

PROPOSED REZONING OF ERF 3129 WALVIS BAY FROM  
“SINGLE RESIDENTIAL (1:300m<sup>2</sup>)” TO “GENERAL BUSINESS (BULK OF 2.0)”

# ENVIRONMENTAL MANAGEMENT PLAN

15 JULY 2025

REFERENCE: APP-250715006115



## 11. Environmental Management Plan

This Environmental Management Plan (EMP) should be read in conjunction with the Environmental Scoping 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 development proposal. The proposed mitigation measures must be implemented during three phases of the project as listed below:

Phase 1: Planning & Decommission Phase (see page 4)

Phase 2: **Error! Reference source not found.**

Not applicable as the existing dwelling unit will be utilised for the intended offices under the new General Business land use zone. Any future extensions to the existing building and/or additional buildings will be subject to the provisions and restrictions of the Walvis Bay Zoning Scheme, such as coverage, density, bulk, height, building lines, and parking in terms of the General Business zone.

Phase 3:

Operational Phase (see page 5)

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 Scoping Report. Proposed mitigations are provided with their related monitoring action and the party who is responsible for ensuring 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.

### 11.1. Roleplayers and Responsibilities

Proponents:	Means Mr Cheng Yin, as owner of Erf 3129 Walvis Bay, who is responsible for the development proposal 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.
Staff:	Means individuals who occupy the existing building on site or are employed by the Proponent to help with the day-to-day management of the operational phase, which includes, but is not limited to, running the business, providing goods and/or services to customers, and the general upkeep of the business premises.
EAP:	Means the Environmental Assessment Practitioner who shall be responsible for conducting the environmental process, consulting the Interested and Affected parties, compilation and submission of the Scoping/EMP reports to the relevant Authority. The EAP should help inform/train the relevant stakeholders to implement their duties as provided in the EMP.

Local Authority: Means the Walvis Bay 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 which include, but are not limited to, a rezoning approval, a building permit, a completion certificate, a business registration certificate and a fitness certificate.

Government: Means the Government of Namibia.



## 11.2. Planning & Decommission Phase

Table 1: Proposed mitigation measures for the Planning & Decommission Phase

PROPOSED MITIGATIONS: PLANNING & DECOMMISSION PHASE							
Impact No.	Activity	Receptor	Potential Impact	Proposed Mitigation	Monitoring Action	Responsible Roleplayer	Significance level after mitigation
P1	Proposed use of the site for business (offices)	Surrounding neighbourhood	<b>Land Use Compatibility</b> <b>Positive:</b> There are similar/related land uses in the receiving environment; therefore, the intended land use is considered compatible.	[1] No mitigations are proposed.	None	None	Remains <b>+MEDIUM</b>
P2	Proposed use of the existing dwelling on the site for the intended offices	Surrounding neighbourhood	<b>Visual Appearance</b> <b>Positive:</b> The existing dwelling on the site is newly built and has a good visual appearance. No changes to the existing building are proposed. Internally, the change will be from residential to office.	[1] No mitigations are proposed.	None	None	Remains <b>+MEDIUM</b>
P3	Notification of proposed rezoning and land use and public participation.	General public and neighbouring properties.	<b>Public Input</b> <b>Positive:</b> General public or neighbours did not raise any objections or concerns to the proposed development.	[1] Any new complaints should be lodged with the Proponent and then the Local Authority to resolve such matters on an ad-hoc basis.	Neighbour Complaints	Proponent & Local Authority	Remains <b>+LOW</b>
P4	Payment of betterment fee and monthly payments.	Lack of Council revenue sources for the general upkeep and maintenance of the town.	<b>Council Revenue Generation</b> <b>Positive:</b> Increase in Council revenue due to payment of betterment fees and increased business rates, taxes, and service charges.	[1] No mitigations are proposed.	None	Proponent	Remains <b>+MEDIUM</b>

### 11.3. Operational Phase

Table 2: Proposed mitigation measures for the Operational Phase.

