Environmental Assessment Scoping Report for:

June 2022

Township Establishment, creation of street and installation of bulk services for Cloud 9 Residential Estate, Omaruru, Erongo Region.

APP-0010319

Prepared for: Cloud 9 Development CC
P.O. Box 25392, Windhoek
Contact Number: +264 61 23 96 02
Contact Person: Carsten Möhle
Email: info@wolke9.com.na

Prepared by: Stubenrauch Planning Consultants
P.O. Box 41404, Windhoek
Contact Person: Bronwynn Basson
Contact Number: +264 (61) 25 11 89
Fax Number: +264 (61) 25 21 57
Email: bronwynn@spc.com.na

PROJECT DETAILS

Title	Environmental Scoping Report for the: ▪ Township Establishment, creation of street and installation of bulk services for Cloud 9 Residential Estate, Omaruru, Erongo Region		
Report Status	Final		
SPC Reference	W/21002		
Proponent	Cloud 9 Development cc PO Box 25392, Windhoek Contact Number: +264 61 23 96 02 Contact Person: Carsten Möhle Email: info@wolke9.com.na		
Environmental Assessment Practitioner	Stubenrauch Planning Consultants P.O. Box 41404, Windhoek Contact Person: Bronwynn Basson Contact Number: +264 (61) 25 11 89 Fax Number: +264 (61) 25 21 57 Email: bronwynn@spc.com.na		
Report date	June 2022		
	Name	**Signature**	**Date**
Authors	Stephanie Strauss		June 2022

LEGAL NOTICE

EXECUTIVE SUMMARY

Introduction

Cloud 9 Development CC hereinafter referred to as the proponent intends to undertake the following activities:

- **Subdivision of the Remainder of the Farm Omaruru Town and Townlands No 85 into Portion A (comprising of approximately 159 hectare) and Remainder.**
- **Rezoning of newly created "Portion A" from "Agriculture" to "Undetermined" for township establishment purposes.**
- **Layout and township establishment approval of the "Cloud 9 Residential Estate" on "Portion A".**

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

As such the proponent appointed Stubenrauch Planning Consultants (SPC) to undertake an independent Environmental Assessment (EA) in order to obtain an Environmental Clearance Certificate (ECC) for the above activities. The competent authority is the Ministry of Environment, Forestry and Tourism: Department of Environmental Affairs and Forestry (MEFT: DEAF).

Project Description

The "Cloud 9 Residential Estate" development has the aim to diversify the housing typology of Omaruru and in so doing widen the choice of housing which in turn will attract new investment to Omaruru. The estate has the objective to provide middle to upmarket residences within a peaceful and rural atmosphere. The outside periphery is to be fenced off with game proof fencing as this permits the keeping of game within the estate.

The following statutory steps will be undertaken as part of the intended development:

- **Subdivision of the Remainder of the Farm Omaruru Town and Townlands No 85 into Portion A (comprising of approximately 159 hectare) and Remainder.**
- **Rezoning of newly created "Portion A" from "Agriculture" to "Undetermined" for township establishment purposes.**
- **Layout and township establishment approval of the "Cloud 9 Residential Estate" on "Portion A".**

Public Participation

Communication with Interested and Affected Parties (I&APs) about the proposed development was facilitated through the following means and in this order:

- A Background Information Document (BID) containing descriptive information about the proposed activities was compiled and sent out to all identified and registered I&APs via email on **8 March 2022**;

- Notices were placed in the Namibian and the New Era newspapers dated **8 March 2022 and 15 March 2022**, briefly explaining the activity and its locality, inviting members of the public to register as I&APs (**Appendix B**); and
- A notice was fixed at the project site (see **Appendix A**);
- A public meeting was held in Omaruru on 24 March 2022 (**Appendix C**).

Public consultation was carried out according to the Environmental Management Act's EIA Regulations. After the initial notification, the I&APs were given two weeks to submit their comments on the project (until **6 April 2022**).

The Draft Scoping Report was circulated from the **23 May 2022 until the 6 June 2022** so that the public could review and comment on it. No comments were received during the above comment period. The comment period will remain open until the final scoping report is submitted to MEFT.

