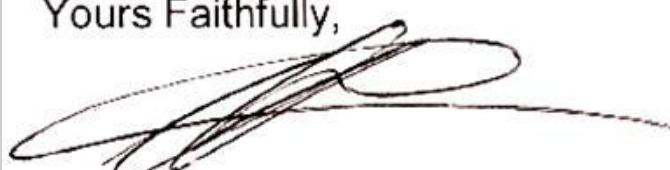


Title	ENVIRONMENTAL MANAGEMENT PLAN: Subdivision and rezoning of Portion 3 of Farm No. 166, Swakopmund, and registration of Right of Way Servitudes.
Scope of Work	Environmental Clearance for Subdivision of Portion 3 of Farm No. 166, Swakopmund, into 13 Portions and Remainder; Rezoning of proposed Portions A to H; and registration of Right of Way Servitudes.
Proponent	Swakop River Eco Consortium Contact Person: Mr. Kirby Macintosh Tel: +264 (64) 404830 Fax: +264 (64) 403351 Po Box: 658 Swakopmnd Email: Kirby@mlaarch.com
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Date	28 November 2024
Signature of EAP	<div style="text-align: center;"> <p>Yours Faithfully,</p>  A R VAN DER WESTHUIZEN </div>

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1. INTRODUCTION

This Environmental Management Plan (EMP) aims to reduce and mitigate the risks, both environmentally and socially, concerned with the registration of a right of way servitude to accommodate a street.

Since the registration of a right of way servitude is seen as a listed activity it is needed to perform a Scoping procedure and report that ultimately leads to the compilation of the Environmental Management Plan (EMP). The construction of the proposed street surface is the activity that will be labour intensive and most of the risk identified are aimed at reducing the impacts on the natural environment or the urban fabric. This EMP is a product of the scoping report compiled after the analysis of the site and completion of the statutory processes involved and the public participation process.

Although the projected impact of the Proponents intentions is of a very low nature there is always a control measure needed to maintain the balance. This EMP can be used by both the Proponent for the servitude and construction of the street and as a guideline for future developers of the individual portions.

As with all Environmental Impact Assessment processes, the Environmental Management Plan is the most important document to effectively mitigate any potential or foreseen negative impacts on the natural and urban fabric. It is the intention of this EMP to mitigate the identified potential impacts that may result from this project. It is thus imperative that be implemented from the start of the project and the monitoring actions to be implemented during the Planning and Design Phase, Construction Phase and Operation and Maintenance Phase.

