



ENVIRONMENTAL MANAGEMENT PLAN FOR THE SUBDIVISION OF ERF
R/7349, KATUTURA
EXTENSION 17 INTO PORTION A AND THE REMAINDER AND
SUBSEQUENT REZONING OF PORTION A OF ERF R/7349 KATUTURA
EXTENSION 17 FROM “PRIVATE OPEN SPACE” TO “BUSINESS, WINDHOEK,
KHOMAS REGION, NAMIBIA.

FEBRUARY 2024

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PROJECT DETAILS

PROJECT NAME	SUBDIVISION OF ERF R/7349, KATUTURA EXTENSION 17 INTO PORTION A AND THE REMAINDER AND SUBSEQUENT REZONING OF PORTION A OF ERF R/7349 KATUTURA EXTENSION 17 FROM “PRIVATE OPEN SPACE” TO “BUSINESS” WITH A BULK OF 1
REPORT TITLE	ENVIRONMENTAL MANAGEMENT PLAN (EMP)
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Table of Contents

1. INTRODUCTION	5
1.1 PURPOSE OF THE EMP	5
1.2 OBJECTIVES OF THE EMP	6
1.3 COMPONENTS OF THE EMP	6
2. PROJECT LOCATION AND DESCRIPTION.....	7
2.1 PROJECT LOCATION	7
2.2 PROJECT DESCRIPTION.....	8
3. LEGAL ENVIRONMENTAL FRAMEWORK.....	8
3.1 THE CONSTITUTION OF THE REPUBLIC OF NAMIBIA	8
3.2 NAMIBIA’S ENVIRONMENTAL MANAGEMENT ACT (EMA)	8
3.3 ENVIRONMENTAL GUIDELINES	10
3.4 NAMIBIA VISION 2030	10
3.5 BIODIVERSITY LEGISLATION AND POLICIES	11
3.6 WATER ACT NO.54 OF 1956	11
3.7 WATER RESOURCES MANAGEMENT ACT OF NAMIBIA (2004)	12
3.8 POLLUTION CONTROL AND WASTE MANAGEMENT BILL (IN PREPARATION)	12
3.9 PUBLIC HEALTH ACT 36 OF 1919 AND SUBSEQUENT AMENDMENTS	13
3.10 URBAN AND REGIONAL PLANNING ACT 5 OF 2018.....	13
3.11 MUNICIPALITY OF WINDHOEK TOWN PLANNING SCHEME 1997 ...	13
3.12 LOCAL AUTHORITIES ACT 23 OF 1992	14
4. RESPONSIBLE PARTIES	14
4.1 ENVIRONMENTAL CONTROL OFFICER.....	14
4.1.1 ROLES AND RESPONSIBILITIES	15

4.2 TIGERS FOOTBALL CLUB CC.....	15
5. MANAGEMENT OBJECTIVES AND PRINCIPLES.....	15
6. OPERATIONAL PHASE.....	16
6.1 INTRODUCTION	16
6.2 SCOPE	16
6.3 GENERAL.....	16
6.4 ENVIRONMENTAL AWARENESS	17
6.4.1 ENVIRONMENTAL, HEALTH AND SAFETY	17
6.4.2 WORKING TIMES	18
6.5 ENVIRONMENTAL CONSIDERATIONS PERTAINING TO SITE LAYOUT - WHERE APPLICABLE	18
6.5.1 SOLID WASTE MANAGEMENT.....	18
6.5.2 EQUIPMENT MAINTENANCE AND STORAGE (PERTAINING TO MOTOR GARAGE REPAIRS/WORKSHOPS)	19
6.5.3 FIRE CONTROL.....	19
6.5.4 EMERGENCY PROCEDURES	19
6.5.5 WATER QUALITY AND STORM WATER CONTROL	19
6.6 PROTECTION OF NATURAL FEATURES AND HERITAGE RESOURCES	19
6.6.1 ARCHAEOLOGICAL AND HERITAGE CONTEXT	19
6.7 COMPLIANCE AND PENALTIES.....	20
6.7.1 COMPLIANCE.....	20
6.7.2 PENALTIES.....	20
6.8 ENVIRONMENTAL INCIDENT REPORTING.....	20
6.9 ENVIRONMENTAL MONITORING	21
6.10 NON COMPLIANCE OF THE EMP	21
6.11 SUMMARY OF OPERATIONAL PHASE MANAGEMENT ACTIONS....	21
7. DECOMMISSIONING PHASE.....	27
8. CONCLUSION.....	27

APPENDIX A: CURRICULUM VITAE OF ENVIRONMENTAL ASSESSMENT

PRACTITIONER28

List of Tables

Table 1: Summarized management action table

Table 2: Summarized operational phase management table

List of Figures

Figure 1: Locality of Erf (google maps)

List of Abbreviations

ECC	Environmental Clearance Certificate
ECO	Environmental Control Officer
EIA	Environmental Impact Assessment
EMA	Environmental Management Act (No. 7 of 2007)
EMP	Environmental Management Plan
DEA	Department of Environmental Affairs
IAPs	Interested & Affected Parties
MEFT	Ministry of Environment, Forestry & Tourism
MEFT: DEA	Ministry of Environment, Forestry & Tourism: Department of Environmental Affairs

1. INTRODUCTION

Tigers Football Club intends to integrate multipurpose development on the remainder of Erf Re/7349 in Katutura. The integrated multipurpose development includes retail, restaurants, fast-food outlets and offices in order to financially support the development of a training soccer field. This report's purpose is to provide the proponent with the necessary environmental and social scoping and assessment in order to apply for and obtain an environmental clearance certificate

In Namibia, town planning activities are one of the listed activities under the 2012 Environmental Impact Assessment (EIA) Regulations of the Environmental Management Act (EMA) No. 7 of 2007 that cannot be undertaken without an EIA or Environmental Scoping Assessment (ESA) Study done and Environmental Clearance Certificate (ECC) issued by the Environmental Commissioner.

