

OLIVE PARK – RETIREMENT VILLAGE - SWAKOPMUND

- PORTION 96 OF SWAKOPMUND TOWN AND TOWNLANDS NO.41: TOWNSHIP ESTABLISHMENT AND LAYOUT APPROVAL ON PORTION 96 COMPRISING OF 206 LAND PORTIONS AND THE REMAINDER (STREETS).

ENVIRONMENTAL MANAGEMENT PLAN

16 FEBRUARY 2026

APP-006774



Environmental Management Plan

This Environmental Management Plan (EMP) should be read in conjunction with the Environmental Scoping Report report.

The EMP provides a list of mitigation measures to reduce or improve the significance of the negative and positive impacts on the environment which result from the project activity. The proposed mitigation measures must be implemented during three phases of the project as listed below:

- Phase 1: Planning Phase (see Table 1 on page 4)
- Phase 2: Construction Phase (see Table 2 on page 5)
- Phase 3: Operational Phase (see Table 3 on page 7)

Each phase contains a table which cross-references the impact number, the activity that can affect the receiving environment (or receptor) and the potential impact as identified in the Environmental Scoping Report. Proposed mitigations are provided with their related monitoring action and the party who is responsible to ensure implementation. The last column indicates the significance of the impact after the implementation of said mitigation measures.

All roleplayers in the project should check their responsibility to ensure implementation and compliance with the recommended mitigation measures.

Roleplayers and Responsibilities

Proponent: Means Namibia Oysters (Pty) Ltd who is the owner of Portion 96 and responsible for the township establishment and development of Olive Park and successful implementation of this EMP and any other conditions as determined by the Local Authority. The Proponent needs to ensure that other roleplayers also adhere to the EMP and needs to notify the Local Authority and the project team of any changes to the development proposal.

Residents: Means people who will live in Olive Park which also include members who are responsible for the daily operation and management of Olive Park.

Civil Engineer: Means a registered professional engineer as appointed by the Proponent to assist with the design of civil services such as water, sewerage, roads, and electricity and to make recommendations on how to mitigate coastal hazards.

Architect: Means a registered professional architect as appointed by the Proponent to assist the design of the urban environment and houses and buildings of Olive Park and who is responsible for managing the development of the buildings after the site has been serviced.

Contractor: Means the person or company which are appointed by the Proponent who are responsible for decommission of the existing oyster-farm buildings and for all construction related work including earthworks and installation of essential services to each land portion, and creation/upgrading of roads and streets. Contractor should raise any scope of work deviations with the Proponent and ensure a safe and equitable work environment is provided to all employees. The Contractor must appoint and nominate a Safety Officer and adhere to the mitigations set out in the EMP.

Safety Officer: A person appointed or nominated by the Contractor who is responsible for planning, implementing and monitoring safety at work to ensure compliance with occupational health and safety guidelines. This person is also responsible to adhere to the proposed mitigations set out during the construction phase of the project.

EAP: Means the Environmental Assessment Practitioner who shall be responsible for conducting the environmental process, consulting Interested and Affected parties, compilation and submission of the EIA/EMP reports to the Competent Authority.

Local Authority: Means the Swakopmund Municipality and its various departments. The Local Authority provides checks and balances to ensure the proposed development complies with local regulations and national legislation. The Local Authority will issue statutory approvals for any planned road upgrades or similar works.

Government: Means the Government of Namibia.

Planning Phase

Table 1: Proposed mitigation measures for the Planning Phase

PROPOSED MITIGATIONS: PLANNING PHASE							
Impact	Activity	Receptor	Potential Impact	Proposed Mitigation	Monitoring Action	Responsible Roleplayer	Significance level after mitigation
P1	Development of dwelling homes on Portion 96.	General public, beachgoers, fisherman.	Beach Access Positive: There is a 15-60m wide public beach between the Atlantic Ocean and proposed Olive Park which will remain open to the public for general access. Residents of Olive Park will also have direct access to the beach as well.	[1] Ensure the public beach is not closed to the general public, beachgoers, and fisherman passing by. [2] Ensure Olive Park residents have direct access to the beach.	General public to raise concerns as they arise.	Proponent	Remains +HIGH
P2	Access to Olive Park.	Existing municipal road network.	Road Access Negative: Portion 96 does not have immediate access to the asphalt roads and is currently accessible by a gravel road, about 200 metres in length.	[1] Proponent to upgrade existing gravel road to bitumen standard to ensure adequate road access to Olive Park to the satisfaction of the Local Authority.	Local Authority to review civil designs.	Proponent	From -MEDIUM to +LOW
P3	Cold south-westerly winds Hot berg or east winds .	Dwelling units on Portion 96.	Wind Impacts Negative: Dwelling homes can be adversely affected by the cold south-westerly and the sandy east wind if not properly designed and orientated.	[1] Architectural design of houses to shield open areas, balconies from the southwesterly wind. [2] Proponent to develop an eastern wall to shield residents from easterly wind	Architect	Proponent	From -HIGH to -LOW
P4	Old oyster farm pump station, buildings, and rusting fence.	Portion 96 and surrounding environment.	Aesthetical Impacts Positive: Old structures will be removed prior to development to remove negative visual impacts.	[1] Proponent to obtain a demolition permit from the Local Authority. [2] Proponent and contractor to decommission and remove old structures and fences and to dispose waste and building rubble at municipal landfill site.	Local Authority	Proponent & Local Authority.	Remains +MEDIUM
P5	Notification of proposed township establishment.	General public and neighbouring properties.	Public Input Positive: General public or neighbours did not raise any objections or concerns to the proposed application. The proposed development received a positive public response.	[1] No mitigations required.	None	None	Remains +MEDIUM

