style="list-style-type: none"> • Should a heritage site or archaeological site be uncovered or discovered during the construction phase of the project, a “chance find” procedure should be applied in the order they appear below: <ul style="list-style-type: none"> ○ If operating machinery or equipment, stop work; ○ Demarcate the site with danger tape; ○ Determine GPS position if possible; ○ Report findings to the construction foreman; ○ Report findings, site location and actions taken to superintendent; ○ Cease any works in immediate vicinity; ○ Visit site and determine whether work can proceed without damage to findings; ○ Determine and demarcate exclusion boundary; ○ Site location and details to be added to the project’s Geographic Information System (GIS) for field confirmation by archaeologist; ○ Inspect site and confirm addition to project GIS; ○ Advise the National Heritage Council of Namibia (NHCN) and request written permission to remove findings from work area; and

Environmental Feature	Impact	Management Actions
		<ul style="list-style-type: none">○ Recovery, packaging and labelling of findings for transfer to National Museum.● Should human remains be found, the following actions will be required:<ul style="list-style-type: none">○ Apply the chance find procedure as described above;○ Schedule a field inspection with an archaeologist to confirm that remains are human;○ Advise and liaise with the NHC and Police; and○ Remains will be recovered and removed either to the National Museum or the National Forensic Laboratory.

3.5 OPERATION AND MAINTENANCE PHASE

The management actions included in **Table 3-4: Operation and maintenance management actions** below apply during the operation and maintenance phase of these developments.

Table 3-4: Operation and maintenance management actions

Environmental Feature	Impact	Management Actions
EMP training	Lack of EMP awareness and the implications thereof	All contractors appointed for maintenance work on the respective services infrastructure must ensure that all personnel are aware of necessary health, safety and environmental considerations applicable to their respective work.
Property development	EMP non-compliance	The Property Development EMP (see Appendix A) should be included as part of the title deed for every erf sold.
Monitoring	EMP non-compliance	The ECO should monitor the implementation of the Property Development EMP: <ul style="list-style-type: none"> • The ECO should inspect the site before construction starts; and • The ECO should inspect the site at the end of the construction period.
Water	Surface and groundwater contamination	<ul style="list-style-type: none"> • Ensure that all properties are connected to a professionally designed and constructed water and wastewater infrastructure. • A no-go buffer area of at least 15 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. • Contaminated runoff from the various operational activities should be prevented from entering any surface or ground water bodies. • Ensure that surface water accumulating on-site are channeled and captured through a proper storm water management system to be treated in an appropriate manner before disposal into the environment. • Disposal of waste from the various activities should be properly managed.

Environmental Feature	Impact	Management Actions
		<ul style="list-style-type: none"> • A permit must be issued by the Department of Water Affairs for the operation of septic tanks and French drains as the preferred method for sewage management on site. • Domestic waste water produced on site is treated in a Septic Tank system and final effluent disposed into French drain.
Aesthetics	Visual impacts	<p>The proponent should consult with a view to incorporate the relevant local/national/international development guidelines which addresses the following:</p> <ul style="list-style-type: none"> • The use of 'green' technologies within the architectural designs and building materials of the development. • The incorporation of indigenous vegetation, natural colours and building materials such as wood and stone into property development.
Energy efficiency	Waste of scarce resources	<p>The proponent should consult, with the view to incorporate the relevant local/national/international development guidelines which addresses the following:</p> <ul style="list-style-type: none"> • The use of solar geysers and solar panels for the general lighting and heating of water for buildings. • Use of designs and building materials, which reduce dependency on artificial heating and cooling. • The incorporation of water saving initiatives within the development's design and plans in order to reduce water demands.
Noise	Noise nuisance impact	<p>The proponent should consult with the view to incorporate the relevant local/national/international guidelines to manage the generation of noise in the development area.</p>
Waste management		<ul style="list-style-type: none"> • Sufficient waste storage containers are available on site. • Waste should be removed from new properties on a regular basis by an authorised waste management company.

Environmental Feature	Impact	Management Actions
		<ul style="list-style-type: none"> • Waste should be disposed of at a municipal approved waste disposal site. • Hazardous waste is separated from non-hazardous waste. • Hazardous waste should be disposed of at a registered hazardous waste disposal site.

3.6 DECOMMISSIONING PHASE

The decommissioning of these developments is not foreseen. In the event that these developments are decommissioned the following management actions should apply.

Table 3-5: Decommissioning phase management actions

Environmental Feature	Management Actions
Deconstruction activity	Many of the mitigation measures prescribed for construction activity for these developments (Table 3-3 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 3-3 above.

