

ENVIRONMENTAL SOCIAL IMPACT STATEMENT FOR THE PROPOSED CRESTED
CRANE HOTEL AND TOURISM TRAINING INSTITUTE-JINJA, PLOT 2, 3, &5
HANINGTON ROAD, JINJA



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ABBREVIATIONS

BAT: British American Tobacco
CEDP: Competitiveness and Enterprise Development Project
CPP: Consultation and Public Participation
EA: Environmental Audit
EHS: Environment, Occupational Health and Safety
EIA: Environmental Impact Assessment
EIS: Environmental Impact Assessment
ESIA: Environmental Social Impact Assessment
ESIS: Environmental Social Impact Statement
EMP: Environmental Management Plan
ERP: Environmental Risk Plan
HTTI: Hotel and Tourism Training Institute
JMC: Jinja Municipal Council
MTW&A: Ministry of Tourism, Wildlife and Antiquities
NEMA: National Environment Management Authority
NWSC: National Water and sewerage Corporation
OHS: Occupational Health and Safety
PAPCO: Patel Paper Company
PPE: Personal Protective Equipment
RH: Relative Humidity
SPLs: Sound pressure levels
TORs: Terms of Reference
UTB: Uganda Tourism Board
UWA: Uganda World life Authority
VAT: Value Added Tax

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EXECUTIVE SUMMARY

The Tourism sector is one of the fastest growing sectors in terms of potential to attract investments and create jobs. International tourism arrivals more than quadrupled from 205,000 in 2001 to 945,000 in 2010. The sector's impact on the economy is significant with tourism's total contribution estimated at US\$1.7 billion, representing 9.0% of GDP. Its direct and total employment is estimated at 225,300 and 522,000 jobs, respectively. However, Uganda is not realizing its full tourism potential both in terms of value creation and employment generation.

The sector has been constrained by persistent gaps in its policy and institutional framework and as a result it performs below its potential. On the one hand Uganda's tourism is hampered by minimal marketing and promotion activities. On the other hand, the lack of training and poor capabilities of tourism workers has been repeatedly cited as a binding constraint for the industry, limiting the employment generation opportunities.

The proposed development falls under those to be funded by the Competitiveness and Enterprise Development Project (CEDP). The project objective of CEDP is to improve selected aspects of the investment climate in Uganda with particular focus on Micro, Small and Medium Enterprise support (MSMEs), Infrastructure services for private sector development, Legal institutions for a market economy, rural markets, Export development and competitiveness. This project which falls under Component 3: Tourism Development (US\$ 25 million). The objective of this component is to upgrade critical human resource and technical capacity in the Ministry of Tourism, Wildlife and Antiquities (MoTWA), support branding/marketing development efforts and the Hotel and Tourism Training Institute (HTTI) in Jinja to provide needed training.

The project will support the tourism sector on several dimensions. The specific Tourism component will include macro level interventions which complement micro level support to tourism businesses.

(a) Institutional Capacity Building: The project will provide Ministry of Tourism, Wildlife and Heritage (MTWH) with skills and systems for tracking and supporting sector performance and to design and implement a lodging classification/grading system.

Crested crane hotel is a landmark in Jinja Municipality which started as far as the colonial days under then known as Uganda Hotels before being turned into a Hotel and Tourism Training Institute (HTTI) in the early nineties. Since then several students over 7,000 (local and foreign) both in full and part time course programmes have been trained in this institute in hotel management and tourism services.

The proposed project is located on Nalufenya road and plot number 3 and 5 on Hannington Square measuring approximately 1.565 hectares and plot numbers 16-21 and 4, 6, 8 on Jackson Crescent, Hannington Square within Jinja Municipality. The proposed site is within a residential zone thus compliant with planning policy.

The proposed project is collaborated by the ever increasing demand for hotel room accommodation and training due to population growth and economic development.

As a pre-requisite for this project to be implemented an Environmental Social Impact Assessment (ESIA) aimed at examining, assessing and analyzing the environmental soundness and sustainability of the proposed HTTI has been assessed. This EISA has been prepared in accordance to Schedule 3 of Cap 153, Part 1 (General) sections a, b, and c of the National Environment Act, the Environmental Impact Assessment (EIA) Guidelines (1997) and Regulations (1998) for Uganda, which stipulates that it is the responsibility of the developer intending to set up a project to carry out the EIA and bear all the costs associated with its conduct.

HTTI (proponent) has therefore engaged the services of Urban Research and Training Consultancy E.A Ltd (URTC) to carry out an Environmental Social Impact Assessment for the proposed development and come up with an Environmental Social Impact Statement (ESIA). This ESIA gives background information, identifies likely environmental and social issues and assesses the potential impacts (positive and negative) of the proposed project on the physical, social and biological environment. Environmental issues identified include;

- ✓ Socio-economic aspects,
- ✓ Ecological and Bio physical aspects,
- ✓ Cultural aspects, and
- ✓ Land-use, land-use planning and infrastructure aspects

Identification and definition of biophysical, cultural and socio-economic environmental aspects was guided by information from consultations with local authorities, experts, client and advice by lead agencies.

Impacts (both positive and negative) related to the major phases of the project include;

- ✓ Impacts related to pre construction phase, including site levelling and vegetation clearance,
- ✓ Impacts related to the construction phase, including off-site impacts,
- ✓ Impacts related to the operational phase, including induced off-site impacts,
- ✓ Impacts related to the post operational phase (e.g. site restoration needs in the event of closure).

The consultations conducted with the local community and key stake holders, indicated that the proposed hotel project will generally have a positive impact on the development of the area. The following Positives Impacts were identified;

- ✓ Jobs Creation; both skilled and unskilled workers will be involved in this project during construction and operation.
- ✓ Source of revenue to JMC and government such as Value Added Tax (VAT) on construction materials/ tools to be purchased and NEMA fees among others
- ✓ During the operation of the project, security will be enhanced in the premise and the houses through distribution of suitable security lights and presence of a security guard. This will lead to improvement in the general security in the surrounding area.
- ✓ Project activities will lead to improvement of infrastructure (access road, sewerage, and water supply and telecommunication networks.
- ✓ The proposed project shall also promote healthy competition in the hotel market, which has an effect on improved service and fair prices.
- ✓ The proposed project has the potential to influence the commercial trends in the area in various ways and in the long run the multiplier effect will lead to development and reduction of poverty.

- ✓ The proposed hotel and training institute project shall consume various materials during construction such as stones, cement, sand, glass, steel products, wood products, PVC products, and ceramic products e.t.c. thus creating market for goods and services and secondary businesses.

Key Negative Environmental issues of concern that were identified during consultations include:

- ✓ Generation and disposal of construction debris;
- ✓ The proposed development may cause some strain to the existing infrastructure such as; water supply since construction activities are known to be heavy water consumers and the increase in population proportionately increases water demand thus direct impact to the water supply during both the construction and occupation phases;
- ✓ Construction activities are likely to generate noise and hence affecting the immediate environment;
- ✓ Run-off generated by rainfall may cause a myriad of consequences in various facets including flooding and its consequences;
- ✓ During construction and operation, there is likely to be generation of sewerage and effluent. Sewerage is of significant concern with respect to the environment and particularly to water and soil. In its raw form, it is serious health hazard and emits offensive odours;
- ✓ Construction activities have the potential to generate air pollutants in the form of dust particles and gas emissions (fumes) from machinery and vehicles

- ✓ Vegetation has a great effect on the general and localized environment and normally can modify microclimate. In consequence, de-vegetation to give way for HTTI development may result to negative effects on the fauna;
- ✓ It is important to note that oil/grease spills / leaks are prevalent in construction sites and in most areas that make use of petroleum products, which contain hard/hazardous elements that are detrimental to the environment;
- ✓ Construction activities contributes to increased solid wastes including stones, wood, glasses, plastics, containers, metal rods, pieces of iron sheets, sharp objects (nails) etc. On completion and occupation, the project will be generating waste products from various operations and activities; mostly house refuse including the polythene challenge;
- ✓ During construction, there are chances for increased dust, air and noise pollution. These plus other safety hazards such accidents, falling objects, risks from poor scaffolding, ladder and formwork are considered negative impacts;
- ✓ Temporary interference with the road traffic along the access road to the residential areas road due to the movement of heavy trucks and construction equipments to and from the site during construction phase and operation;
- ✓ Bad behavioral tendencies of the workers, such as indiscriminate solid waste disposal and use of abusive vulgar words during construction phase; and
- ✓ Accidents and spread of diseases such as HIV due to influx of foreign workers in the area.

The main mitigation measures

- ✓ Measures for avoidance of in-filling of the lower area near the wetland area with excavation material, construction wastes/debris, or silt;
- ✓ Machines should be regularly maintained to reduce fumes generated from exhausts;
- ✓ All employees in high noise prone areas will be provided with appropriate ear defenders and no compromise will be made on enforcement;
- ✓ Maintain liaison with neighbouring community;
- ✓ Need to adhere to National Environmental Standards during all phases of the proposed development;
- ✓ Roof catchments should be provided with rainwater harvesting systems (gutters, down pipes and water storage facilities) to enhance collection and storage of the would be run-off;
- ✓ Avoid unnecessary clearing of vegetation by conserving vegetation not in the sections being built up;
- ✓ The drainage layout should ensure effective flow of the anticipated surface run-off emanating from the roof catchments and other areas within the site;
- ✓ Workers should be provided with relevant personal protective equipment (PPE)/ materials;
- ✓ Machineries should be maintained regularly to reduce noise resulting from friction;
- ✓ Sanitary facilities must be kept clean always, through regular washing and disinfecting;
- ✓ All machinery must be keenly observed not to leak oils on the ground. Maintenance must be

carried out in a designated area (protected service bays more suitably outside) and where oils are completely restrained from reaching the ground;

- ✓ Control over areas generating dust particles through regular cleaning or sprinkling of water to reduce dust;
- ✓ A first aid kit(s) should be provided within the site. This should be fully equipped at all times and should be managed by a trained person. The contractor should not expose workers to stress inducing factors; and
- ✓ The wastes should be properly segregated at source to encourage recycling of some useful waste materials; i.e. some demolished stone and concrete materials used as backfills.
- ✓ There should be adequate and appropriate signs along the access road during construction to alert the neighbours and road users.
- ✓ Limit heavy delivery trucks to off-peak periods to minimise traffic hindrance and delay along the access road.

Conclusion

This study recommends that NEMA approves the ESIS for issuance of an EIA certificate of approval subject to annual environmental audits after it has been completed and occupied. This will be in compliance with the National Environmental Act and the Environmental Impact Assessment regulations, 1999. Above all the proponent should carry out Environmental Audit 12 months after the project is completed.

CHAPTER ONE

1.0. INTRODUCTION

1.1. General Overview, Justification and Rationale for ESIA

The Tourism sector is one of the fastest growing sectors in terms of potential to attract investments and create jobs. International tourism arrivals more than quadrupled from 205,000 in 2001 to 945,000 in 2010. The sector's impact on the economy is significant with tourism's total contribution estimated at US\$1.7 billion, representing 9.0% of GDP. Its direct and total employment is estimated at 225,300 and 522,000 jobs, respectively. However, Uganda is not realizing its full tourism potential both in terms of value creation and employment generation.

The sector has been constrained by persistent gaps in its policy and institutional framework and as a result it performs below its potential. On the one hand Uganda's tourism is hampered by minimal marketing and promotion activities. On the other hand, the lack of training and poor capabilities of tourism workers has been repeatedly cited as a binding constraint for the industry, limiting the employment generation opportunities. The proposed development falls under those to be funded by the Competitiveness and Enterprise Development Project (CEDP). The project objective of CEDP is to improve selected aspects of the investment climate in Uganda with particular focus on Micro, Small and Medium Enterprise support MSMEs, Infrastructure services for private sector development, Legal institutions for a market economy, rural markets, Export development and competitiveness. This project which falls under Component 3: Tourism Development. The objective of this component is to upgrade critical human resource and technical capacity in the Ministry of Tourism, Wildlife and Antiquities (MoTWA), support branding/marketing development efforts and the Hotel and Tourism Training Institute (HTTI) in Jinja to provide needed training.

Sub-component 1: aims at institution skills enhancement. This sub-component will enable skills and institutional development for Uganda's newest Ministry-which can respond adeptly to a sector that needs a strong Ministry. Tourism requires strong public/private collaboration, as well as collaboration across Ministries (e.g., transport, environment, trade). It also requires strong collaboration within MoWTA. This sub-component will enable development of capacity in key sector performance activities, such as tourism statistics and data collection; lodging classification system; and registration/licensing tourism guides for nature based and cultural/heritage tourism.

Sub-component 2: Tourism Product Planning, Packaging and Promotion (\$10 million). This subcomponent will support sector development through tourism product planning, packaging (e.g., bundling) and promotion.

- Planning: support activities defining tourism products beyond current offerings through integrated tourism destination planning (rather than tourism promotion only).
- Packaging: development of the tourism value chain for domestic, intra-regional and international (long-haul) travelers and support to public and private sector entities (such as government/ministry agencies and local communities/municipalities; and trade associations) to develop key linkages (complementing and further supported by matching grant activities in the of tourism routes and activities to attract investment.
- Promotion: development and implementation of traditional and on-line marketing and promotion materials; technical assistance and capacity building for Uganda Tourism Board (UTB) and Uganda World life Authority (UWA) and other tourism focused agencies to communicate a comprehensive brand and deliver a high standard of targeted promotion for key segments (e.g., international, intra-regional and domestic tourism) of nature, culture and business tourism products.

Sub-component 3: Labor Force Development. This sub-component supports the development of hospitality and tourism workers and entrepreneurs through redevelopment (physical, operational and curriculum) of the HTTI. Some of the specific activities expected to be undertaken will include:

- Construction of operational, 60 room teaching hotel, and associated instructional facilities (e.g., class rooms, library, computer labs, language labs, kitchens) and student accommodation hostels;
- Professional development of instructors and institute administrators;
- Upgrading of instructional programs and curricula for traditional students and continuing professional studies; and
- Establishment of a viable business model through partnerships and sector collaboration to assure financial sustainability and on-going relevance.

The rationale for the ESIA report is to integrate environmental and social aspects in the planning and implementation processes of the proposed project to mitigate adverse impacts and enhance the positives. Besides environmental social impact assessment (ESIA) for such projects is now a legal requirement.

The ultimate objective of an ESIA is to provide decision makers, relevant institutions/organizations, proponent and other stakeholders with the foreseeable environmental and social impacts of a proposed activity and therefore enable planning ahead taking into account all predictable outcomes and adequately providing for sustainability. The purpose of the assessment is to identify foreseeable potential impacts (physical, ecological and cultural/socioeconomic) so as to enhance the benefits and at the same time avoid negative impacts (costs) or provide appropriate cost effective measures to remedy the negative impacts that cannot be completely avoided. The assessment is expected to raise both the potential

positive and negative impacts likely to emanate from the proposed project. Integrating Sustainable Environmental Management principles in the planning, implementation and throughout the project cycle is vital in reducing/mitigating conflicts and enhancing environmental conservation.

1.2. Justification of the Proposed Project

In recent times, real property sector has achieved a significant growth owing to the fact that many people are currently putting up domestic buildings to meet rising demand for such facilities in Uganda. Besides, the project will empower the proponent economically in the future. The central government will benefit in the form of Value Added Taxes (VAT) imposed on construction materials and various fees charged by different government institutions. More importantly, the design of the project is well thought out and has taken into consideration all the necessary interventions needed to take care for mitigation of negative impacts on the environment and safeguard safety of construction workers.

1.3. Project and Environmental Assessment Objectives

The project objective is to build a new, operational teaching hotel comprising of 60 rooms and associated instructional facilities. Currently, there is a shortage of buildings in the city for such functions. On the other hand the ESIA study objectives for the proposed project were:

- a) To identify environmental economic, social and health impacts,
- b) To solicit views/opinion of the public and neighbors on the impacts of the project, And
- c) Develop an Environmental Management Plan for the project.

1.4. Scope of the ESIA Study

- ✓ Arising from above objectives (Project and ESIA), the scope of Environmental Social Impact Assessment included the following:
- ✓ The baseline conditions of the project area,
- ✓ Description of the proposed project,
- ✓ Relevant legislative, policy and administrative frameworks,
- ✓ Views/opinions of the public,
- ✓ Identification of significant adverse impacts to the environment,
- ✓ Mitigation measures to address adverse impacts, and
- ✓ An Environmental Management Plan for the proposed project.

1.5. Terms of Reference

In February 2012 the proponent contracted Certified Environmental Practitioners to conduct an Environmental Social Impact Assessment study for the proposed hotel development which are defined in the (Terms of Reference Annex 1)

1.6. Methodology

1.6.1. Environmental Screening

Environmental screening was carried out to determine whether an EIA study is necessary for this project and at what level of evaluation. This took into consideration the requirements of the National Environmental Act Cap.153. From the screening process, it was realized that this project will cause significant impacts on the environment.

1.6.2. Environmental Scoping

In scoping, focus was on environmental and social impacts of great concern. Environmental issues were categorized into physical, natural/ecological and social, economic and cultural aspects. Impacts were also classified as immediate and long-term impacts. This will include assessment of the proposed project in respect of but not limited to project overview, this will give the brief history of the proposed project site, the parties involved and justification of the project in terms of demand or lack of the same, the project area, relevant policy and legislation, identification of any associated project, or any planned projects including products within the region which may compete for the same resources; the project including products, byproducts, processes both at implementation and operational level, resources required for successful implementation and operation of the project and the different options considered.

The proposed project objectives are; both in the short and long run; and how they are linked to the overall objectives. Identification of Environmental Impacts; the report will distinguish between significant positive and negative impacts, direct and indirect impacts and immediate and long term impacts which are unavoidable and / or irreversible, Analysis of the alternatives to the proposed project; this involved description of alternatives and identifying alternatives that would achieve the same objectives. Alternatives have been compared in terms of potential environmental impacts; capital and operating costs; suitability under local conditions; and institutional training and monitoring requirements. Community/ Stakeholder Consultations: these will be undertaken to determine how the project will affect the local people / various stakeholders. Cost- Benefit Analysis; to evaluate the economics of the project and establish its viability in terms of the expected environmental concerns and measures. Evaluation; an indication of how the information gathered will be evaluated to give optimum results; Development of an Environmental Management Plan (EMP); to mitigate negative impacts, recommending feasible and cost effective measures to prevent or reduce significant negative impacts to acceptable levels, Development of a Monitoring Plan; this will be used in monitoring the implementation of the mitigation measures and the impacts of the project during construction and operational phases, including an estimate of capital and operational costs, and Make necessary recommendations pertaining to the proposed development.

1.6.3. Desktop Study

This involved documentary review of project documents, architectural drawings, past EIA relevant policy, legal and institutional frameworks. Documents containing climatic, demographic, and hydrological data for Jinja region were also relied upon.

1.6.4. Site Visits and Public Participation

Field visits were meant for physical inspections of the project site in order to gather information on the state of environment. Several photos of the project site were taken for inclusion in this report. The study also sought public opinion/views through Consultation and Public Participation (CPP) exercise. Interviews were held with neighbors and key stakeholders on a one to one basis.

1.6.5. Reporting

In the entire exercise, the proponent and ESIA experts contacted each other on the progress of the study and signing of various documents. The proponent will have to submit six copies of this report alongside a CD to the National Environment Management Authority for review and issuance of an EIA license. All the materials and workmanship used in the execution of the work shall be of the best quality and description. Any material condemned by the architect shall be removed from the site at the contractors cost. Environmental concerns need to be part of the planning and development process. It is therefore advisable to avoid land use conflicts with the surrounding area through the implementation of the Environmental Management Plan (EMP).

CHAPTER TWO

2.0. PROJECT LOCATION AND DESCRIPTION

2.1. Location of the Project

The proposed project is located on plot number 3 and 5 on Hanington Square measuring approximately 1.565 hectares and plot numbers 16-21 and 4, 6, 8 on Jackson Crescent, Hanington Square within Jinja Municipality. The proposed site is within residential zone thus compliant with planning policy.



Figure 2.1: Location of the project site



Plate 2.1: Location along Nalufenya road

2.2. Land Ownership, size and Use

The proponent owns the site which is approximately 1.5.6 ha, on a lease term of 49 years with possibilities of extensions and has a title deed for the land which is identified as plot 6-9 Hanington Square along Nalufenya road and Jackson crescent. However the hotel also acquired permission to use plot 3-5 Nalufenya road for recreational purposes.

The system of land tenure in the project area is Lease hold .Land use in this area is planned as a hotel and institutional area according to the Jinja Municipal Structure 2008-2018. Crested crane hold a title and lease hold for all the land currently used by the institute.

The neighbourhood is comprised of mainly residential houses and institutions. Some of the institutions in the immediate neighbourhood include; Bilkon Hotel, Deliverance Church, 2 Friends Hotel and Riverside Secondary School. Appendix 3 (Land title).

The development drawings will be submitted and approved by the relevant departments in Jinja Municipal Council (JMC) with the following conditions in mind: *That the proponent shall adhere to the drawing specification as would been approved plus all condition included in the approval letter.*

2.3. Zoning Approval

The planning regulations allow for mixed use high rise residential/commercial developments. The proposed development takes up the full plot ratio allowances and this will result in optimal development. All the necessary Physical Planning regulations such as zoning, plot ratio and plot coverage's will be taken into account during the design of the proposed development. The

CHANGE OF USER from an open space to a building has been submitted for approval by the Jinja Municipal Council. The neighborhood depicts similar developments in nature and magnitude hence a lot of compatibility in character and nature has also been observed.

2.4. Project description

The proposed project is collaborated by the ever growing population coupled with growing economy among others, thus the need for increase in hotel and training institutes. Besides, the project brings forth various advantages as discussed elsewhere in this report. The Institute is located in Jinja, 80 Kms from Kampala.

Crested crane hotel is a historical place/ landmark in Jinja Municipality which started as far as the colonial days under then known as Uganda Hotels before being turned into a Hotel and Tourism Training Institute (HTTI) in the early nineties. Since then several students over 7,000 (local and foreign) both in full and part time course programmes have been trained in this institute in hotel management and tourism services. It offers training in all Hospitality-related, Management and Entrepreneurship courses. It is the only government-aided Hospitality training institution in Uganda under the Ministry of Wildlife, Tourism and Antiques (MWT&E). The project is within the present Hotel and Tourism Training Institute (HTTI) campus. An investment in HTTI will include construction of new institute's facilities, including new buildings, training kitchens and labs, acquisition of modern equipment for kitchen, laundry facilities and engineering demonstration labs. This will also include Integration of the classrooms and learning resource facilities such as a library, computer and management systems lab. The proposed development will consist of the following:

- ✓ 60 No. residential rooms
- ✓ Reception
- ✓ Administration unit
- ✓ Conference hall
- ✓ Bar cum lounge
- ✓ Dining hall
- ✓ Kitchen
- ✓ Ladies and gents toilets
- ✓ Service block facilities C/W 90 parking bays

2.5. Project Design

2.5.1. Project Planning

Project conceptualization and planning was done by the (HTTI) in conjunction with the consultant architect and decisions made as regards site selection and plan preparation. The client did a survey and prepared a site plan that was availed to the selected consultant commissioned to do the architectural, quantity surveying, and engineering design. The client

also provided a brief of the required facilities and proposed a desired layout of the proposed building.

The design and supervision work will therefore be done by professionals who will ensure structural safety, comfort and safety of occupants and hence satisfactory returns to the client.

2.5.2. Cost of the project

The project is estimated to cost about 4.6 million US dollars.

2.5.3. Project activities

The proposed activities will involve;

- ✓ Construction of a new, 60 room teaching hotel
- ✓ Construction of storied class room blocks
- ✓ Construction of a library
- ✓ Construction of computer labs
- ✓ Construction of language labs
- ✓ Construction of student accommodation hostels
- ✓ Construction of ultra-modern kitchen facilities
- ✓ Auxiliary facilities (toilets, shower rooms, football pitches, netball, parking, water, power etc)

2.5.4. Detailed description of the proposed HTTI

The proposed project will involve construction of a five floor storied hotel consisting of 60 residential rooms including, reception, administration unit, conference hall, bar cum lounge, restaurants dining hall, a kitchen, ladies and gent's toilets, service block facilities complete with 90 parking bays.

The ground floor shall consist of a main entrance porch, the administration unit, passages, a conference room, a bar general ladies and gents toilets with provision to serve the disabled. There shall also be provision for a stair well to access to upper rooms and a cellar beneath the bar. Detached from the main building will be twenty five cottages

There shall be provision for drainage, plumbing and electrical installations in all the rooms. The floors shall be covered with wall to wall tiles to cushion the operations on them.

The compound shall consist of a driveway with cabro block on hardcore base complete with drainage, landscaping and staff passageway, a perimeter wall to surround the hotel compound, a parking facility for eighty vehicles, a fountain, seating area along the stream flow, fish pond, and inward facilities and staff amenities. There shall also be a provision for a 30,000 litre underground water tanks.

