

**ANNEXURE F****ENVIRONMENTAL MANAGEMENT PLAN (EMP)****ENVIRONMENTAL IMPACT ASSESSMENT FOR REZONING,  
CONSTRUCTION AND COPARATION OF THE PROPOSED MOTOR  
VEHICLE REPAIR GARAGE AT ERF 568 EXTENSION 2 KATIMA  
MULILO, ZAMBEZI REGION**

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<b>PROJECT NAME</b>	Rezoning erf 568 extension 2, Katima Mulilo, Zambezi Region, from “public open space” to “industrial” to construct and operate for a Motor Vehicle Repair Garage
<b>DOCUMENT TYPE</b>	ENVIRONMENTAL MANAGEMENT PLAN
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## Acronyms

Directorate of Environmental Affairs	DEA
Employer's Representative	ER
Environmental Assessment Practitioner	EAP
Environmental Clearance Certificate	ECC
Environmental Control Officer	ECO
Environmental Impact Assessment	EIA
Environmental Management Plan	EMP
Interested and Affected Parties	I&APs
Katima Mulilo Town Council	KMTC
Ministry of Agriculture, Water and Land Reform	MAWLR
Ministry of Environment Forestry and Tourism	MEFT
Ministry of Mines and Energy	MME
Ministry of Urban and Rural Development	MURD
Ministry of Works and Transport	MoWT
Namibia Power Corporation	NamPower
Namibia Water Corporation	NamWater
Namibia Heritage Council	NHC
Northern Electricity Distributor	NORED
National Heritage Council	NCH
Roads Authority	RA

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# **1. Introduction and Background**

## ***1.1. Background***

Wanxi Investment cc hereinafter referred to as the proponent appointed Envirofficient Consultants cc to conduct an Environmental Impact Assessment for rezoning of Erf 568 Extension 2, Katima Mulilo, Zambezi Region. The proponent was allocated Erf 568, Extension 2 by the Katima Mulilo Town Council and they needs to rezone this erf from “public open space” to “industrial” land use so that they can develop and operate a motor vehicle repair garage. They have appointed TOYA Urban Planning Consultants cc to facilitate the rezoning process. Envirofficient Consultants cc has been appointed to conduct an Environmental Impact Assessment (EIA) and develop an Environmental Management Plan (EMP) for the proposed vehicle repair garage.

According to the Environmental Management Act (2007) and its Regulations (2012) all development falling within the listed activities needs to be evaluated against the biophysical and socio-economic aspects to determine the environmental sensitivity and extend consultation to potentially Interested and Affected Parties (I&APs), to ensure inclusivity and draft mitigation measures in an Environmental Management Plan (EMP) to minimize potentially negative impacts.

## ***1.2. Location of the project***

The proponent was allocated Erf 568, Extension 2 along the main B8 road into Katima Mulilo between NATIS and Petrosol Service Station, Katima Mulilo, Zambezi Region. The land parcel is situated at -17.514631S, 24.268713E. The proposed development site is 57.124 hectares in extent.

## ***1.3. Description of the proposed site***

The proposed site, Erf 568, Extension 2, is zoned as public open space. The Katima Mulilo Town Council has allocated the Erf 568 Ext 2 to Wanxi Investment cc with the purpose of establishing the proposed development. The topography of the site is flat, and there are no existing servitudes within the proposed site, apart from the informal roads and walking paths across the erf. The soil type is mostly deep Kalahari sediments and Namib sand that mostly occur in the formation of sands and other sedimentary materials.

## ***1.4. Objectives of the Environmental Management Plan***

This document describes the Environmental Management Plan (EMP) as learned in the Environmental Impact Assessment (EIA) conducted for the proposed establishment of the motor vehicle repair garage. The EMP is a legal tool

implementing the environmental management actions, as described in an EIA for all phases of development of the project. This includes providing the proposed mitigations measures and actions to remedy the identified environmental impacts;

- To provide strategies for monitoring and management of identified environmental issues.
- Provide context for monitoring of certain environmental aspects for effectiveness of the proposed mitigation measures; and
- To guide the responsible persons in following suitable contingency plans in the case of various possible impacts.

