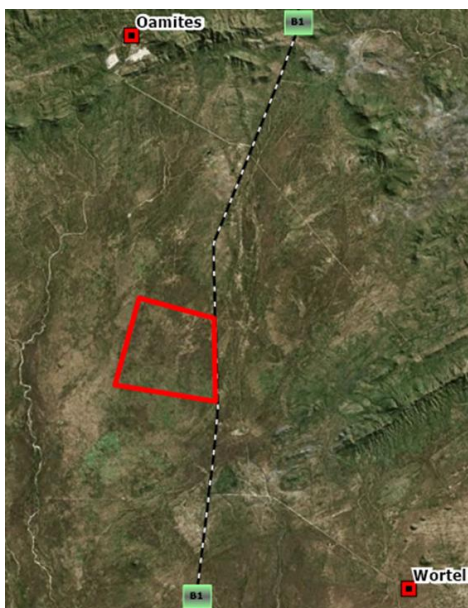


Environmental Management Plan (EMP)

For the construction and operational phase



OCTOBER 2021

PROPOSED SABLE VIEW TOWNSHIP DEVELOPMENT

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GLOSSARY

ENVIRONMENT	an interconnected system of natural and human-made elements such as land, water and air; all living organisms and matter arising from nature, cultural, historical, artistic, economic and social heritage and values.
ENVIRONMENTAL MANAGEMENT	A management process which seeks to ensure, as far as possible, that no avoidable impact is caused to the environment and that when this is unavoidable that the consequences are understood prior to the impact being caused and that the impact is then mitigated as far as possible.
GROUNDWATER	Water located beneath the earth's surface in soil pore spaces and in the fractures of rock formations
HAZARDOUS WASTE	Waste that poses substantial or potential threats to public health or the environment.
MITIGATION	The implementation of practical measures to reduce adverse impacts or enhance beneficial impacts.
NO-GO AREA	Areas where all construction activities and related matters are prohibited.
POLLUTION	Any change in the environment caused by substances, radioactive or other waves; or noise, odours, dust or heat, emitted from any activity, including the storage or treatment of waste or substances, construction and the provision of services, whether engaged in by any person or an organ of state, where that change has an adverse effect on human health or well-being or on the composition, resilience and productivity of natural or managed ecosystems, or on materials useful to people, or will have such an effect in the future.
REHABILITATION	Restoring the disturbed area to more or less the natural set up.
SITE	An area of ground where the township is developed.

1. INTRODUCTION and BACKGROUND

The aim of an operational EMP is to ensure that the proposed township development is conducted in an environmentally acceptable and safe manner. This Environmental Management Plan (EMP) serves as a managing tool for all construction and operational activities during the development of the Sable View Township , in Windhoek. The EMP is developed to outline measures to be implemented in order to minimise adverse environmental degradation associated with this development.

The EMP serves as a guiding tool for the contractors and workforce on their roles and responsibilities concerning environmental management on site, and also provides an environmental monitoring framework for all project phases of the development. This environmental management plan aims to take a pro-active route by addressing potential problems before they occur. The EMP acts as a stand-alone document, which can be used during the various phases of the development.

In this report, the Contractor refers to Sable View Plot Number Eight CC and its sub-contractors.

The purpose of the EMP is to:

- ✓ Train employees and contractors with regard to environmental obligations.
- ✓ Promote and encourage good environmental management practices.
- ✓ Outline responsibilities and roles of Sable View Plot Number Eight CC and its contractors in managing the environment.
- ✓ Describe all monitoring procedures required to identify environmental impacts.
- ✓ Minimise disturbance of the natural environment.
- ✓ Develop waste management practices.
- ✓ Prevent all forms of pollution.
- ✓ Protect the natural environment.
- ✓ Prevent soil and water erosion.
- ✓ Comply with all applicable laws, regulations and standards for environmental protection.

Phases covered by the EMP:
Construction Phase
Operational Phase

The construction phase of the township development entails:

- ✓ Land clearance
- ✓ Transporting relevant building material and equipment.
- ✓ Installation of associated electrical supply cables.
- ✓ Installation of associated water pipelines.
- ✓ Installation of associated sewer lines.

- ✓ Installation of storm water management system; and
- ✓ Roads construction

The operational phase will entail:

- ✓ Operation and maintenance of the sewer and water reticulation systems, electrical services and roads.

