

JANUARY 2025

**ENVIRONMENTAL MANAGEMENT PLAN (EMP)
FOR THE PROPOSED REZONING OF A PORTION OF ERF R/6762 W FROM 'PRIVATE
OPEN SPACE' TO 'MUNICIPAL'
IN WINDHOEK, KHOMAS REGION, NAMIBIA**

FINAL EMP

CLIENT:

City of Windhoek



COMPILED BY:

Health and Environment Services Division
City of Windhoek



PROJECT INFORMATION

PROPONENT:	City of Windhoek P.O Box 59 Windhoek
PROJECT TITLE:	Rezoning of a portion of Erf R/6762 W from 'Private Open Space' to 'Municipal', Windhoek, Khomas Region, Namibia
PROJECT TYPE:	Environmental Management Plan
PROJECT LOCATION:	Erf R/6762 W, Windhoek
COMPETENT AUTHORITY:	Office of the Environmental Commissioner (Ministry of Environment and Tourism)
ENVIRONMENTAL ASSESSMENT PRACTITIONERS (EAPs)	City of Windhoek (Health and Environment Services Division) Contact person: Mr. Olavi Makuti Cell: +264 811405033 E-mail: Olavi.Makuti@windhoekcc.org.na EAP: Mr. Olavi Makuti
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1. INTRODUCTION AND BACKGROUND

The Municipal Council of Windhoek approved (Council Resolution 344/11/2022) the development of a Wood Carvers Market on a portion of Erf R/6762 W. Erf R/6762 W is currently zoned Open Space. Council intends to rezone the portion where the market will be developed to 'Municipal'.

According to the Environmental Management Act (No.7 of 2007) and the Environmental Impact Assessment Regulations the following activities may not be undertaken without an Environmental Clearance Certificate:

LAND USE AND DEVELOPMENT ACTIVITIES

5.1 The rezoning of land from –

- (d) use for nature conservation or zoned open space to any other land use

Council's intention to rezone a portion of Erf R/6762 W from 'Private Open Space' to 'Municipal' therefore triggers the need for an Environmental Impact Assessment and subsequent application for environmental clearance.

The portion to be rezoned for the development of the Wood Carvers Market is located in Netball Street in the Olympia area of Windhoek as shown on Figure 1 below. The land portion to be rezoned is $\pm 7,920.00 \text{ m}^2$ (0.792 Ha) (Portion A of RE/6762 W). Portion A is to be subdivided and rezoned from RE/6762 W. The size of the Wood Carvers Market to be constructed on the rezoned portion will be $\pm 2,421.50 \text{ m}^2$ (0.242 Ha).

Erf R/6762 W is currently not used for any activities. The surrounding area mainly comprises of sports facilities such as the nearby Hage Geingob Stadium, Independence Stadium and the new cricket stadium that is under development.



Figure 1: Location of Erf R/6762 and the portion to be rezoned

The New Cricket Stadium (under construction) and the Hage Geingob Stadium borders Erf R/6762 to the north and east respectively. The international cricket field that is under development will host international cricket tournaments including the 2027 cricket world cup to be hosted in Namibia. The Wood Carvers Market will add value to the area as the international spectators will have an opportunity to buy souvenirs in between matches.

2. EMP OBJECTIVES

This Environmental Management Plan (EMP) describes the processes that the proponent (City of Windhoek) and contractors will follow to maximize compliance and minimize harm to the environment. This plan will also help the proponent map out progress toward achieving continual improvements. The EMP comprises of a list of actions needed to mitigate the potential negative environmental impacts identified in the EIA process.

The development of an EMP is a requirement for any EIA project as per Namibia's Environmental Management Act No.7 of 2007. Therefore, this EMP is a legal document that must accompany the EIA Report before an Environmental Clearance is issued.

3. PROJECT ACTIVITIES

Council intends to subdivide the Remainder of Erf 6762, Windhoek into Portion A (western portion) and Remainder Erf 6762, and reservation of Portion A for the development of the Windhoek Crafts Centre/Wood Carvers Market to serve as a relocation-site for wood carvers currently operating along the Auas Road opposite the service station of Windhoek Fuel Centre CC commonly referred to as the Truck Port.

