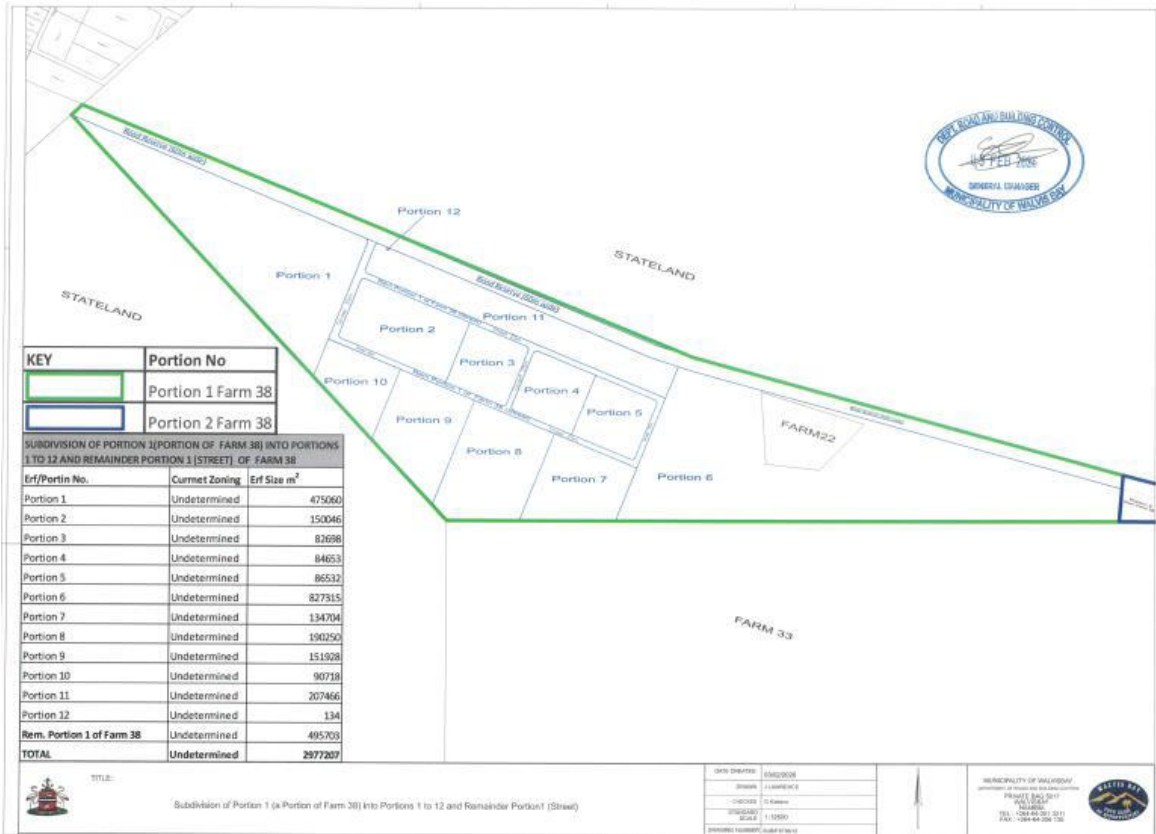


# ENVIRONMENTAL MANAGEMENT PLAN (EMP)

## CREATION OF PUBLIC STREET ON REMAINDER OF SUBDIVIDED PORTION 1 OF FARM 38, ALONG C14 ROAD- WALVIS BAY AIRPORT; ERONGO REGION

**PROPONENT:**  
 Walvis bay Municipality  
 Private Bag 5017  
 Walvis Bay  
 Namibia



**Assessed by:**  
 NYEPEZ CONSULTANCY CC



February 2026

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Project Name	Creation of Public Street on Remainder of Subdivided Portion 1 of Farm 38 _Walvis Bay in Erongo Region
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## LIST OF ACRONYMS

DEAF:	Directorate of Environmental Affairs and Forestry
EAP:	Environmental Assessment Policy
EIA:	Environmental Impact Assessments
EMA:	Environmental Management Act
ECC:	Environmental Clearance Certificate
EMP:	Environmental Management Plan
I&APs:	Interested and Affected Parties
MAWLR	Ministry of Agriculture, Water, and land Reform
MEFT:	Ministry of Environment, Forestry and Tourism
MURD:	Ministry of Urban and Rural Development
PPE:	Personal Protective Equipment

## 1. INTRODUCTION

### 1.1 Introduction

In 2016, the Walvis Bay Local Authority proposed the creation and subdivision of townland land into different portions with intention to establish a township and industrial hub to expand and compliment industrial economic development in Walvis Bay. the proposed subdivision was formalized but fell short of the creation of streets to serve an access to the different portions created through subdivision.

