

UPDATED ENVIRONMENTAL MANAGEMENT PLAN

CONTINUED OPERATION OF A FUEL STORAGE FACILITY AND TRUCK PORT ON A
PORTION OF ERF 6150, WALVIS BAY, ERONGO REGION

APP-007001



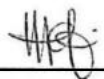
February 2026

PREPARED FOR:

BIP Service Station and Truck Port CC

PREPARED BY:



Project:	UPDATED ENVIRONMENTAL MANAGEMENT PLAN FOR THE CONTINUED OPERATION OF A FUEL STORAGE FACILITY AND TRUCK PORT ON A PORTION OF ERF 6150, WALVIS BAY, ERONGO REGION
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Report Approval: Signature and date	 12 March 2026

I, Warren Ockhuys the proponent's representative (BIP Service Station and Truck Port CC), hereby confirm our approval of the Environmental Management Plan as presented in this document. We further affirm that all material information in the possession of the proponent, which reasonably has or may have the potential to influence the Environmental Management Plan, was fully and accurately disclosed to the consultant.


Signature:  Date: 12 March 2026

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LIST OF ABBREVIATIONS

ECC	Environmental Clearance Certificate
EIA	Environmental Impact Assessment
EMA	Environmental Management Act, No. 7 of 2007
EMP	Environmental Management Plan
EMS	Environmental Management System
HSE	Health, Safety and Environment
MSDS	Material Safety Data Sheet
PPE	Personal Protective Equipment
SANS	South African National Standards
SOP	Standard Operating Procedure
UNFCCC	United Nations Framework Convention on Climate Change
WHO	World Health Organization

DEFINITION OF TERMS

Applicant / Proponent

The legal entity responsible for the ownership, operation, and environmental compliance of the fuel storage facility and truck port, namely BIP Service Station and Truck Port CC.

Construction Phase

Activities related to maintenance, upgrades, repairs, or modifications of existing infrastructure that may result in temporary environmental impacts.

Decommissioning Phase

The phase during which the facility, or parts thereof, are permanently closed, dismantled, and removed, including remediation and rehabilitation of affected areas.

Environmental Clearance Certificate (ECC)

A certificate issued by the competent authority under the Environmental Management Act authorising the continuation of a listed activity, subject to specified conditions.

Environmental Impact Assessment (EIA)

A systematic process undertaken to identify, predict, and evaluate the potential environmental and social impacts of a proposed or existing activity and to inform decision-making.

Environmental Management Plan (EMP)

A practical document outlining mitigation measures, monitoring requirements, roles, and responsibilities to manage and minimise environmental impacts throughout the project lifecycle.

Environmental Management System (EMS)

A structured management framework used to identify, control, monitor, and continuously improve environmental performance in line with legal and organisational requirements.

Hazardous Substances

Materials or products, including fuels and petroleum products, that pose a risk to human health, safety, or the environment due to their chemical or physical properties.

Mitigation Measures

Actions, controls, or procedures implemented to avoid, reduce, remedy, or compensate for identified adverse environmental impacts.

Operational Phase

The phase during which the fuel storage facility and truck port are actively functioning, including fuel storage, refuelling, truck parking, container storage, and associated services.

Pollution

Any direct or indirect alteration of the environment caused by substances, noise, or energy that may be harmful to human health, ecosystems, or property.

Rehabilitation

Measures undertaken to restore disturbed land or environmental conditions to a stable, safe, and acceptable state following disturbance or decommissioning.

Spill

An unplanned release of fuel or other hazardous substances into the environment during storage, transfer, or handling operations.

Stakeholder

Any individual, group, or organisation that may be affected by, or has an interest in, the operation of the fuel storage facility and truck port.

Sustainable Development

Development that meets present needs without compromising the ability of future generations to meet their own needs, balancing environmental, social, and economic considerations.

1. INTRODUCTION

1.1. Background and Project Overview

BIP Service Station & Truck Port CC is the owner and operator of an existing fuel storage and commercial truck port facility situated on a portion of Erf 6150 W within Light Industrial (Zoning Certificate attached in Annexure A) area of Walvis Bay, in the Erongo Region of Namibia. In terms of the Municipality of Walvis Bay Town Planning Scheme, the 'Light Industrial' zoning permits storage premises, services industry, and related industrial activities as primary land uses.

The facility was established to provide cost-effective, safe, and efficient fuelling, parking, container storage and support services to the trucking and logistics industry, with a particular focus on heavy-duty cargo vehicles operating to and from the Port of Walvis Bay, a strategic logistics hub for regional and international trade.

The development occupies an area of approximately 39 466 m² and functions as a multipurpose truck support facility. Its strategic location enhances logistical efficiency by offering truck-related services in close proximity to port operations, thereby reducing congestion, unnecessary travel distances, and operational downtime for transport operators.

The facility is fully constructed and has been operational since 2022; however, certain approved infrastructure components are currently not in use. Importantly, no physical expansion, modification, or change in operational scope is proposed. The current process relates solely to regulatory compliance and continued lawful operation of the existing development.



Figure 1: Site location

1.2. Legal and Regulatory Context

The operation is a listed activity in terms of Section 27 of the Environmental Management Act, No. 7 of 2007 (EMA), which requires that such activities undergo an Environmental Impact Assessment (EIA) process and obtain an Environmental Clearance Certificate (ECC) prior to development and operation.

Although the facility was previously issued with an ECC and subsequently developed, the existing ECC has expired on 24/02/2025 and is attached as Annexure B. In accordance with the EMA and the Environmental Impact Assessment Regulations of 2012, an ECC must remain valid for the continuation of listed activities. As a result, the renewal of the ECC is required to ensure that the operation of the facility remains compliant with Namibia's environmental legislation and regulatory expectations.

The ECC renewal is undertaken in terms of:

Section 32 of the EMA, which governs the validity and renewal of environmental clearance certificates; and Section 6 of the Environmental Impact Assessment Regulations of 2012, which outlines procedural requirements for listed activities.