The proposed crafts/wood carvers market will be developed into two phases. **Phase 1 of the project will entail the following activities:**

- Preparation of the site to accommodate approximately sixty (60) traders;
- Provision of ablution facilities;
- Water supply at the market;
- Fencing of the site with palisade fence or better;
- Provision of access to site by trucks and vehicles mainly for delivery purposes;
- Provision of outside parking for customers (north and east of site);
- Provision of solar lighting; and
- Construction of a security guard booth

Phase two of the project will entail the formal construction of permanent infrastructure including stalls.

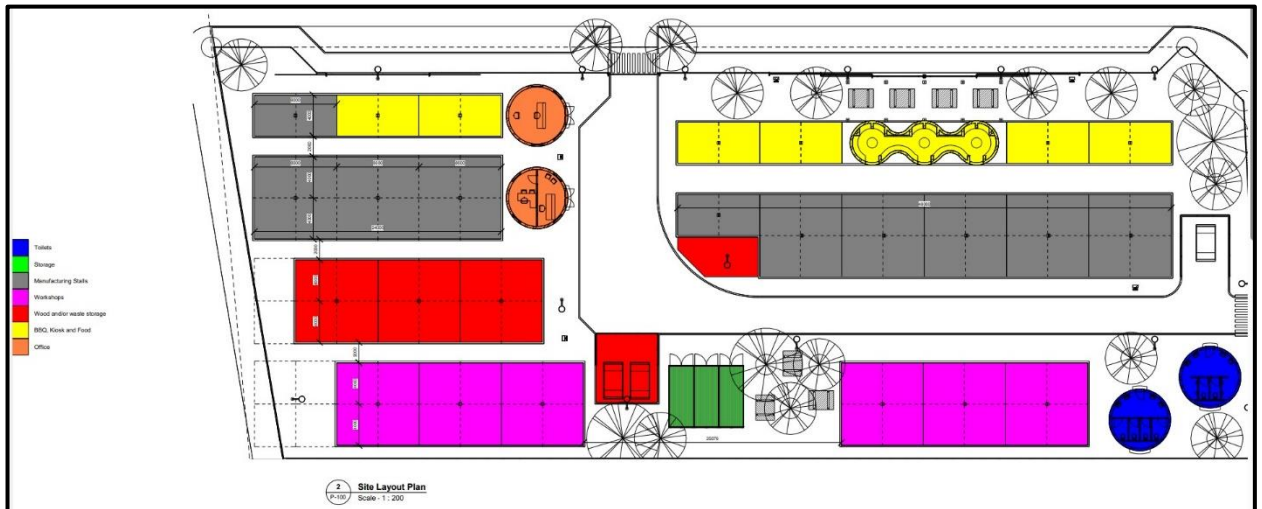


Figure 2: Proposed layout of the Wood Carvers Market



Figure 3: Artist impression of the proposed Wood Carvers Market

4. ASSOCIATED INFRASTRUCTURE AND SERVICES

- **Water & Electricity Supply**

Water and electricity to the envisioned Wood Carvers Market will be provided by the City of Windhoek by connecting to the existing bulk services that are available in the vicinity of the site.

- **Refuse and Waste Management**

- **Construction Phase:**

The City of Windhoek operates a waste management system that is efficient and still strives to improve the system. As a proponent, the Council will use this system to manage all the waste generated by this project. The waste to be generated from construction activities of the Wood Carvers Market will be stored in skip containers. Once the containers are full, they will be transported to the Kupferberg Landfill Site. Construction workers will also be encouraged to refrain from littering. Hazardous waste generated from construction activities such as used oil and paint containers will be stored in specialized containers and thereafter disposed of responsibly at the Hazardous Waste Cell at Kupferberg.

- **Operational Phase:**

During the operations of the market, the main waste stream will be wood waste from carving that includes sawdust and offcuts. Wood waste can be reused or upcycled in many ways and it's also biodegradable and has a lower environmental impacts than materials made from fossil or inorganic sources. Waste containers will be provided to cater for the waste generated during the operational phase. In addition, to ensure the cleanliness of the market on a long-term basis, operational guidelines will be developed and distributed to all the vendors. Furthermore, the market will be connected to the existing municipal sewer network to remove wastewater from bathrooms and toilets.

- **Accessibility**

The site will be accessed via Netball Street. The access road is currently a gravel road and there are plans to upgrade it to bitumen standard in future. Adequate parking will be provided at the envisioned Wood Carvers Market.

