

ENVIRONMENTAL MANAGEMENT PLAN FOR THE:

**Environmental Impact Assessment for the rezoning of Portion H of the Farm Arandis Townlands No. 170 from "Undetermined" to "Street" (Street Creation), Arandis, Erongo Region**

**APP-007325**

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<b>Title</b>	<b>Environmental Management Plan for the:</b> Environmental Impact Assessment for the rezoning of Portion H of the Farm Arandis Townlands No. 170 from "Undetermined" to "Street" (Street Creation), Arandis, Erongo Region		
<b>Report Status</b>	Final		
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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>TPDS</b>	Town Planning and Development Specialist
<b>MET</b>	Ministry of Environment and Tourism
<b>URPB</b>	Urban and Regional Planning Board

## 1. INTRODUCTION

The Arandis Town Council, hereinafter referred to as the proponent, intends to undertake the following activities:

- **Subdivision of the Remainder of Farm Arandis Townlands No. 170 into Portions A, B, C, D, E, F, G, H, and the Remainder of Farm Arandis Townlands No. 170,**
- **Subsequent Rezoning of Portions A to G, of The Remainder of Farm Arandis Townlands No. 170 from “Undetermined” to “Business” with a Bulk of 1.0,**
- **Rezoning of Portion H from “Undetermined” to “Street”, and**
- **Alteration of the Boundaries of Arandis Extension 1 to Include Portions A to H**

This Environmental Management Plan (EMP) supports the application for the subdivision and rezoning of Townland 170, Arandis, from “Undetermined” to “Business”, as well as the proposed street creation. The proposed development is intended to formalise the current use of the land.

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

## 2. PROPOSED DEVELOPMENT

The Arandis Town Council intends to formalise the existing residential development by ensuring compliance with the zoning scheme – that is, to legally subdivide the residential units from the Farm Arandis Townlands No. 170 and register them as individual standalone erven. This will make provision for compliant development and financial sustainability for the Arandis Town Council, According to Deed of Transfer No. T2735/1991, the ownership of the subject properties vests with the Arandis Town Council.

The Arandis Town Council’s intension is to subdivide the remaining portion of Farm Arandis Townlands No. 170 into Portions A, B, C, D, E, F, G, H, and the Remainder.

The intended subdivision will result in the creation of the six (6) individual land portions on which the current residential dwellings are accommodated, separate from the parent farm portion. The intended subdivision is to legally bring the already existing cadastral erf boundaries of the 6 residential dwellings into statutory compliance with the Arandis Town Planning Amendment Scheme No. 1. The subdivision will also result in the creation of a street (Portion H) for access purposes, as well as Portion G, to be reserved for future purchases and development. The Remainder portion will also remain available for further subdivisions for future developments. The aforementioned street creation is the reason for this Environmental Impact Assessment.

