ECC – 01438

Serial: Yhg8EK1438

REPUBLIC OF NAMIBIA

MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM

OFFICE OF THE ENVIRONMENTAL COMMISSIONER

ENVIRONMENTAL CLEARANCE CERTIFICATE

ISSUED

In accordance with Section 37(2) of the Environmental Management Act (Act No. 7 of 2007)

TO

Venmar Fishing (Pty)
P O Box 5981, Walvis Bay

TO UNDERTAKE THE FOLLOWING LISTED ACTIVITY

Prposed Fisherman's Village: Affordable Housing Project of ±660 dwelling units: 5ha Portion of Erf 5757 Kuisebmond, Walvis Bay, Erongo Region

MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM
Private Bag 13306
WINDHOEK, NAMIBIA
25 JUN 2021
ENVIRONMENTAL COMMISSIONER
REPUBLIC OF NAMIBIA

ENVIRONMENTAL COMMISSIONER

Issued on the date: 2021-06-22

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ECC –

CONDITIONS OF APPROVAL

1. This environmental clearance is valid for a period of 3 (three) years, from the date of issue unless withdrawn by this office
2. This certificate does not in any way hold the Ministry of Environment and Tourism accountable for misleading information, nor any adverse effects that may arise from these activities. Instead, full accountability rests with the proponent and its consultants
3. This Ministry reserves the right to attach further legislative and regulatory conditions during the operational phase of the project
4. All applicable and required permits are obtained and mitigation measures stipulated in the EMP are applied particularly with respect to management of ecological impacts.
5. Strict compliance with national heritage guidelines and regulations is expected throughout the life-span of the proposed activity, therefore any new archaeological finds must be reported to the National Heritage Council for appropriate handling of such.

Environmental Management Plan (EMP) Renewal

Fisherman's Village: Affordable Housing Project, portion of Erf 5757, Kuisebmond, Walvis Bay, Republic of Namibia

FOR

Venmar Fishing (Pty) Ltd

Walvis Bay, Erongo Region, Namibia

MEFT Application Reference # 250225005434

March, 2025, 2025

PREPARED BY:

Erongo Consulting Group

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ACRONYMS AND DEFINITIONS

Acronym	Full Form	Definition/Brief Explanation
EMP	Environmental Management Plan	A formal document outlining mitigation measures, monitoring protocols, and compliance requirements for a project's environmental impacts.
ECC	Environmental Clearance Certificate	Official approval issued by the **DEA/MEFT** under EMA 2007, mandatory for projects with potential environmental impacts.
EMA	Environmental Management Act (No. 7 of 2007)	Namibian legislation governing environmental assessments, ECCs, and EMPs.
MEFT/DEA	Ministry of Environment, Forestry & Tourism / Directorate of Environmental Affairs	Namibian regulatory body overseeing environmental compliance (DEA operates under MEFT).
ECO	Environmental Control Officer	On-site officer responsible for EMP implementation and compliance during construction.
CBOs & NGOs	Community-Based Organizations & Non-Governmental Organizations	Local groups engaged in social/environmental advocacy and community liaison.
ER	Employer's Representative	Project overseer ensuring contractual and regulatory compliance (may also be called *Environmental Representative*).
PPE	Personal Protective Equipment	Safety gear (e.g., helmets, masks) for workers to mitigate health risks.
GIS	Geographic Information System	Digital mapping tool used for spatial planning (e.g., tree surveys, infrastructure layout).
I&APs	Interested and Affected Parties	Stakeholders (residents, businesses, authorities) consulted during public participation.
OHS	Occupational Health and Safety	Workplace safety programs, including **HIV/AIDS/TB awareness training** for laborers.
NHC	National Heritage Council	Namibian body overseeing cultural/archaeological heritage protection.

ANNEXURES FOR FISHERMAN'S VILLAGE AFFORDABLE HOUSING PROJECT EMP

1. **Annexure A: Land Alienation Approval**
    - Official approval letter from Ministry of Urban and Rural Development for alienation of Erf 5757 (Venmar Fishing Ministry Sale Approval.pdf)
    - Dated: [Date from letter]
    - Reference: 14/17/3/W5
2. **Annexure B: Subdivision Approval**
    - Certified Copy_Smaller than 300SQM_Ministers Approval_Kuisebmond.pdf
    - Ministerial approval for subdivision into erven <300m²
    - Dated: 9 February 2021
    - Reference: 1/4/1
3. **Annexure C: Township Amendment Plans**

- 5757 K_Township Amendment_Sheet 1.V2.pdf (Site Development Plan)
- 5757 K_Township Amendment_Sheet 2.V2.pdf (Township Amendments)
- Drawing references: AD and 34 CIRC
- Prepared by: Stewart Planning

4. **Annexure D: Board Approval Documentation**
    - Board Approval Kuisebmond Ext 15.pdf
    - Urban and Regional Planning Board Resolution Item 107/2022
    - Dated: 8 February 2023
    - Reference: 17/1/1/W5/3 Ext 15
5. **Annexure E: Municipal Council Resolution**
    - 5757 K Applicants Letter.pdf
    - Walvis Bay Municipal Council resolution
    - Meeting date: 9 November 2021
    - Reference: 5757 K
6. **Annexure F: Project Conditions & Requirements**
    - Compilation of all specific conditions from:
        - Board Approval (page 2-3 conditions a-j)
        - Municipal resolution (page 1-2 conditions 1-14)
        - Township amendment notes

1. INTRODUCTION:

Environmental Management Plan (EMP) for the Fisherman's Village Affordable Housing Project

This document presents the Environmental Management Plan (EMP) for the proposed Fisherman's Village Affordable Housing Project, located on a ±5-hectare portion of Erf 5757, Kuisebmond, Walvis Bay, Erongo Region, Namibia. The development includes the subdivision of land and rezoning from "Single Residential" to "Mixed Land Use" with a density of 1 dwelling unit per 50m², in accordance with the Walvis Bay Zoning Scheme. This rezoning will facilitate the construction of approximately 660 affordable housing units, along with the necessary supporting infrastructure. The proposed project has been outlined in the following figures: 1, 2, and 3.

Figure 1: Township establishment on Erf 5757, Kuisebmond Street, to be known as Kuisebmond Extension 15,

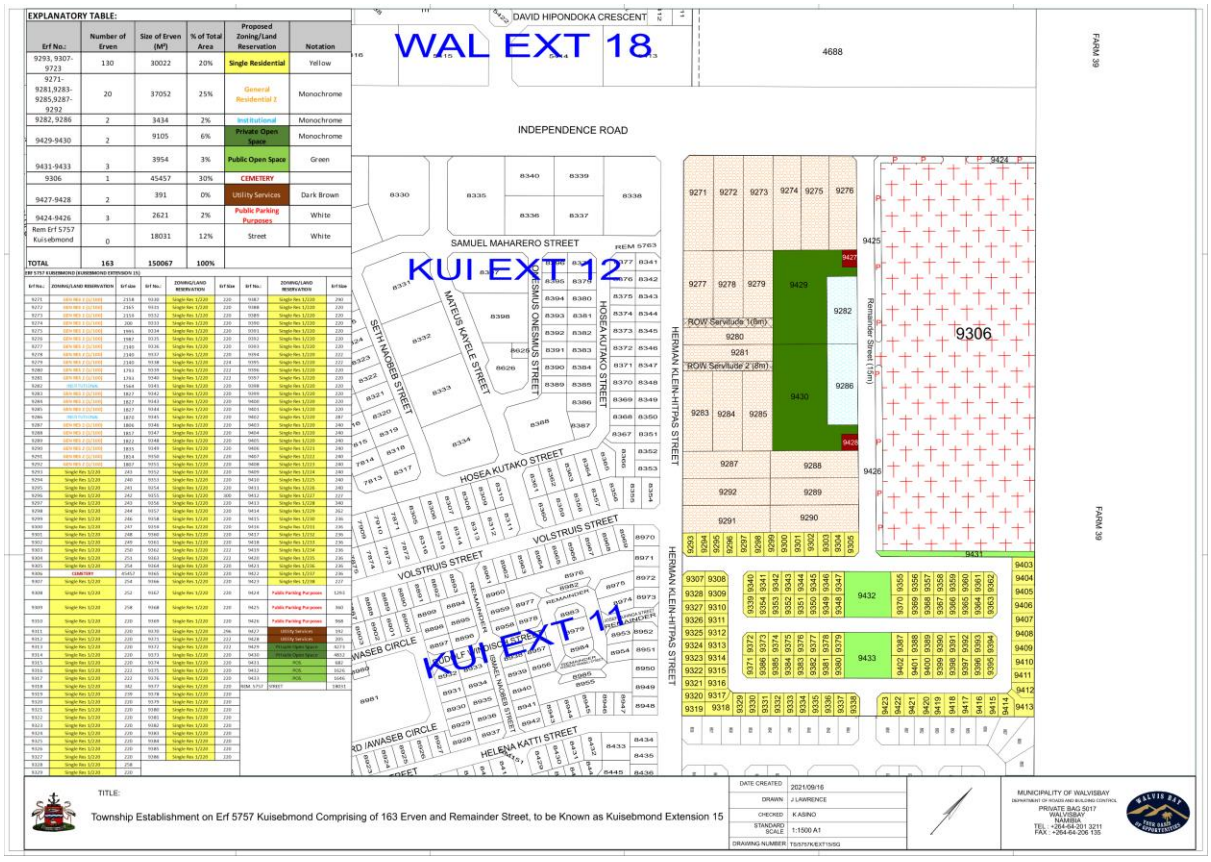
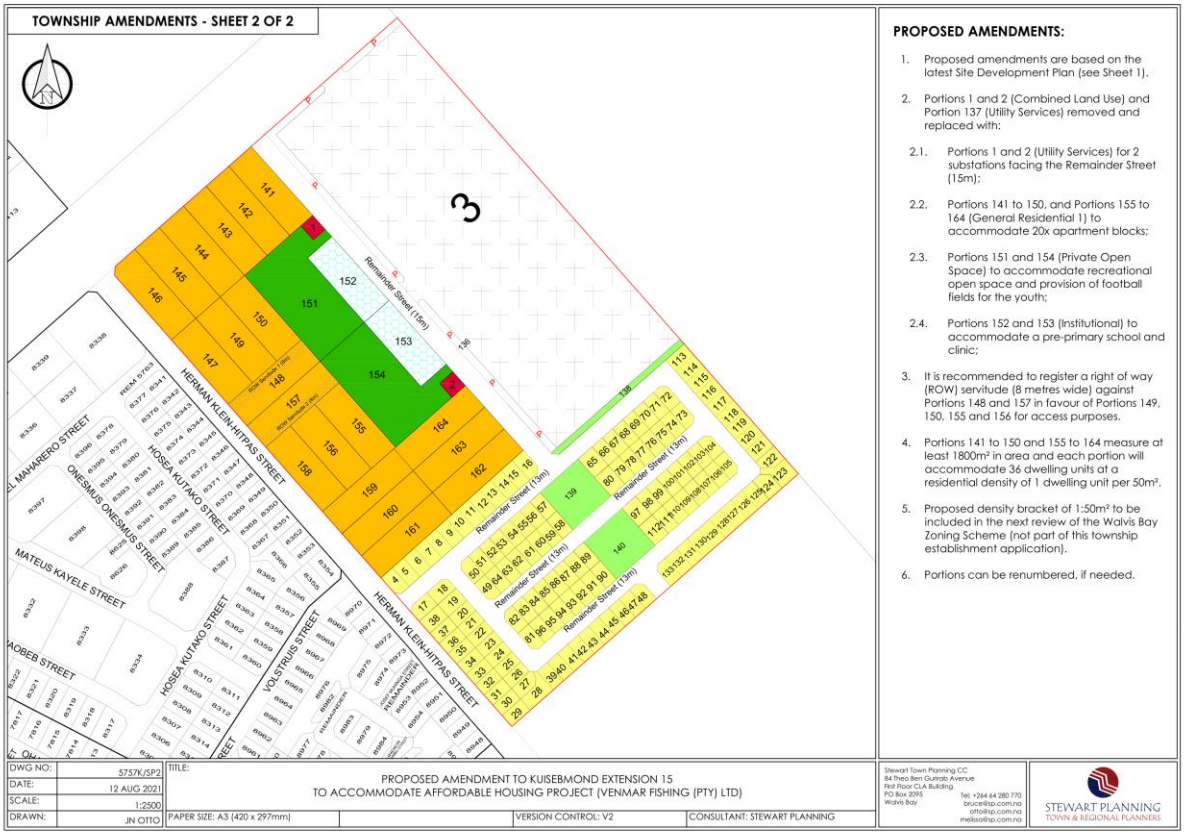


Figure 2: Proposed amendment to Kuisebmond extension 15 to accommodate affordable housing project



The Environmental Clearance Certificate (ECC) for the project expired, and Venmar Fishing (the proponent) is now legally required to renew the ECC under the Environmental Management Act (EMA) of 2007. The proponent must comply with all regulations outlined in the Act, particularly regarding the renewal process for the ECC, as the previous approval has lapsed. The environmental impacts assessed under the initial EIA will remain relevant for the EMP, but the renewal process must account for any changes, developments, or evolving regulations. The purpose of this EMP is to address the specific requirements for ensuring sustainable development and minimizing environmental harm during and after the construction of the housing units.

Legal Context for ECC Renewal

In accordance with the Environmental Management Act of 2007, the need for the Environmental Clearance Certificate (ECC) renewal is critical due to the expiration of the original certification. The Environmental Impact Assessment (EIA) conducted for the project at the time of its initial application, under Application Number: APP-002251, identified several activities that trigger

specific provisions under the Act. Therefore, the project is governed by the following key regulations, which require a renewed ECC to ensure compliance:

- **Activity 10.1 (a)**: The construction of oil, water, gas, petrochemical, and other bulk supply pipelines. This project involves the installation of bulk municipal services, as the land is currently unserviced.
- **Activity 10.1 (b)**: The construction of public roads. This project will involve the construction of public roads to support the housing development.
- **Activity 10.2 (a)**: The route determination of roads and design of associated physical infrastructure. Since the proposed development includes public roads, this activity applies.

