Environmental Management Plan (EMP) for the proposed small-scale Urban Agriculture activities on a Portion of Farm 37, Walvis Bay, Erongo region

Submitted as an application for an Exemption of the Environmental Clearance Certificate

Proponent

Southern Africa Group

P. O. Box 90415

Windhoek

Contact: Mr Lazarus Emvula (Director): +264 81263 0222

Prepared by

Green Gain Consultants cc

P. O. Box 5303

Walvis Bay

Contact: Joseph Amushila

DOCUMENT INFORMATION

Project Name	Proposed small-scale Urban Agriculture activities on a Portion of Farm 37, Walvis Bay, Erongo region
Proponent	Southern Africa Group P. O. Box 90415 Windhoek Contact: Mr Lazarus Emvula (Director) +264 81263 0222
Environmental Assessment Practitioner	Green Gain Consultants cc Address: P. O. Box 5303, Walvis Bay Cell: 0811422927 Email: info@greegain.com.na
	Prepared by Mr. Joseph K. Amushila (M. Sc, *Environmental Management*) 
Assessment Period	April 2025
Application	APP-005947

Table of Contents

No table of contents entries found.

1. INTRODUCTION AND BACKGROUND

1.1 Introduction

Southern Africa Group hereinafter referred to as the proponent has applied to the Municipality of Walvis Bay to lease a portion of Farm 37 to set up a small-scale urban agriculture project. The intended project entails the development and operation of urban agriculture activities to grow and produce healthy plants under controlled favorable conditions in closed or partially closed space called 'Polyhouse.

The proposed development site measures approximately 2000m^2 and is located on the area zoned for urban agriculture" in terms of the Walvis Bay town planning scheme. To finalize the lease agreement, the Municipality of Walvis Bay has requested the proponent to engage with the Ministry of Environment, Forestry and Tourism (MEFT) to confirm whether an EIA is required for the proposed activities.

Green Gain Consultants cc has been appointed to assess the proposed project activities to establish whether an Environmental Clearance Certificate (ECC) is required or not and liaise with MEFT, on behalf of the proponent.

1.2 Purpose of the submission

This document constitutes a Background Information Document (BID) to provide background information about the proposed activities. Furthermore, the document serves to demonstrate the nature and scale of the proposed activities and the reason for exemption from ECC. The proposed activities were matched with the activities listed under Schedule 1 (No. 7: Agriculture and Aquaculture Activities 7.1 to 7.8) of the Environmental Management Act, 07 of 2007, as activities that require an ECC.

2 ABOUT PROPOSED PROJECT

2.1 Locality

As stated above, the development site is a portion of Farm 37 which is located about 10km south-east of the Walvis Bay Central Business District (CBD). The lease portion can be located on the following coordinates **A:** *-23.031849"S; 14.355912"E* **B**: *-23.031744"S; 14.355995" E* **C**: *-23.031840"S; 14.360137"E* ***D:*** *-23.031945"S; 14.360054"E*