AK Bunkers & Fuel Distributors cc was among the investors that benefited from the land allocation of the portions created on portion 1 of farm 38. Thus, in order for any development to take-place on the subdivided land, it is required by Urban & Regional Planning Act of 2018 that access public streets should be created and approved by the office of the Environmental commissioner as Creation of Street forms part of the listed activities that requires undertaking of Environmental Scoping study. The crea-tion of streets on the remainder forms and/or will form as part of the overall subdivision and rezoning application on Farm 38, Walvis Bay. This EMP has been prepared for the following activities as proposed by the Municipality of Walvis Bay.

- **Creation Of Public Street on Remainder of Subdivided Portion 1 of Farm 38, Along C14 Road- Walvis Bay Airport**

The main purpose of the EMP is to ensure that undue or reasonably avoidable adverse caused by the proposed project are minimized or prevented and the positive benefits of the project are enhanced. The EMP was prepared as part of the EIA process with the purpose of ensuring that the management actions arising from Environmental Impact Assessment (EIA) processes are clearly defined and implemented through all phases of the project life cycle. The implementation of the EMP is ultimate responsibility of the proponent. However, all parties that have roles to play in the proposed activities should be made aware of the contents of the EMP, to plan the relevant activities that the project will include accordingly and in an environmentally sound manner.