## **2. Responsibilities**

The responsibility of implementing the EMP lies with the proponent (Wanxi Investment), who is the initiator of the project, and who will be responsible for appointment of the contractors, sub-contractors, and the entire operation of the project. Implementing the EMP needs mutual participation of different stakeholders, each accomplishing different but important roles to ensure a satisfactory environmental management in all the phases of the project namely planning, construction and operation phases.

### ***2.1. The proponent***

The Proponent is responsible for the appointment of the Employers Representative (ER), who will manage all the contracts and services that are outsourced during the project planning, construction, maintenance, and operation phases. The ER can be an employee of Wanxi Investment with technical knowhow, and all the official communication regarding the work contracts must be communicated through this person.

Responsibilities of a proponent:

- To enforce the final EMP after it has been approved by DEA and ensure compliance of the project with all the conditions of approval.
- To train all contractors, sub-contractors, and employees about the EMP.
- To notify MEFT and EAP on projected amendments to the proposed project.
- To appoint the responsible person to take the responsibility monitoring environmental affairs on site and ensure implementation of the EMP by contractor and sub-contractors.
- To assess the application of the EMP on a regular basis by all parties.
- To ensure compilation and submission of annual environmental reports to the relevant authority.

### ***2.2. The Employers Representative (ER)***

The ER will therefore need to appoint an Environmental Control Officer, who will represent the developer and the ER on site, to help monitor all environmental aspects with the contractors and implement the EMP on site. The ER shall assist the ECO (Environmental Control Officer) where necessary and will have the following responsibilities regarding the implementation of this EMP:

- To ensure that the environmental aspects and necessary permits are obtained before carrying out of activities by the contractors on site with the assistance of the Environmental Control Officer.
- To guide the contractor towards finding solutions related to environmental affairs.

- To ensure that all equipment and machineries on site are environmentally friendly (not leaking/ spilling oil).
- To fine, penalize or dismiss employees on site who may not be complying with the EMP.
- To advice and review work of the ECO to ensure compliance with the EMP and compile monthly reports to Wanxi Investment.

### ***2.3. The Environmental Control Officer (ECO)***

The ECO is appointed by the ER to act as the proponent or Developer's eyes on the ground and monitor the site in terms of Environmental Management Plan and ensure compliance of the activities. In cases whereby there is no ECO appointed, the ER will serve for both ECO and ER tasks. The following are the responsibilities of the ECO:

- To help the ER in making sure that all activities on the ground have authorization and required permits.
- Coordinate communication between the Contractor, the ER, the Developer and any other interested and affected parties with regard to environmental affairs.
- To carry out monthly reviews of the project area and ensure compliance with the EMP, and ensure that all possible impacts are minimized and ensure that all new personnel were offered with appropriate environmental awareness training.
- Take suitable action if the specifications of the EMP are not adhered to;
- To advice the contractor in finding environmentally friendly solutions to problems that may arise.
- To advice on the dismissal of persons, equipment or machineries from the project that are not complying with the specifications of the EMP through the ER.
- To recommend fines for misbehaviors that may occur on site in relation to personnel contravening the EMP; and
- To review the EMP and recommend additions or changes to the document to accommodate changes.

### ***2.4. The Contractor***

The Contractor is responsible for the implementation, monitoring and evaluation of the EMP onsite. It is likely to be that different contractors will be appointed to carry out different tasks throughout the existence of the project. Contractors needs to be classified into categories based on the level of construction such as design contractors, the construction contractors, operation/service contractors. This EMP is legally binding and will guide all contactors that will be involved in this



project. All contractors need to ensure that enough environmental awareness and training of employees in languages that they understand is offered, and the Contractor should keep records of all environmental training sessions, including names, dates and the information presented.

### ***2.5. The Sub-contractors***

It is anticipated that sub-contractors will be appointed at different development stages of the project, it is therefore a responsibility of the appointed contractors and sub-contractors to comply with this EMP, and the proponent must at all-time make sure all appointed contractors and sub-contractors adhere to the EMP.

