


PROJECT STATUS

Title	Environmental Management Plan for the: <ul style="list-style-type: none"> Proposed Township Establishment of Uupindi Extension 3 on Farm Oshakati Town and Townlands No. 880, Oshana Region 		
Report Status	Final		
SPC Reference	OSH/005		
Proponent	Oshakati Town Council Private Bag 5530, Oshakati Contact Person: Ms. Alina Amwaama Contact Number: +264 (65) 229 534 Email: AlinaAmwaama@oshtc.na		
Environmental Assessment Practitioner	Stubenrauch Planning Consultants P.O. Box 41404, Windhoek Contact Person: Bronwynn Basson Contact Number: +264 (61) 25 11 89 Fax Number: +264 (61) 25 21 57 Email: bronwynn@spc.com.na		
Report date	September 2025		
	Name	Signature	Date
Author	Bronwynn Basson		September 2025
Reviewer	Victoria Shikwaya		September 2025

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ABBREVIATIONS

AIDS	Acquired Immuno-Deficiency Syndrome
EA	Environmental Assessment
ECC	Environmental Clearance Certificate
ECO	Environmental Control Officer
EIA	Environmental Impact Assessment
EMA	Environmental Management Act
EMP	Environmental Management Plan
GG	Government Gazette
GIS	Geographic Information System
GN	Government Notice
GPS	Global Positioning System
HIV	Human Immuno-deficiency Virus
I&APs	Interested and Affected Parties
PR	Proponent's Representative
NHCN	National Heritage Council of Namibia
Reg.	Regulation
S	Section
SPC	Stubenrauch Planning Consultants
TB	Tuberculosis

1 INTRODUCTION

The Oshakati Town Council hereinafter referred to as the proponent intends to undertake the following activities:

- **Subdivision of the Remainder of Farm Oshakati Town and Townlands No. 880 into Portion A and the Remainder;**
- **Rezoning of the Remainder of Erf 1379, Oshakati Extension 1 from “Informal Residential” to “Undetermined” for Township Establishment Purposes;**
- **Rezoning of Erf 5166, Oshakati Extension 1 from “Informal Residential” to “Undetermined” for Township Establishment Purposes;**
- **Alteration of the Township Boundaries of Oshakati Extension 1 to include Portion A;**
- **Consolidation of Ptn A/880 and the Remainder of Erf 1379, Oshakati Extension 1 with Erf 5166, Oshakati Extension 1 into “Consolidated Erf X”, Oshakati Extension 1;**
- **Layout Approval and Township Establishment on Consolidated Erf X, Oshakati Extension 1 to become known as Uupindi Extension 3; and**
- **Inclusion of Uupindi Extension 3 in the next Zoning Scheme to be prepared for Oshakati.**

The above development triggers listed activities in terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012).

An Environmental Management Plan (EMP) is one of the most important outputs of the EIA process as it synthesises all the proposed mitigation and monitoring actions, set to a timeline and with specific assigned responsibilities. This EMP details the mitigation and monitoring actions to be implemented during the following phases of these developments:

- Planning and Design – the period, prior to construction, during which preliminary legislative and administrative arrangements, necessary for the preparation of erven, are made and engineering designs are carried out. The preparation of construction tender documents forms part of this phase;
- Construction – the period during which the proponent, having dealt with the necessary legislative and administrative arrangements, appoints a contractor for the development of services infrastructure and construction of the road to service the development as well as any other construction process(s) within the development areas;
- Operation and Maintenance – the period during which the services infrastructure will be fully functional and maintained.

It should be noted that to date, no engineering designs have been carried out for the development of the infrastructure associated with this development.

The decommissioning of these developments is not envisaged; however in the event that this should be considered some recommendations have been outlined in **Table 4:5**.

2 PROPOSED DEVELOPMENT

2.1 Locality

Consolidated Erf X, Oshakati Extension 1 as proposed which is earmarked for the formalisation of Uupindi South, is located directly south of the C41 Road (M0111) leading to Okahao as depicted in below.

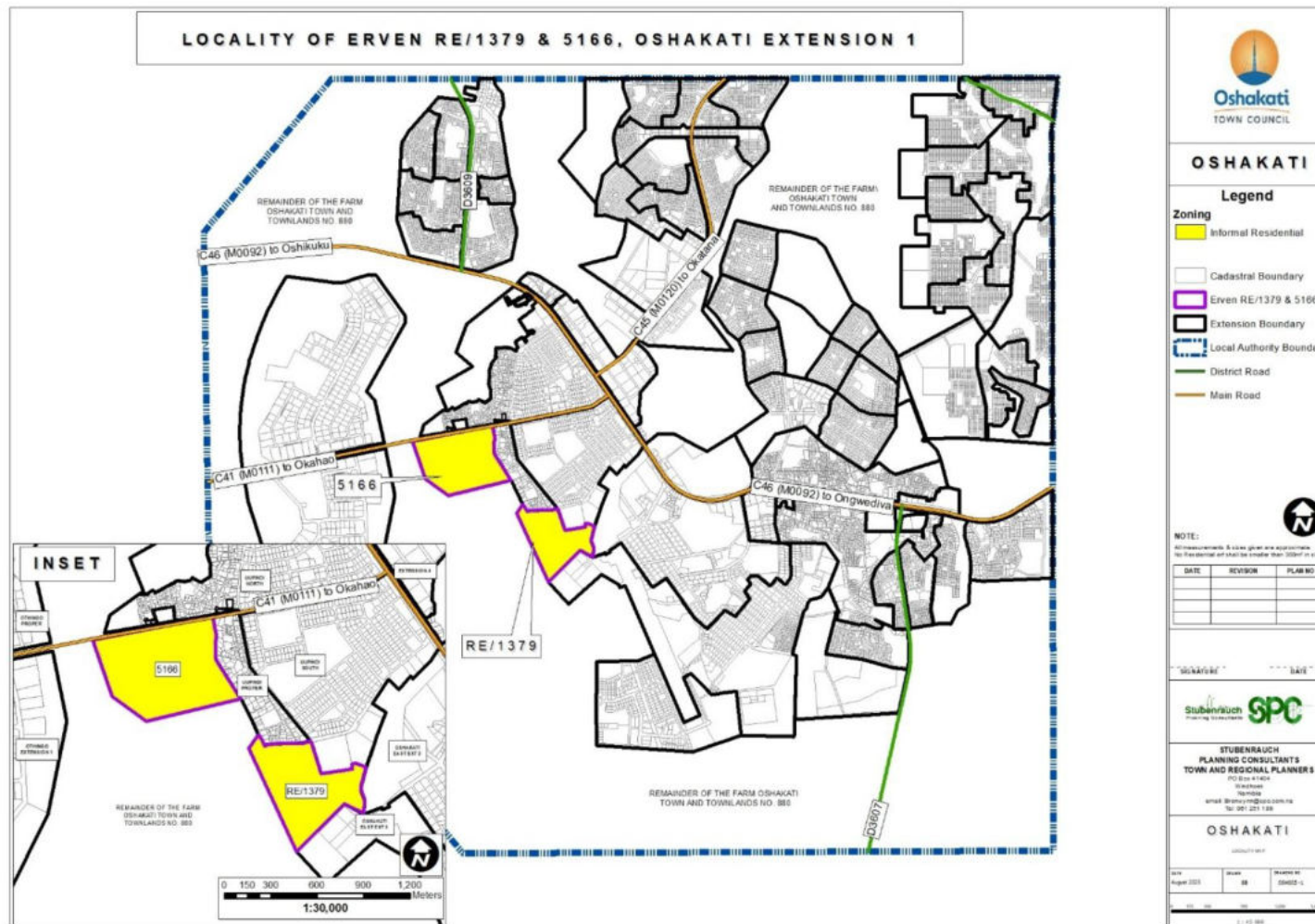


Figure 1: Locality Map of Proposed Development

2.2 Development Description

The proposed development entails the formalisation and proclamation of the area currently known as Uupindi South into a new township, to be named Uupindi Extension 3. This initiative forms part of the Government's National Mass Formalisation and Upgrading of Informal Settlements Project and aims to transform the existing informal settlement into a well-planned, serviced, and legally recognised urban extension.