Conclusions and Recommendations

With reference to **Table 7**, none of the negative construction phase impacts were deemed to have a high significant impact on the environment. The construction impacts were assessed to a ***Medium to Low (negative)*** significance, without mitigation measures. With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP**,** the significance of the construction phase impacts is likely to be reduced to a ***Low (negative)***.

With reference to **Table 7**, none of the negative operational phase impacts were deemed to have a high significance impact on the environment. The operational impacts were assessed to a ***Medium (negative)*** significance, without mitigation measures. With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP**,** the significance of the construction phase impacts is likely to be reduced to a ***Low (negative)***.

It is recommended that this project be authorised because should the development not proceed the subject area will remain vacant and undeveloped. The local community is expected to benefit from the development as a result of the potential job opportunities during construction as well as the increased development within the area. The significance of the social impact was therefore deemed to be Medium (positive).

The "no go" alternative was thus deemed to have a High (negative) impact, as all the benefits resulting from the development would not be realised.

The significance of negative impacts can be reduced with effective and appropriate mitigation provided in this report and the EMP. If authorised, the implementation of the EMP should be included as a condition of approval.

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LIST OF ACRONYMS

AIDS	Acquired Immune Deficiency Syndrome
CRR	Comments and Response Report
dB	Decibels
DESR	Draft Environmental Scoping Report
EA	Environmental Assessment
EAP	Environmental Assessment Practitioner
EAR	Environmental Assessment Report
ECC	Environmental Clearance Certificate
ECO	Environmental Control Officer
EIA	Environmental Impact Assessment
EMA	Environmental Management Act
EMP	Environmental Management Plan
FESR	Final Environmental Scoping Report
GTZ	Gesellschaft für Technische Zusammenarbeit
HIV	Human Immunodeficiency Virus
I&AP	Interested and Affected Party
IUCN	International Union for Conservation of Nature
MEFT	Ministry of Environment, Forestry and Tourism
MEFT: DEAF	Ministry of Environment, Forestry and Tourism: Department of Environmental Affairs and Forestry
MURD	Ministry of Urban and Rural Development
MWTC	Ministry of Works Transport and Communication
NAMPAB	Namibia Planning Advisory Board
NPC	Namibia Planning Commission
POS	Public Open Space
PPP	Public Participation Process
SADC	Southern African Development Community
SME	Small Medium Enterprise
SPC	Stubenrauch Planning Consultants
USAID	United States Agency for International Development
VMMC	Voluntary Medical Male Circumcision

1 INTRODUCTION

1.1 PROJECT BACKGROUND

Cloud 9 Development CC hereinafter referred to as the proponent intends to undertake the following activities:

- **Subdivision of the Remainder of the Farm Omaruru Town and Townlands No 85 into Portion A (comprising of approximately 159 hectare) and Remainder.**
- **Rezoning of newly created "Portion A" from "Agriculture" to "Undetermined" for township establishment purposes.**
- **Layout and township establishment approval of the "Cloud 9 Residential Estate" on "Portion A".**

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

In terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012), the following listed activities in **Table 1** were triggered by the proposed project:

Table 1: List of triggered activities identified in the EIA Regulations which apply to the proposed project

Activity description and No(s):	**Description of relevant Activity**	**The portion of the development as per the project description that relates to the applicable listed activity**
Activity 10.1 (a) Infrastructure	The construction of oil, water, gas and petrochemical and other bulk supply pipelines;	The proposed project involves the installation of bulk services.
Activity 10.1 (b) Infrastructure	The construction of Public roads	The proposed project includes the construction of roads.
Activity 10.2 (a) Infrastructure	The route determination of roads and design of associated physical infrastructure where –it is a public road	The proposed project includes the route determination of roads.
Activity 8.6 Water Resource Developments	Construction of industrial and domestic wastewater treatment plants and related pipeline systems	The proposed project includes the construction of a sewage treatment plant.

Activity description and No(s):	Description of relevant Activity	The portion of the development as per the project description that relates to the applicable listed activity
Activity 5.3 Land use and development activities	Construction of game proof boundary fence	The proposed development involves the construction a game fence.
Activity 8.1 Water Resource Developments	Abstraction of groundwater	The proposed development involves the abstraction of groundwater.

