ENVIRONMENTAL MANAGEMENT PLAN FOR THE CREATION OF A STREET FOLLOWING

- Partial closure and subdivision of unnamed Public Street.
- Consolidation with erf 8684 Swakopmund Extension 10 into Consolidated Portion A.
- Subdivision Consolidated Portion A into 12 Portions: Portions 1 to 11 and Street Remainder.
- Rezoning of Portion 11 from General Industrial to Parastatal/Electricity Supply.
- Rezoning of Remainder from General Industrial to New Public Street.

ENVIRONMENTAL MANAGEMENT PLAN

1 DECEMBER 2025

The Proponent:

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1. INTRODUCTION

This Environmental Management Plan (EMP) should be read in conjunction with the Environmental Impact Assessment (EIA) Scoping Report for the proposed creation of a street from the subdivision of Consolidated Portion A, Swakopmund Extension 10. The EMP outlines the necessary environmental mitigation, monitoring, and management actions to be undertaken during the planning, construction, and operational phases of the project.

The EMP serves as a practical tool for ensuring that the project is implemented in a manner that avoids, minimises, or mitigates potential environmental impacts. It also enables the proponent and contractors to comply with the requirements of the Environmental Management Act (No.7 of 2007) and associated EIA Regulations (GN No.30 of 2012).

ROLES AND RESPONSIBILITIES

Stakeholder	Responsibility
Proponent (Multi Bau)	Overall accountability for EMP implementation and enforcement during all project phases. Assigns Council Representative (CR) to oversee compliance.
Council Representative Environmental Officer	Coordinates EMP implementation, ensures approvals are in place, monitors site compliance and may issue penalties for violations.
Environmental Control Officer (ECO)	Independent party appointed to monitor compliance, conduct site inspections, report noncompliance, and provide guidance on environmental matters.
Contractors/ Site Manager	Day-to-day implementation of mitigation measures and environmental compliance on site. Responsible for ensuring that workers follow environmental procedures.
MEFT / Local Authority	Regulatory oversight, site inspections, and review of monitoring report

Table 1:Roles and responsibilities of various stakeholders

2. SIGNIFICANCE OF POTENTIAL IMPACTS

Tables 2, 3 and 4 below, summarizes the identified potential environmental and socio-economic impacts associated with the proposed project. Potential impacts were assessed based on the following Key [1]

Impact	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative
PLANNING AND DESIGN PHASE IMPACTS								
Demand on existing municipal services – *Without Mitigation*	L	M-L	M-L	M	P	H	Y	M
Demand on existing municipal services – *With Mitigation*	L	L	S	L	P	H	Y	L
Traffic & Access - *Without Mitigation*	L	M-L	L	M	P	H	Y	M
Traffic & Access - *With Mitigation*	L	L	S	L	P	H	Y	L
Parking, Loading Bays & Delivery access – *Without Mitigation*	L	M-L	S	M	P	H	Y	M
Parking, Loading Bays & Delivery access – *With Mitigation*	L	L	S	L	P	H	Y	L
Height & Scale - *Without Mitigation*	L	M-L	M	M	P	H	Y	M
Height & Scale - *With Mitigation*	L	L	M	L	P	H	Y	M
Land Use & Visual Character – *Without Mitigation*	L	L	S	L	P	H	Y	L
Land Use & Visual Character – *With Mitigation*	L	L	S	L	P	H	Y	L

Table 2: Summary of the significance of potential planning and design phase impacts.

