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# UPDATED ENVIRONMENTAL MANAGEMENT PLAN

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Renewal of Environmental  
Clearance Certificate for Sand  
Extraction between Farms  
Hatsamas No. 283 and  
Stinkwater No. 282 at  
Dordabis in the Skaap River  
and Gravel Mining on Mining  
Claim 72324

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**OCTOBER 24**


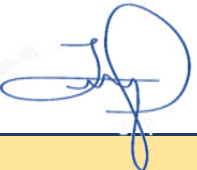
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## DOCUMENT INFORMATION AND APPROVAL

<b>Title</b>	Renewal of Environmental Clearance Certificate for Sand Extraction between Farms Hatsamas No. 283 and Stinkwater No. 282 at Dordabis in the Skaap River and Gravel Mining on Mining Claim 72324	
<b>ECC Application Reference number</b>	APP-006565	
<b>Location</b>	Between Farms Hatsamas No. 283 and Stinkwater No. 282 at Dordabis, Khomas Region, Namibia	
<b>Proponent</b>	Theopaldt Properties Two cc P.O. Box 61176 Katutura Windhoek, NAMIBIA	
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## Declaration of authorship

APPLICATION NUMBER: APP - 006565

Project Title:

The Renewal of Environmental Clearance Certificate for Sand and Gravel Mining in the Skaap River and on Mining Claim 72324 between Farms Hatsamas No. 283 and Stinkwater No. 282 at Dordabis, Khomas Region

I Lawrence Tjatindi (full name of Environmental Assessment

Practitioner - EAP) understand and agree that the information I have furnished in this submission will be reviewed by the Office of the Environmental Commissioner (OEC). I accept that the Environmental Commissioner, will hold me accountable in terms of Section 43(1)(b) of the Environmental Management Act, Act No. 7 of 2007 for any inaccurate or misleading information knowingly provided in the following documentation.

Tick the box (es) applicable to your submission:

- ☐ Pro Forma Environmental Contract for Prospecting Claim(s)
- ☐ Environmental Questionnaire for Prospecting
- ☒ Scoping report
- ☐ Environmental Impact Assessment (EIA)
- ☒ Environmental Management Plan (EMP)
- ☐ Consent from Relevant Authority

I certify, and, acknowledge that the provision of such information will impede the lawful carrying out of the duties, responsibilities and functions of the Environmental Commissioner. I declare that the information submitted is my own work. All direct or indirect sources used are acknowledged as references.

Consultancy Name: Enviro-Leap Consulting cc

EAP Signature: 

Date: 26/08/2025

NB- To be submitted jointly with Scoping Report, EIA, and EMP documents to the Office of the Environmental Commissioner

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# 1 INTRODUCTION

## 1.1 General Introduction

Theopalddt Property Two (TPT-2) cc is a fully registered, 100% Namibian owned company. Whose aim is to provide the building blocks to the nation's infrastructure, maintain financial sustainability and be known for their honesty and integrity in their business ventures. Have determined through extensive market research that Windhoek is experiencing a shortage of sand for construction purposes, subsequently rendering some capital projects under review in terms of time completion agreements and in some instances projects are behind schedule with up to 4 months.

The bulk product will then be transported to the client for use in road building, civil construction and brick making activities. In short will be:

- a) Mining
- b) Screening
- c) Washing
- d) And transporting sand.

In accordance with the provisions of the Environmental Impact Assessment (EIA) Regulations No. 30 of 2012 gazetted under the Environmental Management Act, (EMA), 2007, (Act No. 7 of 2007), the Sand mining activities (sand mining, processing and transportation) proposed by TPT-2 cc Investment is a Listed Activity and may not be undertaken without an Environmental Clearance Certificate (see Table 1).