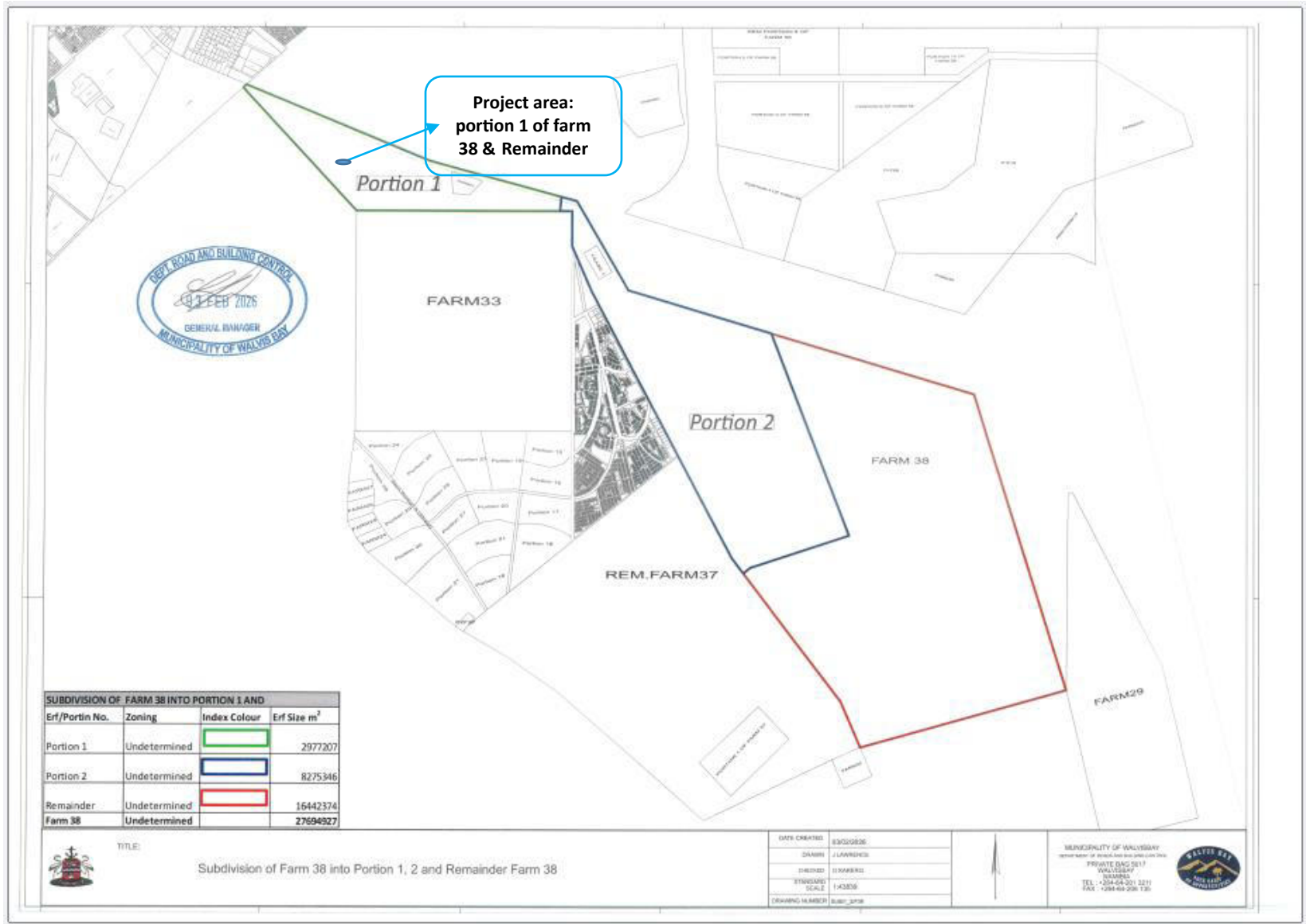


Figure 1: Portions of Walvis Bay Townland

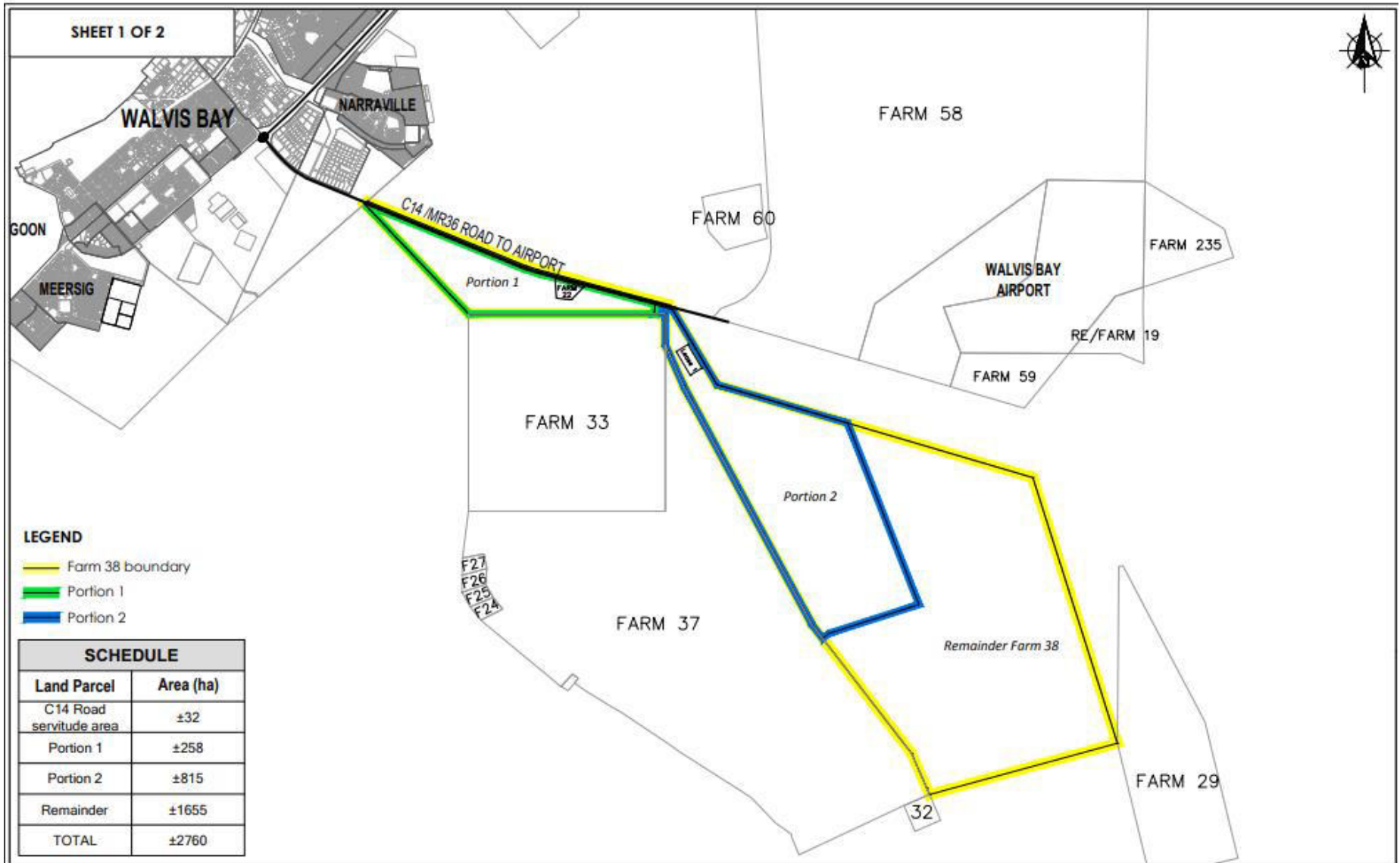


Figure 2: Portions of Walvis Bay Townland