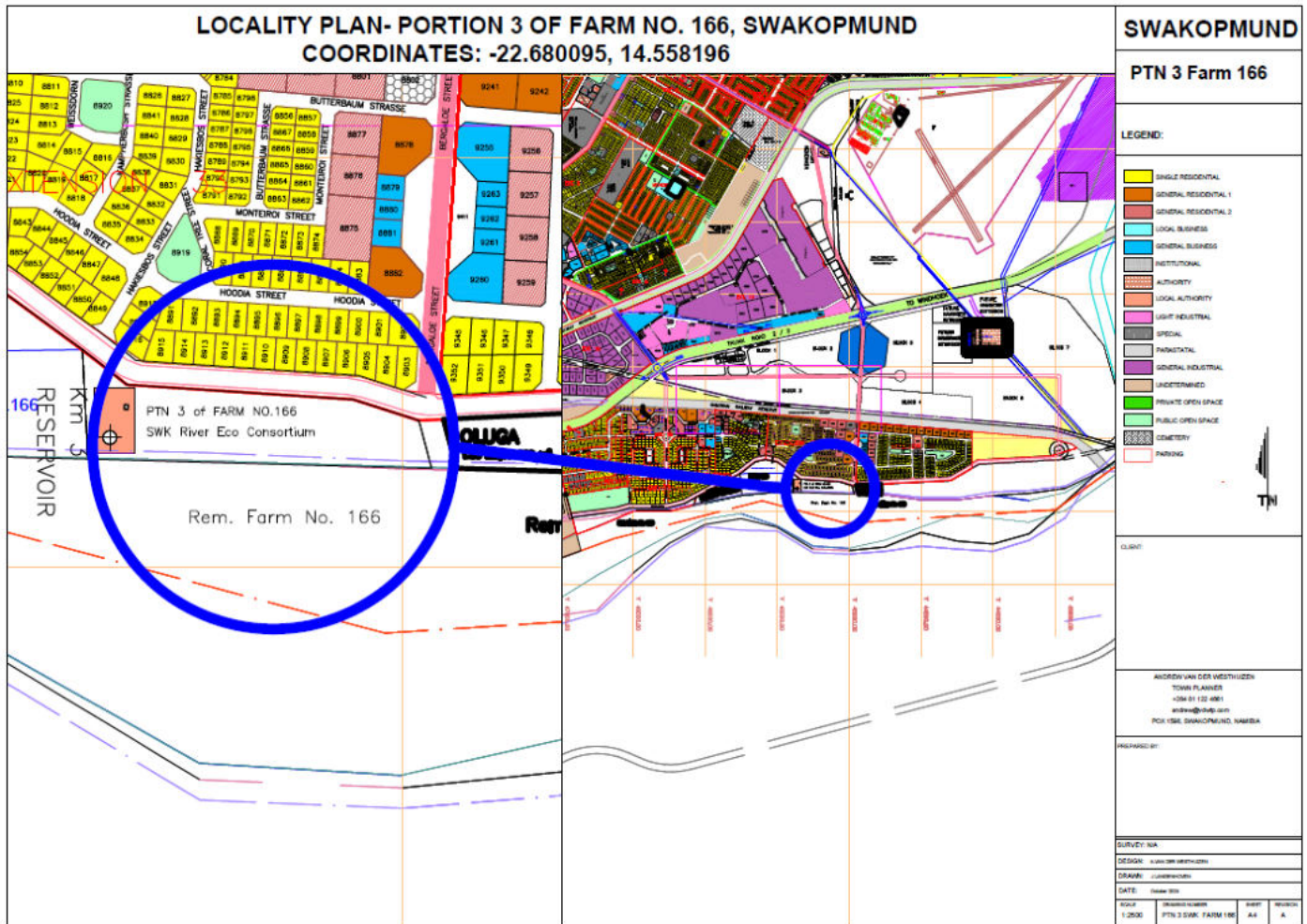
To follow is an overview of the project in terms of the current status, proposed intentions, responsibilities of role players, applicable laws and the management requirements / actions to be implemented by the Proponent.

The Scoping report is not always available to the various role players and as such it is imperative to give an overview of the most important aspects that is applicable to the site and the everyday operation of the site. It is the aim of this EMP to give a broad-based overview to the end-user to ensure that all role players are properly informed of all the aspects of the site itself and the intended scope of work related to the proposed servitude and the future road / street.

2. CURRENT SITUATION

2.1. Locality

Portion 3 of the Farm No. 166, Swakopmund, currently measures 3,6158 ha in extent and is located along Duneside Avenue on the southern boundary of Swakopmund. Portion 3 of the Farm No. 166, Swakopmund, can be found at the Coordinates: -22.680095, 14.558196. The site is located in an area that is rapidly expanding with numerous future extensions, to the north and east of Portion 3, that is already planned and approved by the Local Authority. As previously mentioned, Ext 32 Swakopmund, is soon to be serviced and the Municipality will release more erven to the north in Ext 33.



2.2. Ownership and Current Status

As previously indicated in the introduction, the property is owned by the Proponent, Swakop River Eco Consortium, by means of Deed of Transfer No 4348/2013. Part of the property was used to serve as a water reservoir but the aforesaid has been decommissioned many years ago. The structures still remain on the premises but is delapidated and will be removed by the Proponent. The majority of the property is empty and flat with a few scattered rocks and bushes.

Once the intentions of the proponent have been completed the various properties, those that are being sold, will then be transferred to the names of the prospective buyers or new owners.

2.3. Zoning

The current zoning of Portion 3 of the Farm No. 166, Swakopmund, is General Business in terms of the Swakopmund Town Planning Scheme No.12. Table B below clearly indicates the Primary uses for which the land may be used for and the Secondary Uses to be practiced only with consent from Council.