**Table 1:** List of farming activities identified in the EIA Regulations which apply to sand mining activities in Namibia

EMA 2007 Legislation	Description of activity	Relevance to TPT-2 cc Sand mining project
Activity 4 (Forestry activities)	The clearance of forest areas, deforestation, afforestation, timber harvesting or any other related activity that requires authorisation in terms of the Forest Act, 2001 (Act No. 12 of 2001) or any other law.	The proposed project entails clearing some portions of land to make it arable and accessible for agricultural purposes.
Activity 3.1 (Mining and Quarrying Activities)	The construction of facilities for any process or activities which requires a licence, right or other form of authorisation, and the renewal of a licence, right or other form of authorisation, in terms of the Minerals (Prospecting and Mining Act), 1992.	The proposed project includes the harvesting of sand for resale purposes.
Activity 3.3 (Mining and Quarrying Activities)	Resource extraction, manipulation, conservation and related activities.	The proposed project entails the extraction of sand for resale purposes.

This Environmental Management Plan (EMP) documents the management and mitigation plans (MMPs) designed to meet legal requirements and avoid or minimise the impacts associated with the implementation of TPT-2 cc sand mining, processing and transportation.

The Management and Mitigation Plans (MMPs) have been compiled based on a review of the findings and recommendations of the EIA Report.

## 1.2 Keeping EMPs up to Date

It is the intention that this EMP should be seen as a “living document” which will be amended during the operation, as the activities might change or new ones be introduced.

Should a listed activity(s) as defined in the Environmental Impact Assessment Regulations: Environmental Management Act, 2007 (Government Gazette No. 4878) be triggered (as a result of future modifications/changes at the mine), this EMP will be updated as a result of another EIA process as stipulated in the regulations.

## 2. ENVIRONMENTAL LAWS AND POLICIES

This section draws information from the legal sources in Namibia. The Republic of Namibia has five tiers of law and a number of policies relevant to agricultural activities and these include:

- The Constitution.
- Statutory law.
- Common law.
- Customary law.
- International law.

Key acts and policies currently in force include:

- Namibia’s Environmental Assessment (EIA) Policy for Sustainable Development and Environmental Conservation (1995);
- Environmental Management Act (No. 7 of 2007);
- Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012);
- Namibia Agriculture Policy of 2015;
- Namibia Vision 2030.

As the main source of legislation, the Namibian constitution makes provision for the creation and enforcement of applicable legislation. In this context and in accordance with its constitution, Namibia has passed numerous laws intended to protect the natural environment and to mitigate adverse environmental impacts.

Namibia’s policies provide the framework to the applicable legislation. Whilst policies do not often carry the same legal recognition as official statutes, policies can be and are used in providing support to legal interpretation when deciding cases. Further, the following (table 1) permits will be required in order for the proponent to be compliant with the law:

**Table 2:** List of all the applicable permits/authorizations required by TPT-2 cc

Aspect	Permits/Certificates/Authorizations	Regulator
Sand Mining	Environmental clearance for Infrastructure and Operations	MET
	Sand Mining Permit (particularly for activities within a watercourse)	MAWF-DWA
Water Supply	NamWater - Okavango River abstraction (Water use) Permit	MAWF-DWA
	Drilling of Boreholes	MAWF - DWA
Waste	Wastewater and effluent disposal exemption permit	MAWF - DWA
Vegetation	Forest permit-Tree harvesting - Protected trees	MAWF - DF



### 3. PUBLIC CONSULTATION

The range of environmental issues to be considered in the EIA has been given specific context and focus through consultation with authorities and IA&Ps. Included below is a summary of the people consulted, the process that was followed, and the issues that have been identified.

#### 3.1 Authorities and Interested and Affected Parties (IA&Ps)

The following authorities and IAPs are involved in the EIA process:

- National authorities:

Ministry of Environment and Tourism, Ministry of Agriculture, Water and Forestry, and Ministry of Land Reform.

- IAPs:

/Khomanin Traditional Authority, Residents of Dordabis, and adjacent villages (Stinkwater and Hatsamas).

#### 3.2 Steps in the Consultation Process

Table 3 below sets out the steps in the consultation process that has been conducted to date.