2.6. Utilities and services

2.6.1. Sewerage and Refuse Management

The location of the hotel is within the well serviced part of the town complete with most of the basic services. The site is served by a mains water network, currently being operated by NWSC.

The area is also well served by a drainage system assisted by the gradient as well as the porous nature of the rock structure. To ensure reliable water supply, the proponent proposes to harvest water from the roof tops and construct a 50,000 litre underground water storage tank complete with a pump and a roof tank.

The area realizes unreliable power supply as the mains from the national grid serves the entire area. The commissioning of the Bujagali Dam project has enhanced reliability in power supply which benefits Jinja town and the hotel. As a stop gap measure, the hotel will have a stand by generator and solar just in case of interrupted power supply.

There are private waste and sewer disposal collectors within Jinja Municipal Council at a fee to the residents and establishments. This will ensure compliance with the cleanliness standards set by the authorities. Its location makes it also able to enjoy good road transport to and from the town centre.

2.6.2. Site values, rights and restraints

The Structure/Physical Development plan for Jinja Town 2008-2018 is based on the principle of mixed user and has since granted the hotel the permission to construct. The aesthetics realizable from this development will no doubt trigger a neighborhood change of a positive nature, if any hence the value of the land is likely to adjust upwards as a result of this development, with a commensurate increase in tax returns to the government and rates to the Municipal Council of Jinja. The proposed development blends well with the dominant user and no conflicts are therefore envisaged.

2.6.3. Nature of abutting uses and development trends

The proposed development will take place in a mixed use area, though dominated by residential/hotel use. Abutting uses include residential, commercial, schools, church institutions and other social facilities in keeping with the dominant user. The proposed development is therefore in line with the current mixed use proposed in the area.

2.7. Description of construction works

2.7.1. Construction Inputs/ Raw Materials

The construction and operation phases of this project will utilize a lot of inputs and raw materials. The proponent and contractor are expected to procure building materials from licensed dealers. Besides, they have must meet both local and international safety and quality standards. Main inputs during construction include building blocks, sand, gravel, and hand cut

construction stones, timber for making structural formwork and interior design, and floor tiles. Others are concrete blocks, pre-cast units for drains, PVC pipes for sewer and water reticulation, roofing tiles, water tanks and concrete gutters. Window casement and glasses, earthmovers, spades and other hand held tools are also to be used during construction.

2.7.2. Technology and Activities

The contractor shall employ modern and best building technologies. They should not be inferior to locally and internationally established building standards. Construction of these units will involve ground excavations; making foundations; building courses; and roofing. This will be followed by fixing water pipes, connection of the house sewage to the National Water and Sewerage Corporation (NWSC) system as well as furnishing the building.

2.8. Description of the Project's Construction Activities

2.8.1. Excavation / Earthworks

In order to prepare the site for construction of the building, a lot of excavations will be carried out. In this regard, heavy earthmoving machinery and human labor will be relied upon. Debris and excavated materials from earthworks, especially soil and stones will be used in various construction activities while those of no use will be dumped in sites approved by the Jinja Municipal council or Jinja District Site

2.8.2. Foundation and Masonry

Completion of excavations will be followed with setting a foundation for the building. Thereafter masonry which entails building courses, floors, pavements, drainage systems, parking area perimeter fence will take place. Other masonry activities include stone carvings, concrete mixing, and plastering, slab construction, reinforcing walls/lintels and curing of walls.

2.8.3. Roofing

These buildings shall have roofs that are Pitch at 22.5 degrees ITs, Decra tiled roof on battens 100×75mm S.W rafters at 600 cc. Fiber glass roof will also be placed on top of the burnt clay grill. All pitched roofs will have 100×150mm 22gauge G.I box gutters and 75mm diameter P.V.C.

2.8.4. Electrical Works

Electrical work will involve installation of electrical gadgets and appliances including electrical cables, lighting apparatus, sockets etc. In addition, there will be other activities involving the use of electricity such as welding and metal cutting.

2.8.5. Plumbing

Plumbing will entail fixing pipes water pipes and conduits to the sewer line as indicated on the

Approved Architectural drawings. Likewise, storm water will be channeled to a peripheral storm water drainage system. Plumbing activities include metal and plastic cutting, the use of adhesives, metal grinding and wall drilling among others.

2.9. Staff Amenities

2.9.1. Site Office

The proponent is to construct a modest site office and a sample materials store with iron sheet walls and timber framing and concrete floor. The roof will be made using iron sheets whereas the ceiling board will be constructed using soft board on timber framing.

2.9.2. Site Workers' Toilets

The developer will put up water borne toilets adjacent to the office to be used by the construction staff.

2.9.3. Material Storage and Handling

All materials to be used shall conform to the Uganda Bureau of standards requirements for quality or equal and approved.

2.9.4. Non-Hazardous Materials

The store for non-hazardous materials will be accommodated within the site office. Materials to be stored in this store shall include samples for review by consultants and inspectors.

2.9.5. Hazardous Materials

Hazardous materials shall include paints, oil, grease and fuel. The store for these materials shall have iron sheet walling and roof and a waterproof concrete floor to contain spills. Storage and handling of all hazardous chemicals shall be in accordance with manufacturer's instructions as outlined on the material safety data sheets.

2.9.6. Bulk Construction Materials

The bulk materials to be stored on site include: sand, ballast, stones, cement, quarry chips and timber. These materials will be sourced from within the project area of influence. However, to avoid material accumulation with potential of obstructing site activities, inducing safety hazards and creating a nuisance in the neighborhood, the main contractor intends to have materials delivered in small quantities. Timber will be used mainly for roofing, formwork, ceiling, joinery and other carpentry needs. Most joinery works will be fixed at a workshop located outside the site before being delivered ready for installation. Formwork timber will be fixed at the site. Consideration will be given to the working area and material storage requirements to ensure there is no conflict with the movement of the workers.

2.10. Description of the Project's Operational Activities

Completion of construction activities will be followed by occupation of the units by customers. Both solid and liquid wastes will be produced during this phase of the project. To manage solid wastes (domestic), the proponents will avail litterbins/receptacles within the compound for temporary storage. In addition, solid waste handlers will be contracted to collect and dump wastes in approved dumping sites. Effluent from toilets and washrooms will be discharged into the NWSC sewer line. Carpenters and plumbers among others will be contracted to carry out repairs and maintain these flats during the operational phase of the project. Also a ground man will be hired to do repairs, painting and landscaping of open spaces. The activities to be carried out during the operation phase of the proposed project include: Living, cooking, washing, cleaning, and storage of various household items.

2.10.1. Environmental, Health and Safety Issues during Operation Phase

- ✓ Wastewater/Sewage disposal
- ✓ Lighting
- ✓ Ventilation
- ✓ Fire
- ✓ Solid waste disposal
- ✓ Increased demand for electricity
- ✓ Insecurity

Potential Negative Environmental Impacts

- ✓ Adverse human health.
- ✓ Nuisance to neighbors especially in the neighboring estates.
- ✓ Aesthetic degradation to the natural environment.
- ✓ Loss of life and/or property.
- ✓ Contamination of soil-loss of biodiversity.
- ✓ Contamination of surface water rivers/ streams -ecological changes.
- ✓ Increased pressure on existing power supply.

Proposed Mitigation Measures

The project proponent shall implement the following health and safety measures during the operation phase of the project:

- ✓ Discharge all waste water and sewage into the designed NWSC sewer line system.
- ✓ Install in the building, appropriate firefighting equipment including portable fire extinguishers.
- ✓ Ensure all fire fighting equipments are inspected and maintained at least once in a period of one year
- ✓ Employ a security guard.

- ✓ Provide suitable solid waste containers at strategic positions
- ✓ Contract a NEMA or JMC licensed solid waste transporter to collect waste from the site for appropriate disposal at approved sites.
- ✓ Maintain a file on dully filled copies of solid waste tracking documents from the waste transporter.
- ✓ Provide suitable lighting systems in all rooms.
- ✓ Implement appropriate water conservation measures.
- ✓ Implement appropriate energy conservation measures
- ✓ Employ a cleaner to ensure all open places like staircases and the compound are kept clean
- ✓ Maintain on site, with the security guard and the caretaker, telephone contacts for emergency public service providers including the Fire brigade, Mobile police 999, nearest ambulance service provider.

2.II. Project's Decommissioning Activities

It is envisaged that the project will approximately operate for over 40 years if properly managed and periodically maintained. During decommissioning, buildings, pavements, drainage systems, parking areas and perimeter fence will be demolished in order to restore land to its original state. Different kind of workers and equipments will be deployed to carry out these tasks. This will produce a lot of solid waste, which will be reused for other construction works or if not reusable, disposed of appropriately by a licensed waste disposal company. Electrical installations, sewerage system, furniture, pipes and sinks among others will be dismantled during decommissioning of the project. The proponent is expected to recover most materials for sale or future use. Those that are obsolete or greatly damaged shall be disposed in authorized dumping sites and incinerate some to reduce their volume in the environment. Demolition of buildings is a common phenomenon in many urban areas and basically the general procedure is to demolish buildings, collect debris from site and use it as a base material in the new construction work or dump it in the NEMA approved dumpsite. Decommissioning will also entail restoring the project area to its original state. Activities during restoration include removal of debris, landscaping, planting of trees and removal of barriers among others. It will be upon the proponent and the contractor to ensure restoration is done in an orderly manner.

2.12. Responsibilities

2.12.1. Proponents' Responsibilities

The proponent will have to ensure that all legal provisions and standardization benchmarks are observed .In this regard, the proponent shall ensure that:

- ✓ Building materials are of high quality and from accredited dealers,
- ✓ Sanitary facilities are provided and hygiene observed,
- ✓ Avail a first aid tool kit,

- ✓ Ensure that any accident is well attended to and medical bills paid,
- ✓ All workers are duly compensated for their services,
- ✓ The proponent shall provide a room at the site for logistic purposes, and
- ✓ He will provide a dressing room to all workers.

2.12.2. Contractors' Responsibilities

The contractor will have the following duties:

- ✓ Have an updated timetable of the progress documenting periods of each construction stage,
- ✓ During the night, public holidays and any other time when no work is being carried out onsite, the contractor shall accommodate only security personnel and never should a labour camp be allowed onsite,
- ✓ The contractor shall make good at his own expense any damage he may cause to public and private roads and pavements in the course of carrying out his work,
- ✓ The architect shall define the area of the site, which may be occupied by the contractor for use as storage, on the site,
- ✓ The contractor and proponent shall provide at his own cost all water required for use in connection with the works including the work of subcontractors, and shall provide temporary storage tanks,
- ✓ The contractor shall make his own arrangement for sanitary conveniences for his workmen,
- ✓ The contractor shall take all possible precaution to prevent nuisance, inconvenience or injury to the neighboring properties and to the public generally,
- ✓ The contractor shall take all effort to muffle the noises from his tools, equipment and workmen to not more than 70 Decibels,
- ✓ The contractor shall upon completion of working, remove and clear away all plant, rubbish and unused materials and shall leave the whole site in a clean and tidy state to the satisfaction of the Architect, Construction standards and other codes are observed and given priority. Every material to serve its purpose.
- ✓ All the materials and workmanship used in the execution of the work shall be of the best quality and description.

2.13. Infrastructural Services

2.13.1. Roads and Accessibility

The property is situated along the Nalufenya road which serves as secondary road. The access road is bitumen. The proponent will be required to maintain the quality of the roads and avoid oil spillages from the vehicles that transport materials to the site.

2.13.2. Sewage and Waste Disposal

Sewage from the hotel will be disposed of in designated sewer line as established by NWSC upon application and payment of necessary fees for connection on the sewer line. The proponent

is therefore advised to adequately consult with the relevant authorities within NWS for easy management of waste. After the consultation with NWSC the proponent shall do a contract with a licensed plumber to construct link sewer lines to match sewage from the dwelling units.

2.13.3. Water Supply

The proponent will obtain water for domestic use from the NWSC water supply network upon application and payment of the required fees. All plumbing work shall be carried out using galvanized steel piping of equal measures and approved whereas drainage shall be accomplished using UPVC piping.

2.13.4. Power Supply

The contractor will need to apply to UMEME for authority to connect to the existing National power grid. These include some of the services that will be affected by the project within the neighboring estates.

2.14. Total Project Costs

The proposed project bills of quantities will take approximately 24 calendar months to implement and it is estimated that it will cost 4.6 million Us Dollars

CHAPTER THREE

3.0. ALTERNATIVES INCLUDING THE PROPOSED ACTION

3.1. The proposed development alternatives

The ESIA Assessment report has been prepared for submission to NEMA; facts, findings and recommendations/proposals of which are based on the proposed site, design, materials and proposed technologies. This helps in evaluating and examining the foreseeable effects of the project on the environment and therefore assisting in addressing how the proposed development has to ensure that all environmental measures are complied with during the premises preparation and during operational phase. The alternative consists of the proponent's/applicant's final proposal with the inclusion of the legal guidelines, regulations and procedures as stipulated in the NEA, Cap 153, which aims at reducing environmental impacts to the maximum extent practicable. Appropriate Environmental Management Plans have been prepared as per the proposed project.

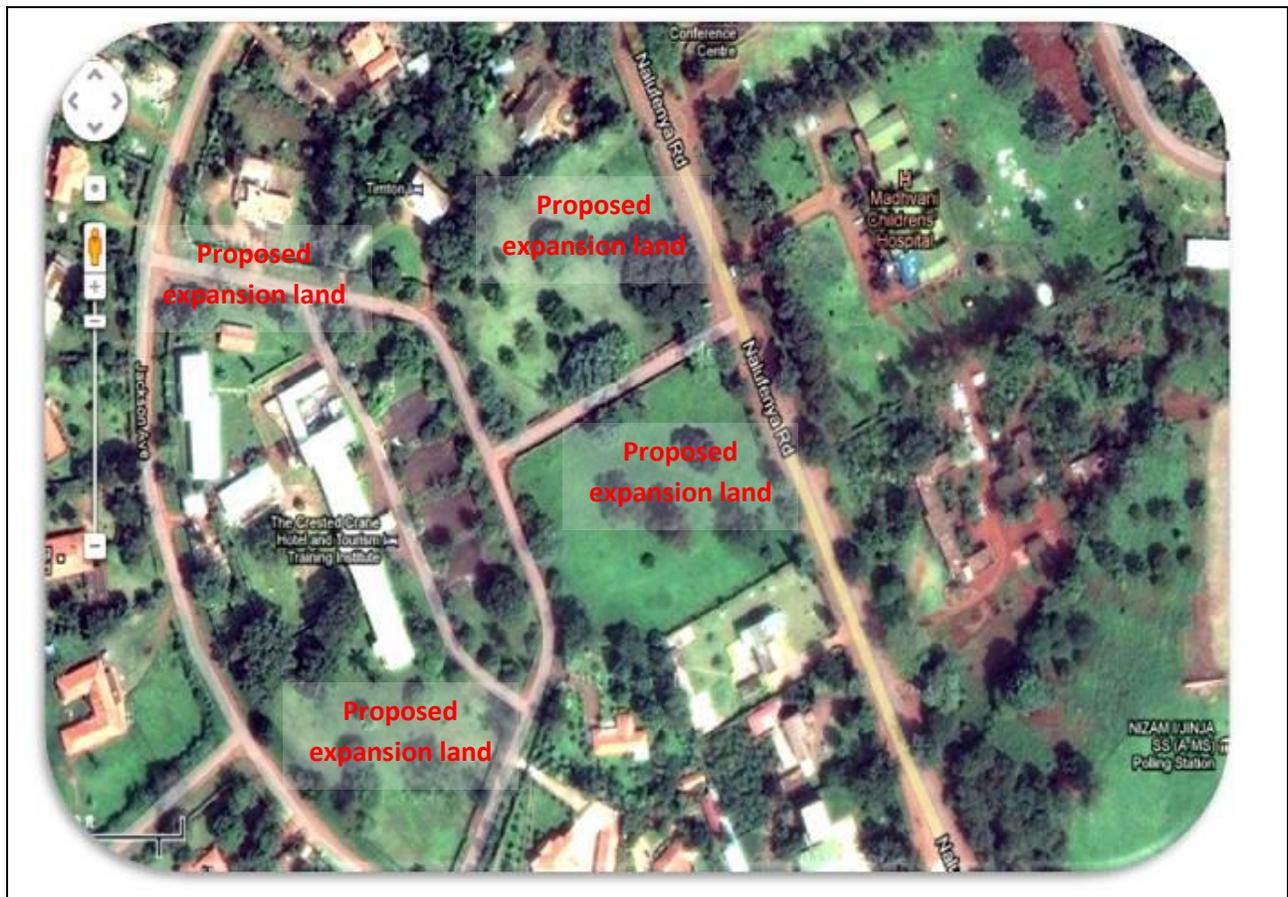


Figure 3.1: Proposed alternative within the HTTI site

3.1.1. Alternative 1: Relocation alternative

Relocation option to a different site is an option for the project implementation. At the moment, the proponent has no alternative sites for relocation. Finding and acquiring land to accommodate the scale, type and size of the project and completing official transaction on it may take a long period. Besides, there is no guarantee that such land would be available and suitability is another very important factor, which cannot be ignored. Although monetary costs should not be used to justify a wrong project, this would also call extra costs in terms of money and time for example whatever has been done and paid to date would be a direct loss to the proponent. This may also lead to a No Action Alternative situation. The other consequence is that it would discourage the funders (KFW and World Bank) especially in the hotel sector that had already built and supported HTTI training school within the present site. In consideration of the above concerns and assessment of the current proposed site, relocation of the project is not a viable option. The problem is further aggravated by the fixed characteristics of land which is underutilized.

3.1.2. Alternative 2: Demolition of the existing hotel structures and replace with new high rise

This alternative was considered by the proponent but met resistance because of the following justifications;

- ✓ The hotel structure is still strong and according to an assessment can still last for more 30 years;
- ✓ The hotel design and structure is a land mark in Jinja that many people relate to and are found of. It is this uniqueness that has attracted people here for a long time; and
- ✓ The other consequence is that it would discourage the funders (KFW and World Bank) especially in the hotel sector that had already built and supported HTTI training school with structures such as the kitchen for the school.

3.1.3. Preferred alternative

The best option was to expand within the available open spaces as indicated in figure 3.1 above. The hotel also got permission from the Jinja land board to use plot 3- 5 Nalufenya road. The hotel has already requested for change of use which is to be given thus allowing them ample space for expansion. This will supplement the available space which is adequate for the proposed expansion. The merits of this option are;

- ✓ There are no compensation issues;
- ✓ No land wrangles and the hotel has the title over the said property;
- ✓ The land mark site will remain;
- ✓ The area has adequate access roads and is connected to the main Jinja sewer net work, power and water; and
- ✓ The general land use in the area is complementary and in conformity with the Jinja

3.1.4. The No Action Alternative

The No Action Alternative in respect to the proposed project implies that the status quo is maintained. This option is the most suitable alternative from an extreme environmental perspective as it ensures non-interference with the existing conditions. The anticipated insignificant environmental impacts resulting from construction, and occupation activities would not occur. This option will however, involve several losses both to the project proponent (HTTI) and other stakeholders; society and Government. The “No Project Option” is the least preferred with reasons such that there will be no incremental hotel and tourism facilities and capacity, forfeiture of economic benefits that would accrue to the proponent, the public and the government. From the analysis, it becomes apparent that the “No Project Alternative” is not the appropriate alternative.

3.2. Alternative design and technology

Various alternative designs and technology have been evaluated by the proponent and various professionals involved i.e. the architect, engineers, and surveyors and environmental consultants. After extensive discussions and relevant considerations, the various options were assessed and the most optimal design and technology were agreed as per the proposed plans, materials and technology.

3.3. The comparison of alternatives

Under the proposed Development Alternative, the project would create more and hotel standard and would provide employment directly and indirectly to the public. It would provide jobs for the workers during construction. After completion more jobs would be generated during occupation. Under the No Action Alternative, there would be no development at all.

There would be no benefits from the site and neither would there be the insignificant environmental Impacts. Provided the Environmental Impact mitigation measures are implemented as well as adoption of sound construction management practices, negative impacts will be avoided /minimized. However, commitments related to development alternative would ensure that potential impacts are minimized to levels of insignificance as envisaged in the EMP.

CHAPTER FOUR

4.0. ENVIRONMENTAL BASELINE INFORMATION OF THE PROJECT AREA

4.1. Socio-Economic Environment

4.1.1. Neighbourhood development

The proposed facility is within a residential/institutional area and there are already hotels (i.e. Bilkon hotel) nearby. Other key institutions are Jinja referral children's unit, Jinja School of nursing etc. Buildings are permanent in nature and the nearest nearby is about 20 meters.



Plate 4.1: Project neighbourhood

4.1.2. Demography

The average population density for Jinja District is approximately 586 persons as per 2002 census with a population for the District at 413,937, the Municipality at 86,520, then the Central Division with up to 27,426 people. 75% of the district population comprise of Basoga who are mainly subsistence farmers

4.1.3. Economic activity

The major source of livelihood in Jinja is employment income, trading and property income. Jinja once the most industrialised town in Uganda boasts of various Industries whose revamp will go a long way in alleviating socio-economic status of residents. The major industries now include 4 Fish Processing Plants, Steel Rolling Mills, Grain Millers, 2 tanneries, (BAT) British American Tobacco, 2 Steel Rolling Mills and PAPCO. Jinja also boasts of a booming tourism industry, including attractions at the source of the Nile, Hotels and white water rafting

4.1.4. Administrative structure

JMC is a lower local Government under Jinja District Local Government. A Mayor heads the political wing and the Town Clerk heads the technical wing. The Municipality comprises three

Division Councils namely: - Mpumude Division, Walukuba Division and Central Division as lower local governments under the Municipal Council. Each Division is headed by a Chairman who heads the political wing and an Assistant Town Clerk who heads the technical wing. Under these Divisions are lower Councils.

4.1.5. Location and Accessibility

The site is situated in a highly accessible part of the town. The site is off the main Nalufenya road and access from the town centre could be by walking, “boda boda” or motorised transport.

4.1.6. Social Amenities

All social amenities (hospitals, schools, religious places, shopping areas etc.) are within easy reach. JMC enjoys the services of both government and privately owned health facilities. The main health facilities include a Regional Referral hospital, several private clinics and one privately owned hospital.

4.1.7. Urban Infrastructure

Mains water and electricity are connected to the property and are thus available for connection to the site of the proposed project. Telephone facilities are also available. Fouls drainage is in the mains sewer.

Other major urban infrastructures (mobile phone telephony masts) are connected to the proposed project site. All emergency facilities (fire brigade, ambulances etc) are within easy reach from the various providers.

4.1.8. Cultural, Historical sites

Although crested crane hotel is a key land mark in Jinja, it is not a gazetted cultural monument or archeological site. Therefore, there are no sites of cultural, historic or traditional significance in the immediate neighborhood. However, if the chance finds occur, they will be handled according to the existing cultural and national requirements specified under chapter five.

4.2. Bio-Physical Environment

4.2.1. Climate

Jinja municipality is located within the Lake Victoria basin areas. Jinja is one of the wettest districts with 2 major rain seasons. Jinja enjoys a pleasant climate with temperatures varying between 20°C and 28°C. Average rainfall is approximately 112.5 centimeters. The climate of Jinja region is pleasant for most of the year experiencing a double (bi-modal) seasonal rainfall pattern (which peaks during the months of April and November) with high to moderate rainfall from April-May and November-December. Mean annual rainfall range is 500-1000mm/year. Relative humidity mean values range from 70 to 80%. Temperature fluctuates between 20 oC and 25 oC

in most areas. Jinja Town in particular is characterized by comparatively small seasonal variations in temperature. Due to a high rate of evaporation from the lake surface and to regular winds, which drift across the lake from east to west all seasons, the average rainfall is high 1,558 millimetres (61.3 in). There is a tendency of the rainfall to decrease as one moves northwards from the lake shores. The rain falls in 160 to 170 days each year, with two peaks from March to May and from October to November.

