



**ENVIRONMENTAL MANAGEMENT PLAN (EMP)**

FOR

PROPOSED REZONING OF ERF NO.4117 IN HANS-DIETRICH GENCH STREET OPPOSITE FRIEDEL'S INDUSTRIAL PARK IN KHOMASDAL WINDHOEK FROM RESIDENTIAL ZONE TO BUSINESS ZONE.THE ERF WILL BE CONVERTED TO A WARE HOUSE TO STORE MACHINERIES.

**PROPONENT:**

S.NEGUMBO TRADING CC

Contact: +264 818237367

Office 4117 IN HANS-DIERACH GETNCH STREET

**CONSULTANT:**

Advanced Environmental Agency (AEA)

Albertina Simon

Mobile: +264817606590

Email: [Info.advaceenvironment@gmail.com/aea2024.2024@gmail.com](mailto:Info.advaceenvironment@gmail.com/aea2024.2024@gmail.com)

Post-Mail: P. O. Box 96255

Windhoek, 9000

**11 APRIL 2026**

Table of Contents

**1. CHAPTER ONE: BACKGROUND ..... 1**

**1.1. Introduction ..... 1**

**1.2. Project Location ..... 1**

**1.3. Purpose of the Environmental Management Plan ..... 2**

**1.4. Legal and Requirements Compliance ..... 2**

**1.5. The EMP Administration ..... 3**

**CHAPTER 2: ENVIRONMENTAL MANAGEMENT PLAN (EMP) ..... 3**

**2.1. Introduction ..... 3**

**2.2. EMP Administration and Implementation ..... 5**

**Table 2. Operational Phase and Management Actions/Measures ..... 7**

**2.3. Environmental Monitoring Plan ..... 9**

**CHAPTER 3: CONCLUSION AND RECOMMENDATIONS ..... 10**

**3.1. Conclusion ..... 10**

**3.2. Recommendations ..... 10**

**Acronyms:**

**TERMS**

<b>TERMS</b>	<b>DEFINITION</b>
<b>BID</b>	Background Information Document
<b>EAP</b>	Environmental Assessment Practitioner
<b>ECC</b>	Environmental Clearance Certificate
<b>ECO</b>	Environmental Control Officer
<b>EIA</b>	Environmental Impact Assessment
<b>ESA</b>	Environmental Scoping Assessment
<b>ESIA</b>	Environmental and Social Impact Assessment
<b>EMP</b>	Environmental Management Plan
<b>I&amp;APS</b>	Interested and Affected Parties
<b>MEFT: DEAF</b>	Ministry of Environment, Forestry and Tourism's Department of Environmental Affairs and Forestry
<b>N(EMA)</b>	Namibia Environmental Management Act

## 1. CHAPTER ONE: BACKGROUND

### 1.1. Introduction

The Environmental Management Plan (EMP) presented in this section outlines the approach to manage the proposed rezoning of ERF 4117 in Hans-Dierich street from residential to business converting it to a warehouse to which may significantly impact the receiving environment or pose potential long-term risks. By implementing this management plan, the proponent S.Negumbo Trading cc, will minimize the negative effects and maximize the positive effects of the subdivision and development project on the surrounding areas. Under environmental regulations and committed to responsible and sustainable environmental management, the Proponent will adhere to the EMP to ensure that the subdivision and associated activities align with best environmental practices and contribute to the preservation of the environment while fulfilling the objectives of providing affordable agricultural land and promoting economic growth in the region.

### 1.2. Project Location

The project site is situated near the Hans-dierach street, a major transportation route connecting to the B1 road driving out of Windhoek, which facilitates access and connectivity to nearby towns and cities. The surrounding areas are characterized by an urban landscape, with scattered residential visual, across the road is the Khomasdal Friedels Industrial Park.

It is important to note that while no sensitivity was recorded areas were identified

within the project site during the initial assessments, further comprehensive studies will be conducted to ensure the accurate identification and consideration of any environmentally sensitive areas or features that may require special attention and management strategies.



### **1.3. Purpose of the Environmental Management Plan**

This document is a crucial component of the Environmental Impact Assessment for the Proposed rezoning of erf 4117 from residential to storage warehouse, conducted following the Environmental Management Act, 2007 (Act No 7 of 2007). The Environmental Management Plan (EMP) plays a significant role in promoting sustainable development and safeguarding Namibia's natural resources within the project area. Its primary objective is to regulate the subdivision and associated activities, ensuring minimal negative environmental impacts, and preserving the unique ecosystems present in the region.

The EMP specifically focuses on protecting the surrounding environment, maintaining sustainability considering environmental pollution, noise pollution, security and safety identified within the project area. By identifying potential environmental risks associated with the process of converting the current existing building to the planned ware house and delivery of machineries the EMP outlines measures to mitigate these risks and enhance the long-term health and resilience of the environment. It provides comprehensive guidelines and management measures to address the environmental effects identified in the Environmental Impact Assessment report, along with recommended mitigation actions to effectively address these effects.

Through the implementation of the EMP, the goal is to achieve environmentally responsible rezoning practices that align with the principles of conservation and sustainable land development.