2. LEGISLATIVE FRAMEWORK

❖ *The Namibian Constitution*

The Namibian Constitution has a section on principles of state policy. These principles cannot be enforced by the courts in the same way as other sections of the Constitution. But they are intended to guide the Government in making laws which can be enforced.

The Constitution clearly indicates that the state shall actively promote and maintain the welfare of the people by adopting policies aimed at management of ecosystems, essential ecological processes and biological diversity of Namibia for the benefit of all Namibians, both present and future.

❖ *Environmental Management Act No.7 of 2007*

This Act provides a list of projects requiring an Environmental assessment. It aims to promote the sustainable management of the environment and the use of natural resources and to provide for a process of assessment and control of activities which may have significant effects on the environment; and to provide for incidental matters.

The Act defines the term “*environment*” as an interconnected system of natural and human-made elements such as land, water and air; all living organisms and matter arising from nature, cultural, historical, artistic, economic and social heritage and values.

The Environmental Management Act has three main purposes:

- (a) to make sure that people consider the impact of activities on the environment carefully and in good time
- (b) to make sure that all interested or affected people have a chance to participate in environmental assessments
- (c) to make sure that the findings of environmental assessments are considered before any decisions are made about activities which might affect the environment

Line Ministry: Ministry of Environment and Tourism

❖ *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.

Line Ministry: Ministry of Agriculture, Water Affairs and Forestry

❖ ***Environmental Assessment Policy of Namibia (1995)***

Environmental Assessments (EA's) seek to ensure that the environmental consequences of development projects and policies are considered, understood and incorporated into the planning process, and that the term ENVIRONMENT (in the context of IEM and EA's) is broadly interpreted to include biophysical, social, economic, cultural, historical and political components.

Line Ministry: Ministry of Environment and Tourism

❖ ***Draft Pollution Control and Waste Management Bill***

The Sable View township development, only applies to Parts 2, 7 and 8 of the Bill.

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.

Part 8 calls for emergency preparedness by the person handling hazardous substances, through emergency response plans.

❖ ***Atmospheric Pollution Prevention Ordinance of Namibia No. 11 of 1976***

The Ordinance prohibits anyone from carrying on a scheduled process without a registration certificate in a controlled area. A certificate must be issued if it can be demonstrated that the best practical means are being adopted for preventing or reducing the escape into the atmosphere of noxious or offensive gases produced by the scheduled process. Best practice would be to notify the line Ministry about emissions but it is not a legal requirement.

Line Ministry: Ministry of Health and Social Services

❖ ***Hazardous Substances Ordinance No. 14 of 1974***

The Ordinance applies to the manufacture, sale, use, disposal and dumping of hazardous substances, as well as their import and export and is administered by the Minister of Health and Social Welfare. Its primary purpose is to prevent hazardous substances from causing injury, ill-health or the death of human beings.

Line Ministry: Ministry of Health and Social Services

❖ ***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 the undertaking of the following activities relevant to the proposed project:

- ✓ Discharge of waste or water containing waste into a water resource through a pipe, canal, sewer, sea outfall or other conduit in terms of Section 21 (f); and
- ✓ Disposal of waste in a manner that may detrimentally impact on a water resource in terms of Section 21 (g).

Line Ministry: Ministry of Agriculture, Water Affairs and Forestry

❖ ***The Draft Wetland Policy (1993)***

Requires that any wetlands and its associated hydrological functions form a part, to be managed in such a way that their biodiversity, vital ecological functions and life support systems are protected for the benefit of present and future generations.

Line Ministry: Ministry of Environment and Tourism

❖ ***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 dwelling or premises which is or are of such construction as to be injurious or dangerous to health or which is or are liable to favour the spread of any infectious disease;
- ✓ 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 Sable View Plot Number Eight CC Waste disposal site project are expected to include dust, air quality impacts, noise nuisance and smoke emissions.

Line Ministry: Ministry of Health and Social Services

❖ ***International Conventions and Regulations***

Article 144 of the Namibian Constitution states that “the general rules of public international law and international agreements binding upon Namibia form part of the law of Namibia.” This means that all the international agreements that Namibia signed become part of the law of our country. These laws and/or agreements are:

- ✓ Convention on Biological Diversity, 1992;
- ✓ United Nations Framework Convention on Climate Change, 1992;

- ✓ Kyoto Protocol on the Framework Convention on Climate Change, 1998;
- ✓ Stockholm Convention of Persistent Organic Pollutants, 2001.

