
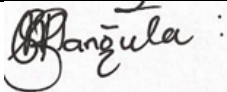



<b>Title</b>	<b>Environmental Management Plan for the:</b> <ul style="list-style-type: none"> <li>Rezoning of Erf 1370, Keetmanshoop from "General Residential" to "Business Zone 2", Keetmanshoop, //Karas Region.</li> </ul>		
<b>Report Status</b>	Final Report- <b>APP 005922</b>		
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## ABBREVIATIONS

<b>EMP</b>	Environmental Management Plan
<b>EIA</b>	Environmental Impact Assessment
<b>ECC</b>	Environmental Clearance Certificate
<b>EAP</b>	Environmental Assessment Practitioner
<b>PR</b>	Proponent's Representative
<b>ECO</b>	Environmental Control Officer
<b>MVA</b>	Motor Vehicle Accident (Fund)

**TPDS** Town Planning and Development Specialist

**MET** Ministry of Environment and Tourism

**URPB** Urban and Regional Planning Board

## 1. INTRODUCTION

The Motor Vehicle Accident (MVA) Fund, hereinafter referred to as the proponent, intends to undertake the following activities:

- **Rezoning of Erf 1370, Keetmanshoop from “General Residential” with a density of 1:100 to “Business Zone 2” with a bulk of 2.00.**

This Environmental Management Plan (EMP) supports the application for the rezoning of Erf 1370, Keetmanshoop, from “General Residential” to “Business Zone 2.” The proposed rezoning is intended to formalise the current use of the erf as the MVA Fund’s Service Centre. No construction or renovation is proposed.

The EMP outlines the management and mitigation measures to be implemented to ensure that the rezoning activity remains environmentally compliant and socially responsible.

## 1. PROPOSED DEVELOPMENT

Erf 1370 is located in the central area of Keetmanshoop, along Sam Nujoma Drive, within an established mixed-use zone. The erf measures approximately 1 514m<sup>2</sup> in extent, and according to Deed of Transfer T5175/2012, the property is registered in the name of the Motor Vehicle Accident (MVA) Fund of Namibia.

The surrounding area is characterised by a mix of residential, commercial, institutional, and public open space land uses. Notable establishments within the vicinity include the Keetmanshoop Town Hotel, the Keetmanshoop Magistrate's Office, the Keetmanshoop Municipality Electricity Department, as well as nearby secondary schools and accommodation facilities.

The proponent intends to rezone Erf 1370 from “General Residential” with a density of 1:100 to “Business Zone 2” with a bulk of 2.00. The purpose of this rezoning is to formalise the existing use of the property as the MVA Fund’s Service Centre, which has been operating from the site for some time.

No construction or renovation is proposed as part of this application. The rezoning is purely administrative, aiming to bring the current land use in line with the Keetmanshoop Town Planning Scheme. In accordance with the scheme, “Business

Zone 2" permits uses such as offices, service centres, and other commercial activities of a low-impact nature, which aligns with the current and intended use of the property.

Given the context of the site, its existing infrastructure, built-up surroundings, and proximity to complementary land uses, the proposed rezoning is not expected to result in any negative impact on the character or function of the area. Rather, it reflects the existing urban form and supports local economic activity and service accessibility within the Keetmanshoop town centre.



Figure 1: Current Situation and Proposed Zoning

## 2. ROLES AND RESPONSIBILITIES

The proponent is ultimately responsible for ensuring the effective implementation of this Environmental Management Plan (EMP) throughout the lifespan of the project, specifically during the rezoning and final phase. Although no construction or physical development is proposed, the EMP must still be adhered to in managing day-to-day activities associated with the continued use of the site.

The proponent may delegate certain responsibilities for implementation and compliance monitoring to the following key individuals:

- Proponent's Representative (PR)
- Environmental Control Officer (ECO)

### 3.1 Proponent's Representative

The proponent should appoint a designated member to act as the Proponent's Representative (PR)- in this case, Kamau TPDS. Kamau TPDS is be responsible for

managing and overseeing all aspects of the rezoning process and ensuring that the ongoing use of Erf 1370 remains consistent with the conditions outlined in this EMP. Given the non-invasive nature of the project, one representative may be appointed to oversee the project from authorisation through to the final phase.

The Responsibilities and Compliance area as follows:

- **MVA Fund (Proponent)**- Ensure all zoning conditions and EMP recommendations are followed.
- **Kamau TPDS**- Monitor and guide compliance with the EMP and liaise with MET. Additionally, consider input from adjacent properties and the Town Council, apply all the necessary relevant town planning procedures in line with the Town Planning Act, make submission to the URPB in the prescribed manner and obtain approval, and notify the Town Council on the approval of the URPB.
- **Keetmanshoop Municipality**- Enforce zoning, public health, and town planning regulations.

### **3. MANAGEMENT ACTIONS**

The aim of the management actions in this chapter of the EMP is to avoid potential impacts where possible. Where impacts cannot be avoided, measures are provided to reduce the significance of these impacts.

#### ***3.1 Assumptions and Limitations***

This EMP has been prepared with the following assumptions and limitations in mind:

- The EMP is based on the findings of the scoping-level Environmental Assessment (EA) conducted specifically for the rezoning of Erf 1370, Keetmanshoop. Kamau Town Planning and Development Specialist cannot be held liable for any consequences arising from changes to the existing land use or operational activities beyond what has been assessed.
- It is assumed that no construction or renovations will take place, and the property will continue to operate in its current form as an office.

- No engineering designs have been carried out or are required, as the site is already connected to existing municipal infrastructure for water, sewer, electricity, and access roads.