1.3. Appointment of the Environmental Assessment Practitioner

RJ Dynamics Investment cc has been appointed by BIP Service Station & Truck Port CC to undertake the update the Environmental Management Plan and to facilitate the application for renewal of the Environmental Clearance Certificate.

RJ Dynamics Investment cc is responsible for ensuring that the process involved in the renewal of the ECC is conducted in a transparent, objective, and legally compliant manner, including stakeholder engagement, identification of potential environmental risks, and the development of appropriate mitigation and management measures. This Environmental Management Plan forms a key supporting document to the ECC renewal application.

1.4. Purpose of the Environmental Management Plan

The purpose of this Environmental Management Plan (EMP) is to provide a practical and enforceable framework for managing the environmental aspects and potential impacts associated with the continued operation of the BIP Service Station & Truck Port facility. The EMP translates identified environmental risks into clear management actions, responsibilities, and monitoring requirements.

Specifically, the EMP aims to:

- Ensure compliance with the EMA, ECC conditions, and other applicable environmental legislation;

- Minimise or prevent adverse environmental impacts associated with fuel storage, truck operations, container handling, and ancillary services;
- Promote environmentally responsible operations through best practice management measures;
- Provide guidance to management, employees, contractors, and service providers operating on site; and
- Support ongoing environmental monitoring and continuous improvement.

This EMP applies to all operational components of the facility, including those that are currently non-operational but form part of the approved project scope.

1.5. Project Description and Approved Infrastructure

The approved development comprises several interrelated infrastructure components designed to support heavy-duty trucking and associated services:

1.5.1. Commercial Truck Port Facility

The truck port covers an area of approximately 20,170 m² and provides parking capacity for up to 45 trucks at any given time. Supporting infrastructure includes:

- A security office and controlled access points;
- An administration office;
- Ablution facilities for drivers and employees; and
- A cafeteria/shop and shower facilities to support driver welfare.

This component represents the core operational function of the site.

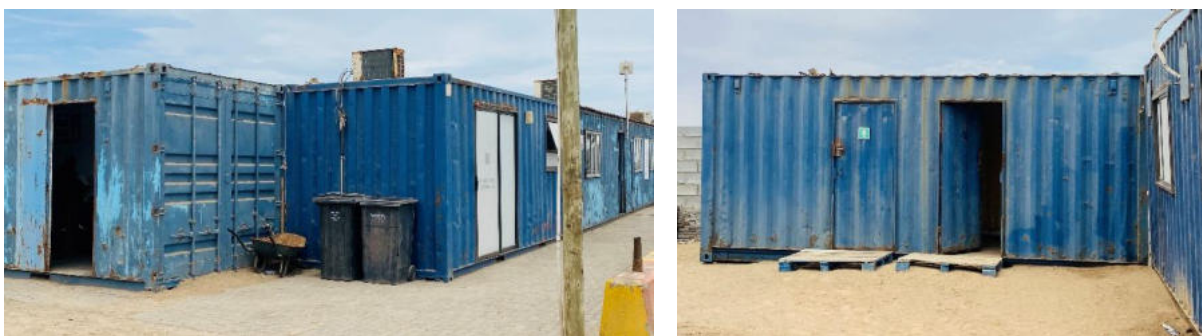


Figure 2: Admin block and ablution facilities

1.5.2. Fuel Station and Convenience Store

The fuel station infrastructure is designed to accommodate both light motor vehicles and heavy-duty trucks. It includes:

- A canopy with three fuel pumps and six bays for light motor vehicles; and

- Two heavy-duty truck pump stations capable of fuelling up to four trucks simultaneously.

The fuel station has an approximate footprint of 500 m², while the convenience store occupies approximately 380 m². These two components are currently not operational.

1.5.3. Wheel Alignment and Balancing Centre

This facility occupies approximately 384 m² and was designed to service both light and heavy vehicles. It is currently not in use but remains part of the approved development footprint.

1.5.4. Commercial Weighbridge Facility

The weighbridge measures approximately 250 m by 5 m and was intended to allow trucks to verify axle loads and adjust cargo where necessary prior to proceeding to the Roads Authority weighbridge in Walvis Bay. This facility is currently not operational.

1.5.5. Additional Site Operations

Additional approved site activities include:

- A wash bay for cleaning shipping containers;
- Storage of refrigerated containers and dry containers, which are spatially separated on site to ensure orderly and safe storage practices; and
- A dedicated diesel fuelling area of approximately 500 m² (not operational)