[1] **Extent:** Local (L), Regional (R)
Magnitude: Low (L), Medium (M), High (H)
Duration: Short-term (S), Medium-term (M), Long-term (L)
Significance: Low (L), Medium (M), High (H)
Probability: Unlikely (U), Probable (P), Certain (C)
Confidence: Low (L), Medium (M), High (H).
Reversibility: Yes (Y), No (N)
Cumulative: Low (L), Medium (M), High (H)

CONSTRUCTION PHASE IMPACTS								
Impact	**Extent**	**Magnitude**	**Duration**	**Significance**	**Probability**	**Confidence**	**Reversibility**	**Cumulative**
Biodiversity Disturbance – *Without Mitigation*	L	M-L	S	M	P	H	Y	M
Biodiversity Disturbance – *With Mitigation*	L	L	S	L	P	H	Y	L
Construction traffic *Without Mitigation*	L	M-L	S	L	P	H	Y	M
Construction traffic *With Mitigation*	L	L	S	L	P	H	Y	L
Noise – *Without Mitigation*	L	M	S	L	P	H	Y	L
Noise – *With Mitigation*	L	L	S	L	P	H	Y	L
Dust & Emission Impact – *Without Mitigation*	L	L	S	L	P	H	Y	L
Dust & Emission Impact – *With Mitigation*	L	L	S	L	P	H	Y	L
Temporary Services - *Without Mitigation*	L	L	S	L	P	H	Y	L
Temporary Services - *With Mitigation*	L	L	S	L	P	H	Y	L

Table 3: Summary of the significance of potential construction phase impacts.

OPERATIONAL PHASE IMPACTS								
Impact	**Extent**	**Magnitude**	**Duration**	**Significance**	**Probability**	**Confidence**	**Reversibility**	**Cumulative**
Visual & Sense of Place – *Without Mitigation*	L	M-L	M-L	M	P	H	Y	L
Visual & Sense of Place – *With Mitigation*	L	L	M-L	M	P	H	Y	L
Neighbourhood Connectivity – *Without Mitigation*	L	M	M-L	M	P	M	Y	L
Neighbourhood Connectivity – *With Mitigation*	L	L	M-L	M	P	M	Y	L
Operational Noise *Without Mitigation*	L	M-L	M-L	M	P	H	Y	L
Operational Noise - *With Mitigation*	L	L	M-L	L	P	H	Y	L
Emissions – *Without Mitigation*	L	L	S	L	P	H	Y	L
Emissions – *With Mitigation*	L	L	S	L	P	H	Y	L
Social benefits (employment) – *With Mitigation*	L	L	M	M	P	H	Y	L

Table 4:Summary of the significance of potential operational phase impacts.

3. ENVIRONMENTAL MANAGEMENT ACTIONS

3.1. Planning and Design Phase

Impacts	Mitigation Measures	Responsibility
Increased demand on Municipal Service	• Confirm service capacity (water, sewer, waste, electricity) with relevant municipal departments during the planning stage. • Ensure new erven are connected to existing infrastructure development schedules. • Integrate service demand planning into infrastructure development schedules.	Municipality; Engineer
Scale and Height of Development	• Design new public street to Swakopmund Municipality guidelines, standards and specifications. • Adhere strictly to the zoning scheme provisions on bulk, height, and coverage. • Ensure compatibility with the surrounding urban landscape through appropriate building design.	Developer
Traffic	• Design intersections with adequate sightlines, including splays. • Design the cul-de-sac and turning circle to accommodate delivery vehicles. • Incorporate traffic control measures where necessary • Consider pedestrian safety in layout	Engineer, Planner
Parking, Loading, and Access	• Provide on-site parking in line with zoning requirements. • Design the cul-de-sac and turning circle to accommodate delivery vehicles. • Ensure proper signage and surfacing. • Facilitate linkages between industrial erven and adjacent street by reinforcing pedestrian and vehicular pathways. • Incorporate existing pedestrian walkways in the development to ensure pedestrian linkages are maintained and promote walkability.	Engineer, developer
Land Use and Aesthetics	• Submit new public road and building plans to the Swakopmund Municipality for approval, including 3D renderings where required. • Incorporate appropriate landscaping and façade treatment to enhance visual appeal • Avoid visual clutter (e.g. excessive signage). • Ensure pedestrian/vehicular access integrates with the new public street.	Developer, Municipality