❖ ***Municipal By-Laws (City of Windhoek)***

➤ ***Groundwater Protection Regulations***

The protection of the groundwater resource in a development scenario should be provided for, in a formally documented and legislated EIA process. The EIA process or procedure provides for the institutionalization of decision making regarding the potential impact development activities will have on the receiving natural, social and cultural environment. Further, the process makes provision for the identification and listing of types of activities that would be required to follow the process before any authorisation will be given.

➤ ***Environmental Structure Plan and Policy***

The Environmental Structural Plan & Policy provides sufficient information for those making decisions regarding a particular development so that proper environmental evaluation can be conducted, which is appropriate to the scale of the proposed project and the risks to the environment which it may pose.

It establishes where there are potential and real problem environmental areas, such as land degradation, pollution, indiscriminate resource use etc. The Environmental Structural Plan is the baseline upon which the policy is established.

➤ ***Windhoek Town Planning Scheme (2005)***

The Town Planning Scheme enables the comprehensive management of all property and related public sector functions across the city. The guidelines on the Conservation of Natural Resources should be addressed in this project.

➤ ***Policy for the Distribution and Future Usage of Public Open Spaces in Windhoek (2000)***

The policy provides guidelines for the establishment of open spaces and green corridors along drainage lines and sensitive environmental areas. The policy advocates for the provision of land for the explicit development of open spaces.

3. ENVIRONMENTAL MANAGEMENT PLAN

3.1 Responsibilities for environmental management

Sable View Plot Number Eight CC will be responsible for environmental control on site during the construction and operational phase. It is very important a pre-work briefing meeting be held at all times to reach an agreement on specific roles of various parties and penalties for non-compliance.

3.2 Training and induction

Sable View Plot Number Eight CC is bound to be responsible for ensuring that environmental awareness education of all employees and contractors is done satisfactorily. Sable View Plot Number Eight CC should ensure that employees and contractors are made aware of the environmental requirements of the project.

The EMP should form part of the Terms of Reference for all contractors, sub-contractors and suppliers. All contractors, sub-contractors and suppliers will have to sign an agreement to assure that they understood the EMP and that they will comply. All senior staff should familiarise themselves with the full contents of the EMP and its implications. Senior staffs (Foreman/Supervisor) are expected to train and assist the rest of the employees on the contents of the EMP.

3.3 Environmental incident reporting

All environmental incidents occurring at the proposed site will be recorded. The incident report will have to include time, date, location, and nature of the incident, extent of the incident, actions taken, and personnel involved.

All complaints received from the neighbouring community should be directed to the Technical Manager / Environmental Health Officer of Sable View Plot Number Eight CC and channelled to the appointed ECO officer. Sable View Plot Number Eight CC Management should 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 wherever 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.

3.4 Environmental monitoring

Periodic environmental monitoring must be taken on a regular basis. Monitoring should be done in order to ensure compliance with all aspects of the EMP. Findings should be liaised with to all responsible officers as chain command.

3.5 EMP administration

Copies of this EMP shall be kept at the site office and should be distributed to all senior staff members, including those of the contractors.

3.6 EMP amendments

The EMP amendments can only be made with the approval of the ECO officer and ultimately the DEA. Amendments to the EMP should be liaised to all employees and contractors.

3.7 Non compliance of the EMP

Problems may occur in carrying out mitigation measures or monitoring procedures that could result in non-compliance of the EMP. The responsible personnel should encourage staff to comply with the EMP, and address acts of non-compliance and penalties.

Sable View Plot Number Eight CC will be responsible for reporting non-conformance with the EMP, to the ECO officer. The management of Sable View Plot Number Eight CC, in consultation with the ECO officer must, thereafter, undertake the following activities:

- ✓ Investigate and identify the cause of non-conformance.
- ✓ Report matters of non-conformance to City of Windhoek Environmental Department (depending on the severity of the incident).
- ✓ Implement suitable corrective action as well as prevent recurrence of the incident.
- ✓ Assign responsibility for 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.