Appendix A - Property Development Environmental Management Plan

Environmental feature	Mitigation measure
Conservation of vegetation	<ul style="list-style-type: none"> • All trees listed (with co-ordinates provided) in the title deed for this erf should be conserved as far as practicably possible. These trees should be incorporated into the planning layout of any structures to be erected on this erf. • Where listed trees cannot be accommodated by the planned structures to be built, written motivation should be submitted to Okakarara Town Council requesting permission to remove such trees. Only once a permit has been received from the municipality may the owner of the erf remove affected trees.
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 disposed of at municipal 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 – Water Quality Guidelines**THE WATER ACT, 1956 (ACT 54 OF 1956) AND ITS REQUIREMENTS IN TERMS OF WATER SUPPLIES FOR DRINKING WATER AND FOR WASTE WATER TREATMENT AND DISCHARGE INTO THE ENVIRONMENT****1. INTRODUCTION**

The provisions of the Water Act are intended, amongst other things, to promote the maximum beneficial use of the country's water supplies and to safeguard water supplies from avoidable pollution.

The drinking water guidelines are not standards as no publication in the Government Gazette of Namibia exists to that effect. However the Cabinet of the Transitional Government for National Unity adopted the existing South African Guidelines (461/85) and the guidelines took effect from 1 April 1988 under the signature of the then Secretary for Water Affairs.

The sections of the Water Act that relate to the discharge of industrial effluents are: -
Section 21(1) which states that

- The purification of waste water shall form an integral part of water usage and
- that purified effluents shall comply with the General Standard Quality restrictions as laid out in Government Gazette R553 of 5 April 1962 and
- Section 21(2) which further stipulate that this purified effluent be returned as close as possible to the point of abstraction of the original water.

Where a local authority has undertaken the duty of disposing of all effluents from an industrial process the provisions of Section 21(1) and 21(2) apply to the local authority and not the producer of the effluents. If there is difficulty in complying with these provisions then the applicant may apply for an exemption from the conditions in terms of Section 21(5) and 22(2) of the Water Act. The Permanent Secretary after consultation with the Minister may grant the issuance of a Waste Water Discharge Permit under Sections 21(5) and 22(2) subject to such conditions as he may deem fit to impose.

After independence, the Government of the Republic of Namibia decided that for the interim the existing guidelines will continue to be valid and to remain in use until a proper study has been conducted and new standards have been formulated (Article 140 of Act 1 of 1990).

2. GUIDELINES FOR THE EVALUATION OF DRINKING-WATER QUALITY FOR HUMAN CONSUMPTION WITH REGARD TO CHEMICAL, PHYSICAL AND BACTERIOLOGICAL QUALITY

Water supplied for human consumption must comply with the officially approved guidelines for drinking-water quality. For practical reasons the approved guidelines have been divided into three basic groups of determinants, namely:

- Determinants with aesthetic / physical implications: TABLE 1.
- Inorganic determinants: TABLE 2.
- Bacteriological determinants: TABLE 3.

2.1 CLASSIFICATION OF WATER QUALITY

The concentration of and limits for the aesthetic, physical and inorganic determinants define the group into which water will be classified. See TABLES 1 and 2 for these limits. The water quality has been grouped into 4 quality classes:

- 2.1 Group A: Water with an excellent quality
- 2.2 Group B: Water with acceptable quality
- 2.3 Group C: Water with low health risk

Group D: Water with a high health risk, or water unsuitable for human consumption.

Water should ideally be of excellent quality (Group A) or acceptable quality (Group B), however in practice many of the determinants may fall outside the limits for these groups.

If water is classified as having a low health risk (Group C), attention should be given to this problem, although the situation is often not critical as yet.

If water is classified as having a higher health risk (Group D), urgent and immediate attention should be given to this matter.

Since the limits are defined on the basis of average lifelong consumption, short-term exposure to determinants exceeding their limits is not necessarily critical, but in the case of toxic substances, such as cyanide, remedial measures should immediately be taken.

The overall quality group, into which water is classified, is determined by the determinant that complies the least with the guidelines for the quality of drinking water.