The above activities will be discussed in more detail in Chapter 4. The proponent appointed Stubenrauch Planning Consultants (SPC) to undertake an independent Environmental Assessment (EA) in order to obtain an Environmental Clearance Certificate (ECC) for the above activities. The competent authority is the Ministry of Environment, Forestry and Tourism: Department of Environmental Affairs and Forestry (MEFT: DEAF).

The process will be undertaken in terms of the gazetted Namibian Government Notice No. 30 Environmental Impact Assessment Regulations (herein referred to as EIA Regulations) and the Environmental Management Act (No 7 of 2007) (herein referred to as the EMA). The EIA process will investigate if there are any potential significant bio-physical and socio-economic impacts associated with the intended activities. The EIA process would also serve to provide an opportunity for the public and key stakeholders to provide comments and participate in the process.

1.2 PROJECT LOCATION

The proposed Cloud 9 Residential Estate area is to be located to the west of the Omaruru airport area and to the south of the C36 road leading to Uis. Please refer to below locality map (**Figure 1**).

1.3 ZONING

Town and Townlands areas owned by a local authority are normally reserved for future town expansion purposes. According to the Omaruru Zoning Scheme the land is zoned for “Agriculture”. As such the land required for the Cloud 9 development (Portion A) is to be rezoned from “Agriculture” to “Undetermined” for township establishment purposes.

1.4 OWNERSHIP

Ownership of the Remainder of the Farm Omaruru Town and Townlands No 85 vests with the Omaruru Municipality. The Omaruru Municipality availed the subject portion to the developers, Cloud 9 Development CC, in order to establish a township on the Remainder of the Farm Omaruru Town and Townlands No 85.