3.8 Environmental Register

An environmental register should be kept on site in which incidents related to actual impacts are recorded. This will include information related to incidents as spillages, dust generation and complaints from adjacent neighbours. It should also contain information relating to actions taken. Any party on site may complete the register, however, it is envisaged that the Technical Manager, the contractor and the ECO officer will be the main contributors, and who will also be the main parties involved in suggesting mitigation measures.

3.9 Environmental Control Officer

The Environmental Control Officer for the site is an independent environmental officer appointed by Sable View Plot Number Eight CC to monitor and review the on-site environmental management and implementation of this EMP.

Duties of the ECO officer:

- ✓ The identification of potential environmental impacts, prior to the onset of decommissioning. A site visit may also be required prior to site development. This would be carried out in consultation with the Technical Manager.
- ✓ Providing of an environmental register at the site to be filled in by any person reporting an environmental incident, issue or concern and inspected by the ECO officer on a regular basis to check for issues raised and actions taken.
- ✓ Ensuring that the EMP conditions are adhered to at all times and taking action.
- ✓ Ensuring that environmental impacts are kept to a minimum.

- ✓ Reviewing and approving method statements in consultation with the Technical Manager.
- ✓ Reporting to Sable View Plot Number Eight CC and the Technical Manager on a regular basis and advising of any major environmental impacts. Attending the site meetings (when necessary)
- ✓ Inspecting the site and surrounding areas regularly, and monitoring an ongoing environmental awareness program in conjunction with the Technical Manager.
- ✓ Requesting the removal of people and/or equipment not complying with the specifications of EMP.
- ✓ Keeping both a written and photographic record of progress on site from an environmental perspective, and an ad hoc record of all environmental incidents
- ✓ Undertaking continual review of the EMP and submitting a report to the relevant stakeholders.
- ✓ The ECO officer will submit all written instructions and verbal requests to Sable View Plot Number Eight CC via the Technical Manager and Project Engineer.

3.10 Site Management

Areas outside this designated working zone shall be considered “no go” areas. The offloading zones must be clearly demarcated when offloading goods to enhance safety around the project location.

3.10.1.1 Access routes and work sites

During the construction phase, road transport trucks will access the project location via B1 Access Road. No new tracks/roads shall be established and only existing roads may be used. Work sites shall be clearly demarcated and road signs erected where needed. The general public should not have unauthorised/uncontrolled access to the project location during this phase.

Vehicle access will be limited to one or two entrances to facilitate control. Access must be of a high standard to prevent unauthorised access from entering the site.

The entrance will be manned during the operation hours; and access routes will be closed to prevent unauthorised entry. A notice board, in two languages, must be erected at the entrance and must state entrance requirements and operating hours of the site, the operator/responsible person and emergency telephone numbers. Suitable signs must also be erected on the approach roads and on-site, to direct drivers and to control speed.

Road access to the working face of the township development must be maintained at all times in a manner suitable to accommodate vehicles normally expected to use the facility. Roads must be regularly graded and wetted to control dust, where necessary.

Furthermore, on-going controls, such as fencing and policing, must be implemented.

3.10.1.2 Fire and safety management

All electrical installations, wiring and systems at the project location, must be approved by a qualified electrician who will issue a Certificate of Compliance.

Proper handling, storage, use and disposal of any hazardous waste (e.g. hydrocarbons, paint, batteries, and radioactive waste e.t.c) should be conducted. Hydrocarbons are volatile under certain conditions and their vapours in specific concentrations are flammable. If precautions are not taken to prevent their ignition, fire and subsequent safety risks may arise.

No uncontrolled fire, whether for cooking or any other purpose, is to be made at the project location during both the construction and operation phases. The Contractor shall take all reasonable measures and active steps to avoid increasing the risk of fire through activities on site and prevent the accidental occurrence or spread of fire; and shall ensure that there is sufficient fire-fighting equipment on site at all times. This equipment shall include fire extinguishers. The Contractor should be prepared for such events.

3.10.1.3 Staff management

The Contractor must ensure that their employees have suitable personal protective equipment and properly trained in fire fighting and first aid. Training records must be kept for future references.

3.10.1.4 Waste management

Waste will be generated in the form of rubble, cement bags, pipe and electrical wire cuttings. Contaminated soil due to oil leakages, lubricants and grease from the construction equipment and machinery may also be generated during the construction phase.