TABLE 1: DETERMINANTS WITH AESTHETIC / PHYSICAL IMPLICATIONS

DETERMINANTS	UNITS*	LIMITS FOR GROUPS			
		A	B	C	D**
Colour	mg/l Pt***	20			
Conductivity	mS/m at 25 °C	150	300	400	400
Total hardness	mg/l CaCO ₃	300	650	1300	1300
Turbidity	N.T.U****	1	5	10	10
Chloride	mg/l Cl	250	600	1200	1200
Chlorine (free)	mg/l Cl	0,1- 5,0	0,1 – 5,0	0,1 – 5,0	5,0
Fluoride	mg/l F	1,5	2,0	3,0	3,0
Sulphate	mg/l SO ₄	200	600	1200	1200
Copper	µg/l Cu	500	1000	2000	2000
Nitrate	mg/l N	10	20	40	40
Hydrogen Sulphide	µg/l H ₂ S	100	300	600	600
Iron	µg/l Fe	100	1000	2000	2000
Manganese	µg/l Mn	50	1000	2000	2000
Zink	mg/l Zn	1	5	10	10
pH****	pH-unit	6,0 – 9,0	5,5 – 9,5	4,0 – 11,0	4,0 – 11,0

- * In this and all following tables "l" (lower case L in ARIAL) is used to denote dm³ or litre
 2.3 All values greater than the figure indicated.
 2.2 Pt = Platinum Units
 3.0 Nephelometric Turbidity Units
 **** The pH limits of each group exclude the limits of the previous group

TABLE 2: INORGANIC DETERMINANTS

DETERMINANTS	UNITS	LIMITS FOR GROUPS			
		A	B	C	D*
Aluminium	µg/l Al	150	500	1000	1000
Ammonia	mg/l N	1	2	4	4
Antimony	µg/l Sb	50	100	200	200
Arsenic	µg/l As	100	300	600	600
Barium	µg/l Ba	500	1000	2000	2000
Beryllium	µg/l Be	2	5	10	10
Bismuth	µg/l Bi	250	500	1000	1000
Boron	µg/l B	500	2000	4000	4000
Bromine	µg/l Br	1000	3000	6000	6000
Cadmium	µg/l Cd	10	20	40	40
Calcium	mg/l Ca	150	200	400	400
Calcium	mg/l CaCO ₃	375	500	1000	1000
Cerium	µg/l Ce	1000	2000	4000	4000
Chromium	µg/l Cr	100	200	400	400
Cobalt	µg/l Co	250	500	1000	1000
Cyanide (free)	µg/l CN	200	300	600	600
Gold	µg/l Au	2	5	10	10
Iodine	µg/l I	500	1000	2000	2000
Lead	µg/l Pb	50	100	200	200
Lithium	µg/l Li	2500	5000	10000	10000
Magnesium	mg/l Mg	70	100	200	200
Magnesium	mg/l CaCO ₃	290	420	840	840
Mercury	µg/l Hg	5	10	20	20
Molybdenum	µg/l Mo	50	100	200	200
Nickel	µg/l Ni	250	500	1000	1000
Phosphate	mg/l P	1	See note below	See note below	See note below
Potassium	mg/l K	200	400	800	800
Selenium	µg/l Se	20	50	100	100
Silver	µg/l Ag	20	50	100	100
Sodium	mg/l Na	100	400	800	800
Tellurium	µg/l Te	2	5	10	10
Thallium	µg/l Tl	5	10	20	20
Tin	µg/l Sn	100	200	400	400
Titanium	µg/l Ti	100	500	1000	1000
Tungsten	µg/l W	100	500	1000	1000
Uranium	µg/l U	1000	4000	8000	8000
Vanadium	µg/l V	250	500	1000	1000

All values greater than the figure indicated.

Note FOR Table 2 on phosphate: Phosphates are not toxic and essential for all life-forms. Natural water will, however, seldom contain phosphate; it is generally seen as an indicator of pollution and is usually accompanied by other pollutants. Wherever drinking water is combined with or consists wholly of reclaimed or recycled water, it may be expected to contain phosphate. The general guideline for a concentration level to be aimed at is 1 mg/l as P. But in many cases this may be difficult to achieve technically. For this reason the Department will allow a phosphate concentration level of up to 5 mg/l as P in water intended for human consumption. Please refer also to the "Note on Phosphate" under Section 3: General Standards for Waste/Effluent.

2.2 BACTERIOLOGICAL DETERMINANTS

The bacteriological quality of drinking water is also divided into four groups, namely:

- Group A: Water which is bacteriological very safe;
- Group B: Water which is bacteriological still suitable for human consumption;
- Group C: Water which is bacteriological risk for human consumption, which requires immediate action for rectification;
- Group D: Water, which is bacteriological unsuitable for human consumption.

TABLE 3: BACTERIOLOGICAL DETERMINANTS

DETERMINANTS	LIMITS FOR GROUPS			
	A**	B**	C	D*
Standard plate counts per 1 ml	100	1000	10000	10000
Total coliform counts per 100 ml	0	10	100	100
Faecal coliform counts per 100 ml	0	5	50	50
E. coli counts per 100 ml	0	0	10	10

□ All values greater than the figure indicated.
 ** In 95% of the samples.