PROPOSED MITIGATIONS: PLANNING PHASE							
Impact	Activity	Receptor	Potential Impact	Proposed Mitigation	Monitoring Action	Responsible Roleplayer	Significance level after mitigation
P6	Payment of endowment fees, rates, and service charges.	Council Revenue.	Council Revenue Positive: Increase in Council revenue due to payment of endowment fees and increased tax base of the Council.	[1] Local Authority to determine endowment fee payable by the Proponent. [2] Proponent to enter into development agreement with the Local Authority. [3] Olive Park residents to pay their individual municipal accounts and pre-paid meters	Local Authority	Proponent & Local Authority	Remains +MEDIUM

Construction Phase

Table 2: Proposed mitigation measures for the Construction Phase.

PROPOSED MITIGATIONS: CONSTRUCTION PHASE							
Impact	Activity	Receptor	Potential Impact	Proposed Mitigation	Monitoring Action	Responsible Roleplayer	Significance level after mitigation
C1	Loud noise is generated from demolishing activity, construction, trucks, machinery, drilling and compactors.	Adjacent residents, Mile 4 Caravan Park, and construction workers.	Construction Noise Impacts Negative: Construction activity will generate noise and potentially disturb residents and can be harmful to persons working with heavy machinery and equipment without PPE.	[1] Construction activities should be limited between 07:00 to 18:00 during weekdays, including Saturday. No activity is to occur on Sundays. [2] Construction workers must be provided with the appropriate PPE gear (ear muffs and/or earplugs) to prevent noise-induced hearing loss. [3] Equipment/tools must be well maintained and be operated with a limited time to limit potential noise-induced hearing loss and disturbance. [4] Noise levels may not exceed the safety threshold of 90 decibels for 8 hours per worker or as determined otherwise by the Safety Officer.	Monitor PPE gear, noise levels with an audiometer, and time limits per day for each worker.	Contractor & Safety Officer	From -MEDIUM to -LOW
C2	Improper disposal of construction waste and rubble.	Site, street and neighbourhood.	Solid Waste Management Negative: Generation of construction waste (tar, asphalt, cement, plastics, ceramics, bricks, and wood) can pollute the receiving environment.	[1] Illegal dumping and littering shall not be permitted. [2] No waste may be buried or burned on site. [3] All general building waste is to be disposed of in skip bins. [4] Construction employees are to be taught how to dispose of waste and to keep the site clean. [5] No waste may remain on-site after the completion of all work. [6] All waste shall be disposed of at the municipal landfill site.	Check if all waste management requirements are met daily.	Contractor or Safety Officer	From -MEDIUM to -LOW

PROPOSED MITIGATIONS: CONSTRUCTION PHASE							
Impact	Activity	Receptor	Potential Impact	Proposed Mitigation	Monitoring Action	Responsible Roleplayer	Significance level after mitigation
C3	Accidental spillage of hazardous waste such as oil, paint, cement, or asphalt.	Site, street and neighbourhood.	Hazardous Waste Management Negative: Oil, paint, cement, and asphalt spillage can pollute the environment and be a health risk to construction workers and residents.	[1] Separate waste containers must be provided for hazardous (oil, cement, asphalt, petroleum-based products) and general waste. [2] All construction employees are to be taught how to properly dispose of hazardous waste. [3] Contaminated topsoil must be removed and stored in an appropriate waste bin. [4] All waste shall be disposed of at the municipal landfill site.	Check if all waste management requirements are met daily.	Contractor or Safety Officer	From -MEDIUM to -LOW
C4	Excavation of Borrow Pits and/or Earthworks.	Site topography and soil properties.	Topsoil Management Positive: On-site soil properties are not suitable for construction and no borrow pits will be required. Earthworks will be required to increase height above sea-level on southwestern portion of Portion 96.	[1] Civil engineer to recommended mitigations to protect site from coastal hazards and sea-level rises such as elevating the site and/or constructing of a retaining wall.	Civil engineer to provide report on coastal hazard mitigations.	Proponent & Civil Engineer	Remains +MEDIUM
C5	Lack of ablution facilities, clean drinking water, warning signs and safety training.	Construction workers and visitors from the public.	Health and Safety Impacts Negative: Lack of sanitation and clean drinking water can create a health risk. Lack of first aid training and awareness of potential injuries can create a safety risk.	[1] Temporary toilets must be provided for construction workers as well as clean drinking water. [2] Appropriate safety signs must be provided to caution employees and the general public about safety risks. [3] Public not allowed to enter the construction site without the appropriate safety gear. [4] Limit extended working hours and exhaustion. No employee is allowed to work under the influence of alcohol or any other drugs.	Check if all safety requirements are met before construction starts daily.	Contractor or Safety Officer	From -LOW to +LOW
C6	Generation of dust particles from construction activity.	Construction workers and adjacent residents, Mile 4 Caravan Park.	Dust Impacts Negative: Generation of dust can negatively impact the health and safety of workers and adjacent neighbours.	[1] Dust generation activities must stop during excessive dust levels and must be suppressed with water for suppression. [2] Construction workers must be provided with the appropriate PPE gear (safety goggles and dust masks) when handling dry cement. [3] Clean any surfaces polluted with dust or cement particles.	Monitor PPE gear and hourly dust levels during construction.	Contractor or Safety Officer	From -HIGH to -LOW