**Table 3:** Consultation Process with IA&Ps and Authorities

TASK	DESCRIPTION	DATE
Notification - regulatory authorities and IAPs		
IAP identification	Notice for Environmental Impact Assessment for public meeting	03 October 2016
Site notices	Notice for Environmental Impact Assessment for public comments	03 October 2016
Newspaper advertisements	Notice for Environmental Impact Assessment for public meeting	18 October 2016

### 4. PROJECT DESCRIPTION

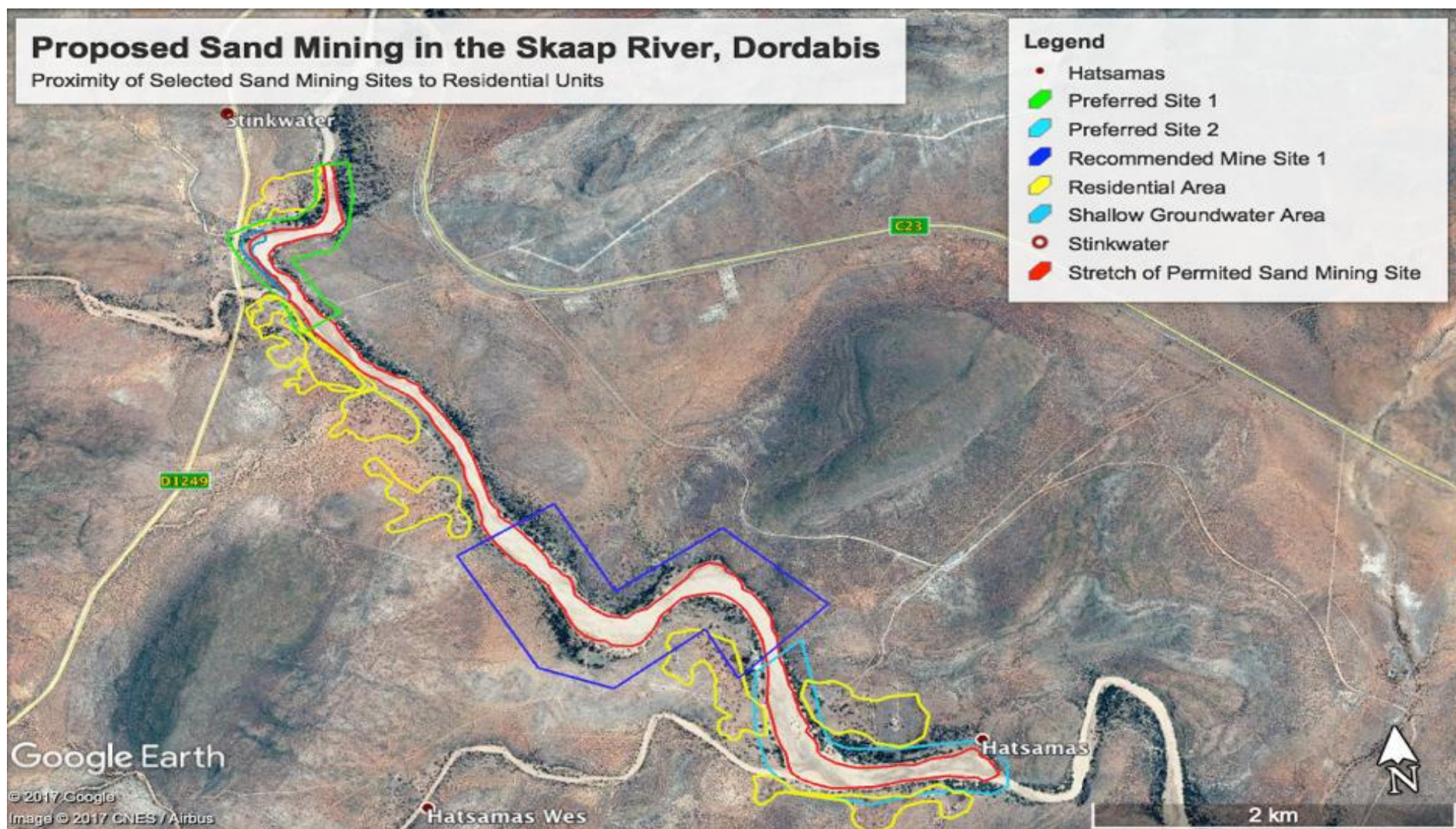
#### 4.1 Project Location

The mining area is located south of Windhoek near the village of Stinkwater and Hatsamas northwest of Dordabis settlement. Actual activities will take place within Skaap River. The specific permit locations are depicted