Thus, the project cannot move forward without completion of the Environmental Scoping process and the renewal of the Environmental Clearance Certificate from the Directorate of Environmental Affairs (MEFT). The EIA conducted previously remains a foundational document for the renewal application, but it must be updated to reflect any changes in the scope or impact of the project since the initial clearance was granted.

Objectives of the EMP and ECC Renewal

This EMP aims to:

- **Ensure Compliance**: The primary objective of this EMP is to ensure compliance with the **Environmental Management Act (EMA) of 2007**, following the expired ECC. The proponent must demonstrate how potential environmental impacts have been mitigated and how compliance will be maintained throughout the development process.
- **Update and Address New Impacts**: The project may have experienced changes since the original approval. The EMP will provide an updated approach to managing these changes and addressing any new environmental impacts that have emerged since the initial EIA.
- **Sustainable Development**: The goal is to develop a housing project that balances the needs for affordable housing with environmental sustainability, ensuring minimal adverse effects on the surrounding ecosystem, particularly the coastal environment of Walvis Bay.
- **Stakeholder Engagement and Consultation**: The EMP also outlines the process of engaging with stakeholders, including the local community, environmental experts, and government authorities, ensuring that the project meets the public and regulatory expectations.
- **Monitoring and Reporting**: The EMP includes provisions for monitoring the project's environmental performance throughout its lifecycle, ensuring that mitigation measures are implemented effectively and any unexpected environmental issues are swiftly addressed.

Regulatory Requirements and Compliance for ECC Renewal

To renew the ECC, Venmar Fishing must submit the updated EMP to the Directorate of Environmental Affairs (DEA) for review and approval. The process requires an (re)assessment

of all potential environmental impacts that may result from the proposed development, considering factors such as:

- **Land Use**: The rezoning from "Single Residential" to "Mixed Use" may alter the environmental characteristics of the area, requiring detailed analysis of land use compatibility and impacts on local ecosystems.
- **Infrastructure Development**: The installation of bulk infrastructure services (water, electricity, sanitation) and the construction of new roads will have direct environmental consequences, including habitat disruption, soil erosion, and the management of waste.
- **Construction and Operational Impacts**: Short- and long-term impacts from construction activities, such as air quality deterioration, noise pollution, and vehicle emissions, must be carefully monitored and managed. Furthermore, the sustainability of the project's operational phase, including waste management and resource consumption, will need to be addressed.

Conclusion

In conclusion, this document outlines the necessary steps for the renewal of the Environmental Clearance Certificate (ECC) for the Fisherman's Village Affordable Housing Project, as mandated by the Environmental Management Act (EMA) of 2007. The expiration of the original ECC requires that the proponent, Venmar Fishing, fulfill the legal obligations and ensure that the environmental impacts of the project are managed responsibly. The updated Environmental Management Plan (EMP) will guide the project's compliance with environmental regulations, promote sustainable development, and ensure that all identified impacts are properly mitigated through an effective monitoring and management strategy.

As the development moves forward, the EMP will serve as a crucial tool for managing environmental risks and fulfilling the statutory requirements for the renewal of the ECC, ensuring the project aligns with Namibia's long-term sustainability goals.

2. STAKEHOLDER RESPONSIBILITIES IN DETAIL

2.1. Introduction

The success of the Fisherman's Village Affordable Housing Project is dependent on the collaboration and precise execution of responsibilities by various stakeholders. Each stakeholder has unique duties, ranging from project oversight, environmental compliance, construction execution, policy regulation, and community engagement. Effective coordination between these entities is essential to maintain quality, ensure sustainability, and achieve the project's objectives.

This section presents a comprehensive breakdown of each stakeholder's responsibilities using detailed tables to highlight key functions and contributions. Each table is followed by an explanation of why these responsibilities are critical for the overall success of the project.

2.2. Employer's Representative (ER)

The **Employer's Representative (ER)** serves as the primary **decision-maker and project overseer**, ensuring that all phases of the housing development comply with project specifications, contractual obligations, and regulatory requirements. The ER is also responsible for financial accountability, risk mitigation, and ensuring that contractors meet performance expectations.

Table 1: Employer's Representative – Oversight Responsibilities and Considerations

Responsibility Area	Detailed Responsibilities	Why This Matters
Project Oversight & Governance	¶ Supervises all project phases, ensuring timely execution and adherence to contractual agreements.	¶ Prevents delays, cost overruns, and quality issues.
Regulatory & Compliance Management	¶ Ensures compliance with building codes, environmental laws, and contractual obligations.	¶ Avoids legal issues and ensures safety and sustainability.
Stakeholder Coordination	¶ Acts as the central point of communication between contractors, consultants, and government bodies.	¶ Reduces miscommunication and enhances project efficiency.
Risk Management & Problem Resolution	¶ Identifies and mitigates risks related to cost, design flaws, and environmental concerns.	¶ Helps prevent financial losses and project failures.
Quality Control & Assurance	¶ Verifies that construction materials and work meet quality standards.	¶ Ensures that housing units are durable and safe.
Contract & Financial Management	¶ Manages contractor payments, budgeting, and dispute resolution.	¶ Prevents financial mismanagement and contractual breaches.

2.3. Environmental Control Officer (ECO)

The Environmental Control Officer (ECO) ensures that the construction activities align with environmental laws and best practices. The ECO plays a critical role in reducing environmental impact, enforcing sustainable construction methods, and ensuring that the project adheres to the approved Environmental Management Plan (EMP).

Table 2: Environmental Control Officer Responsibilities – Environmental Compliance & Sustainability Oversight

Responsibility Area	Detailed Responsibilities	Why This Matters
Environmental Monitoring	¶ Conducts frequent site inspections to check for violations of environmental laws.	¶ Ensures that pollution and ecological damage are minimized.
Waste Management Compliance	¶ Ensures that contractors follow proper waste disposal methods.	¶ Prevents environmental contamination and promotes recycling.
Regulatory Reporting & Documentation	¶ Prepares reports on environmental compliance for authorities.	¶ Helps in regulatory auditing and legal compliance.
Incident Response & Corrective Action	¶ Identifies environmental violations and recommends solutions.	¶ Ensures immediate action is taken to prevent long-term damage.
Community Engagement & Awareness	¶ Educates local workers and communities about environmental best practices.	¶ Increases public support and reduces conflicts over land use.

2.4. Contractors

The Contractors are responsible for the physical execution of the housing project, ensuring that all construction activities meet quality, safety, and environmental standards. Contractors must comply with the project's technical specifications and ensure timely completion.

Tab2:1Ceo n t r a c t o r -RCeosnpsotnrsuicbtiiloint iEexse c u t i o n , S a f e t y , a

Responsibility Area	Detailed Responsibilities	Why This Matters
Construction Execution	¶ Ensures that all structures are built according to approved designs and standards.	¶ Guarantees the durability and safety of housing units.
Safety & Occupational Health Compliance	¶ Implements safety measures to prevent workplace accidents.	¶ Protects workers and reduces liabilities.
Material Sourcing & Efficiency	¶ Procures construction materials responsibly and reduces waste.	¶ Reduces project costs and environmental impact.

Waste Disposal & Environmental Impact Reduction	¶ Ensures proper disposal of hazardous and non-hazardous materials.	¶ Maintains ecological balance and avoids legal penalties.
Workforce Management & Productivity	¶ Ensures skilled labor is available and meets project deadlines.	¶ Enhances project efficiency and reduces construction delays.

2.4.1. Erongo Consulting Group

The Erongo Consulting Group provides expert consulting in urban planning, environmental impact assessments, and regulatory compliance. Their role is to advise on sustainable development strategies and ensure that the project aligns with national housing policies.

Tab3:Erongo Consulting–UGrrboaunp PRleasnpnoinnsgi bainldi tSiuesst a i n a b i l i t y S t r

Responsibility Area	Detailed Responsibilities	Why This Matters
Environmental Impact Assessment (EIA) Support	¶ Conducts feasibility studies and environmental assessments.	¶ Identifies and mitigates risks before construction begins.
Regulatory Compliance Advisory	¶ Provides expert guidance on national and local housing laws.	¶ Ensures the project remains legally compliant.
Sustainability Planning & Resource Optimization	¶ Recommends eco-friendly construction practices.	¶ Reduces long-term environmental and operational costs.

2.4.2. Walvis Bay Municipality

The Walvis Bay Municipality ensures the project aligns with the city's zoning laws, urban planning policies, and infrastructure development plans.

Tab4:Mea l v i s B a y M u n i c + l p a a n l d t U y s e R e P 3 l p a o m n s i i n t o g i l a i n t d l e s n f r a s t r u c

Responsibility Area	Detailed Responsibilities	Why This Matters
Zoning & Land Use Regulation	¶ Approves land allocation for housing development.	¶ Ensures compliance with urban development goals.
Infrastructure Support	¶ Ensures roads, water, and electricity supply are integrated into the project.	¶ Enhances the livability and functionality of housing units.

2.4.3. Financial Institutions & Development Banks

These include local banks, international development banks, and private investors who provide financial support for the project.

Responsibilities:

Project Financing & Loan Management: Provides funding, loans, or grants to finance the construction and infrastructure development.

Risk Assessment & Financial Oversight: Ensures funds are used appropriately and minimizes financial risks.

Affordable Housing Incentives: Offers mortgage solutions or subsidies for low-income buyers.

Why They Matter? Without adequate funding, the project cannot progress. Financial institutions ensure capital flow, reducing financial risks.

2.4.4. Ministry of Urban and Rural Development (Government Body)

This government agency ensures the project aligns with national housing policies and urban development goals.

Responsibilities:

Policy & Regulatory Oversight: Ensures compliance with Namibia's national housing regulations.

Affordable Housing Grants & Incentives: Provides subsidies or incentives for low-cost housing.

Infrastructure & Public Service Integration: Ensures the project has access to roads, water, electricity, and sewage systems.

Why They Matter? Their support ensures policy alignment, funding opportunities, and smooth approval processes.

2.4.5. Community-Based Organizations (CBOs) & NGOs

Local **NGOs, faith-based groups, and community organizations** support the **social integration** of the project into the community.

Responsibilities:

Community Engagement & Social Integration: Helps in community outreach and acceptance of the project.

Skills Development & Job Creation: Trains local residents for construction jobs, ensuring local economic benefits.

Environmental & Social Advocacy: Ensures the project follows ethical and environmental standards.

Why They Matter? Their involvement ensures community participation, job creation, and social harmony.

2.4.6. Local Residents & Future Homeowners

The project is designed for local residents, and their participation ensures the housing units meet their needs.

Responsibilities:

Feedback & Community Input: Provides input on design, affordability, and facilities.
Participation in Stakeholder Meetings: Ensures their voices are considered in planning.
Commitment to Housing Agreements: Fulfills financial and social obligations related to homeownership.

Why They Matter? Engaging future homeowners ensures the project remains relevant and widely accepted.

2.2.10 Utility Providers (Water, Electricity, Telecommunications)

Companies such as NamWater, NamPower, and telecom providers ensure the project is well-serviced.

Responsibilities:

Infrastructure Planning & Service Delivery: Ensures access to clean water, reliable electricity, and internet.
Environmental Impact Minimization: Implements eco-friendly solutions for energy and water use.
Maintenance & Long-Term Service Agreements: Establishes plans for ongoing infrastructure maintenance.

Why They Matter? Without proper utilities, the housing project will be unlivable, making utility providers essential.

2.5. Conclusion

Each stakeholder has a **well-defined role** in ensuring that the **Fisherman's Village Affordable Housing Project** is completed **on time, within budget, and in compliance with environmental and regulatory standards**. By defining these roles clearly, the project can proceed efficiently while minimizing risks, enhancing sustainability, and fostering community support.

3. MANAGEMENT REQUIREMENTS

This Environmental Management Plan (EMP) has been structured to provide its various intended recipients - Developer, Environmental Representative (ER), Consulting Engineers, and Contractors - with mitigation measures immediately applicable to their respective scopes of work. The management requirements for the various stakeholders carrying out work for this project are divided according to the main project phases:

- **Permit and Relevant Legal Requirements**
- **Development Guidelines**
- **Planning and Design Phase Requirements**
- **Construction Tender Preparation Phase Requirements**
- **Construction Phase Mitigation Requirements**
- **Operation and Maintenance Phase Mitigation Requirements**

Each table outlines key legislative frameworks, specific management requirements, and relevant contact persons to facilitate compliance and accountability.

3.1. Permit and Relevant Legal Requirements

This table outlines the key legislative instruments and guidelines applicable to the Fisherman's Village Affordable Housing Project. It includes environmental, labor, road, water, and local governance regulations, as well as the roles of Walvis Bay Municipality, Erongo RED, and the Ministry of Local Government.