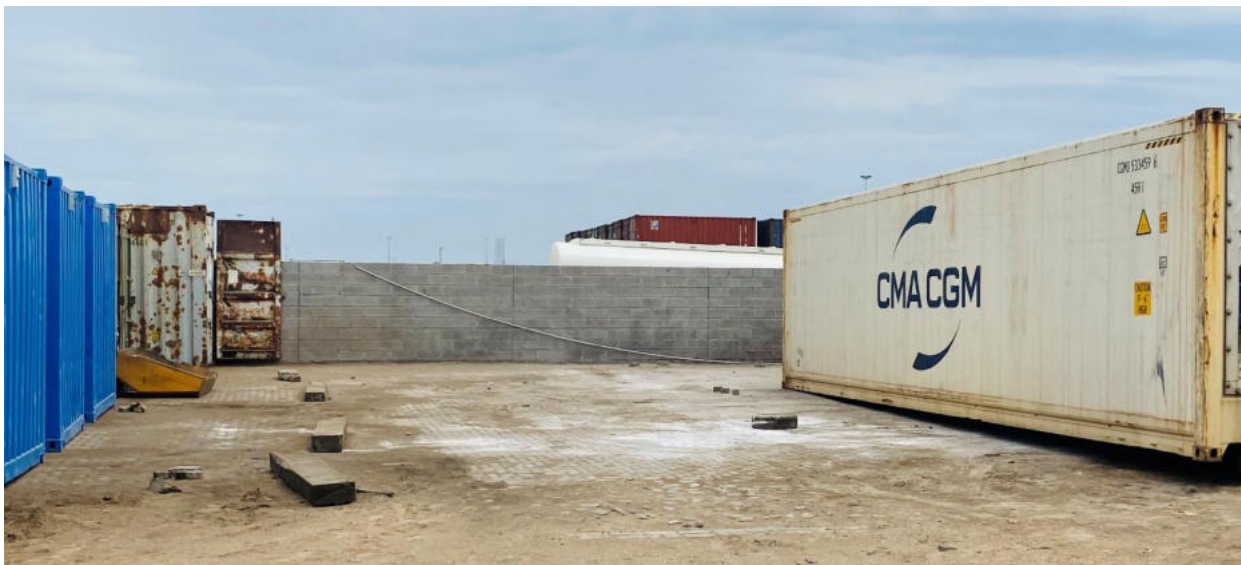


Figure 3: Container wash bay

2. ADMINISTRATIVE, LEGAL AND POLICY REQUIREMENTS

2.1. Purpose and Regulatory Context

Environmental protection and sustainable development are central principles guiding development activities in Namibia. In accordance with national legislation, all projects, plans, programmes, and policies that may have adverse effects on the environment are required to undergo an environmental assessment prior to implementation. This ensures that potential environmental and social impacts are identified, assessed, and managed appropriately throughout the project lifecycle.

This Environmental Management Plan (EMP) was updated in compliance with applicable Namibian legal, administrative, and policy frameworks. This chapter outlines the administrative, legal, and policy framework governing the continued operation of the fuel storage facility and truck port in Namibia. The purpose of this chapter is to ensure that all operational activities are undertaken in compliance with applicable national legislation, international obligations, and recognised industry standards, thereby minimising environmental risks, protecting human health and safety, and supporting sustainable development.

Fuel storage and handling facilities are considered environmentally sensitive due to the presence of hazardous substances, the potential for soil and groundwater contamination, air emissions, fire hazards, and waste generation. As such, continued operation is subject to strict regulatory oversight and ongoing compliance with environmental clearance conditions, permits, licences, and operational standards.

2.2. Applicable National Legislation

The continued operation of the fuel storage facility and truck port is governed by several Namibian laws that collectively regulate environmental protection, hazardous substances, occupational health and safety, pollution prevention, and local authority requirements. Compliance with these laws is mandatory throughout the operational lifecycle of the facility.

Table 1: Namibian law applicable to the fuel retail facility

Law	Key aspects
The Namibian Constitution	<p>The Namibian Constitution provides the overarching legal foundation for environmental protection and sustainable resource use. It promotes the welfare of the people and recognises environmental protection as a national priority. It incorporates international environmental agreements approved by Namibia into national law, thereby extending international environmental obligations to operational activities such as fuel storage and transportation.</p>
Environmental Management Act, Act No. 7 of 2007	<p>The Environmental Management Act (EMA) is the primary environmental legislation regulating activities with potential environmental impacts. For the continued operation of the fuel storage facility and truck port, the Act:</p> <ul style="list-style-type: none"> • Defines the environment and principles of sustainable development • Requires the identification, assessment, and management of environmental risks • Mandates compliance with conditions of an Environmental Clearance Certificate (ECC) • Provides for monitoring, enforcement, and corrective action in cases of non-compliance <p>The facility must ensure that all operational activities remain consistent with the approved Environmental Management Plan and that any operational changes are reported to the competent authority.</p>
Environmental Management Act Regulations (Government Notices No. 28–30 of 2012)	<p>The EMA Regulations operationalise the Act and list activities that require an Environmental Clearance Certificate. Continued operation remains subject to these regulations, particularly where:</p> <ul style="list-style-type: none"> • Hazardous substances are stored and handled • Existing permits or licences are amended • Modifications are made to infrastructure, storage capacity, or operational processes <p>Failure to maintain compliance may result in suspension or withdrawal of the ECC.</p>

Law	Key aspects
<p>Petroleum Products and Energy Act, 1990 (Act No. 13 of 1990)</p>	<p>This Act regulates the petroleum industry in Namibia and applies directly to fuel storage and distribution facilities. Key provisions relevant to continued operation include:</p> <ul style="list-style-type: none"> • Licensing and authorisation of petroleum-related activities • Compliance with prescribed technical and safety standards • Requirements for environmental protection and impact assessment <p>The Act enforces Petroleum Products Regulations, which prescribe compliance with South African National Standards (SANS) or equivalent standards for construction, operation, maintenance, and decommissioning of petroleum facilities. Regulatory oversight is exercised by the Ministry of Industries, Mines and Energy.</p>
<p>Water Resources Management Act, 2013 (Act No. 11 of 2013)</p>	<p>This Act governs the protection and sustainable use of water resources. For fuel storage and truck port operations, it:</p> <ul style="list-style-type: none"> • Prohibits pollution of surface and groundwater resources • Assigns liability for water contamination incidents • Requires preventative measures against fuel spills, leakages, and contaminated runoff <p>Operational controls such as spill containment systems, impermeable surfaces, and regular inspections are mandatory to ensure compliance.</p>
<p>Local Authorities Act, 1992 (Act No. 23 of 1992)</p>	<p>The Local Authorities Act regulates the powers and functions of municipal councils. In terms of this Act, the facility must comply with:</p> <ul style="list-style-type: none"> • Municipal zoning and land-use requirements; • Bylaws relating to waste management and sanitation; and • Conditions governing discharge into municipal sewer systems, where applicable.
<p>Public and Environmental Health Act, 2015 (Act No. 1 of 2015)</p>	<p>This Act establishes a framework for public and environmental health protection. It applies to the facility in relation to:</p> <ul style="list-style-type: none"> • Integrated waste management practices; • Storage, handling, and disposal of operational waste; • Sanitation and hygiene requirements; and • Prevention of environmental conditions that may pose risks to public health.