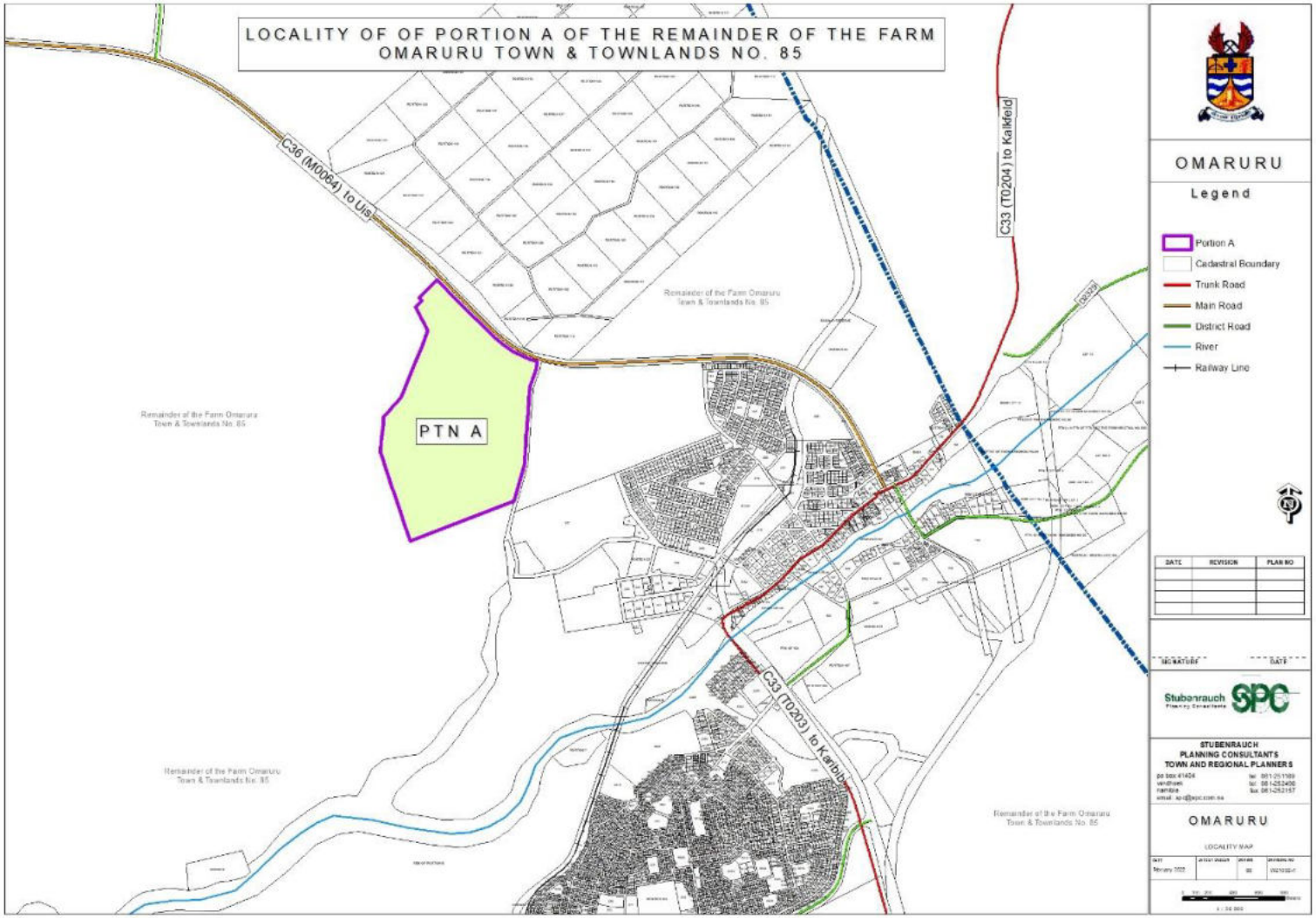

Figure 1: Locality of Portion A of the Remainder of the Farm Omaruru Town and Townlands No 85

1.5 TERMS OF REFERENCE AND SCOPE OF PROJECT

The scope of this project is limited to conducting an environmental impact assessment and applying for an Environmental Clearance Certificate for the following as indicated in section 1.1 above:

- **Subdivision of the Remainder of the Farm Omaruru Town and Townlands No 85 into Portion A (comprising of approximately 159 hectare) and Remainder.**
- **Rezoning of newly created "Portion A" from "Agriculture" to "Undetermined" for township establishment purposes.**
- **Layout and township establishment approval of the "Cloud 9 Residential Estate" on "Portion A".**

1.6 ASSUMPTIONS AND LIMITATIONS

In undertaking this investigation and compiling the Environmental Scoping Report, the following assumptions and limitations apply:

- Assumes the information provided by the proponent is accurate and discloses all information available.
- The limitation that no alternative except for the preferred layout plans and the 'no-go' option was considered during this assessment. The unique character and appeal of Omaruru were however taken into consideration with the design perspective. Various layout alternatives were initially considered by the proponent, also taking terrain and environmental constraints into account, thus the current design plans being the most feasible result.

1.7 CONTENT OF ENVIRONMENTAL ASSESSMENT REPORT

Section 8 of the gazetted EIA Regulations requires specific content to be addressed in a Scoping / Environmental Assessment Report. **Table 2** below is an extract from the EMA and highlights the required contents of a Scoping / Environmental Assessment Report whilst assisting the reader to find the relevant section in the report.

Table 2: Contents of the Scoping / Environmental Assessment Report

Section	Description	Section of FESR/ Annexure