below: TPT-2 cc and Bronn Investment Quarries/permits. The TPT-2 cc quarry is the better of the two and measures over 3 kilometers. The Bronn quarry is located further down and measures approx. 8 kilometers. This is also, where the main infrastructure will be erected as depicted in Table 4 and Figure 1 (next page) provides the GPS coordinates and location of the proposed project site.

**Table 4:** GPS coordinates of the Theopaldt Property Two cc sand mining project

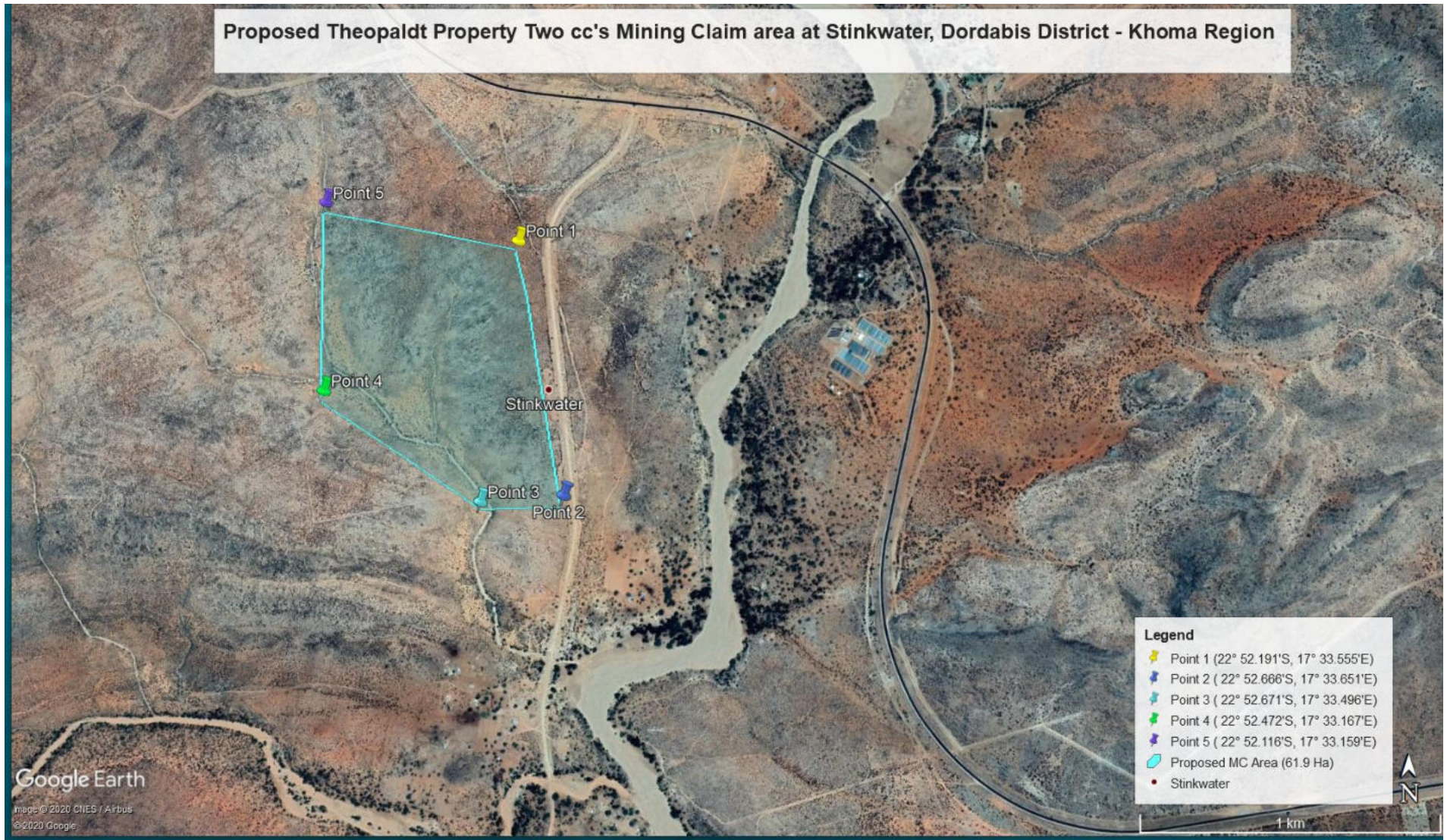
GPS POINTS	LATITUDE	LONGITUDE
Sand mine start at Skaap river mouth	17° 09'56" S	22° 56'36" E
Sand mine end by the boulders	17° 09'56" S	22° 56'36" E
Gravel Mining Claim Point 1 – 5	Refer to Figure 2	Refer to Figure 2





