

APRIL 2024

ENVIRONMENTAL MANAGEMENT PLAN (EMP)
FOR THE PROPOSED REZONING OF THE REMAINDER OF ERF 1064,
GROOTFONTEIN EXTENSION 2 FROM RESIDENTIAL TO BUSINESS,
OTJOZONDJUPA REGION, NAMIBIA

CLIENT: Mrs. Izette Munkonge



PREPARED BY:



PROJECT INFORMATION

PROPONENT:	Mrs. Munkonge
PROJECT TITLE:	Rezoning of the remainder of Erf 1064, Grootfontein Extension 2 from Residential to Business
PROJECT TYPE:	Environmental Management Plan
PROJECT LOCATION:	Grootfontein, Otjozondjupa Region, Namibia
ENVIRONMENTAL ASSESSMENT PRACTITIONER	Turnix Environmental Consulting cc Contact person: Mr. Olavi Makuti Cell: +264 811405033 E-mail: olavi.makuti@gmail.com P.O Box 27488, Windhoek, Namibia
DATE OF RELEASE	April 2024
AUTHOR <small>(LEAD ENVIRONMENTAL ASSESSMENT PRACTITIONER)</small>	Mr. Olavi Makuti

TABLE OF CONTENTS

1. INTRODUCTION AND BACKGROUND	4
2. EMP OBJECTIVES.....	5
3. LEGAL REQUIREMENTS.....	6
4. ENVIRONMENTAL MANAGEMENT PLAN.....	7
4.1 EMP Administration	7
4.2 Training.....	7
4.3 Enforcements: Non-compliance and Penalties	7
4.4 Environmental Records and Reports.....	7
4.5 Management Actions of Environmental Aspects.....	8
5. CONCLUSIONS.....	11

1. INTRODUCTION AND BACKGROUND

Turnix Environmental Consulting has been engaged by Mrs. Munkonge (Proponent) to undertake an Environmental Impact Assessment for the proposed rezoning of the remainder of Erf 1064, Grootfontein Extension 2 from “Residential” to “Business”. The remainder of Erf 1064 has already been developed and is currently used for residential purposes. The provisions of the Grootfontein Town Planning Scheme do not allow business activities on an erf zoned for residential purposes. It is therefore required that the erf needs to be rezoned first before business activities can be supported.

The proponent has therefore engaged Turnix Environmental Consulting to fulfil the requirements of the Environmental Management Act before an application can be lodged with the relevant planning authorities.

According to the Environmental Management Act (No.7 of 2007) and the Environmental Impact Assessment Regulations the following activities may not be undertaken without an Environmental Clearance Certificate:

LAND USE AND DEVELOPMENT ACTIVITIES

5.1 The rezoning of land from –

(a) Residential use to Industrial or Commercial use.

The proponent’s intention to rezone the Remainder of Erf 1064, Grootfontein Extension 2 from “Residential” to “Business” therefore triggers the need for an Environmental Impact Assessment and subsequent application for environmental clearance.

The Remainder of Erf 1064 is located in the town of Grootfontein in the Otjozondjupa Region of Namibia in central Namibia. The Erf is 1,280 m² in extent. Grootfontein is located about 450 km north of Windhoek. The Remainder of Erf 1064, Grootfontein, Extension 2, is located in Sinclair Street as shown on the figure below. The erf is located at the following coordinates: - 19.564611, 18.096538.



Figure: Location of Erf RE 1064, Grootfontein.

It is the intention of the Proponent to use the erf, once rezoned to operate a hospitality business to cater for accommodation and associated services. The structure and facilities on the erf as shown on the picture below will be able to cater for the hospitality business with minor additions.



Picture: Structure on erf RE 1064

All municipal services (water, electricity, sewer reticulation and maintenance of access road) are already provided by the Grootfontein Municipality.

2. EMP OBJECTIVES

An Environmental Management Plan (EMP) describes the processes that the proponent and contractors will follow to maximize compliance and minimize harm to the environment. This plan will also help the proponent map out progress toward achieving continual improvements. The EMP comprises of a list of actions needed to mitigate the potential negative environmental impacts identified in the EIA process.