8 (a)	The curriculum vitae of the EAPs who prepared the report;	Refer to **Annexure D**
8 (b)	A description of the proposed activity;	Refer to Chapter 4
8 (c)	A description of the site on which the activity is to be undertaken and the location of the activity on the site;	Refer to Chapter 3

Section	Description	Section of FESR/ Annexure
8 (d)	A description of the environment that may be affected by the proposed activity and the manner in which the geographical, physical, biological, social, economic and cultural aspects of the environment may be affected by the proposed listed activity;	Refer to Chapter 3
8 (e)	An identification of laws and guidelines that have been considered in the preparation of the scoping report;	Refer to Chapter 2
8 (f)	Details of the public consultation process conducted in terms of regulation 7(1) in connection with the application, including	Refer to Chapter 5
	(i) the steps that were taken to notify potentially interested and affected parties of the proposed application	Refer to Chapter 5
	(ii) proof that notice boards, advertisements and notices notifying potentially interested and affected parties of the proposed application have been displayed, placed or given;	Refer to **Annexures A** and **B** for site notices and advertisements respectively.
	(iii) a list of all persons, organisations and organs of state that were registered in terms of regulation 22 as interested and affected parties in relation to the application;	Refer to **Annexure C**
	(iv) a summary of the issues raised by interested and affected parties, the date of receipt of and the response of the EAP to those issues;	Refer to **Annexure C**
8 (g)	A description of the need and desirability of the proposed listed activity and any identified alternatives to the proposed activity that are feasible and reasonable, including the advantages and disadvantages that the proposed activity or alternatives have on the environment and on the	Refer to Chapter 4