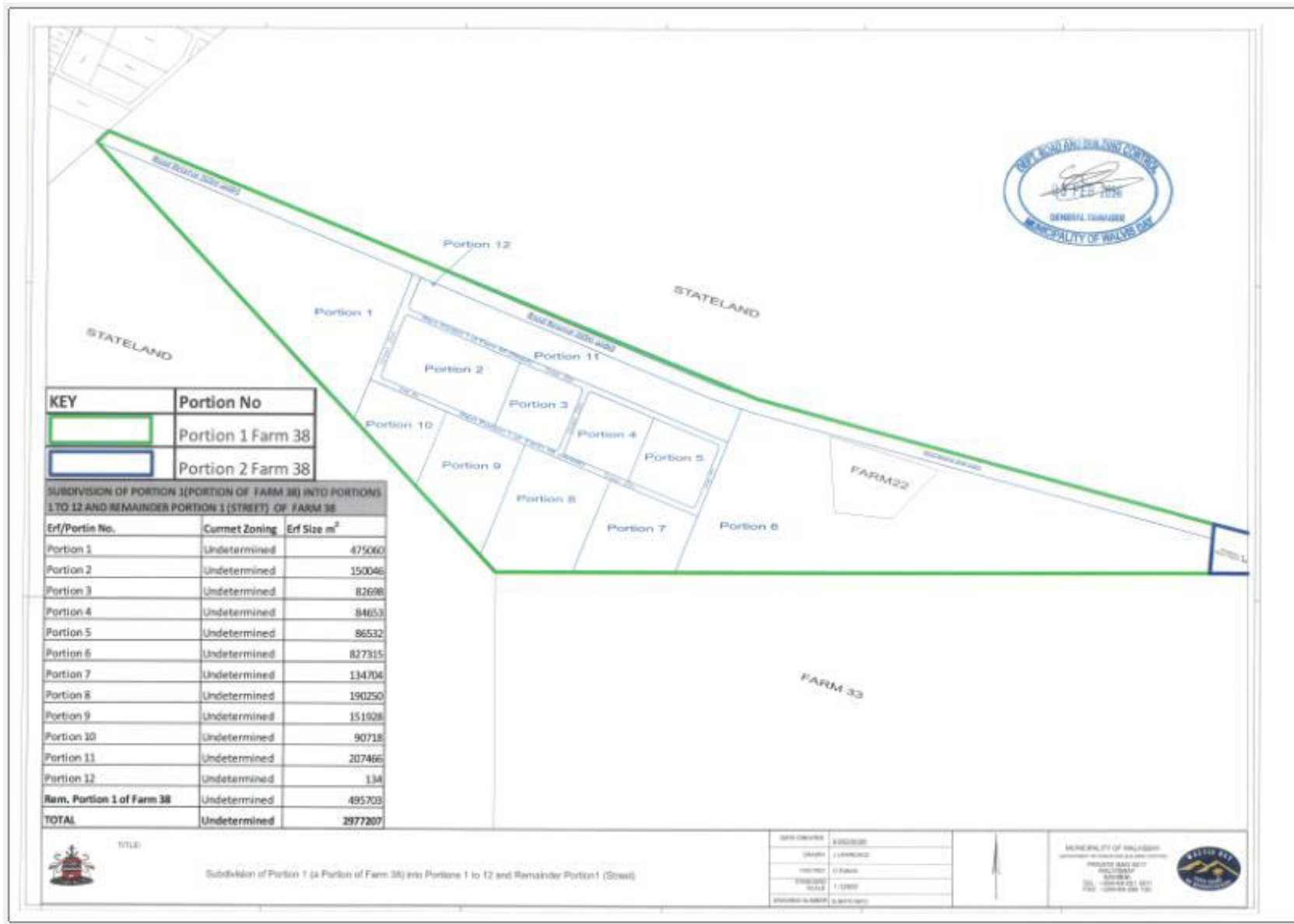


Figure 3: Subdivision plan of portion 1 & remainder for Creation of Public Street