5. LEGAL REQUIREMENTS

This section provides an analysis of the policies and legislations that are relevant to the proposed construction rezoning of a portion of Erf R/6762 and subsequent development of a Wood Carvers Market. This section aims to inform the proponent about the requirements to be fulfilled in undertaking the proposed project.

The table below lists the various environmental and developmental policies and legislations that have relevance to the project.

Table 1: Legal framework of the project.

LEGISLATION	PROVISION	REGULATORY AUTHORITY	APPLICATION TO THE PROJECT
The Constitution of the Republic of Namibia	Article 91 (c) and 95 (i) which commit the state to actively promote and maintain environmental welfare of all Namibians by promoting sustainable development	Government of the Republic of Namibia	The project should not pose a threat to the natural and human environment.
Environmental Management Act No.7 of 2007 and EIA Regulations (2012)	Provides a list of listed activities that may not be undertaken without environmental clearance	Ministry of Environment, Forestry and Tourism (Office of the Environmental Commissioner)	An Environmental Clearance will be required before the rezoning is considered for approval.
Water Act 54 of 1956	Control of disposal of sewage, the purification of effluent, the prevention of surface and groundwater pollution, and the sustainable use of water resources.	Ministry of Agriculture, Water and Forestry (Department of Water Affairs)	The disposal of wastewater from the proposed Wood Carvers Market must adhere to the provisions of this Act.
Water Resources Management Act No. 11 of 2013	Control of disposal of sewage, the purification of effluent, the prevention of surface and groundwater pollution, and the sustainable use of water resources.	Ministry of Agriculture, Water and Forestry (Department of Water Affairs)	The market should not cause pollution by allowing pollution to run into the nearby river course.
Forestry Act No 27 of 2004	The Act affords protection to certain indigenous plant species.	Ministry of Environment, Forestry and Tourism (Directorate of Forestry)	A permit is required before any protected plants are removed. There three specimens of <i>Acacia erioloba</i> on the site and they should not be removed without a permit.
Nature Conservation Ordinance no. 4 of 1975	Chapter 6 provides for legislation regarding the protection of indigenous plants	Ministry of Environment, Forestry and Tourism	Indigenous and protected plants have to be managed within the legal confines.
Soil Conservation Act No 76 of 1969	Combating and prevention of soil erosion, the conservation, improvement and manner of use of the soil and vegetation and the protection of the water sources	Ministry of Agriculture, Water and Land Reform	The proponent should ensure that soil erosion and soil pollution is avoided during construction and operation of the Wood Carvers Market.
Atmospheric Pollution Prevention Ordinance No 45 of 1965	Part II - control of noxious or offensive gases, Part III - atmospheric pollution by smoke, Part IV - dust control, and Part V - air pollution by fumes emitted by vehicles.	Ministry of Health and Social Services	The development should consider the provisions outlined in the ordinance.
Hazardous Substance Ordinance 14 of 1974	To provide for the control of substances which may cause injury or ill-health to or death of human beings by reason of	Ministry of Health and Social Services	The handling, usage and storage of hazardous substances on site should be carefully controlled according to this Ordinance.

	their toxic, corrosive, irritant, strongly sensitizing or flammable nature or the generation of pressure thereby in certain circumstances; to provide for the division of such substances into groups in relation to the degree of danger; to provide for the prohibition and control of the importation, manufacture, sale, use, operation, application, modification, disposal or dumping of such substances; and to provide for matters connected therewith.		
Local Authorities Act No. 23 of 1992	The Local Authorities Act prescribes the manner in which a town or municipality should be managed by the Town or Municipal Council.	Ministry of Urban and Rural Development	The development has to comply with provisions of the Local Authorities Act.
The Labour Act of 1992	Employees are subject to the terms of the Labour Act. The act also contains the Health and Safety Regulations.	Ministry of Labour, Industrial Relation and Employment Creation.	Given the employment opportunities presented by the construction of the market infrastructure and operations, compliance with the labour law is essential.
Public and Environmental Health Act of 2015	This Act (GG 5740) provides a framework for a structured uniform public and environmental health system in Namibia. It covers notification, prevention and control of diseases and sexually transmitted infections; water and food supplies; waste management; health nuisances; public and environmental health planning and reporting. It repeals the Public Health Act 36 of 1919 (SA GG 979)	Ministry of Health and Social Services	Contractors and users of the proposed market are to comply with these legal requirements.
National Heritage Act, 2004 (Act N0.27 of 2004)	This Act calls for the protection, conservation and registration of places and objects of heritage significance.	National Heritage Council of Namibia	Even though the scoping exercise did not discover any archaeological material on the site, should there be any such discovery (e.g. graves) the National Heritage Council should be informed immediately.
National Solid Waste Management Strategy, 2018	Provide for coordinated funding, regulations, action plan for proper solid waste management and facilitate stakeholder collaboration.	Ministry of Environment, Forestry and Tourism.	Provisions of the strategy should be adhered to.