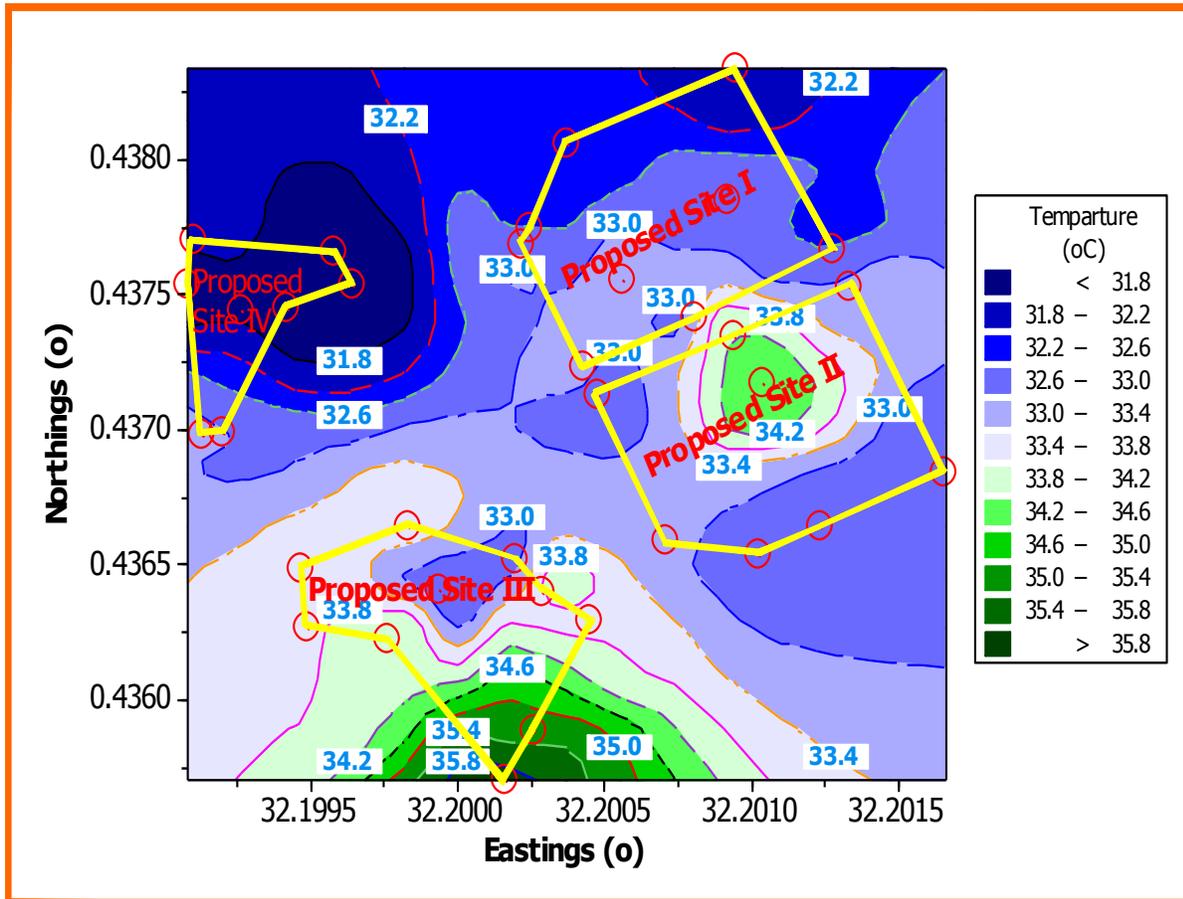


Figure 4.1: Proposed site temperatures

The Proposed Sites had temperature variations as measured in the Afternoon. The proposed sites had high measured temperatures ranging from 31.8 to 35.8 °C. The temperatures increased towards the areas at the lower parts of Proposed Site III with the highest temperatures of about 35.8 °C. Also temperatures of 33.4 to 34.6 °C are experienced at the center of Proposed Site II.

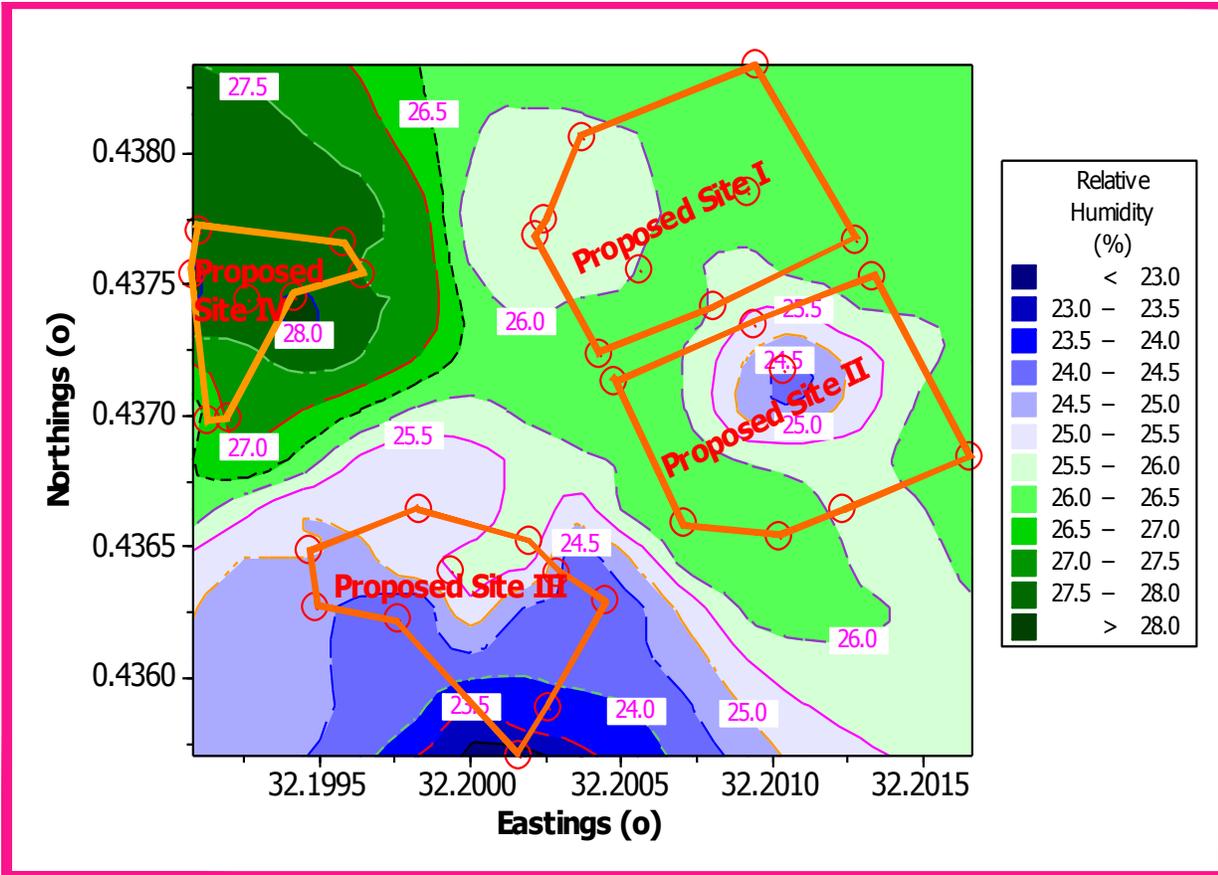


Figure 4.2: Measured Relative Humidity (RH) within the boundaries of the proposed project sites

There were mostly low values ranging from 23.0 to 28 %. The areas in the proposed site III were the ones that experienced lowest relative humidity values of less than 25.5 %.

4.2.2. Topography

The data indicate a mean elevation of 1,138.6 m above mean sea level (a.m.s.l.) and the elevations range from 1,131.0 m to 1,148.0 m (a.m.s.l.).

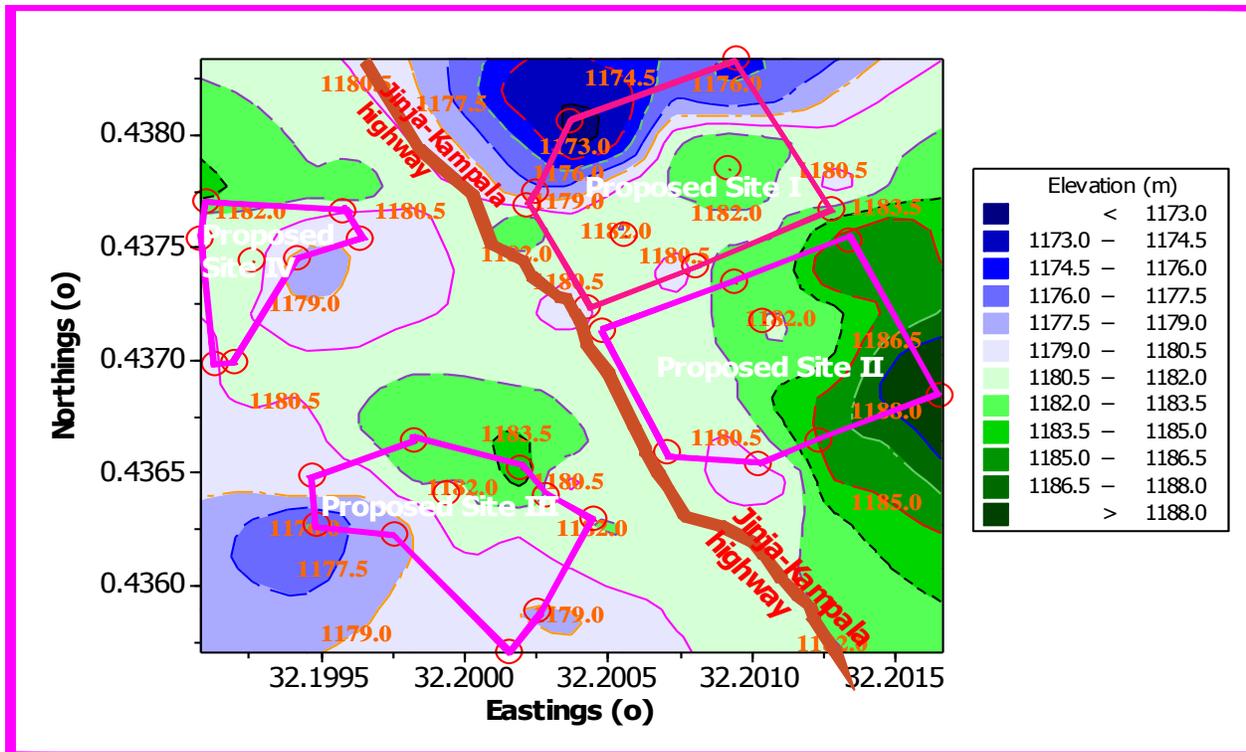


Figure 4.3: Project site topography and existing physical features

The elevation of the area ranges from 1173 m to about 1188.4m a.m.s.l. The whole site is relatively flat and there are no poor drainage parts though the drainage system is an essential element for the development of the site as most originally grassed areas will be replaced by impermeable areas due to the building roofs and parking yards.

4.2.3. Sound Pressure

Table 4.1: Summary of the measured noise, relative humidity and temperature data for the proposed expansion of the Crested Crane Hotel and Training Site

Variable	Mean	SE Mean	Minimum	Q1	Median	Q3	Maximum
Elevation (m)	1181	0.5	1173	1180	1181	1183	1189
Low Freq SPL (dBA)	41.5	1.8	30.5	31.4	39.8	48.4	65.5
High Freq SPL (dBA)	60.8	0.1	60.5	60.6	60.7	60.8	62.4
Low Freq SPL (dBC)	62.6	1.2	50.3	56.1	61.2	66.4	78.8
High Freq SPL (dBC)	61.1	0.3	60.5	60.5	60.7	60.8	69.9
Relative Humidity (%)	25.9	0.2	22.8	25.1	26.0	26.5	28.1
Temperature (°C)	33.0	0.2	31.6	32.3	32.9	33.6	36.0

The mean sound pressure levels were (41.5±1.8) dBA and (60.8±0.1) dBA for low and high frequency sound pressure levels, respectively. The low and high frequency sound pressure levels

based on weighting scale C were (62.6 ± 1.2) dBC and (61.1 ± 0.3) dBC, respectively. These values were obtained in the conditions of very low average values of Relative Humidity (25.9 ± 0.2) % but under high average temperatures (33.0 ± 0.2) °C. Over all the noise level values measured with a maximum of 78.8 dBC, were below the hazardous values of greater than 95 dBA/dBC for a continuous exposure period of at least 8 hours in a day.

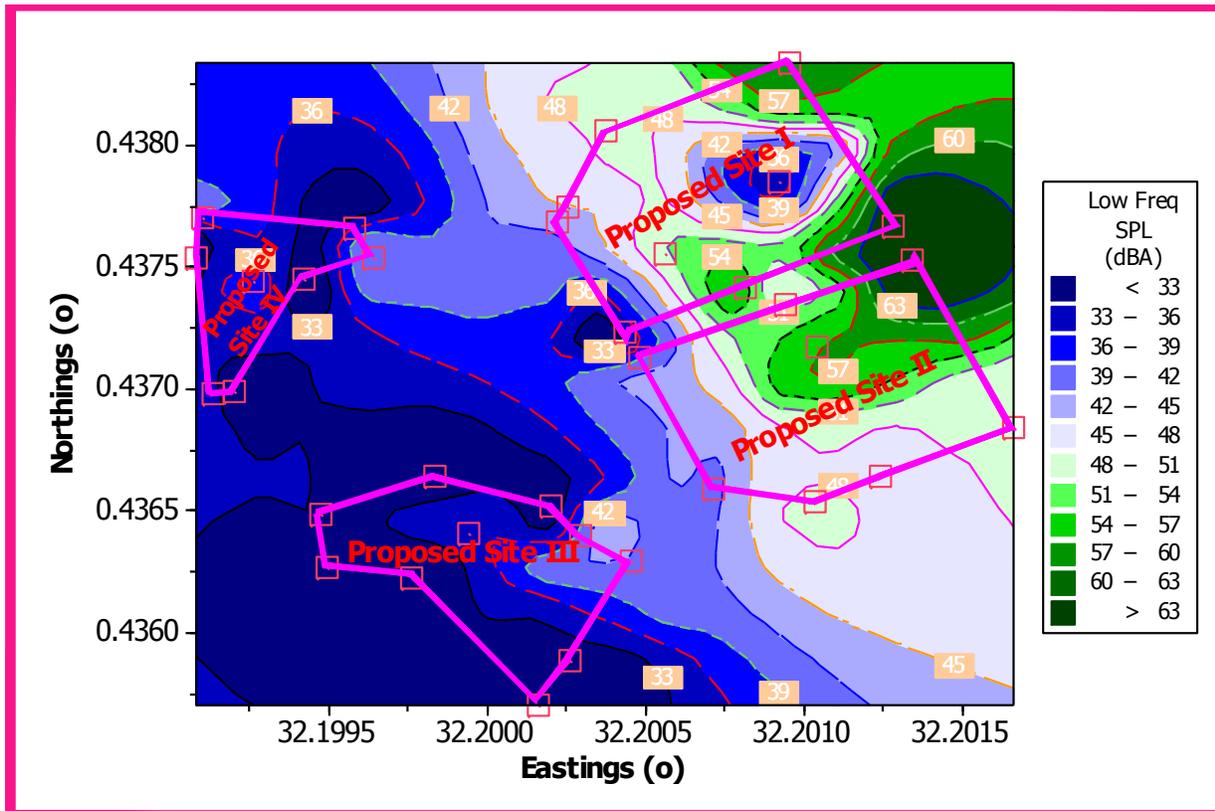


Figure 4.4: The measured low frequency sound pressure levels of the proposed sites based on A-weighting scale.

The sound pressure levels range from as low as 33 dBA to as high as 63 dBA towards the upper end areas of the proposed sites I and II. Most areas experienced less than 45 dBA.

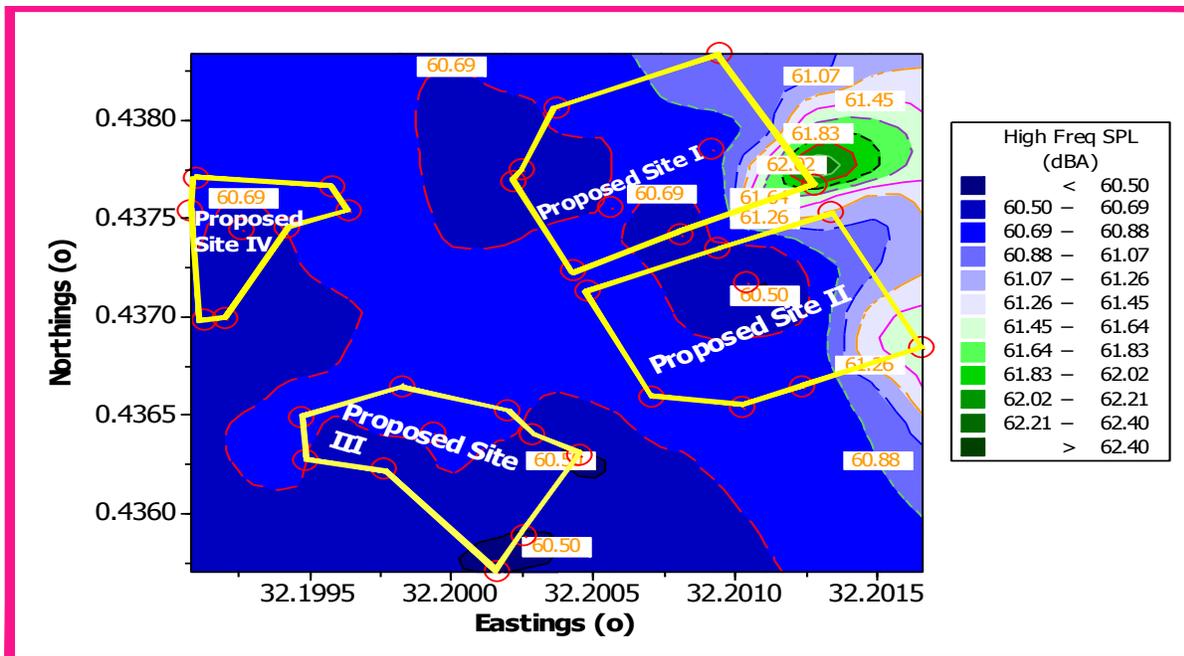


Figure 4.5: Measured high frequency sound pressure levels (SPLs) at the proposed project site

The measured high frequency sound pressure shows that most areas experience (60.5-61.5) dBA and a few other areas having SPLs of greater than 61.6 dBA. The highest SPLs (>62.4 dBA) are concentrated close to a corner of proposed site I to which was a point source moving vehicle the access road.

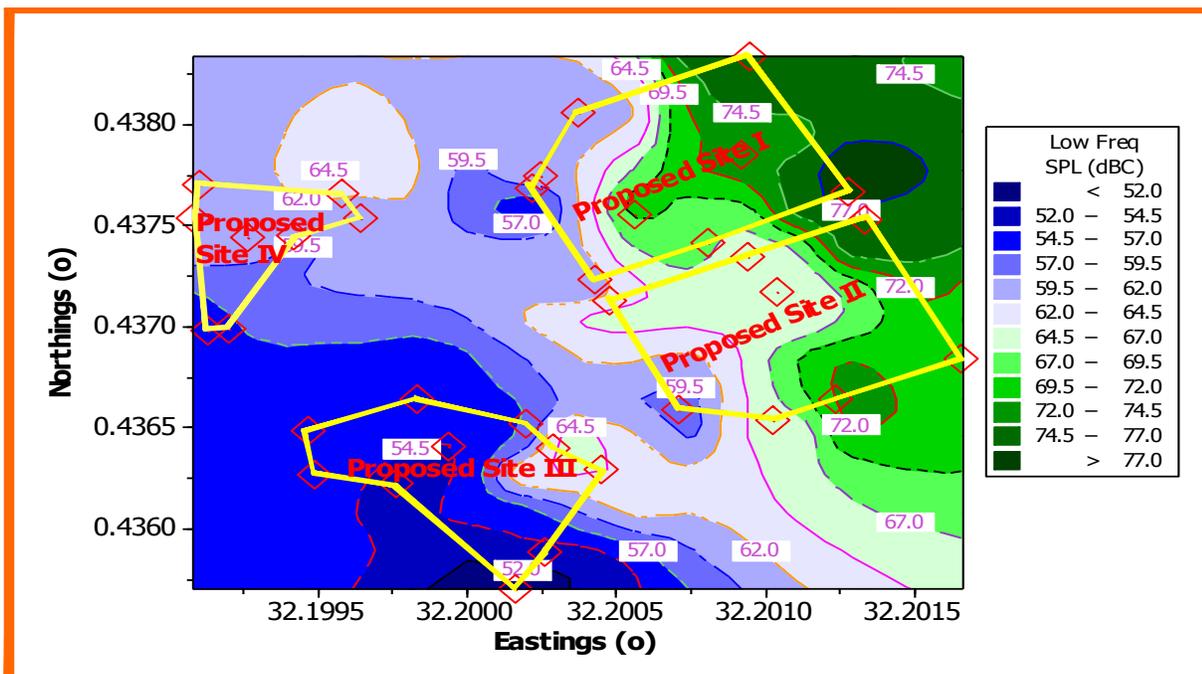


Figure 4.6: Measured Low frequency sound pressure level for the proposed four sites

Indicates that areas around the proposed site experience mostly about 52 to 64.5 dBC. Areas at upper ends of Proposed Sites I and II experienced low frequency sound pressure levels of 64.5 to 77.0 dBC.

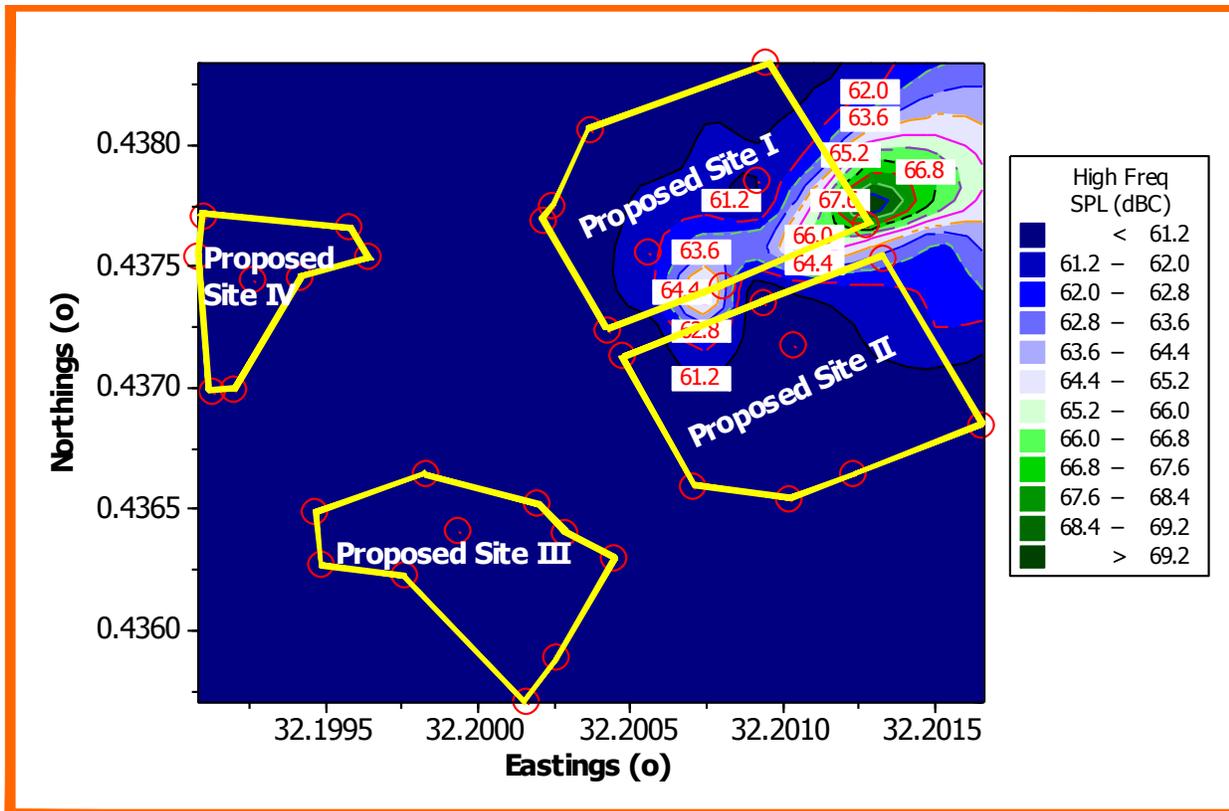


Figure 4.7: Measured High sound pressure level for the Proposed Sites

Measured high sound pressure levels indicate that almost all the areas experienced about 61.2 to 63.6 dBC. The highest sound pressure levels existed at the corner of Proposed Site I of about 69.2 dBC, which then fades away to as low as 63.6 dBC just within a few metres away from this noise point source area.

4.2.4. Geology and Soils

Jinja district is underlain by un-differential gneisses formerly seen as part of basement complex. Rhodi ferrelitic Nitisol is the most predominant soil type comprising 42% of the total land area (30415.6 ha), with patches of

Epi/Endopetric Plinth sols (constituting 0.8 % of the total land area i.e. 595.1ha) superimposed on the Nitisols in isolated and very small areas. This is mainly in the Jinja municipal council. The site at HTTI is generally thinly covered with loamy top soils, laterite followed by clayey formations, amphibolites, weathered gneiss and fresh granites. A variety of clay, light soils and

sandy loamy soils are commonly found in some valleys with a well-defined course and shallow alluvium beds. There are also the ferrisol soils (red soils) on basic rocks.

To establish the site lithology, a geophysical survey over the refuse dump site was carried out. From the resistivity variations of the different soil or rock types, the soil or rock types can be differentiated.