Section	Description	Section of FESR/ Annexure
	community that may be affected by the activity;	
8 (h)	A description and assessment of the significance of any significant effects, including cumulative effects, that may occur as a result of the undertaking of the activity or identified alternatives or as a result of any construction, erection or decommissioning associated with the undertaking of the proposed listed activity;	Refer to Chapter 7
8 (i)	terms of reference for the detailed assessment;	NB – Assessment of impacts are included in this EA Report
8 (j)	An environmental management plan	Refer to **Annexure E**

2 LEGAL FRAMEWORK

2.1 LEGISLATION RELEVANT TO THE PROPOSED DEVELOPMENT

There are multiple legal instruments that regulate and have a bearing on good environmental management in Namibia. **Table 3** below provides a summary of the legal instruments considered to be relevant to this development and the environmental assessment process.

Table 3: Legislation applicable to the proposed development

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
The Constitution of the Republic of Namibia as Amended	Article 91 (c) provides for duty to guard against "the degradation and destruction of ecosystems and failure to protect the beauty and character of Namibia." Article 95(l) deals with the "maintenance of ecosystems, essential ecological processes and biological diversity" and sustainable use of the country's natural resources.	Sustainable development should be at the forefront of this development.
Environmental Management Act No. 7 of 2007 (EMA)	Section 2 outlines the objective of the Act and the means to achieve that. Section 3 details the principle of Environmental Management	The development should be informed by the EMA.
EIA Regulations GN 28, 29, and 30 of EMA (2012)	GN 29 Identifies and lists certain activities that cannot be undertaken without an environmental clearance certificate. GN 30 provides the regulations governing the environmental assessment (EA) process.	**Activity 10.1 (a) Infrastructure** **Activity 10.1 (b) Infrastructure** **Activity 10.2 (a) Infrastructure** **Activity 8.6 Water Resource Developments** **Activity 5.3 Land use and development activities** **Activity 8.1 Water Resource Developments**
Convention on Biological Diversity (1992)	Article 1 lists the conservation of biological diversity amongst the objectives of the convention.	The project should consider the impact it will have on the biodiversity of the area.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
Draft Procedures and Guidelines for conducting EIAs and compiling EMPs (2008)	Part 1, Stage 8 of the guidelines states that if a proposal is likely to affect people, certain guidelines should be considered by the proponent in the scoping process.	The EA process should incorporate the aspects outlined in the guidelines.
Namibia Vision 2030	Vision 2030 states that the solitude, silence and natural beauty that many areas in Namibia provide are becoming sought after commodities and must be regarded as valuable natural assets.	Care should be taken that the development does not lead to the degradation of the natural beauty of the area.
Water Act No. 54 of 1956	Section 23(1) deals with the prohibition of pollution of underground and surface water bodies.	The pollution of water resources should be avoided during construction and operation of the development.
The Ministry of Environment and Tourism (MET) Policy on HIV & AIDS	MET has recently developed a policy on HIV and AIDS. In addition, it has also initiated a programme aimed at mainstreaming HIV and gender issues into environmental impact assessments.	The proponent and its contractor have to adhere to the guidelines provided to manage the aspects of HIV/AIDS. Experience with construction projects has shown that a significant risk is created when migrant construction workers interact with local communities.
Urban and Regional Planning Act 5 of 2018	The Act provides to consolidate the laws relating to urban and regional planning; to provide for a legal framework for spatial planning in Namibia; to provide for principles and standards of spatial planning; to establish the urban and regional planning board; to decentralise certain matters relating to spatial planning; to provide for the preparation, approval and review of the national spatial development framework, regional structure plans and urban structure plans; to provide for the preparation, approval, review and amendment of zoning schemes; to provide for the establishment of townships; to provide for the alteration of boundaries of approved townships,	The subdivision and consolidation of land as well as the establishment of townships is to be done in accordance with the act.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
	to provide for the disestablishment of approved townships; to provide for the change of name of approved townships; to provide for the subdivision and consolidation of land; to provide for the alteration, suspension and deletion of conditions relating to land; and to provide for incidental matters.	
Local Authorities Act No. 23 of 1992	The Local Authorities Act prescribes the manner in which a town or municipality should be managed by the Town or Municipal Council.	The development must comply with provisions of the Local Authorities Act.
Labour Act no. 11 of 2007	Chapter 2 details the fundamental rights and protections. Chapter 3 deals with the basic conditions of employment.	Given the employment opportunities presented by the development, compliance with the labour law is essential.
National Heritage Act No. 27 of 2004	The Act is aimed at protecting, conserving and registering places and objects of heritage significance.	All protected heritage resources (e.g. human remains etc.) discovered, need to be reported immediately to the National Heritage Council (NHC) and require a permit from the NHC before they may be relocated.
Roads Ordinance 17 of 1972	• Section 3.1 deals with width of proclaimed roads and road reserve boundaries • Section 27.1 is concerned with the control of traffic on urban trunk and main roads • Section 36.1 regulates rails, tracks, bridges, wires, cables, subways or culverts across or under proclaimed roads • Section 37.1 deals with Infringements and obstructions on and interference with proclaimed roads.	Adhere to all applicable provisions of the Roads Ordinance.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
Public and Environmental Health Act of 2015	This Act (GG 5740) provides a framework for a structured uniform public and environmental health system in Namibia. It covers notification, prevention and control of diseases and sexually transmitted infections; maternal, ante-natal and neo-natal care; water and food supplies; infant nutrition; waste management; health nuisances; public and environmental health planning and reporting. It repeals the Public Health Act 36 of 1919 (SA GG 979).	Contractors and users of the proposed development are to comply with these legal requirements.
Nature Conservation Ordinance no. 4 of 1975	Chapter 6 provides for legislation regarding the protection of indigenous plants	Indigenous and protected plants must be managed within the legal confines.
Water Quality Guidelines for Drinking Water and Wastewater Treatment	Details specific quantities in terms of water quality determinants, which wastewater should be treated to before being discharged into the environment (see Appendix B).	These guidelines are to be applied when dealing with water and waste treatment
Environmental Assessment Policy of Namibia (1995)	The Policy seeks to ensure that the environmental consequences of development projects and policies are considered, understood and incorporated into the planning process, and that the term ENVIRONMENT is broadly interpreted to include biophysical, social, economic, cultural, historical and political components.	This EIA considers this term of Environment.
Water Resources Management Act No. 11 of 2013	Part 12 deals with the control and protection of groundwater Part 13 deals with water pollution control	The pollution of water resources should be avoided during construction and operation of the development. Should water need to be abstracted, a water abstraction permit will be required from the