The EIA Study is aimed at assessing the proposed project potential, socio-economic aspects, infrastructure services and environmental impacts. Following that, as part of the Feasibility Study, the Proponent hired Ritta Khiba Planning Consultants to complete an Environmental Scoping Assessment (ESA), create an Environmental Management Plan (EMP), and submit an application for an Environmental Clearance Certificate (ECC) to the Directorate of Environmental Affairs and Forestry (DEAF) of the Ministry of Environment, Forestry and Tourism (MEFT).

Therefore, in accordance with the EMA's rules and statutes as well as the 2012 EIA Regulations (Government Notice 30 in Government Gazette 4878), this document is a component of the application that will be submitted to the DEAF for an ECC for the proposed development implementation.

1.1 PURPOSE OF THE EMP

This document's goal is to provide guidance for environmental management at each step of the proposed development's lifetime, including planning and design, building, and operation and maintenance. Additionally, it is to guarantee that the development's projected effects on the environment would be kept to a minimum. The EMPs objectives are;

- Identifying potential environmental impacts of the proposed activity and mitigating them

- Providing information on construction activities related to the identified environmental issues
- Offering guidelines for managing the identified environmental issues, and directing the responsible party to follow appropriate contingency plans in the event of potential impacts.

1.2 OBJECTIVES OF THE EMP

This EMP's primary objectives are to:

- Describe action plans for carrying out the mitigating actions outlined in the EIA.
- Explain environmental and social expectations and requirements to the proponent's team.
- Define duties and responsibilities of the project's environmental and social management organisation.
- To draw attention to a monitoring programme that will allow for an evaluation of the EMP's effectiveness and the dissemination of such data to the appropriate decision-makers for consideration.
- To give precise advice and mitigation methods on how to reduce negative consequences and so safeguard the environment, primarily on a social level.
- In general, the goal of this EMP is to develop mitigating measures that will be adopted and made obligatory on all contractors (if any) throughout the operating phase.
- To specify mitigation measures and environmental standards that must be executed in order to assure the environmental and social protection of the surrounding environment, as well as to prevent long-term or permanent damage.

1.3 COMPONENTS OF THE EMP

This EMP identifies environmental problems relevant to the Tigers Football Club CC premises' operational period. The EMP has been created in an issues-based structure, which nominates for each environmental concern or influencing activity, the tasks that must be handled during the operating period of the premises, covering:

- Environmental issues
- Environmental objectives
- Environmental intent
- Control measures

- Responsibility
- Monitoring
- Reporting
- Corrective Action

Certain activities that have the potential to significantly harm the environment have been recognised in accordance with the Environmental Management Act No. 7 of 2007 (EMA) and the Environmental Assessment Policy of 1994. Before beginning any of the aforementioned operations, an Environmental Clearance Certificate (ECC) must be obtained from the appropriate environmental authority, which is the Ministry of Environment, Forestry and Tourism: Department of Environmental Affairs (MEFT: DEA).

2. PROJECT LOCATION AND DESCRIPTION

2.1 PROJECT LOCATION



Figure 1: Locality of erf (google maps)

Erf 7349, Katutura is situated on the corner of two prominent streets in Katutura, namely Hans Dietrich Genscher and Wilibald Kapuenene/Dortmund Street, coordinates -22.52570, 17.06825. It is about 4 Kilometres north of the City Centre and just north of the Katutura State Hospital and the B1 Motor City complex. The Hakehana Service Station is located adjacent to

Erf Re/7349 on Erf 10740. It links with the Northern Industrial area via Wilibald Kapuenene Street to Dortmund Street.

2.2 PROJECT DESCRIPTION

The Remainder of Erf 7349 is 27,571m² in extent and is currently zoned ‘private open space’ due to the Tigers Football Club facilities. The main access is from Hans Dietrich Genscher Street but there is also an access from Wilibald Kapuenene Street. The aim of the proposed project is to improve the soccer field facilities for the Tigers Football Club and to add a business area which will benefit both the locals and the football club.

3. LEGAL ENVIRONMENTAL FRAMEWORK

An overview of the laws and policies governing the EIA being conducted is given in this chapter. The Environmental Impact Assessment (EIA) will be conducted in accordance with applicable Namibian environmental laws and will use international standard procedures for impact assessments.

3.1 THE CONSTITUTION OF THE REPUBLIC OF NAMIBIA

There are two clauses contained in the Namibian Constitution that are of particular relevance to sound environmental management practice, viz. articles 91(c) and 95(l). In summary, these refer to:

- Guarding against over-utilisation of biological natural resources;
- Limiting over-exploitation of non-renewable resources;
- Ensuring ecosystem functionality;
- Protecting Namibia’s sense of place and character;
- Maintaining biological diversity; and
- Pursuing sustainable natural resource use.
- The above therefore commits the State to actively promote and sustain environmental welfare of the nation by formulating and institutionalising policies to accomplish the abovementioned sustainable development objectives.