A stratigraphic column (soil profile) of the area was then generated. From this column, the possible transmissions of the leachate into the ground to contaminate water sources both under and above ground can be studied and solutions devised to alleviate this.

Excavations are possible to a depth up to 40m. However, leachate collection sumps and an impervious lining either of clay or PVC will be required to avoid ground water contamination if excavations are made to that depth.

4.2.5. Vegetation (Flora)

Vegetation in the project area is generally modified by development. What remains are pockets of tree stands scattered throughout the hotel site. The area has grass and some flowers which are planted for aesthetic purposes. The common types of trees in the hotel compound include; palm, acacia, mango, “mvule” and “umbrella trees”.



Plate 4.2: Vegetation in the site

4.2.6. Fauna

Given the nature of anthropogenic impacts already evident around the crested crane hotel and tourism training institute, the only remaining species are birds and rodents. We recorded no evidence of medium to large sized mammals. A lot of the species that will survive in areas such as the proposed project development area are species that can survive in landscapes which

retain some elements of natural niches that provide particular resources for the species. Below is the list of birds that were recorded in the area.

Table 4.2: Bird species recorded in the proposed project area

Briton Number	Common name	Scientific name	habitat	Conservation status
B16	Common Squacco Heron	Ardeola ralloides	WW	
B30	Little Egret	Egretta garzetta	WW	
B36	Purple Heron	Ardea purpurea	WW	R-NT
B40	Black-headed Heron	Ardea melanocephala	W	
B52	African Open-billed Stork	Anastomus lamelligerus	W	
B64	Marabou Stork	Leptoptilos crumeniferus	W	
B74	Hadada Ibis	Bostrychia hagedash	W	
B166	Hooded Vulture	Necrosyrtes monachus	f	
B254	Long-crested Eagle	Lophaetus occipitalis	f	
B404	Grey Crowned Crane	Balearica regulorum	WW	R-NT
B512	Little Stint	Calidris minuta	WW	
B630	Speckled Pigeon	Columba guinea		
B846	Woodland Kingfisher	Halcyon senegalensis		
B1258	Common Bulbul	Pycnonotus barbatus	f	
B1366	African Thrush	Turdus pelios	f	
B1440	Winding Cisticola	Cisticola galactotes	W	
B1444	Stout Cisticola	Cisticola robustus		
B1502	Grey-backed Camaroptera	Camaroptera brachyuran	f	
B1743	Scarlet-chested Sunbird	Chalcomitra senegalensis	f	
B1907	Pied Crow	Corvus albus		
B1943	Rüppell's Long-tailed Starling	Lamprotornis purpuropterus		
B2015	Lesser Masked Weaver	Ploceus intermedius		

4.2.7. Water Resources

The hotel is connected to piped water system from National Water and Sewerage Corporation and this water is being used as the main source of drinking water together with other domestic activities. The hotel and institute has a water tank/ reservoir which is used by the hotel in instances where water is not available in the municipality.



Plate 4.3: Water reservoir

4.2.8. Sanitation

The hotel is connected to Jinja central Sewer network. The hotel uses flash toilets because it is connected to water and sewerage.

4.2.9. Solid Waste Management

The major types of solid waste generated by the hotel and tourism training institute include; polythene bags, bottles, papers, organic food wastes and metallic wastes. There is a municipal solid waste skip in the crested crane site; however, dumping is properly done. The hotel management has provided litter bins at different points within the hotel premises and learning centres. The wastes are daily emptied into the municipal solid waste skip which is collected every week. It is recommended that the hotel management should ensure proper dumping with in the municipal skip to avoid littering. The hotel should also have a mechanism of waste sorting at the source so as to avoid mixing of biodegradable, degradable and medical wastes.



Plate 4.4: Solid waste management facilities

CHAPTER FIVE

5.0. RELEVANT POLICY, INSTITUTIONAL AND REGULATORY FRAMEWORK

5.1. Policy Framework

5.1.1. National Environment Management Policy

The main policy statement on the environment for Uganda is the National Environment Management Policy (1994). The overall objective is to achieve sound sustainable development, by reconciling economic development and conservation of resources. The NEMP calls for concerted effort by all Ugandans, the various government and private sector structures both at national and local levels, to adopt policies and approaches that integrate environmental concerns into the economic, social and development plans, policies and programs into their sectors. The policy clearly states that an Environmental Assessment should be conducted for any project that is likely to have potential adverse impacts on the socio-cultural, physical and biological environment. This statement is further embedded in the National Environment Act Cap 153 which makes EIA a legal requirement for eligible projects, policies and programmes. NEMA is the institution that will review this EISA.

5.2. World Bank Environmental and Social Safeguard Policies

A number of activities will be out of the character of the surrounding area and will include; land clearing which will involve tree cutting, socio- economic aspects and soil exposure during construction of HTTI. It's for this reason that the World Bank environmental and Social Safeguard policies for environmental assessment have been adhered to.

The World Bank as a funding agency has policies, procedures and guidelines ensuring environmental and social sustainability of developments it supports. These that detail the way in which environmental and social due diligence is carried out.

World Bank safeguard policies include the following:

- Environmental Assessment OP/BP 4.01
- Natural Habitats OP/BP 4.04
- Pest Management OP 4.09
- Physical Cultural Resources OP/BP 4.11
- Indigenous Peoples OP/BP 4.10
- Involuntary Resettlement OP/BP 4.12
- Safety of Dams OP/BP 4.37
- Projects on International Waterways OP/BP 7.50
- Projects in Disputed Areas OP/BP 7.60
- Forests OP/BP 4.36

The environmental policies which are triggered by CEDP are:

- Environmental Assessment OP/BP 4.01 - has been triggered, given that the project will include civil works, primarily for construction of office buildings and a hotel school. An ESIA has been prepared for the construction of the zonal land office in Luwero and the construction of a new hotel and other buildings at HTTI in Jinja. An ESMF has been prepared for all the other sites for which construction will take place.
- Pest Management OP 4.09 - Project is not envisioned to entail or directly support any pest or pesticide management. Nonetheless, matching grant facility (MGF) support to improved efficiency and productivity of private enterprises in the agricultural sector may indirectly encourage adoption of more sophisticated production techniques that may include the use of pesticides; similarly it may indirectly lead to increased production that may correspondingly increase the levels of pesticide use. Handling of issues related to potential use of pesticides and guidance on Integrated Pest Management is included in the ESMF, and will be also included in the Operational Manual governing the MGF.
- Physical Cultural Resources OP/BP 4.11 - The project civil works may lead to accidental finds or physical cultural resources. The ESMF and preparation of site specific EIAs include assessment of potential impacts on physical cultural resources, and guidelines for handling chance finds.
- Involuntary Resettlement OP/BP 4.12 - There is a possibility of land acquisition or displacement of land uses due to civil works and rehabilitation of infrastructure for the yet-to-be finalized civil works sites. A Resettlement Policy Framework (RPF) has been prepared

ARAP is not required since there are no OP 4.12 issues with respect to this particular activity of hotel and associated buildings construction.

Handling of safeguards policies triggered by the proposed Crested Crane Hotel and Tourism Training Institute development:

5.2.1. Environmental Assessment OP/BP 4.01

The Bank policy requires environmental assessment (EA) of projects proposed for Bank financing to help ensure that they are environmentally sound and sustainable, and thus to improve decision making. Safeguards policy OP 4.01 has been triggered, given that the project will include civil works, primarily for construction of crested crane hotel and school, as well as related infrastructure. This policy examines the potential environmental risks and benefits associated with Bank financed investments, supports integration of environmental and social aspects of investments into the decision making process, specifies consultation of the affected people, involve NGOs, and provide opportunities for their participation in the environmental assessment aspects.

The principles of this policy are;

- Environmental Assessment (EA) is required by Bank-financed investments;
- The Borrower is responsible for carrying out the EA;
- The Bank advises the Borrower on Bank's EA requirements; and
- The Bank does not finance activities that will contravene national legislation or relevant international environmental agreements identified during EA.

The World Bank favors preventive measures over mitigation or compensatory measures, whenever feasible. This policy aims at identifying ways of improving project selection, siting, planning, design, and implementation by preventing, minimizing, mitigating, or compensating for adverse environmental impacts and enhancing positive impacts.

The EISA has taken all measures to prevent, avoid or mitigate any likely impacts as a result of constructing and operating the crested crane HTTI.

5.2.2. Physical Cultural Resources (OP/BP) 4.11

The project's civil works may lead to accidental finds or physical cultural resources, or have potential to affect known cultural resources, such as the rock paintings whose development into tourist sites it will support. The World Bank safeguard policy OP/BP 4.11 on physical cultural resources recognize that cultural resources are important as source of valuable historical and scientific information, as assets for economic and social development and as ancestral parts of people's authentic identity and practices. The policy aims at involves or mitigating adverse impacts on cultural resources for development projects that the World Bank finances. In this regard, the policy requires the preparation of PCRs management plan which will be undertaken. In this regard, the policy compliance will be ensured through implementation of the chance finds procedures per below.

Surveys and consultations with the public did not reveal any physical cultural resources to be impacted upon by the project activities. However, if the chance finds occur, they will be handled according to the existing cultural and national requirements (Historical Monuments Act, Cap 46).

Under the Uganda law, any chance finds should be reported to the Department of Museums and Monuments of the Ministry of Trade, Wildlife and Heritage and the Chief Administrative officer (CAO) in this case of Jinja. If the finds are not of interest to the Department of Museums and Monuments, they should be reburied on a site set aside for such purpose. If they are unknown human remains, such should be handled in line with the cultural norms with the involvement of local leaders and religious leaders.

The Implementing Agency (Crested crane Hotel and Tourism Training Institute (HTTI)) will ensure that the Contractor is adequately briefed about the chance finds procedures before commencing works. Procedure on how to handle chance finds of physical cultural resources should be included in all civil works contracts.

If the Contractor discovers any physical cultural resources, such as archeological sites, historical sites, remains and objects, including graveyards and/or individual graves during excavation or construction, the Contractor shall:

- Stop the construction activities in the area of the chance find;
- Delineate the discovered site or area;
- Secure the site to prevent any damage or loss of removable objects until the responsible local authorities or the Department of Museums and Monuments of the Ministry of Trade, Wildlife and Heritage take over;
- Notify the supervisory Project Engineer who in turn will notify the responsible local authorities and the Department of Museums and Monuments of the Ministry of Trade, Wildlife and Heritage immediately (within 24 hours or less).

Responsible local authorities and the Department of Museums and Monuments of the Ministry of Trade, Wildlife and Heritage would then be in charge of protecting and preserving the site before deciding on subsequent appropriate procedures. This would require a preliminary evaluation of the findings to be performed by the staff of the Department of Museums and Monuments of the Ministry of Trade, Wildlife and Heritage.

Decisions on how to handle the finding shall be taken by the responsible authorities and the Department of Museums and Monuments of the Ministry of Trade, Wildlife and Heritage. Such a decision will be documented in writing. This could include changes in the layout (such as when finding irremovable remains of cultural or archeological importance) conservation, preservation, restoration, and salvage.

N.B: The assessment did not encounter any significant cultural resources within the site.

5.3. Regulatory Frame Work

5.3.1. The Environment Act, Cap 153

The Act also lists the type of projects, which must be subjected to the EIA process and establishes NEMA. *The proponent appointed registered environmental practitioners to conduct the EIA assessment report to seek approval before implementation.*

5.3.2. Hotel and Tourism Training Institute Act 1994

The object of the institute is to provide for studies and training in subjects relating to tourism, hotel management and catering.

4. Functions of the institute

(1) For the attainment of its object under section 3 and with a view to promoting the highest level of professional qualifications and standards, the institute shall have the following functions—

- (a) to organise and conduct courses in tourism, hotel management and catering and to make provision for the advancement, transmission and preservation of knowledge;
- (b) to conduct examinations and grant certificates, diplomas and other awards of the institute; and
- (c) so far as is possible, to consult and cooperate with anybody or organisation in or outside Uganda having similar functions to those prescribed by this Act.

5.3.3. The Land Act (1998)

Sections 43, 44 and 45 (1) and (2) of the Land Act (1998), Government or local government may acquire land in accordance with the provisions of Article 26 and clause (2) of Article 237 of the Constitution of the Republic of Uganda.

A person who owns or occupies land shall manage and utilize the land in accordance with the National Environment Act Cap 153 and any other laws binding.

The Government or the local government shall hold land in trust for the people and protect natural lakes, ground water, natural streams, wetlands and any other land reserved for ecological purposes for the common good of the citizens of Uganda. The Act provides for the ownership and management of land. It provides for four different forms of land tenure (customary, leasehold, “Mailo” and freehold) and the procedure for applying for grant of any of these tenures. The Act provides that non-citizens of Uganda may only be granted leases not exceeding 99 years.

5.3.4. The Physical Planning Act, 2010

The principal Act on land use and land use planning in urban and rural areas in Uganda is the Physical Planning Act 2010. The Act provides for the establishment of a National Physical Planning Board (NPPB); to provide for the composition, functions and procedure of the Board to establish district and urban physical planning committees; to provide for the making and approval of physical development plans and for the applications for development permission; and other related matters.

According to section 37, of the Physical Planning Act 2010; where a development application relates to matters that require an environmental impact assessment to be carried out, the approving authority or physical planning committee may grant preliminary approval of the application subject to the application obtaining an environmental impact assessment certificate in accordance with the National Environment Act.

5.3.5. Water Act, Cap. 152

The Water Act, Cap. 152 provides for the use, protection and management of water resources and supply. The objectives of the Act are to promote the national management and use of water resources of Uganda through the introduction and application of standards and techniques, the coordination of all public and private activities that may influence water quality and quantity and to allow for the orderly development and use of water resources for any activity requiring water use. This study duly recognized this Act and applied it wherever required.

5.3.6. The Local Governments Act, 1997

The Act establishes a form of government based on the district as the main unit of administration. Districts are given legislative and planning powers under this Act. [Sections 36-45] They are also enjoined to plan and conservation of the environment within their local areas. District/municipal Environmental committees established under section 15 of the National Environment Act Cap 153 are supposed to guide the district/municipal authorities in that regard.

5.3.7. The Access Road Act, 1969

The Act requires that adjoining landowners should grant leave to other landowners to construct access roads to the public highways. The Act also prescribes the width of the access road, which is 20 feet. This requires that developers of proposed projects must carry out detailed EIA's to ensure that their projects do not prevent other land users from having access to public high ways. It under this provision that this ESIA has been prepared to ensure that access is not disrupted.

5.3.8. The Occupational Safety and Health Act (2006)

The Occupational Safety and Health (OSH) Act replaces the Factories Act (1964). It departs from the original listing of 'don'ts' and now has a new scientific approach in which the technical measures required in the protection of workers are spelled out to be put in place. In so doing it is preventive in approach.

The Act provides for the prevention and protection of persons at all workplaces from injuries, diseases, death and damage to property. The OSH Act covers not just the 'factory' but also any workplace where persons are employed and its provisions extend not just to employees but to the self-employed and any other persons that may be legitimately present in the workplace who may be exposed to injury or disease. This Act will be relevant in ensuring that all the workers are protected on site during the construction of the crested crane hotel and tourism training institute.

5.4. Existing guidelines and Regulations for Environmental Considerations in Uganda

5.4.1. Guidelines for Environmental Impact Assessment in Uganda, 1997

The Guidelines reiterate the cardinal principle of environmental management, that environment and development must be viewed as complementary, interdependent and mutually reinforcing. It explains the purpose of Environmental Impact assessment, as a tool for better planning, which permits the integration of environmental concerns into the policy and project planning processes at the earliest possible stages of planning and designing. *The proponent appointed registered environmental practitioners to conduct the EIA assessment report to seek approval before implementation.*

5.4.2. The Environment (Impact Assessment) Regulations, 1998

These Regulations apply to all projects included in the Third Schedule to the National Environment Act, Cap.153. They provide elaborate details on how EIA should be carried out, by whom, for which projects and what details must be included in the EIA study. The details include preparation of Project briefs, Environmental Impact Statement, and the Review process for the EIA and the approval process of the EIA by the Executive Director of NEMA.

This EIA assessment report is conducted in conformity with these regulations and NEA, Cap 153.

5.4.3. National Environment (Noise Standards and Control Regulations) 2003

These Regulations have adequate provisions to regulate noise pollution in any environment, including construction establishments. (Under sections 23 and 107 of the National Act) these regulations are aimed at ensuring the maintenance of a healthy environment for all people of Uganda, the tranquility of their surroundings and their psychological well-being by regulating noise levels from a facility or activity to which a person may be expected and the provision for control of noise and for mitigating measures for the reduction of noise.

Part III Section 8 (1) requires machinery operators, to use the best practicable means to ensure that the emission of noise does not exceed the permissible noise levels. The regulations require that persons to be exposed to occupational noise exceeding 85 DBA for 8 hours should be provided with requisite ear protection. The regulatory noise limits at construction sites are presented in Table 5.1

Table 5.1: Regulatory noise limits (Uganda) Facility

Regulatory noise limits (Uganda) Facility	Noise limits dB (A) (Leq)	
Day*	Night*	
Construction sites	75	65
*Time frame: Day 6.00a.m -10.00 p.m; Night 10.00 p.m. - 6.00 a.m.		

Under regulation 8, it is the duty of the owner of facility or premises to use the best practicable means to ensure that the emission of noise from his/her premises does not exceed the permissible noise levels.

Table 5.2: Maximum permissible noise levels relevant to project

	Noise limits B (A) (leq)	
	Day	Night
Construction sites for buildings.	75	65
Residential buildings.	50	35
Mixed residential (with some commercial and entertainment).	55	45

Time frame: Day -6.00am-10.00 pm; Night 10.00 p.m-6.00 a.m. The time frame takes into consideration human activity. *The project proponent will be required to comply with the above mentioned regulations in order to promote a healthy and safe working environment.*

5.4.4. National Environment (Standards for Discharge of Effluent into Water or on Land)

Regulations, 1999. Section 6 (2) details maximum permissible discharge limits for 54 contaminants, that must not be exceeded before effluent is discharged into water or on land. Through limits on over 54 pollutants, these regulations control discharges in surface watercourses. Examples of some of the regulated pollutants are given in Table 5.3 below

Table 5.3: National discharge standards for selected pollutants

Parameter	National discharge standards
BOD5 (mg/l)	50
Suspended solids (mg/l)	100
Faecal coliforms	10,000 counts/ 100ml
Chlorine residual (mg/l)	1 mg/l
pH	6-8
Phenols (µg/l)	0.2 mg/l
Oil and grease (mg/l)	10 mg/l
Total Phosphorus (mg/l)	10 mg/l
Temperature	20-35°C

The project proponent will be required to comply with the above mentioned regulations in order to promote a healthy and safe working environment

5.5. Institutional Framework

5.5.1. National Environment Management Authority (NEMA)

Following the enactment of the National Environment Act 1995, the National Environment Management Authority (NEMA) was created and charged with the responsibility to oversee, coordinate and supervise environmental management in Uganda. NEMA will also enforce regulatory compliance during and after construction of the HTTI.

NEMA has appointed environmental inspectors whose powers and duties are spelt out in Section 81 of the National Environmental Act and can include closing any development or other activity which pollutes or is likely to pollute the environment contrary to the National Environment Act of a period not more than three weeks.

NEMA has powers to prosecute environmental offenders and offences committed under the National Environment Act may earn the offender fines and prison sentences.

5.5.2. The National Water and Sewerage Corporation (NWSC)

National Water and Sewerage Corporation (NWSC) is mandated to supply water and provide sewerage services as a water and sewerage authority under the National Water and Sewerage Corporation Act, Water Supply Regulations, 1998 and Sewerage Regulations, 1999.

5.5.3. Jinja Municipal Council (JMC)

Any developer intending to undertake any development within the city planning area is required to submit a building plan for inspection and approval Jinja Municipal Council. Four copies of the plan are to be submitted to the Municipal Physical Planner after fees, assessed on the basis of the floor area of the proposed development, have been paid; a copy of the land title to the plot in question must be accompanying the building plan. Even after completion of the development the applicant is required to apply for a permit to occupy the development.

CHAPTER SIX

6.0. PUBLIC CONSULTATIONS

6.1. General Overview, Justification and Rationale for ESIA

This is a very important and an integral part of the ESIA process, which is a legal requirement and a very important tool for collection of the data and especially the baseline/background information. The ESIA helps bring out the contentious issues and gives a chance to those who may be affected by a proposed project to give their views, inputs and opinions and any significant issue is addressed at the initiation stage. This enables evaluation of the public and neighbours views and is thus a very important part of the assessment. The key stakeholders in Jinja and the immediate neighbours have been consulted and they have no objection to the proposed project. The project will have to be approved by JMC.

Extensive consultations were carried out between 22nd January and 5th February 2013 with the neighbours and key stakeholders on a one to one basis to ascertain any arising issues as a result of the proposed expansion of crested crane hotel and training institute. The consultations were carried out between 10.00am and 5.00pm and were guided by the chairperson of Nalufenya B and Secretary of defense for Nalufenya A on behalf of his chairperson. The issues raised and many others foreseeable have been adequately addressed in the table below (Appendix 2: Public Consultations)

Table 6.1: Views of key personnel consulted

Name and Designation	Contact	Views/concerns
Assistant Supritendant of police- Nalufenya, Mr. Madira	0772355444	We have had several complaints about insecurity in the neighbouring areas. Part of the complaint is that thieves always use the vast open spaces of crested crane hotel to steal and disappear when pursued.
Bashir Musa Yusuf- Neighbour	0782752854	We are grateful for the new plan because it will enhance development in the area. Crested crane hotel is a historical place therefore any new designs should ensure that the uniqueness of the area is maintained especially the architectural design and the greenery.
Ritah Nabukatsa- Bilkon Hotel	0772688679	There is a problem of thieves coming from the side of crested crane hotel. We therefore hope that with the construction planned it will lessen the question of insecurity in the area.

<p>Pastor Muguti Sam- Deliverance Church- TAIP</p>	<p>0706314556</p>	<p>The developments should ensure that some greenery is maintained because it provides some fresh area in the area. We have also had the problem of insecurity stemming from the vast open spaces and trees in the hotel. Since the hostels will house mature people, we don't expect a lot of problems, besides the students have been suffering since the stay very far. However, the school should ensure that they construct a perimeter wall where the hostels are to avoid any conflicts with the neighbouring communities. The development is very welcome although there is need to cut down on the noise levels during construction.</p>
<p>Madam Tabitha Kakuze Jinja Municipal Physical Planner</p>		<p>The school applied for change of user from open spaces which was okayed by the minister of lands. However, as a planner I strongly advise that the open spaces be maintained because they are landmarks. Within the present, hotel space there is a lot of open spaces that can be utilized instead of plot 3 and 5 Hannington crescent.</p>
<p>Bitaroho Simon- chairman Nalufenya B zone</p>	<p>0782121355</p>	<p>The development is very welcome and we are ready and willing to cooperate so that more developments are encouraged in the area. I however appeal that some of the open spaces are maintained especially those at the front for recreational purposes.</p>
<p>Tenya Kalifani Defence secretary Nalufenya A zone</p>	<p>0776860804</p>	<p>The development is very welcome and we are ready and willing to provide all the assistance required.</p>
<p>Mr. Odoi Tom Senior Health inspector Jinja municipal council</p>	<p>0712690398</p>	<p>If the hotel frontage is tampered with, it may lose its identity, so care should be taken to preserve the identity The open spaces provide functions so if we construct storied buildings in front we may shield the hotel and affect its marketing.</p>

		What is the target population, because this normally has an implication of health and safety? The population should be manageable.
Muhamed Saeed Ag. Municipal Engineer -JMC	0701488836	The project is welcome but there will be a problem if the frontage is tampered with because the hotel will lose its recreational values. The hotel should emphasise on high rise building to save as many open spaces as possible. The hotel should plan to take over Hannington square through getting permission since it will no longer be open to the public due to change of use for plots 3-5 Nalufenya road. The administration of the hotel is very cooperative, we have been attending their monthly meetings and request that during construction all materials should be tested and should employ a full time clerk of works.
Nabihamba Ernest Senior environmental Officer-JMC	0776945046	The ESIA should be prepared and submitted before any construction begins; There should be care aimed at ensuring that vegetation especially trees are protected and only cleared where necessary; Being an institutional and residential area, construction should only take place during day time; There should be mechanisms of minimizing the dust and noise levels during construction; Otherwise the project is necessary for the development of the hotel and institute.

CHAPTER SEVEN

7.0. IMPACTS IDENTIFICATION, ANALYSIS AND MITIGATION

This chapter identifies probable anticipated impacts of the project, their analysis and mitigation measures. Construction of the project will have both positive and negative impacts. They relate to activities carried out during construction, operation, and decommissioning phases of the project. Mitigation measures give ways of reducing or avoiding adverse environmental and social impacts of the project.