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

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

This EIA process will be undertaken in accordance with the EIA Regulations. A Flow Diagram (refer to **Figure 2** below) provides an outline of the EIA process to be followed.

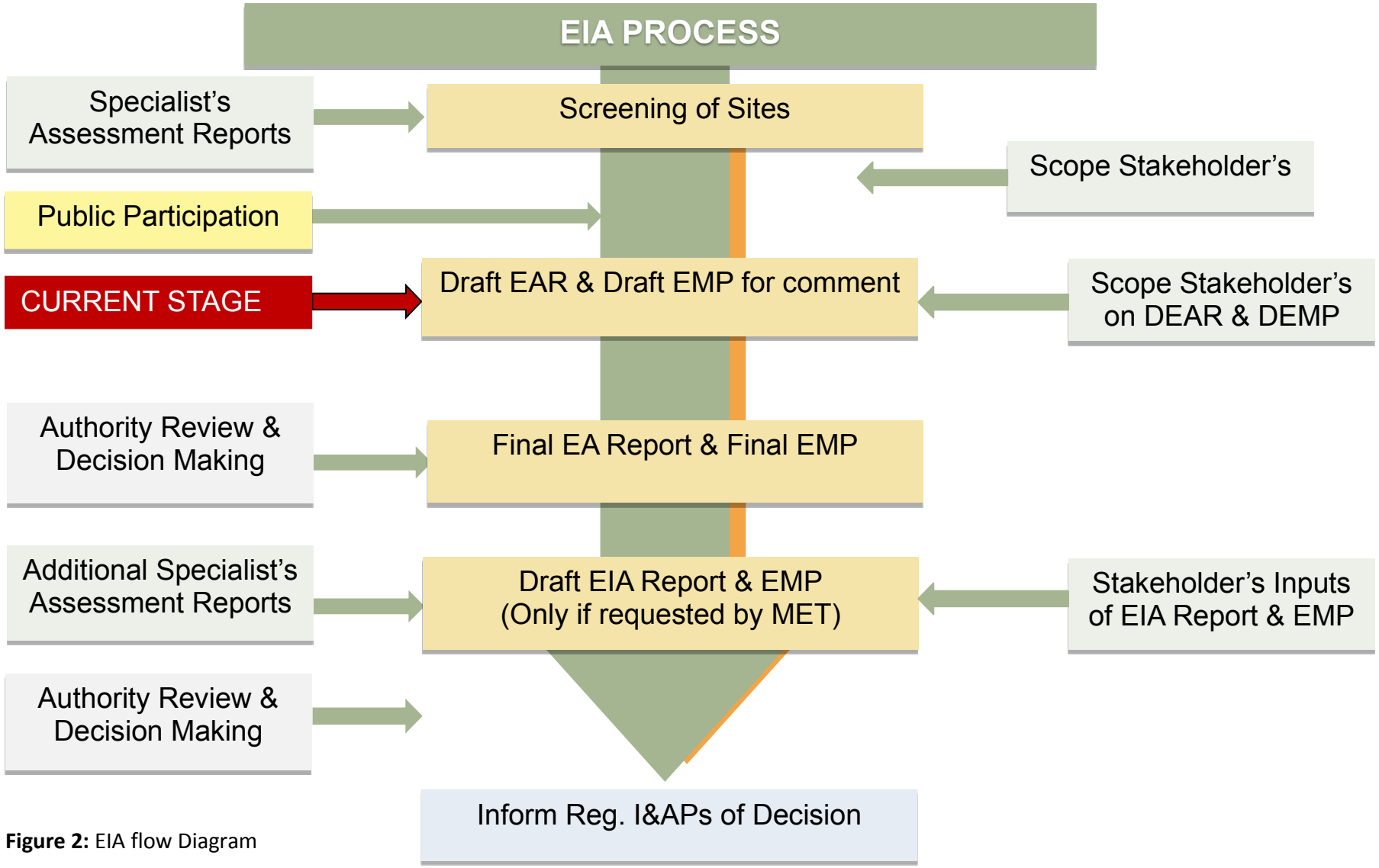

Figure 2: EIA flow Diagram

3 ENVIRONMENTAL BASELINE DESCRIPTION

3.1 SOCIAL ENVIRONMENT

3.1.1 Socio-Economic Context

The statistics shown in **Table 4** below are derived from the 2011 Namibia Population and Housing Census (Namibia Statistics Agency, 2011), and presented from a local and regional perspective.

Table 4: Statistics of the Omaruru Constituency and Erongo Region (Namibia Statistics Agency, 2013)

OMARURU CONSTITUENCY	
ATTRIBUTE	**INDICATOR**
Population (Omaruru)	6 300
Population	8 577
Females	4 131
Males	4 446
Population under 5 years	12%
Population aged 5 to 14 years	20%
Population aged 15 to 59 years	10%
Population aged 60 years and above	7%
Female: male ratio	108:100
Literacy rate of 15 years old and above	92%
People above 15 years who have never attended school	12%
People above 15 years who are currently attending school	9%
People above 15 years who have left school	77%
People aged 15 years and above who belong to the labour force	74%
Population employed	66%
Homemakers	5%
Students	34%
Retired or old age income recipients	19%
Income from pension	10%
Income from business and non-farming activities	9%
Income from farming	3%
Income from cash remittance	7%
Wages and salaries	67%
Main Language (Erongo Region)	Oshiwambo-38.8%
ERONGO REGION	
ATTRIBUTE	**INDICATOR**
Population	150 809
Population aged 60 years and above	6%
Population aged 5 to 14 years	17%
Population aged 15 to 59 years	64%

3.1.2 Archaeological and Heritage Context

The subject site is not known to be of any historical significance. No significant archaeological and heritage sites are known to be located within the proposed development area.