Upon receipt of the copy of the EMP, the subcontractors must execute their activities in compliance with this EMP and ensure that enough environmental awareness training is offered to all employees joining the project.

### ***2.6. Ministry of Environment, Forestry and Tourism***

The authorities responsible for environmental affairs through the responsible departments, needs to control and monitor the project, to ensure compliance with different legal frameworks.

### ***2.7. The Katima Mulilo Town Council***

This is the local authority responsible for administration, ensuring compliance, and enforcement of the environmental Management Plan, local policies and bylaws within the local authority area.

### ***2.8. Other, government ministries***

Ministry of Trade and Industry, Ministry of Labor, Industrial Relation and Employment Creation, Ministry of Health and Social Services, Zambezi Regional Council and many others should also provide necessary assistance in terms of monitoring, supervision, information, or expertise as case may be, which are required for the successful implementation of this EMP. Furthermore, the Pollution Control and Waste Management Bill has identified various government ministries namely MAWLR, MURD, MWT and MME, to oversee pollution control and waste management in Namibia.

### ***2.9. The Environmental Assessment Practitioner (EAP)***

The environmental assessment practitioner is responsible for the submission of Environmental Reports to the Ministry of Environments, Forestry and Tourism; and

provide additional information regarding the proposed Motor Vehicle Repair Garage study, whenever required by interested and affected parties. The EAP should also be available to provide training and environmental education on this EMP on appointment by the proponent. EAP should also be available to make amendments or additions to this EMP in accordance with the recommendations of the EIA study.

### **3. Environmental Management Requirements**

The Accomplishment in implementation of this EMP is subject to different factors that needs to be prepared. Training, awareness, record keeping, enforcements and monthly reporting are some of the vital sectors required.

#### ***3.1. Environmental awareness training***

Training needs to be offered to all employees, contractors and sub-contractors involved in all sectors of the project about the protection of the environment and methodologies on how to go about mitigating possible impacts on the environment before commencement of any work. The proponent is responsible for briefing before any contracts are awarded onsite and such record of trainings should be kept.

#### ***3.2. Record keeping***

There is a need for record keeping or filing system for the project regarding the implementation of the EMP, which records all trainings and the dates they were offered. Thereafter audit reports and all public complaints must be recorded. Such record should be kept for a minimum period of not less than two years after completion of the project, and such records must be supplemented by photographs.

#### ***3.3. Enforcements: Non-compliance and penalties***

Upon approval of this EMP by MEFT, this document shall be considered as legally bidding, and in cases of contraventions and disobedience of this EMP, the offender should be liable to a penalty. Contraventions should be recorded in a dedicated register and be filed. The Proponent should penalize the offender based on the nature of the environmental damage.

#### ***3.4. Environmental Reports***

The proponent shall be responsible for the compilation of the project completion report and must indicate the environmental performance and matter of incidental. The EAP will conduct regular monitoring of project activities during all project phases and keep records. These records may be required by the competent authority when deemed necessary.

## 4. Legal Requirements

As part of implementation of this EMP, the proponent must comply with the requirements of various national legislations.

**Table 1: Applicable National Laws**

Theme	Legal Framework	Relevant Provisions
<b>The Constitution</b>	Namibian Constitution	National objectives Promote sustainable environmental welfare. Maintain biological diversity. Promotes sustainable utilization of biological natural resources. - Limiting over-exploitation of non-renewable resources,
<b>Land Use</b>	The Katima Mulilo Town Planning Scheme	Control land use and provide guided development within the town.
	Urban and Regional Planning Act (Act 5 of 2018)	Consolidate laws related to urban and regional planning and provide a legal framework for special planning.
<b>Environmental</b>	Environmental Management Act 7 of 2007	Requires that projects with significant environmental impact are carefully considered subject to an environmental assessment process as per the listed activity.  <b>The proponent cannot deviate from the principal activity of operating motor vehicle repair garage activities and access road, should the proponent want to change the land use, they should inform the competent authority to determine if and EIA is required for the new land use.</b>
<b>Forestry</b>	National Forest Act 12 of 2001	Tree species and any vegetation within 100m from a watercourse may not be removed without a permit.  <b>Ensure compliance to the requirement of this Act to avoid disobedience.</b>