Law	Key aspects
Labour Act, 2007 (Act No. 11 of 2007)	<p>The Labour Act and associated health and safety regulations require the facility operator to ensure:</p> <ul style="list-style-type: none"> • A safe and healthy working environment; • Proper training of employees handling hazardous substances; • Provision and use of appropriate personal protective equipment; and • Emergency preparedness and incident reporting procedures.
Atmospheric Pollution Prevention Ordinance, 1976	<p>This Ordinance governs the control of noxious or offensive gases. The facility is required to apply best practicable means to prevent or minimise air emissions associated with fuel storage and transfer operations, including vapour control measures.</p>
Hazardous Substances Ordinance, 1974	<p>This Ordinance regulates the manufacture, storage, handling, use, disposal, and transportation of hazardous substances. Fuel stored and handled at the facility falls within the scope of this Ordinance, and compliance is required to prevent injury, ill-health, or environmental harm.</p>
Pollution Control and Waste Management Bill (Draft)	<p>Although not yet enacted, this draft legislation provides guidance on future regulatory expectations relating to pollution prevention and waste management. The facility commits to aligning its operations, where practicable, with the principles contained in the draft Bill.</p>
Municipality of Walvis Bay Town Planning Scheme	<p>The Municipality of Walvis Bay Town Planning Scheme (also called the Walvis Bay Zoning Scheme) is the official set of rules that controls how land and buildings can be used in Walvis Bay. It ensures the town develops in an organised, safe, and sustainable way.</p> <p>The operator shall ensure that all activities conducted on the property remain in compliance with the 'Light Industrial' zoning under the Municipality of Walvis Bay Town Planning Scheme and shall be limited to permitted land uses; any proposed change in land use or activity not permitted under the current zoning shall be subject to prior approval by the Municipality of Walvis Bay through a formal rezoning or consent use application process.</p>

2.3. International and Multilateral Environmental Agreements

Namibia is a signatory to several international environmental agreements that influence national environmental governance and operational practices.

Key agreements relevant to the facility include:

- **Stockholm Declaration on the Human Environment (1972):** Establishes global principles for environmental protection and sustainable development
- **Vienna Convention for the Protection of the Ozone Layer (1985):** Promotes protection of human health and the environment from atmospheric degradation
- **United Nations Framework Convention on Climate Change (UNFCCC):** Encourages reduction of greenhouse gas emissions and climate-resilient operations
- **Convention on Biological Diversity (1992):** Requires environmental assessments for projects that may impact biodiversity

These agreements reinforce Namibia's obligation to regulate fuel storage and transportation activities responsibly.

3. THE IMPLEMENTATION OF THE EMP

This Environmental Management Plan (EMP) provides a structured framework for managing and mitigating environmental, health, and safety risks associated with the continued operation of the fuel storage facility and truck port, as well as related maintenance, upgrades, and eventual decommissioning activities.

The EMP ensures that all operational activities are conducted in an environmentally responsible manner, in compliance with applicable legal and regulatory requirements, and in alignment with best industry practices for fuel handling, storage, and transport logistics. The EMP applies to all personnel, contractors, subcontractors, visitors, and service providers operating within the facility boundaries.

The EMP addresses environmental management requirements for the following phases of the facility lifecycle:

- **Planning Phase** – Ongoing planning for continued operations, maintenance, upgrades, expansions, and eventual closure.
- **Operational and Maintenance Phase** – Day-to-day fuel storage, loading and offloading of fuel tankers, truck parking, container storage, vehicle movements, equipment maintenance, and infrastructure upgrades.
- **Decommissioning Phase** – Closure of the facility, removal of infrastructure, remediation of contaminated areas, and site rehabilitation.

While the facility is currently in the operational phase, planning for future upgrades and decommissioning remains an integral component of responsible environmental management.

The EMP is a living document that must be continuously reviewed, updated, and refined by the Proponent as operational conditions, regulatory requirements, and environmental risks

evolve. Mitigation measures presented in this EMP represent minimum requirements and must be expanded upon through:

- Site-specific procedures,
- Standard Operating Procedures (SOPs),
- Emergency response plans, and
- Environmental monitoring programs.

The Proponent is responsible for assigning clear roles and responsibilities for implementing mitigation measures, monitoring environmental performance, and reporting compliance outcomes. All environmental monitoring results and compliance activities must be documented and reported in accordance with the Environmental Clearance Certificate (ECC) conditions.

Reporting is critical for:

- Demonstrating ongoing environmental compliance,
- Supporting ECC renewal applications, and
- Ensuring transparency with regulatory authorities.

The primary environmental risks associated with the continued operation of a fuel storage facility and truck port include:

- Fuel spills and leaks during storage, transfer, and tanker operations
- Soil and groundwater contamination from hydrocarbons
- Air emissions from idling trucks and fuel vapours
- Noise pollution from vehicle movements and loading activities
- Waste generation (oily rags, filters, containers, general waste)
- Fire and explosion risks
- Occupational health and safety hazards

Most of these impacts can be prevented or effectively mitigated through strict operational controls, routine inspections, staff training, and emergency preparedness. The impact identification and mitigation measures outlined in this EMP are informed by the initial Environmental Impact Assessment (EIA) and risk assessment undertaken by Environam Consultants Trading cc.

3.1. Planning Phase Requirements for Continued Operations

Although construction activities are limited, planning remains a continuous responsibility throughout the operational life of the facility. During this phase, the Proponent must ensure

that systems, permits, and resources remain adequate to manage environmental risks associated with ongoing fuel storage and truck port operations.

The following measures must be implemented and maintained:

3.1.1. Legal and Regulatory Compliance

- Ensure that all permits, licences, and approvals issued by relevant ministries, local authorities, and regulatory bodies remain valid and up to date.
- Monitor changes in environmental legislation and standards applicable to fuel storage, hazardous substances, and transport facilities.

3.1.2. EMP Integration and Awareness

- Ensure that all employees, contractors, and subcontractors formally acknowledge and comply with the EMP.
- Conduct induction and refresher training to ensure personnel understand:
 - a. Environmental risks associated with fuel handling,
 - b. Spill prevention and response procedures,
 - c. Waste management requirements, and
 - d. Emergency response protocols.