### **3.2 Environmental and Socio-Economic Management Plan**

This section outlines the Environmental and Socio-Economic Management Plan developed for the rezoning of Erf 1370, Keetmanshoop. It identifies potential impacts associated with the ongoing land use and provides practical mitigation and enhancement measures to ensure compliance with environmental regulations and promote sustainable urban development. The plan serves as a guiding tool for the proponent and relevant stakeholders during the operational phase of the project.

<b>Aspect</b>	<b>Potential Impact</b>	<b>Mitigation Measure</b>	<b>Monitoring / Action</b>
<b>Land Use Compliance</b>	Misalignment with planning scheme	Ensure land use remains in accordance with Business Zone 2 zoning and Keetmanshoop Town Planning Scheme.	Regular review by local authority
<b>Visual Character</b>	Unintended future changes to the building façade	Maintain existing office appearance to blend with surrounding area.	Visual inspection every 6 months
<b>Waste Management</b>	Littering or improper disposal of office waste	Continue using municipal waste collection and avoid illegal dumping.	Ongoing waste separation and disposal checks
<b>Traffic</b>	Slight increase in vehicle movement	Maintain access from Sam Nujoma Drive; no new entrances or structural changes needed.	Periodic traffic observation
<b>Sewer and Water Use</b>	Pressure on infrastructure	Ensure proper sewer connection and continued use of existing infrastructure; no additional strain expected.	Infrastructure assessment annually
<b>Noise Disturbance</b>	Potential nuisance if operations intensify	Restrict operations to regular business hours and prevent loud equipment usage.	Stakeholder complaints register
<b>Energy Use</b>	Potential overuse of municipal electricity	Encourage responsible electricity usage and maintenance of office equipment.	Monthly electricity usage review

<b>Heritage/Archaeology</b>	Accidental disturbance (none expected)	No impact expected- site is already developed.	Not applicable
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Table 1: Environmental and Socio-Economic Management Plan

#### 4. LEGAL FRAMEWORK

The proponent must ensure compliance with that all project activities complies the following legislations.

<b>Legislation</b>	<b>Provision</b>
<b>Constitution of the Republic of Namibia (1990)</b>	Articles 91(c) and 95(i) commit the state to promoting environmental welfare by: – Preventing overuse of biological resources – Limiting exploitation of non-renewable resources – Maintaining ecosystem functionality – Preserving biodiversity.
<b>Environmental Management Act No. 7 of 2007</b>	Promotes sustainable environmental management and responsible use of natural resources. Establishes principles for decision-making, public participation, and environmental assessments. Gives legal effect to the EIA Policy.
<b>Water Resources Management Act No. 11 of 2013</b>	Regulates the use and protection of water resources. Requires that effluent be treated to certain standards and includes provisions to prevent surface and groundwater pollution. Emphasises sustainable water use.
<b>Pollution Control and Waste Management Bill</b>	Aims to regulate and prevent the discharge of pollutants into air and water. Provides for general waste management and the licensing of emissions and discharges into the environment.
<b>Labour Act No. 11 of 2007</b>	Section 135(f): Requires owners or occupiers of premises to ensure fire safety and the protection of people in buildings where machinery is used.
<b>Noise Control Regulations (under the Labour Act)</b>	Requires that any development assess potential noise impacts before approval.
<b>Town and Regional Planners Act No. 9 of 1996</b>	Establishes the Namibian Council for Town and Regional Planners. Provides for registration, conduct, and disciplinary control. Covers urban planning tools such as structure plans, zoning, subdivisions, and land consolidation.
<b>Land Survey Act No. 33 of 1993</b>	Regulates the surveying of land and provides for related matters.
<b>Townships and Division of Land Ordinance 11 of 1963 (as amended)</b>	Governs the establishment of townships and the regulation of land development, subdivision, and related land use control matters.
<b>Local Authorities Act No. 23 of 1992</b>	Provides for the powers, duties, and functions of municipalities, including planning and service provision related to land use and development.
<b>Soil Conservation Act No. 76 of 1969</b>	Promotes the prevention of soil erosion and encourages conservation of soil, vegetation, and water resources. Proper mitigation during project implementation is expected to reduce environmental impact to moderate or low.

<b>Public and Environmental Health Act No. 1 of 2015</b>	Aims to protect public health and ensure a clean and healthy environment. Includes general health regulations and provisions specific to communicable diseases (e.g. COVID-19 regulations).
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Table 2: Environmental and Socio-Economic Management Plan

## 5. MONITORING AND REPORTING SCHEDULE

Monitoring Action	Frequency	Responsible Party
<b>EMP compliance checks</b>	Bi-annually	Kamau TPDS / MVA Fund
<b>Municipal service usage review</b>	Annually	Keetmanshoop Municipality
<b>Public/stakeholder complaints review</b>	Ongoing	MVA Fund / Kamau TPDS
<b>Waste disposal compliance</b>	Quarterly	MVA Fund

Table 3: Monitoring and Reporting Schedule

## 6. DECOMMISSIONING AND HANDOVER

While no decommissioning is currently anticipated, should land use change again in the future, the proponent must:

- Notify the Keetmanshoop Municipality and MET.
- Restore the site to a clean, compliant state.
- Ensure safe disposal of any remaining office waste or signage.

## 7. CONCLUSION

This EMP has been prepared in support of the formalisation of the existing land use at Erf 1370. Since no new development or construction is taking place, the anticipated environmental and social impacts are minimal and manageable.

Compliance with the mitigation measures outlined here, along with the Environmental Clearance Certificate (ECC) conditions, ensures that the project contributes positively to urban management in Keetmanshoop without causing significant environmental disturbance.