The oil leakages, lubricants and grease must be addressed. Contaminated soil must be removed and disposed off at the hazardous waste cell at Kupferberg Landfill. The contractor must provide containers on-site, to store any hazardous waste produced. Regular inspection and housekeeping procedure monitoring should be maintained by the contractor.

Waste in the form of solid waste from households, businesses and institutions will also be generated during the operational phase. Waste will be removed and disposed off at the nearest landfill by Waste Removal Contractors e.g. Rent-a-Drum, Kleen Tek etc.

3.10.1.5 Cement and concrete batching

Concrete mixing directly on the ground shall not be allowed and shall take place on an impermeable surface. All run-off from batching areas shall be strictly controlled, and cement contaminated water shall be collected, stored and disposed of at a suitable waste disposal facility.

3.10.1.6 Hydrocarbons management

If any spillage occurs, contaminated soil shall be collected in a holding tray or drum and which will then disposed at a **hazardous waste disposal site**. Any spillage of more than 200 litres must be reported to the Ministry of Mines and Energy as per the Petroleum Products Act.

The Contractor shall take all reasonable measures to prevent surface or groundwater pollution from the release of oils and fuels.

3.10.1.7 Information board

The Contractor will be responsible for erecting information boards on site. The number and locations of these boards shall be agreed upon by the ECO officer.

The contents of the information board shall be provided by the Technical Manager and will essentially be to advise the public of the construction activity and the prohibition on entering certain areas. The information board shall also provide the contact number of the ECO, to ensure that the public can access relevant information and lodge any complaints during the construction phase of the township development.

3.10.1.8 Flood management

The township development will be designed in such a way that surface water run-off is well developed. Storm water management of the township development should be a key aspect of flood management at the township. All culverts should be kept clean to allow storm water to flow freely.

3.10.1.9 Progressive Rehabilitation

Rehabilitation must commence as soon as possible on areas where construction has taken place or no further development is to take place, i.e. on completed excavations, soil/rock cutting hips, slopes etc.

3.10.2 Management of environmental aspects during all phases of the project

Groundwater

Construction phase	
Description	<p>Possible Groundwater quality could be impacted through leachate of oil leakages, diesel, lubricants and grease from the heavy-duty equipment and machinery utilised during construction phase. Care must be taken to avoid contamination of soil and groundwater. Drip trays must be used when removing oil from machinery.</p> <p>Run-off from overflowing onsite sewage systems might transport the effluent to areas where geological structures are present. Inflow into these structures would cause a pollution thread. The presence of a north-south striking fault on the eastern half of the project location should be noted and protected at all cost.</p> <p>There is a slight potential health impact on groundwater users in the area. Potential impact on the natural environment from the polluted groundwater also exists. In general, impact on groundwater due to the construction of the township development is considered to be minimal through proper management practices.</p>
Proposed Mitigation Measures	Prevent spillages of any chemical or fuel. Use drip trays when doing maintenance on machinery. Maintenance should be done on dedicated areas with linings or concrete floor. No maintenance of machinery may be done at the project location. Implementation of sound and proper management practices. See Specialist studies for further recommendation.
Proposed Monitoring	Regular visual inspection.
Responsible Party	Sable View Plot Number Eight CC / Contractors

Operational phase	
Description	<p>Spillages and/or leakages of various possible contaminants might occur due to failure of reticulation pipelines or storage tanks. Contaminated soil might pose a risk to surface water.</p> <p>Potential impact on the natural environment from possible polluted groundwater also exists. The area is subjected to north-south structures, which might act as preferential pathways for any contaminants entering the saturated zone.</p>
Proposed Mitigation Measures	<p>The risk can be lowered further through the use of suitable and approved piping material; and installation should be done by certified installers/technicians. All surface spillages and leakages must be cleaned up immediately. Proper containment structures should be constructed to avoid any possible leakages.</p> <p>The presence of an emergency response plan and suitable equipment is advised, so as to react to any spillage or leakages properly and efficiently.</p>
Proposed Monitoring	Groundwater monitoring sampling for pollution.
Responsible Party	Sable View Plot Number Eight CC