Environmental impacts can either be positive or negative, depending on the activity being undertaken. Some impacts are direct and immediate, and can be manifested in the short-term (Primary). Others are indirect and may be manifested in the mid-term (secondary) or long-term (tertiary). Depending on the activity being assessed, environmental impacts may be categorized into different levels, depending on magnitude, time, and space. Impacts of significant environmental importance once identified are highlighted, and mitigation measures proposed. Those that are thought to be insignificant are put on record but largely ignored. The impacts of proposed project would be mitigated both proactively and actively as they emerge. The impacts can be evaluated separately at the pre-construction and operational stages.

(i) Pre-construction Stage

For the proposed Project intervention, pre-construction activities are limited to land survey and relocation of facilities. Land survey has minimal environmental impact except for the interest it generates among land speculators, thereby appreciating land value. Relocation of facilities on the land may impact aesthetics, physical infrastructure, livelihoods, land value, ecology, the landscape and to a minimal extent, surface water and groundwater flow. The Preparation prior to the construction works should involve public awareness on the roles and responsibilities of environmental stewardship. A good understanding of these roles and responsibilities will increase effective collaboration and networking among stakeholders

(ii) Construction Stage

Although environmental impacts during construction stage of the project will include loss of vegetation on site and loss of topsoil, these are activities, which will generate employment opportunities and improve the short-term socio-economic benefits to the people engaged in the works. The proposed Project will involve broad consultations with stakeholders thereby enhancing community participation.

(iii) Operation Stage

The operation stage is meant to support hotel and tourism in Uganda. Pollution abatement will ensure reduced pollution levels. Well-managed project, landscaping and efficient harvesting of

rainwater would improve the dwellers welfare.

7.1. Positive Impacts

Construction activities involve a series of defined physical operations, which include site preparation; excavation works, building works etc. All are potentially significant sources of particular impacts both significant and insignificant. On completion, the activities during the operational phase also have potential impacts. The following are foreseen to comprise potential impacts:

7.1.1. Jobs Creation

Building and construction industry employs many Ugandans. This has a significant impact since unemployment is currently quite high in Jinja and the country at large. Both skilled and unskilled workers will be involved in this project. On occupation people will be employed as cleaners and security personnel.

7.1.2. Revenue to Government

Value Added Tax (VAT) on construction materials/ tools to be purchased and NEMA fees among others will be sources of revenue for the government and its institutions.

7.1.3. Enhanced Security

During the operation of the project, security will be enhanced in the premises through distribution of suitable security lights and presence of a security guard. This will lead to improvement in the general security in the surrounding area.

7.1.4. Improved Infrastructure

Project activities will lead to improvement of transport, sewerage, water supply and telecommunication networks. Potholes in roads leading to the site will be filled with excavated materials so as to ease traffic movement. Such services are a prerequisite to development in any region.

7.1.5. Provision of Hotel accommodation and income generation

Supply of standard and affordable hotel services has always lagged behind demand for the same and the proposed project has a contribution towards reduction of the deficit. The proposed project shall also increase cash flows to the proponent and the country at large. Promotion of healthy competition, convenience and uniformity in land use. The proposed project shall blend well with the rest. It shall also promote healthy competition in hotel market, which has an effect on improved service and fair prices.

7.1.6. Optimal utilization of the land

The proposed project will improve land utilization in the area and shall accommodate approximately 184 rooms thus raising the number of available accommodation. The proposed use also conforms to the other land use in the immediate neighborhoods.

7.1.7. Promotion of development

The proposed project has the potential to influence the commercial trends in the area in various ways and in the long run the multiplier effect will lead to development and reduction of poverty. The proposed project shall contribute in overcoming the challenges of today's life including strategies for alleviating poverty and promoting sustainable development.

7.1.8. Creation of market for goods and services and secondary businesses

The proposed project shall consume various materials during construction such as stones, cement, sand, glass, steel products, wood products, PVC products, and ceramic products e.t.c. Various professionals have and shall continue giving their services during both the construction and operational phases and thus making livelihoods. Those doing commercial activities in the neighborhood shall also have their market widened by the occupants and workers.

7.2. Negative Impacts during Construction

The ideal strategy to counter identified adverse effects is avoidance but when this is not possible, alternative strategies of reduction, remediation and compensation should be explored. This can be achieved through primary measures that intrinsically comprise part of the development design; or secondary measures designed to specifically address the remaining (residual) adverse effects of the proposed project. The potential impacts can be greatly reduced and this will be much determined by the technology used, nature of the materials, equipment used and level of diligence among others. The foreseeable impacts identified that may not be completely avoided are addressed here below and potential recommended measures provided. As such, the proposed measures also explore opportunities available for improving the situation wherever possible. The initial design should facilitate a high degree of mitigation, built into the scheme from the onset so that the potential for adverse effects is substantially reduced. If consideration of mitigation measures is left to the later stages of proposed project design, it can result in increased mitigation costs because early opportunities to avoid the need for such measures have been lost. In general, primary mitigation measures are likely to be more effective and less likely to cause secondary adverse effects (i.e. the mitigation measures themselves may in turn cause adverse effects).

7.2.1. Impact: Air Quality

Site preparation and construction has the potential to have a two folded direct negative impact on air quality. The first impact is air pollution generated from the construction equipment and

transportation. Machinery and vehicles have the potential to generate air pollutants in the form of dust particles and gas emissions (fumes). Some Construction machinery and trucks (including small vehicles) generate hazardous exhaust fumes such as Carbon Oxides (CO₂), Sulphur Oxides (SO₂) and Nitrogen Oxides (NO₂). The second is from fugitive dust caused by vibrations of machines, vehicle movement, site roads and raw materials stored on site. These suspend in the air mostly during dry spells

Such dust and gases have direct negative impact to the ambient air quality and have the potential to affect the health of construction workers, the resident population and the vegetation.

Mitigation:

- ✓ Site access roads should be dampened every 4-6 hours or within reason to prevent a dust nuisance and on hotter days, this frequency should be increased.
- ✓ Minimize cleared areas to those that are needed to be used.
- ✓ Cover or wet construction materials such as marl to prevent a dust nuisance.
- ✓ Where unavoidable, construction workers working in dusty areas should be provided and fitted with N95 respirators.
- ✓ Provide personal protective equipment (PPE) / full protective gear to workers. They should also be trained on occupational health and safety and should be encouraged to go for regular health check-ups regular and prompt maintenance of construction machinery and equipment. This will minimize generation of noxious gases and other suspended particulate matter.
- ✓ Control over areas generating dust particles through regular cleaning or sprinkling of water to reduce dust. The areas can be enclosed to mitigate effects of wind on them. Regular air monitoring and tests to analyze the quality of air.
- ✓ Enclose the site with dust-proof net during the construction

7.2.2. Impact: Employment

During this phase, an average of eighty (80) skilled and unskilled workers will be utilized for a period of six months. This represents a significant level of employment within the study area. About 35 skilled workers will be employed and these include; project engineers (i.e. civil, structural and electrical), plumbers, machine operators/ drivers, a clerk, foremen and builders/masons. While 45 unskilled workers will also be employed and these will include; security guards, cooks, and cleaners and casual laborers. However, the population influx of such magnitude in an area may have negative consequences which need to be addressed.

Mitigation:

- ✓ All the new employees from outside the project area should be registered by the contractor and the local council of the area. So that in case of any misbehavior or theft, he/she can be traced.

- ✓ The contractor should evoke strict rules for workers who use bad language during construction. Some of the measures would be suspension and expulsion in case of persistent bad behavior.
- ✓ The workers will be hired basing on their competence, willingness to work for the requirement time frame and basing on the required skills.
- ✓ Gender issues will be observed with employment opportunities extended equally to women as well and men.
- ✓ Emphasis should be put on ensuring that at least 60% of all the jobs (i.e. skilled and unskilled) during construction are reserved for the locals of Jinja district to ensure that the project benefits the resident area.

7.2.3. Impact: Occupational Health and Safety (OHS)

During construction, there are chances for increased safety hazards such as; accidents, falling objects, risks from poor scaffolding, ladder and formwork are considered negative impacts. There is also risk of coming across live electric cables during excavations. Poor quality construction materials, poor workmanship and poor standards may also contribute to accidents. Inadequate skills in machinery operation and stress are serious safety hazards. Most of the contractors hire on casual basis and therefore do not take responsibility of training the workers on health and safety. The entry and exit points to the development may also pose the danger of imminent accidents if not properly designed. The immediate neighbours and workforce involved would be exposed to these hazards. Food for the construction workforce is usually provided by mobile individuals who usually operate without licenses. This can compromise health of the workers especially if such foodstuffs are prepared in unhygienic conditions. There is also the potential risk of traffic accidents along the road around the entry point due to the heavy trucks and machinery entering and leaving the site. It is important to note that the proposed design has taken care of all the basic set standards in a work place such as space, lighting, ventilation etc.

Mitigation

- ✓ All workers should be provided with full protective gear. These include working boots, overalls, helmets, goggles, earmuffs, masks, and gloves among others. Factories Act abstract should be posted at a strategic point on site. The requirements of the **Occupational Safety and Health Act, 2006** should be strictly adhered to, the **Building Code** and other relevant regulations. Only specialized machine operators should operate machinery and specialized equipment and all moving parts should be provided with appropriate guards.
- ✓ Properly design to allow for deceleration and acceleration to the site. Clearly indicate direction of traffic especially during construction
- ✓ A first aid kit(s) should be provided within the site. This should be fully equipped at all times and should be managed by a trained person. The contractor should not expose workers to stress inducing factors.

- ✓ The contractor should have workmen's compensation cover. It should comply with workmen's compensation Act, as well as other ordinances, Regulations and union Agreements.
- ✓ Sanitary facilities should be provided and standard cleanliness of the facilities maintained.
- ✓ The labour force should be educated on proper sanitation, avoid urination, defecation outside designated facilities.
- ✓ Individuals preparing food for the workers at the site should be controlled and monitored to ensure that food is hygienically prepared.
- ✓ Workers should always be sensitized on social issues such as drugs, alcohol, diseases particularly HIV/AIDs etc. There should be a training program to facilitate this by the contractor.
- ✓ Billboards should be suitably elected on the onset of the project. The signs should indicate and inform the public e.g. 'DANGER! HEAVY VEHICLES TURNING'. The traffic along the connecting road should be controlled especially during construction phase.
- ✓ Ensure proper lighting around the construction site.
- ✓ Take extra-ordinary care to avoid oil spill.
- ✓ Members of the public should be restricted from having access to the construction sites. The construction site should be fenced off.

7.2.4. Impact: Construction Safety

Construction work can be particularly hazardous. Personal protective equipment, fire safety, electrical safety, and other precautions are essential for safe construction work. Follow these guidelines when visiting or working at construction sites:

- ✓ Do not walk, stand, or work under suspended loads. If you raise a load, be sure to crib, block, or otherwise secure the load as soon as possible.
- ✓ Avoid placing unusual strain on equipment or materials.
- ✓ Be prepared for unexpected hazards. BE ALERT!
- ✓ Proper personal protective equipment, (i.e. safety shoes, hardhat, goggles, Respiratory Equipment and gloves) must be used at all times on the site or as conditions warrant. Jewelry should be avoided.
- ✓ Prior to the start of construction, all areas should be inspected for the presence of potentially hazardous energy in the area should be located and precautions taken.
- ✓ Workers should be trained on the proper use of tools and protective equipment.
- ✓ Great care must be given to excavations and the safety of the machinery, tools and other equipment such as scaffolding, ramp or ladder must be guaranteed. Accident prevention should be the overriding safety precaution. A qualified person should always be on site to oversee the working.

Contractors and project managers should use barriers and guards as necessary to protect employees, and visitors from physical hazards. Areas that typically require permanent or temporary protection include the following: - Stairways, Open Manholes, Elevated platforms, Areas with moving machinery, Excavation sites, Construction sites, Temporary wall or floor openings, Doors opening into construction. Emergency Response Plans- ERPs Emergencies and disasters are a reality of everyday life. Workers/ people must therefore be sensitized and prepared on how to react. This will be done during both the construction and occupational phases. Absence of such plans may be risky since there would be no guidelines to handle or control emergencies should they occur.

Mitigation

- ✓ The contractor/proponent should initiate and develop effective ERPs to cater for various eventualities such as fire outbreaks, and other accidents/incidents that are likely to occur. Training is prerequisite in planning ahead. Such plans must be properly documented and made available to all
- ✓ Regular drills should be conducted on possible incidences Enhanced Social crime risks Due to the influx of construction workers on site, there are chances of introduction of individuals with potentially anti-social behaviors such as thieves/thugs, drug users and traffickers and may pose a risk to the community both during the implementation and occupational phases.
- ✓ Adopt strict hiring guidelines to lock out the bad elements and limit movement outside the site. The contractor has a responsibly of sensitizing the workers on social issues such as HIV/AIDS, drugs any other social issues through regular training and social gatherings and strict monitoring. Worker should not be housed on site.

7.2.5. Impact: Security

The need for security can never be overemphasized whether personal or for property. During construction, security is very important in any site. This ensures that materials are in order. It also controls movement within the site especially for the intruders who might be injured by the material and other hazardous features available within the site. Security is also of paramount importance during the operational phase of the project.

Mitigation

- ✓ Enclose the site using suitable walls to beef-up security and to control movement as propose in the design and employ security guards who must always guard the site/property and document movements on the site/ property
- ✓ Strategically install lighting as well as security alarms

7.2.6. Impact: Noise and Vibration

Construction activities generally generate noise and hence affecting the immediate environment.

Such noise emanate from the construction personnel, machinery and equipment. During occupation noise will come from vehicles, and other operations within the site. This negative impact will be short-term (limited to construction phase) and is not likely to pose a threat to health or well being of humans. The proposed perimeter stonewall will provide some buffer against noise propagation but the following precautions should be taken in addition.

Mitigation

- ✓ Construction works should be carried out only during the specified time i.e. from 0800 hrs to 1700 hrs and should avoid working on Sundays when many residents are expected to be within the environs.
- ✓ Neighbors (offices) should be given notice of intended noisy activities so as to reduce the degree of any annoyance that would have risen.
- ✓ Workers operating equipment that generate noise should be equipped with noise protection gear. Workers operating equipment generating noise levels greater than 80 dBA continuously for 8 hours or more should use earmuffs. Workers exposed to prolonged noise of 70-80 dBA should wear earplugs.
- ✓ Use machine cut stone that requires no chisel dressing which can be a major source of noise
- ✓ Sensitize construction vehicles' drivers and machinery operators to switch off engines of vehicles or machinery when not in use
- ✓ Machineries should be maintained regularly to reduce noise resulting from friction. (i.e. The generators and other heavy duty equipment).
- ✓ There should be no unnecessary honking of the involved machinery and vehicles.
- ✓ Provision of bill boards at the construction site gates notifying of the construction activity and timings.
- ✓ Workers should be provided with relevant personal protective equipment (PPE)/ materials.

7.2.7. Impact: Soil Disturbance

It is anticipated that some excavations especially for laying of foundation and noting that there might be a possibility of demolishing some few existing structures and hence soil disturbance; exposing and setting it loose to the agents of soil erosion. However, the issue is not as significant because the land is leveled and the soils are stable and strip foundation will be used so no need to scoop out resulting to minimum disturbance to soil.

Mitigation

- ✓ Avoid unnecessary movement of soil materials from the site and provide soil conservation structures on the areas prone to soil erosion mostly to reduce impact by the run-off.
- ✓ Depending on the period, monitor construction activities for appropriate and effective control measures of erosion e.g. during rainy / wet conditions, ensure suitable barriers on potential water erosion paths while avoiding wind erosion during dry conditions.
- ✓ Conduct standard landscaping after project completion i.e. resurface (pave) open areas after

the completion of the project and introduce suitable and well-managed vegetation to generate surface covers on the open areas; to control soil movement by erosion agents i.e. water, animals and wind. It is recommended that landscaping be done on completion of proposed works and introduce appropriate vegetation in open surfaces

- ✓ Ensure suitable storm water drainage channels to effectively discharge water safe to drainage channels. Such channels need to be regularly maintained and repaired to avoid point discharges (have pronounced effect to soil erosion) in case of breakages or blockages.

7.2.8. Impact: Oil Leaks and Spills

It is important to note that oil/grease spills / leaks are prevalent in construction sites and in most areas that make use of petroleum products, which contain hard/hazardous elements that are detrimental to the environment. During occupation phase, oil waste may be generated from the vehicles of the residents if poorly maintained.

Mitigation

All machinery must be keenly observed not to leak oils on the ground. Maintenance must be carried out in a designated area (protected service bays more suitably outside) and where oils are completely restrained from reaching the ground. Such areas should be covered to avoid storm water from carrying away oils into the soil or water systems by installation of oil interceptors and other suitable facilities.

- ✓ All oil products and materials should be stored in site stores or in the contractor's yard and should be handled appropriately to avoid spills and leaks.
- ✓ Car wash areas and other places handling oil activities in the site must be well managed. Oil interceptors should be installed in the channels leading from such areas.

7.2.9. Impact: Solid Waste Generation

During this construction phase of the proposed project, solid waste generation may occur mainly from two points:

- From the construction yard site.
- From construction activities such as site clearance and excavation.

Mitigation:

- ✓ Skips and bins should be strategically placed within the construction site.
- ✓ The skips and bins at the construction site should be adequately designed and covered to prevent access by vermin and minimise odour.
- ✓ The skips and bins at the construction site should be adequately covered to prevent a dust nuisance
- ✓ The skips and bins at both the construction yard site and construction site should be emptied regularly to prevent overfilling.

- ✓ Disposal of the contents of the skips and bins should be done at an approved disposal site. Appropriate permission should be sought.
- ✓ Waste sorting at source should be encouraged to promote proper waste management,
- ✓ Waste minimization and recycling measures should be considered (e.g. used water bottles may be collected and recycled or recollected by the supplier for recycling purposes)

7.2.10. Impact: Wastewater Generation and Disposal

With every construction site comes the need to provide construction workers with showers and sanitary conveniences. The disposal of the wastewater generated at the construction site has the potential to have a minor negative impact on groundwater.

No significant environmental impacts were identified from this activity.

Mitigation:

- ✓ Provide portable sanitary conveniences for the construction workers for control of human waste. A ratio of approximately 25 workers per toilet should be used.
- ✓ Connect to the NWSC sewer main.

7.2.11. Impact: Storage of Raw Material and Equipment

Raw materials, for example sand and marl, used in the construction of the proposed development will be stored onsite. There will be a potential for them to become air or waterborne. Stored fuels and the repair of construction equipment has the potential to leak hydraulic fuels, oils etc.

Mitigation:

- ✓ Raw materials that generate dust should be covered or wet frequently to prevent them from becoming air or waterborne.
- ✓ Raw material should be placed on hardstands surrounded by berms.
- ✓ Equipment should be stored on impermeable hard stands surrounded by berms to contain any accidental surface runoff.
- ✓ Bulk storage of fuels and oils should be in clearly marked containers (tanks/drums etc.) indicating the type and quantity being stored. In addition, these containers should be surrounded by beams to contain the volume being stored in case of accidental spillage.

7.2.12. Impact: Food Hygiene

The establishment of a construction yard site will cause a proliferation of “cook shops” (food vendors) to provide the construction workers with meals. Improper food preparation and the failure to practice proper hygiene can result in certain pathogens entering the food supply and cause food borne illness. Food borne illness often presents itself as flu like symptoms such as nausea, vomiting, diarrhea or fever.

Mitigation:

- ✓ Provision of adequate supply of potable water.
- ✓ The monitoring of the various ‘cook shops’ by public health authorities, and with the monitoring of the construction management team, to ensure proper hygiene is being followed.
- ✓ The provision of areas to adequately wash hands and utensils.

7.2.13. Impact: Emergency Response

Construction of the proposed hotel will involve approximately 80-120 construction workers. The possibility of accidental injury is high. There may be either minor or major accidents.

Mitigation:

- ✓ A lead person should be identified and appointed to be responsible for emergencies occurring on the site. This person should be clearly identified to the construction workers.
- ✓ The HTTI construction management team should have onsite first aid kits and make arrangements for the nurse and doctor at Tropical Bay to be on call for the construction site.
- ✓ Make prior arrangements with health care facilities such as Jinja Referral Hospital to accommodate any eventualities.
- ✓ Arrange with health practitioners to be on call during the construction period.
- ✓ Material Safety Data Sheets (MSDS) should be store onsite.

7.2.14. Impact: Water Pollution

There is no surface water source on the site to be polluted by activities at the site. Crested crane hotel and tourism training institute obtains water from existing National Water and Sewerage Corporation mains. There will be no subsurface disposal of effluent at the site and therefore the risk of groundwater contamination is negligible. The management of storm water is critical because if poorly managed could lead to contamination of groundwater. However, this impact is moderate to low because storm water runoff does not carry significant contamination.

Mitigation

- ✓ There should be no direct disposal of effluent or storm water into the project area of influence;
- ✓ Underground water investigations should be undertaken periodically to determine subsurface water strikes and establish inclination of aquifers. This is vital in determining the direction of waste discharge in relation to the existing water sources and ground water flow;
- ✓ The developer should design and maintain the slope and orientation of drains such that free drainage of water is facilitated to the gazette drains;

- ✓ Surface runoff from construction oil processes should be directed into an oil-water separator (interceptor) to remove hydrocarbons; and
- ✓ Storm water drainage should incorporate sediment traps to remove sediment and eroded materials washed down from surrounding areas.

7.2.15. Impact: Flora and Fauna

Vegetation has a great effect on the general and localized environment and normally can modify microclimate. Usually, the flora creates a good environment for habitats thus the two may go together more often than not. In consequence, de-vegetation may result to negative effects on the fauna. Singly, the proposed project may appear of no significant impact but the in concert with other current and future projects are capable of significant and serious effects including but not limited to soil erosion, hydrological regime imbalance, decreases in air purifiers (carbon sinks) and thus contribution to global warming etc. There will be some temporary and permanent disturbances to small animals / bird life especially those that inhabit the vegetation.

Mitigation

- ✓ Avoid unnecessary clearing of vegetation by conserving vegetation not in the sections being built up
- ✓ Landscape and plant vegetation in all open areas after the completion of the project and manage the introduced vegetation on completion of the development to restore or improve the site.

7.2.16. Impact: Construction materials

Various construction materials are required for execution of the various respective activities. Poor quality materials, substandard and those materials that pose health or safety hazards should be avoided.

Mitigation

- ✓ All materials should be of the appropriate quality and should be sourced from licensed dealers and suppliers who are compliant especially with environmental requirements. Quality should be thoroughly controlled through regular tests.
- ✓ Procurement of the materials should follow specifications by the respective consultants such as structural, mechanical and architectural engineers

7.2.17. Impact: Visual Intrusion

Visual impacts occur during earthworks for the foundation of projects and throughout to the completion of the project. However, the proposed project will not by far be out of scale with the existing developments and in the environs. The visual impact will therefore not be significant and will have very little affects to the neighboring activities and the general public and furthermore the site is enclosed and on a relatively lower level due to slope. The existing mature

trees along boundaries shall be conserved that shall further mitigate the potential effects of visual intrusion with the effect of maintaining the character of the site since they will have the effect of shielding the line of site of the building. However, great care should be taken to protect the neighborhood character.

Mitigation

This may be unavoidable during construction but fortunately the effects are insignificant due to the low magnitude and the small effect relative to the general area.

- ✓ Ensure no destruction of the existing trees and vegetation not in the direct working areas and shield off the particular areas of construction with suitable materials. On completing the earthworks, the worked area should be restored through backfilling, leveling and planting of more vegetation so as to blend in a way to merge with existing environment. The building and the choice of colors should be attractive to match the general environment.
- ✓ All solid waste and debris from construction site must be cleared on completion.

7.3. Impacts during Operations

7.3.1. Impact: Surface Drainage

Run-off generated by rainfall may cause a myriad of consequences in various facets including flooding and its consequences, which may include damage to property, health and safety hazards. With the proposed development at the site, there will be an increase in runoff of approximately 46 to 56 percent. It is assumed that only approximately 50 percent of the site will be made impervious. The runoff coefficients for the project site were obtained from published tables of runoff coefficients after a field survey of the physical characteristics of the site. The predevelopment runoff coefficients range from 0.25 to 0.35, while the post-development runoff coefficients range from 0.77 to 0.90. The rainfall intensities for the maximum 24hour rainfall for the rainfall station at Jinja were used in the computation.

Storm Water Runoff Estimate Calculation:

Storm water runoff to and from the site was estimate using the Rational Method:

$$Q = CIA$$

Q = Peak Runoff (cusecs)

A = Drainage area (acres)

I = Average Rainfall Intensity lasting a critical duration (t) and corresponding to a return period (T) used in the design.

C = Dimensionless runoff coefficient based on the degree of imperviousness and Infiltration capacity of the drainage surface.