TABLE B

	1	2	3	4
	ZONE	MAP REFERENCE	PURPOSES FOR WHICH LAND MAY BE USED	PURPOSES FOR WHICH LAND MAY BE USED AND BUILDINGS MAY BE ERECTED AND USED WITH THE SPECIAL CONSENT OF THE COUNCIL ONLY
D	General Business	Blue fill	Shops, Office Buildings, Parking Garages, Licensed Hotels, Blocks of Flats, Residential Buildings	Service Stations, Service Industry, Launderettes, Dry-cleanettes, Place of Assembly, Place of Amusement, Institutional Buildings, Drive-in Cafés, Funeral Parlours and Chapels, Warehouses, Liquor Stores, Bed and Breakfast, Pensions.

As can be seen in Table B, the property has a wide variety of uses in terms of its current rights. All the uses under its Primary Rights are high intensity uses, meaning that the volumes of persons that could be accommodated for on site is rather extensive.

The propose intentions of the Proponent will as a matter of fact change the zoning of a number of portions of land that is to be created by the subdivision. The new zonings will have less of an intense impact as opposed to the General Business zoning.

3. INTENTIONS OF CLIENT

It is the intention of the Proponent to, as mentioned earlier in this document, to subdivide Portion 3 of Farm No. 166 into 13 Portions and a Remainder. Portions A to G will be rezoned and used for Single Residential purposes, Portion H is intended to be used for General Residential Purposes and the remaining Portions will remain for General Business purposes.

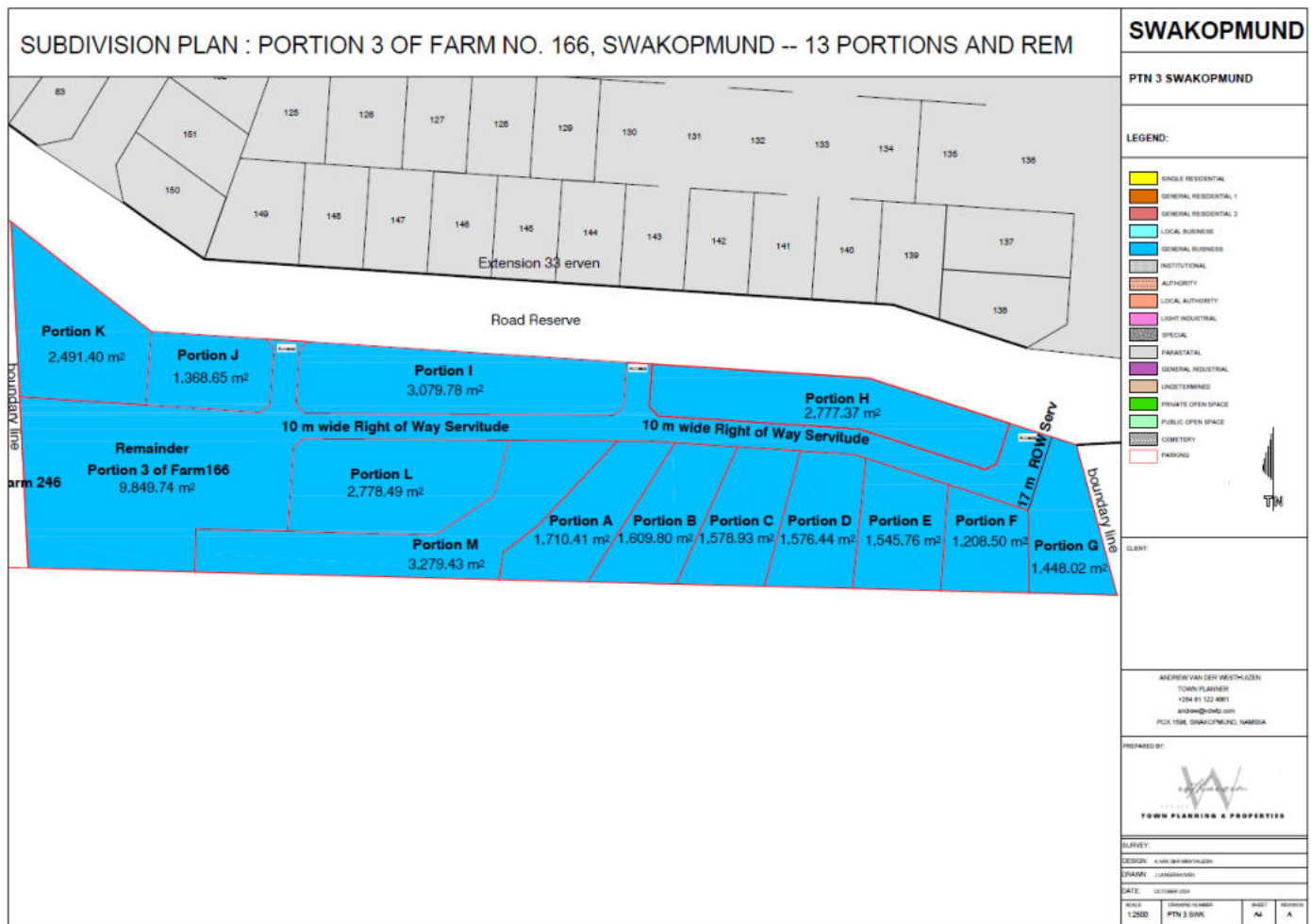
The subdivision of the Property will allow for smaller properties that can collectively make better use of the 3.6ha site as opposed to one bulky development that is purely business orientated. The proposal of the Proponent will as a matter of fact only enhance the overall character of the area and blending in with the future intentions of the Local Authority with specific reference to the future Extensions 32, 33 and 36.