3.2. Construction Phase

Impacts	Mitigation Measures	Responsibility
Biodiversity (Flora & Funa)	• Retain existing trees and vegetation where feasible. • Avoid unnecessary clearing, only clear areas essential for construction • Rehabilitate cleared areas with indigenous species • Prohibit collection of wood, plants, or animals by workers.	Contractor, ECO
Traffic Disruption	• Ensure easy, safe and continuous access to existing buildings. • Schedule deliveries during off-peak hours. • Use only designated roads for heavy vehicles • Install warning signage and speed limits around the site. • Maintain all construction vehicles in roadworthy condition.	Contractor
Noise	• Limit construction to daylight hours • Fit machinery with noise dampening devices (e.g. silencers). • Prohibit amplified music on-site. • Notify neighbours in advance of construction start dates.	Contractor
Dust and Emissions	• Apply dust suppressants (e.g. Dustex) or water to exposed solid during the dry, windy days. • Cover loose material during transport. • Provide workers with dust masks and PPE • Limit vehicle speeds on unpaved surfaces.	Contractor
Temporary Service Needs	• Prioritise local labour for all and any road construction phases. • Provide adequate drinking water, toilets, and shaded rest areas for workers. • Dispose of construction waste at approved treatment facilities. • Place bins and skips on-site for general and construction waste. • Ensure regular waste collection in coordination with the Swakopmund Municipality.	Contractor, Municipality

3.3. Operational Phase

Impacts	Mitigation Measures	Responsibility
Visual & Sense of Place Impacts	• Use natural colours and locally appropriate materials for buildings (e.g. brick, wood, stone). • Incorporate landscaping with indigenous species • Retain mature trees where feasible. • Minimise use of large or unsightly signage. • Use new public street for stormwater discharge to nearby open areas.	Developer, Municipality
Impacts on Neighbourhood	• Maintain ongoing communication with surrounding residents regarding further development plans. • Prioritise local labour for any future construction phases. • Consider the integration of pedestrian-friendly pathways in future planning.	Municipality, Industrial/ Business Owners
Noise(Operational)	• Enforce operational noise limits through municipal by-laws. • Monitor noise levels and address complaints promptly. • Restrict noisy activities to business hours.	Municipality, Industrial/ Business Owners
Emission (Air Quality)	• Encourage non-dusty surfaces and consider sealing/tarring internal access roads where necessary • Promote low-emission practices (e.g. clean fuel use, regular maintenance of service vehicles).	Industrial/ Business Owners
Social (Employment & Local Benefit)	• Encourage contractors and businesses to hire locally for both skilled and unskilled roles. • Maintain transparency around job opportunities through municipal communication platforms.	Contractor, Industrial/ Business Owners

4. MONITORING AND REPORTING

- The ECO will conduct regular site inspections (at least monthly during construction) and prepare compliance reports.
- The proponent shall keep records of waste disposal, complaints, incidents, and corrective actions
- Operational monitoring should focus on noise levels, waste management, and service adequacy

5. NON-COMPLIANCE AND ENFORCEMENT

Failure to adhere to the EMP may result in corrective instructions, fines, or project suspension. The proponent and contractors are legally responsible for ensuring compliance. All incidents of non-compliance must be recorded and rectified promptly.

6. CONCLUSION

This Environmental Management Plan (EMP) provides a practical and enforceable framework to guide the responsible planning, construction, and operational management of the proposed creation of a street from the subdivision of Consolidated Portion A, Swakopmund Extension 10. It builds on the findings of the Environmental Scoping Report and ensures that all potential impacts, whether environmental, social, or infrastructural, are managed proactively and in accordance with Namibia's environmental legislation.

The mitigation measures outlined herein aim to avoid or minimise negative impacts and promote positive outcomes such as formalised land use, improved infrastructure, and local economic opportunity. The roles, responsibilities, and monitoring actions are clearly defined to ensure accountability and transparent implementation.

Should the provisions of this EMP be diligently implemented, monitored, and adapted as needed, the project can proceed in a manner that aligns with the principles of sustainable urban development and environmental management.

Bruce Stewart
10 December 2025