The drainage layout should ensure effective flow of the anticipated surface run-off emanating from the roof catchments and other areas within the site. Though the existing internal drain

shall be conserved, the following should be ensured:

Mitigation

- ✓ Drains and absorption pits will be constructed at the site to accommodate the increased storm water that should be generated from the site. Consequently the increased storm water runoff from the site will not impact negatively on adjacent properties. The increased storm water should not be directed to the main drain along Hannington Square and Nalufenya road.
- ✓ The designs should ensure that surface flow is drained suitably into the public drains effectively. The internal channels should be designed with regard to the peak volumes and must ensure the safe final disposal of run-off /surface water and must be self-cleaning
- ✓ Drainage channels should be installed in all areas that generate or receive surface water. The channels should be covered with gratings or other suitable and approved materials to prevent occurrence of accidents and dirt entry that may compromise flow of run-off.
- ✓ Storm water generated from roof catchments should be harvested, stored and made use in various household activities i.e. general cleaning and garden watering. This will reduce run-off. Paving of the side walkways, driveway, parking and other open areas should be done using pervious materials i.e. concrete blocks to encourage water percolation; reducing run-off volume
- ✓ Storm water that is presently generated on the main road will be prevented from entering the site. This water will be diverted into a drain paralleling the main road to discharge ultimately into a drain north of the site.
- ✓ Storm water generated on the site should not be diverted onto the main road, as this will exasperate the flooding problem along this road. The adsorption pits must be designed to accommodate the increased runoff from the site.
- ✓ There should be no subsurface disposal of effluent at the site. Storm water disposal system should not be used to dispose hazardous or other toxic substances either directly or indirectly.

7.3.2. Impact: Increased Energy Demand

There will be increased use of energy due to increased energy uses during operational phases and potential wastage. Energy, mainly electricity will be needed during occupation phase (on completion of the project).

Mitigation

Energy conservation involves optimum use of petroleum products (diesel and gasoline), electrical appliances (equipment), lighting systems and other electric machinery as used for different purposes. It also includes use of renewable energy sources.

- ✓ Switch electrical appliances when not in use and optimize operations of electrical equipment or energized machinery to enhance energy conservation.

- ✓ Install or Use energy conserving electric lamps for general lighting Put off all lights immediately when not in use or are not needed.
- ✓ Make use or install alternative source of energy such as solar power, which is renewable. The proponent should include solar power systems, which can be used for lighting purposes

7.3.3. Impact: Sewerage and effluent

Sewerage encompasses soil and waste water from sanitary facilities and is of significant concern with respect to the environment and particularly to water and soil. In its raw form, it is serious health hazard and emits offensive odours. It must always drain effectively into the NWSC sewer line systems for the property; via high quality, well designed, and laid pipe networks.

Mitigation

- ✓ The internal and external sewerage system should be made of hard, strong, durable, smooth, impervious, and non-corrodible materials. All drain pipes passing under building; driveway or parking should be of heavy duty PVC pipe tube encased in concrete surround. All manholes on drive ways and parking areas must have heavy-duty covers set and double sealed airtight; as approved by specialists. All waste and soil pipes must be in ducts and bends must have cleaning eyes which must be accessible externally
- ✓ Sanitary facilities must be kept clean always, through regular washing and disinfecting.
- ✓ The design of the sewerage system should consider the estimate discharges from individual sources and the cumulative discharge of the entire project even during peak volumes. The gradient should be sufficient to ensure and maintain maximum depth of flow. Branches should be streamlined in the direction of flow. The connection to NWSC sewer line system should be of course done as the area has a sewer line in the area.

7.3.4. Impact: Employment

During operation phase, an average of one hundred and ten (110) staff will be needed for the proper operation of the hotel. An average of 70 skilled workers will be employed progressively during the life span of the project. These will include; the principle, deputy principal, tutors, cashiers, secretaries, bursar, school nurse, hotel management, chefs/ cooks, receptionists, equipment operators, drivers etc. While 40 unskilled workers will also be employed and these will include; security guards, cleaners, sweepers, gardeners etc. This represents an increase in the level of employment within the study area. This has the potential to be a significant positive impact. Persons engaged in this phase will require training, which will result in an increase of persons with training in the hospitality sector.

Mitigation

- ✓ All the new employs from outside the project area should be registered by the contractor and the local council of the area. So that in case of any misbehavior or theft, he/she can be traced.

- ✓ Gender issues will be observed with employment opportunities extended equally to women, and the disabled.
- ✓ Emphasis should be put on ensuring that at least 60% of all the jobs (i.e. especially unskilled) during operation are reserved for the locals the area to ensure equal distribution of chances.
- ✓ Equal opportunity will be given to workers during hiring and this will be based on the competence and the required skills.

7.3.5. Impact: Solid Waste Generation and Disposal

It is anticipated that approximately 2.5 tones (2,508 kg) of waste will be generated/day during the operation of the proposed development. The operation of the development has the potential of significantly increasing the solid waste at the site.

Mitigation:

- ✓ Provision of solid waste storage bins and skips.
- ✓ Provision of adequately designed bins and skips to prevent access by vermin.
- ✓ Monitor beach garbage.
- ✓ Contracting a private contractor to collect solid waste in a timely fashion to prevent a buildup.
- ✓ Ensure that the solid waste collected is disposed off in an approved dumpsite such as the Jinja Municipal Compositing Site
- ✓ Waste sorting at source should be encouraged to promote proper waste management,
- ✓ Waste minimization and recycling measures should be considered (e.g. used water bottles may be collected and recycled or recollected by the supplier for recycling purposes).

7.3.6. Impact: Water Supply and Consumption

The analysis of the data supplied indicates that a hotel of the size and composition of the proposed hotel can be expected to consume approximately 382,200 LPD. However, the proposed conservation measures are expected to reduce this amount to approximately 276,533 LPD or approximately 27.6% less than the customary amount. In addition, the available amount of water is 7,280,000 LPD.

In addition, it can be reasonably concluded that the hotel is not expected to place any operational burden on the treatment plant.

Mitigation:

In addition to design and infrastructural measures for the reduction of water consumption, hotels also have to put operational measures in place to manage the use of this resource. Summarized is a list of recommended operational strategies for the reduction of water consumption.

Table 7.1: Recommended Operational Checklist for Water Conservation

Areas	
Housekeeping	<ul style="list-style-type: none"> ✓ Do not leave the tap running while cleaning, using buckets for holding water instead ✓ Make sure that all faucets do not leak and are in good repair ✓ Report immediately any leaking or dripping faucet or toilet ✓ Give guests the option of changing linen and towels every two or three days ✓ Use only the minimum required amount of detergent in the laundry ✓ Reuse rinse-water in the first cycle of washing of the next load ✓ Separate the laundry's hot-water system from the guest room hotel-water system if possible ✓ Hotel guests can be given politely written cards as to how to conserve water in their bathrooms, for example to, shut off water during tooth brushing, shaving, and other unnecessary period ✓ Keep utility bills to track the consumption of water ✓ Purchase and use water-saving equipment always ✓ Establish an effective employee training program about water conservation
Restaurant and Beverage	<p>Do not leave faucets running</p> <ul style="list-style-type: none"> ✓ Wash food products in buckets, bowls or containers ✓ Use dishwasher with sufficient loads ✓ Make regular inspections of dishwasher pumps for water leakage ✓ Do not use water to defrost or thaw frozen food products, defrost in refrigerator ✓ Report immediately any leaking and dripping faucet ✓ Install infrared-activated faucets and toilets in restaurant rest rooms ✓ Track the consumption of water by regular monitoring utility bills ✓ Establish an effective employee training program about water conservation
Maintenance	<ul style="list-style-type: none"> ✓ Recover waste pool water for reuse

<p>and Recreational</p>	<ul style="list-style-type: none"> ✓ Make regular inspections of circulating pumps for water leakage ✓ Report immediately any pool or faucet leakage ✓ Purchase and use water-saving pool equipment ✓ Track the consumption of water by regular monitoring utility bills ✓ Establish an effective employee-training program about pool water conservation ✓ Consult pool specialists about effective maintenance of swimming pool
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7.3.7. Impact: Wastewater Generation and Disposal

The operation of a hotel generates significant amounts of wastewater from guest rooms and from the operation of laundry and kitchen facilities. Analysis of the data provided indicates that the proposed hotel wastewater can be amply treated in the existing NWSC wastewater treatment plant. The estimated flow from the hotel is 248,880 LPD, and wastewater treatment is therefore not expected to be an issue.

7.3.8. Impact: Transportation/Traffic

The operation of a hotel requires that delivery trucks and traffic generated from activities of guests is inevitable. This has the potential of directly disrupting the flow of traffic along the Nalufenya Road.

Mitigation:

- ✓ Design the access road so that one can see clearly in both directions along Nalufenya Road on exiting the development.
- ✓ Negotiate with the traffic and local authorities for the widening of the main road to include a turning lane.
- ✓ Add adequate and appropriate signs along the roadway in proximity to the proposed site.
- ✓ Limit delivery trucks to off-peak periods to minimise traffic hindrance and delay.

7.3.9. Impact: Noise and Vibration

Some operation activities such as teaching, students and vehicles coming in and out of the hotel may generate some noise and hence affecting the immediate environment. The proposed perimeter stonewall will provide some buffer against noise propagation but the following precautions should be taken in addition. This impact is insignificant.

Mitigation

- ✓ Sensitize the visitors/vehicles' drivers to switch off engines of vehicles or machinery when

not in use

- ✓ The generators and other heavy duty equipment should be put in sound proof rooms and silenced.
- ✓ Drivers should be warned to avoid unnecessary honking of the vehicles.
- ✓ The students staying in the dormitories should be cautioned against making noise at night. This should come with punitive measures in case one is got by the school supervisor.

7.3.10. Impact: Emergency Response in case of any problem

The operation of the proposed hotel will involve workers and guests, who may become ill or have accidents. In addition, disasters such as earthquakes, floods and fires are real possibilities.

Mitigation:

- ✓ Have first aid kits located in various sections of the hotel.
- ✓ Make prior arrangements with Jinja Referral Hospital to accommodate any eventualities.
- ✓ Arrange with health practitioners to be on call or have an in house physician/nurse.
- ✓ Design and implement an emergency response plan.
- ✓ Staff should be trained in emergency response
- ✓ Coordinate with the local fire brigade.

7.3.11. Impact: Fire out break potential

Potential causes of fire are many and varied electrical faults, smoking, gas leaks, carelessness e.t.c. Fire incidences result to economic and social drawbacks. It is therefore always important to consider the issue of fire by bringing in the element of preparedness. In this regard, the design should provide and recommend implementation of fundamental fire fighting measures and control facilities.

Mitigation: -

- ✓ Install an automatic fire alarm system for the entire project mostly on occupation, provide 3No. 30m hose reel for the hotel block and provide for adequate fire reserve water storage tanks with an automatic booster pump for hose reel and 6No. 9kgs water fire extinguisher. Provide 6 No. powder or carbon dioxide extinguishers on the ground floor (for the parking)
- ✓ Provide appropriate Fire Hydrant Ring main with suitable outlet points.
- ✓ All installation to follow Fire Brigade Fire Masters requirements approval
- ✓ Conduct regular fire fighting drills/simulations to sensitize workers/residents and adapt an emergency response plan for the entire project during occupational phase.
- ✓ Ensure that all firefighting equipment are strategically positioned, regularly maintained and serviced.
- ✓ Provide fire hazard signs such as _No Smoking 'signs, Direction to exit incase of any fire incidence and emergence contact numbers should be provided as well as the assemblepoints.

7.3.12. Impact: Security issues

During operation security is very important in any site. It also controls movement within the site especially for the intruders who might want to steal property.

- ✓ Enclose the site using suitable walls to beef-up security and to control movement as propose in the design and employ security guards who must always guard the site/property an document movements on the site/ property
- ✓ Strategically install lighting as well as security alarms

7.4. Project Completion

At one point in time, the proposed project, if approved will be completed after the first phase of the project (implementation), which will pave way for the second phase (occupation). At this point, the contractor will leave the site after officially handing over the completed project to the proponent. Before leaving the site, the proponent should ensure that the contractor does or causes to be done the following:

- ✓ Comprehensive landscaping of open areas should be done.
- ✓ All waste materials must be cleared and removed from the site. However, these should be disposed appropriately and to the approved dump sites in accordance to the laid down regulations.
- ✓ The structures should be cleared, cleaned and rubbed of any dust particles before occupation.

CHAPTER EIGHT

8.0. ENVIRONMENTAL MANAGEMENT/MONITORING PLAN

It has been proved that construction of this nature and similar buildings do have significant environmental impacts. Therefore, it is imperative that adverse impacts are reduced/ averted and positive ones maximized. In this regard the ESIA. The ESIA team developed an Environmental Management Plan (EMP) to aid the proponent in managing significant environmental impacts associated with the project. The EMP has been developed to provide a basis for an Environmental Management System (EMS; ISO 14001 principles) for the project. It is noteworthy that key factors and processes may change through the life of the project and considerable provisions have been made for such dynamics. As such, the EMP will be subject to a regular regime of periodic review. Table 9.1 below illustrates how EMP shall operate during construction, occupation and decommissioning phases of the project. The tables contain environmental impacts, mitigation measures, responsibilities and monetary aspects of the project cycle. Information in this EMP will be used in future annual audits to verify if projected impacts were realized and the manner in which they were managed.

8.1. Environmental Management Plan

All the information pertaining to Environmental Management Plan is elaborated in table 8.1 below. It contains objectives, activities, costs, mitigation measures and responsibilities during construction, operational and decommissioning phases.

Table 8.1: Environmental management plan for the project during construction

Anticipated Impacts	Mitigation Actions	Responsible	Time Frame
Air Quality	<ul style="list-style-type: none"> - Minimize cleared areas to those that are needed to be used. - Cover or wet construction materials such as marl to prevent a dust nuisance. - Where unavoidable, construction workers working in dusty areas should be provided and fitted with N95 respirators. - Provide personal protective equipment (PPE) / full protective gear to workers. - Control over areas generating dust particles through regular cleaning or sprinkling of water to reduce dust. 	<ul style="list-style-type: none"> - Contractor - Proponent - NEMA - Jinja Municipal Council-Environment department 	Continuous
Noise and vibrations	<ul style="list-style-type: none"> - Construction works should be carried out only during the specified time i.e. from 0800 hrs to 1700 hrs - Workers should be provided with relevant personal protective equipment (PPE)/ materials - Use low noise generating machinery - Avoid unnecessary hooting 	NEMA Jinja Municipal Council	During construction

Health and safety	<ul style="list-style-type: none"> - The contractor/proponent should initiate and develop effective Emergency Response Plans-ERPs to cater for various eventualities such as fire outbreaks, and other accidents/incidents - Adopt strict hiring guidelines to lock out the bad elements and limit movement outside the site. - sensitize the workers on social issues such as HIV/AIDS, drugs any other social issues - Fence off the construction site to keep off children - Institute public safety measures, especially warning signs appropriately sited - Ensure workers health and safety and provision of appropriate safety gear - First aid training and equipment 	<ul style="list-style-type: none"> - Contractor Drivers - NEMA - Jinja Municipal Council health department 	During construction
Vegetation Loss	<ul style="list-style-type: none"> - Avoid unnecessary clearing of vegetation by conserving vegetation not in the sections being built up - Landscape and plant vegetation in all open areas after construction 	Contractor Jinja Municipal Council Proponent	Continuous
Visual Intrusion	<ul style="list-style-type: none"> - Ensure no destruction of the existing trees and vegetation not in the direct working areas. On completing the earthworks, the worked area should be restored leveling and planting of more vegetation. - The building and the choice of colors should be attractive to match the general environment. - All solid waste and debris from construction site must be cleared on completion 	Proponent	Continuous

Traffic disruption	<ul style="list-style-type: none"> - Restrict movement of heavy trucks to off-peak hours only. - Efficient traffic management - Conduct daily inspections to ensure that trucks carrying raw materials and heavy equipment are parked at the designated area on the proposed site so as to prevent traffic congestion along Nalufenya main road 	<ul style="list-style-type: none"> - Contractor/ - Proponent - Jinja Municipal Council 	Continuous
Security	<ul style="list-style-type: none"> - Enclose the site using suitable walls to beef-up security - employ security guards who must always guard the site/property- an document movements on the site/ property - Strategically install lighting as well as security alarms - Contractor to employ people with clean records and references. 	<ul style="list-style-type: none"> - Proponent - Uganda Police 	Daily on 24-hour basis
Solid Waste Generation	<ul style="list-style-type: none"> - Skips and bins should be strategically placed within the construction site. - The skips and bins should be adequately covered to prevent a dust- an odour - The skips and bins at emptied regularly to prevent overfilling. - Disposal of the contents of the skips and bins should be done at an approved disposal site. - Waste sorting at source should be encouraged - Waste minimization and recycling measures should be considered 	<ul style="list-style-type: none"> - Jinja Public Health Inspector - Contractor - Proponent 	During construction
Employment Conflicts	<ul style="list-style-type: none"> - Enhancement - All the new employs from outside the project area should be registered by the contractor and the local council of the area. - Introduce a clause in the contractual agreement to oblige the contractor to ensure ethical behavior among its employees. 	<ul style="list-style-type: none"> - Contractor - Proponent - Gender department- JMC 	During Construction

Soil Disturbance	<ul style="list-style-type: none"> - Avoid unnecessary movement of soil materials from the site - Provide soil conservation structures on the areas prone to soil erosion. - monitor construction activities for appropriate and effective control measures of erosion - Ensure suitable barriers on potential water erosion paths while avoiding wind erosion during dry conditions. - Conduct standard landscaping after project completion 	<ul style="list-style-type: none"> - Proponent - Contactor - JMC 	During Construction
Oil Leaks and Spills	<ul style="list-style-type: none"> - All oil products and materials should be stored in site stores or in the contractor's yard and should be handled appropriately to avoid spills and leaks. - Car wash areas and other places handling oil activities in the site must be well managed. Oil interceptors should be installed in the channels leading from such areas. 	<ul style="list-style-type: none"> - NEMA - Jinja Council - Municipal 	During Construction
Wastewater Generation and Disposal	<ul style="list-style-type: none"> - Provide portable sanitary conveniences for the construction workers for control of sewage waste. A ratio of approximately 25 workers per toilet should be used. - Connect to the NWC sewer main 	<ul style="list-style-type: none"> - NEMA - Jinja Council - Contractor - Municipal 	Continuous
Food Hygiene	<ul style="list-style-type: none"> - Provision of adequate supply of potable water. - The monitoring of the various 'cook shops' by public health authorities, and with the monitoring of the construction management team, to ensure proper hygiene is being followed. - The provision of areas to adequately wash hands and utensils. 	<ul style="list-style-type: none"> - Jinja Council - Contactor - Municipal 	Continuous

Construction materials	<ul style="list-style-type: none"> - All materials should be of the appropriate quality and should be sourced from licensed dealers and suppliers who are compliant especially with environmental requirements. Quality should be thoroughly controlled through regular tests. - Procurement of the materials should follow specifications by the respective consultants such as structural, mechanical and architectural engineers 	<ul style="list-style-type: none"> - Jinja Council - Contractor - Proponent 	During construction
Water Pollution	<ul style="list-style-type: none"> - There should be no direct disposal of effluent or storm water into the project area of influence - Storm water drainage should incorporate sediment traps to remove sediment and eroded materials washed down from surrounding areas. - Surface runoff from construction process areas should be directed into an oil-water separator (interceptor) to remove hydrocarbons. 	<ul style="list-style-type: none"> - NEMA - Jinja Council - Contractor - National Water and Sewerage Corporation 	Continuous

Table 8.2: Environmental management plan for the project during Operation

Anticipated Impacts	Mitigation Actions	Who Responsible	Action Timeframe
Surface Drainage	<ul style="list-style-type: none"> - Drains and absorption pits will be constructed at the site to accommodate the increased storm water. - The internal channels should be designed with regard to the peak volumes and must ensure the safe final disposal of run-off /surface water and must be self-cleaning - The increased storm water should not be directed to the main drain along Hannington Square and Nalufenya road. - The designs should ensure that surface flow is drained suitably into the public drains effectively. - Drainage channels should be installed in all areas that generate or receive surface water. - The channels should be covered with gratings or other suitable and approved materials to prevent occurrence of accidents and dirt entry that may compromise flow of run-off. - Storm water generated from roof catchments should be harvested, stored and made use in various household activities i.e. general cleaning and garden watering. - Storm water that is presently generated on the main road will be prevented from entering the site. This water will be diverted into a drain 	<ul style="list-style-type: none"> - Jinja Municipal - Proponent 	Continuous
Increased Energy Demand	<ul style="list-style-type: none"> - Switch electrical appliances when not in use and optimize operations of electrical equipment or energized machinery to enhance energy conservation. - Install or Use energy conserving electric lamps for 	<ul style="list-style-type: none"> - Jinja Municipal council - UMEME - National water and sewerage corporation 	Monthly

	<p>general lighting Put off all lights immediately when not in use or are not needed.</p> <ul style="list-style-type: none"> - Make use or install alternative source of energy such as solar power, which is renewable. The proponent should include solar power systems, which can be used for lighting purposes 	<ul style="list-style-type: none"> - Proponent 	
Sewage and effluent	<ul style="list-style-type: none"> - The internal and external sewerage system should be made of hard, strong, durable, smooth, impervious, and non-corrodible materials. - All manholes on drive ways and parking areas must have heavy-duty covers set and double sealed airtight; as approved by specialists. - All waste and soil pipes must be in ducts and bends must have cleaning eyes which must be accessible externally - Sanitary facilities must be kept clean always, through regular washing and disinfecting. - The design of the sewerage system should consider the estimate discharges from individual sources and the cumulative discharge of the entire project even during peak volumes. 	<ul style="list-style-type: none"> - Jinja Municipal Council - Proponent - NWSC 	Continuous
Employment	<ul style="list-style-type: none"> - All the new employs from outside the project area should be registered by the contractor and the local council of the area. 	<ul style="list-style-type: none"> - JMC - Ministry of Labour, gender and social development - Proponent 	Annually
Solid Waste Generation and	<ol style="list-style-type: none"> i. Provision of solid waste storage bins and skips. ii. Provision of adequately designed bins and skips to 	<ul style="list-style-type: none"> - JMC - Proponent 	Continuous

<p>Disposal</p>	<p>prevent access by vermin.</p> <p>iii. Monitor beach garbage.</p> <p>iv. Contracting a private contractor to collect solid waste in a timely fashion to prevent a buildup.</p> <p>v. Ensure that the solid waste collected is disposed off in an approved dumpsite such as the Jinja Municipal Compositing Site</p> <p>vi. Waste sorting at source should be encouraged to promote proper waste management,</p> <p>vii. Waste minimization and recycling measures should be considered (e.g. used water bottles may be collected and recycled or recollected by the supplier for recycling purposes).</p>	<p>- NEMA</p>	
<p>Water Supply and Consumption challenges</p>	<ul style="list-style-type: none"> - Do not leave the tap running while cleaning, using buckets for holding water instead - Make sure that all faucets do not leak and are in good repair - Report immediately any leaking or dripping faucet or toilet - Give guests the option of changing linen and towels every two or three days - Use only the minimum required amount of detergent in the laundry - Reuse rinse-water in the first cycle of washing of the next load - Separate the laundry's hot-water system from the guest room hotel-water system if possible - Wash food products in buckets, bowls or containers 	<ul style="list-style-type: none"> - Jinja Municipal council - National water and sewerage corporation (NWSC) - proponent 	<p>Monthly</p>

	<ul style="list-style-type: none"> - Use dishwasher with sufficient loads - Make regular inspections of dishwasher pumps for water leakage - Do not use water to defrost or thaw frozen food products, defrost in refrigerator 		
Transportation/Traffic challenges	<ul style="list-style-type: none"> - Design the access road so that one can see clearly in both directions along Nalufenya Road on exiting the development. - Negotiate with the traffic and local authorities for the widening of the main road to include a turning lane. - Add adequate and appropriate signs along the roadway in proximity to the proposed site. - Limit delivery trucks to off-peak periods to minimise traffic hindrance and delay. 	<ul style="list-style-type: none"> - Jinja Municipal council - Proponent 	Continuous
Noise and Vibration	<ul style="list-style-type: none"> - Sensitize the visitors/vehicles' drivers to switch off engines of vehicles or machinery when not in use - The generators and other heavy duty equipment should be put in sound proof rooms and silenced. - Drivers should be warned to avoid unnecessary honking of the vehicles. - The students staying in the dormitories should be cautioned against making noise at night. 	<ul style="list-style-type: none"> - Jinja Municipal council - NEMA - Proponent 	Periodically
Fire risks	<ul style="list-style-type: none"> - Install an automatic fire alarm system for the entire project mostly on occupation, - Provide for adequate fire reserve water storage tanks with an automatic booster pump for hose reel and 6No. 9kgs water fire extinguisher. - Provide 6 No. powder or carbon dioxide extinguishers 	<ul style="list-style-type: none"> - Jinja Municipal council - Uganda Police - Proponent 	Daily