NB If the guidelines in group A are exceeded, a follow-up sample should be analysed as soon as possible.

2.3 FREQUENCY FOR BACTERIOLOGICAL ANALYSIS OF DRINKING-WATER SUPPLIES

The recommended frequency for bacteriological analysis of drinking water is given in Table 4.

TABLE 4: FREQUENCY FOR BACTERIOLOGICAL ANALYSIS

POPULATION SERVED	MINIMUM FREQUENCY OF SAMPLING
More than 100 000	Twice a week
50 000 – 100 000	Once a week
10 000 – 50 000	Once a month
Minimum analysis	Once every three months

3 GENERAL STANDARDS FOR WASTE / EFFLUENT WATER DISCHARGE INTO THE ENVIRONMENT

All applications in terms of Section 21(5) and 22(2), for compliance with the requirements of Section 21(1) and 21(2) of the Water Act (Act 54 of 1956) that purified water shall comply with the General Standard as laid out in Government Gazette Regulation R553 of 5 April 1962.

TABLE 5 GENERAL STANDARDS FOR ARTICLE 21 PERMITS (EFFLUENTS)

DETERMINANTS	MAXIMUM ALLOWABLE LEVELS
Arsenic	0,5 mg/l as As
Biological Oxygen Demand (BOD)	no value given
Boron	1,0 mg/l as B
Chemical Oxygen Demand (COD)	75 mg / l as O
Chlorine, residual	0,1 mg/l as Cl ₂
Chromium, hexavalent	50 Ng/l as Cr(VI)
Chromium, total	500 Ng/l as Cr
Copper	1,0 mg/l as Cu
Cyanide	500 Ng/l as CN
Oxygen, Dissolved (DO)	at least 75% saturation**
Detergents, Surfactants, Tensides	0,5 mg/l as MBAS – See also Note 2
Fats, Oil & Grease (FOG)	2,5 mg/l (!gravimetric method)
Fluoride	1,0 mg/l as F
Free & Saline Ammonia	10 mg/l as N
Lead	1,0 mg/l as Pb
Oxygen, Absorbed (OA)	10 mg / l as O*
pH	5,5 – 9,5
Phenolic Compounds	100 Ng/l as phenol
Phosphate	1,0 mg/l as P - See also Note 1
Sodium	not more than 90 mg/l Na more than influent
Sulphide	1,0 mg/l as S
Temperature	35°C
Total Dissolved Solids (TDS)	not more than 500 mg / l more than influent
Total Suspended Solids (TSS)	25 mg/l
Typical faecal Coli.	no typical coli should be counted per 100 ml
Zinc	5,0 mg/l as Zn

* Also known as Permanganate Value (or PV).

** In Windhoek the saturation level is at approx. 9 mg/l O₂.

Note (1) on phosphate: Phosphates are not toxic and essential for all life forms. Natural water will seldom contain phosphate; it is generally seen as an indicator of pollution and is usually accompanied by other pollutants. Wherever drinking water is combined with or consists wholly of reclaimed or recycled water, it may be expected to contain phosphate. There is no general guideline for phosphate contained in the Regulation 553. But generally it is assumed that eutrophication or algal bloom in dams is promoted by nutrient concentrations as low as 0,01 mg/l as P; generally a phosphate concentration limit for dams of 0,1 mg/l is recommended. All water that is consumed and subsequently discharged, will eventually end up in rivers, dams or

groundwater – that is why for potable water, a concentration level of 1 mg/l as P is aimed at.

But, again, in many cases of waste and effluent treatment, this may be difficult to achieve technically, or the required waste and effluent treatment infrastructure is not available; as the required infrastructure is sophisticated and expensive. The current situation calls for a compromise and for this reason, this Department will judge each application individually on its merits and allow, in certain cases, a phosphate concentration level of up to 15 mg/l as P in any effluent or waste stream to be discharged into the environment. This regulation is subject to be reviewed every two years, calculated from the date of approval of this document.

Note (2) on detergents, surfactants and ten sides: The MBAS (or methylene blue active substances) – test does not encompass all surface active compounds currently, commercially available. The limit given is therefore only a guideline. Many of the cleaning agents are toxic to biological life-forms in rivers and dams. It should be taken into consideration that some commercial products interfere with the effective removal of oil, fat and grease by grease and fat traps, by breaking up such long-chain molecules into shorter ones. These cleaning agents thus effectively allow such components to pass through the traps and land into sections of a treatment plant further down the line and interfere with the process there.