It is the intention of the Proponent to have the area developed in a spacious and low-rise manner to complement that natural environment in terms of its scenic views. The residential component has also been given a density of 1:900m² to ensure that no residential property can simply apply for subdivision and subsequently promote densification.

To access the individual plots created by the proposed subdivision the Proponent intends to register a right of way servitude over the remainder of the property. This servitude will be interlocked to form a formal road that is to be owned and maintained by the developer. If in future the Proponent wish to dispose of the street to the Local Authority then the statutory process can be completed.

3.1. Subdivision of Portion 3 of Farn No.166 into 13 Portions and Remainder

The subdivision of the land will create 13 new smaller portions ranging between 1200m² to approximately 9 900m².



Subdivision Plan with Current Zoning

3.2. Rezoning of Proposed Portions A to H

After the proposed subdivision is done then all the properties are still zoned as General Business and it will thus be required to rezone Portions A to H to accommodate their proposed uses.

Portions A to G will be rezoned from General Business to Single Residential with a density of 1:900m² to effectively be used for single residential purposes. Portion H will be rezoned to General Residential 2 with a density of 1:250m² to accommodate future townhouses.

Portions I to M, including the remainder of Portion 3, will retain a general business zoning to effectively accommodate the identified intentions for the various plots. The business properties have sizes in excess of 2400m² with the exception of Portion J.

This Servitude will serve all of the 13 Portion A – M with internal access over the Remainder of Portion 3. The developer will be responsible for the construction and maintenance of the road to be situated on the servitude. If in future the developer wishes to donate the street to the Municipality then a mere subdivision can be done from the Remainder of Portion 3.

4. RESPONSIBILITIES OF DIFFERENT ROLE-PLAYERS

Swakop River Eco Consortium (Proponent/Developer) is ultimately responsible for the implementation of the EMP. The Proponent may delegate this responsibility at any time, as they deem necessary, from construction, operation and maintenance before handover of infrastructure. The implementation of this EMP requires the involvement of several key individuals, each fulfilling a different but vital role to ensure sound environmental management during each phase of these developments. The following positions and their respective responsibilities are outlined below:

4.1. The Developer/Proponent (Swakop River Eco Consortium)

Responsible for the implementation of the final EMP document, as approved by the Environmental Commissioner, before the commencement of the Construction phase and to ensure that the proposed development complies with the Environmental Management Act's requirements and the Environmental Clearance given.

4.2. The Proponent's Representative

If the Proponent does not manage all aspects of the planning & design, construction, and operation & maintenance phase activities, referred to in this EMP, they should assign this responsibility to a suitably qualified individual to oversee the activities. The Proponent may decide to assign the role of a Proponents Representative to one person for all phases. Alternatively, the Proponent may decide to assign a separate PR for each developmental phase of the project.