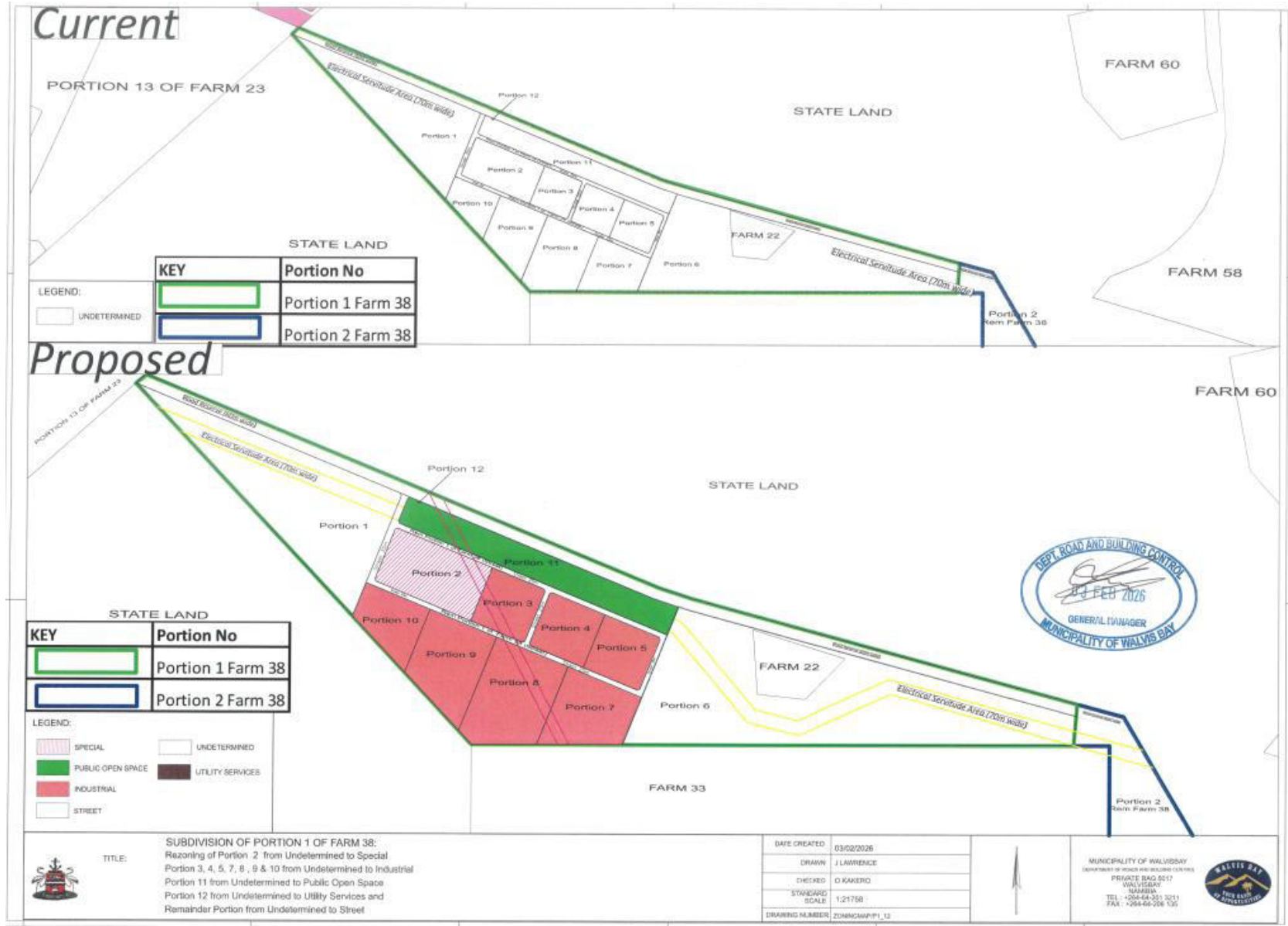


Figure 4: Proposed zoning after subdivision ap

## 1.2 Objectives of the EMP

The EMP has the following objectives:

- To provide information on the potential negative impacts associated with the proposed public street creation and future street development activities.
- Present mitigation measures for the identified negative impacts and enhancement measures for the positive impacts and to provide guidelines for the management and monitoring of the identified environmental issues.
- To provide guidelines to the responsible persons to follow appropriate contingency plans in the case of various possible impacts.

## 2. RESPONSIBILITIES

It is the responsibility of the proponent to ensure the successful implementation of this EMP and any condition to be imposed by the Ministry of Environment, Forestry and Tourism (MEFT). However, the implementation of this EMP also requires the involvement of various role players, each with specific responsibilities to ensure that the project is operated in an environmentally sensible manner.

### 2.1 The Proponent: Municipality of Walvis Bay

#### Responsibilities

- Approve the need and desirability for the proposed subdivisions (already approved).
- Oversee the implementation of the final EMP after approval by Department of Environmental Affairs and ensure the project comply with the EMP and conditions therein.
- Ensure that the proposed subdivision by the planner is done in compliance to this EMP and the Local Authorities Act of 1992 and the urban and Regional Planning act, 05 of 2018.
- Appoint the responsible official/s to take the responsibility of the following.
- Provide Environmental training and awareness on the EMP to all contractors, sub-contractors and employees involved in the construction.
- Conduct regular inspections and monitoring during construction phase.
- Review of the on-site environmental management and implementation of the EMP by the maintenance team or Contractor and sub-contractors.
- In the absence of these appointments, the Accounting Officer shall take the responsibility.

## **2.2 Contractor and sub-contractors**

It is expected that various contractors and sub-contractors will be appointed at various times and for various tasks throughout the life cycle of this project. All appointed contractors shall ensure to comply with the EMP and its conditions. The proponent must ensure that a copy of the EMP is given to all contractors before commencement of any work at the project. The contractor upon receiving this EMP should ensure.

- To undertake their activities in an environmentally sensible manner and within the context of this EMP
- To undertake good housekeeping practices during duration of the activities
- To ensure that adequate environmental awareness training takes place in the language of the employees.

## **3. PROPOSED MITIGATION MEASURES**

It is the core responsibility of the proponent to ensure the successful implementation of this EMP during the planning & design and construction phase and adhere to any condition to be imposed by the competent authority or by the regulatory authority. The proponent must ensure that a copy of the EMP is given to all contractors before commencement of any work at the project.

### **3.1 Measures during planning and construction phase**

The proposed subdivisions and rezoning are meant to normalize the existing situation; hence no actual construction work will be carried out. Thus, in this case there are no potential impacts of the construction phase in this regard.