Windhoek Municipality: Waste Management Regulations (2011)	These Regulations empowers Council to ensure that all waste generated, stored, collected, transported, treated and disposed of within the municipal area is managed properly and in a manner not posing a threat to human health or the environment.	City of Windhoek (Solid Waste Management Division)	The market operations must adhere to the provisions of these regulations.
Town Planning Ordinance 18 of 1954	The Windhoek Town Planning Scheme was approved in terms of this ordinance.	Ministry of Urban and Rural Development	The rezoning must be undertaken in line with the provisions of the Windhoek Town Planning Scheme.

6. ENVIRONMENTAL MANAGEMENT PLAN

6.1 EMP Administration

In order to successfully implement the provisions of this EMP, there is a strong need to clearly outline the roles and responsibilities of all stakeholders. There is also a need for the proponent to appoint an overall responsible person (Environmental Compliance Officer) to ensure the successful implementation of the EMP. The Environmental Compliance Officer (ECO) needs to be someone who has a basic understanding of EMP administration. Under the management actions, each action is allocated to a responsible entity to ensure that the specific action is managed and documented properly.

The City of Windhoek's Environmental Management Officers will fulfil the role of ECO. They already have an existing program of monitoring the implementation of EMPs of various listed activities in the City of Windhoek. They will regularly visit the Wood Carvers Market to ensure that all the stakeholders are aware of the contents of the EMP and are implementing the recommended mitigation measures satisfactorily.

Furthermore, all key role players such as contractors who will be involved during the construction of the market must be informed about the contents of this EMP and activities to be undertaken to mitigate the potential impacts identified.

The reports of the ECO in the implementation of this EMP will form part of the Environmental Monitoring Report that will be submitted to the Office of the Environmental Commissioner.

6.2 Training

All key Stakeholders who will be involved during the construction and operations of the Wood Carvers Market must be informed about the contents of this EMP. The ECO will organize structured training programs to ensure that the operators of the market are familiar with the EMP and adhere to the provisions. The contractors who will be involved in construction will ensure that the EMP discussions form part of their regular site meetings. It is recommended that the EMP form part of the Terms of Reference to all contractors to be involved in the project.

6.3 Enforcements: Non-compliance and Penalties

The EMP is considered a legally binding document upon the issuance of an Environmental Clearance Certificate to the project. In cases of transgressions and non-compliance to the EMP, the transgressor should be liable to a penalty. The City of Windhoek staff members who are guilty of an offence in terms of this EMP should be subjected to the City's disciplinary processes and punished accordingly.

Transgressions should be recorded in a dedicated register and should be submitted with the biannual reports to the Ministry of Environment, Forestry and Tourism. The Proponent shall issue the penalties in terms of the severity of the environmental damages.

6.4 Environmental Records and Reports

The City of Windhoek should initiate and maintain an updated filing system for the project whereby environmental incident reports, training records and audit reports should be kept. These records should form part of the biannual reports to the Ministry of Environment, Forestry and Tourism.

6.5 Management Actions of Environmental Aspects

- **NOISE FROM CONSTRUCTION AND OPERATIONS**

DESCRIPTION	
	<p>Construction vehicles and equipment such as drillers, compactors and other machineries used to install services during the construction phase can be a nuisance and disturbance.</p> <p>During the operations of the Wood Carvers Market noise will mainly emanate from the machineries used in wood carving. The site is however far from residential areas and only the nearby sports facilities and users of the market might be affected.</p>

MITIGATION MEASURES	<ul style="list-style-type: none"> • All workers on site must be equipped with earplugs to be used when the noise becomes unbearable. • Switch off machines that are not used. • Construction activities must not start before 08h00 and not exceed 17h00 to avoid disturbing the residents of the nearby Arrebusch Lodge.
MONITORING	<ul style="list-style-type: none"> • Inspect all workers on a daily basis for PPE compliance. • Ensure that a safety training session is held once a month.
RESPONSIBLE PARTY	Project Manager and ECO