PROPOSED MITIGATIONS: CONSTRUCTION PHASE							
Impact	Activity	Receptor	Potential Impact	Proposed Mitigation	Monitoring Action	Responsible Roleplayer	Significance level after mitigation
C7	Labour disputes, proper wages, gender discrimination, and unsafe working environments.	Construction workers especially female workers.	Socio-economic Impacts Negative: Lack of proper compensation and/or unsafe working sites, and unfair gender recruitment, can be harmful to the well-being and health of employees.	[1] The employer must provide suitable compensation to construction workers. [2] The employer must adhere to the provisions of the Labour Act (Act No.11 of 2007). [3] The employer must provide a safe, fair and equitable work environment to promote the health and well-being of employees.	Ensure a fair and equitable work environment and address employee complaints.	Proponent and Contractor	From -LOW to +LOW
C8	Removal of shrubs during construction activity.	Portion 96.	Removal of Shrubs Positive: No trees or shrubs of any conservation value was observed on-site.	[1] No mitigations are proposed.	None	None	Remains +MEDIUM

Operational Phase

Table 3: Proposed mitigation measures for the Operational Phase.

PROPOSED MITIGATIONS: OPERATIONAL PHASE							
Impact	Activity	Receptor	Potential Impact	Proposed Mitigation	Monitoring Action	Responsible Roleplayer	Significance level after mitigation
O1	Occupation of houses.	Portion 96 and surrounding environment.	Operational Noise Impacts Positive: The current use will not change or expected to create objectional noise to surrounding land uses.	[1] No mitigations are proposed.	None	None	Remains +LOW
O2	Operation of sewer pump station	Nearby Olive Park residents.	Sewer Pump Station Negative: The sewer pump station may emit odours during flooding which could negatively affected nearby residents and create a health issue.	[1] The pump station (Portion 192) to be located on northern boundary for southwesterly to blow most odours away from site. [2] Fit sewer pump with alarm to detect blockages or flooding. [3] Conduct routine maintenance.	Report odours and/or flooding to Olive Park and Local Authority.	Civil Engineer & Local Authority	From -MEDIUM to -LOW
O3	Occupation and use of developed properties.	Swakopmund Municipality.	Increased Tax Base Positive: The creation of rateable properties will increase Council Revenue.	[1] Revenue collection to be undertaken by Local Authority and Erongo RED.	Pay monthly bills and accounts.	Local Authority & Erongo RED	Remains +HIGH

PROPOSED MITIGATIONS: OPERATIONAL PHASE							
Impact	Activity	Receptor	Potential Impact	Proposed Mitigation	Monitoring Action	Responsible Roleplayer	Significance level after mitigation
O4	Shoreline erosion Storm surges Sea-level rise.	Rocky shoreline and site topography. Developed properties.	Coastal Hazards Positive: The rocky shoreline provides natural protection against storm surges and shoreline erosion, which can help protect urban development from coastal hazards.	[1] No rocks may be removed from the shoreline or beach unless other mitigation measures to protect shoreline from erosion are implemented.	Report removal of rocks to Olive Park and Local Authority.	Residents	Remains +MEDIUM
O5	Increase in water and electrical usage and sewerage.	Bulk service network.	Services Impact Negative: Additional load and demand on municipal and electrical services.	[1] Implement water saving taps and mechanisms. [2] Water parks during night time to limit evaporation. [3] Implement solar panels on roofs to reduce demand on electricity.	Architect to implement green building design.	Architect & Residents	From -MEDIUM to -LOW
O6	Location of Portion 96 on outskirts of town.	Olive Park Residents	Distance to Amenities Negative: Residents will be located far from services and other amenities, and emergency services.	[1] Provide services and amenities within Olive Park to minimise road trips to town. [2] Develop and manage a kitchen/dining area, small shop, clinic, frail-care, and recreational activities.	Ensure amenities are developed as envisioned by Architect.	Architect & Residents	From -MEDIUM to -LOW
O7	Proposed development of a desalination plant (HDF Energy) north of Portion 96.	Portion 96 and surrounding environment.	Desalination Plant Positive: The desalination plant may create a visual impact but is not expected to generate objectional noise or create a nuisance for a retirement village.	[1] Monitor HDF Energy project and provide input and comments during phases of development.	None	Residents	Remains +MEDIUM