Many cleaning agents contain very powerful disinfectants, and/or biocides. Such substances may interact with biological treatment processes. They may reduce the effectiveness of such treatment or 'kill' it completely, if they land in septic tanks, biofilters or even activate-sludge plants. Their activity may be attenuated by dilution.

4. AUTHORIZATION

Herewith, the Guidelines for the Evaluation of Drinking Water for Human Consumption with regard to Chemical, Physical and Bacteriological Quality, as well as the General Standards for Article 21* Permits, amended for detergents, surfactants, ten sides, as well as phosphates, are confirmed and remain in force until further notice.

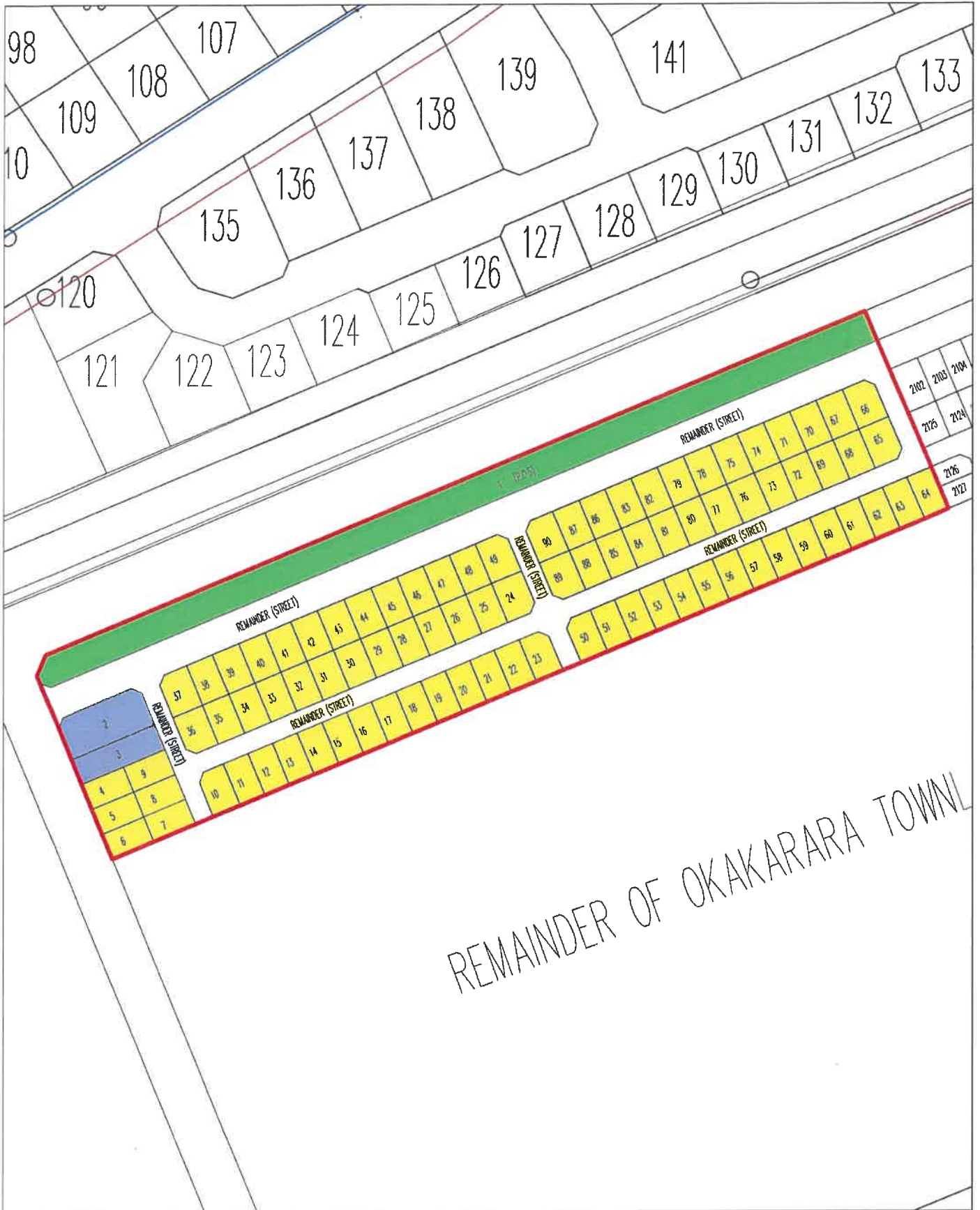
Issued under my hand with the authority vested in my office, within the Ministry for Agriculture, Water and Rural Development,

PERMANENT SECRETARY

WINDHOEK,

DATE STAMP

Annexure G: Layout Map of the Proposed Development



REMAINDER OF OKAKARARA TOWN

PROPOSED ZONING LEGEND:

- RESIDENTIAL
- BUSINESS
- P.O.S

PROPOSED ZONING PLAN OF FOR THE NEWLY
PROPOSED SUBDIVIDED PORTION OF
OKAKARARA TOWN AND TOWNLANDS NO.517.