3.2 NAMIBIA’S ENVIRONMENTAL MANAGEMENT ACT (EMA)

In giving effect to articles 91(c) and 95(l) of the Constitution of Namibia, general principles for sound management of the environment and natural resources in an integrated manner have

been formulated. This resulted in Namibia's Environmental Assessment Policy of 1994. To give statutory effect to this Policy, the Environmental Management Act was approved in 2007, and gazetted on 27 December 2007 as the Environmental Management Act (Act No. 7 of 2007) (EMA), Government Gazette No. 3966. Part 1 of the Environmental Management Act describes the various rights and obligations that pertain to citizens and the Government alike, including an environment that does not pose threats to human health, proper protection of the environment, broadened locus standi on the part of individuals and communities, and reasonable access to information regarding the state of the environment. Part 2 of the Act sets out 13 principles of environmental management, as follows:

- Renewable resources shall be utilised on a sustainable basis for the benefit of current and future generations of Namibians.
- Community involvement in natural resource management and sharing in the resulting benefits shall be promoted and facilitated.
- Public participation in decisions affecting the environment shall be promoted.
- Fair and equitable access to natural resources shall be promoted.
- Equitable access to sufficient water of acceptable quality and adequate sanitation shall be promoted and the water needs of ecological systems shall be fulfilled to ensure the sustainability of such systems.
- The precautionary principle and the strategy of preventative action shall be applied. There shall be prior environmental assessment of projects and proposals which may significantly affect the environment or use of natural resources.
- Sustainable development shall be promoted in land-use planning.
- Namibia's movable and immovable cultural and natural heritage, including its biodiversity, shall be protected and respected for the benefit of current and future generations.
- Generators of waste and polluting substances shall adopt the best practicable environmental option to reduce such generation at source.
- The polluter pays principle shall be applied.
- Reduction, reuse and recycling of waste shall be promoted.
- There shall be no importation of waste into Namibia.
- Promotion of the coordinated and integrated management of the environment;
- The Minister of Environment and Tourism was enabled to give effect to Namibia's obligations under international environmental conventions;

- Certain institutions were established to provide for a Sustainable Development Commission and Environmental Commissioner”.

As the organ of state responsible for management and protection of its natural resources, the MEFT: DEA is committed to pursuing these principles of environmental management.

3.3 ENVIRONMENTAL GUIDELINES

The EMA, under section 5, states that if a proposal is likely to affect people, the following guidelines should be considered in Scoping / EA:

- The location of the development in relation to interested and affected parties (I&APS), communities or individuals;
- The number of people likely to be involved;
- The reliance of such people on the resources likely to be affected, the resources, time and expertise available for scoping / EA;
- The level of education and literacy of parties to be consulted;
- The socio-economic status of affected communities;
- The level of organisation of affected communities;
- The degree of homogeneity of the public involved;
- History of any previous conflict or lack of consultation;
- Social, cultural or traditional norms within the community; and
- The preferred language used within the community.

The MEFT also released a Draft Procedures and Guidelines for conducting EIAs and compiling EMPs in April 2008. These guidelines outline the procedures and principles that are to be followed. It will be consulted throughout the EIA process to ensure an effective process and an EMP that addresses all identified impacts.

3.4 NAMIBIA VISION 2030

The principles that underpin Vision 2030, a policy framework for Namibia’s long-term national development, comprise the following:

- Good governance;
- Partnership;
- Capacity enhancement;
- Comparative advantage;

- Sustainable development;
- Economic growth;
- National sovereignty and human integrity;
- Environment; and
- Peace and security.

Vision 2030 states that natural environments are disappearing quickly. Consequently, the solitude, silence and natural beauty that many areas in Namibia provide are becoming sought after commodities and must be regarded as valuable natural assets. Vision 2030 emphasises the importance of promoting Healthy Living which includes that the majority of Namibians are provided with basic services. The importance of developing Wealth, Livelihood and the Economy is also emphasised by Vision 2030.

3.5 BIODIVERSITY LEGISLATION AND POLICIES

The following policies, aimed at biodiversity, may also be relevant for the proposed project:

- Convention on Biological Diversity (2000)
- Namibian Water Corporation Act (1997)
- Pollution and Waste Management Bill
- Soil Conservation Act (1969)
- United Nations Framework Convention on Climate Change (1992)
- Water Resources Management Act (2004)
- Climate Change Policy (Draft with Attorney General's office)

The applicability of the aforementioned policies and legislation has been explored in further detail during this EIA phase, based on the findings of the impact assessment and specialist investigations.

3.6 WATER ACT NO.54 OF 1956

This Act provides for Constitutional demands including pollution prevention, ecological and resource conservation and sustainable utilisation. In terms of this Act, all water resources are the property of the State and the EIA process is used as a fundamental management tool.

A water resource includes a watercourse, surface water, estuary or aquifer, and, where relevant, its bed and banks. A watercourse means a river or spring; a natural channel in which water flows regularly or intermittently; a wetland lake or dam, into which or from which water flows;

and any collection of water that the Minister may declare to be a watercourse. Permits are required in terms of the Act for undertaking the following activity relevant to the proposed project:

- Disposal of wastewater in a manner that may detrimentally impact on a water resource in terms of Section 21 (g).