The layout plan will provide for approximately 600 or more erven, with a range of residential plots, public open spaces, and service corridors to support future urban growth. The development adopts in-situ upgrading principles to minimise displacement of residents and preserve social cohesion, while also addressing the challenges posed by the area's high density and informal street network.

A revised road network will be introduced, with most streets widened to a minimum of 10 metres in compliance with engineering standards. In areas constrained by permanent structures, an 8-metre compromise has been adopted to balance infrastructure requirements with existing developments. This road design will ensure safe mobility, emergency access, and provision for future infrastructure installations.

To optimise land use and accommodate the existing population, erven smaller than 300m² have been included in the layout, with a formal exemption request submitted to the Ministry of Urban and Rural Development. Basic services, including potable water, sanitation, stormwater management, and electricity, will be integrated into the design to address long-standing service delivery challenges.

The formalisation of Uupindi South into a proclaimed township will provide residents with secure tenure and legal recognition, unlock opportunities for property investment and economic activity, and enhance the urban fabric of Oshakati. This development will also improve safety, accessibility, and the overall quality of life for current and future residents, aligning with both local and national planning policies..

The following town planning steps are required to facilitate the intended development:

- **Subdivision of the Remainder of Farm Oshakati Town and Townlands No. 880 into Portion A and the Remainder;**
- **Rezoning of the Remainder of Erf 1379, Oshakati Extension 1 from "Informal Residential" to "Undetermined" for Township Establishment Purposes;**
- **Rezoning of Erf 5166, Oshakati Extension 1 from "Informal Residential" to "Undetermined" for Township Establishment Purposes;**

- **Alteration of the Township Boundaries of Oshakati Extension 1 to include Portion A;**
- **Consolidation of Ptn A/880 and the Remainder of Erf 1379, Oshakati Extension 1 with Erf 5166, Oshakati Extension 1 into “Consolidated Erf X”, Oshakati Extension 1;**
- **Layout Approval and Township Establishment on Consolidated Erf X, Oshakati Extension 1 to become known as Uupindi Extension 3; and**
- **Inclusion of Uupindi Extension 3 in the next Zoning Scheme to be prepared for Oshakati.**

2.2.1 Subdivision of the Remainder of Farm Oshakati Town and Townlands No. 880

The Remainder of Farm Oshakati Town and Townlands No. 880 is proposed to be subdivided into Portion A and the Remainder as depicted on **Figure 2** below. The Remainder of Farm Oshakati Town and Townlands No. 880 is proposed to be subdivided into Portion A and the Remainder. The proposed Ptn A/880 currently accommodates both an existing cemetery and a portion of an informal settlement. As part of the formalisation process for Uupindi South, the Oshakati Town Council intends to formalise both the cemetery and the informal settlement area within Ptn A/880. This erf will subsequently be consolidated with Erf 1379, Oshakati Extension 1, which encompasses a substantial portion of the informal area of Uupindi South.

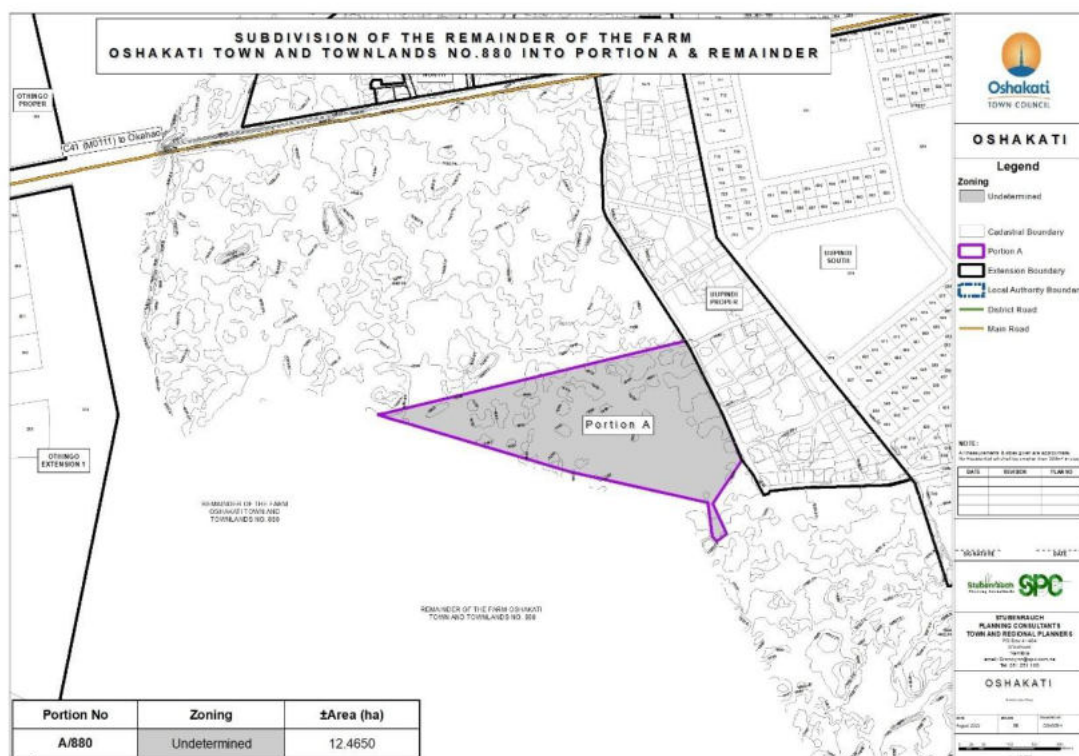


Figure 2: Subdivision of the Remainder of Farm Oshakati Town and Townlands No. 880

2.2.2 Rezoning of Erf 5166, Oshakati Extension 1 from “Informal Residential” to “Undetermined”

Erf 5166, Oshakati Extension 1 is to be rezoned from “Informal Residential” to “Undetermined” in order to enable the consolidation with proposed Ptn A/880 and Erf RE/3179, Oshakati Extension 1 to allow for the establishment of Uupindi Extension 3 on proposed “Consolidated Erf X”. Please refer to **Table 3** And **Figure 3** below.