## 4. ENVIRONMENTAL MANAGEMENT ACTIONS

### 4.1. Planning and Design Phase

Impacts	Mitigation Measures	Responsibility
<b>Increased demand on Municipal Service</b>	<ul style="list-style-type: none"> <li>Confirm service capacity (water, sewer, waste, electricity) with relevant municipal departments during the planning stage.</li> <li>Ensure new erven are connected to Existing infrastructure development schedules.</li> <li>Integrate service demand planning into infrastructure development schedules.</li> </ul>	Walvis bay Municipality; Engineer
<b>Scale and Height of Development</b>	<ul style="list-style-type: none"> <li>Design new public street to Walvis bay Municipality guidelines, standards and specifications.               <ul style="list-style-type: none"> <li>Adhere strictly to the zoning scheme provisions on bulk, height, and coverage</li> </ul> </li> <li>Ensure compatibility with the surrounding landscape through appropriate building design.</li> </ul>	Walvis bay Municipality Developer
<b>Traffic</b>	<ul style="list-style-type: none"> <li>Design intersections with adequate sightlines, including splays.</li> <li>Design the cul-de-sac and turning circle to accommodate delivery vehicles.</li> <li>Incorporate traffic control measures where necessary</li> <li>Consider pedestrian safety in layout</li> </ul>	Walvis bay Municipality Engineer, Planner
<b>Parking, Loading, and Access</b>	<ul style="list-style-type: none"> <li>Provide on-site parking in line with zoning requirements.</li> <li>Design the cul-de-sac and turning circle to accommodate delivery vehicles.</li> <li>Ensure proper signage and surfacing.</li> <li>Facilitate linkages between industrial erven and adjacent street by reinforcing pedestrian and vehicular pathways.</li> <li>Incorporate existing pedestrian walkways in the development to ensure pedestrian linkages are maintained and promote walkability.</li> </ul>	Walvis bay Municipality Engineer, developer
<b>Land Use and Aesthetics</b>	<ul style="list-style-type: none"> <li>Submit new public road and building plans to the Walvis bay Municipality for approval,               <ul style="list-style-type: none"> <li>Incorporate appropriate landscaping and façade treatment to enhance visual appeal</li> </ul> </li> </ul>	Developer, Walvis Bay Municipality

- Avoid visual clutter (e.g. excessive signage).
- Ensure pedestrian/vehicular access integrates with the new public street.

#### 4.2. Construction Phase

Impacts	Mitigation Measures	Responsibility
<b>Biodiversity (Flora &amp; Funa)</b>	<ul style="list-style-type: none"> <li>• Retain existing trees and vegetation where feasible.</li> <li>• Avoid unnecessary clearing, only clear areas essential for construction</li> <li>• Rehabilitate cleared areas with indigenous species</li> <li>• Prohibit collection of wood, plants, or animals by workers.</li> </ul>	Contractor, Walvis Bay Municipality, ECO
<b>Traffic Disruption</b>	<ul style="list-style-type: none"> <li>• Ensure easy, safe and continuous access to existing buildings.</li> <li>• Schedule deliveries during off-peak hours.</li> <li>• Use only designated roads for heavy vehicles</li> <li>• Install warning signage and speed limits around the site.</li> <li>• Maintain all construction vehicles in roadworthy condition.</li> </ul>	Contractor, Walvis Bay Municipality
<b>Noise</b>	<ul style="list-style-type: none"> <li>• Limit construction to daylight hours</li> <li>• Fit machinery with noise dampening devices (e.g. silencers).</li> <li>• Prohibit amplified music on-site.</li> <li>• Notify neighbours in advance of construction start dates.</li> </ul>	Contractor, Walvis Bay Municipality
<b>Dust and Emissions</b>	<ul style="list-style-type: none"> <li>• Apply dust suppressants (e.g. Dustex) or water to exposed solid during the dry, windy days.</li> <li>• Cover loose material during transport.</li> <li>• Provide workers with dust masks and PPE</li> <li>• Limit vehicle speeds on unpaved surfaces.</li> </ul>	Contractor, Walvis Bay Municipality
<b>Temporary Service Needs</b>	<ul style="list-style-type: none"> <li>• Prioritise local labour for all and any road construction phases.</li> <li>• Provide adequate drinking water, toilets, and shaded rest areas for workers.</li> </ul>	Contractor, Walvis Bay Municipality

	<ul style="list-style-type: none"> <li>• Dispose of construction waste at approved treatment facilities.</li> <li>• Place bins and skips on-site for general and construction waste.</li> <li>• Ensure regular waste collection in coordination with the Walvis Bay Municipality.</li> </ul>	
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### 4.3. Operational Phase

Impacts	Mitigation Measures	Responsibility
<b>Visual &amp; Sense of Place Impacts</b>	<ul style="list-style-type: none"> <li>• Use natural colours and locally appropriate materials for buildings (e.g. brick, wood, stone).</li> <li>• Incorporate landscaping with indigenous species</li> <li>• Retain mature trees where feasible.</li> <li>• Minimise use of large or unsightly signage.</li> <li>• Use new public street for stormwater discharge to nearby open areas.</li> </ul>	Developer, Municipality
<b>Impacts on Neighbourhood</b>	<ul style="list-style-type: none"> <li>• Maintain ongoing communication with surrounding residents regarding further development plans.</li> <li>• Prioritise local labour for any future construction phases.</li> <li>• Consider the integration of pedestrian- friendly pathways in future planning.</li> </ul>	Municipality, Industrial/ Business Owners
<b>Noise (Operational)</b>	<ul style="list-style-type: none"> <li>• Enforce operational noise limits through municipal by-laws.</li> <li>• Monitor noise levels and address complaints promptly.</li> <li>• Restrict noisy activities to business hours.</li> </ul>	Municipality, Industrial/ Business Owners
<b>Emission (Air</b>	<ul style="list-style-type: none"> <li>• Encourage non-dusty surfaces and consider</li> </ul>	Industrial/