Surface Water

Construction phase	
Description	<p>Contamination of surface water might occur through oil leakages, diesel, lubricants and grease from the heavy-duty equipment and machinery during the construction phase.</p> <p>Surface runoff emanating from overflowing and/or leakages from chemical and sewage storage and reticulation pipeline systems might reach surface water bodies like the Kalknaute River. Potential Health problems caused by viruses, bacteria and parasites found in the effluent would be the main concern from this pathway.</p> <p>Potential health impact on surface water users and on the natural environment associated with the nearby streams and rivers. Surface runoff from the site is expected in a northerly direction.</p>
Proposed Mitigation Measures	Machinery should not be serviced on site to avoid spills. All spills should be cleaned up as soon as possible. Hydrocarbon/chemical contaminated soil; clothing or equipments should not be washed within 25m of any surface water.
Proposed Monitoring	Regular visual inspection. Surface water quality monitoring in cases of evident pollution.
Responsible Party	Sable View Plot Number Eight CC / Contractors

Operational phase	
Description	<p>Spillages and/or leakages of various possible contaminants might occur due to failure of reticulation pipelines or storage tanks. Contaminated soil might pose a risk to surface water. All spills should be cleaned up as soon as possible. An emergency plan should be in place on how to deal with spillages and leakages during this phase.</p> <p>Potential health impact on surface water users and on the natural environment associated with the river channels in the area do exist. This may result in socio-economic impacts on surface water users.</p>
Proposed Mitigation Measures	<p>Drip trays and/or plastic sheeting should be used to contain any leaks emanating from the heavy-duty machinery and fleet.</p> <p>All spills should be cleaned up as soon as possible. The presence of an emergency response plan and suitable equipment is advised, so as to react to any spillage or leakages properly and efficiently.</p>
Proposed Monitoring	Regular visual inspection.
Responsible Party	Sable View Plot Number Eight CC

Air Quality (Dust Pollution)

Construction phase	
Description	<p>Dust will be generated during the construction and installation of bulk services, and problems thereof are expected to be site specific. Dust is expected to be worse during the winter months when strong winds occur. Release of various particulates from the site during the construction phase and exhaust fumes from vehicles and machinery related to the construction of bulk services are also expected to take place. Dust is regarded as a nuisance as it reduces visibility, affects the human health and retards plant growth.</p>
Proposed Mitigation Measures	<p>It is recommended that regular dust suppression be included in the construction activities, when dust becomes an issue. No unnecessary revving of engines or operation of vehicles is allowed. In general, the servicing of Sable View Township is envisaged to have minimal impacts on the surrounding air quality.</p>
Proposed Monitoring	Regular visual inspection.
Responsible Party	Sable View Plot Number Eight CC / Contractors

Operational phase	
Description	Vehicles that will be accessing the Sable View Township will contribute to the release of hydrocarbon vapours, carbon monoxide and sulphur oxides into the air. Possible release of sewer odour, due to sewer system failure or maintenance might also occur. All maintenance of bulk services of Sable View Township procedures have to be designed to enable environmental protection.
Proposed Mitigation Measures	Vehicle idling time shall be minimised by putting up educative signs.
Proposed Monitoring	Regular visual inspection.
Responsible Body	Sable View Plot Number Eight CC

Health and Safety

Construction phase	
Description	<p>Safety issues could arise from the earthmoving equipment and tools that will be used on site during the construction phase. This increases the possibility of injuries and the contractor must ensure that all staff members are made aware of the potential risks of injuries on site. The presence of equipment lying around on site may also encourage criminal activities (theft).</p> <p>No open flames, smoking or any potential sources of ignition should be allowed at the project location. Signs such as 'NO SMOKING' must be prominently displayed in parts where inflammable materials are stored on the premises.</p>
Proposed Mitigation Measures	<p>Equipment and machinery operators should be equipped with ear protection equipment. Operations should be strictly between 07H00 to 19H00. First aid and safety awareness training for contractors.</p> <p>Ensure the general safety and security at all times by providing day and night security guards and adequate lighting within and around the camp. The staff must be properly trained on safety and health issues of the project. Workers should be fully equipped with personal protective equipment gear.</p>
Proposed Monitoring	Safety procedures evaluation. Health and safety incident monitoring.
Responsible Party	Sable View Plot Number Eight CC