	<p>Public Health and Environmental Act, 2015</p>	<p>The objectives of the PHE Act are to;</p> <ul style="list-style-type: none"> <li>• Promote public health and wellbeing</li> <li>• Prevent injuries, diseases, and disabilities</li> <li>• Protect individuals and communities from public health risks</li> <li>• Encourage community participation to create a healthy environment</li> <li>• Provide for early detection of diseases and public health risks</li> </ul> <p><b>Section 2 of the act requires that a). “Every local authority must take necessary reasonably and applicably measures to maintain its local authority area at all times in a hygienic and clean condition.”</b></p> <p><b>b). Prevent occurrence of a health nuisance, unhygienic condition, an offensive condition, or any condition which could be harmful or dangerous to the health of a person within its local authority or the local authority area of another local authority”</b></p>
<p><b>Waste and Pollution</b></p>	<p>Pollution Control and waste management Bill</p>	<p>The Bill serves to regulate and prevent the discharge of pollutants to Air and Water and provide General waste management. The bill further regulates the discharge of pollutants into the air, water, and general waste management.</p> <p><b>The bill provide outline for a mass management on pollution control and waste management in the country. Each authority identified by the bill should play waste management roles. Shall play its respective roles.</b></p>
	<p>Atmospheric Pollution Prevention Ordinance 11 of 1976</p>	<p>This Ordinance generally provides for the prevention of the pollution of the atmosphere and for matters incidental thereto. Part IV of this ordinance deals with dust control. Dust in the air forms part of air pollution as it affects occupational health and safety.</p>

		<b>According to the Ordinance, the Local Authority shall control and prevent atmospheric air pollution or emission of noxious or offensive gases by smoke.</b>
	Hazardous Substance Ordinance of 1974	<p>This Ordinance provides for the control of toxic substance and thus also relevant for pollution control. It covers for the manufacturing, sale, use, disposal, dumping, importing, and exporting of hazardous waste.</p> <p><b>Any use of hazardous substance must be in compliance with this ordinance.</b></p> <p><b>All hazardous substances must be disposed of at designated disposal sites.</b></p>
<b>Services and Infrastructure</b>	Road Ordinance 1972 (Ordinance 17 Of 1972)	<p>Width of proclaimed roads and road reserve boundaries (§3.1)</p> <p>Control of traffic on trunk and main roads (§27.1)</p> <p>Rails, tracks, bridges, wires, cables, subways or culverts across or under proclaimed roads (§36.1)</p> <p>Infringements and obstructions on and interference with proclaimed roads. (§37.1)</p> <p>Distance from proclaimed roads at which fences are erected (§38)</p> <p><b>The roads restrictions must be met, where not possible consent from the relevant authority must be obtained</b></p>
	Advertising on Roads and Ribbon Development Ordinance 30 of 1960	
<b>Water</b>	Water Resources Management Act 2004 and the Water Act No 54 of 1956	<p>Sections 21 (1) and 21 (2) of the Water Act are required for the disposal of industrial or domestic wastewater and effluent.</p> <p>Prohibits the pollution of underground and surface water bodies (§23(1)).</p> <p>Liability of cleanup costs after closure/ abandonment of an activity (§23(2)).</p>

		<p>Protection from surface and underground water pollution.</p> <p><b>The effluent of human waste under these frameworks are the main focus; the use of mobile toilets during construction phase should be properly positioned while placement of permanent ablution facilities for the motor vehicle garage should be far from watercourse to avoid any seepage into existing water course, infiltration into soil and etc.</b></p>
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## 5. Implementation of the Environmental Management Plan

The proponent should play an important role in employing this EMP. This section provide a manner in which the EMP is to be implemented and also highlight responsibilities of all parties involved to perform their respective roles in accordance with this EMP.