Table 3: Rezoning of Erf 5166, Oshakati Extension 1

Erf No	Current Zoning	Proposed Zoning
Erf 5166	Informal Residential	Undetermined

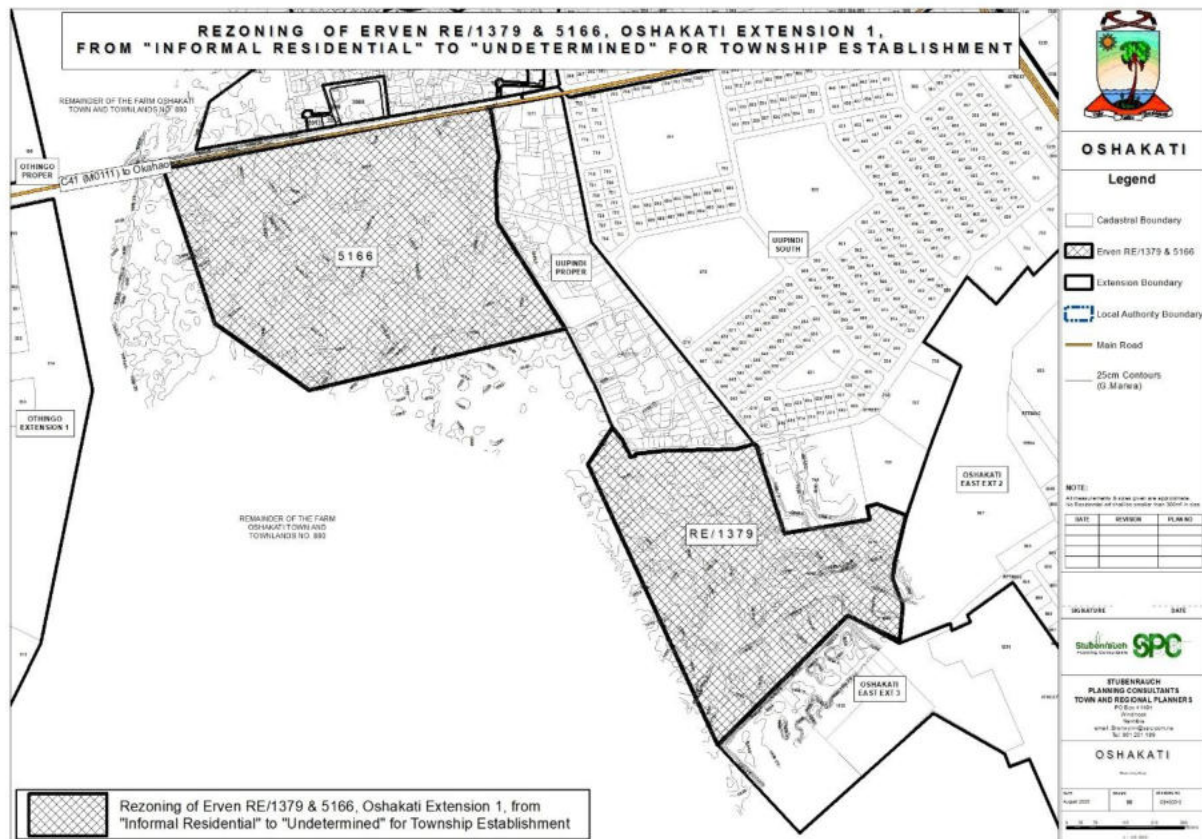


Figure 3: Rezoning of Erf 5166, Oshakati Extension 1

2.2.3 Alteration of the Township Boundaries of Oshakati Extension 1 to include Portion A;

The incorporation of newly created Portion A into the township boundaries of Oshakati Extension 1, as depicted on **Figure 4** below, is a logical extension of the existing urban fabric. The erf is contiguous to the current boundary of Oshakati Extension 1 and forms part of the broader built-up area. Its inclusion will ensure planning continuity, enable integrated service provision, and support orderly urban development.

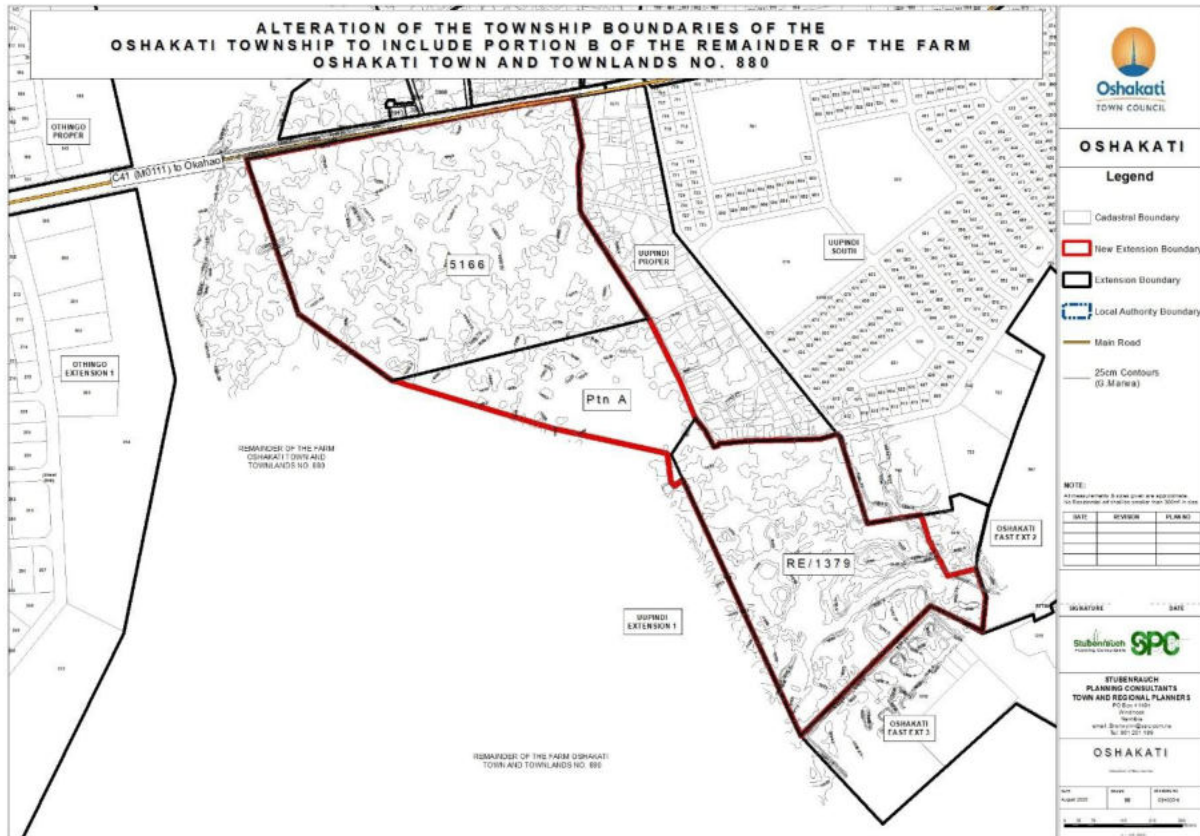


Figure 4: Alteration of Township Boundaries

2.2.4 Consolidation of Portion A/880 and the Remainder of Erf 1379, Oshakati Extension 1 with Erf 5166, Oshakati Extension 1 into “Consolidated Erf X”, Oshakati Extension 1;

Newly created Erven A/880 and Erf 5166, Oshakati Extension 1 together with the Remainder of Erf 1379, Oshakati Extension 1 are to be consolidated for the formalisation of Uupindi South as afore-mentioned as depicted on **Figure 5** below. The consolidation of Ptn A/880, and Erf 5166, Oshakati Extension 1 with the Remainder of Erf 1379, Oshakati Extension 1 into consolidate Erf X.