- **POLLUTION**

DESCRIPTION	<p>There are various types of pollution associated with the construction phase. The most important one is probably chemical pollution from oil spills resulting from the handling of various machineries used during the construction phase. Other sources of pollution include building rubble and empty bags and containers. Construction workers can also pollute the surrounding environs if they are not provided with adequate toilet facilities. If the waste is not handled properly, it can have a detrimental effect on the surrounding environs. During operations of the market wood carvers will generate various types of waste such as the sawdust and cutoffs from the carving, general waste (papers and plastic) and wastewater from toilets. Any pollution will most likely harm water resources as there is a river course that runs through Erf R/6762 W.</p>
MITIGATION MEASURES	<ul style="list-style-type: none"> • Keep waste in closed containers. • Regular inspections of the market to remove waste. • Containers should be provided to ensure that the waste is contained. • An operator's guideline should be developed and training provided to the wood carvers. • All waste generated at the market should be safely disposed of at the Kupferberg Landfill Site.
MONITORING	Regular visual inspection by Project Manager.

RESPONSIBLE PARTY	Project Manager and ECO
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- **DUST**

DESCRIPTION	Construction activities are generally associated with dust as the substrate is loosened during construction. Activities such as the clearing and levelling of land will slightly affect the air quality. This will especially be an issue during windy days.
MITIGATION MEASURES	<ul style="list-style-type: none"> • Equip all the workers exposed to dust with dust masks. • Spray the areas that are most affected with water to minimize dust. • Minimize activities that can generate dust during windy days. • Limit the speed at construction site to a maximum of 40 km/h
MONITORING	<ul style="list-style-type: none"> • Monitor dust accumulation and visibility on a daily basis and institute corrective measures when dust levels are too high.
RESPONSIBLE PARTY	Project Manager and ECO

- **VISUAL AND SENSE OF PLACE IMPACTS**

DESCRIPTION	The construction of the Wood Carvers Market can have an effect on the aesthetic quality of the area. This area is predominantly used for sports purposes. The proposed market should be designed to blend in with its surroundings.
MITIGATION MEASURES	<ul style="list-style-type: none"> • Blending the built structures with the natural surrounding will maintain the natural aesthetic value of the area.
MONITORING	Monitor compliance to recommendations.
RESPONSIBLE PARTY	Project Manager and ECO

• **HABITAT DESTRUCTION**

DESCRIPTION	Erf R/6762 is still predominantly covered with riparian vegetation. There are also a lot of vegetation species of conservation importance. This is an important habitat for birds and other species of fauna. The clearing of the area to make way for services can harm its ecological integrity.
MITIGATION MEASURES	<ul style="list-style-type: none"> • Ensure that part of the erf that is not used for development is protected at all times. • Plant indigenous vegetation at the market to promote biodiversity. • Every tree removed to make way for infrastructural development must be replaced with five young indigenous tree species. • No illegal cutting of trees should be allowed at the project site.
MONITORING	Monitor compliance to recommendations.
RESPONSIBLE PARTY	Project Manager and ECO

• **OCCUPATIONAL HEALTH AND SAFETY RISKS**

DESCRIPTION	Occupational Health and Safety Risks are higher during the construction phase and during the handling of machineries used in wood carving. This can exposes the carvers to injury risks.
MITIGATION MEASURES	<ul style="list-style-type: none"> • Council should introduce an effective Occupational Health and Safety Program at the market. • Ensure compliance with health and safety standards. • Ensure that the workers are equipped with appropriate safety wear.
MONITORING	<ul style="list-style-type: none"> • Monitor compliance to recommendations. • Keep record of all incidents at the market.
RESPONSIBLE PARTY	Project Manager and ECO

7. CONCLUSIONS

The City of Windhoek has a social responsibility to ensure that all the small businesses operating in its area of jurisdiction are looked after to become successful enterprises in future. The development of this market will therefore contribute to the development of SMEs in Windhoek. The positive impacts of the proposed Wood Carvers Market will far outweigh the few generic negative impacts associated with operations of such a market. We believe that with the implementation of this EMP, the negative impact will be satisfactorily mitigated.

The Environmental Assessment Practitioner believes that a comprehensive assessment of the proposed project has been achieved and that this EMP covers all pertinent components of the project that need to be mitigated. It is therefore recommended that an Environmental Clearance can be awarded to the project.