	<p>on the ground floor (for the parking)</p> <ul style="list-style-type: none"> - Provide appropriate Fire Hydrant Ring main with suitable outlet points. - Conduct regular fire fighting drills/simulations to sensitize workers/residents and adapt an emergency response plan for the entire project during occupational phase. - Ensure that all firefighting equipment are strategically positioned, regularly maintained and serviced. - Provide fire hazard signs such as _No Smoking 'signs, Direction to exit incase of any fire incidence and emergence contact numbers should be provided as well as the assemble 		
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Decommissioning Phase

Table 8.3: Environmental Management/Monitoring Plan for the Decommissioning Phase

Recommended Mitigation Measures	Responsible Party	Time Frame
All buildings, machinery, equipment, structures and partitions that will not be used for other purposes must be removed and recycled/reused as far as possible	Contractor Proponent	Immediately
All foundations must be removed and recycled, reused or disposed of at a licensed disposal site	Contractor Proponent	Immediately
Where recycling/reuse of the machinery, equipment, implements, structures, partitions and other demolition waste is not possible, the materials should be taken to a licensed waste disposal site	Contractor Proponent	Immediately
Donate reusable demolition waste to charitable organizations, individuals and institutions	Contractor Proponent	Immediately
Implement an appropriate re-vegetation programme to restore the site to its original status	Contractor Proponent	Immediately
Consider use of indigenous grass species in re-vegetation	Contractor Proponent	Immediately

Table 8.4: Plan for Compliance with Environmental Legislation and Regulations

Project Phase	Activity	Aspect	Relevant statute/regulation	Proposal for compliance
Planning & Design Phase	Drawing & submission of plans for approval	Approval from respective Authorities	Building Regulations and Physical Planning Act,2010 makes it an offence for any person who erects a building on: excavates or opens up, or injures or destroys a sewer, drain, or pipe without prior consent in writing from the council Physical Planning Act, Prohibits any person from carrying out development without permission from the local authority.	The proponent will submit architectural drawings for the proposed development to JMC and obtain approval for the same.
Construction Phase	Operating at high level	Fall Hazard	Building Regulations Requires necessary measures to be taken to prevent workers from danger of collapsing during construction.	Proponent will ensure that safety harnesses and scaffolding are provided by main contractor for use by workers.
Construction Phase	Operating at high level	Falling objects from high level	Building Regulations requires every contractor to provide suitable safety helmets to visitors and workers at the site.	Proponent will ensure that main contractor provides helmets to workers and visitors to the site.
Construction Phase	Site excavation	Dust	Factories Act makes it an offence to cause common nuisance makes it an offence to emit smoke, fumes, chemicals, gases, dust, smell which may be a source of danger, discomfort, or annoyance.	Proponent will ensure that the contractor: sprays the ground with water before and during excavation Provides dust nets at high levels

Project Phase	Activity	Aspect	Relevant statute/regulation	Proposal for compliance
Construction Phase	Site excavation and concrete mixing,	Noise	Noise Regulations requires that all transporting equipment be properly maintained makes it an offence for any person to emit noise in excess of the recommended noise emission standards Public Health Act prohibits any person to cause nuisance or condition liable to be injurious or dangerous to human health.	Proponent will ensure that the main contractor: Provides ear protectors for use by workers Uses properly Maintained equipment Institutes a program for equipment inspection
Construction Phase	Site excavation and concrete mixing	Emissions	Building Regulations requires that where dust or fumes are likely to be injurious to the health of workers, all reasonably practicable measures shall be taken to prevent them room inhalation of the dust or fumes Factories Act makes it an offence to emit smoke in such quantity or manner as to be offensive or injurious or dangerous to health and makes it an offence to emit smoke, fumes, chemicals, gases, dust, smell which may be a source of danger, discomfort, or annoyance.	Proponent will ensure that the main contractor provides respirators for use by workers Recondition engine exhaust systems Engine tune-up Establish inspection program for equipment.
Construction Phase	Management of sewage	Sewage disposal	Building Regulations requires a contractor to provide at least one sanitary convenience for every 25 workers. They prohibit any person to cause nuisance or condition liable to be injurious or dangerous to human health.	-Proponent will ensure that adequate temporary sanitary facilities are provided for use by workers & visitors to the site.

Occupancy (operation) Phase	Hotel activities	Disposal of solid waste	<p>Regulation 6 of Environmental Regulations, 2006 Requires waste to be segregated at the source for appropriate disposal</p> <p>Regulation 7 of the above regulations requires solid waste transporters to obtain license from NEMA.</p> <p>The Public Health Act prohibits any person to cause nuisance or condition liable to be injurious or dangerous to human health.</p>	<p>-Proponent will be required to:</p> <ul style="list-style-type: none"> -provide suitable solid waste containers -ensure waste is segregated at the source -Contract a licensed solid waste transporter.
Occupancy/ Operation Phase	Hotel activities	Waste water disposal	<p>Building Regulations Requires occupants of premises where a sewer line passes to apply to the local authority for the connection permit and wastewater to be discharged into the sewers.</p> <p>Gives power to the local Government and NWSC to regulate sewerage and drainage, fix charges for use of sewers and drains (as sanitary services) and require connecting premises to meet the related costs</p> <p>Section 94 of the Water Act Cap, 152 makes it an offence to throw any form of pollutant or other offensive or unwholesome matter into a water resource</p>	<p>-Proponent will be required to shall ensure the waste water is discharged in an acceptable drain</p>

Occupancy/ Operation phase	Hotel activities	Disposal of sewage on the ground surface	<p>Building Regulations Requires occupants of premises where a sewer line passes to apply to the local authority for the connection permit and wastewater to be discharged into the sewers.</p> <p>Local Government Act Gives power to the local authority to regulate sewerage and drainage, fix charges for use of sewers and drains (as sanitary services) and require connecting premises to meet the related costs</p> <p>Water Act, Cap 152 makes it an offence to throw any form of pollutant or other offensive or unwholesome matter into a water resource</p>	<p>-Proponent will be required to ensure the waste water is discharged in the sewer line.</p> <p>When NWSC constructs a sewer line in the area the proponent shall apply to NWSC for authority to connect to the existing sewer line.</p>
Construction phase	Storage and handling of hazardous materials	☐Direct contact Spillage of materials	<p>Occupational Safety & Health Act, 2006. Requires workers handling hazardous materials to be provided with suitable protective gear including gloves, footwear, safety goggles and coverall.</p> <p>Water Act Cap 152 — makes it an offence to throw any form of pollutant or other offensive or unwholesome matter into a water resource makes it an offence to cause common nuisance</p>	<p>Proponent will ensure that the main contractor Obtains material safety data sheets for all hazardous materials and products handled at the site</p> <p>Obtain personal protective equipment for the workers responsible for handling hazardous materials</p> <p>Provides a waterproof concrete floor where hazardous materials are stored to contain spills.</p>

Construction Phase	Service of construction equipment	Disposal of waste oil with potential to contaminate both surface and ground water	Water Act Cap 152 makes it an offence to throw any form of pollutant or other offensive or unwholesome matter into a water resource Regulation 18 of Environmental (Waste Management) Regulations, 2006 Requires containers for hazardous waste to be labeled appropriately	Proponent will ensure that the Main Contractor Labels waste oil drums Identifies a licensed contractor to collect waste oil for recycling Adheres to spill control procedures when handling waste oil
Occupancy/ Operation Phase	Hotel activities	Environmental audits	NEA Cap,153 requires operators of projects to prepare and submit an environmental audit to NEMA annually	Proponent will submit an environmental audit report in the first year of occupation to confirm the efficacy and adequacy of the Environmental Management Plan -Ensure compliance with NEMA.

8.2. Monitoring Guidelines

Monitoring will be aimed at improving the management of the project. There will be periodic visits to the project site in order to observe and assess activities on the site and changes on the environment. A checklist for monitoring will include, among others, the state of the environment, land use activities; variations in project plan, adherence to provisions in EMP.

8.3. Monitoring during Site Clearance and Preparation of the Proposed HTTI

It is not anticipated that this exercise will incur additional costs.

- ✓ Daily inspections to ensure that construction activities are not being conducted outside of regular working hours (e.g. 7 am – 7 pm). In addition, a one off noise survey should be undertaken to determine workers exposure and construction equipment noise emission.
- ✓ Daily monitoring to ensure that the cleared areas and access roads creating a dust nuisance. HTTI project engineer / construction site supervisor should monitor the site clearance. NEMA should conduct spot checks to ensure that this stipulation is followed. In addition, the NGO's within the area can be used to provide additional surveillance.

It is not anticipated that this exercise will incur additional costs.

- ✓ Undertake daily inspections of trucks carrying solid waste generated from site clearance activities to ensure that they are not over laden as this will damage the public thoroughfare and onsite lead to soil compaction. Person(s) appointed by HTTI may perform this exercise.

No additional cost is anticipated for this exercise.

- ✓ Daily monitoring of vehicle refueling and repair should be undertaken to ensure that these exercises are carried out on hardstands. This is to reduce the potential of soil contamination from spills. Spot checks should be conducted by NEMA. Person(s) appointed by HTTI may perform this exercise.

No additional cost is anticipated for this exercise.

Monitoring During the Construction Phase of the Proposed HTTI

- ✓ Weekly checks should be conducted on trees and other vegetation to ensure that they are not damaged and are responding to relocation and reinstatement. This should be done by a qualified person. NEMA could conduct these inspections.

It is not anticipated that this exercise will incur additional costs.

- ✓ Daily inspection of site clearance activities to ensure that they are following the proposed building plan and to ensure that site drainage and wastewater system are being constructed as planned. Check and balance can be provided by NEMA and the Person(s) appointed by RIU may perform this exercise.
- ✓ Persons selling food to the construction workers should prepare and serve the food in a hygienic manner so as not to cause potential health problems. Each person selling food should provide a valid **Food Permit** and the pots and utensils used in the preparation of the food should be properly sanitized.
- ✓ Person(s) appointed by HTTI may perform this exercise. It is recommended that this exercise be conducted at least once per month. In addition assistance may be sought from the Public Health Inspector for the area.

No additional cost is anticipated for this exercise.

- ✓ Daily inspections to ensure that construction activities are not being conducted outside of regular working hours (e.g. 7 am – 7 pm). In addition, a one off noise survey should be undertaken to determine workers exposure and construction equipment noise emission.
- ✓ HTTI project engineer / construction site supervisor should monitor the construction work hours. NEMA should conduct spot checks to ensure that the hours are being followed. The noise survey may be conducted by or any other suitable qualified company or individual.

The monitoring of the construction work hours is not expected to incur any costs. The noise survey is estimated to cost approximately

- ✓ Daily monitoring to ensure that fugitive dust from cleared areas, access roads and raw materials are not being entrained in the wind and creating a dust nuisance. HTTI's project engineer / construction site supervisor should monitor the construction work hours. NEMA and JMC should conduct spot checks to ensure that this stipulation is being followed. In addition, the NGO's within the area can be used to provide additional surveillance.

It is not anticipated that this exercise will incur additional costs.

- ✓ Undertake daily inspections of trucks carrying raw material to ensure that they are not over laden as this will damage the public thoroughfare and onsite lead to soil compaction. Person(s) appointed by HTTI may perform this exercise.

No additional cost is anticipated for this exercise.

- ✓ Conduct daily inspections to ensure that trucks carrying raw materials and heavy equipment are parked at the designated area on the proposed site so as to prevent traffic congestion along Nalufenya main road

Person(s) appointed by NEMA may perform this exercise.

No additional cost is anticipated for this exercise.

- ✓ Conduct daily inspections to ensure that flagmen are in place and that adequate signs are posted along the access road and site construction area. This is to ensure that traffic along the Nalufenya road have adequate warnings and direction. Person(s) employed by HTTI may perform this exercise.

No additional cost is anticipated for this exercise.

- ✓ Undertake daily assessment of the quantity of solid waste generated and keep records of its ultimate disposal. Additionally, solid waste generation and disposal of the yard site should also be monitored.

Person(s) appointed by HTTI may perform this exercise.

No additional cost is anticipated for this exercise.

- ✓ Weekly assessment to determine that there are adequate numbers of portable toilets and that they are in proper working order. This will ensure that sewage disposal will be adequately treated

Person(s) appointed by RIU may perform this exercise.

No additional cost is anticipated for this exercise.

- ✓ Monitor and approve the suppliers and sources of local materials. Inspection of quarry and sawmill licenses should be conducted to ensure that they are legal.

Copies of these licenses should be kept on file.

Person(s) appointed by RIU may perform this exercise.

No additional cost is anticipated for this exercise.

- ✓ Daily monitoring of vehicle refueling and repair should be undertaken to ensure that these exercises are carried out on hardstands. This is to reduce the potential of soil contamination from spills. Spot checks should be conducted by NEMA. Person(s) appointed by HTTI may perform this exercise.

No additional cost is anticipated for this exercise.

- ✓ Where possible, construction crews should be sourced from within the study area. Local Council Village could be used as the watchdog to ensure that this is achieved.

Monitoring During the Operational Phase of the Proposed Hotel

- ✓ Weekly checks for approximately six (6) months should be conducted on trees that have been replanted for landscaping to ensure that they are responding to relocation and reinstatement. This should be done by a qualified person. NEMA could conduct these inspections.

It is not anticipated that this exercise will incur additional costs.

- ✓ Undertake monthly inspection of drainage, wastewater and recycling systems to ensure that they are in proper working order to negate potential detrimental environmental impacts from malfunctioning infrastructure example grease traps. Person(s) appointed by NEMA may perform this exercise.

No additional cost is anticipated for this exercise

Table 8.5: Environmental Management and Monitoring Costs during Construction

Item No.	Description	Unit of measure	Monitoring Amount (UGX)
01.	Awareness programmes on the ongoing construction activities, HIV /AIDs and STD's to construction workers and condom distribution	Weekly	8,000,000
02.	Capacity building needs. Training will be required to ensure the implementing agency/proponent etc can implement the EMP and monitor it successfully		10,000,000
03.	Occupation Health and Safety Provision of personal protective equipment i.e. safety clothing and equipment for the workforce Provision of first aid kits and health personnel	Persons	10,000,000
04.	Landscaping and Tree Planting and vegetation Establishment	cu.m.	5,000,000
05.	Dust suppression and air quality monitoring	Cu.m of water for dust suppression	4,000,000
06.	Ensure fire extinguishers are stationed in visible places. Security personnel and occupants to be trained in fire fighting skills.	Monthly	5,000,000
07.	Environmental supervision by the Jinja municipal environmental officer, engineer and health inspector	Weekly	3,000,000
	Total		45,000,000/=

CHAPTER NINE

9.0. ENVIRONMENT, HEALTH AND SAFETY (EHS)

Environment, Health and Safety (EHS) is concerned with state of working environment, tools / equipments and the biotic environment. It is an essential tool in determining the ESIA study. The main objective of the EHS on the proposed project is to develop guidelines for protecting, managing and responding, processes, situations/conditions that might compromise health, safety and security of workers and ecological well being. It aims at:

- ✓ Avoiding occupational injuries,
- ✓ Providing safe and healthy working environment for workers ,
- ✓ Limiting loss or damage to ecological resources, and
- ✓ Promoting environmental sustainability.

9.1. Guidelines for EHS

In order to effectively achieve EHS goals, the company and its workers will do the following:

- ✓ Commit itself to the promoting and maintaining high levels of safety and health standards ,
- ✓ Ensure that project activities protect the environment and natural resources,
- ✓ Be vigilant and track significant changes occurring to the environment and ecosystem health for prompt actions,
- ✓ Employees will be expected to take personal responsibility for their safety, safety of colleagues and of the general public as it relates to the EHS management plan.

9.2. Obligations in Environment, Health and Safety

9.2.1. The Contractor

The contractor will ensure that:

- ✓ Safe means of entry and exit exist at the proposed project site,
- ✓ Ensure adequate briefing of job at hand on the safe system of work before commencement of work,
- ✓ The EHS coordinator must be in attendance at all times throughout the duration of the project,
- ✓ The EHS consultant must maintain constant assessment of the risk involved as the work progresses,
- ✓ A safety gear must be worn before entry into all confined spaces, and
- ✓ An EHS consultant must be posted at the entrance of the project site to monitor progress and safety of the persons working at the construction site.

9.2.2. Drivers

Within the construction premises, the following traffic rules will be observed: -

- ✓ Observe speed limits and all other signs and obey traffic rules.
- ✓ Use the vehicle for the purpose to which it is intended only.

9.2.3. Welders

Workers carrying out welding activities will ensure that:

Welding clamps are fixed such that no current passes through any moving parts of any machine,

Welding clamps are in good operating condition, and

Slag or molten metal arising from welding activities does not start up fires.

Notify the workers that all is well when emergencies have been attended to.

9.3. Fire Preparedness

Fire outbreaks are the most common disasters in premises of this kind. The proponent will have to take precautionary measures to avert or fix such incidences. In this regard, the following shall be provided:

- ✓ Fire sign notice at visible locations at all the entrances.
- ✓ Horse real in each flat with 1x 9 Litres Water,O2 fire extinguishers,
- ✓ 9 Kg of fire extinguisher in each room, 4.5 Kg dry powder fire extinguisher in each floor,
- ✓ Alarm each floor, and 4500Litre water storage tank reserved for fire fighting with booster pump.

In the event that other emergencies occur during construction, the workers shall:

- ✓ Alert other persons exposed to danger,
- ✓ Inform the EHS coordinator,
- ✓ Do a quick assessment on the nature of emergency, and
- ✓ Call for ambulance on standby.

CHAPTER TEN

10.0. CONCLUSION AND RECOMMENDATIONS

From the ESIA studies, it is clear that the proposed project is associated with both positive and negative impacts during construction, operation and decommissioning phases of the project. The proponent and contractor are advised to implement Environmental Management Plan (chapter 9) so as to reduce adverse impacts and boost good environmental practices. Guidelines on environment, health and safety must also be followed in order to reduce incidences of accidents, health problems and compromise to environmental well being.

10.1. Recommendations

Recommendations for the prevention and mitigation of adverse impacts are as follows:

- ✓ All solid waste materials and debris resulting from construction activities must be disposed off at approved dumpsites. The wastes should be properly segregated and separated to encourage recycling of some useful waste materials; i.e. some excavated stone materials can be used as backfills.
- ✓ All construction materials and especially sand, gravel, hardcore and wood must be sourced/procured from legalized dealers.
- ✓ Construction activities must be undertaken only during the day i.e. between 0800 hours to 1700 hours. This will minimize disturbance to the general public within the proximity of the site/project especially the residential estates.
- ✓ Traffic on the access road to the site should be controlled and informed during construction and especially when heavy trucks are turning in and out of the site. This will ensure that no accidents are caused by the site's activities.
- ✓ The development must be approved by the relevant Government Departments i.e. Physical planning, Ministry of Lands and Housing Urban Development, health etc. the proponent should therefore follow the guidelines as set by the departments to safeguard and envisage environmental management principles during construction and operation phases of the proposed development.
- ✓ It is important that warning/informative signs (bill boards) be erected at the site. These should indicate the operation hours and when works are likely to be started and completed.
- ✓ During construction, all loose soils must be compacted to prevent any erosion by wind or water. Other appropriate soil erosion control measures can be adapted. Any stockpiles of earth should be enclosed, covered or sprinkled with water during dry or windy conditions to minimize generation of dust particles into the air.
- ✓ Once earthworks have been done, restoration of the worked areas should be carried out immediately by backfilling, professional landscaping/leveling and planting of low grass in open areas), flowers and suitable tree species.
- ✓ Water is becoming expensive in Jinja the client should explore alternatives. Rainwater

harvesting systems should be provided as well as standard storage systems to every apartment floor unit; to enhance collection of the runoff generated from the roof catchments. We propose a borehole to be drilled to supplement water supply by after approval from the relevant Authorities.

- ✓ Drains will be properly designed installed and regularly maintained to prevent storm after (run-off) from accumulating within the site spreading to the neighborhood. These must effectively drain the storm water from the premise into the existing public drainage system to be developed along the access road.
- ✓ Proper and regular maintenance of construction machinery and equipment will reduce emission of hazardous fumes and noise resulting from friction of rubbing metal bodies.
- ✓ The contractor must have workmen's compensation cover; the contractor is required to comply with workmen's compensation Act as well as other relevant ordinance, regulations and Union Agreement.
- ✓ The contractor must provide adequate security during the construction period and especially during the night when there are no construction activities.
- ✓ A complete fire fighting system must be provided after completion of the project. The equipment is clearly provided in the design plan, and in the report. This must be installed or provided at strategic points.
- ✓ Heavy construction activities should be limited (or avoided) during the rainy season to minimize the chances of soil degradation (soil erosion).
- ✓ Maintenance activities must be carried out in service bay to reduce chances of oils or grease or other maintenance materials, from coming into contact with environment (water or soil). Wastewater from such areas must be refrained from coming into contact with solid mass or water bodies as it contains oil/grease spills.
- ✓ Used and new oils must be handled and stored appropriately to avoid oil leaks and spills on the site.
- ✓ Sewerage system must be properly designed within the site/office and effectively connected to the sewer line. Design specifications must be followed during installation. Standard cleanliness and waste disposal facilities at construction site and during occupation must be maintained.
- ✓ Workers should be provided with complete personal protective equipment (PPE) and safety gear. They should have working boots, complete overalls, helmets, gloves, earmuffs, nose masks, goggles etc. A fully equipped first aid kit must be provided within the site.

10.2. Conclusion

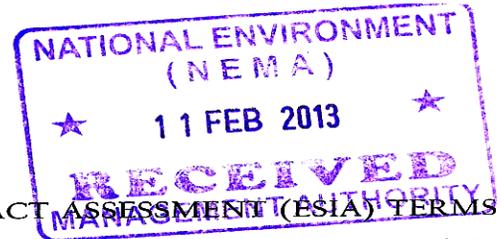
This study is recommendable and should be approved by NEMA for issuance of an ESIA certificate of approval subject to annual environmental audits after it has been completed and occupied. This will be in compliance with the National Environmental Act and the Environmental Impact Assessment regulations, 1999. Above all the proponent should carry out Environmental Audit 12 months after the project is completed.

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Sewerage Regulations, 1999
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APPENDICES

APPENDIX I-SUBMITTED TOR NEMA



DRAFT ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT (ESIA) TERMS OF REFERENCE (TOR) FOR HOTEL AND TOURISM TRAINING INSTITUTE (HTTI)-CRESTED CRANE -JINJA TOWN

1.0 INTRODUCTION

Under Regulation 3 (a) of the EIA Regulations (1998), it is a requirement that all projects included in the Third Schedule to the National Environment Act (2004) Cap 153 undergo an Environmental Impact Assessment (EIA). Because the proposed development falls under the category of “development out of character with its surrounding” which is listed under Schedule 3 of the National Environment Act (1995) under Part I (General) among the projects requiring mandatory Environmental Impact Assessment before implementation. Therefore, an Environmental Impact Study is required before the proposed the construction and operation of the school in the above location and be approved by NEMA for implementation.

This Terms of Reference (TOR) has been developed pursuant to the NEMA EIA Regulations 1998 and taking into account the World Bank environmental and social safeguard policies.

1.1 Background

The Tourism sector is one of the fastest growing sectors in terms of potential to attract investments and create jobs. International tourism arrivals more than quadrupled from 205,000 in 2001 to 945,000 in 2010. The sector’s impact on the economy is significant with tourism’s total contribution estimated at US\$1.7 billion, representing 9.0% of GDP. Its direct and total employment is estimated at 225,300 and 522,000 jobs, respectively. However, Uganda is not realizing its full tourism potential both in terms of value creation and employment generation. The sector has been constrained by persistent gaps in its policy and institutional framework and as a result it performs below its potential. On the one hand Uganda’s tourism is hampered by minimal marketing and promotion activities. On the other hand, the lack of training and poor capabilities of tourism workers has been repeatedly cited as a binding constraint for the industry, limiting the employment generation opportunities. The project will support the tourism sector on several dimensions. The specific Tourism component will include macro level interventions which complement micro level support to tourism businesses.

(a) Institutional Capacity Building: The project will provide Ministry of Tourism, Wildlife and Heritage (MTWH) with skills and systems for tracking and supporting sector performance and to design and implement a lodging classification/grading system.

(b) Labour Force Development :The Government owned Hotel and Tourism Training Institute (HTTI) located in Jinja will have a new operational 60 room teaching hotel constructed with instructional facilities (e.g classrooms, library, computer labs, language labs, kitchens, student accommodation hostels) in order to address the shortage of skilled labor in lodging, food/beverage and tour guiding operations. The project is expected to:

- a. Support the elaboration of sector statistics, lodging standards and classification systems;

- b. Increase awareness of Uganda's tourism offerings leading to the inclusion of the country in multi-destination itineraries with neighbouring countries.

- c. Increase the supply of trained work force capable of delivering competitive hospitality and tourism services.