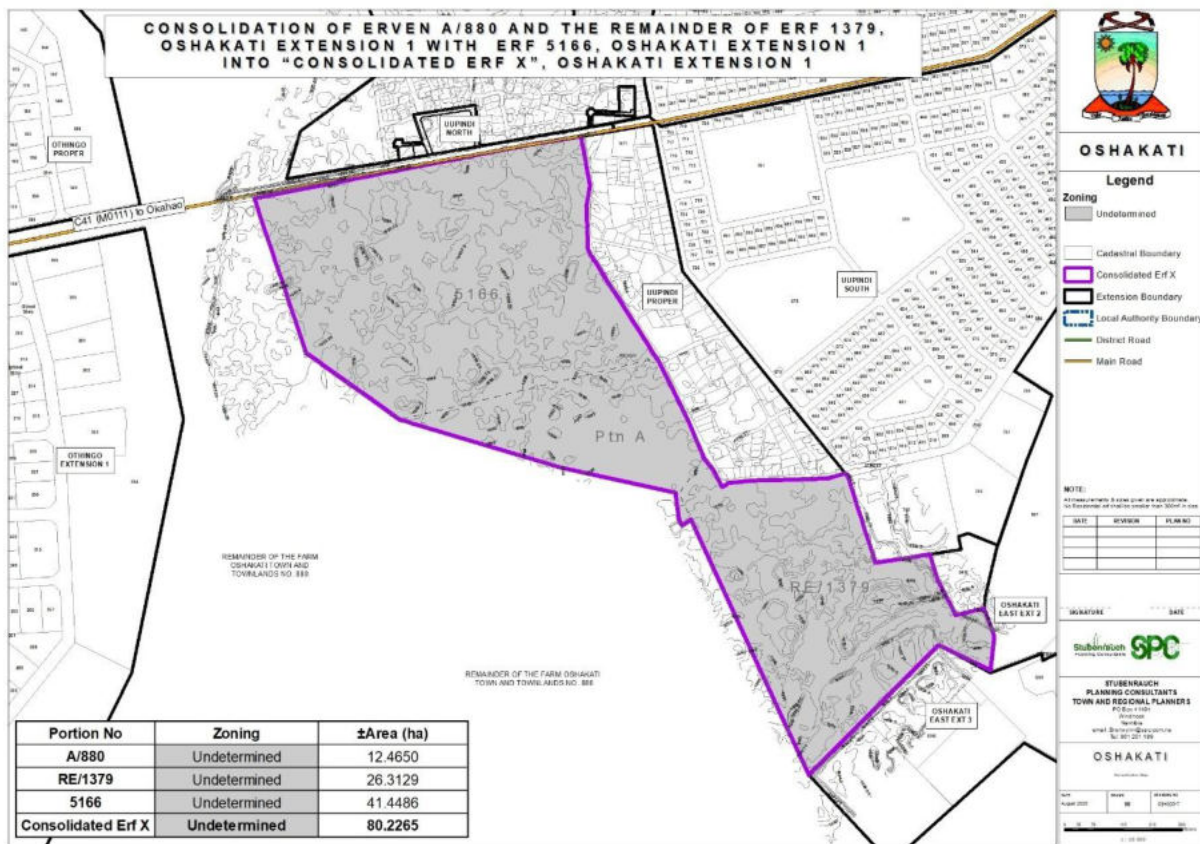


Figure 5: Consolidation Map

2.2.5 Layout Approval and Township Establishment on “Consolidated Erf X” to become known as Uupindi Extension 3

The proposed layout for Uupindi Extension 3 has been guided primarily by the findings of the household and land use survey undertaken by SPC in collaboration with the Oshakati Town Council. The layout has been designed to reflect existing land use patterns, accommodate current structures where feasible, and provide a spatial framework that supports sustainable urban development. Please refer to **Table 6** and **Figure 6**.

The area earmarked for formalisation into Uupindi Extension 3 is predominantly characterised by “**Single Residential**” erven. These residential erven often include informal business activities such as cuca shops and tuck shops. The layout aims to accommodate these structures as much as possible within designated erven to maintain social and economic continuity.

Provision is also made for “**General Residential**” zoning to cater for existing flats and multi-unit dwellings. This responds to the growing demand for higher-density housing and offers an affordable alternative for residents who are either temporarily residing in the area or are unable to acquire individual plots.

In recognition of the mixed-use nature of the area, the layout includes erven zoned for **“Business”** and **“Local Business”** purposes, particularly along the main road. These are intended to formalize existing economic activities such as shebeens and other informal commercial enterprises, enhancing local economic development and providing convenience for residents and visitors.

A small number of erven have been zoned for **“Light Industrial”** purposes to accommodate existing informal garages and vehicle repair operations. This zoning ensures that such uses are appropriately located and regulated to reduce potential land use conflicts with nearby residential properties.

To support basic services and infrastructure, **“Civic”** zoned erven have been allocated in the layout. These erven accommodate communal infrastructure such as existing water taps and electrical substations, which play a critical role in servicing the surrounding community.

Additionally, the existing **“Cemetery”** located within the planning area has been incorporated into the layout, in line with Council’s directive to formalise and protect this site as part of the township establishment process.

The proposed layout for Uupindi Extension 3 also includes several erven zoned as **“Public Open Space”**, which serve vital environmental, safety, and community functions.

The first of these is located in the south-western portion of the layout and was identified during the household and land use survey as a flood-prone area. Despite the current presence of informal residential structures, this land forms part of the natural stormwater drainage path and is susceptible to seasonal flooding. In line with the Oshakati Town Council’s relocation strategy, the affected households will be relocated to planned erven within the township to ensure their long-term safety and wellbeing.

The second major public open space is located to the south of the proposed Uupindi Extension 3 and is intended to serve as a buffer zone from the existing oxidation ponds. In line with environmental guidelines, a 500-metre buffer is recommended to separate residential developments from wastewater treatment infrastructure, due to concerns related to odour, air quality, and public health risks.

It is important to note that a small portion of the area proposed for formalisation falls within this buffer; however, it is relatively minor in extent and is situated approximately 350 metres from the oxidation ponds. Given this distance and the current occupation of the land, the area is considered suitable for formal inclusion in the township layout. The remaining informal structures located deeper within the buffer zone and in closer proximity to the oxidation ponds will not be formalized and will instead be addressed under the Council’s relocation strategy.

The main informants for the layout plans for Uupindi Extension 3 are:

- a) The existing land use activities;
- b) The type of structures (permanent or temporary);
- c) The topography and the natural storm water drainage courses and ponds;

- d) The existing movement networks and household accesses;
- e) The existing powerlines for Oshakati Premier Electric (OPE).

Table 1: Summary Table of the Provisional land utilization index for Uupindi Extension 3

Zoning	No of Erven	± Total Area(ha)	% of Total Area
Single Residential	577	33.56	41.83
General Residential	16	2.01	2.51
Business	31	3.26	4.06
Local Business	11	0.66	0.83
Light Industrial	2	0.06	0.08
Civic	3	0.06	0.07
Cemetery	1	4.04	5.04
Public Open Space	10	27.43	34.19
Street	2	1.09	1.35
Street	Remainder	8.06	10.04
TOTAL	653 & Remainder	80.23	100.00