Operational phase	
Description	<p>A number of health and safety threats exist during operational activities of Sable View Township. Individuals in the community can suffer from noise from maintenance activities around Sable View Township. Accidents on roads as a result of increased traffic and deterioration.</p> <p>The contractors are advised to ensure that proper personal protective gear and first aid kits are available, at all times. Workers should also be properly trained in first aid and safety awareness.</p>
Proposed Mitigation Measures	Operators and maintenance contactors must be properly trained on safety and health issues. Workers should be fully equipped with personal protective equipment gear.
Proposed Monitoring	Regular inspection and incident monitoring report evaluation.
Responsible Body	Sable View Plot Number Eight CC

Noise Impact

Construction phase	
Description	<p>An increase of ambient noise levels at Sable View Township site is expected due to the construction activities. Noise pollution due to heavy-duty equipment and machinery will be generated.</p> <p>It is not expected that the noise generated during construction will impact any third parties.</p>
Proposed Mitigation Measures	Sensitive construction vehicle drivers and machinery operators to switch off engines of vehicles or machinery not being used. Ensure engines of machinery are fitted with mufflers. Equipment and machinery operators should be equipped with ear protection equipment. Operations should be strictly between 07H00 to 19H00.
Proposed Monitoring	Strict operational times. Regular inspection.
Responsible Party	Sable View Plot Number Eight CC

Operational phase	
Description	Noise pollution already exists around the site in the form of noise generated from vehicles frequenting the existing B1 road. Noise pollution due to this projecting the operational phase is expected to be mainly from generators or pumps, road maintenance machinery during maintenance.
Proposed Mitigation Measures	Ensure that generator engines are fitted with mufflers. Operators working in close proximity to the generators should be equipped with ear protection equipment, when noise becomes an issue. Observation of on-site noise levels by the Manager or Supervisor of Bulk Services Maintenance Department.
Proposed Monitoring	Observation of on-site noise levels.
Responsible Body	Sable View Plot Number Eight CC

Waste Generation

Construction phase	
Description	This can be in a form of rubble, cement bags, pipe and electrical wire cuttings. Contaminated soil due to oil leakages, lubricants and grease from the construction equipment and machinery may also be generated during the construction phase.
Proposed Mitigation Measures	The oil leakages, lubricants and grease must be addressed. Contaminated soil must be removed and disposed off at the hazardous waste cell at Kupferberg Landfill. The contractor must provide containers on-site, to store any hazardous waste produced. Ensure that no excavated soil, refuse or building rubble generated on site are not placed, dumped or deposited on adjacent/surrounding properties or land.
Proposed Monitoring	Regular inspection and housekeeping procedure monitoring. Observation of site appearance by the manager.
Responsible Party	Sable View Plot Number Eight CC /Contractors

Operational phase	
Description	Waste in the form of contaminated soil, rubble and domestic waste. Littering along access roads may also be produced during the operational phase.
Proposed Mitigation Measures	Waste must be removed and disposed off at Kupferberg Landfill by City of Windhoek Waste Removal Contractors e.g. Rent-a-Drum, Kleen Tek etc.
Proposed Monitoring	Regular visual inspection.
Responsible Body	Sable View Plot Number Eight CC

Traffic

Construction phase	
Description	<p>The servicing of Sable View Township activities are expected to have a minor impact on the movement of traffic along B1 road section, could have an impact on traffic around the area. No diversion of traffic or closure of roads is expected.</p> <p>Speed limit warning signs must be erected to minimise accidents. Heavy-duty vehicles and machinery must be tagged with reflective signs or tapes to maximise visibility and avoid accidents.</p>
Proposed Mitigation Measures	<p>It is recommended that if the need arises for traffic diversion or road closure, Sable View Plot Number Eight CC should liaise with the City of Windhoek. Speed limit and site warning signs must be erected to minimise accidents. Construction vehicles must be tagged with reflective signs or tapes to maximise visibility of the vehicles and avoid accidents.</p>
Proposed Monitoring	<p>Observations of the traffic flow within the township and on the Access road to B1 Road.</p>
Responsible Party	<p>Sable View Plot Number Eight CC /Contractors</p>

Operational phase	
Description	<p>Traffic around Sable View Township should be monitored, to avoid traffic congestion in the area. Speed limits and road signs as set out by City of Windhoek Traffic Department should be adhered to in order to minimise accidents.</p>
Proposed Mitigation Measures	<p>It is advisable that traffic lights be erected at the entrance along the B1 road to ease traffic flow around the new township.</p>
Proposed Monitoring	<p>Observations of the traffic flow on the B1 Access Road.</p>
Responsible Body	<p>Sable View Plot Number Eight CC</p>