The development of an EMP is a requirement for any EIA project as per Namibia's Environmental Management Act No.7 of 2007. Therefore, this EMP is a legal document that must accompany the EIA Report before an Environmental Clearance is issued.

3. LEGAL REQUIREMENTS

As part of implementation of this EMP, the proponent must comply with the requirements of various national legislations as outlined in the EIA Report and as presented on the table below.

Table: Legal framework of the project.

LEGISLATION	PROVISION	REGULATORY AUTHORITY	APPLICATION TO THE PROJECT
The Constitution of the Republic of Namibia	Article 91 (c) and 95 (i) which commit the state to actively promote and maintain environmental welfare of all Namibians by promoting sustainable development	Government of the Republic of Namibia	The proposed rezoning should not pose a threat to the natural and human environment.
Environmental Management Act No.7 of 2007 and EIA Regulations (2012)	Provides principles of environmental management in Namibia.	Ministry of Environment, Forestry and Tourism (Office of the Environmental Commissioner)	Environmental sustainability principles should be observed when undertaking this project.
Water Resources Management Act, No.11 2013	Control of disposal of sewage, the purification of effluent, the prevention of surface and groundwater pollution, and the sustainable use of water resources.	Ministry of Agriculture, Water and Forestry (Department of Water Affairs)	The Proponent should ensure that waste generated on the Erf is properly disposed of in the municipal sewer network.
Forestry Act No 27 of 2004	The Act affords protection to certain indigenous plant species.	Ministry of Environment, Forestry and Tourism (Directorate of Forestry)	No protected tree species should be removed from the Erf without a permit.
Town Planning Ordinance 18 of 1954	The Grootfontein Town Planning Scheme was approved in terms of this ordinance.	Ministry of Urban and Rural Development	The rezoning must be undertaken in line with the provisions of the Grootfontein Town Planning Scheme.
The Labour Act of 1992	Employees are subject to the terms of the Labour Act. The act also contains	Ministry of Labour	<ul style="list-style-type: none"> Health and safety conditions provided by the Act should be adhered to during the

	the Health and Safety Regulations.		operations of the hospitality facility. <ul style="list-style-type: none"> • The Act should be adhered to in all employment contracts that will be entered into.
--	------------------------------------	--	---

4. ENVIRONMENTAL MANAGEMENT PLAN

4.1 EMP Administration

In order to successfully implement the provisions of this EMP, there is a strong need to clearly outline the roles and responsibilities of all stakeholders. There is also a need for the proponent to appoint an overall responsible person (Environmental Compliance Officer) to ensure the successful implementation of the EMP. The Environmental Compliance Officer (ECO) needs to be someone who has a basic understanding of EMP administration. Under the management actions, each action is allocated to a responsible entity to ensure that the specific action is managed and documented properly.

Furthermore, all key role players such as contractors who will be involved during the upgrading of the infrastructure at the erf must be informed about the contents of this EMP and activities to be undertaken to mitigate the potential impacts identified.

4.2 Training

All key stakeholders who will be involved during the operations of the envisaged hospitality facility must be informed about the contents of this EMP through structured training programs, this can form part of the regular staff meetings.

4.3 Enforcements: Non-compliance and Penalties

This document is considered a legally binding document upon the issuance of an Environmental Clearance Certificate to the project. In cases of transgressions and non-compliance to the EMP, the transgressor should be liable to a penalty fine. Transgressions should be recorded in a dedicated register and should be submitted with the biannual reports to the Ministry of Environment, Forestry and Tourism. The Proponent shall issue the penalties in terms of the severity of the environmental damages.

4.4 Environmental Records and Reports

The proponent should initiate and maintain an updated filing system for the project whereby environmental incident reports, training records and audit reports should be kept.