3.7 WATER RESOURCES MANAGEMENT ACT OF NAMIBIA (2004)

This act repealed the existing South African Water Act No.54 of 1956 which was used by Namibia. This Act ensures that Namibia's water resources are managed, developed, protected, conserved and used in ways which are consistent with fundamental principles depicted in section 3 of this Act. Part IX regulates the control and protection of groundwater resources. Part XI, titled Water Pollution Control, regulates discharge of effluent by permit. Thus, developers are required to efficiently plan for sewage disposal.

3.8 POLLUTION CONTROL AND WASTE MANAGEMENT BILL (IN PREPARATION)

This Bill serves to regulate and prevent the discharge of pollutants to air and water as well as providing for general waste management. The Bill will repeal the Atmospheric Pollution Prevention Ordinance (11 of 1976) (below) when it comes into force. Only Parts 2 and 7 of the Bill applies to the project in question for the rezoning of Erf Re/8161 in Windhoek.

Part 2 stipulates that no person shall discharge or cause to be discharged any pollutant to the air from a process except under and in accordance with the provisions of an air pollution licence issued under section 23. It further provides for procedures to be followed in licence application, fees to be paid and required terms of conditions for air pollution licences.

Part 7 states that any person who sells, stores, transports or uses any hazardous substances or products containing hazardous substances shall notify the competent authority, in accordance with sub-section (2), of the presence and quantity of those substances.

In terms of water pollution, it will be illegal to discharge of, or dispose of, pollutants into any watercourse without a Water Pollution Licence (apart from certain accepted discharges). Similarly, an Air Quality Licence will be required for any pollution discharged to air above a certain threshold.

The Bill also provides for noise, dust or odour control that may be considered a nuisance. The Bill advocates for duty of care with respect to waste management affecting humans and the environment and calls for a waste management licence for any activity relating to waste or hazardous waste management.

This bill aims to promote sustainable development and to prevent and regulate the discharge of pollutants into the environment. Once this bill is enacted it will make provision for the establishment of an appropriate framework for integrated pollution prevention and control.

3.9 PUBLIC HEALTH ACT 36 OF 1919 AND SUBSEQUENT AMENDMENTS

The Act, with emphasis to Section 119 prohibits the presence of nuisance on any land occupied. The term nuisance for the purpose of this EIA is specifically relevant specified, where relevant, in Section 122 as follows:

- Any area of land kept or permitted to remain in such a state as to be offensive, or liable to cause any infectious, communicable or preventable disease or injury or danger to health; or
- Any other condition whatever which is offensive, injurious or dangerous to health.

Potential impacts associated with the proposed development on Erf Re/7349 in Katutura are expected to include nuisance impacts.

3.10 URBAN AND REGIONAL PLANNING ACT 5 OF 2018

The Urban and Regional Planning Act aims to consolidate the laws concerning urban and regional planning and also make provision for the principles and standards of spatial planning. The Act further makes provision for the preparation, approval, review and amendment of zoning schemes, the establishment of townships as well as the subdivision and consolidation of land. Furthermore, a section of the Act institutes the establishment of the Urban and Regional Planning Board which administers the implementation and objectives of the Act.

3.11 MUNICIPALITY OF WINDHOEK TOWN PLANNING SCHEME 1997

The purpose of the Town Planning Scheme is to ensure the co-ordinated and harmonious development of the area of Windhoek in such a way as it will most effectively tend to promote health, safety, order, amenity, convenience and general welfare as well as efficiency and economy and conservation of the existing character of the town.

The Municipality of Windhoek's Town Planning Scheme provides a guideline as to what developments will be acceptable within the boundaries of the town and as it relates to the restrictions placed on the specific property to be developed based on the zoning status of the land in question.

In terms of the Town Planning Scheme a change in land use must be advertised, a notice must be placed on site and on the notice board of the Municipality and letters are to be written to adjacent neighbours for their comments. If there are no comments or objections the application is submitted to the Municipality of Windhoek for approval where after the amendment is included in a Town Planning Amendment Scheme. In terms of the Town Planning Scheme, there are certain regulations pertaining to zoned erf in terms of land uses that may be permitted as well as building lines and height restrictions that must be adhered to. Any land uses not permitted under the table 3 of the Town Planning Scheme at the specific zone will require a new rezoning application.

3.12 LOCAL AUTHORITIES ACT 23 OF 1992

The Local Authorities Act prescribes the manner in which a town or municipality should be operated by the Town or Municipal Council. In this case the Local Authorities Act section 50 prescribes certain regulations pertaining to the closure of public open spaces and streets where such a closure must be advertised for comments/ objections.

As per the local Authorities Act, the closure of public open spaces must be advertised, a notice must be placed on site and neighbours need to provide consent.

4. RESPONSIBLE PARTIES

Tigers Football Club CC as the proponent will be responsible for the implementation of this Environmental Management Plan (EMP) during the operational phase of the premises.

The following people are also required during both phases (construction and operational) in order to implement various environmental management related issues.

4.1 ENVIRONMENTAL CONTROL OFFICER

Prior to the commencement of construction and also during the operational phase, a suitably qualified and experienced Environmental Control Officer (ECO) shall be appointed by the proponent to ensure that the mitigation rehabilitation measures are implemented and to ensure compliance with the provisions of the EMP.