Ecological impacts

Construction phase	
Description	The vegetation at Sable View is typically a highland savannah with a dominance of <i>Acacia erioloba</i> (Camelthorns) in this area. Camelthorns trees encountered here that are currently protected under the Forestry Act (Act 12 of 2001) in Namibia.
Proposed Mitigation Measures	Disturbance of areas outside the designated working zone is not allowed. Caution must be exercised to minimise damage to protected trees. It is strongly recommended that these trees should rather be factored into the development as far as possible, because they can be used for shade and can contribute positively to the general aesthetics of the proposed development. In addition, indigenous tree species are incredibly hardy and well adapted to Namibia's harsh and often unpredictable climatic conditions; and require significantly low amounts of water to grow & survive. Riparian Vegetation should be conserved as much as possible. Protected vegetation larger than 150mm in girth must be marked (with a red ribbon) during construction so as to avoid accidental removal. The ECO officer must help with the vegetation species identification.
Proposed Monitoring	Regular site inspection by the Site Manager or Supervisor.
Responsible Party	Sable View Plot Number Eight CC /Contractors

Operational phase	
Description	No major ecological impacts are expected as the proposed Sable View Township is in the operational phase. Vegetation in open spaces should not be disturbed or removed during the operational phase.
Proposed Mitigation Measures	Minimise the area of disturbance by restricting movement to the designated working areas during maintenance.
Proposed Monitoring	Regular site inspection by the Site Manager or Supervisor.
Responsible Body	Sable View Plot Number Eight CC

Erosion and sedimentation

Construction phase	
Description	<p>Vegetation clearance and creation of impermeable surfaces could result in erosion in areas around the Sable View Township. The clearance of vegetation will further reduce the capacity of the land surface to slow down the flow of surface water, thus decreasing infiltration, and increasing both the quantity and velocity of surface water runoff. The particles in suspension will be transported towards the north and could increase the sedimentation in the Kalknaute River tributary flowing in the Southern direction.</p> <p>The proposed development will increase the amount of impermeable surfaces and therefore decrease the amount of groundwater infiltration. As a result, the amount of storm water during rainfall events could increase.</p>
Proposed Mitigation Measures	Implementation of proper storm water management measures should be conducted as to prevent negative impact on the water courses in the area.
Proposed Monitoring	Regular visual site inspection.
Responsible Party	Sable View Plot Number Eight CC /Contractors

Failure of reticulation pipelines

Operational phase	
Description	Potential release of sewage, storm-water, water, into the environment due to pipeline/system failure. As a result, the spillage could be released into the environment and could potentially be a health hazard to surface and groundwater.
Proposed Mitigation Measures	Proper reticulation pipelines and drainage systems should be installed. Regular bulk services infrastructure and system inspection should be conducted.
Proposed Monitoring	Regular visual site inspection.
Responsible Body	Sable View Plot Number Eight CC

Nuisance Pollution

Construction phase	
Description	Aesthetics and inconvenience caused to persons using surrounding areas. The construction activities would be visible from the B1 Road section along the township.
Proposed Mitigation Measures	The Technical Manager or Supervisor should maintain tidiness on site at all times. Take cognition when parking vehicles and placing equipment.
Proposed Monitoring	Regular visual inspection.
Responsible Party	Sable View Plot Number Eight CC /Contractors

4. CONCLUSIONS

If the above-mentioned management recommendations are properly implemented, it is anticipated that most of the adverse impacts on the environment can be mitigated. An appointed environmental officer/consultant will need to monitor or audit the site throughout construction and operation phase to ensure that the EMP is fully implemented and complied with. The EMP caters for all project phases, but will need to be reviewed during all phases of project, especially when revisions are made to the project development plans.

The Environmental Management Plan should be used as an on-site tool during all phases of the proposed project. Parties responsible for contravention of the EMP should be held responsible for any rehabilitation that may need to be undertaken.

Clearance certificates issued on EMPs are only valid for 3 years and will need to be reviewed and submitted to the Department of Environmental Affairs again for approval.

Matrix Consulting Services

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