**Table 2: Management Plan: Planning and Design Phase**

Environmental Impacts	Mitigation Measures	Roles and Responsibilities	
		implementation	monitoring
Materials for construction	Ablution facilities, car wash and storerooms should be located far away from the watercourse. The materials to be used for construction must be non-hazardous and such must be specified in the building plan.	Design Contractor	Proponent
Design of infrastructures	The architecture must design visually attractive drawings that feature with the local environment.	Design Contractor	Proponent
Safety of employees	Accommodation of a security personnel, by adding a security control room at the entrances and add a fence or boundary wall around the motor vehicle garage facility.	Design Contractor	Proponent
Accommodation of natural disasters in the building designs	The architect must design buildings with ease exists in terms of natural disasters like earthquake, and raise the DPC level of structures, as a measure to plan against the flood	Design Contractor	Proponent
Provision of Sanitation facilities	Provide ablution facilities for both employees and customers, as in accordance with Ministry of Health requirements	Design Contractor	Proponent, KMTC

**Table 3: Proposed Mitigation Measures: Construction Phase**

Environmental Impacts	Mitigation Measures	Roles and Responsibilities	
		implementation	monitoring
Clearing of vegetation for the motor vehicle garage and access road leads to habitat destruction	Only clear on areas where infrastructures will be built, vegetation on open areas must be left alone.  No animals should be killed	Building contractor	Proponent, KMTC, MEFT
Impact on soil (compaction, excavation, contamination and erosion)	To only keep the heavy equipment that are needed at that point in time on site. To only compact on areas that needs compaction. Make sure the heavy machines to be used or kept on site during construction have no leakages and are properly fixed from leaking to contaminate the ground.	Building contractor	Proponent, KMTC, MEFT
Waste Generation, Pollution of groundwater and Surface Water (The Zambezi River and aquifers)	All waste to be contained not to penetrate to either surface or groundwater and be collected and only dispose-off at designated areas. Leaking vehicles and machineries to be fixed and kept out of site. Routine inspection for possible leaking to be done on machineries on site and, no littering of solid waste is allowed.	Building contractor	Proponent, MAWLR, MEFT, KMTC
Sanitation facilities for employees	There is a need to set up sanitation and ablution facilities on site to ensure hygiene, during construction phase (1 toilet with shower, 1 washing basin, 1 urinal) per 25 workers).	Building contractor	Proponent, KMTC

<p>Traffic congestion due to construction vehicles</p>	<p>Construction vehicles should be marked with danger tape and reflectors to ensure visibility from the distance. Clear sign boards should also be displaced on both sides of the roads to warn all the road users about the construction site and vehicles. Peak traffic hours may be avoided (06h00-08h00 and 16:30-18:30) to minimize traffic congestion on public roads.</p>	<p>Building contractor</p>	<p>Proponent, RA, MOWT, KMTC</p>
<p>Increased noise due to construction</p>	<p>Work to be restricted to normal working hours and weekdays and reserve the rest of the hours to allow neighbors to rest from the noise.</p>	<p>Building Contractor</p>	<p>KMTC</p>
<p>Visual intrusion due to waste generated during construction</p>	<p>Building designs needs to be aesthetic and greener environment must be promoted, more trees must be planted to restore a natural environmental look. All building rubles and waste should be collected and disposed of at designated waste disposals to avoid pollution and nuisance around the site. No solid waste should be left to pile up on site.</p>	<p>Building Contractor</p>	<p>MEFT, MOHSS, Proponent, KMTC</p>
<p>Increase in dust and air pollution because of construction vehicles</p>	<p>The site area to be watered to avoid emission of dust in the air, and construction vehicles to be properly covered to avoid building rubbles from falling and dirtying the roads. Furthermore, the access road</p>	<p>Building Contractor</p>	<p>MEFT, MOHSS</p>