During the Planning & Design (tender preparation) Phase, the Representative will have the following responsibilities regarding the implementation of this EMP:

- Ensuring that the necessary legal authorizations have been obtained.
- Developing, managing, implementation of, and maintaining all Development Guidelines.
- To ensure the contractor signs the EMP before the commencement of the development.
- Ensure that the management requirements inform the planning and design of the relevant infrastructure developments (i.e., that these requirements are considered during the Planning and Design Phase, not as an afterthought); and
- Ensure that the management requirements inform the preparation of tender documents for the construction of the relevant infrastructure developments.

During the Construction, Operation and Maintenance Phases the Proponent Representative shall assist the Environmental Control Officer where necessary and will have the following responsibilities regarding the implementation of this EMP:

- Ensuring that the necessary legal authorizations and permits have been obtained by the Contractor.
- Assisting the Contractor in finding environmentally responsible solutions to problems with input from the Environmental Officer where necessary.
- Management and monitoring of individuals and/or equipment on-site in terms of compliance with the EMP.
- Issuing fines for the transgression of site rules and penalties for contravention of the EMP; and
- Providing input into the Environmental Officers ongoing internal review of the EMP. This review report should be submitted every month to the Proponent.

4.3. Environmental Control Officer

The Environmental Control Officer should be a competent person appointed by the Proponent. The Environmental Control Officer is the Developer's on-site representative primarily responsible for the monitoring and review of on-site environmental management and implementation of the EMP by the Contractor. If no Environmental Control Officer is appointed then all duties will fall upon the Proponent.

Responsibility:

- Assisting the Proponents Representative in ensuring that the necessary legal authorizations have been obtained.
- Management and facilitation of communication between the Proponents Representative, Proponent, the Contractor, and I&APs about this EMP and matters incidental thereto.
- Conduct monthly site inspections of all construction and/or infrastructure maintenance areas about compliance with this EMP.
- Monitor and verify adherence to the EMP (audit the implementation of the EMP) and verify that environmental impacts are kept to a minimum.
- Taking appropriate action if the specifications of the EMP are not adhered to.
- Assisting the Contractor in finding environmentally responsible solutions to problems.
- Advising on the removal of person(s) and/or equipment not complying with the provisions of the EMP in consultation with the Proponents Representative.
- Recommending the issuing of fines for transgressions of site rules and penalties for contraventions of the EMP; and
- Undertaking an annual review of the EMP and recommending additions and/or changes to the document.

4.4. The Contractor & Sub-contractor/s

It is envisaged that various contractors might be appointed at various times for various tasks throughout the life cycle (construction through to operation & maintenance phase) of this project. To ensure sound environmental management, the relevant sections of this EMP should be included in all contracts of work outsourced thus legally binding all appointed contractors and sub-contractors.

Responsibility:

- To comply with the Environmental Authorization and undertake construction activities in an environmentally sensitive manner and rehabilitation of the site.
- To undertake good housekeeping practices during the duration of the project.
- To ensure that adequate environmental awareness training takes place in the employees' language of choice.
- Report any environmental concerns noticed on and around the primary site of concern to the Proponent's Representative and/or Environmental Officer.

4.5. The Environmental Assessment Practitioner

The Environmental Assessment Practitioner is responsible to conduct the required Environmental Application which includes compiling an EMP for the proposed development. The EMP is to be submitted with the scoping EA report as supporting documents to the application for an ECC to the Environmental Commissioner of the Ministry of Environment and Tourism. This EMP will be used by Contractors and Engineers as well as the Proponent in guiding them during the construction and operation of the townships to ensure that the impacts on the environment are limited or avoided altogether.

5. ENVIRONMENTAL AWARENESS TRAINING

All contractors should ensure that adequate environmental awareness training of senior site personnel takes place and that all construction workers and new employees receive an induction presentation on the importance and implications of the EMP before the work commencing. The presentation should be conducted by the ECO, in the employees' language of choice.

6. APPLICABLE LEGISLATION

As with any formal application to the Local Authority, Ministry of Urban and Rural Development and Ministry of Environment and Tourism is imperative to follow the correct procedures. Each of these institutions have a set of requirements that have to be fulfilled in order to accomplish the desired result in terms of an application.