PROPOSED MITIGATIONS: OPERATIONAL PHASE							
Impact No.	Activity	Receptor	Potential Impact	Proposed Mitigation	Monitoring Action	Responsible Roleplayer	Significance level after mitigation
O1	Operation of business (office) premises.	Adjacent residents.	<b>Operational Noise Impacts</b> <b>Positive:</b> Office land uses are quiet and are not expected to create a disturbance for neighbours.	[1] Business shall only operate during standard operating hours. [2] Objectionable noise must be reported to the Proponent and Local Authority.	Manage neighbour complaints on an ad-hoc basis.	Proponent	Remains <b>+MEDIUM</b>
O2	Appointment of permanent employees to operate the office.	Unemployment sector.	<b>Employment Creation</b> <b>Positive:</b> Creates long-term employment opportunities in the local area. Employment indirectly reduces poverty and crime in general.	[1] Proponent to ensure compliance with the Labour Act of 2007.	Manage Staff complaints on an ad-hoc basis.	Proponent & Staff	Remains <b>+HIGH</b>
O3	Impact on water consumption.	Scarce water resources.	<b>Water Management</b> <b>Positive:</b> A business land use is a less intensive land use than residential land use in terms of water consumption.	[1] The use of solar geysers is encouraged. [2] Ensure the use of water-efficient faucets, urinals, showers, and toilets (low dual flush cistern). [3] Implement water conservation signs in public restrooms.	Check if water is properly managed daily.	Proponent & Staff	Remains <b>+MEDIUM</b>
O4	Impact on energy consumption.	Scarce energy resources.	<b>Energy Management</b> <b>Negative:</b> The proposed development will increase electrical consumption, which is a scarce resource in Namibia.	[1] The use of solar panels is encouraged. [2] Ensure the use of energy-efficient heating elements, appliances, and lighting is used. [3] Implement energy conservation signs in public restrooms.	Check if energy is properly managed daily.	Proponent & Staff	From <b>-MEDIUM</b> To <b>-LOW</b>

PROPOSED MITIGATIONS: OPERATIONAL PHASE							
Impact No.	Activity	Receptor	Potential Impact	Proposed Mitigation	Monitoring Action	Responsible Roleplayer	Significance level after mitigation
O5	Lack of proper toilet facilities or lack of cleaning/maintenance.	General public health and convenience.	<b>Public Sanitation Impact</b>  <b>Negative:</b> A potential lack of clean toilets within the proposed building can create a public health risk for occupants and visitors.	[1] Provide toilets in accordance with General Health Regulations. [2] Ensure bathrooms are kept neat and/or implement weekly cleaning services.	Sanitation requirements checked as part of the Building Plan Approval process.	Architect & Local Authority	From <b>-LOW</b> to <b>+LOW</b>
O6	Property access.	Sam Nujoma Avenue	<b>Access and Traffic Impacts</b>  <b>Positive:</b> Access will remain from Sam Nujoma Avenue, with a wide road reserve ( $\pm 21\text{m}$ ), which is more than wide enough to accommodate space for pedestrians, landscaping, parking, and municipal services.	[1] Access to the property will be provided to the satisfaction of the Lüderitz Town Council. [2] Access to be provided in terms of the Lüderitz Zoning Scheme.	Access is to be dealt with as part of the Building Plan Approval process.	Architect & Local Authority	Remains <b>+LOW</b>
O7	Sight lines.	Sam Nujoma Avenue	<b>Sight Impacts</b>  <b>Positive:</b> The wide road reserve contributes to sightlines not being impacted by parked vehicles on site.	[1] No mitigations are proposed.	Continuous monitoring of the situation.	Proponent & Staff	Remains <b>+MEDIUM</b>
O8	Employee and client parking requirements.	On-site	<b>Parking Impacts</b>  <b>Positive:</b> The approved building plan for the existing dwelling shows compliance with the required parking provisions. All parking is provided on site.	[1] On-site parking is to be provided by the proponent to the satisfaction of the Lüderitz Town Council in accordance with the Lüderitz Zoning Scheme.	Parking is to be dealt with as part of the Building Plan Approval process.	Architect & Local Authority	Remains <b>+LOW</b>
O9	Use of a kitchenette in the office premises.	Sewerage system network and effluent load.	<b>Sewerage Impacts</b>  <b>Negative:</b> Disposal of fats, oils, and grease (FOG) can potentially clog pipes, create bad odours, and cause sewer backups.	[1] A grease trap is to be installed for the kitchenette during construction if required by the Local Authority.	Clean the grease trap every week. Place FOG in approved	Proponent & Staff	From <b>-LOW</b> to <b>+LOW</b>

PROPOSED MITIGATIONS: OPERATIONAL PHASE							
Impact No.	Activity	Receptor	Potential Impact	Proposed Mitigation	Monitoring Action	Responsible Roleplayer	Significance level after mitigation
				[2] Clean the grease trap and place any grease or solids in an approved waste container. [3] Wipe and remove any cooking oil, butter, sauces, salad dressing, or leftover food from dishes/equipment using a paper towel before washing. [4] Toss away any leftover solid food into the food bin before washing the dishes or putting them into the dishwasher.	waste containers.		