	to be used must be cleaned up from time to time.		
Increased risk for employees to contract diseases such as HIV/AIDS and malaria	Health education about malaria, sex education and HIV/AIDS methods of contraction should be amongst the topic that should be covered in the induction meetings for all employees working on the project	Building Contractor	MOHSS, KMTC
Health and safety measures for the employees	The project area should properly be fenced off and marked with visible signage as construction site and workers must wear full protection gears (PPE) with dust masks to always minimize the health risks of employees. Training must be offered both in relation to the job and to offer first aid, subsequently ensure first aid kits availability onsite. Appoint a health and safety officer on site in accordance with the labour act.	Building Contractor	MOHSS, Proponent, KMTC
Increased water consumption	Recycle water for construction activities	Building Contractor	NamWater, KMTC
Creation of employment for the residents	The local community to be given priority when recruiting to promote the local economy and empowerment of the local community.	Proponent	MOLEC
Archaeological resources	If there are any suspected archaeological findings during construction, they need be reported to the NHC in accordance with National Heritage Act.	Building Contractor	Proponent, NHC

**Table 4: Proposed Mitigation Measures: Operation Phase**

Environmental Impacts	Mitigation Measures	Roles and Responsibilities	
		implementation	monitoring
Contamination of groundwater from leaking pipes	Continuous care and maintenance of materials used for construction must be carried out to prevent leakage and contamination of groundwater. The workshops to be built at the motor vehicle garage must only dispose-off the chemical at designated dumping sites.	Proponent, Maintenance Contractors	MAWLR, KMTC
Waste generation	Solid waste to be generated during the operation of the motor vehicle garage should only be disposed-off at designated disposal sites	Proponent	KMTC, MEFT
Employment creation	Give preference to the local people		MOLEC
Traffic Congestion	Ensure smooth traffic flow, and no repaired cars extending in the road	Proponent	RA, KMTC, NAMPOL
Increased demand on electricity, water, (sanitation)	Enforce energy and water conservation measures	Proponent	NORED, Namwater, KMTC
Public Health and Safety from intruders	Appoint health and safety personnel to monitor health protocols. Install fence or boundary wall to demarcate off the motor vehicle garage. Have a security officer all the time assigned especially at the entrance to control who enters the premises.	Proponent	MOSS, KMTC
Indoor Safety Issues	Always provide constant monitoring of employees' activities	Proponent	Contractor

Increased risk for employees and instructors to contract diseases such as HIV/AIDS and malaria	Offer sex education to employees Observe malaria and HIV/AIDS standard health measures as stipulated by WHO and MOHSS	The proponent	MOHSS,
Injury in workshops	Always have constant supervision of employees activities in the workshops Employees should always have protective clothing whilst in the workshops. Always have access to a first aid kit	Proponent	KMTC
Human-animal conflict	Educate the employees and warn them against swimming in the river or provoking wildlife around the town.	proponent	KMTC, MAWLR, MEFT
Waste Generation, Pollution of groundwater and Surface Water (The Zambezi River and aquifers)	All waste to be contained not to penetrate to either surface or groundwater and be collected and only dispose-off at designated areas. Oil from vehicles being repaired should be properly contained and only disposed at designated sites. No littering of solid waste is allowed.	Building contractor	Proponent, MAWLR, MEFT

## **6. Awarding of contracts**

Any contractor to be given work must be requested to draft a satisfactory Waste Management Plan, which should specify where waste materials need to be disposed-off. Any trenches or burrow pits created because of this project needs to be rehabilitated.

The Implementation of this Environmental Management Plan should be included in the all construction contracts to all contractors to be employed in respect of this project.

## **7. Conclusion**

The proponent plays the most important role to ensure the successful implementation of this EMP. The proponent remains at the center of all the activities, and prepares all documents, supervision, and award of contractors that will be employed for different purposes for the motor vehicle repair garage project.

This EMP will graduate as a legally binding document as soon as it is approved by the relevant authorities, and disobedience of this document will become punishable by law. This document was prepared based on the information that is provided at hand, and any changes or new development will require either change of the EMP or new environmental impact assessment.

This EMP will therefore serve as the bible of the motor vehicle garage project, and a copy must be always kept by the proponent. This document is only valid until the project is successfully implemented. The proponent is responsible to compile and submit annual reports to the relevant authority, and such authority is mandated to regularly monitor compliance of the project.