3.1.3. Appointment of Environmental and Safety Personnel

Appoint or retain a Health, Safety and Environmental (HSE) Coordinator responsible for:

- Implementing the EMP,
- Monitoring compliance during daily operations,
- Coordinating inspections and audits, and
- Liaising with regulatory authorities when required.

3.1.4. Emergency Preparedness and Response

Maintain the following on site at all times, where reasonably practicable:

- The EMP, HSE manuals, operational procedures, and safety standards
- Material Safety Data Sheets (MSDS) for all fuels and hazardous substances
- Spill response kits, firefighting equipment, and first aid supplies
- Trained emergency response personnel
- Adequate protection and indemnity insurance coverage for environmental incidents

3.1.5. Financial Provision for Closure and Rehabilitation

Establish and maintain a dedicated financial provision for:

- Environmental rehabilitation,
- Pollution remediation, and
- Ecological restoration, should the facility be decommissioned or operations cease.

3.1.6. Monitoring, Reporting, and ECC Renewal

- Maintain a structured environmental monitoring and reporting system aligned with ECC conditions.
- Appoint a suitably qualified environmental consultant to:
 - a) Review and update the EMP as needed, and
 - b) Prepare and submit ECC renewal applications prior to expiry.

3.2. Management Of Impacts: Operations And Construction

This section outlines the management measures applicable to the continued operation of the fuel storage facility and truck port, as well as periodic construction-related activities such as maintenance, upgrades, repairs, and infrastructure improvements.

While the facility is already operational, construction-related activities may occur intermittently and may result in temporary but intensified impacts. Management measures are therefore presented separately for operational and construction phases where relevant.

Table 2: Management of impacts: Operations and construction

Potential impact	Impact analysis	Mitigation measures	Monitoring	Responsibility
OPERATIONAL IMPACTS				
Employment	The continued operation of the fuel storage facility and truck port requires permanent and contract-based employment. Operational activities rely on both skilled and unskilled labour for fuel handling, administration, security, cleaning, traffic control, and	Priority shall be given to employing local Namibians wherever possible. Recruitment shall follow a hierarchy of sourcing from the local town, then the region, and finally nationally. Any deviation from this practice must be justified and documented.	Bi-annual employment summary reports based on employee records.	Proponent

Potential impact	Impact analysis	Mitigation measures	Monitoring	Responsibility
	routine maintenance. This contributes positively to the local economy through stable employment opportunities.			
Skills Development, Technology and Capacity Building	Ongoing operations require employees to be competent in fuel handling, health and safety, emergency response, and equipment operation. Continuous training improves operational efficiency and reduces environmental and safety risks.	Implement continuous training and refresher programmes based on performance assessments. Provide employees with clear criteria for training certification and references. Employ Namibians where possible, with justified deviations.	Maintain certified training records. Summarise all training activities in bi-annual reports.	Proponent
Demographic Profile and Community Health	Truck port operations are associated with risks such as communicable diseases, substance abuse, and environmental health concerns. Fuel spills may pose risks to public	Employ local workers where possible. Implement employee awareness programmes on HIV/AIDS and social wellbeing. Ensure compliance with municipal environmental health by-laws.	Bi-annual reports on employee demographics and health programmes. Facility inspection sheet for all areas, which may present environmental health risks, kept on file.	Proponent

Potential impact	Impact analysis	Mitigation measures	Monitoring	Responsibility
	health if not properly managed.			
Fuel Supply	The continued operation of the facility ensures a reliable fuel supply to residents, businesses, and transport operators.	Comply with petroleum regulations. Maintain proper fuel stock management and record shortages.	Record and review supply disruptions and corrective actions.	Proponent
Traffic	Increased traffic from customers and tanker deliveries may cause congestion and safety risks.	Clear access and exit signage. Adequate staffing during peak periods. Controlled tanker delivery scheduling.	Record the incoming and departing traffic at security point. Any complaints received regarding traffic issues should be recorded together with action taken to prevent impacts from repeating itself.	Proponent
Health, Safety and Security	Employees are exposed to risks from fuel handling, machinery operation, and security threats.	Implement and maintain a comprehensive health and safety management system. Provide PPE and regular training. Maintain security systems and emergency response plans.	Record the handing of PPE to workers. Any incidents must be recorded with action taken to prevent future occurrences.	Proponent
Fire	Fuel storage presents a continuous fire risk.	Maintain fire prevention and firefighting systems.	Daily inspections of storage tanks for leakages	Proponent

Potential impact	Impact analysis	Mitigation measures	Monitoring	Responsibility
		Conduct regular fire drills and equipment inspections.	A register of all incidents must be maintained on a daily basis. This should include measures taken to ensure that such incidents do not repeat themselves.	
Air Quality	Fuel vapours pose health risks during refuelling.	Proper placement of vent pipes. Training on vapour hazards.	Regular refresher training and training records	Proponent
Noise	Continuous vehicle movement generates noise.	Provide employees working at noisy stations with correct PPE such as ear plugs	Records of the distribution of PPE	Proponent
Waste Production	Hazardous and domestic waste generation.	Waste should be disposed of regularly and at appropriately classified disposal facilities, this includes hazardous material (empty chemical containers, contaminated rugs, paper water and soil). The spill catchment traps and oil water separator should be cleaned regularly and waste disposed of appropriately. Surfactants (soap) may not	Regular site inspections to ensure waste is stored properly before discarding A register of hazardous waste disposal should be kept. This should include type of waste, volume as well as disposal method/facility.	Proponent

Potential impact	Impact analysis	Mitigation measures	Monitoring	Responsibility
		<p>be allowed to enter the oil water separator.</p> <p>See the material safety data sheets available from suppliers for disposal of contaminated products and empty containers.</p> <p>Liaise with the municipality regarding waste and handling of hazardous waste.</p>		
Groundwater, Surface Water and Soil Contamination	Risk from fuel leaks and spills.	Have a spill system in place to ensure spillages are properly handled.	<p>Spillage kits</p> <p>Inspection holes at the ends of the tanks must at a minimum be inspected every 14 days and measurements must be recorded for future reference.</p>	Proponent
Visual Impact	Poor housekeeping may degrade site appearance.	Follow the waste management procedure in place	Regular site inspections to ensure waste is stored properly before discarding	Proponent
Cumulative Impacts	Cumulative impacts mainly relate to traffic and ongoing environmental risks.	Addressing each of the individual impacts as discussed and recommended in the EMP	Reports based on all other impacts will provide an overall assessment of the	Proponent