Table 5: Relevant Guidelines and Legislated Permit Requirements

THEME	LEGISLATION INSTRUMENT	MANAGEMENT REQUIREMENTS	CONTACT PERSON
Environmental	Environmental Management Act (EMA) 7 of 2007; EIA Regulations (GN) No. 28/2007 (GG No. 4878)	The **Environmental Clearance Certificate (ECC)** must be obtained, renewed, or amended as required. Amendments to this EMP necessitate an ECC amendment.	Environmental Commissioner (DEA) Tel: 061 284 2751
	"List of activities that may not be undertaken without ECC" GG No. 4878 GN No. 29	Any activities listed in this listing notice require an ECC and hence an **Environmental Assessment**.	
Labour	Labour Act 11 of 2007; Health and Safety Regulations (HSR) GN 156/1997 (GG 1617)	Adhere to all applicable provisions of the **Labour Act** and the **Health and Safety Regulations**, ensuring workplace safety and fair labor practices.	Labour Law Advice Tel: 061 309 957
Roads	Roads Ordinance 17	Á **Width of proclaimed roads and road reserve boundaries (S3.1)** Á **Control of traffic on urban trunk and main roads (S27.1)** Á **Rails, tracks, bridges, wires, cables, subways, or culverts across or under proclaimed roads (S36.1)** Á **Infringements, obstructions on, and interference with proclaimed roads (S37.1)** **- Distance from proclaimed roads at which fences are erected (S38)**	Mr. E. de Paauw (Roads Authority) Tel: 061 284 7027
Water	Water Act 54 of 1956; Water Resources Management Act 11 of 2013	**Effluent discharge permits** must be obtained per Section 21. Wastewater quality must comply with established water quality standards before being discharged into the environment.	Mr. Witbooi (MWAF) Tel: 061 208 7226
Local Authority	Walvis Bay Municipality By-Laws	Compliance with municipal by-laws related to **land use**, **zoning**, **waste management**, and **infrastructure development**.	Walvis Bay Municipality Tel: +264 64 201 3111
Electricity	Erongo RED Regulations	Ensure compliance with **Erongo RED** regulations for electricity supply, distribution, and infrastructure installation.	Erongo RED Tel: +264 64 205 6111
Local Government	Ministry of Urban and Rural Development (MURD)	Adherence to national policies on **urban development**, **housing**, and **local governance** as outlined by the Ministry of Urban and Rural Development.	Ministry of Urban and Rural Development Tel: +264 61 283 9111

3.2. Development Guidelines

The development guidelines provide overarching principles and environmental best practices that must be integrated into all project activities. These guidelines are designed to ensure that the Fisherman's Village Affordable Housing Project aligns with sustainable development goals, minimizes its environmental footprint, and maximizes social and economic benefits for the local community.

Below is an expanded version of Development Guidelines, detailing each category with specific actions, objectives, and implementation strategies.

Tab61Dee v e l o p m e n t G u i d e l i n e s

GUIDELINE CATEGORY	DESCRIPTION	SPECIFIC ACTIONS & IMPLEMENTATION STRATEGIES
Sustainable Site Selection	Avoid development in **ecologically sensitive areas**; prioritize **brownfield over greenfield sites** to minimize environmental disruption.	Á Conduct **environmental sensitivity mapping** to identify and avoid ecologically sensitive areas (e.g., wetlands, biodiversity hotspots). Á Prioritize the use of previously developed (brownfield) sites to reduce land degradation and preserve natural habitats. Á Ensure compliance with **zoning regulations** and **land-use plans** set by the Walvis Bay Municipality.
Waste Management	Implement **waste separation**, **recycling**, and **proper disposal protocols** to minimize environmental impact and promote a circular economy.	Á Develop a **Waste Management Plan** that includes waste separation at source, recycling initiatives, and proper disposal methods. Á Provide clearly marked waste bins for **hazardous**, **recyclable**, and **general waste** at all project sites. Á Partner with local recycling facilities and waste management companies to ensure proper disposal and recycling of materials. Á Conduct regular **waste audits** to monitor compliance and improve waste management practices.
Energy Efficiency	Integrate **renewable energy sources** and **energy-efficient infrastructure** to reduce the carbon footprint and promote sustainable energy use.	Á Install **solar panels** and other renewable energy systems to power common areas and reduce reliance on non-renewable energy sources. Á Use **energy-efficient appliances** and lighting systems (e.g., LED lights) in all housing units and public spaces. Á Implement **energy-saving measures** such as smart meters and energy monitoring systems to optimize energy use.

		Á Educate residents on **energy conservation practices** to promote long-term sustainability.
Water Conservation	Utilize **water-saving technologies**, **rainwater harvesting**, and **wastewater treatment measures** to ensure efficient water use and reduce strain on local water resources.	Á Install **low-flow faucets**, **dual-flush toilets**, and other water-saving devices in all housing units. Á Implement **rainwater harvesting systems** to collect and store rainwater for non-potable uses (e.g., irrigation, cleaning). Á Treat and reuse **greywater** for landscaping and other non-potable purposes. Á Regularly monitor **water usage** and implement measures to reduce consumption. Á Educate residents on **water conservation practices**.
Community Engagement	Establish a **stakeholder engagement framework** to ensure inclusive decision-making, address community concerns, and minimize social conflicts.	Á Develop a **Stakeholder Engagement Plan** that outlines how **Interested and Affected Parties (I&APs)** will be identified, consulted, and involved in decision-making processes. Á Hold regular **community meetings** and workshops to provide updates, gather feedback, and address concerns. Á Establish a **grievance mechanism** to allow community members to raise issues and receive timely responses. Á Ensure transparency by sharing project information, timelines, and progress reports with the community. Á Prioritize the hiring of **local labor** and the use of **local suppliers** to boost the local economy and foster community ownership.

Key Objectives of Development Guidelines

Á **Environmental Protection**: Minimize the project's impact on natural ecosystems, biodiversity, and natural resources.
Á **Resource Efficiency**: Promote the efficient use of energy, water, and materials to reduce waste and environmental degradation.
Á **Social Inclusion**: Ensure that the project benefits the local community by creating jobs, providing affordable housing, and fostering community participation.
Á **Economic Sustainability**: Support local businesses and suppliers, and promote long-term economic growth in the region.

Implementation and Monitoring

To ensure the successful implementation of these guidelines, the following steps will be taken:

- **Integration into Project Planning**: All development guidelines will be integrated into the **project planning and design phases** to ensure they are considered from the outset.
- **Training and Awareness**: Conduct **training sessions** for project staff, contractors, and residents to raise awareness about the importance of these guidelines and how to implement them.
- **Regular Monitoring and Reporting**: Establish a **monitoring framework** to track progress, measure outcomes, and identify areas for improvement. Regular reports will be shared with stakeholders to ensure transparency and accountability.
- **Adaptive Management**: Use feedback and monitoring data to refine and improve the implementation of these guidelines throughout the project lifecycle.

By adhering to these **development guidelines**, the Fisherman's Village Affordable Housing Project will not only achieve its goals of providing affordable housing but also set a benchmark for **sustainable and inclusive urban development** in Namibia.

3.3. Planning and Design Phase Requirements

The planning and design phase is a critical stage in the Fisherman's Village Affordable Housing Project, as it sets the foundation for environmental sustainability, resilience, and long-term viability. This phase ensures that all project components are designed with a focus on minimizing environmental impacts, enhancing climate resilience, and promoting biodiversity conservation. Below is an expanded version of Planning and Design Phase Requirements table, incorporating technical language, specific actions, and data-driven strategies.

Tab7:Planning and Design Phase Requirements

REQUIREMENT	DESCRIPTION	SPECIFIC ACTIONS & TECHNICAL STRATEGIES
Environmental Impact Assessments (EIA)	Conduct **Environmental Impact Assessments (EIAs)** for all major project components to identify, assess, and mitigate potential environmental risks.	- **Baseline Studies**: Conduct comprehensive baseline studies to assess the existing environmental conditions, including air quality, water resources, soil quality, and biodiversity. - **Impact Prediction**: Use predictive modeling tools to evaluate potential impacts on ecosystems, water resources, and air quality. - **Mitigation Measures**: Develop a **Mitigation Hierarchy** (avoid, minimize, restore, offset) to address identified impacts. - **Stakeholder Consultation**: Engage with **Interested and Affected Parties (I&APs)** to

		incorporate their concerns and feedback into the EIA process. Á **Monitoring Plan**: Establish a **post-EIA monitoring plan** to track the effectiveness of mitigation measures and ensure compliance with environmental regulations.
Infrastructure Resilience	Design structures to withstand **climate variability**, including **floods**, **extreme heat**, and **wind loads**, ensuring long-term durability and safety.	Á **Climate Risk Assessment**: Conduct a **climate risk assessment** to identify vulnerabilities to extreme weather events, such as flooding, heatwaves, and high winds. Á **Resilient Materials**: Use **climate-resilient building materials** (e.g., reinforced concrete, heat-reflective coatings) to enhance durability. Á **Flood Mitigation**: Design **elevated foundations** and **stormwater drainage systems** to mitigate flood risks. Á **Heat Mitigation**: Incorporate **passive cooling techniques** (e.g., shaded walkways, green roofs) to reduce the urban heat island effect. Á **Wind Load Calculations**: Ensure all structures are designed to withstand **wind loads** as per **SANS 10160-3:2019** standards for structural design.
Biodiversity Protection	Incorporate **green spaces** and **biodiversity corridors** to preserve local ecosystems, enhance habitat connectivity, and promote ecological balance.	Á **Ecological Surveys**: Conduct **ecological surveys** to identify sensitive habitats, endangered species, and biodiversity hotspots within the project area. Á **Green Infrastructure**: Design **green spaces** (e.g., parks, community gardens) and **biodiversity corridors** to connect fragmented habitats and support wildlife movement. Á **Native Landscaping**: Use **indigenous plant species** in landscaping to support local biodiversity and reduce water consumption. Á **Habitat Restoration**: Restore degraded areas within the project site to enhance ecological value. Á **Monitoring and Maintenance**: Establish a **biodiversity monitoring program** to track the health of local ecosystems and ensure the effectiveness of conservation measures.
Transportation Planning	Ensure **adequate road access**, **parking**, and **public transport integration** to minimize congestion, reduce	Á **Traffic Impact Assessment**: Conduct a **traffic impact assessment** to evaluate the project's impact on local road networks and identify mitigation measures.

	emissions, and promote sustainable mobility.	Á **Multi-Modal Transport**: Design **pedestrian-friendly pathways**, **cycle lanes**, and **public transport hubs** to promote non-motorized and low-emission transport options. Á **Parking Management**: Implement **parking management strategies** (e.g., designated parking zones, shared parking facilities) to reduce congestion and optimize land use. Á **Smart Mobility Solutions**: Integrate **smart mobility technologies** (e.g., real-time traffic monitoring, electric vehicle charging stations) to enhance transportation efficiency and reduce carbon emissions. Á **Public Transport Integration**: Collaborate with local authorities to ensure seamless integration with existing **public transport networks** (e.g., buses, taxis).

Key Objectives of the Planning and Design Phase

- Á **Environmental Stewardship**: Minimize the project's impact on natural ecosystems and resources through careful planning and design.
- Á **Climate Resilience**: Ensure that infrastructure is designed to withstand the impacts of climate change, including extreme weather events.
- Á **Biodiversity Conservation**: Protect and enhance local biodiversity through the creation of green spaces and ecological corridors.
- Á **Sustainable Mobility**: Promote efficient and low-emission transportation systems to reduce congestion and improve air quality.

Implementation and Monitoring

To ensure the successful implementation of these requirements, the following steps will be taken:

- Á **Integrated Planning**: Incorporate all planning and design requirements into the **project master plan** to ensure alignment with sustainability goals.
- Á **Stakeholder Collaboration**: Engage with **local authorities**, **environmental experts**, and **community representatives** to ensure that all requirements are met and concerns are addressed.
- Á **Technical Expertise**: Utilize **specialized consultants** (e.g., environmental scientists, civil engineers, urban planners) to provide technical input and ensure compliance with best practices.
- Á **Monitoring and Evaluation**: Establish a **robust monitoring framework** to track the implementation of planning and design requirements and assess their effectiveness.

By adhering to these **planning and design phase requirements**, the Fisherman's Village Affordable Housing Project will not only achieve its goals of providing affordable housing but also set a benchmark for **sustainable and resilient urban development** in Namibia.

3.3.1. Construction Tender Preparation Phase Requirements

The **construction tender preparation phase** is a pivotal stage in the Fisherman's Village Affordable Housing Project, ensuring that all **environmental considerations**, **social responsibilities**, and **financial provisions** are integrated into the tender documents. This phase ensures that contractors are fully aware of their obligations and can budget accordingly, while also promoting **local economic development** and **gender equality**. Below is an expanded version of **Construction Tender Preparation Phase Requirements**, incorporating **technical details**, **specific actions**, and **implementation strategies**.

Tab8:Construction Tender Preparation Phase Requir

REQUIREMENT	DESCRIPTION	SPECIFIC ACTIONS & TECHNICAL STRATEGIES
EMP Implementation	Include relevant sections of this **Environmental Management Plan (EMP)** in the tender documents to ensure contractors are aware of and can budget for environmental compliance.	¶ **EMP Integration**: Embed the EMP into the tender documents as a **mandatory requirement**, ensuring that all bidders are legally bound to comply with its provisions. ¶ **Contractual Obligations**: Clearly outline the **environmental performance standards** and **monitoring requirements** in the contract. ¶ **Environmental Clauses**: Include specific clauses related to **waste management**, **dust control**, **noise mitigation**, and **biodiversity protection**. ¶ **Compliance Reporting**: Require contractors to submit **monthly environmental compliance reports** to the Employer's Representative (ER) and Environmental Control Officer (ECO).
Financial Provision	Ensure financial provisions are made for **waste management**, **topsoil rehabilitation**, **health and safety training**, and **environmental awareness programs**.	¶ **Waste Management Budget**: Allocate funds for **waste separation**, **recycling facilities**, and **proper disposal** of construction waste. ¶ **Topsoil Rehabilitation**: Include costs for **topsoil stockpiling**, **rehabilitation of borrow pits**, and **landscaping** in the tender.

		¶ **Health and Safety Training**: Budget for **occupational health and safety (OHS)** training programs, including **HIV/AIDS**, **TB awareness**. ¶ **Environmental Awareness Programs**: Allocate funds for **environmental induction training** for all workers and subcontractors. ¶ **Contingency Funds**: Set aside a **contingency budget** for unforeseen environmental or social issues that may arise during construction.
Recruitment	Maximize the use of **local labor** and ensure **gender equality** in recruitment practices to promote social inclusion and economic development.	¶ **Local Labor Quotas**: Include a **minimum percentage requirement** for the hiring of local labor (e.g., 70% of unskilled labor must be sourced from the local community). ¶ **Gender Equality**: Implement a **gender-balanced recruitment policy**, ensuring that women are given equal opportunities for employment, particularly in roles such as **flag bearers**, **administrative support**, and **environmental monitors**. ¶ **Skills Development**: Partner with local training institutions to provide **skills development programs** for local workers, enhancing their employability and capacity to contribute to the project. ¶ **Recruitment Transparency**: Establish a **transparent recruitment process** that is free from discrimination and ensures fair treatment of all applicants. ¶ **Subcontractor Compliance**: Require subcontractors to adhere to the same recruitment policies, ensuring consistency across all levels of the project.