4.1.1 ROLES AND RESPONSIBILITIES

The role of the ECO is to oversee and monitor compliance with and implementation of the operational phase EMP. The ECO is therefore responsible for the following responsibilities:

- Liaison with the surrounding neighbours, Tigers Football Club CC and Environmental Authorities;
- Ensuring that the requisite remedial action is implemented in the event of non-compliance;
- Ensuring the proactive and effective implementation and management of environmental protection measures;
- Ensuring that a register of public complaints is maintained by the proponent and that any and all public comments or issues are appropriately reported and addressed;
- Routine recording and reporting of environmental activities on a monthly basis;
- Recording and reporting of environmental incidents;
- Notifying the Environmental Authorities immediately of any events or incidents that may cause significant environmental damage or breach the requirements of the EMP
- Take appropriate action if the specifications contained in the EMP are not followed.
- Monitor and verify that environmental impacts are kept to a minimum, as far as possible.
- Ensure that activities on site comply with all relevant environmental legislation.

4.2 TIGERS FOOTBALL CLUB CC

The proponent must monitor activities on a daily basis and undertake the ultimate responsibility for satisfying the monitoring requirements. The manager is also responsible for ensuring compliance with all aspects of monitoring.

5. MANAGEMENT OBJECTIVES AND PRINCIPLES

The following objectives provide the framework for the environmental principles for environmental management of the project:

- Minimise the potential for deterioration of air quality during all project phases.
- Avoid “disturbing” noise levels (an increase in the ambient noise level of 7dB (A) or more at the border of the property from which the noise emanates).
- Minimise the use of clean water and avoid water wastage.

- Prevent the contamination of surface and ground water as a result of the sewage treatment activities (should there be any).
- Ensure that an appropriate Emergency Procedure is in place to safeguard the environment, local residents or adjacent neighbours and employees.
- Maintain transparent relations with the Interested & Affected Parties (IAPs) (including surrounding community, authorities and employees).
- Ensure that the community and employees are not subjected to increased safety hazards.

These guideline principles will form the basis for environmental management on site. Should these principles require modification or additions during the project this should be done at the discretion of the responsible person, who will ensure that any modifications are communicated, explained to and discussed with all affected parties.

6. OPERATIONAL PHASE

6.1 INTRODUCTION

This EMP shall be adhered to during the operational phase of the premises. The company manager shall ensure that compliance with this EMP is implemented at all times.

6.2 SCOPE

The general principles contained within the EMP shall apply to all construction and operational activities. All operational activities shall observe any relevant environmental legislation and in so doing shall be undertaken in such a manner as to minimise impacts on the natural and social environment.

6.3 GENERAL

Tigers Football Club CC as the proponent is responsible for;

- Ensuring that the objectives of the EMP are given effect;
- Ensuring that all environmental impacts are managed in accordance with the EMP;
- Ensuring that all monitoring and compliance auditing occurs in line with the EMP;
- Ensuring that the environment is rehabilitated as far as practicable to its natural state or existing land use practices;

- Any environmental damage, pollution as a result of activities both in and outside the site boundaries.

With regards to the above, the company manager shall conduct his activities so as to cause the least possible disturbance to the existing amenities, whether natural or man-made in accordance with all the current statutory requirements. Special care shall be taken by the company manager to prevent irreversible damage to the environment. The company manager shall take adequate steps to educate all their tenants or operators on the relevant environmental laws and protection requirements. The company manager shall supplement these steps with prominently displayed notices and signs in strategic locations to remind personnel of environmental obligations.

A suitably qualified independent ECO shall be appointed by the company manager to undertake the following tasks:

- Monitoring of all activities for compliance with the various environmental requirements at regular intervals;
- Routine environmental auditing and reporting of the operations on Erf Re/7349 performance against the EMP;
- Reporting of environmental incidents and routine reporting of environmental issues associated with any possible and unforeseen future construction activities and
- Identifying environmental non-conformances and initiating measures to remedy such issues.

6.4 ENVIRONMENTAL AWARENESS

It is important to ensure that all personnel have the appropriate level of environmental awareness and competence to ensure continued environmental due diligence and ongoing minimisation of environmental harm.

6.4.1 ENVIRONMENTAL, HEALTH AND SAFETY INDUCTION COURSE

The company manager is responsible for informing the tenants of their environmental obligations in terms of the EMP and for ensuring that they are adequately informed in order to execute the works in a manner that will minimise environmental impacts.

The company manager shall ensure that all its tenants attend an Environmental, Health and Safety Induction Course (should there be any). This course shall be structured to ensure that attendees:

- Acquire a basic understanding of the key environmental features on the site
- Become familiar with the environmental controls contained in the EMP;
- Are made aware of the need to conserve water and minimize waste;
- Receive pertinent, written instructions regarding compliance with the relevant environmental management requirements (viz. typical environmental “do’s” and “don’ts”);
- Are aware that a copy of the EMP is readily available on site and that all the tenants on the premises are aware of the location and have access to the document;
- Are informed that information posters, outlining the environmental “do’s” and “don’ts” (as per the environmental awareness training course) will be placed at prominent locations throughout the premises.

6.4.2 WORKING TIMES

Given the operational phase of the premises, the tenants on the premises are expected to adhere to working times of their employees. Working shifts must be strictly implemented even on public holidays.

6.5 ENVIRONMENTAL CONSIDERATIONS PERTAINING TO SITE LAYOUT - WHERE APPLICABLE

6.5.1 SOLID WASTE MANAGEMENT

The company manager must provide sufficient number of rubbish bins with secured lids. Rubbish bins shall always be placed in pairs, to ensure that one is always present while the other is being emptied. Areas where rubbish is likely to be generated in higher quantities shall be equipped with an additional rubbish bin according to the activities occurring there and the volume of waste being generated.