Potential impact	Impact analysis	Mitigation measures	Monitoring	Responsibility
		would reduce the cumulative impact.	impact of the operational and maintenance phases.	
CONSTRUCTION IMPACTS				
Employment	Construction-related activities (e.g. upgrades or repairs) may require temporary labour, resulting in short-term employment opportunities. These activities may attract contractors from outside the local area if specialised skills are required.	Unskilled and semi-skilled labour shall be sourced locally where feasible. Contractors shall be encouraged to employ local labour for non-specialised tasks. Employment practices must comply with Namibian labour legislation.	Records of contractor employment and labour sourcing.	Proponent Contractors
Skills Development, Technology and Capacity Building	Construction activities may introduce specialised technologies unfamiliar to local workers. Skills transfer may occur through on-the-job training.	Contractors to provide basic safety and task-specific training to construction workers. Encourage mentoring of local labour by skilled contractors.	Training attendance and induction records.	Contractors
Demographic Profile and Community Health	Temporary construction labour may increase health and	Provide adequate sanitation facilities on-site.	Contractors' requirements documentations	Contractors

Potential impact	Impact analysis	Mitigation measures	Monitoring	Responsibility
	sanitation pressures.	Ensure contractors comply with health and safety requirements.		
Traffic	Construction vehicles may temporarily increase traffic congestion.	Implement traffic management plans during construction. Avoid obstruction of public roads.	Signage during construction and.	Contractors
Health, Safety and Security	Construction activities increase risks due to heavy machinery and temporary works.	Clearly demarcate hazardous areas. Enforce construction-specific safety procedures. For all emergency situations, the appropriate emergency response plan must be implemented as soon as possible in order to minimize the magnitude of impacts or prevent such impacts from developing into more severe impacts.	Safety drills	Contractors
Fire	Hot works and electrical installations increase fire risk.	Implement permit-to-work systems for hot works. Ensure fire equipment is accessible during construction.	Inspection of fire equipment to ensure that they are properly working. A report should be compiled of all incidents reported. The report should contain dates when	Proponent Contractors

Potential impact	Impact analysis	Mitigation measures	Monitoring	Responsibility
			fire drills were conducted and when fire equipment was tested and training given.	
Air Quality	Dust generation from construction activities.	<p>Personnel issued with appropriate masks where excessive dust or vapours are present.</p> <p>A complaints register should be kept for any dust related issues and mitigation steps taken to address complaints where necessary e.g. dust suppression.</p> <p>Employees should be coached on the dangers of fuel vapours.</p> <p>Vent pipes must be properly placed as per SANS requirements.</p>	Any complaints received regarding dust or fuel vapours should be recorded with notes on action taken.	Contractors
Noise	Temporary elevated noise from machinery.	<p>Compliance with noise regulations.</p> <p>Provision of hearing protection where required.</p>	<p>Health and Safety Regulations of the Labour Act and WHO Guidelines.</p> <p>Maintain complaints register.</p>	Proponent
Waste Production	Construction rubble and contaminated materials.	Waste segregation, safe storage, and disposal at approved facilities.	A register of hazardous waste disposal should be	Proponent Contractors

Potential impact	Impact analysis	Mitigation measures	Monitoring	Responsibility
		Waste should be disposed of regularly and at appropriately classified disposal facilities, this includes hazardous material (empty chemical containers, contaminated rugs, paper water and soil).	kept. This should include type of waste, volume as well as disposal method/facility. Any complaints received regarding waste should be recorded with notes on action taken.	
Groundwater, Surface Water and Soil Contamination	Risk from excavation and handling of contaminated materials.	Spill containment systems and regular inspections. Immediate clean-up and reporting of spills. Proper training of operators must be conducted on a regular basis (fuel handling, spill detection, spill control).	A report should be compiled of all spills or leakages reported.	Proponent Contractors
Cumulative Impacts	Short-term cumulative impacts from traffic, noise, and dust.	Continuous review of monitoring reports to identify emerging cumulative impacts.	Reports based on all other impacts will provide an overall assessment of the impact of the operational and maintenance phases.	Proponent

3.3. Decommissioning And Rehabilitation

The continued operation of the fuel storage facility and truck port is proposed for the duration of the Environmental Clearance Certificate (ECC) validity period. As such, decommissioning

is not anticipated during the operational life of the facility covered by this ECC. The focus of this EMP is therefore on the safe, compliant, and environmentally responsible operation of the facility.

However, decommissioning has been assessed as a potential future activity, as operational requirements, regulatory changes, or economic considerations may necessitate partial or full decommissioning at a later stage. Furthermore, routine operational activities may involve modification, replacement, or removal of infrastructure, which could result in localized decommissioning-related impacts.

Should decommissioning occur at any stage, whether partial or complete, it will be undertaken in a planned, controlled, and environmentally responsible manner. Decommissioning activities will entail the systematic dismantling and removal of all above-ground and underground infrastructure, including fuel storage tanks, pipelines, loading and offloading bays, buildings, paved surfaces, and associated utilities.

All decommissioning activities will comply with applicable health, safety, and environmental legislation, with particular emphasis on preventing soil, groundwater, and surface water contamination. Any fuel residues, hazardous materials, or contaminated soils identified on site must be assessed and remediated in accordance with approved remediation standards and guidelines prior to site closure or reuse.

The potential impacts associated with decommissioning include:

- Increased noise levels during dismantling and demolition activities;
- Generation of general and hazardous waste, including scrap metal, contaminated soils, and construction debris;
- Risk of fuel spills or leaks during removal of tanks and pipelines.