**Figure 1:** Show the stretch of the permitted sand mining area within the Skaap River, actual mining sites will be determine in consideration of sensitive receptors i.e. settlements, sensitive vegetation and water resources.





**Figure 2:** Show the site location and GPS coordinates for the gravel quarrying site

## 4.2 Propose Project Activities

### 4.2.1 Construction phase

The preconstruction and construction stages, i.e. site preparations of the proposed project will commence once the Environmental Clearance Certificate (ECC) has been obtained. This is necessary as other required legal approvals and permits such as Land Lease Agreement have already been granted by the /Khomani Traditional Authority as well as the sand mining permit from the Ministry of Agriculture, Water and Forestry valid for 5 years and is renewable thereafter (**Annexure C**). Additionally, the local community members have consented to the project as detailed in the minutes to the public stakeholder (Annexure A) who occupy the surrounding area to the proposed sand mining site.

Theopaldt Property Two cc will employ the specialties of a local engineering company to implement the infrastructure installation and design, civil, structural and health and safety plan. Geo Pollution Technologies (Pty) Ltd in Windhoek was contracted to determine and confirm the quality of sand in the permit mining concession. The site consists of 2 quarries, a southern and northern part. Several auger holes were drilled to render the required samples. From the site visit and investigation, it was clear that the thickness of the sand gradually decreases from 1.81 m in the north to 0.8 m in the south. More than 90 % of the soil is classified as sand, with mica also visible in the soil. Very low concentrations of soluble salt are present in the soil. Kindly refer to the attached report for more details pertaining to the study (Annexure C).

Activities of the preconstruction and construction phases are summarized below:

- Existing access road regrading: To facilitate the ease of circulation for vehicles transporting employees, construction material, equipment and sand mining implements, the existing road that was created by the community will be upgraded by means of regrading it and compacting to be able to support the movement of mine vehicles to the site;
- Site clearing and ground preparation /Foundation: The necessary land clearing will be undertaken as per design of civil engineers for the infrastructural setup;
- Fencing: A fence will be erected during the preconstruction phase and this will remain in place after commission in order to regulate access to the Theopaldt Property Two cc sand mining project and for health, safety/security purposes;

Commissioning: The Theopaldt Property Two cc sand mining project will commence any mining activities once the Environmental Clearance Certificate (ECC) has been granted.

### 4.2.2 Operational phase

#### 4.2.2.1 Sand Mine Operations

As soon as the Theopaldt Property Two cc sand mining project has been commissioned, the mine will eventually be in fully operation and start to produce harvested sand to supply the consumers as detailed in section 1.1. Approximately 20 permanent staff and a sizeable number of casual staff will be employed to ensure consistency of yields and proper running of mining operations. See Annexure F for the proposed sand mining processing plant design.