Key Objectives of the Construction Tender Preparation Phase

Á **Environmental Compliance**: Ensure that all contractors are fully aware of and committed to implementing the EMP, minimizing the project's environmental impact.

- **Financial Preparedness**: Allocate adequate funds for environmental and social initiatives, ensuring that these aspects are not overlooked during construction.
- **Social Inclusion**: Promote **local economic development** and **gender equality** by prioritizing the hiring of local labor and ensuring fair recruitment practices.
- **Transparency and Accountability**: Establish clear contractual obligations and reporting mechanisms to ensure compliance with environmental and social requirements.

Implementation and Monitoring

To ensure the successful implementation of these requirements, the following steps will be taken:

- **Tender Document Review**: Conduct a thorough review of the tender documents to ensure that all **EMP requirements**, **financial provisions**, and **recruitment policies** are clearly outlined and enforceable.
- **Pre-Tender Workshops**: Organize **pre-tender workshops** for potential bidders to explain the EMP, financial provisions, and recruitment requirements, ensuring that all bidders fully understand their obligations.
- **Bid Evaluation Criteria**: Include **environmental and social performance** as key evaluation criteria in the bid assessment process, giving preference to contractors with a proven track record in sustainable construction practices.
- **Contractual Enforcement**: Ensure that all contracts include **penalty clauses** for non-compliance with the EMP, financial provisions, or recruitment policies, providing a strong incentive for contractors to adhere to these requirements.
- **Ongoing Monitoring**: Establish a **monitoring framework** to track compliance with the EMP, financial provisions, and recruitment policies throughout the construction phase. Regular audits and site inspections will be conducted to ensure adherence.

By adhering to these **construction tender preparation phase requirements**, the Fisherman's Village Affordable Housing Project will ensure that environmental and social considerations are fully integrated into the construction process, setting a benchmark for sustainable and inclusive development in Namibia.

3.4. Construction Phase Mitigation Requirements

The **construction phase** of the Fisherman's Village Affordable Housing Project presents the highest risk for **environmental degradation**, **noise pollution**, **waste generation**, and **worker safety hazards**. To mitigate these risks, a comprehensive set of **mandatory mitigation measures** has been developed. These measures are designed to minimize the project's environmental footprint, protect worker health and safety, and ensure compliance with all relevant regulations. Below is an expanded version of **Construction Phase Mitigation**

Requirements, incorporating **technical details**, **specific actions**, and **implementation strategies**.

Tab9:Construction Phase Mitigation Requirements

IMPACT AREA	MITIGATION MEASURES	SPECIFIC ACTIONS & TECHNICAL STRATEGIES
Dust Control	Implement **dust suppression measures** to minimize airborne particulate matter, which can affect air quality and pose health risks to workers and nearby communities.	Á **Watering Systems**: Use **water trucks** or **sprinkler systems** to regularly water construction sites, access roads, and stockpiles, especially during dry and windy conditions. Á **Covering Stockpiles**: Cover all **soil**, **sand**, and **construction material stockpiles** with tarps or other protective materials to prevent wind erosion. Á **Vegetative Barriers**: Plant **temporary vegetative barriers** (e.g., grass or shrubs) around the construction site to reduce dust dispersion. Á **Speed Limits**: Enforce **speed limits** for vehicles on unpaved access roads to minimize dust generation. Á **Monitoring**: Conduct regular **air quality monitoring** to assess dust levels and adjust mitigation measures as needed.
Noise Management	Limit **noisy construction activities** to reduce noise pollution, which can disturb nearby residents and wildlife.	Á **Time Restrictions**: Restrict noisy activities (e.g., pile driving, demolition, heavy machinery operation) to **daytime hours** (e.g., 08:00 to 17:00) to minimize disturbance to nearby communities. Á **Noise Barriers**: Install **temporary noise barriers** (e.g., acoustic fences or earth berms) around the construction site to reduce noise propagation. Á **Equipment Maintenance**: Regularly maintain construction equipment to ensure it operates at optimal noise levels. Á **Low-Noise Equipment**: Use **low-noise machinery** and tools wherever possible. Á **Community Notification**: Notify nearby residents in advance of any particularly noisy activities and provide a contact point for complaints or concerns.
Waste Disposal	Segregate **hazardous and non-hazardous waste** and ensure proper disposal at licensed facilities to prevent environmental contamination and promote recycling.	Á **Waste Segregation**: Provide clearly marked **waste bins** for **hazardous waste** (e.g., oil, chemicals, asbestos), **recyclable materials** (e.g., metal, plastic, paper), and **general waste**. Á **Hazardous Waste Handling**: Store hazardous waste in **sealed, labelled containers** and

		transport it to licensed disposal facilities in compliance with **Namibian Waste Management Regulations**. Á **Recycling Initiatives**: Partner with local recycling facilities to ensure that recyclable materials are properly processed. Á **Waste Audits**: Conduct regular **waste audits** to monitor waste generation, segregation, and disposal practices. Á **No Burning or Burying**: Prohibit the **burning or burying** of waste on-site.
Worker Safety	Provide **Personal Protective Equipment (PPE)**, enforce **safety protocols**, and conduct regular training on **occupational hazards** to protect workers from injuries and health risks.	Á **PPE Provision**: Ensure all workers are provided with appropriate PPE, including **hard hats**, **safety boots**, **gloves**, **high-visibility vests**, and **dust masks**. Á **Safety Training**: Conduct regular **safety training sessions** on topics such as **hazard identification**, **emergency response**, and **proper use of PPE**. Á **Site Safety Inspections**: Perform daily **safety inspections** to identify and address potential hazards (e.g., unsecured excavations, unstable stockpiles). Á **Emergency Procedures**: Establish and communicate **emergency procedures** for incidents such as fires, equipment failures, or medical emergencies. Á **First Aid Facilities**: Provide **first aid kits** and **trained first aid personnel** on-site at all times. Á **Health Monitoring**: Conduct regular **health screenings** for workers, particularly for those exposed to dust, noise, or hazardous materials.

Key Objectives of Construction Phase Mitigation

- Á **Environmental Protection**: Minimize the project's impact on air quality, noise levels, and waste generation.
- Á **Worker Safety**: Ensure a safe working environment for all construction personnel, reducing the risk of injuries and occupational illnesses.
- Á **Community Well-Being**: Reduce the impact of construction activities on nearby residents, ensuring minimal disturbance and addressing any concerns promptly.
- Á **Regulatory Compliance**: Adhere to all relevant environmental, health, and safety regulations, avoiding legal penalties and reputational damage.

Implementation and Monitoring

To ensure the successful implementation of these mitigation measures, the following steps will be taken:

- **Environmental Control Officer (ECO)**: Appoint an ECO to oversee the implementation of the EMP and monitor compliance with mitigation measures.
- **Daily Inspections**: Conduct daily inspections of the construction site to ensure adherence to dust control, noise management, waste disposal, and worker safety protocols.
- **Stakeholder Engagement**: Maintain open communication with nearby residents and stakeholders, addressing any concerns related to dust, noise, or other impacts.
- **Reporting and Documentation**: Require contractors to submit **weekly environmental and safety reports**, documenting compliance with mitigation measures and any incidents that occur.
- **Continuous Improvement**: Use feedback from inspections, audits, and stakeholder engagement to refine and improve mitigation measures throughout the construction phase.

By adhering to these **construction phase mitigation requirements**, the Fisherman's Village Affordable Housing Project will ensure that construction activities are conducted in an **environmentally responsible** and **socially inclusive** manner, setting a benchmark for sustainable development in Namibia.

3.4.1. Operation and Maintenance Phase Mitigation Requirements

The **operation and maintenance phase** of the Fisherman's Village Affordable Housing Project is critical for ensuring the long-term **environmental sustainability**, **resource efficiency**, and **compliance** of the development. Once the project is operational, ongoing environmental management is essential to minimize impacts, optimize resource use, and maintain the quality of life for residents. Below is an expanded version of **Operation and Maintenance Phase Mitigation Requirements**, incorporating **technical details**, **specific actions**, and **implementation strategies**.

Table 10: Operation and Maintenance Phase Mitigation R

MITIGATION AREA	REQUIREMENTS	SPECIFIC ACTIONS & TECHNICAL STRATEGIES
Water Management	Regularly monitor **water usage** and **wastewater discharge compliance** to ensure efficient water use and prevent environmental contamination.	- **Water Usage Monitoring**: Install **smart water meters** to track water consumption in real-time and identify areas for conservation. - **Leak Detection**: Implement a **leak detection program** to identify and repair leaks in the water supply system promptly. - **Wastewater Treatment**: Ensure that all wastewater is treated to meet **Namibian Water Quality Standards** before discharge.

		Á **Rainwater Harvesting**: Maintain and optimize **rainwater harvesting systems** for non-potable uses such as irrigation and cleaning. Á **Greywater Recycling**: Use **greywater recycling systems** for landscaping and other non-potable applications. Á **Community Education**: Conduct **water conservation awareness campaigns** to educate residents on efficient water use practices.
Energy Efficiency	Maintain **energy-efficient systems** and promote **renewable energy use** to reduce the project's carbon footprint and operational costs.	Á **Energy Audits**: Conduct regular **energy audits** to identify opportunities for improving energy efficiency. Á **Renewable Energy**: Maintain and expand the use of **solar panels** and other renewable energy systems to power common areas and reduce reliance on non-renewable energy sources. Á **Energy-Efficient Appliances**: Ensure that all housing units and public spaces are equipped with **energy-efficient appliances** (e.g., LED lighting, energy-star-rated devices). Á **Smart Energy Systems**: Implement **smart energy management systems** to optimize energy use and reduce wastage. Á **Resident Engagement**: Educate residents on **energy-saving practices** and provide incentives for reducing energy consumption.
Waste Reduction	Implement **long-term waste reduction and recycling programs** to minimize waste generation and promote a circular economy.	Á **Waste Segregation**: Provide clearly marked **recycling bins** for **paper**, **plastic**, **glass**, and **metal** in all housing units and public areas. Á **Composting**: Establish **community composting programs** for organic waste, which can be used to enrich soil in green spaces. Á **Waste Audits**: Conduct periodic **waste audits** to monitor waste generation and identify opportunities for further reduction. Á **Recycling Partnerships**: Partner with local recycling facilities to ensure that recyclable materials are properly processed. Á **Education Campaigns**: Run **waste reduction and recycling awareness campaigns** to encourage resident participation.
Environmental Monitoring	Conduct **periodic environmental audits** to	Á **Environmental Audits**: Perform **quarterly environmental audits** to assess

	ensure continued compliance with EMP provisions and identify areas for improvement.	compliance with the EMP and identify any emerging environmental issues. Á **Air Quality Monitoring**: Install **air quality monitoring stations** to track particulate matter (PM2.5, PM10) and other pollutants. Á **Water Quality Testing**: Regularly test **drinking water** and **wastewater discharge** to ensure compliance with national standards. Á **Biodiversity Monitoring**: Monitor the health of **green spaces** and **biodiversity corridors** to ensure they continue to support local ecosystems. Á **Stakeholder Feedback**: Collect feedback from residents and stakeholders on environmental performance and use it to improve management practices.

Key Objectives of the Operation and Maintenance Phase

- Á **Resource Efficiency**: Optimize the use of water and energy resources to reduce waste and operational costs.
- Á **Environmental Compliance**: Ensure ongoing compliance with environmental regulations and EMP provisions.
- Á **Waste Minimization**: Promote waste reduction and recycling to minimize the project's environmental footprint.
- Á **Community Engagement**: Involve residents in environmental management initiatives to foster a sense of ownership and responsibility.

Implementation and Monitoring

To ensure the successful implementation of these mitigation measures, the following steps will be taken:

- Á **Dedicated Environmental Officer**: Appoint an **Environmental Officer** to oversee the implementation of the EMP during the operation and maintenance phase.
- Á **Regular Reporting**: Require the Environmental Officer to submit **quarterly environmental performance reports**, detailing compliance with mitigation measures and any corrective actions taken.
- Á **Resident Involvement**: Establish a **community environmental committee** to provide input on environmental management initiatives and monitor progress.
- Á **Continuous Improvement**: Use data from environmental audits, monitoring programs, and stakeholder feedback to refine and improve mitigation measures over time.
- Á **Training and Capacity Building**: Provide ongoing training for maintenance staff and residents on **environmental best practices**, **waste reduction**, and **energy efficiency**.

By adhering to these **operation and maintenance phase mitigation requirements**, the Fisherman's Village Affordable Housing Project will ensure that the development remains **environmentally sustainable**, **resource-efficient**, and **community-focused** throughout its lifecycle. This approach will not only protect the environment but also enhance the quality of life for residents, setting a benchmark for sustainable urban development in Namibia.

This **Management Requirements** chapter ensures that all stakeholders are equipped with the necessary tools and guidelines to implement the EMP effectively. By adhering to these requirements, the project will achieve **regulatory compliance**, minimize **environmental impacts**, and promote **sustainable development**.

4. PLANNING AND DESIGN PHASE

The **planning and design phase** is a critical stage in the Fisherman's Village Affordable Housing Project, as it sets the foundation for **environmental sustainability**, **resilience**, and **long-term viability**. The management requirements detailed below must be carried out **before any tender documents are drafted** for the construction of services infrastructure. These requirements are also applicable during the period when **engineering designs and drawings** are being prepared.

The planning and design phase ensures that all project components are designed with a focus on minimizing environmental impacts, enhancing climate resilience, and promoting **biodiversity conservation**. Below is an expanded version of the **management requirements** for this phase, incorporating **technical details**, **specific actions**, and **implementation strategies**.