SCALE: 1/3000



MARCH, 2022

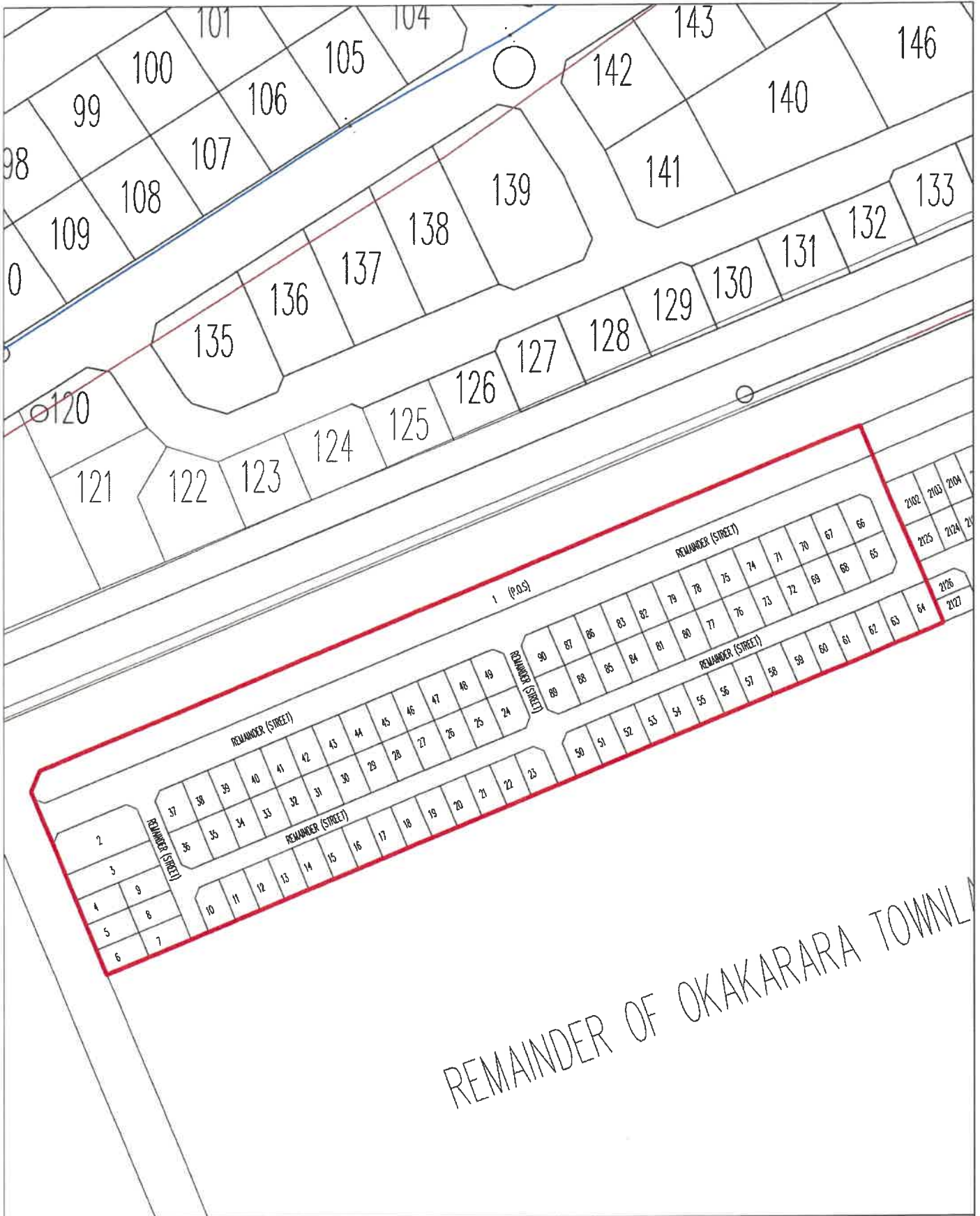
**Plan Africa
Consulting cc**



TEL:(061) 212096
CELL:0812716189
P.O.Box 41114 Windhoek

Erf list for the Proposed Township Establishment on a Portion of Okakarara Town and Townlands No.517					
Erf No.	Land Use	Erf Size (m ²)	Erf No.	Land Use	Erf Size (m ²)
1	P.O.S	10873	46	Residential	464
2	Business	1431	47	Residential	464
3	Business	935	48	Residential	465
4	Residential	469	49	Residential	519
5	Residential	469	50	Residential	487
6	Residential	468	51	Residential	457
7	Residential	468	52	Residential	457
8	Residential	470	53	Residential	457
9	Residential	470	54	Residential	457
10	Residential	490	55	Residential	457
11	Residential	461	56	Residential	457
12	Residential	461	57	Residential	458
13	Residential	461	58	Residential	458
14	Residential	461	59	Residential	458
15	Residential	461	60	Residential	458
16	Residential	461	61	Residential	458
17	Residential	462	62	Residential	458
18	Residential	461	63	Residential	458
19	Residential	462	64	Residential	458
20	Residential	462	65	Residential	514
21	Residential	462	66	Residential	521
22	Residential	462	67	Residential	467