The proponents are already committed to the success of the project through their smart partnerships with reputable companies (Coleman Earthmoving and Enviro-Drill) that have been in the sand mining and transportation /haulage business for a long time.



The two partners are pledging a hefty financial investment into making this project a reality and also to create a direct road to the site to avoid generating huge amounts of dust for the Stinkwater and Hatsamas residents as proposed and that new road will be used by the local communities as well. This is an indication that the company will spare no effort to make a success of the project. The proponents are an environmental friendly oriented organization, therefore bringing perspectives of environmental sustainable sand mining methodologies in their daily operations. Furthermore, Theopaldt Property Two cc project fits into the objectives of the Harambee Prosperity Plan and Vision 2030 of sustainable natural resource use.

#### **4.2.2.2 Site Management and Maintenance Plan**

All strategic decisions at the site will be done by the designated site and project managers appointed by Theopaldt Property Two cc depending on the task at hand from project initiation throughout the operational life of the sand mine. All tactical and operational decisions will be the responsibility of the Project Manager.

Continuous Stakeholder Engagements: At all stages of the project phases (preconstruction, construction, operation and maintenance) there will be continuous consultations following the prescribed communication channels through the /Khomani Traditional Authority with the stakeholders if any concerns arise. The issues affecting the local community in the immediate vicinity of the Theopaldt Property Two cc sand mine will be received and resolved as soon as possible.

#### **4.2.3 Decommissioning and closure phase**

##### **4.2.3.1 Sand mining operations lifespan**

The operational lifespan of the leasehold agreement is five (5) years, according to the signed Lease Agreement between Theopaldt Property Two cc and the /Khomani Traditional Authority and so is the permit application that was approved by the Ministry of Agriculture, Water and Forestry office in Windhoek (Annexure F). The current term of 5 years is extendable after permit renewal depending on the performance of Theopaldt Property Two cc in the current tenure. Consistent sand output is guaranteed by the secured loan funds and infrastructural investment to realize the forecasted outcome through dedication to this sand mining project by all investors concerned.

##### **4.2.3.2 Decommissioning**

Recommendations to be considered prior to decommissioning: A closure plan should be developed by the proponent (Theopaldt Property Two cc) at least 2 years prior to the expected date of decommissioning. This closure plan must identify the targets and objectives for decommissioning and the operations working towards this end

## 5. SUMMARY OF IDENTIFIED

As part of the EIA processes for the TPT-2 cc Investment's Project, environmental aspects and potential environmental impacts associated with the activities and facilities were identified. Detailed TPT-2 cc's activities associated with the construction, operation, decommissioning, and closure phases are described in the 2016 EIA Report and the operational phase facilities/activities are summarized in section 4 of this EMP. Table 4 provides a description of the environmental aspects that are associated with TPT-2 cc Investment's operations and how they impact the biophysical and human environments, respectively.

**Table 5:** Summary of potential cumulative impacts associated with the proposed project

Section	Potential impact	Significance of the impact (the ratings are negative)	
		Unmitigated	Mitigated
Groundwater Resources	Groundwater Resources	M	L
	Reduction of Aquifer Thickness	M	M
	Groundwater Quality	M	L
Biodiversity	Physical destruction of biodiversity from clearing land and placing infrastructure	H	L
	Loss of biodiversity from the loss of subsurface water resources	H	L
	General disturbance of biodiversity	H	L
Surface Water Runoff	Downstream decrease in surface water runoff	H	L
	Surface Water Quality	M	L
Air quality	Air pollution from dust and use of vehicle and diesel	L	L

## 6. ENVIRONMENTAL IMPACT

### 6.1 Overall Objectives of the EMP

The following overall environmental objectives have been set for the TPT-2 cc Project:

- To comply with national legislation and standards for the protection of the environment.
- To limit potential impacts on biodiversity through the minimization of the footprint (as far as practically possible) and the conservation of residual habitat within the mine area.
- To keep surrounding communities informed of farming activities through the implementation of forums for communication and constructive dialogue.
- To ensure the legal and appropriate management and disposal of general and hazardous waste, through the implementation of a strategy for the minimization, recycling, management, temporary storage and removal of waste.
- To develop, implement and manage monitoring systems to ensure good environmental performance in respect of the following: ground and surface water, air quality, noise and vibration, biodiversity and rehabilitation.