No waste materials, including domestic, organic or construction wastes shall be burnt, dumped or buried on the premises. Bins shall be emptied daily or as required. The waste may be stored temporarily on the premises in a central waste area that is weather and scavenger proof. The company manager shall, at their own cost, make available the time and resources required in recovering any litter or other wastes that have accumulated or have been dispersed as a result of these activities at the premises. The central waste storage shall be emptied weekly or as necessary.

6.5.2 EQUIPMENT MAINTENANCE AND STORAGE (PERTAINING TO MOTOR GARAGE REPAIRS/WORKSHOPS)

In the event of any oil / lubricant or other hazardous spill, the source of the spillage shall be isolated, and the spillage contained. The tenants shall clean up the spill by removing the contaminated soil to the hazardous waste and the application of absorbent material to the affected area. Treatment and remediation of the spill area shall be undertaken to the reasonable satisfaction of the Environmental Authorities.

6.5.3 FIRE CONTROL

Fires are only permitted in designated area and shall not be left unattended. Fire extinguishers shall be readily available in the operational areas of the premises. Any fires that occur outside of designated areas shall be reported to the company manager immediately. The company manager shall be responsible for ensuring that immediate and appropriate actions are taken in the event of a fire and shall ensure that all tenants on the premises are aware of the procedures to be followed.

6.5.4 EMERGENCY PROCEDURES

The company manager shall ensure that the tenants are aware of the procedure to be followed for dealing with leaks and spills, which shall include notifying the company manager. It is the responsibility of the tenants to ensure that the necessary materials and equipment for dealing with leaks and spills are available on the premises at all times.

Emergency equipment including spill kits and fire extinguishers shall be positioned at accessible locations near to areas or facilities where such emergencies may arise.

6.5.5 WATER QUALITY AND STORM WATER CONTROL

The company manager and the tenants shall take all reasonable steps to prevent or remediate damage to the environment resulting from the works in the form of improper storm water control management. The company manager shall immediately remedy any situation that is or has the potential to result in water pollution from the works as a result of storm water flows. If required, the company manager shall establish necessary storm water control mechanisms to effectively control the movement of water onto, through and off the premises.

6.6 PROTECTION OF NATURAL FEATURES AND HERITAGE RESOURCES

6.1 ARCHAEOLOGICAL AND HERITAGE CONTEXT

The Khomas Region like the rest of Namibia is home to many different cultural groups. The rich variety and distinct cultural values and traditions render a unique character to Namibian society that is a human resource to be proud of and a heritage that needs to be protected and enhanced. Culture shapes the destiny of people and stabilizes the lives of the respective groups on a local level.

No known heritage sites are however located within the surroundings of the premises. If any heritage or cultural significant artefacts are found in future, the National Heritage Council of Namibia shall be immediately notified.

6.7 COMPLIANCE AND PENALTIES

6.7.1 COMPLIANCE

Environmental management is concerned with the results of the proponent's operations to carry out the control of how the operations on the premises are carried out. Tolerance with respect to environmental matters applies not only to the finished product but also to the standards of the day-to-day operations required to complete the works.

It is thus required that the company manager shall comply with the environmental requirements on an on-going basis and any failure to do so will entitle the ECO to certify the imposition of a penalty as detailed below, if such non-compliance is not corrected within a period of one week of notification thereof.

6.7.2 PENALTIES

Penalties will be issued for certain transgressions. Penalties may be issued per incident at the discretion of the ECO. Such penalties will be issued in addition to any remedial cost incurred as a result of the non-compliance with this specification. The ECO will inform the company manager of the contravention and the amount of the penalty which becomes the responsibility of the proponent.

6.8 ENVIRONMENTAL INCIDENT REPORTING

Every environmental occurrence that takes place on the property will be documented. Time, date, place, event type, extent, actions taken, and people involved must all be included in the incident report. All complaints received from the neighbouring community shall be directed to

the company manager of Tigers Football Club CC and channelled to the appointed Environmental Control Officer. In addition, the proponent's management should also be able to respond to the complainant within a week (even if pending further investigation).

It is important that the issues raised are considered and that the complainant feels that their concerns have been addressed to and whenever possible actions taken to address these. All complaints should be entered in the environmental register and all responses and actions taken to address these should be recorded.

6.9 ENVIRONMENTAL MONITORING

Regular periodic environmental monitoring is required. Monitoring is necessary to make sure that the EMP is being followed in all aspects. As chain command, all relevant officers should be informed of the findings.

6.10 NON-COMPLIANCE OF THE EMP

Problems may arise when carrying out mitigating measures or monitoring processes, resulting in noncompliance with the EMP. The relevant people should urge employees to follow the EMP and address instances of noncompliance and sanctions.

Tigers Football Club CC is responsible for reporting non-conformance with the EMP to the ECO. The proponent's management in consultation with the ECO must thereafter undertake the following activities:

- Investigate and identify the cause of non-conformance.
- Report matters of non-conformance to Tigers Football Club CC (depending on the severity of the incident)
- Implement suitable corrective action as well as prevent recurrence of the incident.
- Assign responsibility to corrective and preventative action.
- Any corrective action taken to eliminate the causes of non-conformance shall be appropriate to the magnitude of the problems and commensurate with the environmental impact encountered

6.11 SUMMARY OF OPERATIONAL PHASE MANAGEMENT ACTIONS

The table below is a summary of the management actions to be taken in order to minimise negative impacts. Please turn back to the relevant section above for more details on the various management actions to be taken for each impact.