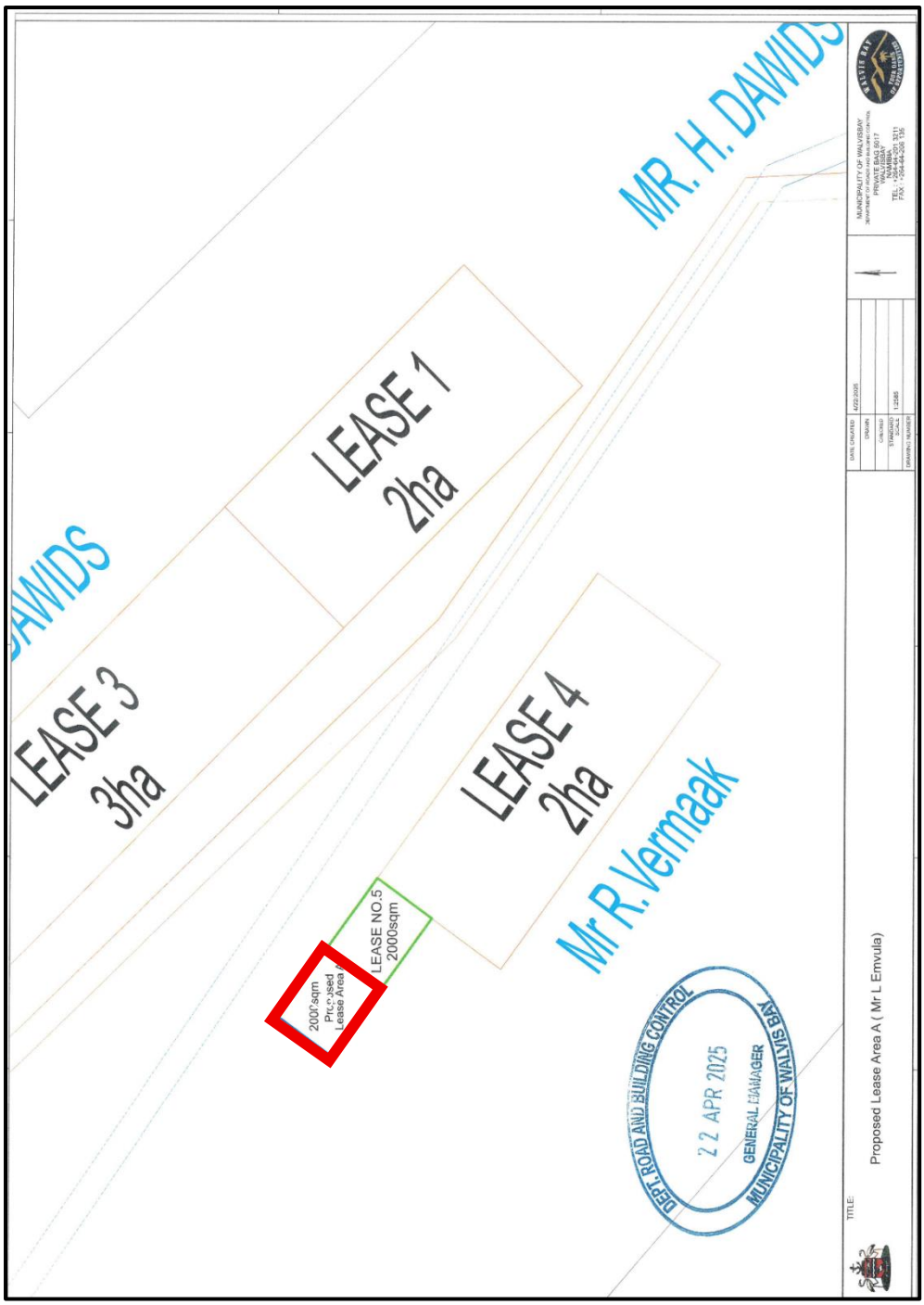

Figure 1: Locality map

2.2 About Farm 37

Farm 37 is a location near Walvis Bay, that was identified in 2016 to address the housing backlog in Walvis Bay. The municipality is developing erven (plots of land) for low-income residents, particularly those living in backyard shacks or renting, and aims to relocate them to create a more structured living environment.

The municipality is still working on servicing the land with infrastructure like roads, water, and sanitation to make it habitable for residents. As part of Farm 37, there is an area designated for urban agricultural activities, many of which are currently vacant and belongs to the Municipality.

Figure 2: Townlands of Walvis Bay Farm 37

2.3 Construction phase

The construction phase will entail leveling of the site, construction of polyhouses and associated site infrastructure as well as installation of water and sewerage reticulation. Other site preparatory works will include planting beds and storage facilities.

2.4 Operation procedures

The envisaged project will adopt highly sustainable and climate smart agricultural practices with super low environmental impacts. The greenhouse production will use less water and ensure that the light is controlled in such a way that plant receive maximum visible light for Photosynthesis and the remaining light gets reflected in the house.

Figure 3: Greenhouse operational activities

2.5 Other services

Additionally, the proponent intends to provide agricultural related consultancy service and training to interested residents on plant production

3 ENVIRONMENTAL MANAGEMENT REQUIREMENTS

3.1 Potential positive environmental impacts

Apart from benefits such as increased yields and year-round harvests, greenhouse production also offers a number of positive environmental impacts such as

- Uses less water (drip irrigation system)
- Use renewable energy (sunlight)
- Humidity in Polyhouse is controlled in such a way that the plant growth remain continue & shelf life also increases.

3.2 Potential negative environmental impacts

i) Impact during Construction

The following potential impacts should be addressed during the Construction phase.

Potential Impact	Mitigation Measures	Responsible Party
Dust and Air Pollution	Regular watering; Cover materials	Contractor
Noise Pollution	Limit to daytime; Noise-dampening equipment	Contractor
Waste Generation	Provide bins; Regular removal	Contractor
Occupational Health and Safety	PPE; Safety training	Contractor
Traffic Disruption	Signage; Off-peak deliveries	Contractor

ii). Impacts during Operation

Greenhouse production is also associated with a few other negative appreciable negative impacts such as

Potential Impact	Mitigation Measures	Responsible Party
Pollution: Greenhouse operations can contribute to air and water pollution through emissions of greenhouse gases, fertilizers, and pesticides	-Promote the use of organic fertilizer	Proponent
Energy Consumption: Greenhouses often require significant energy for heating, lighting, and ventilation, potentially increasing carbon emissions	-Consider using solar as source of energy	Proponent
Waste Management Improper disposal of plastic sheeting, chemicals, and other waste materials can lead to environmental contamination.	-All waste generated must be disposed of at the Municipal landfill site	Proponent
Water Usage: Irrigation and other water-related activities in greenhouse farming can strain water resources, especially in arid regions.	-Use water sparingly -Avoid water wastage -Monitor water usage and attend to leakages on time	Proponent

4 COMPLAINACE MONITORING

- Monthly inspections to ensure EMP compliance
- Quarterly reports to document performance
- Stakeholder meetings for updates and feedback

5 CONCLUSION AND RECOMMENDATION

5.1 Conclusion

Although the envisaged activities will give rise to negligible negative environmental impacts, the envisaged project is of a sustainable nature and offers considerable number of positive impacts. It is therefore concluded that the proposed project will not trigger the activities listed in the Environmental Management Act, 07 of 2007 and its Regulations of April 2012 due to the following reasons

- The proposed activities are small-scale and with a very minimum footprint (2000m2)
- The proposed development site is in an area zoned for agricultural activities as per the Walvis Bay Town Planning Scheme
- The proposed activities will not trigger the categories of activities listed under the Environmental Management Act, 07 of 2007.

5.2 Recommendations

Against the above conclusion, it is recommended that

(i) The proponent (Southern Africa Group)

- Ensure that the possible negative environmental impacts are avoided, and/or minimized during the construction, operation and decommissioning phase i.e. avoid pollution, minimize water use, use renewable energy etc.
- Create awareness among the employees on environmental stewardship
- Obtain necessary authorization and permits from relevant Authorities

(ii) The Environmental Commissioner

- Approves the exemption of an Environmental Clearance Certificate (ECC) for the proposed Development and Operation of an Urban Agriculture Project on a Portion of Farm 37, Walvis Bay, Erongo region

Prepared and reviewed by

Joseph Kondja Amushila

Environmental Assessment Practitioner

(M.Sc. Environmental Management, Bachelor Honors: Agricultural Management)