The legislative document that had to be taken into consideration while performing the exercise of apply for Environmental clearance were the following:

6.1. The Environmental Management Act of 2007

The Environmental Management Act specifically deals with the requirements for Environmental applications. Its objective is to: “To promote the sustainable management of the environment and the use of natural resources by establishing principles for decision making on matters affecting the environment; to establish the Sustainable Development Advisory Council; to provide for the appointment of the Environmental Commissioner and environmental officers; to provide for a process of assessment and control of activities which may have significant effects on the environment; and to provide for incidental matters”.

6.2. The Urban and Regional Planning Act of 2018

The Urban and Regional Planning Act deals with the spatial development of land within Namibia and provides the framework for spatial development. The aim of the Act is to: “consolidate the laws relating to urban and regional planning; to provide for a legal framework for spatial planning in Namibia; to provide for principles and standards of spatial planning; to establish the urban and regional planning board; to decentralize certain matters relating to spatial planning; to provide for the preparation, approval and review of the national spatial development framework, regional structure plans and urban structure plans; to provide for the preparation, approval, review and amendment of zoning schemes; to provide for the establishment of townships; to provide for the alteration of boundaries of approved townships, to provide for the disestablishment of approved townships; to provide for the change of name of approved townships; to provide for the subdivision and consolidation of land; to provide for the alteration, suspension and deletion of conditions relating to land; and to provide for incidental matters”.

6.3. The Swakopmund Town Planning Scheme No. 12

“The general purpose of the Scheme is the coordinated and harmonious development of the area of Swakopmund including where necessary the redevelopment of any part thereof which has already been subdivided and built upon, in such a way as will most effectively tend to promote health, safety, order, amenity, convenience and general welfare as well as efficiency and economy and conservation of the existing character of the town, in the process of such development”.

6.4. The Swakopmund Structure Plan

The purpose of this document is to provide guidelines to the Swakopmund Municipality in dealing with issues of urban sprawl; integration of urban areas; stimulation of mixed-use development areas and residential densification; guiding the urban form through building height restrictions in development areas; development of the beach area for the use of all and re-connecting the town to the beach; defining the urban edges; improving permeability and mobility; maintaining and enhancing the character of the historic town centre; promoting the tourism, education, medical and cleaner technology sectors and encourage environmentally sustainable and visionary development.

It is imperative that the proposed development is initiated and steered within the legal framework of these document in order for fulfilment of the requirements and the best possible

outcome for the intended actions as being applied for.

7. PROJECT PHASES AND MANAGEMENT REQUIREMENTS / ACTIONS

The following will clearly define the responsibilities in terms of requirements and actions, of each role player involved during the respective phases of the project.

7.1. Planning and Design Phase of Project

During the planning and design phase of the project the following Management Requirements / Actions should be attended to by the Proponent and Management Team.

Feature	Management Requirements/Actions
Applications and approval	<ul style="list-style-type: none">• Obtain all the relevant approvals from the relevant Authorities. These include the following:<ul style="list-style-type: none">➤ Environmental Clearance Certificate (MEFT)➤ Council Approval for intentions➤ Ministerial Approval for intentions (MURD)➤ Obtain Approved Diagrams (Surveyor Generals Office)➤ Transfer new Erven to clients (Deeds Office)
Channels of Communication	<ul style="list-style-type: none">• Clear channels of communication to be established between the various role player.• The various role-players should be clearly identified
General observation	<ul style="list-style-type: none">• The management team be response the ensure compliance with the EMP.
Flora and Fauna (Biodiversity)	<ul style="list-style-type: none">• Do not clear or cut the any of the flora (Shrubs and Succulents) present on adjacent sites.• Before the construction of a boundary wall the site must be demarcated in order to minimise human activity on the remainder of the Open Space to the east.
Interested and Affected Parties	<ul style="list-style-type: none">• Communication with I & AP's

7.2. Construction Phase

During the Construction Phase the following Management Requirements / Actions should be attended to by the Proponent, Environmental Officer and Contractor:

Environmental Feature	IMPACT	Management Requirements / Actions	Responsible Entity
Weekly Visual inspection	Visual and Social Impact	<ul style="list-style-type: none"> Weekly site inspections to be done to ensure compliance with the EMP 	Proponent, Environmental Officer and Contractor
Building rubble	Visual impact and topsoil contamination	<ul style="list-style-type: none"> Proper onsite disposal facility (skip). Regular site cleanup 	Environmental Officer Contractor
Hazardous waste	Contamination of Topsoil.	<ul style="list-style-type: none"> Proper onsite disposal facilities. Disposal of such waste should be done in accordance to the Municipal bylaws. Disposal only at Municipal approved sites 	Environmental Officer Contractor
General waste	Visual impact and soil contamination	<ul style="list-style-type: none"> The construction site should be kept tidy and neat at all times. No waste may be buried or burned on the site No waste may remain on site after the completion of the project. 	Environmental Officer Contractor
Road safety	Injury or loss of life	<ul style="list-style-type: none"> Clear and Proper demarcation of road to be used by construction 	Contractor

		vehicles	
Safety around work sites	Injury or loss of life	<ul style="list-style-type: none"> • Excavations and trenches should be left open for the shortest time possible. • Clearly Demarcate excavated areas and sand piles with demarcation tape to avoid injury. 	Contractor
Ablution facilities	Non-compliance with Health and Safety Regulations / unhygienic site conditions	<ul style="list-style-type: none"> • Portable toilets (i.e. easily transportable) should be available at every construction site. • Separate toilets should be available for men and women and should clearly be indicated as such. 	Environmental Officer Contractor
General health and safety	Injury or loss of life	<ul style="list-style-type: none"> • All workers should have access to the relevant personal protective equipment (PPE). • No workers should be allowed to drink alcohol during work hours. 	Contractor
Noise	Nuisance impacts	<ul style="list-style-type: none"> • Work hours should be restricted to between normal working hours being 08h00 to 17h00. • The use of power tools and heavy machinery 	Contractor

		<p>should be limited and only be used when required in order to limit the noise pollution.</p> <ul style="list-style-type: none"> • Proper planning in order to minimise time on site. 	
Dust	Nuisance and health impacts	<ul style="list-style-type: none"> • A watering truck should be used on gravel roads with the heaviest 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. • Cover all stockpiles with plastic to minimise windblown dust. • Dust protection masks should be provided to workers 	Contractor
Service Infrastructure	Loss of Services	<ul style="list-style-type: none"> • Contractors to identify all municipal Infrastructure service lines. • Clearly demarcate such services to avoid damage and interruption of services. 	Contractor

Storage of Building Materials	Injury, loss of life, visual and soil contamination	<ul style="list-style-type: none"> • All building materials to be property stored on site in a safe manner. • All material be clearly demarcated with demarcation tape. 	Contractor
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7.3. Maintenance and Operation Phase of Project

During the maintenance and operation phase of the project the proponent and appointed contractor of the time should perform the following Management Requirements / Actions.

Feature	Impact	Management Requirements / Actions	Responsible Entity
Environmental Awareness training	Lack of EMP awareness and the implications thereof	<ul style="list-style-type: none"> • All contractors appointed for maintenance work on the respective streets must ensure that all personnel are aware of necessary health, safety and environmental considerations applicable to their respective work. 	Proponent, Environmental Control Officer and Contractor
Dust	Health Impacts and Nuisance	<ul style="list-style-type: none"> • Should dust levels become significant dust suppression techniques should be applied. 	Contractor

		<ul style="list-style-type: none"> Waterless dust suppression means should be utilised within areas experiencing water scarcity. 	
General Cleanliness	Visual & Social Impact	<ul style="list-style-type: none"> Regular check-ups to see whether the site is and socially acceptable manner. 	Environmental Control Officer and Proponent
Visual apparency of Structures	Visual & Social Impact	<ul style="list-style-type: none"> Periodic renovation and painting of structures and walls. 	Proponent

8. CONCLUSION

It is our opinion that if the above EMP is incorporated and used as a guideline in the awareness training and day to day activities on site It will as a matter of fact serve its purpose in terms of mitigating and limiting potential negative impact.

The EMP should be made available to all the different role-players involved on the project and should form the basis of the planning and design phase to ensure compliance throughout the project.

Although the servitude and the constructions of the road will not have any significant impact the natural environment or existing urban structure it is of utmost importance to effectively implement the EMP and amend needed. This will effectively help to addresses potential impacts and positively respond to the greater purpose of environmental and urban management and protection.