Noise levels will be managed to remain within the Health and Safety Regulations of the Labour Act and applicable World Health Organization (WHO) guidelines. All waste generated will be segregated, safely stored, and transported to appropriately licensed and approved waste disposal or recycling facilities. Under no circumstances shall waste be disposed of or buried on site or in surrounding areas.

Prior to decommissioning, a future land-use assessment shall be conducted to determine whether the site will be redeveloped, repurposed, or returned to a natural or semi-natural state. Where required, rehabilitation measures such as soil replacement, recontouring, and re-vegetation will be implemented to restore the site to a condition suitable for its intended future use.

At the time of decommissioning, the Environmental Management Plan (EMP) will be reviewed and updated to reflect site-specific conditions, decommissioning methods, and regulatory requirements. The revised EMP will provide detailed mitigation measures and monitoring requirements to ensure effective environmental protection during this phase.

3.4. Environmental Management System

To support the continued operation of the fuel storage facility and truck port in an environmentally responsible manner, the Proponent may implement a formal Environmental Management System (EMS). An EMS is an internationally recognized management framework designed to ensure the systematic identification, control, monitoring, and continual improvement of environmental performance.

The implementation of an EMS will assist in ensuring ongoing compliance with environmental legislation, licence conditions, and the commitments outlined in this EMP. In addition, an effective EMS contributes to operational efficiency, cost savings, and a reduction in environmental, health, and safety risks, particularly important for high-risk activities such as fuel storage and handling.

A functional EMS for the facility should include, but not be limited to, the following elements:

- A formal environmental policy endorsed by management, outlining the Proponent's commitment to pollution prevention, legal compliance, and continual improvement;
- An environmental legal register identifying all applicable environmental laws, regulations, permits, and standards relevant to fuel storage and truck port operations;
- A clearly defined organizational and institutional structure, detailing roles, responsibilities, authority, communication channels, and resources required to implement and maintain the EMS;
- Identification of environmental, health, and safety training needs, with regular training provided to employees and contractors involved in fuel handling, vehicle operations, and emergency response;
- Development and implementation of environmental programmes, including measurable objectives and targets, supported by operational controls, procedures, and work instructions aimed at minimizing environmental impacts;
- Emergency preparedness and response procedures, particularly for fuel spills, fires, and accidental releases;
- Monitoring, record keeping, and reporting systems to track environmental performance and compliance;
- Periodic internal and external audits, as well as management reviews, to assess the effectiveness of the EMS and identify opportunities for improvement; and

- Integration of the Environmental Management Plan (EMP) as a core operational tool within the EMS framework.

4. CONCLUSION

The updated Environmental Management Plan (EMP), when properly implemented, will provide a robust framework for the continued operation of the fuel storage facility and truck port while minimizing adverse impacts on the environment and surrounding receptors.

The EMP ensures that environmental risks associated with fuel storage, truck movements, and associated activities are identified, managed, and mitigated throughout the operational phase. Where environmental incidents or non-compliances occur, immediate corrective action must be taken to prevent escalation and long-term environmental damage. To maintain its relevance and effectiveness, the EMP shall be reviewed and updated periodically, as well as whenever significant operational changes occur. The EMP should remain an on-site reference document accessible to management, employees, and contractors during all phases of the project.

Regular environmental auditing and monitoring shall be undertaken to assess compliance with the EMP and applicable regulatory requirements. Any party responsible for non-compliance or transgression of the EMP shall be held accountable and required to undertake appropriate corrective and rehabilitation measures. The implementation of this EMP will support sustainable operations, regulatory compliance, and long-term environmental protection for the fuel storage facility and truck port.

ANNEXURE A: ZONING CERTIFICATE

Municipality of Walvis Bay

ZONING CERTIFICATE

in accordance with the Walvis Bay Zoning Scheme



Property Description: ERF 6150 Walvis Bay

ZONING: Light Industrial

Land Use: Primary Uses: Building Yard
Light Industry



Municipality of Walvis Bay ZONING CERTIFICATE

in accordance with the Walvis Bay Zoning Scheme



1.5 if it is satisfied that the applicant has furnished sufficient evidence that the greater bulk is necessary and desirable. Council shall, in considering the application, have regard to the impact, real or potential, which the additional bulk will have on the neighbouring properties.

ERF Size:	86976.00 m ²
Density:	Density control does not apply in the light industrial zone.
Coverage: Primary Uses:	Building Yard 75%
	Light Industry 75%
	Office Premises 75%
	Service Industry 75%
	Service Station 75%
	Storage Premises 75%
	Warehouse 75%
Consent Uses:	Business Premises 75%
	Caretaker Unit 75%
	Funeral Parlour 75%
	Panel Beating 75%
	Place of Amusement 75%
	Place of Instruction 75%
	Restaurant 75%
	Retail 75%
	Scrap Yard 75%
Parking: Primary Uses:	Building Yard As Determined by Council
	Light Industry 1 per 66.6m ² total Floor Space
	Office Premises 1 per 33.3m ² total Floor Space
	Service Industry 1 per 50m ² total Floor Space
	Service Station 1 per 50m ² total Floor Space
	Storage Premises 1 per 66.6m ² total Floor Space
	Warehouse 1 per 66.6m ² total Floor Space
Consent Uses:	Scrap Yard As Determined by Council
Building Lines:	Lateral Boundarty Ground (3)



Municipality of Walvis Bay
ZONING CERTIFICATE

in accordance with the Walvis Bay Zoning Scheme



Rear Boundary Ground (3)
Street Boundary Ground (6)

Other Control Measures: See the Walvis Bay Zoning Scheme

ANNEXURE B: EXPIRED ENVIRONMENTAL CLEARANCE CERTIFICATE

ECC – 02014

Serial: vPWvD02014



REPUBLIC OF NAMIBIA
MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM
OFFICE OF THE ENVIRONMENTAL COMMISSIONER

ENVIRONMENTAL CLEARANCE CERTIFICATE
ISSUED

In accordance with Section 37(2) of the Environmental
Management Act (Act No. 7 of 2007)