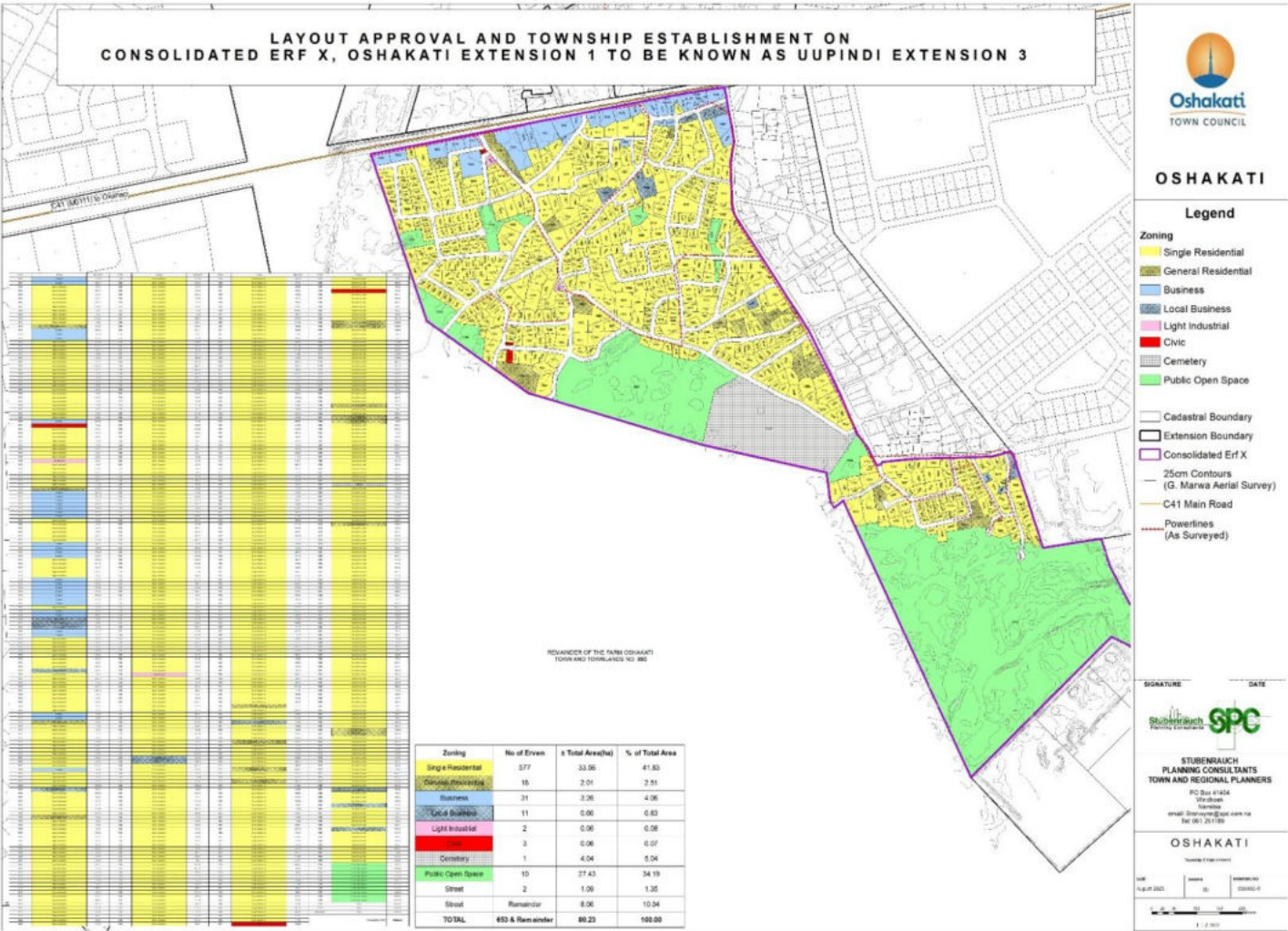


Figure 6: Layout of Proposed Uupindi Extension 3

3 ROLES AND RESPONSIBILITIES

The proponent (Oshakati Town Council) is ultimately responsible for the implementation of the EMP, from the planning and design phase to the decommissioning phase (if these developments are in future decommissioned) of these developments. The proponent will delegate this responsibility as the project progresses through its life cycle. The delegated responsibility for the effective implementation of this EMP will rest on the following key individuals:

- Proponent's Representative.
- Environmental Control Officer; and
- Contractor (Construction and Operations and Maintenance).

3.1 COUNCILOR'S REPRESENTATIVE

The Oshakati Town Council should assign the responsibility of managing all aspects of these developments for all development phases (including all contracts for work outsourced) to a designated member of staff, referred to in this EMP as the Proponent's Representative (CR). The Oshakati Town Council may decide to assign this role to one person for the full duration of these developments, or may assign a different PR to each of the development phases – i.e. one for the planning and design phase, one for the construction phase and one for the operation and maintenance phase. The CR's responsibilities are as follows:

Table 3:1 Responsibilities of CR

Responsibility	Project Phase
Making sure that the necessary approvals and permissions laid out in Table 4:1 are obtained/adhered to.	<ul style="list-style-type: none"> • Throughout the lifecycle of these developments
Making sure that the relevant provisions detailed in Table 4:2 are addressed during planning and design phase.	<ul style="list-style-type: none"> • Planning and design phase
Monitoring the implementation of the EMP monthly.	<ul style="list-style-type: none"> • Construction • Operation and maintenance
Suspending/evicting individuals and/or equipment not complying with the EMP	<ul style="list-style-type: none"> • Construction • Operation and maintenance
Issuing fines for contravening EMP provisions	<ul style="list-style-type: none"> • Construction • Operation and maintenance

3.2 ENVIRONMENTAL CONTROL OFFICER

The CR should assign the responsibility of overseeing the implementation of the whole EMP on the ground during the construction and operation and maintenance phases to an independent external consultant, referred to in this EMP as the Environmental Control Officer (ECO). The CR/ Oshakati Town Council may decide to assign this role to one person for both phases and may assign a different ECO for each phase. The ECO will have the following responsibilities during the construction and operation and maintenance phases of these developments:

- Management and facilitation of communication between the CR, the contractors, and Interested and Affected Parties (I&APs) with regard to this EMP;
- Conducting site inspections (recommended minimum frequency is weekly) of all construction and/or infrastructure maintenance areas with respect to the implementation of this EMP (audit the implementation of the EMP);
- Assisting the Contractor in finding solutions with respect to matters pertaining to the implementation of this EMP;
- Advising the PR on the removal of person(s) and/or equipment not complying with the provisions of this EMP;
- Making recommendations to the PR with respect to the issuing of fines for contraventions of the EMP; and
- Undertaking an annual review and bi-annual audit of the EMP and recommending additions and/or changes to this document.

3.3 CONTRACTOR

Contractors appointed by the Oshakati Town Council are automatically responsible for implementing all provisions contained within the relevant chapters of this EMP. Contractors will be responsible for the implementation of this EMP applicable to any work outsourced to subcontractors. **Table 4:3** applies to contractors appointed during the construction phase and **Table 4:4** to those appointed during the operation and maintenance phase. To ensure effective environmental management, the aforementioned chapters should be included in the applicable contracts for outsourced construction, operation, and maintenance work.

The tables in the following chapter (**Chapter 4**) detail the management measures associated with the roles and responsibilities that have been laid out in this chapter.

4 MANAGEMENT ACTIONS

The aim of the management actions in this chapter of the EMP is to avoid potential impacts where possible. Where impacts cannot be avoided, measures are provided to reduce the significance of these impacts.

The following tables provide the management actions recommended to manage the potential impacts rated in the scoping-level EA conducted for these developments. These management actions have been organised temporally according to project phase:

- Applicable legislation (**Table 4-1**);
- Planning and design phase management actions (**Table 4:2**);
- Construction phase management actions (**Table 4:3**);
- Operation and maintenance phase management actions (**Table 4:4**); and
- Decommissioning phase management actions (**Table 4:5**).
- The proponent should assess these **commitments** in detail and should acknowledge their commitment to the specific management actions detailed in the tables below.

4.1 ASSUMPTIONS AND LIMITATIONS

This EMP has been drafted with the acknowledgment of the following assumptions and limitations:

- This EMP has been drafted based on the scoping-level Environmental Assessment (EA) conducted for the proposed development. SPC will not be held responsible for the potential consequences that may result from any alterations to the above-mentioned layout.
- It is assumed that construction labourers will be sourced mostly from the Oshakati Town Council townlands area and that migrant labourers (if applicable) will be housed in established accommodation facilities within Oshakati.
- No engineering designs have been carried out for the development of the associated services infrastructure (roads, potable water, storm water, sewerage, and electrical reticulations).

4.2 APPLICABLE LEGISLATION

Legal provisions that have relevance to various aspects of these developments are listed in **Table 4:1** below.