### **1.4. Legal and Requirements Compliance**

This Environmental Management Plan (EMP) has been developed in accordance with the requirements of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (No. 7 of 2012). As such, the proposed rezoning of erf 4117 from residential to business is classified as a listed activity, invoking the need for an environmental management plan to implement the project sustainably. However, legal compliance is not limited to the Environmental Management Act but also applies to all relevant legal requirements identified in the Environmental Impact Assessment (EIA) report.

When permits are required, such as for construction, the proponent S.Negumbo Trading cc  
as the

Proponent, should ensure that all necessary permits and clearances are obtained and fulfilled as per conditions.

### **1.5. The EMP Administration**

To ensure the successful implementation of the Environmental Management Plan (EMP), it is crucial to clearly define the roles and responsibilities of all stakeholders involved. The Proponent, S.Negumbo Trading cc, must appoint an overall Site Manager responsible for overseeing the EMP's execution. The Proponent bears the sole responsibility for the following:

1. Ensuring Compliance: All members of the project team, including contractors, must comply with the procedures outlined in the EMP.
2. Training and Supervision: The Proponent must provide adequate training, supervision, and instruction to all personnel to fulfill the EMP requirements.
3. Assigning Responsibilities: Any individuals assigned specific environmental responsibilities must be formally notified of their appointments, and they must confirm that they clearly understand their roles and responsibilities.

By clearly defining roles, providing proper training, and assigning responsibilities, the Proponent can ensure that the EMP is effectively implemented, and environmental considerations are properly addressed throughout the project's lifecycle.

## **CHAPTER 2: ENVIRONMENTAL MANAGEMENT PLAN (EMP)**

### **2.1. Introduction**

The proposed rezoning of erf 4117 will have environmental impacts as identified in the Environmental Impact Assessment (EIA) report. This section aims to describe the Environmental Management Plan (EMP) for impacts associated with the proposed rezoning including all related changes associated with activities. The EMP outlines the systematic and documented management of environmental programs. The EMP includes the organizational structure, planning, and monitoring for environmental protection during the subdivision

development and its areas of influence. The goal is to ensure that the proponent S.Negumbo Trading cc, as the Proponent, maintains adequate control over the project operations to:

- Prevent negative impacts where possible;
- Reduce or minimize the extent of impacts during the project life cycle;
- Prevent long-term environmental degradation.

## 2.2. EMP Administration and Implementation

Ensuring the full implementation of the Environmental Management Plan (EMP) requires a clear outline of roles and responsibilities for all stakeholders involved. The Proponent must appoint an overall responsible person, designated as the Project Manager, to oversee the successful execution of the EMP. The roles and responsibilities highlighted in Table 1 should serve as a guideline for this purpose.

**Table 1. Roles and Responsibilities in the implementation of the EMP**

ROLE	ENVIRONMENTAL RESPONSIBILITIES
Windhoek municipality	<ul style="list-style-type: none"> <li>- Enforcing EMP implementation to contractors</li> </ul>
Environmental Control Officer	<ul style="list-style-type: none"> <li>- Execute, review, and maintain the Environmental Management Plan (EMP).</li> <li>- Ensure comprehensive reporting and monitoring as outlined in the EMP, documenting and disseminating as necessary.</li> <li>- Facilitate environmental site training sessions (toolbox talks) and orientations, in collaboration with an environmental consultant.</li> <li>- Conduct environmental audits at work sites, with guidance from environmental consultants.</li> <li>- Resolve all identified non-conformities promptly and thoroughly.</li> <li>- Verify that all materials utilized on-site adhere to environmentally friendly and safe standards.</li> </ul>
Department of Environmental Affairs and Forestry	<ul style="list-style-type: none"> <li>- Review and authorize the Environmental Management Plan (EMP) and any proposed amendments.</li> <li>- Grant approval for reports detailing environmental concerns and non-conformities.</li> <li>- Evaluate and endorse environmental reports submitted as part of EMP implementation.</li> </ul>

<p>Site Engineers and Project Managers</p>	<ul style="list-style-type: none"> <li>- Supervise and oversee the implementation of actions outlined in the EMP.</li> <li>- Promptly communicate all environmental matters to the Environmental Compliance Officer (ECO).</li> <li>- Ensure strict adherence to documented procedures and maintain comprehensive records on-site.</li> <li>- Promptly relay any received complaints to management within a 24-hour timeframe.</li> </ul>
<p>Public Relation Officer</p>	<ul style="list-style-type: none"> <li>- Act as a liaison between affected property or landowners and the Proponent.</li> <li>- Maintain transparent and efficient communication with stakeholders, and if required, manage media and public relations.</li> <li>- Coordinate and supervise public relations activities, including addressing any related issues.</li> <li>- Foster collaboration among project personnel, the Proponent, and property owners, ensuring open and effective communication channels are maintained throughout the project.</li> </ul>