2.0 SPECIFIC PROJECT DESCRIPTION

The proposed project is located on plot number 3 and 5 on Hannington Square measuring approximately 1.565 hectares and plot numbers 16-21 and 4,6,8 on Jackson Crescent, Hannington Square within Jinja Municipality. The project is within the present Hotel and Tourism Training Institute (HTTI) campus. An investment in HTTI will include construction of the institute's facilities, including training kitchens and labs, acquisition of modern equipment for kitchen, laundry facilities and engineering demonstration labs. This will also include Integration of the classrooms and learning resource facilities such as a library, computer and management systems lab.

3.0 APPROACH AND METHODOLOGY FOR THE ESIA

1. The assessment will be done through both desktop and a targeted field exercise. The field survey will adopt various techniques of baseline data collection, particularly field observations and recordings, check-lists and discussions with neighbouring establishments

mainly those with residential homes. Interviews will be conducted with key stakeholders and people who live within the neighborhood of the proposed project area of influence.

2. The study will establish standard baseline conditions in the project area and its surrounding environs and assess how these conditions would be altered by the proposed hotel training project. Special attention will be paid to the impact of the project to the surrounding communities in the project area.
 - ✓ Noise assessment
 - ✓ Air quality assessment

3. The study will address potential environmental impacts (positive and adverse) at various phases (pre- construction, construction, operational and decommissioning) of the project. The assessment of impacts will be carried out in the following sequence:
 - ✓ Qualitative and quantitative assessment of the current state of the environment in the project area;
 - ✓ Identification, prediction and evaluation of positive and negative environmental impacts;
 - ✓ Identification of mitigation measures for adverse environmental impacts;

4. The study will consider the conformity of the proposed hotel training institute and its location to existing policies, laws and regulations in order to ensure that the proposed development will be implemented within the legal and policy framework of Uganda and the World Bank environmental and Social policy safeguards.

The approach to be employed will include a review of existing Government policies, laws and regulations with a bearing on the proposed project and its location, with a view to identifying any issues and areas of potential conflict to be evaluated in greater detail during the assessment (study). This evaluation will be supplemented by field visits to identify issues and resources that could present policy or legal concerns.

The laws and regulations that will need to be reviewed during the study will include:

- ✓ World Bank Environmental Social Policy and safeguards;

- ✓ The National Environment Act Cap 153 and regulations derived therein;
- ✓ The Water Cap, 152;
- ✓ Land Act, 2004;
- ✓ Education Act,1998;
- ✓ Water Supply Regulations 1999
- ✓ Waste Water Discharge Regulations 1998,;
- ✓ The Public Health Act 1964;
- ✓ The Physical Planning Act, 2010;
- ✓ Jinja Physical Development Plan, 2008-2018;
- ✓ The Factories Act 1964;
- ✓ Dust emission standards;
- ✓ Noise Standards;
- ✓ The Traffic and Road Safety Act 1998;
- ✓ The Workers' Compensation Act 2000;
- ✓ Any other relevant laws and regulations

5. The assessment will focus on identifying strategies and measures for management of the hotel training Institute activities. The anticipated needs and requirements for environmentally sound operation of the institute and the associated environmental impacts, problems, challenges and opportunities for meeting these needs will be addressed. Possibilities of implementing ecological green system during the operations of the Hotel and Tourism Training Institute will be explored during the study.
6. The socio-economic impacts of the proposed project will be assessed to determine their effect on the communities to be directly or indirectly affected by the project (including positive attributes).
7. Existing traffic flow and likely future impacts on the property and neighboring establishment.
8. Occupational, health and safety issues including ergonomics.

9. Analysis of alternative options and the” do nothing” scenario and comparison of environmental consequences associated with each options. Where feasible ranking for each option will be undertaken.
10. Where impacts can be reduced to acceptable levels through incorporation of practical and cost-effective measures that will have been identified. Where appropriate, opportunities for enhancement during construction or operation of the project will have to be identified.
11. The study will be carried out with close consultations with relevant stakeholders including lead agencies and local communities. Of particular importance, consultations, Ministry of Tourism, Wildlife and Heritage (MTWH) ,Ministry of Education and Sports(MOE&S),World Bank,, Jinja Municipal Council(LC IV-1) , Directorate of Physical Planning, IV),National Environment Management Authority(NEMA),National Water NWSC,UMEME,, and neighbouring communities
12. The study will recommend an environmental management plan for monitoring critical environmental impacts during project implementation and possible decommissioning.

4.0 TIME/ PERIOD OF STUDY

The proposed study will be done in an estimated 1 man-month comprising of different specialists as indicated below.

5.0 PROPOSED ESIA TEAM

In order to address the issues identified above, it is proposed that the following expertise should be included in the study team:

1. A team leader registered with NEMA with 10 years experience in EIA and conversant with World Bank funded projects.
2. Urban Planner/Sociologist with NEMA with 5 years experience in EIA.

APPENDIX 2 -RECORD OF MEETINGS AND LIST OF PEOPLE CONSULTED

Extensive consultations were carried out between 22nd January and 5th February 2013 with the neighbours and key stakeholders on a one to one basis to ascertain any arising issues as a result of the proposed expansion of crested crane hotel and training institute.

The consultations were carried out between 10.00am and 5.00pm and were guided by the chairperson of Nalufenya B and Secretary of defense for Nalufenya A on behalf of his chairperson.

Assistant Supritendant of police- Nalufenya, Mr. Madira (0772355444)

We have had several complaints about insecurity in the neighbouring areas. Part of the complaint is that thieves always use the vast open spaces of crested crane hotel to steal and disappear when pursued.

Bashir Musa Yusuf-Neighbour (0782752854)

We are grateful for the new plan because it will enhance development in the area. Crested crane hotel is a historical place therefore any new designs should ensure that the uniqueness of the area is maintained especially the architectural design and the greenery.

Ritah Nabukatsa-Bilkon Hotel (0772688679)

There is a problem of thieves coming from the side of crested crane hotel. We therefore hope that with the construction planned it will lessen the question of insecurity in the area.

Pastor Muguti Sam- Deliverance Church-TAIP (0706314556)

The developments should ensure that some greenery is maintained because it provides some fresh area in the area.

We have also had the problem of insecurity stemming from the vast open spaces and trees in the hotel.

Since the hostels will house mature people, we don't expect a lot of problems, besides the students have been suffering since the stay very far. However, the school should ensure that they

construct a perimeter wall where the hostels are to avoid any conflicts with the neighbouring communities.

The development is very welcome although there is need to cut down on the noise levels during construction.

Jinja Physical Planner-Madam Tabitha Kakuze

The school applied for change of user from open spaces and we are yet to get the reply.

However, as a planner I strongly advise that the open spaces be maintained because they are landmarks. Within the present, hotel space there is a lot of open spaces that can be utilized instead of plot 3 and 5 Hannington crescent.

Bitaroho Simon- chairman Nalufenya B zone (0782121355)

The development is very welcome and we are ready and willing to cooperate so that more developments are encouraged in the area.

I however appeal that some of the open spaces are maintained especially those at the front for recreational purposes.

Tenya Kalifani Defence secretary Nalufenya A zone (0776860804)

The development is very welcome and we are ready and willing to provide all the assistance required.

Other Key Stake Holders Consulted

Okello Eledio-Manager Bilkon hotel (077268869)

Kakuze Tabitha- Physical Planner Jinja Municipal council (0772664438)

Odoi Tom-Senior health inspector jinja municipal council (0712690398)

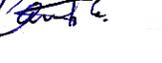
Muamad Saeed- Ag. Municipal Engineer jinja municipal council (0701488836)

Nabihamba Ernest-Senior Environmental officer jinja municipal council (0776945046)

Miriam Amori- Ag. Principal HTTI-Jinja Crested Crane

CONSULTATIVE MEETING ON THE PROPOSED
CRESTED CRANE HOTEL AND MGT INSTITUTE EXPANSION

22nd 01-2013

NO	NAME	DESIGNATION/POSITION	SIGNATURE
1	BTIADOTTO SIMON	0782121353 CHAIRMAN NALUTEA	
2	TENWIYA KALIFANI	0776860804	
3	BASIR MUSA YUSUF	Si Fence Nalufanya	
4	RITAH NABUKATSA	Neighbour 0782752854	
5	KIZITO MARTIN	BINASH HOTEL TAIP - Jinja	NO. 
6	Talemwa Carolyn 0782454711	TAIP - Jinja	
7	David Mwoonye 0774300038	''	
8	Carl Hildington	2 friends hotel	

APPENDIX 3-LANDTITLE



THE REPUBLIC OF UGANDA

32760

LEASEHOLD REGISTER

Volume: 3445 Folio 1

REGISTRATION OF TITLES ACT

CERTIFICATE OF TITLE

DESCRIPTION OF LAND

The Leasehold land edged red on the plan attached hereto and situate and known as follows:—

Plot
 Street Number: 3 & 5
 Road Name: HANNINGTON SQUARE
 Township/Municipality/City: JINJA
 District: JINJA Area: APPROX. 1.565 HECTARES.

INST. 424412.

TERM from 1ST JULY 2005 for 30 years and months
 at the rent and subject to the covenants and conditions contained or implied in Lease Number bound up herewith and to the incumbrances (if any) entered in the Incumbrance Register.

Easements

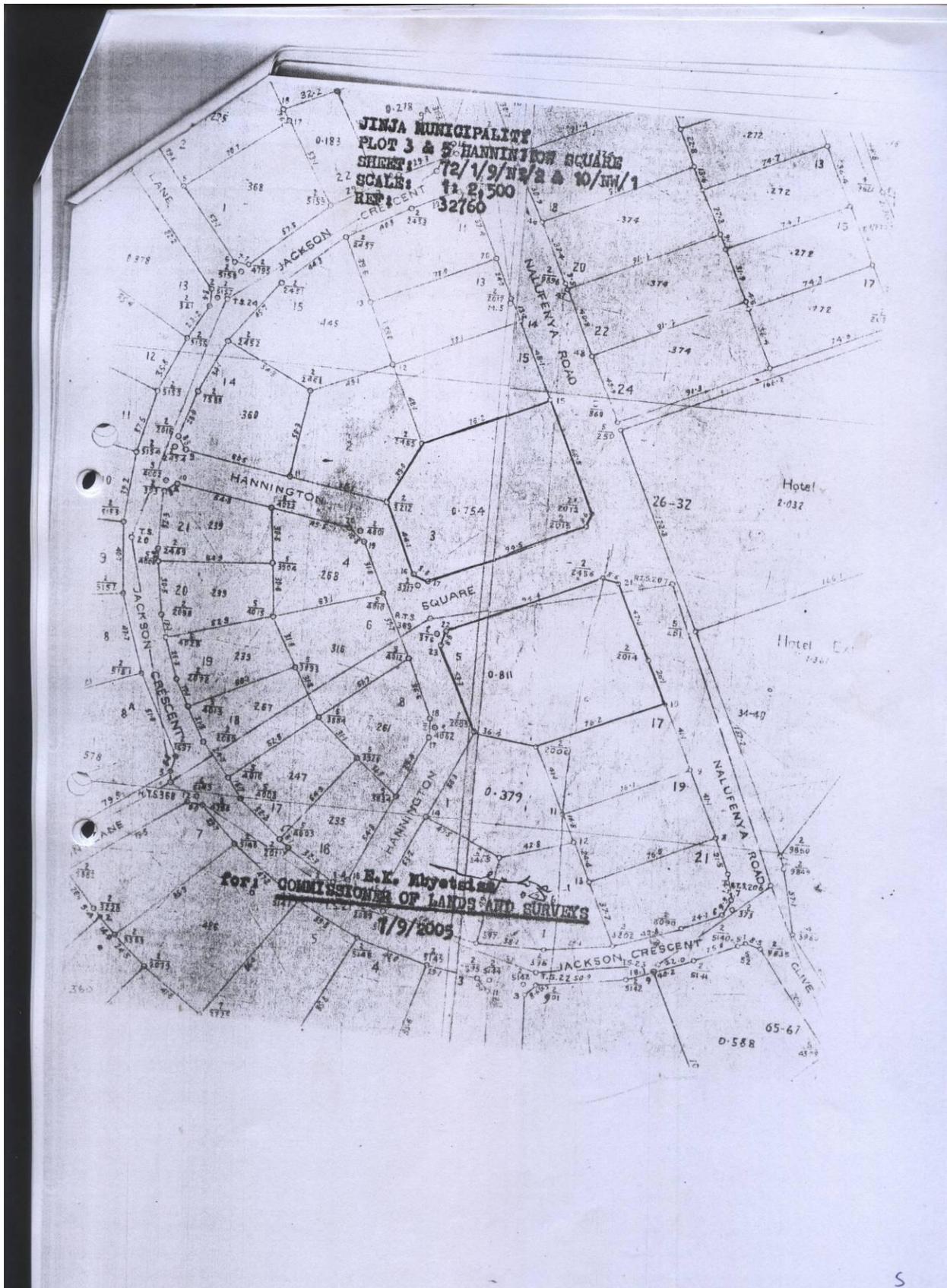
PROPRIETORSHIP

Date, time and Inst. No.	Name and Address of Proprietor	Signature of Registrar
REGD. 5.10.2005 AT 3.25 P.M. INST. 359047	THE HOTEL AND TOURISM TRAINING INSTITUTE OF P. O. Box 444, JINJA.	 Registrar of Titles

Date of issue: 5TH OCTOBER, 2005

Owner's Copy

Registrar of Titles.



JINJA MUNICIPALITY
PLOT 3 & 5 HANNINGTON SQUARE
SHEET 131
SCALE: 1/2" = 10' & 10'/INCH
REF: 32760

for **E.K. Mbatia**
COMMISSIONER OF LANDS AND SURVEYS
 11/9/2005

312 3007
~~Stamp~~
PAGE 1 OF 3

LO. REF. 32760

MINUTE REF. JDLB.MIN.II/06/2005 of 30/6/2005

UGANDA

UGANDA REVENUE AUTHORITY
INTERNAL REVENUE DEPARTMENT



THE REGISTRATION OF THE ACT.
LEASE BY DISTRICT LAND BOARD

5 OCT 2005
EMBOSSING OFFICER
STAMP DUTY SECTION

This Lease made the _____ day of _____ the year _____
under and subject to the Land Act and rules made/saved thereunder

BETWEEN **JINJA DISTRICT LAND BOARD** a body incorporated by the Land Act (hereinafter called "the Lessor") of the one part, and **THE HOTEL and TOURISM TRAINING INSTITUTE of P.O. Box 444, Jinja** (hereinafter called "the Lessee/s") of the other part. WITNESSETH as follows:—

1. In consideration of the sum of Shillings **Twenty million**

(Shs. **20m/-**) paid to the Lessor by the Lessee/s on or before the execution of these presents (the receipt whereof the Lessor doth hereby acknowledge) and also in consideration of the rent hereby reserved and of the covenants and conditions hereinafter contained on the part of the Lessee/s to be observed and performed, the Lessor hereby demises unto the Lessee/s ALL THAT piece of land in the Municipality/Township of **Jinja** and known as Block Plot **3 & 5, Harrington Square, measuring approximately 1.565 hec.**

as the same is more particularly delineated on the plan annexed hereto and thereon edged with red (hereinafter called "the said land") TO HOLD the same unto the Lessee/s (as joint tenants/tenants in common in _____) for the term of **5 years and _____ months** from the **1st** day of **July** the year **2005**

YIELDING AND PAYING therefor during the said term the yearly rent of Shillings **Two million** (Shs. **2m/-**) payable by two equal half-yearly payments in advance on the first day of January and the first day of July in every year.

2. THE LESSEE/S HEREBY JOINTLY AND SEVERALLY COVENANT/S with the Lessor as follows namely:

- (a) to observe and perform all the conditions and covenants implied by law in this lease or otherwise herein contained or referred to,
- (b) to erect on the said land buildings (hereinafter called "the said buildings") of a value of not less than Shillings **Two hundred million** (Shs. **200m/-**) in accordance with plans and specifications which shall be approved by the Lessor,

UGANDA REVENUE AUTHORITY
INTERNAL REVENUE DEPARTMENT
RECEIVED
STAMP DUTY SECTION

4. When the Lessee/s shall have complied with the building covenant herein and if there shall not at the time be any existing breach or non-observance on the part of the Lessee/s of any of the covenants and conditions in this lease whether expressed or implied the said term shall be enlarged to 99 years and 1st months from the said 1st day of July the year 2005 automatically and this lease shall thenceforth be read and construed as if the said term of 99 years and 1st months had been originally granted hereby.

IN WITNESS WHEREOF the common Seal of the Lessor has hereunto been affixed and the Lessee/s has/have hereunto set his/her/their hand/s caused his/her/their common Seal to be affixed hereto the day and year first above written.

The COMMON SEAL of the Lessor was hereunto affixed in the presence of:—

JINJA DISTRICT LAND BOARD

[Signature]

Chairman

[Signature]

Secretary

THE COMMON SEAL OF THE SAID SIGNED by the said HOTEL AND TOURISM TRAINING INSTITUTE was hereunto affixed. in the presence of:—

AUTHORISED WITNESS:—

Name Henry Mugisha

Address P. O. Box 444 Jinja

Occupation Accountant

WOLFGANG H. THOME
CHAIRPERSON C.C.

DIRECTOR

[Signature]
BARNABAS K. BALISA

PRINCIPAL SECRETARY

DRAWN BY:—

The Government Conveyances, No 359047
Office of Titles,
P.O. Box 7061,
Kampala.

Proceed	REJECT
Lodged for Registration	<i>[Signature]</i>
at 3.25 A.M on 5.10.2005	F.C.L.R
P.M	

CERTIFIED Memorial of the instrument registered in			
LRV		34	45
How			1
of the Register Book			
<i>[Signature]</i>			
COMMISSIONER, LAND REGISTRATION			

5.10.05

5.10.05

4

APPENDIX 4--SITE LAY OUT



APPENDIX 5 -NEMA PAYMENT FEE SCHEDULES

Fees Payable for Approval of the EIS

SCHEDULE THREE: Fees payable for Project Briefs and Environmental Impact Assessment under Sub-regulation (1) of Regulation 37 of EIA Regulations (1998)

1. Where the total value of the project does not exceed Shs. 50,000,000/= the amount payable shall be Shs. 250,000/=;
2. Where the total value of the project is more than Shs. 50,000,000/= but does not exceed Shs. 100,000,000/= the amount payable shall be Shs. 500,000/=.
3. Where the total value of the project is more than Shs. 100,000,000/= but does not exceed Shs. 250,000,000/= the amount payable shall be Shs. 750,000/=;
4. Where the total value of the project is more than Shs. 250,000,000/= but does not exceed Shs. 500,000,000/= the amount payable shall be Shs. 1,000,000/=;
5. Where the total value of the project is more than Shs. 500,000,000/= but does not exceed Shs. 1,000,000,000/= the amount payable shall be Shs. 1,250,000/=;
6. Where the total value of the project is more than Shs. 1,000,000,000/= but does not exceed Shs. 5,000,000,000/= the amount payable shall be Shs. 2,000,000/=; and
7. Where the total value of the project is more than Shs. 5,000,000,000/=, the amount payable shall be 0.1% of the total value of the project.

The Regulations set out fees in respect of projects briefs and EIAs. Fees are summarised in the table below as follows.

Project Value	Fees
1. Shs. 50,000,000 or below	250,000
2. More than Shs. 50,000,000 but not exceeding Shs. 100,000,000	500,000
3. More than Shs. 100,000,000 but not exceeding Shs. 250,000,000	750,000
4. More than 250,000,000 but not exceeding Shs. 500,000,000	1,000,000
5. More than 500,000,000 but not exceeding Shs.1,000,000,000	1,250,000
6. More than 1,000,000,000 but not exceeding Shs. 5,000,000,000	2,000,000
7. More than Shs. 5,000,000, 000	0.1% of the initial project value

The above fees are those paid to NEMA and do not include fees payable to experts and specialist engaged outside the official duties of NEMA.

Failure to comply with requirements of the Regulations is an offence. The offence attracts a prison term of up to 18 months, or a fine of between Shs.180,000 and Shs. 18,000,000 or both the fine and prison term.

ANNEX 6: APPLICATION FOR CHANGE OF USER AND ACCEPTACE LETTER



The Hotel and Tourism Training Institute

Ref: 124/02/2013

February 1, 2013

The Town Clerk

Jinja Municipal Council

Jinja

Dear Sir,

RE: PLOTS 3& 5 HANNINGTON SQUARE

The above plots were allocated to The Hotel and Tourism Training Institute (HTTI) for recreation and we paid a premium of Ug shs 20,000,000/=.

We have on several occasions in the past applied to Council for change of usage of the plots to enable the Institute to erect buildings for expansion but it has not yet been granted. HTTI is the only government Institution specialized in Hotel and Tourism Training with a vision of becoming a centre of excellence for Hospitality and Tourism Training in the country.

HTTI has been identified under the Support Tourism World Bank funding to be upgraded into 1st class training Institute for Hospitality and Tourism. Facilities in the planned up grade and expansion include a four star Application Hotel, training labs and library, students accommodation among others. We are in advanced stages of planning for the project which is envisaged to commence at the beginning of next financial year.

We are therefore seeking your approval our long standing request for change of usage of the said plots so that developments for the expansion of the Institute can be done without any hindrances.

We shall be most obliged for your support and quick response on this matter.

Yours faithfully,

THE HOTEL AND TOURISM TRAINING INSTITUTE


Namutosi Miriam Amori

AG. PRINCIPAL

"The Centre of Excellence in Hands-on Hospitality Training"

P.O. Box 444 Jinja-Uganda, Tel: 256-43-121954, Fax: 256-43-121615, Email: htti@htti.ac.ug, Website: htti.ac.ug

- c.c. The Minister of Tourism Wildlife and Antiquities
- c.c. The Permanent Secretary Ministry of Wildlife and Antiquities
- c.c. The Ag. Director Tourism Wildlife and Antiquities
- c.c. The Chairman Interim Technical Supervisory Committee



JINJA MUNICIPAL COUNCIL

TOWN CLERK'S DEPARTMENT

P.O. BOX 720
JINJA

TELEPHONE:

Tel: 256-043-4-124143; 077-2-890929
Fax: 256-043-123002
Website: www.jinja.municipalcouncil.go.ug
e-mail: jmc@source.co.ug

Ref: CHNG.USE.PLT3&5 HANNGTN.SQ

21st February 2013.

The Permanent Secretary
Ministry of Tourism, Wildlife and
Antiquities
P.O. Box 4241
KAMPALA



CHANGE OF USE OF PLOTS 3& 5 HANNINGTON SQUARE (REF.32760, LRV 3445 Folio 1)

Reference is made to one referenced 124/02/2013 dated 20th January 2013 from the Ag. Principal the Hotel and Tourism Training Institute seeking a reply to the long standing request for change of use of the above 2 plots.

The request to have the use of the above 2 plots planned as open spaces changed to hotel use has continually been attended to by Jinja Municipal Council except that the Council's mandate has been and remains that of making recommendations only.

Jinja Municipal allocated the above plots to the Institute in 1997 and requested that a lease be granted to the institute and this was achieved.

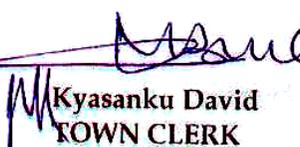
Consequently, Jinja Municipal Council's support to have the use of above 2 plots changed has not wavered as evidenced by the several communications from this office recommending for the same to the mandated authority i. e the Town and County Planning Board and presently the National Physical Planning Board as provided for by the Physical Planning Act 2010

Please find attached photocopies of the communications

1. A letter dated 20th August 2001 referenced PLT 3/5 HNNGTN SQR to the commissioner Physical Planning Department P.O. Box 1911, Kampala requesting to rezone the 2 plots.
2. A letter dated 26th August , 2003 referenced PLT 3 – 5 HNNGTN SQR to the Senior District Land Officer Jinja requesting that a lease offer be processed in the names of Crested Crane by then pending rezoning.

3. A letter dated 26th August ,2003 referenced PLT 3-5 HNNNG SQR addressed to Commissioner Physical Planning Department in the Ministry of Water , Lands and Environment re-affirming Jinja Municipal Council support recommendation and importance of having the plots rezoned and pledging that Council will guide the institute in the most appropriate use of the 2 plots once rezoning is done.
4. A letter dated 17th November 2004 referenced PLT 3- 5 HANNINGTON SQR addressed to the Chairman Town and Country Planning Board again justifying Jinja Municipal Council's recommendation for rezoning and copied to several relevant Ministers among others.

The purpose of letter therefore is to re - affirm Jinja Municipal Council's support to the institute and inform you that the Physical Planning Committee of Jinja Municipal Council will consider the reminder from the Ag. Principal on the 22nd February 2013 and without delay submit its recommendation to the secretary of the National Physical Planning Board for necessary action


 Kyasanku David
 TOWN CLERK



Copy to:

- His Worship the Mayor
- The Director Tourism Wild Life and Antiquities, Kampala
- The Ag. Principal
 The Hotel and Tourism Training Institute
 P.O. Box 444, Jinja
- Secretary Physical Planning Committee- JMC