ASPECT	MANAGEMENT REQUIREMENT	SPECIFIC ACTIONS & TECHNICAL STRATEGIES
Solid Waste Management	A suitable **solid waste disposal site** should be identified, and a separate **Environmental Assessment (EA)** should be conducted for that site.	¶ **Site Selection**: Identify a site located **north of the town** (prevailing wind direction: south-west) to minimize health and nuisance impacts on residents. ¶ **EA Requirements**: Conduct an EA that adheres to the **Minimum Requirements for Waste Disposal by Landfill**. ¶ **Groundwater Protection**: Ensure the site does not pose a threat to **groundwater resources**. ¶ **Recycling Integration**: Incorporate **recycling facilities** into the waste management system. ¶ **Interim Measures**: If residential erven are serviced before a new site is found, a **health inspector** must determine a **minimum safe residential distance** from the existing waste site. ¶ **Rehabilitation**: Rehabilitate the existing waste disposal site according to landfill standards.
Sewage Reticulation	The development of a new **wastewater treatment facility** should undergo an EA as required by the EIA.	¶ **EA Compliance**: Conduct an EA for the new wastewater treatment facility. ¶ **River Protection**: Avoid laying sewerage lines within **river channels**. Where crossing rivers is unavoidable, comply with **SABS 1200 standards** for sewer pipe design. ¶ **Water Reclamation**: Investigate and, if feasible, incorporate **water reclamation** into the sewerage system design.
Stormwater Infrastructure	A **Stormwater Management Plan** should be developed to address cumulative stormwater issues and ensure proper drainage.	¶ **Drainage Bottlenecks**: Address existing bottlenecks ¶ **Separate Systems**: Ensure the stormwater system is **separate from the sewerage system**. ¶ **Natural Run-Off**: Avoid canalizing run-off with concrete; use **natural run-off surfaces** where possible. ¶ **Permeable Surfaces**: Use **soft/permeable road shoulders** to minimize paved or impermeable areas.

		¶ **Contaminated Run-Off**: Capture, detain, and treat run-off from areas where surface water may become contaminated.
Potable Water Infrastructure	Equipment considered during the design of new infrastructure (e.g., water meters) must be readily available.	¶ **Equipment Availability**: Ensure that all necessary equipment (e.g., water meters, pumps) is available and meets **national standards**. ¶ **Water Quality**: Design the system to meet **Namibian Water Quality Standards** for drinking water.
Borrow Pits	Existing borrow pits should each have their own **Environmental Clearance Certificate (ECC)**.	¶ **EA for Borrow Pits**: Conduct an EA for each borrow pit to ensure compliance with environmental regulations. ¶ **Rehabilitation**: Develop a plan for the **rehabilitation of exhausted borrow pits** to restore the landscape.
Biodiversity and Aesthetics	All trees (defined as indigenous woody perennial plants with a trunk diameter 150 mm) within the subdivisions and townships should be surveyed and incorporated into the **Walvis Bay Municipality's Geographic Information System (GIS)**.	¶ **Tree Survey**: Conduct a survey of all trees within the project area and record them in the GIS. ¶ **Legal Protection**: Incorporate the trees into the **Town Planning Scheme** to ensure their preservation. ¶ **Landscaping**: Use **indigenous plants** in landscaping to enhance biodiversity.
Road Infrastructure	Adhere to **Roads Authority** regulations for developments near declared roads.	¶ **Building Restrictions**: Maintain a **45-meter building restriction** along Trunk Road, measured from the centerline. ¶ **Road Reserve**: Ensure a **60-meter road reserve** (30 meters on each side of the centerline). ¶ **Public Open Space**: Declare the **15-meter area** between the road reserve and building restriction line as **public open space**. ¶ **Access Design**: Design and construct road accesses to **Roads Authority standards** and submit detailed drawings for approval before construction begins.
Maintenance of Services Infrastructure	Ensure a sufficient number of **qualified staff** are appointed to cater to increased demand for infrastructure maintenance (particularly	¶ **Staffing Plan**: Develop a staffing plan to ensure adequate personnel are available for maintenance. ¶ **Training**: Provide training for staff on **maintenance best practices** and **emergency response**.

	stormwater, wastewater, and potable water reticulation) upon completion of construction.	
EMP Implementation	The proponent needs to appoint an **Employer's Representative (ER)** (or assign the role to an existing Town Council staff member) to act as the on-site implementing agent.	¶ **ER Responsibilities**: The ER will ensure that the proponent's responsibilities are executed in compliance with relevant legislation and this EMP. ¶ **Monitoring**: The ER will oversee the implementation of the EMP and report on compliance.

Key Objectives of the Planning and Design Phase

- **Environmental Protection**: Minimize the project's impact on natural ecosystems and resources through careful planning and design.
- **Infrastructure Resilience**: Ensure that all infrastructure is designed to withstand **climate variability**, including **floods**, **extreme heat**, and **wind loads**.
- **Biodiversity Conservation**: Protect and enhance local biodiversity through the preservation of trees and the use of indigenous plants in landscaping.
- **Regulatory Compliance**: Adhere to all relevant **environmental**, **zoning**, and **infrastructure regulations** to avoid legal penalties and ensure project approval.

Implementation and Monitoring

To ensure the successful implementation of these requirements, the following steps will be taken:

- **Integrated Planning**: Incorporate all planning and design requirements into the **project master plan** to ensure alignment with sustainability goals.
- **Stakeholder Collaboration**: Engage with **local authorities**, **environmental experts**, and **community representatives** to ensure that all requirements are met and concerns are addressed.
- **Technical Expertise**: Utilize **specialized consultants** (e.g., environmental scientists, civil engineers, urban planners) to provide technical input and ensure compliance with best practices.
- **Monitoring and Evaluation**: Establish a **robust monitoring framework** to track the implementation of planning and design requirements and assess their effectiveness.

By adhering to these **planning and design phase requirements**, the Fisherman's Village Affordable Housing Project will not only achieve its goals of providing affordable housing but also set a benchmark for **sustainable and resilient urban development** in Namibia.

4.1.1. Construction Tender Preparation Phase

The **construction tender preparation phase** is a critical stage in the Fisherman's Village Affordable Housing Project, ensuring that all **environmental considerations**, **social responsibilities**, and **financial provisions** are integrated into the tender documents. This phase ensures that contractors are fully aware of their obligations and can budget accordingly, while also promoting **local economic development** and **gender equality**. Below is an expanded version of the **management requirements** for this phase, incorporating **technical details**, **specific actions**, and **implementation strategies**.

Table 10: Construction Tender Preparation Phase Manage

ASPECT	MANAGEMENT REQUIREMENTS	SPECIFIC ACTIONS & TECHNICAL STRATEGIES
EMP Implementation	Relevant sections of this **Environmental Management Plan (EMP)** should be included in the tender documents for all development so that tenderers can make provision for the implementation of the EMP.	¶ **EMP Integration**: Embed the EMP into the tender documents as a **mandatory requirement**, ensuring that all bidders are legally bound to comply with its provisions. ¶ **Contractual Obligations**: Clearly outline the **environmental performance standards** and **monitoring requirements** in the contract. ¶ **Environmental Clauses**: Include specific clauses related to **waste management**, **dust control**, **noise mitigation**, and **biodiversity protection**. ¶ **Compliance Reporting**: Require contractors to submit **monthly environmental compliance reports** to the Employer's Representative (ER) and Environmental Control Officer (ECO).
Financial Provision	Ensure financial provisions are made for the following:	¶ **Waste Management Plan**: Allocate funds for the compilation of a **Waste Management Plan**, including waste separation, recycling, and proper disposal. ¶ **Topsoil Management**: Include costs for **topsoil stockpiling** and **rehabilitation of exhausted borrow pits**. ¶ **Health and Safety Training**: Budget for **HIV/AIDS**, and **TB education programs** facilitated by a health officer from the Ministry of Health and Social Services. ¶ **Induction Program**: Allocate funds for an **induction program** for all construction personnel, including subcontractors, to ensure awareness of EMP requirements. ¶ **Communication Plan**: Allocate funds for the drafting of a **Communication Plan** to ensure effective stakeholder engagement and grievance resolution.
Recruitment	Maximize the use of **local labor** and ensure **gender equality** in recruitment practices to promote	¶ **Local Labor Quotas**: Include a **minimum percentage requirement** for the hiring of local labor (e.g.,

	social inclusion and economic development.	70% of unskilled labor must be sourced from the local community). ¶ **Gender Equality**: Implement a **gender-balanced recruitment policy**, ensuring that women are given equal opportunities for employment, particularly in roles such as **flag bearers**, **administrative support**, and **environmental monitors**. ¶ **Skills Development**: Partner with local training institutions to provide **skills development programs** for local workers, enhancing their employability and capacity to contribute to the project. ¶ **Recruitment Transparency**: Establish a **transparent recruitment process** that is free from discrimination and ensures fair treatment of all applicants. ¶ **Subcontractor Compliance**: Require subcontractors to adhere to the same recruitment policies, ensuring consistency across all levels of the project.

Key Objectives of the Construction Tender Preparation Phase

- **Environmental Compliance**: Ensure that all contractors are fully aware of and committed to implementing the EMP, minimizing the project's environmental impact.
- **Financial Preparedness**: Allocate adequate funds for environmental and social initiatives, ensuring that these aspects are not overlooked during construction.
- **Social Inclusion**: Promote **local economic development** and **gender equality** by prioritizing the hiring of local labor and ensuring fair recruitment practices.
- **Transparency and Accountability**: Establish clear contractual obligations and reporting mechanisms to ensure compliance with environmental and social requirements.

Implementation and Monitoring

To ensure the successful implementation of these requirements, the following steps will be taken:

- **Tender Document Review**: Conduct a thorough review of the tender documents to ensure that all **EMP requirements**, **financial provisions**, and **recruitment policies** are clearly outlined and enforceable.

- **Pre-Tender Workshops**: Organize **pre-tender workshops** for potential bidders to explain the EMP, financial provisions, and recruitment requirements, ensuring that all bidders fully understand their obligations.
- **Bid Evaluation Criteria**: Include **environmental and social performance** as key evaluation criteria in the bid assessment process, giving preference to contractors with a proven track record in sustainable construction practices.
- **Contractual Enforcement**: Ensure that all contracts include **penalty clauses** for non-compliance with the EMP, financial provisions, or recruitment policies, providing a strong incentive for contractors to adhere to these requirements.
- **Ongoing Monitoring**: Establish a **monitoring framework** to track compliance with the EMP, financial provisions, and recruitment policies throughout the construction phase. Regular audits and site inspections will be conducted to ensure adherence.

By adhering to these **construction tender preparation phase requirements**, the Fisherman's Village Affordable Housing Project will ensure that environmental and social considerations are fully integrated into the construction process, setting a benchmark for **sustainable and inclusive development** in Namibia.

5. CONSTRUCTION MITIGATION DETAILS

The **construction phase** of the Fisherman's Village Affordable Housing Project presents the highest risk for **environmental degradation**, **health and safety hazards**, and **social conflicts**. To mitigate these risks, a comprehensive set of **mandatory mitigation measures** has been developed. These measures are designed to minimize the project's environmental footprint, protect worker health and safety, and ensure compliance with all relevant regulations. Below is an expanded version of the **construction mitigation details**, incorporating **technical details**, **specific actions**, and **implementation strategies**, presented in **tables with captions** for clarity.

Table 12: Generic Specialist Site Environmental Management Actions f

MITIGATION ISSUE	OBJECTIVE TO BE ATTAINED	GENERIC MITIGATION DETAILS	SECTION
Waste Management	Á Avoid and, where not possible, minimize all pollution associated with construction.	Á Implement a **Waste Management Plan** to ensure proper handling, storage, and disposal of waste.	Section 1
Borrow Pits (if any)	Á Ensure **topsoil protection** and **post-construction rehabilitation**.	Á Stockpile topsoil and rehabilitate borrow pits to match natural contours.	Section 2
Health and Safety	Á Safeguard the health and safety of laborers and the general public.	Á Provide PPE, enforce safety protocols, and conduct regular training on occupational hazards.	Section 3
Dust and Noise	Á Avoid and, where not possible, minimize dust and noise associated with construction.	Á Use watering trucks for dust suppression and restrict noisy activities to daytime hours.	Section 4
Environmental Awareness and Training	Á Create awareness regarding the provisions of the EMP and the importance of safeguarding environmental resources.	Á Conduct environmental induction training for all construction workers.	Section 5
Employment Creation and Recruitment	Á Minimize negative conflict through legal and fair recruitment practices.	Á Maximize the use of local labor and ensure gender equality in recruitment.	Section 6
Stakeholder Communication	Á Provide a platform for stakeholders to raise grievances and receive feedback, minimizing negative conflict.	Á Develop a **Communication Plan** to ensure ongoing engagement with I&APs.	Section 7
Socio-economic and Miscellaneous	Á Ensure due consideration is given to matters regarding the cultural and general well-being of the affected community.	Á Implement measures to protect archaeological sites and human remains.	Section 8

5.1. Section 1: Waste Management

Table 13: Waste Management Mitigation Actions

MITIGATION ASPECT	PROPOSED MITIGATION ACTION
Waste Management Plan	Á The Contractor should compile a **Waste Management Plan** addressing the following:
Hazardous Waste	Á Provide **drip trays** for all heavy construction vehicles and equipment. Á Clean drip trays daily and dispose of spillage as hazardous waste. Á Maintain vehicles regularly to prevent oil leakages. Á Designate a **workshop area** lined with concrete and equipped with an **oil-water separator**. Á Store hazardous substances (e.g., fuel, chemicals) on an **impermeable, bunded surface**.
Sewage and Grey Water	Á Do not discharge sewage onto open soil; dispose of it at a recognized sewage treatment facility. Á Recycle grey water for **dust suppression**, **irrigation**, or **equipment cleaning**. Á Remove non-recycled grey water regularly.
General Waste	Á Keep the construction site tidy and contain waste daily. Á Provide separate bins for **hazardous** and **general waste**, clearly marked. Á Do not bury or burn waste; dispose of it at a licensed facility Á Ensure no waste remains on-site after project completion.

5.2. Section 2: Borrow Pits (if any)

Table 14: Borrow Pit Mitigation Actions

MITIGATION ASPECT	PROPOSED MITIGATION ACTION
Topsoil	Á Stockpile topsoil in a demarcated area and use it to rehabilitate nearby borrow pits.
Rehabilitation	Á Backfill borrow pits with **clean or inert fill**; no hazardous materials. Á Match rehabilitated areas to natural contours and ensure they align with nearby drainage channels. Á Spread topsoil evenly and perform **deep ripping** along slopes to prevent erosion. Á Fence off rehabilitated areas to prevent livestock from damaging new vegetation.