Table 4:1: Legislation applicable to proposed development

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
The Constitution of the Republic of Namibia as Amended	Article 91 (c) provides for duty to guard against “the degradation and destruction of ecosystems and failure to protect the beauty and character of Namibia.” Article 95(l) deals with the “maintenance of ecosystems, essential ecological processes and biological diversity” and sustainable use of the country’s natural resources.	Sustainable development should be at the forefront of this development.
Environmental Management Act No. 7 of 2007 (EMA)	Section 2 outlines the objective of the Act and the means to achieve that. Section 3 details the principle of Environmental Management	The development should be informed by the EMA.
EIA Regulations GN 28, 29, and 30 of EMA (2012)	GN 29 Identifies and lists certain activities that cannot be undertaken without an environmental clearance certificate. GN 30 provides the regulations governing the environmental assessment (EA) process.	The following listed activities are triggered by the proposed development: Activity 10.1 (a) Infrastructure Activity 10.1 (b) Infrastructure Activity 10.2 (a) Infrastructure Activity 11.2 Other Activities
Convention on Biological Diversity (1992)	Article 1 lists the conservation of biological diversity amongst the objectives of the convention.	The project should consider the impact it will have on the biodiversity of the area.
Draft Procedures and Guidelines for conducting EIAs and compiling EMPs (2008)	Part 1, Stage 8 of the guidelines states that if a proposal is likely to affect people, certain guidelines should be considered by the proponent in the scoping process.	The EA process should incorporate the aspects outlined in the guidelines.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
Namibia Vision 2030	Vision 2030 states that 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.	Care should be taken that the development does not lead to the degradation of the natural beauty of the area.
Water Act No. 54 of 1956	Section 23(1) deals with the prohibition of pollution of underground and surface water bodies.	The pollution of water resources should be avoided during construction and operation of the development.
The Ministry of Environment, Forestry and Tourism (MEFT) Policy on HIV & AIDS	MEFT has recently developed a policy on HIV and AIDS. In addition, it has also initiated a programme aimed at mainstreaming HIV and gender issues into environmental impact assessments.	The proponent and its contractor must adhere to the guidelines provided to manage the aspects of HIV/AIDS. Experience with construction projects has shown that a significant risk is created when migrant construction workers interact with local communities.
Township and Division of Land Ordinance 11 of 1963	The Townships and Division of Land Ordinance regulates subdivisions of portions of land falling within a Local Authority area	In terms of Section 19 such applications are to be submitted to NAMPAB and Townships Board respectively.
Local Authorities Act No. 23 of 1992	The Local Authorities Act prescribes the manner in which a town or municipality should be managed by the Town or Municipal Council.	The development must comply with provisions of the Local Authorities Act.
Labour Act no. 11 of 2007	Chapter 2 details the fundamental rights and protections. Chapter 3 deals with the basic conditions of employment.	Given the employment opportunities presented by the development, compliance with the labour law is essential.
National Heritage Act No. 27 of 2004	The Act is aimed at protecting, conserving and registering places and objects of heritage significance.	All protected heritage resources (e.g. human remains etc.) discovered, need to be reported immediately to the National Heritage Council (NHC) and require a permit from the NHC before they may be relocated.
Roads Ordinance 17 of 1972	<ul style="list-style-type: none"> Section 3.1 deals with width of proclaimed roads and road reserve boundaries Section 27.1 is concerned with the control of traffic on urban trunk and main roads 	Adhere to all applicable provisions of the Roads Ordinance.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
	<ul style="list-style-type: none"> Section 36.1 regulates rails, tracks, bridges, wires, cables, subways or culverts across or under proclaimed roads Section 37.1 deals with Infringements and obstructions on and interference with proclaimed roads. 	
Public and Environmental Health Act of 2015	This Act (GG 5740) provides a framework for a structured uniform public and environmental health system in Namibia. It covers notification, prevention and control of diseases and sexually transmitted infections; maternal, ante-natal and neo-natal care; water and food supplies; infant nutrition; waste management; health nuisances; public and environmental health planning and reporting. It repeals the Public Health Act 36 of 1919 (SA GG 979).	Contractors and users of the proposed development are to comply with these legal requirements.
Nature Conservation Ordinance no. 4 of 1975	Chapter 6 provides for legislation regarding the protection of indigenous plants	Indigenous and protected plants must be managed within the legal confines.
Water Quality Guidelines for Drinking Water and Wastewater Treatment	Details specific quantities in terms of water quality determinants, which wastewater should be treated to before being discharged into the environment	These guidelines are to be applied when dealing with water and waste treatment
Environmental Assessment Policy of Namibia (1995)	The Policy seeks 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 is broadly interpreted to include biophysical, social, economic, cultural, historical and political components.	This EIA considers this term of Environment.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
Water Resources Management Act No. 11 of 2013	Part 12 deals with the control and protection of groundwater Part 13 deals with water pollution control	The pollution of water resources should be avoided during construction and operation of the development. Should water need to be abstracted, a water abstraction permit will be required from the Ministry of Water, Agriculture and Forestry.
Forest Act 12 of 2001 and Forest Regulations of 2015	To provide for the establishment of a Forestry Council and the appointment of certain officials; to consolidate the laws relating to the management and use of forests and forest produce; to provide for the protection of the environment and the control and management of forest fires; to repeal the Preservation of Bees and Honey Proclamation, 1923 (Proclamation No. 1 of 1923), Preservation of Trees and Forests Ordinance, 1952 (Ordinance No. 37 of 1952) and the Forest Act, 1968 (Act No. 72 of 1968); and to deal with incidental matters.	Protected tree and plant species as per the Forest Act No 12 of 2001 and Forest Regulations of 2015 may not be removed without a permit from the Department of Forestry.
Atmospheric Pollution Prevention Ordinance No 45 of 1965	Part II - control of noxious or offensive gases, Part III - atmospheric pollution by smoke, Part IV - dust control, and Part V - air pollution by fumes emitted by vehicles.	The development should consider the provisions outlined in the act. The proponent should apply for an Air Emissions permit from the Ministry of Health and Social Services (if needed).

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
Hazardous Substance Ordinance 14 of 1974	To provide for the control of substances which may cause injury or ill-health to or death of human beings by reason of their toxic, corrosive, irritant, strongly sensitizing or flammable nature or the generation of pressure thereby in certain circumstances; to provide for the division of such substances into groups in relation to the degree of danger; to provide for the prohibition and control of the importation, manufacture, sale, use, operation, application, modification, disposal or dumping of such substances; and to provide for matters connected therewith.	The handling, usage and storage of hazardous substances on site should be carefully controlled according to this Ordinance.
Soil Conservation Act No 76 of 1969	Act to consolidate and amend the law relating to the combating and prevention of soil erosion, the conservation, improvement and manner of use of the soil and vegetation and the protection of the water sources.	The proposed activity should ensure that soil erosion and soil pollution is avoided during construction and operation.

4.3 PLANNING AND DESIGN PHASE

The CR should ensure that the management actions detailed below should be adhered to during the period before the construction of the development starts.

Table 4:2: Planning and design management actions

Aspect	Management Actions
Visual Impacts	<ul style="list-style-type: none"> It is recommended that more 'green' technologies be implemented within the architectural designs and building materials of the development where possible to minimise the visual prominence of such a development within the more natural surrounding landscape. Natural colours and building materials such as wood and stone should be incorporated as well as the use of indigenous vegetation to help beautify the development. <ul style="list-style-type: none"> Visual pollutants can further be prevented through mitigations (i.e. keep existing trees, introduce tall indigenous trees; keep structures unpainted and minimising large advertising billboards).
Stormwater	<ul style="list-style-type: none"> Stormwater runoff should be accommodated within the street creation to ensure that the natural flow of water is not disturbed.
Existing Service Infrastructure	<ul style="list-style-type: none"> It is recommended that the subject area should be connected to the existing services. An investigation by an engineer is to be done to determine whether the existing services would be sufficient for the additional number of portions.
Flora and Fauna (Biodiversity)	<ul style="list-style-type: none"> Do not clear cut the entire development site, but rather keep the few individual trees/shrubs not directly affecting the developments as part of the landscaping. Protected trees are not to be removed without a valid permit from the Department of Forestry.

4.4 CONSTRUCTION PHASE

The management actions listed in **Table 4-3** apply during the construction phase. This table may be used as a guide when developing EMPs for other construction activities within these development areas.

Table 4:3: Construction phase management actions

Environmental Feature	Impact	Management Actions	Responsible Person
EMP training	Lack of EMP awareness and the implications thereof.	<p>All construction workers are to undergo EMP training that should include as a minimum the following:</p> <ul style="list-style-type: none"> • Explanation of the importance of complying with the EMP. • Discussion of the potential environmental impacts of construction activities. • Employees' roles and responsibilities, including emergency preparedness. • Explanation of the mitigation measures that must be implemented when work groups carry out their respective activities. 	Contractor, CR
Conservation of vegetation	Loss of biodiversity	<ul style="list-style-type: none"> • The layout and development design should incorporate existing trees¹. • The Contractor should compile a Plant Management Plan which should include the following as a minimum: <ul style="list-style-type: none"> ○ Trees to be preserved should be marked with paint (or other means to be readily visible) and protected. 	Contractor

¹a "tree" is defined as an indigenous woody perennial plant with a trunk diameter ≥ 150 mm.