<b>Quality)</b>	sealing/tarring internal access roads where necessary <ul style="list-style-type: none"> <li>• Promote low-emission practices (e.g. clean fuel use, regular maintenance of service vehicles).</li> </ul>	Business Owners
<b>Social (Employment &amp; Local Benefit)</b>	<ul style="list-style-type: none"> <li>• Encourage contractors and businesses to hire locally for both skilled and unskilled roles.</li> <li>• Maintain transparency around job opportunities through municipal communication platforms.</li> </ul>	Municipality, Industrial/ Business Owners

## Brief Summary of Measures during Operation phase

### Mitigation measures during Operation phase

Environmental Issue/Impacts		Mitigation Measures	Roles and Responsibilities
			Implementation
<b>Legal compliance</b>	<ul style="list-style-type: none"> <li>The proposed subdivision should be submitted for approval to URPB</li> <li>The Rezoning should be in line with the Walvis Bay Zoning Scheme</li> </ul>	Municipality of Walvis Bay	
<b>Public Safety</b>	<ul style="list-style-type: none"> <li>The General Business must be fenced of</li> <li>Provide and maintain pedestrian crossing across the street</li> </ul>	Municipality of Walvis Bay	
<b>Impact of surface drainage</b>	<ul style="list-style-type: none"> <li>Provide routine maintenance to drainage channels</li> </ul>	Municipality of Walvis Bay	
<b>Impact on water</b>	<ul style="list-style-type: none"> <li>No applicable</li> </ul>	Municipality of Walvis Bay	
<b>Impact to the soil</b>	<ul style="list-style-type: none"> <li>Not applicable</li> </ul>	Municipality of Walvis Bay	
<b>Aesthetic view of the area</b>	<ul style="list-style-type: none"> <li>The site must be clear of litter.</li> <li>All waste must be removed and disposed of to the landfill site.</li> <li>Plant ornamental vegetation to enhance the aesthetic view.</li> <li>Provide routine maintenance to the road infrastructures, signatures markings etc.</li> </ul>	Municipality of Walvis Bay	
<b>Traffic impacts</b>	<ul style="list-style-type: none"> <li>Ensure road signs and markings at the intersection to the new public streets and existing roads.</li> </ul>	Municipality of Walvis Bay	
<b>Waste generation</b>	<ul style="list-style-type: none"> <li>Provide street liter bins.</li> <li>Ensure regular picking up and street sweeping</li> </ul>	Municipality of Walvis Bay	

## 5. MONITORING AND REPORTING

- The ECO will conduct regular site inspections (at least monthly during construction) and prepare compliance reports.
- The proponent shall keep records of waste disposal, complaints, incidents, and corrective actions
- Operational monitoring should focus on noise levels, waste management, and service adequacy

## 6. NON-COMPLIANCE AND ENFORCEMENT

Failure to adhere to the EMP may result in corrective instructions, fines, or project suspension. The proponent and contractors are legally responsible for ensuring compliance. All incidents of non-compliance must be recorded and rectified promptly.

## 7. CONCLUSION

Although the implementation of this EMP requires a multitude of administration of different role players, the proponent should play a pivotal role in the implementation of this EMP as outlined in the report. The proponent should therefore ensure proper coordination with other stakeholders and may provide training to contractors and sub-contractors on the content of this EMP.

The proponent should also ensure to avail necessary resources and synergies to enable the implementation of this EMP. Upon approval by the authority, the EMP shall be considered a legally binding document and any deviation or transgression from this EMP is punishable by law as per the Environmental Management Act, No. 07 of 2007. A copy of this EMP shall be always kept by the proponent or responsible person. Lastly, this EMP is valid until the project is fully implemented.

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Nyepes Consultancy cc  
Environmental Assessment Practitioner and Management Consultant