23	Residential	492	68	Residential	461
24	Residential	513	69	Residential	461
25	Residential	459	70	Residential	466
26	Residential	459	71	Residential	466
27	Residential	459	72	Residential	461
28	Residential	459	73	Residential	462
29	Residential	475	74	Residential	465
30	Residential	475	75	Residential	478
31	Residential	459	76	Residential	478
32	Residential	458	77	Residential	478
33	Residential	458	78	Residential	478
34	Residential	457	79	Residential	461
35	Residential	458	80	Residential	462
36	Residential	511	81	Residential	462
37	Residential	517	82	Residential	464
38	Residential	463	83	Residential	463
39	Residential	463	84	Residential	462
40	Residential	463	85	Residential	462
41	Residential	464	86	Residential	463
42	Residential	464	87	Residential	463
43	Residential	477	88	Residential	462
44	Residential	477	89	Residential	516
45	Residential	464	90	Residential	516

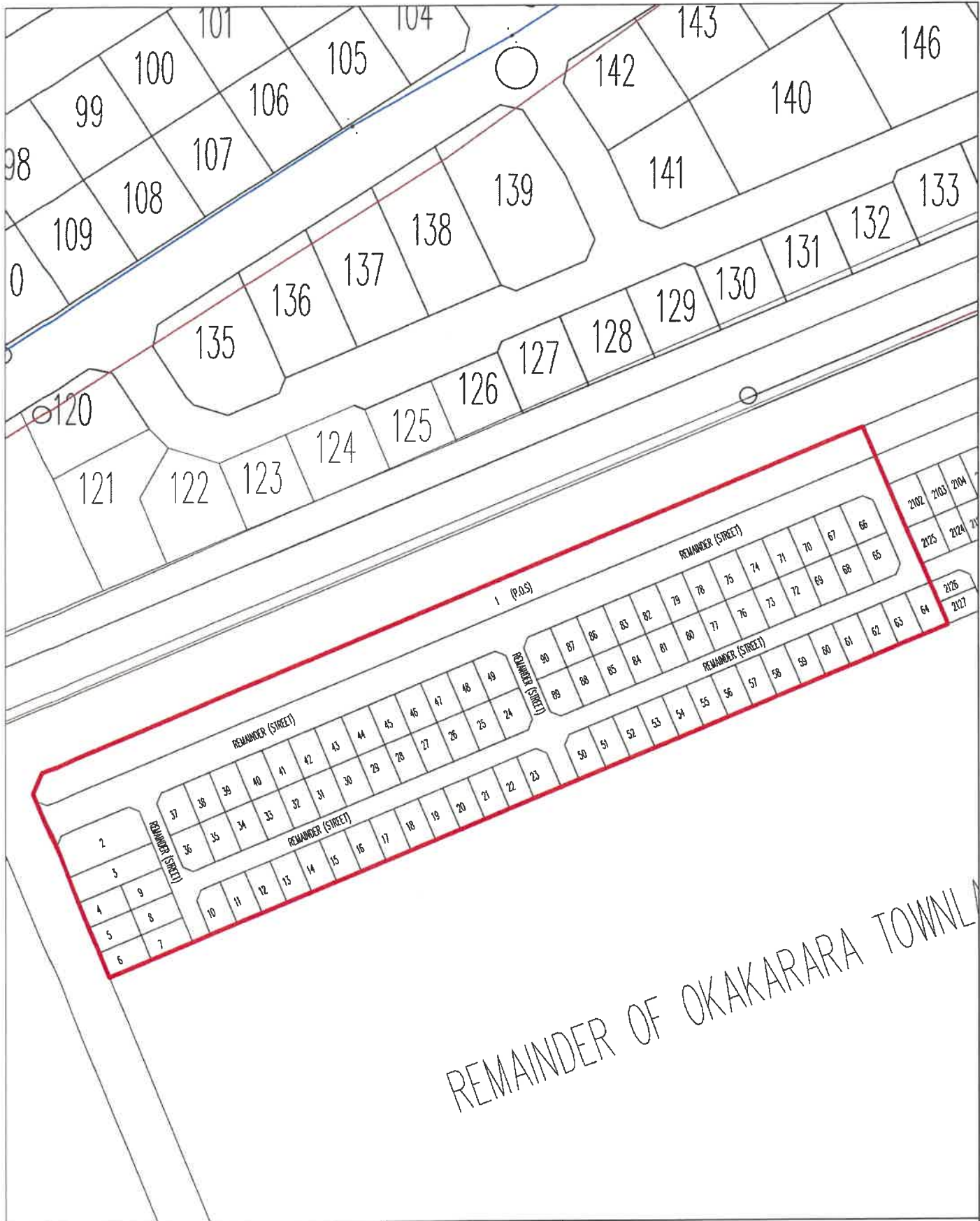
Utility Table for a Portion of Okakarara Town and Townlands No.517				
Erf No.	Land Use	No. of Erven	Erf Size (m ²)	%
4 - 90	Residential	87	40 805	55
2 & 3	Business	2	2 366	3
1	P.O.S	1	10 873	15
	Streets		20 294	27
Total		90	74 338	100