**Table 2. Operational Phase and Management Actions/Measures**

ASPECT	POTENTIAL IMPACTS	RATING (If it does occur)				SIGNIFICANCE OF IMPACTS	MITIGATION/ENHANCEMENT MEASURES
		Extent	Duration	Intensity	Probability		
<b>BIOPHYSICAL</b>							
Impact on Biodiversity (+)	No Impact	1	1	1	1	Low	The site is already a build-up area
Visual Impacts (+)	The existing building might pose visual impacts on the surrounding environments	1	1	1	1	Low	The existing building is compatible with the surrounding environment.
Impact on the soil	No Impacts	1	1	1	1	Low	The site is already a build-up area
Surface Water Contamination	Contamination of water sources during operation stemming from sewage overflows	1	1	1	1	Low	The site is connected to the Municipal Sewage system

ENVIRONMENTAL MANAGEMENT PLAN (EMP) FOR THE PROPOSED SUBDIVISION OF TOWN AND TOWNLANDS NO. 302 IN REHOBOTH, HARDAP REGION, NAMIBIA

	and poor waste management etc.						
Erosion and Surface Run-Off	Due to the increased hard surface, the surface will become impermeable, thus increasing the surface run-off	1	1	1	1	Low	Drainage Line provision has been made for stormwater drainage.
Traffic Impacts (+)	Operating the Business at the site will increase traffic flow in the nearby streets	1	1	1	1	Low	The existing Access road is sufficient to accommodate traffic flows.

### **2.3. Environmental Monitoring Plan**

The Environmental Management Plan (EMP) outlines the monitoring component, which is crucial for evaluating the effectiveness of the mitigation measures proposed to address the identified significant impacts. The monitoring activities will help identify any unforeseen impacts and provide sufficient time to analyze the situation and formulate additional measures to minimize adverse effects. Survey records and results must be maintained for these monitoring and inspection activities, highlighting any issues encountered and the measures taken to address them.

Before site preparation and construction activities, the main contractor should present an EMP (including, but not limited to, the location of the construction camp and toilet facilities, material storage areas, solid waste management plan, dust control measures, and activity schedule) for review and approval by the Ministry of Environment, Forestry and Tourism (MEFT), the environmental monitor, and the Project Manager. The Proponent should also present a landscape plan, and the trees/vegetation earmarked for protection should be marked and adhered to by the contractor. The entity selected to carry out environmental monitoring of the construction works should then prepare an environmental monitoring program based on the EIA requirements, conditions of the development permit, and the following major elements to be implemented during the subdivision phase:

- Site clearance to ensure that protected trees are left untouched and that large areas of soil are not left exposed and uncovered for extended periods.
- Site drainage and surface runoff, especially during and shortly after major rainfall events, to prevent flooding, ponding, and uncontrolled surface water runoff.
- Compliance of construction works with site management and landscape plans.
- Ensure the transportation of earth materials is done by covered trucks and from approved sites.
- Immediate and complete clean-up of material spills in public areas by the contractor.
- Solid waste disposal practices to ensure appropriate on-site management and final disposal at approved facilities.
- Prioritization of health and safety measures at all times.

## **CHAPTER 3: CONCLUSION AND RECOMMENDATIONS**

### **3.1. Conclusion**

The Environmental Impact Assessment (EIA) study identified that the proposed rezoning of erf 4117 from residential to business will result in a permanent land cover/land use change within the project site. Consequently, the report has outlined adequate mitigation measures within the Environmental Management Plan (EMP) to ensure sustainable land development practices. While the land must be developed and upgraded to meet the growing demand for affordable agricultural plots, the EMP aims to prevent environmental degradation during the subdivision implementation process.

### **3.2. Recommendations**

The EMP provides a comprehensive framework for sustainable land development by incorporating the following recommendations:

#### **a) Waste Management Recommendations:**

- Wastewater reticulation systems should be regularly monitored, and maintained in good working conditions, and odors should be managed to maintain an environmentally friendly facility.
- Provision of color-coded dustbins at all plots to ensure the recovery of recyclable materials.

#### **b) Environmental Management Plan Recommendations:**

To maintain a healthy and safe environment within the proposed site and its surroundings, an environmental management plan should be instituted through monitoring, involving the collection and analysis of relevant environmental data, including:

- Health and security provisions for workers.
- Strategically placed firefighting equipment for easy access.
- Dedicated maintenance of drainage facilities (drainage lines).
- Monitoring of energy production and use.
- Ensuring the installation of water-efficient taps to promote conservation.

- Quantification of the amount of waste generated and its management to continuously improve handling and disposal practices.
- Observation of socio-economic and demographic characteristics throughout the project's lifecycle and identification of unexpected environmental impacts.
- Formulation of countermeasures to mitigate observed unexpected negative impacts and comparison with actual impacts.

By adhering to the EMP's recommendations, the rezoning implementation can proceed while prioritizing sustainable land development practices and mitigating potential negative impacts on the environment.

**ENVIRONMENTAL MANAGEMENT PLAN (EMP) FOR THE PROPOSED REZONING OF ERF 411 IN HANS -DIERACH STREET, FROM  
RESIDENTIL ADRESS TO BUSINESS**