The Management and Mitigation Plans (MMPs), listed in the table below, are applicable to all the relevant activities and facilities of the Sand Mine. (The MMPs follow in the subsequent sections).

## 6.2 Stakeholder Management and Mitigation

It is important that channels of communication are maintained over the life of the project for surrounding landowners, the general public members, as well as the local and traditional authorities, table 4 shows the stakeholders communication Management and Mitigation Plan.

**Table 6:** Actions relating to stakeholder communication

Issue	Management commitment	Phase
<b>Understanding who the stakeholders are</b>	Maintain and update the TPT-2 cc stakeholder register, including stakeholders' needs and expectations. Ensure that all relevant stakeholder groups are included.	All
	A representative database would include government, employees, service providers, contractors, indigenous populations, local communities, traditional authorities, NGOs, shareholders, customers, the investment sector, community-based organizations, suppliers and the media.	All
	Ensure that marginalized and vulnerable groups are also considered in the stakeholder communication process.	All
	Record partnerships as well as their roles, responsibilities, capacity and contribution to development.	All
<b>Liaising with interested and affected parties at all phases in the mine life</b>	Devise and implement a stakeholder communication and engagement strategy.	All
<b>Responsibility</b>	Theopaldt Property Two cc	

## 6.3 Topography Management and Mitigation

### 6.3.1 Issue: Security and safety impact

Impacts relating to the welfare, health and safety of the local communities may arise as a result of traffic, noise, air quality, pollution issues, etc. During the construction phase TPT-2 cc may at a minimal provide job opportunities to the local community.

Hazardous excavations and infrastructure include all structures into or off which third parties and animals can collide, fall and be harmed. In the construction and decommissioning phases these hazardous excavations and infrastructure are usually temporary in nature, usually existing for a few weeks to a few months. The operational phase will present more long-term hazardous infrastructure. It is essential that safety and security measures are defined and implemented to adequately protect the mine site from being accessed by unauthorized people.

**Table 7:** Hazardous excavations & infrastructure - link to phase & activities

Issue	Management commitment	Phase
<b>Hazardous excavations</b>	All staff will be trained to attend to third parties and animals so as to avoid situations where people and animals can enter safety risk areas.	All
<b>Safety and Security Risks</b>	At closure, permanent warning signs will be in place at appropriate intervals, in appropriate languages with danger pictures to warn people of any potential dangerous farm areas / equipment	All
<b>Access to the site by unauthorized persons to the farming site</b>	Any person entering the agricultural / cultivation and other operation areas (fields and packaging) will only be allowed after formal approval.	All
<b>Emergency</b>	Develop and implement an emergency response plan for third parties falling into or off hazardous excavations and causing injury.	Operational
<b>Responsibility</b>	Theopaldt Property Two cc	

## 6.4 Biodiversity Management and Mitigation

### 6.4.1 Issue: General physical disturbance of biodiversity

The section is a high level assessment of biodiversity impacts in line with the content of the baseline description (Section 4), and the content of the EMP (Appendix E). The assessment covers the following broad topics: physical destruction of biodiversity and related functions, impacts on surface water resources as an ecological driver, and general disturbances to biodiversity.