Environmental Feature	Impact	Management Actions	Responsible Person
		<ul style="list-style-type: none"> ○ Prevent the destruction of protected and endemic plant species. If trees with stem diameter > 20mm be found within the development site, it should be conserved and be made part of the development. ○ Trees, which are impossible to conserve, need to be identified and. ○ The Contractor should apply to the local authority for a permit to remove these trees (prior to removing them). ○ Special protection should be accorded to the protected endemic species, which are to be found within the development area (As per the Forest Act 12 of 2001 and Forest Regulations of 2015). ○ Each tree that is removed needs to be replaced with an indigenous tree species after construction. ○ Some of these trees can be obtained at the National Botanical Research Institute (NBRI) or at a commercial nursery. ● Only a limited width +/- 5 m on the side of roads may be partially cleared of vegetation. ● Workers are prohibited from collecting wood or other plant products on or near work sites. ● No alien species may be planted on or near work areas. 	

Environmental Feature	Impact	Management Actions	Responsible Person
Lay-down areas and materials camp	Loss of biodiversity	<p>Suitable locations for the contractors lay-down areas and materials camp should be identified with the assistance of the PR and the following should be considered in selecting these sites:</p> <ul style="list-style-type: none"> • The areas designated for the services infrastructure should be used as far possible. • Second option should be degraded land. • Avoid sensitive areas (e.g. rivers/drainage lines). 	Contractor and PR
Hazardous waste	Contamination of surface and groundwater sources.	<ul style="list-style-type: none"> • All heavy construction vehicles and equipment on site should be provided with a drip tray. • All heavy construction vehicles should be maintained regularly to prevent oil leakages. • Maintenance and washing of construction vehicles should take place only at a designated workshop area and should not take place on open soil. 	Contractor
Water, Sewage, and grey water	Contamination of surface and groundwater sources and water wasting	<ul style="list-style-type: none"> • The wash water (grey water) collected from the cleaning of equipment on-site should not be left standing for long periods of time as this promotes parasite and bacterial proliferation. • Grey water should be recycled: <ul style="list-style-type: none"> ○ Used for dust suppression. ○ Used to water a vegetable garden, or to support a small nursery. ○ Used (reused) to clean equipment. 	Contractor

Environmental Feature	Impact	Management Actions	Responsible Person
		<ul style="list-style-type: none"> • Grey water that is not recycled should be removed on a regular basis. • No dumping of waste products of any kind in or near water bodies. • Heavy construction vehicles should be kept out of any water bodies and the movement of construction vehicles should be limited where possible to the existing roads and tracks. • Ensure that oil/ fuel spillages from construction vehicles and machinery are minimised and that where these occur, that they are appropriately dealt with. • Drip trays must be placed underneath construction vehicles when not in use to contain all oil that might be leaking from these vehicles. • Contaminated runoff from the construction sites should be prevented from entering the surface and ground water bodies. • All materials on the construction site should be properly stored. • Disposal of waste from the sites should be properly managed and taken to the designated landfill site in Oshakati. • Construction workers should be given ablution facilities at the construction sites that are located at least 30 m away from any surface water and ground water resources and should be regularly serviced. • Washing of personnel or any equipment should not be allowed 	

Environmental Feature	Impact	Management Actions	Responsible Person
		on site. Should it be necessary to wash construction equipment these should be done at an area properly suited and prepared to receive and contain polluted waters.	
General waste	Visual impact and soil contamination	<ul style="list-style-type: none"> • The construction site should be always kept tidy. • All domestic and general construction waste produced daily should be cleaned and contained daily. • No waste may be buried or burned. • Waste containers (bins) should be emptied regularly and removed from site to a recognised (municipal) waste disposal site. • All recyclable waste needs to be taken to the nearest recycling depot where practical. • Enough separate bins for hazardous and domestic/general waste must be provided on site. These should be clearly marked as such. • Construction labourers should be sensitised to dispose of waste in a responsible manner and not to litter. • No waste may remain on site after the completion of the project. • Strictly, no burning of waste on the site or at the disposal site is allowed as it possess environmental and public health impacts; 	Contractor

Environmental Feature	Impact	Management Actions	Responsible Person
Topsoil	Loss of topsoil and associated opportunity costs	<ul style="list-style-type: none"> When excavations are carried out, topsoil² should be stockpiled in a demarcated area. Stockpiled topsoil should be used to rehabilitate post-construction degraded areas and/or other nearby degraded areas if such an area is located a reasonable distance from the stockpile. 	Contractor
Rehabilitation	Visual impact	<ul style="list-style-type: none"> Upon completion of the construction phase consultations should be held with the local community/property owner(s) regarding the post-construction use of remaining excavated areas (if applicable). If no post-construction uses are requested, all excavated/degraded areas need to be rehabilitated as follows: <ul style="list-style-type: none"> Excavated areas may only be backfilled with clean or inert fill. No material of hazardous nature (e.g. sand removed with an oil spill) may be dumped as backfill. Rehabilitated excavated areas need to match the contours of the existing landscape. The rehabilitated area should not be higher (or lower) than nearby drainage channels. This ensures the efficiency of revegetation and reduces the chances of potential erosion. Topsoil is to be spread across excavated areas evenly. 	Contractor, CR

² Topsoil is defined here as the top 150mm of surface material, which accounts for the seedbank.

Environmental Feature	Impact	Management Actions	Responsible Person
		<ul style="list-style-type: none"> ○ Deep ripping of areas to be rehabilitated is required, not just simple scarification, to enable rip lines to hold water after heavy rainfall. ○ Ripping should be done along slopes, not up and down a slope, which could lead to enhanced erosion. 	
Road safety	Injury or loss of life	<ul style="list-style-type: none"> • Demarcate roads to be used by construction vehicles clearly. • Off-road driving should not be allowed. • All vehicles that transport materials to and from the site must be roadworthy. • Drivers that transport materials should have a valid driver's license and should adhere to all traffic rules. • Loads upon vehicles should be properly secured to avoid items falling off the vehicle. 	Contractor
Safety around work sites	Injury or loss of life	<ul style="list-style-type: none"> • Excavations should be left open for the shortest time possible. • Excavate short lengths of trenches and box areas for services or foundations in a manner that will not leave the trench unattended for more than 24 hours. • Demarcate excavated areas and topsoil stockpiles with danger tape. • All building materials and equipment are to be stored only within set out and demarcated work areas. • Comply with all waste related management actions stated above in this table. 	Contractor

Environmental Feature	Impact	Management Actions	Responsible Person
Ablutions	Non-compliance with Health and Safety Regulations	<ul style="list-style-type: none"> • Separate toilets should be available for men and women and should clearly be indicated as such. • Portable toilets (i.e. easily transportable) should be available at every construction site: <ul style="list-style-type: none"> ○ 1 toilet for every 15 females. ○ 1 toilet for every 30 males. ○ Sewage needs to be removed on a regular basis to an approved (municipal) sewage disposal site in Oshakati. ○ Alternatively, sewage may be pumped into sealable containers and stored until it can be removed. ○ Workers responsible for cleaning the toilets should be provided with environmentally friendly detergents, latex gloves, and masks. 	Contractor
Open fires	Injury or loss of life	<ul style="list-style-type: none"> • No open fires may be made anywhere on site. 	Contractor
General health and safety	Injury or loss of life	<ul style="list-style-type: none"> • A fully stocked first aid kit should permanently be available on-site as well as an adequately trained member of staff capable of administering first aid. • All workers should have access to the relevant personal protective equipment (PPE). • Sufficient potable water reserves should be always available to workers. 	Contractor