5.3. Section 3: Health and Safety

Table 15: Health and Safety Mitigation Actions

MITIGATION ASPECT	PROPOSED MITIGATION ACTION
HIV/AIDS and TB Training	Á Facilitate education programs with the Ministry of Health and Social Services.

Road Safety	Á Demarcate roads clearly and prohibit off-road driving. Á Ensure all vehicles are roadworthy and drivers have valid licenses. Á Secure loads properly to prevent accidents.
Safety Around Excavated Areas	Á Limit the time excavations are left open and box trenches to prevent collapses. Á Demarcate hazardous areas with **danger tape** and provide warning signage. Á Fence off borrow pits and restrict access to authorized personnel only.
Ablutions	Á Provide separate toilets for men and women (1:25 for females, 1:50 for males). Á Remove sewage regularly and provide cleaning staff with protective gear.
General Safety	Á Provide dust masks, potable water, and fire extinguishers. Á Prohibit smoking near fuel storage and alcohol consumption on-site.

5.4. Section 4: Dust and Noise

Table 16: Dust and Noise Mitigation Actions

MITIGATION ASPECT	PROPOSED MITIGATION ACTION
Dust Control	Á Use watering trucks on gravel roads, especially during dry and windy conditions.
Noise Management	Á Restrict noisy activities to **08:00–17:00** within 500 meters of residential areas. Notify residents in advance of any exceptions.

5.5. Section 5: Environmental Awareness and Training

Table 17: Environmental Awareness and Training Actions

MITIGATION ASPECT	PROPOSED MITIGATION ACTION
Environmental Induction Training	Á Conduct training for all construction workers, covering: Á Importance of EMP compliance. Á Potential environmental impacts of construction activities. Á Roles and responsibilities, including emergency preparedness. Á Specific mitigation measures outlined in the EMP.

5.6. Section 6: Employment Creation and Recruitment

Table 18: Recruitment and Employment Mitigation Action

MITIGATION ASPECT	PROPOSED MITIGATION ACTION
Recruitment Practices	Á Adhere to the **Labour Act** for fair recruitment practices. Á Maximize the use of **local labor** and ensure **gender equality**. Á Give preference to qualified local companies and individuals. Á Clearly explain employment terms and conditions to all job seekers.

5.7. Section 7: Stakeholder Communication

Table 19: Stakeholder Communication Mitigation Actions

MITIGATION ASPECT	PROPOSED MITIGATION ACTION
Communication Plan	Á Develop a **Communication Plan** outlining: Á Identification and recording of I&APs. Á Ongoing consultation and grievance mechanisms. Á Appoint an **Environmental Control Officer (ECO)** to liaise with stakeholders. Á Provide monthly updates on EMP implementation and address concerns promptly.

5.8. Section 8: Socio-economic and Miscellaneous

Table 20: Socioeconomic and Miscellaneous Mitigation Act

MITIGATION ASPECT	PROPOSED MITIGATION ACTION
Archaeology and Cultural Heritage	Á **Chance Find Procedure**: Á Stop work and demarcate the site if a heritage or archaeological site is discovered. Á Report findings to the construction foreman and superintendent. Á Consult the **National Heritage Council (NHC)** for further action. Á **Human Remains**: Á Follow the chance find procedure and confirm findings with an archaeologist. Á Notify the NHC and Police, and transfer remains to the **National Museum** or **Forensic Laboratory**.

5.9. Operation and Maintenance Phase Mitigation Requirements

The **operation and maintenance phase** of the Fisherman's Village Affordable Housing Project is critical for ensuring the long-term **environmental sustainability**, **resource efficiency**, and **compliance** of the development. Once the project is operational, ongoing environmental

management is essential to minimize impacts, optimize resource use, and maintain the quality of life for residents. Below is an expanded version of the **operation and maintenance phase mitigation requirements**, presented in a **table with captions** for clarity.

Table 10: Operation and Maintenance Phase Mitigation M

MITIGATION ASPECT	PROPOSED MITIGATION ACTION
EMP Implementation	If any construction is conducted as part of maintenance works for the services infrastructure within the project area, refer to the **construction mitigation measures**.
Post-Construction Usage of Borrow Pits	Borrow pits to be utilized post-construction should adhere to the same **topsoil and rehabilitation measures** outlined in the construction mitigation measures of this EMP
Post-Construction Environmental Training and Awareness	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	The **Property Development EMP** should be included as part of the title deed for every erf sold, ensuring that future property owners are aware of and comply with environmental management requirements.

Key Objectives of the Operation and Maintenance Phase

- **Environmental Compliance**: Ensure ongoing compliance with the EMP and relevant environmental regulations.
- **Resource Efficiency**: Optimize the use of water, energy, and other resources to reduce waste and operational costs.
- **Stakeholder Engagement**: Maintain open communication with residents and stakeholders to address concerns and promote environmental awareness.
- **Long-Term Sustainability**: Ensure that the development remains environmentally sustainable and socially inclusive throughout its lifecycle.

Implementation and Monitoring

To ensure the successful implementation of these mitigation measures, the following steps will be taken:

- **Environmental Officer**: Appoint an **Environmental Officer** to oversee the implementation of the EMP during the operation and maintenance phase.
- **Regular Reporting**: Require the Environmental Officer to submit **quarterly environmental performance reports**, detailing compliance with mitigation measures and any corrective actions taken.
- **Resident Involvement**: Establish a **community environmental committee** to provide input on environmental management initiatives and monitor progress.
- **Continuous Improvement**: Use data from environmental audits, monitoring programs, and stakeholder feedback to refine and improve mitigation measures over time.

- **Training and Capacity Building**: Provide ongoing training for maintenance staff and residents on **environmental best practices**, **waste reduction**, and **energy efficiency**.

By adhering to these **operation and maintenance phase mitigation requirements**, the Fisherman's Village Affordable Housing Project will ensure that the development remains **environmentally sustainable**, **resource-efficient**, and **community-focused** throughout its lifecycle. This approach will not only protect the environment but also enhance the quality of life for residents, setting a benchmark for sustainable urban development in Namibia.

6. DECOMMISSIONING PHASE

The **decommissioning phase** of the Fisherman's Village Affordable Housing Project is not currently envisaged, as the development is designed for long-term use. However, in the event that decommissioning becomes necessary, the following mitigation measures should be adhered to. These measures ensure that the site is restored to a safe and environmentally sound condition, minimizing any negative impacts on the surrounding environment and community.

Table 22: Decommissioning Phase Mitigation Measures

ASPECT	MITIGATION MEASURE
Construction-Related Activities	¶ Many of the mitigation measures prescribed for construction activity would be applicable to decommissioning activities. These should be adhered to where applicable, including: o **Waste Management**: Proper disposal of construction and hazardous waste. o **Dust and Noise Control**: Minimize dust and noise during decommissioning. o **Health and Safety**: Ensure worker safety through the use of PPE and adherence to safety protocols.
Rehabilitation	¶ In the event that decommissioning is deemed necessary, excavations and other disturbed areas must be rehabilitated according to **Section B of Chapter 7**. This includes: - **Topsoil Restoration**: Spread stockpiled topsoil evenly over the site. - **Landscaping**: Match rehabilitated areas to natural contours and ensure proper drainage. - **Revegetation**: Plant indigenous vegetation to restore ecological balance. - **Fencing**: Fence off rehabilitated areas to prevent livestock from damaging new vegetation.

7. CONCLUSION

The **Environmental Management Plan (EMP)** for the Fisherman's Village Affordable Housing Project provides a comprehensive framework for ensuring that the development is carried out in an **environmentally sustainable**, **socially inclusive**, and **legally compliant** manner. By adhering to the mitigation measures outlined in this EMP, the project will minimize its environmental footprint, protect the health and safety of workers and residents, and promote the long-term well-being of the local community.

The EMP covers all phases of the project, from **planning and design** through **construction**, **operation and maintenance**, and, if necessary, **decommissioning**. Each phase includes specific mitigation measures tailored to address the unique environmental and social challenges associated with that phase.

The success of this EMP depends on the commitment of all stakeholders, including the **Developer**, **Contractors**, **Environmental Control Officer (ECO)**, and **local community**. Regular monitoring, reporting, and stakeholder engagement will ensure that the EMP is effectively implemented and continuously improved.

By setting a high standard for **sustainable development**, the Fisherman's Village Affordable Housing Project will not only provide much-needed affordable housing but also serve as a model for future developments in Namibia.

8. REFERENCES

Legislation and Government Documents

1. Government of Namibia. (2007). *Environmental Management Act (EMA No. 7 of 2007)*. Windhoek: Government Gazette No. 3969.
    - **Key citation**: Mandates ECC renewal (Section 26) and EMP requirements.
2. Ministry of Environment and Tourism. (2012). *Environmental Impact Assessment (EIA) Regulations (GN No. 30 of 2012)*. Windhoek: Government Gazette No. 4878.
    - **Key citation**: Lists activities requiring ECCs (Activities 10.1(a), 10.1(b)).
3. Government of Namibia. (1956). *Water Act (No. 54 of 1956)*. Windhoek: Government Printer.
    - **Key citation**: Regulates wastewater discharge (Section 21).
4. Walvis Bay Municipality. (2015). *Zoning Scheme Regulations*. Walvis Bay: Municipal Council.
    - **Key citation**: Mixed-use zoning provisions (Section 4.2.3).
5. Ministry of Labour. (2007). *Labour Act (No. 11 of 2007)*. Windhoek: Government Gazette No. 3947.
    - **Key citation**: Worker safety and local hiring quotas (Section 5).

Technical Guidelines and Standards

6. Namibian Standards Institution. (2019). *SANS 10400: Application of the National Building Regulations*. Windhoek.
    - **Key citation**: Stormwater drainage design (Part T).
7. Department of Water Affairs. (2013). *Minimum Requirements for Waste Disposal by Landfill (3rd ed.)*. Windhoek.
    - **Key citation**: Hazardous waste disposal (Chapter 5).
8. Roads Authority of Namibia. (2018). *Road Design Manual*. Windhoek.
    - **Key citation**: Road reserve widths (Section 3.1.2).

International Standards

9. International Finance Corporation (IFC). (2012). *Environmental, Health, and Safety Guidelines for Urban Development*. World Bank Group.
    - **Key citation**: Dust control (pp. 12–14). DOI:10.1596/12345
10. United Nations. (2015). *Sustainable Development Goals (SDG 11: Sustainable Cities and Communities)*.
    - **Key citation**: Affordable housing alignment (Target 11.1).

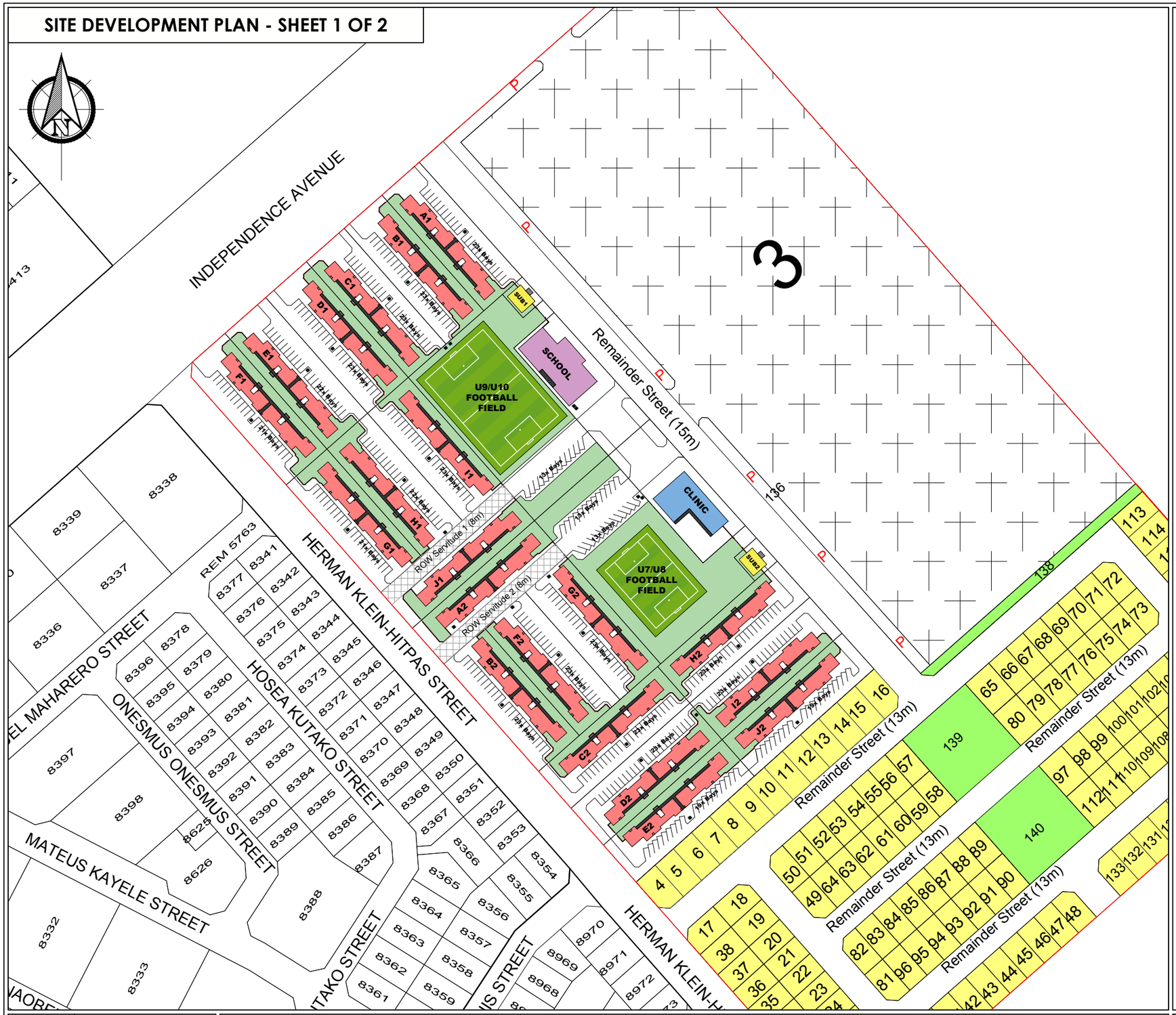
Academic and Reports

11. Mendelsohn, J., & Weber, B. (2015). *Atlas of Namibia: A Portrait of the Land and Its People*. Sunbird Publishing.
    - **Key citation**: Kuiseb River ecology (p. 87).
12. Erongo Regional Council. (2020). *Integrated Regional Land Use Plan*. Swakopmund.
    - **Key citation**: Kuisebmond urban expansion (Section 4.3).