4.5 Management Actions of Environmental Aspects

- Noise

DESCRIPTION	The operations of a hospitality facility might increase the background noise in the area. This might cause disturbance to the surrounding residential area. Mitigation measures should therefore be instituted to ensure harmony with the neighbors.
MITIGATION MEASURES	<ul style="list-style-type: none"> • All workers must be training to minimize noise while carrying out their duties. • Switch off machines that are not used. • Noisy equipment should not be used at night. • Visitors to the facility must be informed to minimize noise.
MONITORING	<ul style="list-style-type: none"> • Institute a noise management plan and monitor its enforcement.
RESPONSIBLE PARTY	Project Manager

- Visual Impact

DESCRIPTION	The construction of the hospitality facility on the erf might disturb the natural setting and aesthetics of the area. It is therefore important to ensure that the proposed hospitality facility blends in well with the natural surroundings.
MITIGATION MEASURES	Blending the built structures with the natural surrounding will help to maintain the natural aesthetic value of the area
MONITORING	Carryout regular visual inspections
RESPONSIBLE PARTY	Project Manager

- Generation of waste

DESCRIPTION	Waste will be generated from the operation of a hospitality establishment and during the refurbishment of the infrastructure. The waste to be generated from the construction activities will be stored in skip containers.
--------------------	---

	Once the containers are full, the waste will be transported to the Grootfontein waste disposal site for proper disposal.
MITIGATION MEASURES	<ul style="list-style-type: none"> • Introduce a waste management system that is based on environmental sustainability principles to manage waste emanating from operational activities. • Promote recycling and reduction of waste.
MONITORING	Regular review of the effectiveness of the waste management system.
RESPONSIBLE PARTY	Project Manager

- **Potential impact on traffic**

DESCRIPTION	The operation of a hospitality facility might increase traffic using the access road. This will however be minimal as there are already existing hospitality facilities in the area and has not resulted in an increase of traffic in the area.
MITIGATION MEASURES	<ul style="list-style-type: none"> • The proponent should ensure that adequate parking for the visitors is provided at the site.
MONITORING	<ul style="list-style-type: none"> • Monitor and record complaints from neighbours regarding traffic disturbance and institute corrective measures.
RESPONSIBLE PARTY	Project Manager

- **Health and Safety**

DESCRIPTION	The operation of a hospitality facility has a number of inherent occupational health and safety issues.
MITIGATION MEASURES	<ul style="list-style-type: none"> • The management should compile a Health and Safety Plan that should address as a minimum the mitigation measures, as well as the Regulations Pertaining to Health and Safety at the Workplace. • No open flames, smoking or any potential sources of ignition should be allowed at the erf.

	<ul style="list-style-type: none"> • Signs such as 'NO SMOKING' must be placed in parts of the establishment where inflammable materials are stored. • First Aid kits should be kept on site to attend to any injuries onsite.
MONITORING	<ul style="list-style-type: none"> • Keep records of all health and safety incidents and corrective measures instituted.
RESPONSIBLE PARTY	Project Manager

- **Failure in reticulation pipelines**

DESCRIPTION	Due to an increase in the number of users, there might be pressure on the existing system that might result in the blockage of the system and over flow of sewage. The spillage could be released into the environment and could potentially be a health hazard.
MITIGATION MEASURES	<ul style="list-style-type: none"> • Proper reticulation pipelines and drainage system should be installed and regularly maintained. • Good housekeeping to ensure that no items that might block the pipes are dumped in the drains.
MONITORING	<ul style="list-style-type: none"> • Regular site inspections.
RESPONSIBLE PARTY	Project Manager

5. CONCLUSIONS

The successful implementation of this EMP is dependent on the collaboration of all stakeholders who are involved at all levels of project implementation. To ensure that it is legally binding to all parties, all agreements entered into with third parties must incorporate the contents of this EMP.

Turnix Environmental Consulting believes that a comprehensive assessment of the proposed project has been achieved and that this EMP covers all pertinent components of the project that need to be mitigated. It is therefore recommended that an Environmental Clearance can be awarded to the project.