**Table 8:** Physical disturbance of biodiversity - link to phase and activities

Issue	Management commitment	Phase
Physical disruption to biodiversity by Staff	The Principle of zero tolerance to killing and collecting of biodiversity i.e. no poaching (including collection firewood) will be allowed and poaching offenders will be prosecuted.	All
	All species with a conservation and or protection status should be identified, clearly marked and preserved (by at least 50%)	Construction
Physical disruption to biodiversity by infrastructures	Erect a game-proof fence around the pit and mining operations to ensure that animals have no access to operation areas, which may be contaminated by agricultural chemicals.	All
	Upon completing construction, initiate restoration of all infrastructure including roads areas that were only impacted during construction and will not be required for farming operation	Operation, decommissioning and closure
Emergency	Certain instances of injury to animals may be considered emergency situations. These will be managed in accordance with the TPT-2 cc Investment emergency response procedure.	All
Responsibility	Theopaldt Property Two cc	

## 6.5 Water Resources Management and Mitigation

### 6.5.1 Issue: Altering and pollution of Surface and groundwater

The altering and obstructing of surface water drainage (change in water flow and gully erosion of the river beds from channelling of water) is identified as a potential impact associated with the proposed activities, as well as water pollution i.e. through the change to surface water and nutrient flow.

There are a number of pollution sources in all project phases that have the potential to pollute surface and groundwater, particularly in the unmitigated scenario. In the construction and decommissioning phases these potential pollution sources are temporary in nature, usually existing for a few weeks to a few months. Although these sources may be temporary, the potential pollution may be long term. The operational phase will present more long-term potential sources.

**Table 9:** Altering surface drainage patterns –link to operation phases and activities

Issue	Management commitment	Phase
Blocking or deviation of water flow	Minimize infrastructure footprint and construction footprint	
	Avoid placing any infrastructure or waste material across drainage lines. Where unavoidable ensure uninterrupted drainage by constructing bypass channels.	
Loss of surface water, and change of drainage patterns	Do not place service infrastructure in ecologically sensitive areas, or in areas identified as corridors of animal movement.	
Natural flow of storm water (clean and dirty)	Design all storm water interventions in such a way that storm water can bypass the major structures.	
	Ensure that these facilities are designed, constructed and operated that flood protection is provided.	
Responsibility	Theopaldt Property Two cc	



## 6.6 Air and Noise Management and Mitigation

### 6.6.1 Issue: Air and noise pollution

Clearing work, cultivation (soil tillage) and herbicides / parasites spraying on site is likely to create very little dust and other possible pollutants that may contribute although little to air pollution. This may be an unwanted change to the community of the area.

**Table 10:** Air pollution – link to phase and activities

Issue	Management commitment	Phase
<b>Air pollution impact to Biodiversity and nearby Human community</b>	All design mitigation measures to be implemented (including water sprays on all roads and temporary unpaved farm roads, waters sprays at highly polluting areas (activity sites)	All
	All diesel powered equipment and plant vehicles should be kept at a high level of maintenance. Any change in the noise emission characteristics of equipment should serve as trigger for withdrawing it for maintenance.	All
<b>Impact of noise on the environment/ sensitive receptors</b>	Document and investigate all registered complaints and make efforts to address the area of concern where possible. A mechanism to monitor noise levels, record and respond complaints and mitigate impacts should be developed.	All
<b>Responsibility</b>	Theopaldt Property Two cc	

## 6.7 Socio-Economic Management and Mitigation

### 6.7.1 Issue: Economic impacts on local livelihoods

The activities associated with the TPT-2 cc's sand mining have socio-economic impacts in all phases – some positive and some negative. These impacts related to amongst others employment/job creation, local and regional economies, land use and surrounding landowners and community safety and security. During the construction phase TPT-2 cc may at a minimal provide job opportunities to the local community. This EMP aims to provide measures to enhance the positive impacts and limit the negatives impacts.

**Table 11:** Health and safety – link to phase and activities/infrastructure

Issue	Management commitment	Phase
<b>Impacts on livelihood resettlement</b>	Engage with the affected communities through a process of informed consultation and participation to reach consensus on any activities that affect them.	All
	Provide affected people with necessary transitional support (such as short-term employment, subsistence support, or salary maintenance).	Construction
<b>Impacts on HIV / AIDS</b>	Preparation of a health and safety plan for workers and impacted communities addressing issues including education on measures to prevent the spread of HIV/AIDS through awareness campaigns, provision of safety equipment for workers, child labour prohibited	All
<b>Responsibility</b>	Theopaldt Property Two cc	

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