Project-Specific Documents

13. Venmar Fishing (Pty) Ltd. (2022). *Fisherman's Village Walvis Bay Project*.
14. Erongo Consulting Group. (2022). *Stakeholder Engagement Records*. Swakopmund.

SITE DEVELOPMENT PLAN - SHEET 1 OF 2



DESCRIPTION OF SITE DEVELOPMENT PLAN:

1. Proposal is to develop a total of 20 apartment blocks (three storeys), 2 football fields (youth size), a pre-primary school and a clinic.

2. Site development plan is shown for illustration purposes only and is subject to change depending on design requirements.

3. Development will occur in two phases:

   3.1. Phase 1: Apartment blocks numbered A1 to J1, a pre-primary school, substation 1, and a football field for U9/U10 (7v7).

   3.2. Phase 2: Apartment blocks numbered A2 to J2, clinic, substation 2, and a mini football field for U7/U8 (5v5).

4. Each apartment block will contain 36 dwelling units, a total of 720 dwelling units for the whole development.

5. Project will be undertaken/developed by five (5) fishing companies.

6. Each fishing company will develop, maintain and manage four (4) apartment blocks.

7. Individual dwelling units will leased to employees on a "rent-to-own" basis. Rent will be subsidised by the fishing companies.

8. It is proposed to create an erf for each apartment block, the open space, clinic and pre-primary school. Apartments to be further divided by sectional title.

9. Each apartment block will be served by a 5-8m^3 Molok bin which is suitable for higher residential density developments in comparison to individual 240 litre wheelie bins

10. About 21-23 on-site parking bays are provided for each apartment block at a rate of 0.5-0.6 parking bays per dwelling unit. The Walvis Bay Zoning Scheme requires 1.5 bays/unit but this provision can be relaxed to avoid a "sea of parking" within the development. Future residents will most likely use public transport rather than using a private vehicle.

DWG NO:	5757K/SP1
DATE:	12 AUG 2021
SCALE:	1:2000
DRAWN:	JO

TITLE:

PROPOSED AMENDMENT TO KUISEBMOND EXTENSION 15
TO ACCOMMODATE THE AFFORDABLE HOUSING PROJECT (VENMAR FISHING (PTY) LTD)

PAPER SIZE: A3 (420 x 297mm) | VERSION CONTROL: V2 | CONSULTANT: STEWART PLANNING

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STEWART PLANNING
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Ministry of Urban and Rural Development

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Government Office Park
Luther Street

Private Bag 13289
Windhoek, Namibia

Our Ref.: 14/17/3/W5

Mr. Muronga Haingura
Chief Executive Officer
Walvis Bay Municipality
Private Bag 5017
WALVIS BAY

Dear Mr. Haingura,

SUBJECT: APPLICATION TO ALIENATE UNSERVICED/UNSURVEYED PORTION OF ERF 5757 KUISEBMOND: VENMAR FISHING

Approval has been granted to the Municipality of Walvis Bay in terms of Section 30(1) (t) of the Local Authorities Act, 1992 (Act No. 23 of 1992) as amended, to sell un-serviced/un-surveyed Portion of Block Erf 5757 Kuisebmond, measuring ± 50,000 m^2 (± 5 Ha) at a purchase price of N$ 50.06/m^2 to Venmar Fishing, that the exact size of the land will be purchased based on the final surveyed diagram at the rate of N$ 50.06/m^2 by way of private treaty, subject to Council Ordinary Meeting held on the 03 November 2020 under item 11.5.

Yours Sincerely,

MINISTRY OF URBAN AND RURAL DEVELOPMENT
EXECUTIVE DIRECTOR
02 NOV 2021
PRIVATE BAG 13289
WINDHOEK

NGHIDINUA DANIEL
EXECUTIVE DIRECTOR

All official correspondence must be addressed to the Executive Director

Republic of Namibia

Ministry of Urban and Rural Development

Enquiries: Ms. M. Amulungu
Tel: (+264+61) 297-5199
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Government Office Park
Luther Street

Private Bag 13289
Windhoek, Namibia

Our Ref.: 17/4/1
Your Ref.:

Date: 9 February 2021

The Chief Executive Officer
Walvis Bay Municipality
Private Bag 5017
Walvis Bay, 13013

Attention: Ms. Kristofina Asino,

SUBJECT: APPROVAL TO SUBDIVIDE ERVEN 5757 AND 8635 KUISEBMOND, ERVEN 4607 AND 4608 NARRAVILLE AND FARMS 78 AND 79 WALVIS BAY INTO ERVEN LESS THAN 300M²

We refer to the above subject matter;

The Minister has approved your application to subdivide Erven 5757 and Kuisebmond, Erven 4607 and 4608 Narraville and Farms 78 and 79, Walvis Bay into erven less than 300m² in accordance with the National Housing Policy 2009. The table below lists the Erven to be subdivided into less than 300m² as per attached layout:

Erf	Zoning
5757	Single Residential
8635	Single Residential
4607	Single Residential
4608	Single Residential
78	Single Residential
79	Single Residential

Ministry of Urban and Rural Development
Division: Planning
16 OCT 2024
P / Bag 13289
WINDHOEK

CERTIFIED TRUE COPY
DATE: 16/10/2024
SIGNED:

Yours sincerely,

MINISTRY OF URBAN AND RURAL DEVELOPMENT
EXECUTIVE DIRECTOR
09 FEB 2021
PRIVATE BAG 13289
WINDHOEK

NGHIDINUA DANIEL
EXECUTIVE DIRECTOR

All official correspondence must be addressed to the Executive Director

Municipality of Walvis Bay

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Email:	lhusselmann@walvisbaycc.org.na
Date:	12 January 2022

Dear Sir/Madam

Subject: **Application for Township Establishment on Erf 5757 Kuisebmond (to be known as Kuisebmond Extension 15)**

Ref. No.: **5757 K**

I refer to the abovementioned.

You are hereby informed that the Municipal Council, at its meeting held on 09 November 2021, resolved as follows:

(1) That the Municipal Council recommends to the Urban and Regional Planning Board for approval, the application for Township Establishment on Erf 5757 Kuisebmond, as generally shown on sketch plan TS/5757K/EXT15 dated 16 September 2021 that bears the Municipal Council's stamp, in accordance with Sections 64(2), 66 and 109(2)(a) of the *Urban and Regional Planning Act, 2018 (Act of 2018)*.

(2) That the new Township be called Kuisebmond Extension 15.

(3) That the following conditions be registered against the proposed erven in favour of the Municipal Council:

(a) The erven shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Walvis Bay Zoning Scheme prepared and approved in terms of the *Urban and Regional Planning Act, 2018*.

(b) That the minimum value of the main building, excluding the outbuilding to be erected on the erven shall be as follows:

(i)	Single Residential:	2 times the municipal valuation of the erf
(ii)	General Residential 2:	4 times the municipal valuation of the erf
(iii)	Institutional:	Equal the municipal valuation of the erf

(4) That an 8m wide right of way servitude be registered against the proposed Erf 10 in favour of the proposed Erven 8 and 9.

(5) That an 8m wide right of way servitude be registered against the proposed Erf 11 in favour of the proposed Erven 14 and 15.

(6) That the proposed Erven 161-163 be reserved for the local authority for Public Open Space purposes.

(7) That the proposed Erven 154-156 be reserved for the local authority for Public Parking Purposes.

(8) That the proposed Erf 36 be reserved for the local authority for Cemetery purposes.

(9) That the Remainder of Erf 5757 Kuisebmond be reserved for the local authority for Street purposes.

(10) That the zonings and land reservations as indicated on sketch plan TS/5757K/EXT15 dated 16 September 2021 that bears the Municipal Council's stamp be approved.

(11) That the densities of 1 per 200m² and 1:100 be approved for Single Residential and General Residential 2 erven, respectively.

(12) That the township establishment application be lodged with the Urban and Regional Planning Board in accordance with the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).

(13) That the Municipal Council obtains the Environmental Clearance Certificate (ECC) from the Ministry of Forestry, Environment and Tourism, prior to the submission of the township establishment application to the Minister of Urban and Rural Development.

(14) That, in accordance with Section 128 of the Urban and Regional Planning Act (Act No. 5 of 2018), the Municipal Council delegates the Chief Executive Officer to endorse minor changes made to the township layout or application as and when required by the Urban and Regional Planning Board (provided that the changes are not more than 10%).

The township establishment applications will be submitted to the Urban and Regional Planning Board as soon as we receive the Environmental Clearance Certificate.

For any queries that you might have please do not hesitate to contact the Town Planning Section.

Yours faithfully

A Burger
General Manager
Roads and Building Control

VMA

Republic of Namibia

Ministry of Urban and Rural Development

Enquiries: N. Khoa
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Fax: (+264+61) 297-5305
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Government Office Park
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Private Bag 13289
Windhoek, 10001
Namibia

Our Ref.: 17/1/1/W5/3 Ext 15
Your Ref.:

The Acting Chief Executive Officer
Municipality of Walvis Bay
Private Bag 5017
Walvis Bay
NAMIBIA

Dear Mr. John Esterhuizen,

SUBJECT: ITEM 107/2022: KUISEBMOND EXTENSION 15: ESTABLISHMENT OF THE TOWNSHIP AND LAYOUT APPROVAL ON ERF 5757, KUISEBMOND (TO BE KNOWN AS KUISEBMOND EXTENSION 15)

1. Your letter dated 28 April 2022 has reference.

2. You are hereby informed that the Minister of Urban and Rural Development has on 12 April 2023 granted approval in terms of Section 113(1)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) for permission to establish the township **Kuisebmond Extension 15** on Erf 5757, Kuisebmond under the attached Urban and Regional Planning Board Resolution Item No. 107/2022 dated 08 February 2023.

Yours faithfully,

SECRETARIAT
URBAN AND REGIONAL PLANNING BOARD

Ministry of Urban and Rural Development
Division: Planning
12 APR 2023
P / Bag 13289
WINDHOEK

Item

107/2022
17/1/1/W5/3 Ext 15

Date

08 February 2023

KUISEBMOND EXTENSION 15: ESTABLISHMENT OF THE TOWNSHIP AND LAYOUT APPROVAL ON ERF 5757, KUISEBMOND (TO BE KNOWN AS KUISEBMOND EXTENSION 15) (MUNICIPAL COUNCIL OF WALVIS BAY) (Kuis.A/15-MD-8CA-Y2, Z2)

The Board recommended that –

a) the establishment of the township on Erf 5757, Kuisebmond be approved in terms of Section 113(1)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) on condition that at least 10 % to 15 % public open spaces and all other Cabinet directives be provided for and complied with in the new layout plan in accordance with the design standards and guidelines as approved by the Minister;

b) the layout plan of the to be established township of **Kuisebmond Extension 15** be approved in terms of Section 113(1)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) on condition that the residential erven may be smaller than 300m² in line with the ministerial approval dated 09 February 2021, but not smaller than 220m²;

c) the original ministerial approval dated 09 February 2021 must be lodged with the Registrar of Deeds simultaneously with the opening of the townships register;

d) the General Plan shall be **F 177**;

e) NAMPAB Resolution Item No. 60/2003 dated 15 April 2003 must be lodged with the Registrar of Deeds simultaneously with the opening of the townships register;

f) the conditions registered against Erf 5757, Kuisebmond be cancelled;

g) the panhandles must be at least 4 metres wide;

h) 2 x 8 metre wide right of way servitudes be surveyed and registered over Erven 9280 and 9281, Kuisebmond Extension 15 in favour of Erven 9429 and 9430, Kuisebmond Extension 15 for access purposes as indicated on Drawing DWG 5757 K/SP2 dated 12 August 2021;

i) the township title, T4256/2012 be rectified in terms of Section 4(1)(b) of the Deeds Registries Act, 1937 (Act 47 of 1937), as amended as indicated on Diagram SG No. A266/2008, prior to or simultaneously with this resolution; and

j) the following conditions of establishment be approved.

SCHEDULE

1. **Name of Township:**

   The township shall be called **Kuisebmond Extension 15**.

2. **Composition of Township:**

   The township comprises 163 erven numbered 9271 to 9433 and the remainder streets as indicated on General Plan **F 177**.

3. **Reservation of Erven:**

   (i) The following erven are reserved for Erongo RED:

   - for utility purposes: Erven 9427 and 9428

   (ii) The following erven are reserved for the Local Authority:

   - for cemetery purposes : Erf 9306
   - for public parking purposes: Erven 9424 to 9426
   - for public open space purposes Erven 9431 to 9433

4. **Conditions of Title:**

   The following conditions shall be registered in favour of the Local Authority against the title deeds of all erven except the erven referred to in paragraph 3:

   The erf must only be used or occupied for purposes which are in accordance with and the use or occupation of the erf shall at all times be subject to the provisions of the Walvis Bay Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).

   The minimum building value of the main building, excluding the outbuildings to be erected on the erf shall be at least **two** times the prevailing valuation of the erf.

Ministry of Urban and Rural Development
Division: Planning
12 APR 2023
P / Bag 13289
WINDHOEK

Municipality of Walvis Bay

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Cellphone:	
Email:	lhusselmann@walvisbaycc.org.na
Date:	12 January 2022

Dear Sir/Madam

Subject: **Application for Township Establishment on Erf 5757 Kuisebmond (to be known as Kuisebmond Extension 15)**

Ref. No.: **5757 K**

I refer to the abovementioned.