Environmental Feature	Impact	Management Actions	Responsible Person
		<ul style="list-style-type: none"> • No person should be allowed to smoke close to fuel storage facilities or portable toilets (if toilets are chemical toilets – the chemicals are flammable). • No workers should be allowed to drink alcohol during work hours. • No workers should be allowed on site if under the influence of alcohol. • Building rubble and domestic waste should be stored in skips. • Condoms should be accessible/available to all construction workers. • Access to Antiretroviral medication should be facilitated. 	
Dust	Nuisance and health impacts	<ul style="list-style-type: none"> • A watering truck should be used on gravel roads with the heaviest vehicle movement especially during dry and windy conditions. However, due consideration should be given to water restrictions during times of drought. • The use of waterless dust suppression means (e.g. lignosulphonate products such as Dustex) should be considered. • Cover any stockpiles with plastic to minimise windblown dust. • Dust protection masks should be provided to workers if they complain about dust. • Vehicles travelling to and from the construction site must adhere to the speed limits to avoid producing excessive dust. A speed limit of 40 km/hr should be set for all vehicles travelling over exposed areas. 	Contractor

Environmental Feature	Impact	Management Actions	Responsible Person
Noise	Nuisance impacts	<p>Work hours should be restricted to between 08h00 and 17h00 and 7:30 – 13:00 on Saturdays where construction involving the use of heavy equipment, power tools and the movement of heavy vehicles is less than 500 m from residential areas. If an exception to this provision is required, all residents within the 500 m radius should be given 1 week's written notice.</p> <ul style="list-style-type: none"> • Provide ear plugs and earmuffs to staff undertaking the noisy activity or working within proximity thereof or alternatively, all construction workers should be equipped with ear protection equipment. 	Contractor
Recruitment of labourers	Negative conflict regarding recruitment	<p>The Contractor should adhere to the below provision as a minimum for the recruitment of labour:</p> <ul style="list-style-type: none"> • Adhere to the legal provisions in the Labour Act for the recruitment of labour (target percentages for gender balance, optimal use of local labour and SME's, etc.). • Recruitment should not take place at construction sites. • Ensure that all sub-contractors are aware of recommended recruitment procedures and discourage any recruitment of labour outside these agreed upon procedures. • Contractors should give preference in terms of recruitment of sub-contractors and individual labourers to those who are qualified and from the Oshakati project area and only then look to surrounding towns. 	Contractor

Environmental Feature	Impact	Management Actions	Responsible Person
		<ul style="list-style-type: none"> Clearly explain to all jobseekers the terms and conditions of their respective employment contracts (e.g. period of employment etc.) – make use of interpreters where necessary. 	
Communication plan	Negative conflict with I&APs	<p>The Contractor or proponent should draft a Communication Plan, which should outline as a minimum the following:</p> <ul style="list-style-type: none"> How Interested and Affected Parties (I&APs), who require ongoing communication for the duration of the construction period, will be identified and recorded and who will manage and update these records. How these I&APs will be consulted on an ongoing basis. Make provision for grievance mechanisms – i.e. how concerns can be lodged/ recorded and how feedback will be delivered as well as further steps of arbitration in the event that feedback is deemed unsatisfactory. 	Contractor
General communication	Negative conflict with I&APs	<ul style="list-style-type: none"> The PR must appoint an ECO to liaise between the Contractor, I&APs, Developer. The Contractor shall at every monthly site meeting report on the status of the implementation of all provisions of the EMP. The Contractor should implement the EMP awareness training as stipulated above in this table. 	Contractor, ECO, CR

Environmental Feature	Impact	Management Actions	Responsible Person
		<ul style="list-style-type: none"> • The Contractor must list the I&APs of the project and their contact details with whom ongoing communication would be required for the duration of the contract. This list, together with the Communication Plan must be agreed upon and given to the PR before construction commences. • The Communication Plan, once agreed upon by the Developer, shall be legally binding. • All communication with the I&APs must take place through the ECO. • A copy of the EMP must be available at the site office and should be accessible to all I&APs. • Key representatives from the above-mentioned list need to be invited to attend monthly site meetings to raise any concerns and issues regarding project progress. • The Contractor should liaise with the Developer regarding all issues related to community consultation and negotiation before construction commences. • A procedure should be put in place to ensure that concerns raised have been followed-up and addressed. • All people on the I&APs list should be informed about the availability of the complaints register and associated grievance mechanisms in writing by the PR prior to the commencement of construction activities. 	

Environmental Feature	Impact	Management Actions	Responsible Person
Archaeology	Loss of heritage resources	<ul style="list-style-type: none"> • Should a heritage site or archaeological site be uncovered or discovered during the construction phase of the project, a “chance find” procedure should be applied in the order they appear below: <ul style="list-style-type: none"> ○ If operating machinery or equipment, stop work; ○ Demarcate the site with danger tape; ○ Determine GPS position if possible; ○ Report findings to the construction foreman; ○ Report findings, site location and actions taken to superintendent; ○ Cease any works in immediate vicinity; ○ Visit site and determine whether work can proceed without damage to findings; ○ Determine and demarcate exclusion boundary; ○ Site location and details to be added to the project’s Geographic Information System (GIS) for field confirmation by archaeologist; ○ Inspect site and confirm addition to project GIS; ○ Advise the National Heritage Council of Namibia (NHCN) and request written permission to remove findings from work area; and 	Contractor

Environmental Feature	Impact	Management Actions	Responsible Person
		<ul style="list-style-type: none"> ○ Recovery, packaging and labelling of findings for transfer to National Museum. • Should human remains be found, the following actions will be required: <ul style="list-style-type: none"> ○ Apply the chance find procedure as described above; ○ Schedule a field inspection with an archaeologist to confirm that remains are human; ○ Advise and liaise with the NHCN and Police; and ○ Remains will be recovered and removed either to the National Museum or the National Forensic Laboratory. 	

4.5 OPERATION AND MAINTENANCE PHASE

The management actions included in **Table 4-4** below apply during the operation and maintenance phase of these developments.

Table 4:4: Operation and maintenance management actions

Environmental Feature	Impact	Management Actions	Person Responsible
EMP training	Lack of EMP awareness and the implications thereof	All contractors appointed for maintenance work on the respective streets must ensure that all personnel are aware of necessary health, safety and environmental considerations applicable to their respective work.	Contractor
Water	Surface and groundwater contamination	Ensure that surface run-off water accumulating on-site are channeled and captured through a proper storm water management system to be treated in an appropriate manner before disposal into the environment.	Proponent, Contractor,
Aesthetics	Visual impacts	<p>The proponent should consult with a view to incorporate the relevant local/national/international development guidelines which addresses the following:</p> <ul style="list-style-type: none"> • The incorporation of indigenous vegetation into the development. • To mark the area with appropriate road warning signs (e.g. the road curves to the left/right) • 'green' technologies should be implemented within the architectural designs and building materials of the development where possible to minimize the visual prominence of such a development within the more natural surrounding landscape. 	Proponent

Environmental Feature	Impact	Management Actions	Person Responsible
		<ul style="list-style-type: none"> • keep existing trees, introduce tall indigenous trees; keep structures unpainted and minimizing large advertising billboards. • No illegal dumping of waste should be allowed. 	
Noise	Nuisance impacts	<p>No activity having a potential noise impact should be allowed after 18:00 hours if possible.</p> <ul style="list-style-type: none"> • Do not allow commercial activities that generate excessive noise levels. • Continuous monitoring of noise levels should be conducted to make sure the noise levels does not exceed acceptable limits. 	Proponent
Socio-Economic	Social Impacts	<p>The local community be consulted in terms of possible job creation opportunities and must be given priority if unspecialised job vacancies are available.</p>	Proponent

4.6 DECOMMISSIONING PHASE

The decommissioning of these developments is not foreseen as the intended development is envisaged to be permanent. If this infrastructure development is decommissioned the following management actions should apply.

Table 4:5: Decommissioning phase management actions

Environmental Feature	Management Actions
Decommissioning activity	Many of the mitigation measures prescribed for construction activity for these developments (Table 4:3 above) would be applicable to some of the decommissioning activities. These should be adhered to where applicable.

5 CONCLUSION

The management actions included in this report aim to assist in the avoidance, management and/or mitigation of potential impacts on the environment that may result from the proposed activities.

Should the measures recommended in this EMP be implemented and monitored, SPC is confident that the risks identified in the FESR can be reduced to acceptable levels.