Table 1: Summarized Management Actions Table

Aspect	Management Objective	Management actions	Responsibility
General	To ensure overall compliance of the EMP.	A maintenance plan for Erf Re/7349 must be developed to ensure that good working order is achieved.	Tigers Football Club CC
Monitoring	To avoid environmental pollution from potential leakages.	A monitoring and eradication initiative should be implemented to monitor the distribution and quantity of alien and invasion wildlife using pre-set trapping locations.	Tigers Football Club CC
Safety To The Public	To reduce the risks posed by the operations on the premises to the public.	When any activity on the property puts the public in risk, the responsible renter is required to provide flagmen, barriers, and/or warning signs in English.	Tigers Football Club CC
Penalties	To ensure that environmental requirements are strictly adhered to.	Penalties will be issued for certain specified transgressions	Tigers Football Club CC

Table 2: Summarized Operational Phase Management Table

Aspect	Management Objective	Management Actions	Responsibility
Solid Waste Management	To ensure that there is no illegal disposal of waste.	<ul style="list-style-type: none"> - All tenants should be made aware of the goal to recycle garbage through staff meetings, training, and posters. - garbage must be split into things that may be recycled, composted, or repurposed. The other fraction must be sent to the general waste stream for disposal at the landfill site. - All trash and recyclable materials produced on the property must be stored in covered containers with tight-fitting lids in order to prevent leaks, overflow, and wind-blown removal. - Waste must be removed and disposed of by the City of Windhoek or the waste removal contractors hired by the proponent at a landfill site that has been approved in Windhoek. 	Tigers Football Club CC and Tenants

		<ul style="list-style-type: none"> - Garbage skips need to be coded and emptied every day. - Plans for routine upkeep and cleaning of waste/recycling storage spaces must be established. 	
Aspect	Management Objective	Management Actions	Responsibility
Increased activity on the site and minor increase in traffic (noise impact).	To limit noise levels on site.	<ul style="list-style-type: none"> - All employees are required to follow the applicable Noise Control Regulations and maintain noise levels within reasonable bounds. - To regulate the amount of noise at the location, a noise control policy needs to be created and implemented, with special consideration for the nearby residential properties. 	Tigers Football Club CC and Tenants
Aspect	Management Objective	Management Actions	Responsibility
Existing Infrastructure on the premises (visual impact)	To maintain the aesthetic values of the site.	<ul style="list-style-type: none"> - Low-wattage exterior lights that shine inward and downward are required; - Adequate trash cans must be placed on the property; - Illegal dumping and littering are prohibited; 	Tigers Football Club CC and Tenants

		<ul style="list-style-type: none"> - Buildings and other structures must not be aesthetically unattractive and must be regularly maintained; - Landscaped areas must be maintained; - Signs for outdoor advertising must adhere to local as well as national laws. 	
Traffic flow (within the premises) and safety impacts	Operational traffic shall be controlled to ensure minimal disruption to normal road users.	<ul style="list-style-type: none"> - In order to prevent accidents, more convex traffic mirrors should be installed on the property. - Adequate onsite parking, loading facilities, and manoeuvring space for light and heavy vehicles (if any) should be provided. - Road surfaces immediately surrounding the site should be monitored, and any unsafe situation should be reported to the appropriate authority. 	Tigers Football Club CC and Tenants
Aspect	Management Objective	Management Actions	Responsibility
Dust	To limit dust levels	<ul style="list-style-type: none"> - The area should be paved or constantly rehabilitated. 	Tigers Football Club CC and Tenants

Ecological Impacts	To minimize the disturbance of flora and fauna found within the premises	<ul style="list-style-type: none"> - Prevent the unauthorised removal of protected vegetation (if any). - Maintain surrounding vegetation, particularly bigger trees and bushes, to form a screen that decreases flood damage. 	Tigers Football Club CC and Tenants
Emergency Procedures	All tenants on the premises are aware of emergency procedures.	<ul style="list-style-type: none"> - The company's manager is responsible for making sure that every tenant is informed about the protocol to be followed in the event of spills or leaks resulting from any activity conducted on the property. 	Tigers Football Club CC and Tenants
Aspect	Management Objective	Management Actions	Responsibility
Water quality, surface water and storm water management	To avoid contamination of surface water sources from possible leakages.	<ul style="list-style-type: none"> - Any circumstance that is or might lead to water contamination from the works operation as a result of storm water flows must be immediately corrected by the company's management. - Inspections of the infrastructure and systems for bulk services should be done on a regular basis. 	Tigers Football Club CC and Tenants

		<ul style="list-style-type: none"> - Any spills (regardless of kind) involving surface water should be cleaned up as quickly as feasible. - It is recommended to have an emergency response plan and the necessary equipment in order to respond appropriately and effectively to any spills or leaks. 	
Penalties	To ensure that environmental requirements are strictly adhered to.	There will be consequences for certain violations.	Tigers Football Club CC and Tenants

7. DECOMMISSIONING PHASE

It is unlikely that this infrastructure will be dismantled in the near future given its nature and intended use. If Tigers Football Club CC decides to stop using the infrastructure, which is highly unlikely, the infrastructure should be "mothballed," or made accessible to, or sold to, the nearby land users. It is more likely that removal of the infrastructure would negatively impact the environment than abandonment.