You are hereby informed that the Municipal Council, at its meeting held on 09 November 2021, resolved as follows:

(1) That the Municipal Council recommends to the Urban and Regional Planning Board for approval, the application for Township Establishment on Erf 5757 Kuisebmond, as generally shown on sketch plan TS/5757K/EXT15 dated 16 September 2021 that bears the Municipal Council's stamp, in accordance with Sections 64(2), 66 and 109(2)(a) of the *Urban and Regional Planning Act, 2018 (Act of 2018)*.

(2) That the new Township be called Kuisebmond Extension 15.

(3) That the following conditions be registered against the proposed erven in favour of the Municipal Council:

(a) The erven shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Walvis Bay Zoning Scheme prepared and approved in terms of the *Urban and Regional Planning Act, 2018*.

(b) That the minimum value of the main building, excluding the outbuilding to be erected on the erven shall be as follows:

(i)	Single Residential:	2 times the municipal valuation of the erf
(ii)	General Residential 2:	4 times the municipal valuation of the erf
(iii)	Institutional:	Equal the municipal valuation of the erf

(4) That an 8m wide right of way servitude be registered against the proposed Erf 10 in favour of the proposed Erven 8 and 9.

(5) That an 8m wide right of way servitude be registered against the proposed Erf 11 in favour of the proposed Erven 14 and 15.

(6) That the proposed Erven 161-163 be reserved for the local authority for Public Open Space purposes.

(7) That the proposed Erven 154-156 be reserved for the local authority for Public Parking Purposes.

(8) That the proposed Erf 36 be reserved for the local authority for Cemetery purposes.

(9) That the Remainder of Erf 5757 Kuisebmond be reserved for the local authority for Street purposes.

(10) That the zonings and land reservations as indicated on sketch plan TS/5757K/EXT15 dated 16 September 2021 that bears the Municipal Council's stamp be approved.

(11) That the densities of 1 per 200m² and 1:100 be approved for Single Residential and General Residential 2 erven, respectively.

(12) That the township establishment application be lodged with the Urban and Regional Planning Board in accordance with the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).

(13) That the Municipal Council obtains the Environmental Clearance Certificate (ECC) from the Ministry of Forestry, Environment and Tourism, prior to the submission of the township establishment application to the Minister of Urban and Rural Development.

(14) That, in accordance with Section 128 of the Urban and Regional Planning Act (Act No. 5 of 2018), the Municipal Council delegates the Chief Executive Officer to endorse minor changes made to the township layout or application as and when required by the Urban and Regional Planning Board (provided that the changes are not more than 10%).

The township establishment applications will be submitted to the Urban and Regional Planning Board as soon as we receive the Environmental Clearance Certificate.

For any queries that you might have please do not hesitate to contact the Town Planning Section.

Yours faithfully

A Burger
General Manager
Roads and Building Control

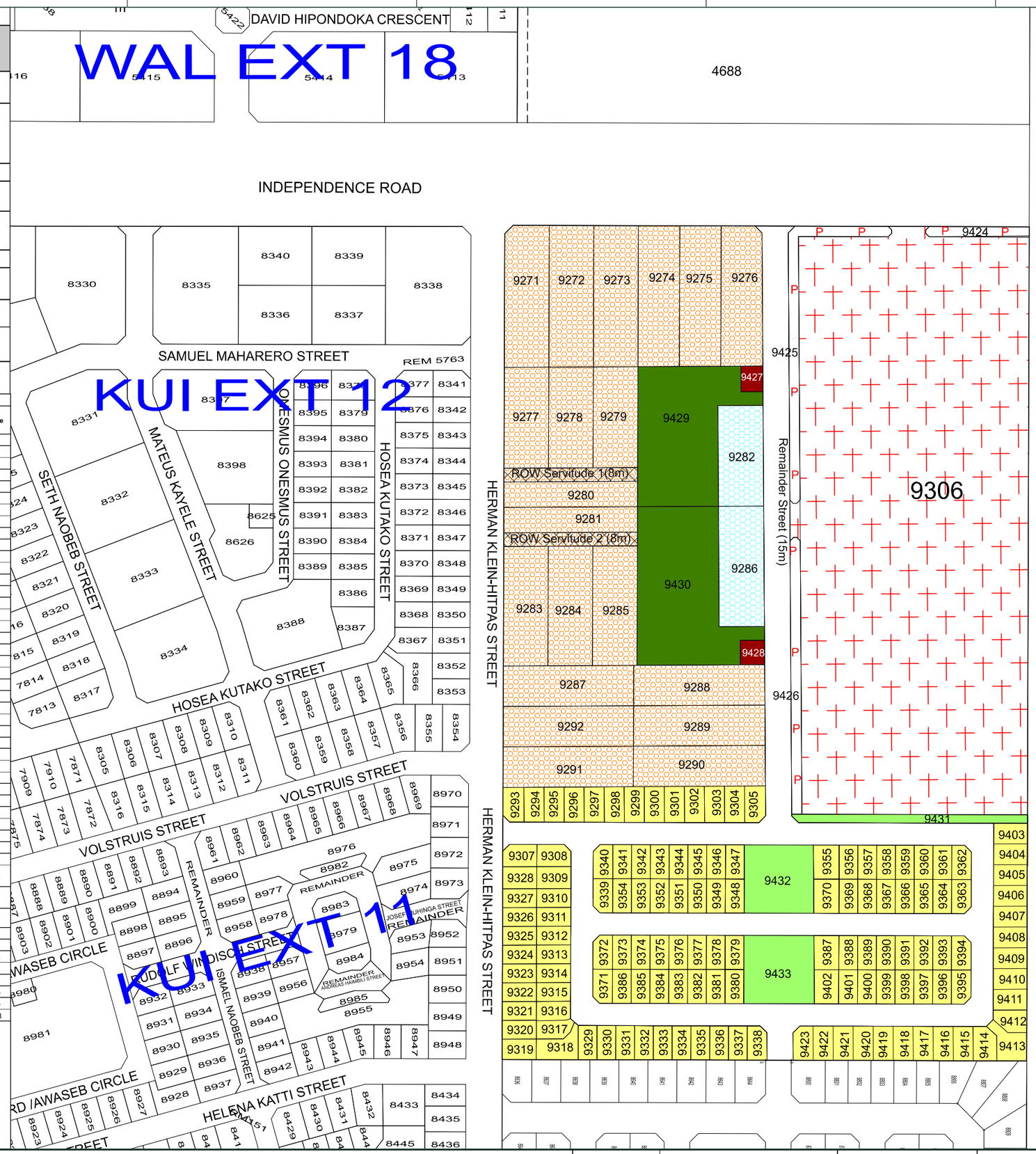
VMA

EXPLANATORY TABLE:

Erf No.:	Number of Erven	Size of Erven (M²)	% of Total Area	Proposed Zoning/Land Reservation	Notation
9293, 9307-9723	130	30022	20%	Single Residential	Yellow
9271-9281,9283-9285,9287-9292	20	37052	25%	General Residential 2	Monochrome
9282, 9286	2	3434	2%	Institutional	Monochrome
9429-9430	2	9105	6%	Private Open Space	Monochrome
9431-9433	3	3954	3%	Public Open Space	Green
9306	1	45457	30%	CEMETERY	
9427-9428	2	391	0%	Utility Services	Dark Brown
9424-9426	3	2621	2%	Public Parking Purposes	White
Rem Erf 5757 Kuisebmond	0	18031	12%	Street	White
TOTAL	**163**	**150067**	**100%**		

ERF 5757 KUISEBMOND (KUISEBMOND EXTENSION 15)

Erf No.:	ZONING/LAND RESERVATION	Erf size	Erf No.:	ZONING/LAND RESERVATION	Erf Size	Erf No.:	ZONING/LAND RESERVATION	Erf Size
9271	GEN RES 2 (1/100)	2158	9330	Single Res 1/220	220	9387	Single Res 1/220	290
9272	GEN RES 2 (1/100)	2165	9331	Single Res 1/220	220	9388	Single Res 1/220	220
9273	GEN RES 2 (1/100)	2159	9332	Single Res 1/220	220	9389	Single Res 1/220	220
9274	GEN RES 2 (1/100)	200	9333	Single Res 1/220	220	9390	Single Res 1/220	220
9275	GEN RES 2 (1/100)	1995	9334	Single Res 1/220	220	9391	Single Res 1/220	220
9276	GEN RES 2 (1/100)	1987	9335	Single Res 1/220	220	9392	Single Res 1/220	220
9277	GEN RES 2 (1/100)	2140	9336	Single Res 1/220	220	9393	Single Res 1/220	220
9278	GEN RES 2 (1/100)	2140	9337	Single Res 1/220	220	9394	Single Res 1/220	222
9279	GEN RES 2 (1/100)	2140	9338	Single Res 1/220	224	9395	Single Res 1/220	222
9280	GEN RES 2 (1/100)	1793	9339	Single Res 1/220	222	9396	Single Res 1/220	220
9281	GEN RES 2 (1/100)	1793	9340	Single Res 1/220	222	9397	Single Res 1/220	220
9282	INSTITUTIONAL	1564	9341	Single Res 1/220	220	9398	Single Res 1/220	220
9283	GEN RES 2 (1/100)	1827	9342	Single Res 1/220	220	9399	Single Res 1/220	220
9284	GEN RES 2 (1/100)	1827	9343	Single Res 1/220	220	9400	Single Res 1/220	220
9285	GEN RES 2 (1/100)	1827	9344	Single Res 1/220	220	9401	Single Res 1/220	220
9286	INSTITUTIONAL	1870	9345	Single Res 1/220	220	9402	Single Res 1/220	287
9287	GEN RES 2 (1/100)	1806	9346	Single Res 1/220	220	9403	Single Res 1/220	240
9288	GEN RES 2 (1/100)	1817	9347	Single Res 1/220	220	9404	Single Res 1/220	240
9289	GEN RES 2 (1/100)	1822	9348	Single Res 1/220	220	9405	Single Res 1/220	240
9290	GEN RES 2 (1/100)	1835	9349	Single Res 1/220	220	9406	Single Res 1/221	240
9291	GEN RES 2 (1/100)	1814	9350	Single Res 1/220	220	9407	Single Res 1/222	240
9292	GEN RES 2 (1/100)	1807	9351	Single Res 1/220	220	9408	Single Res 1/223	240
9293	Single Res 1/220	243	9352	Single Res 1/220	220	9409	Single Res 1/224	240
9294	Single Res 1/220	240	9353	Single Res 1/220	220	9410	Single Res 1/225	240
9295	Single Res 1/220	241	9354	Single Res 1/220	220	9411	Single Res 1/226	240
9296	Single Res 1/220	242	9355	Single Res 1/220	300	9412	Single Res 1/227	227
9297	Single Res 1/220	243	9356	Single Res 1/220	220	9413	Single Res 1/228	340
9298	Single Res 1/220	244	9357	Single Res 1/220	220	9414	Single Res 1/229	262
9299	Single Res 1/220	246	9358	Single Res 1/220	220	9415	Single Res 1/230	236
9300	Single Res 1/220	247	9359	Single Res 1/220	220	9416	Single Res 1/231	236
9301	Single Res 1/220	248	9360	Single Res 1/220	220	9417	Single Res 1/232	236
9302	Single Res 1/220	249	9361	Single Res 1/220	220	9418	Single Res 1/233	236
9303	Single Res 1/220	250	9362	Single Res 1/220	222	9419	Single Res 1/234	236
9304	Single Res 1/220	251	9363	Single Res 1/220	222	9420	Single Res 1/235	236
9305	Single Res 1/220	254	9364	Single Res 1/220	220	9421	Single Res 1/236	236
9306	CEMETERY	45457	9365	Single Res 1/220	220	9422	Single Res 1/237	236
9307	Single Res 1/220	254	9366	Single Res 1/220	220	9423	Single Res 1/238	227
9308	Single Res 1/220	252	9367	Single Res 1/220	220	9424	Public Parking Purposes	1293
9309	Single Res 1/220	258	9368	Single Res 1/220	220	9425	Public Parking Purposes	360
9310	Single Res 1/220	220	9369	Single Res 1/220	220	9426	Public Parking Purposes	968
9311	Single Res 1/220	220	9370	Single Res 1/220	296	9427	Utility Services	192
9312	Single Res 1/220	220	9371	Single Res 1/220	222	9428	Utility Services	205
9313	Single Res 1/220	220	9372	Single Res 1/220	222	9429	Private Open Space	4273
9314	Single Res 1/220	220	9373	Single Res 1/220	220	9430	Private Open Space	4832
9315	Single Res 1/220	220	9374	Single Res 1/220	220	9431	POS	682
9316	Single Res 1/220	222	9375	Single Res 1/220	220	9432	POS	1626
9317	Single Res 1/220	222	9376	Single Res 1/220	220	9433	POS	1646
9318	Single Res 1/220	342	9377	Single Res 1/220	220	REM. 5757	STREET	18031
9319	Single Res 1/220	239	9378	Single Res 1/220	220			
9320	Single Res 1/220	220	9379	Single Res 1/220	220			
9321	Single Res 1/220	220	9380	Single Res 1/220	220			
9322	Single Res 1/220	220	9381	Single Res 1/220	220			
9323	Single Res 1/220	220	9382	Single Res 1/220	220			
9324	Single Res 1/220	220	9383	Single Res 1/220	220			
9325	Single Res 1/220	220	9384	Single Res 1/220	220			
9326	Single Res 1/220	220	9385	Single Res 1/220	220			
9327	Single Res 1/220	220	9386	Single Res 1/220	220			
9328	Single Res 1/220	258						
9329	Single Res 1/220	220						



TITLE:

Township Establishment on Erf 5757 Kuisebmond Comprising of 163 Erven and Remainder Street, to be Known as Kuisebmond Extension 15

DATE CREATED	2021/09/16
DRAWN	J LAWRENCE
CHECKED	K ASINO
STANDARD SCALE	1:1500 A1
DRAWING NUMBER	TS/5757K/EXT15/SG

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