Annexure G: Layout Map of the Proposed Development

Erf list for the Proposed Township Establishment on a Portion of Okakarara Town and Townlands No.517					
Erf No.	Land Use	Erf Size (m ²)	Erf No.	Land Use	Erf Size (m ²)
1	P.O.S	10873	46	Residential	464
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10	Residential	490	55	Residential	457
11	Residential	461	56	Residential	457
12	Residential	461	57	Residential	458
13	Residential	461	58	Residential	458
14	Residential	461	59	Residential	458
15	Residential	461	60	Residential	458
16	Residential	461	61	Residential	458
17	Residential	462	62	Residential	458
18	Residential	461	63	Residential	458
19	Residential	462	64	Residential	458
20	Residential	462	65	Residential	514
21	Residential	462	66	Residential	521
22	Residential	462	67	Residential	467
23	Residential	492	68	Residential	461
24	Residential	513	69	Residential	461
25	Residential	459	70	Residential	466
26	Residential	459	71	Residential	466
27	Residential	459	72	Residential	461
28	Residential	459	73	Residential	462
29	Residential	475	74	Residential	465
30	Residential	475	75	Residential	478
31	Residential	459	76	Residential	478
32	Residential	458	77	Residential	478
33	Residential	458	78	Residential	478
34	Residential	457	79	Residential	461
35	Residential	458	80	Residential	462
36	Residential	511	81	Residential	462
37	Residential	517	82	Residential	464
38	Residential	463	83	Residential	463
39	Residential	463	84	Residential	462
40	Residential	463	85	Residential	462
41	Residential	464	86	Residential	463
42	Residential	464	87	Residential	463
43	Residential	477	88	Residential	462
44	Residential	477	89	Residential	516
45	Residential	464	90	Residential	516

Utility Table for a Portion of Okakarara Town and Townlands No.517				
Erf No.	Land Use	No. of Erven	Erf Size (m ²)	%
4 - 90	Residential	87	40 805	55
2 & 3	Business	2	2 366	3
1	P.O.S	1	10 873	15
	Streets		20 294	27
Total		90	74 338	100




REMAINDER OF OKAKARARA TOWNLANDS

Total Portion Area= 74337m² = 7.4 ha
 Total Res Designed Area= 43169m² = 4.3 ha
 Total P.O.S Area = 10873m² = 1.0 ha
 Portion Remainder (Streets) = 20295m² = 2.0 ha

PROPOSED SUBDIVISION PLAN OF A PORTION OF OKAKARARA TOWN AND TOWNLANDS NO.517 IN 11 AND MORE ERVEN AND THE REMAINDER(STREETS).

SCALE: 1/3000


 MARCH, 2022

Plan Africa Consulting cc

 TEL:(061) 212096
 CELL:0812716189
 P.O.Box 4114 Windhoek