8. CONCLUSION

Lastly, it should be highlighted that this EMP should be seen as a living document, with updates made as needed to reflect project progress while maintaining the basic concepts and goals on which the document is founded. This EMP was compiled with effects and mitigation methods in mind, as well as best practice standards for environmental management.

Furthermore, as long as the operational implications of this project are reduced in accordance with the EMP, the project should have no negative environmental impact. It is the proponent's obligation to make this EMP a legally binding document for the contractor by putting it in the contract agreement.

The corporate management should get extensively aware with the EMP's requirements and select an Environmental Control Officer (ECO) to monitor the EMP's day-to-day implementation (if necessary). Parties who violate this EMP should be held liable for any necessary rehabilitation. Parties liable for environmental deterioration due to reckless behaviour/negligence should face consequences.

APPENDIX A: CV OF ENVIRONMENTAL ASSESSMENT PRACTITIONER

CURRICULUM VITAE FOR RITTA Khiba

BASIC PERSONAL INFORMATION

Address: P O Box 22543
Windhoek

Birth Date: 1970/05/22

Phone Number: +264 61 225062 (o), cell: 081 250 5559

Fax: +264 61 213158/088614935

Email Address: rkhiba@gmail.com

Marital Status: Married

Languages spoken: Oshiwambo, Damara/Nama, Herero, English, Afrikaans, and German (fair)

Number of Children: Two

Driver's Licence: Code 08 (BE)

SUMMARY OF KEY COMPETENCIES

- Experience in Town and Regional Planning
- Experience in Environmental Impact assessments
- Experience in academic teaching and learning and administration
- Project Management
- Experience in programme development and evaluation
- Focus, determined and eager to learn

EDUCATION

- 2015 – Current: PHD Candidate - North West University of South Africa Potchefstroom Campus. Thesis in transforming spatial planning and land use management by integrating environmental management and transport planning.
- Postgraduate Diploma - Environmental Management, University of Stellenbosch, South Africa, 2014 - 2015.
- Masters in Town and Regional Planning (M.U.R.P): University of Orange Free State, South Africa – 2006.
- Diploma in Theology- Namibia Pentecostal Assemblies Bible College- 2010
- Certificate Local and Regional Development Planning and Management (African Institute for Capacity Development – 2006 Nairobi, Kenya)
- Certificate Estate and Property Management – Namibia Estate Agent - 1998
- National Diploma Public Administration – Polytechnic of Namibia - 1996

EMPLOYMENT

The table below outlines my employment history commencing with the recent one:

JOB TITLE	COMPANY NAME	LOCATION	DATES OF EMPLOYMENT
Town and Regional Planning and Environmental Consultant	Ritta Khiba Planning and Consultant	Windhoek	2012 – till date
Lecturer: Land Use Planning	NUST	Windhoek	Part Time 2009 Full Time 2010 – 2016 February
Consultant	Plan Africa Consulting	Windhoek	January 2007- December 2009

Town Planning Officer	City of Windhoek	Windhoek	January 1996 – September 2007
Institute for Leadership and Management Training	SME - Administration	Windhoek	April 1995 – December 1995
Namibian Police	Sergeant (1)	Windhoek	January 1990 – March 1995

BREADTH OF SKILLS AND KNOWLEDGE

I have good knowledge of town and regional planning (land use planning), institutional and legal framework, local livelihoods and environmental management which all commenced with the City of Windhoek, Private Practice and Academia. This experience is well over 15 years combined with a variety of areas covering from strategic structure plans, town planning schemes, statutory process for land delivery, development applications, property management, economic development initiatives, concept developments, layout designs, new townships (residential/industrial), lecturing, advisory committee on programmes (NUST), peer reviews (CPUT), Examiner for the University of Orange Free State, and environmental impact assessments. I have good report writing skills, basic understanding of GIS, management skills (projects/humans) and the ability to train and impart knowledge to others. Played a contributing role in the formulation of policies and plans and was part of the formulation of the terms of reference for the Mass Housing Initiative in 2014 as part of the technical ministerial committee.

In the private sectors where I am the principal member of Ritta Khiba Planning Consultants and Environmental Consultants, I have been engaged in the establishment of new townships with over and more than 30 000 erven.

COUNCILS'S/ COMMITTEES AND REGISTRATIONS

Engagement	Organization	Period
Master's Thesis External Examiner	University of Orange Free State	2012-2013
Reviewer: Peer reviewed academic journal publication	CPUT	2010 - 2011

Board Member	Namibia Institute of Town and Regional Planning	2013
Council Member	Namibia Council of Town and Regional Planning	2014-2016
Ministerial Committee Member	Mass housing initiative	2014
Council Member (re-elected)	Namibia Council of Town and Regional Planning	2016 till date
Programme Advisory Committee member	NUST (Dept. of Architecture and Spatial Planning	2015 till date
Member of Council and Institute	Namibia Institute and Council of Town and Regional Planners	2007 till date

INTEREST

My major ambition is to focus and specialize as an academic and research in the formulation of spatial / strategic plans and policies, land use management systems and methods/approaches for implementation. With my current PHD I intend to further research by learning from successful case studies what best approaches we can use to transform spatial planning not only in Namibia but also in the SADC region.

REFERENCES

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Ruppel, O. C., & Ruppel-Schlichting, K. (Eds.). (2011). *Environmental law and policy in Namibia*. Hanns Seidel Foundation.