TO

BIP Service Station and Truck Port CC
P. O. Box 1418, Walvis Bay

TO UNDERTAKE THE FOLLOWING LISTED ACTIVITY

**THE ESTABLISHMENT & OPERATION OF A FUEL STORAGE AND TRUCK
PORT FACILITY IN WALVIS BAY, ERONGO REGION.**

Issued on the date: 2022-02-24
Expires on this date: 2025-02-24

(See conditions printed over leaf)



This certificate is printed without erasures or alterations

Reduce
Reuse
Recycle



ANNEXURE C: CV OF ENVIRONMENTAL CONSULTANT

Name of Consultant: **Rauna Nghifikwa**

Profession: **Environmental Consultant**

Date of Birth: **25 February 1994**

Nationality: **Namibian**

Membership in Professional bodies: **None**

Key Qualifications:

Rauna NN Nghifikwa is an environmental practitioner with over six years of progressive experience in environmental impact assessment, environmental management, and regulatory compliance across infrastructure, energy, and municipal development projects in Namibia.

In 2019, while employed at Environam Consultants, she served as the Lead Environmental Practitioner for the Establishment and Operation of a Fuel Storage Facility in Walvis Bay, Erongo Region. She held full responsibility for coordinating the Environmental Impact Assessment (EIA) process, including project screening, scoping, baseline environmental studies, stakeholder consultations, impact identification, mitigation planning, and compilation of the Environmental Management Plan (EMP). She also liaised directly with regulators and project proponents to ensure statutory compliance.

In 2020, she was a Lead Environmental Practitioner with Environam Consultants for the Construction and Operations of a Fuel Storage Facility in Walvis Bay. This assignment involved a higher degree of responsibility, including managing project timelines, supervising specialist inputs, addressing public and authority comments, and supporting the environmental clearance process through approval.

In 2023, she was appointed as an Assistant Environmental Practitioner at Lana Environmental Consultancy for the Construction, Operation, Maintenance, and Decommissioning of the Proposed Ondangwa–Omutsegwonime Phase 1–3 Pipeline Replacement Project in the Oshana and Oshikoto Regions. Her responsibilities included supporting baseline data collection, stakeholder engagement processes, impact assessment, and EMP development for linear infrastructure.

In 2025, she further supported Lana Environmental Consultancy as an Assistant Environmental Practitioner on the Gibeon Upgrade Project in the Hardap Region, contributing to environmental assessments, compliance monitoring, and documentation for infrastructure upgrades.

Education:

Rauna NN Nghifikwa holds a **Bachelor of Science (Honours) in Fisheries and Aquatic Sciences**, obtained from the **University of Namibia in 2018**. The degree provided a strong foundation in environmental science, ecological systems, data analysis, and resource management.

She is currently finalizing a **Master’s Degree in Integrated Environmental Management and Sustainable Development** at **The International University of Management**, Namibia. The programme focuses on advanced environmental governance, sustainability planning, environmental policy analysis, and the application of integrated management systems in development contexts.

Employment Record:

Environmental Consultant
RJ Dynamics Investment cc
Walvis Bay, Namibia
2023 – Present

Responsible for providing environmental consultancy services including Environmental Impact Assessments, Environmental Management Plans, environmental compliance monitoring, and advisory services for development projects. Duties include project coordination, client liaison, report preparation, regulatory submissions, and supporting environmental clearance applications. Assignments span infrastructure development, municipal projects, and private sector initiatives.

Assistant Environmental Practitioner
Lana Environmental Consultancy
Namibia
2023 – 2025

Provided technical support on major infrastructure projects, including the Ondangwa–Omutsegwonime Pipeline Replacement Project (Phases 1–3) in Oshana and Oshikoto Regions and the Gibeon Upgrade Project in the Hardap Region. Responsibilities included environmental baseline data collection, impact assessment support, stakeholder consultation assistance, EMP development, and compliance reporting under the supervision of senior practitioners.

Reference:

Nangula Amutenya – Environmental Practitioner
Lana Environmental Consultancy
Cell: 0812024059

Environmental Consultant / Environmental Practitioner
Environam Consultants
Walvis Bay, Namibia
2019 – 2022

Served as Lead Environmental Practitioner on fuel storage facility projects in Walvis Bay (2019 and 2020), with full responsibility for EIA coordination, stakeholder engagement, impact analysis, mitigation planning, and EMP preparation. Also participated in environmental audits, inspections, and quality, environment, health and safety (QEHS) management system

activities. Supported incident investigations and regulatory compliance processes for industrial and energy-related developments.

Reference:

Colin P. Namene – Chief Executive Officer
Environam Consultants
Cell: 0814584297

Environmental Officer (Volunteer)

Municipality of Walvis Bay

Walvis Bay, Namibia

February – June 2019

Assisted with environmental compliance and regulatory functions within the local authority. Responsibilities included supporting the authorization and review of EIAs, participating in environmental inspections, assisting with environmental awareness initiatives, and supporting waste management and sustainability activities.

Reference:

David Uushona – Environmental Manager
Municipality of Walvis Bay
Cell: 0811220814

EIA Research Assistant

University of Namibia

Namibia

2018 – 2019

Conducted academic research on stakeholder knowledge and effectiveness of Environmental Impact Assessments in Namibia. Responsibilities included literature review, data collection, stakeholder analysis, and research reporting, contributing to broader understanding of EIA implementation challenges in Namibia.

Reference:

Dietlinde Nakwaya - Lecturer
University of Namibia
Cell: 0812770639


Languages:

Language	Speaking	Reading	Writing
English	Excellent	Excellent	Excellent
Oshiwambo	Excellent	Excellent	Excellent

Certification:

I, the undersigned, certify that to the best of my knowledge and belief, these data correctly describe me, my qualifications, and experience.

Date: 12 March 2026

A handwritten signature in black ink, appearing to read 'Rauna NN Nghifikwa', is written above a horizontal line.

Full name of Consultant: Rauna NN Nghifikwa