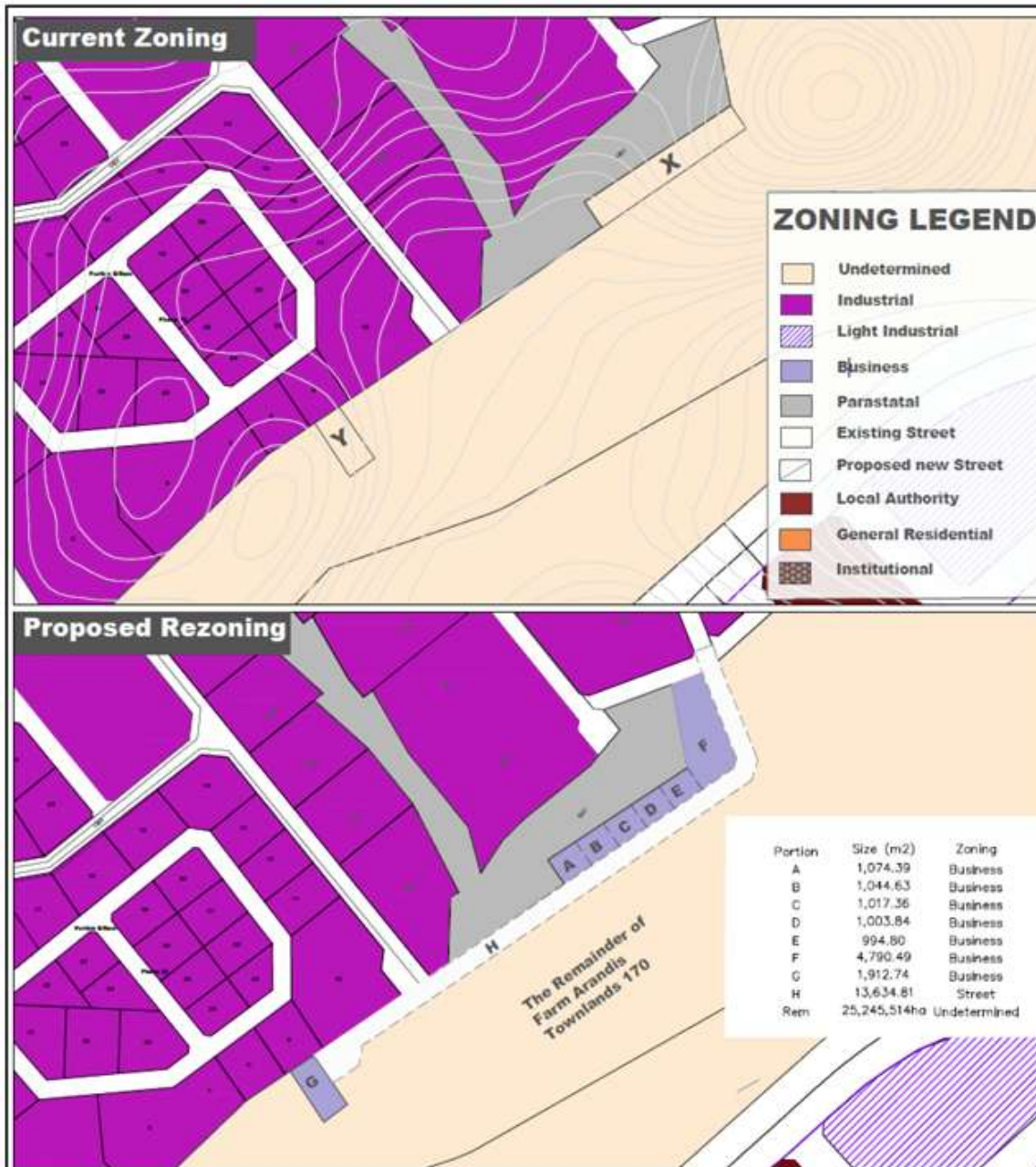


Figure 1: Current Situation and Proposed Zoning

### 3. 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 will be responsible for managing and overseeing all aspects of the subdivision and rezoning process and ensuring that the ongoing use of Townlands 170 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:

- **Arandis Town Council (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.
- **Arandis Municipality**- Enforce zoning, public health, and town planning regulations.

## **4. 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.

### **4.1 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 subdividing and rezoning of Townland 170, Arandis. Kamau Town Planning and Development Specialists 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 and renovations will take place, and the property will continue to operate in its current form.
- 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.

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

This section outlines the Environmental and Socio-Economic Management Plan developed for the subdividing and rezoning of Townland 170, Arandis. 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 zoning and Arandis Zoning 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	Street creation.	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

*Table 1: Environmental and Socio-Economic Management Plan*

## 5 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: <ul style="list-style-type: none"> <li>– Preventing overuse of biological resources</li> <li>– Limiting exploitation of non-renewable resources</li> <li>– Maintaining ecosystem functionality</li> <li>– Preserving biodiversity.</li> </ul>
<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).

*Table 2: Environmental and Socio-Economic Management Plan*

## 6 MONITORING AND REPORTING SCHEDULE

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

*Table 3: Monitoring and Reporting Schedule*

## 7 DECOMMISSIONING AND HANDOVER

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

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

## 8 CONCLUSION

This EMP has been prepared in support of the formalisation of the existing land use at Townland 170. 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, will ensure that the project contributes positively to urban management in Arandis without causing significant environmental disturbance.