3.2 BIO-PHYSICAL ENVIRONMENT

3.2.1 Climate

The average annual temperature in the Omaruru area ranges between 20 °C and 21°C as indicated in **Figure 3** below. The average maximum temperature for Omaruru varies between less than 32°C and 34°C with the average minimum temperature between 6°C and 8°C.

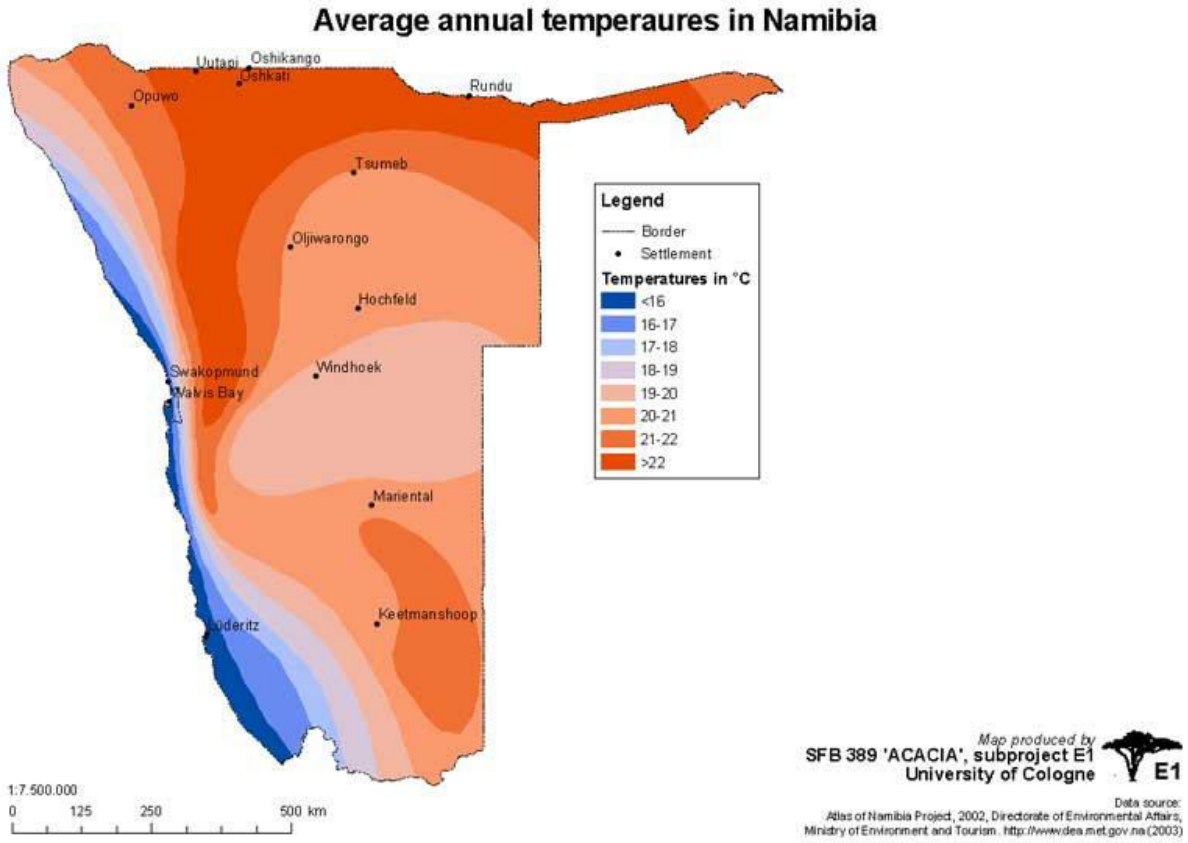

Figure 3: Annual average temperature (http://www.uni-koeln.de/sfb389/e/e1/download/atlas_namibia/e1_download_climate_e.htm#temperature_annual)

The average annual rainfall for Omaruru ranges between 300mm and 350mm per year as indicated in **Figure 4** below.

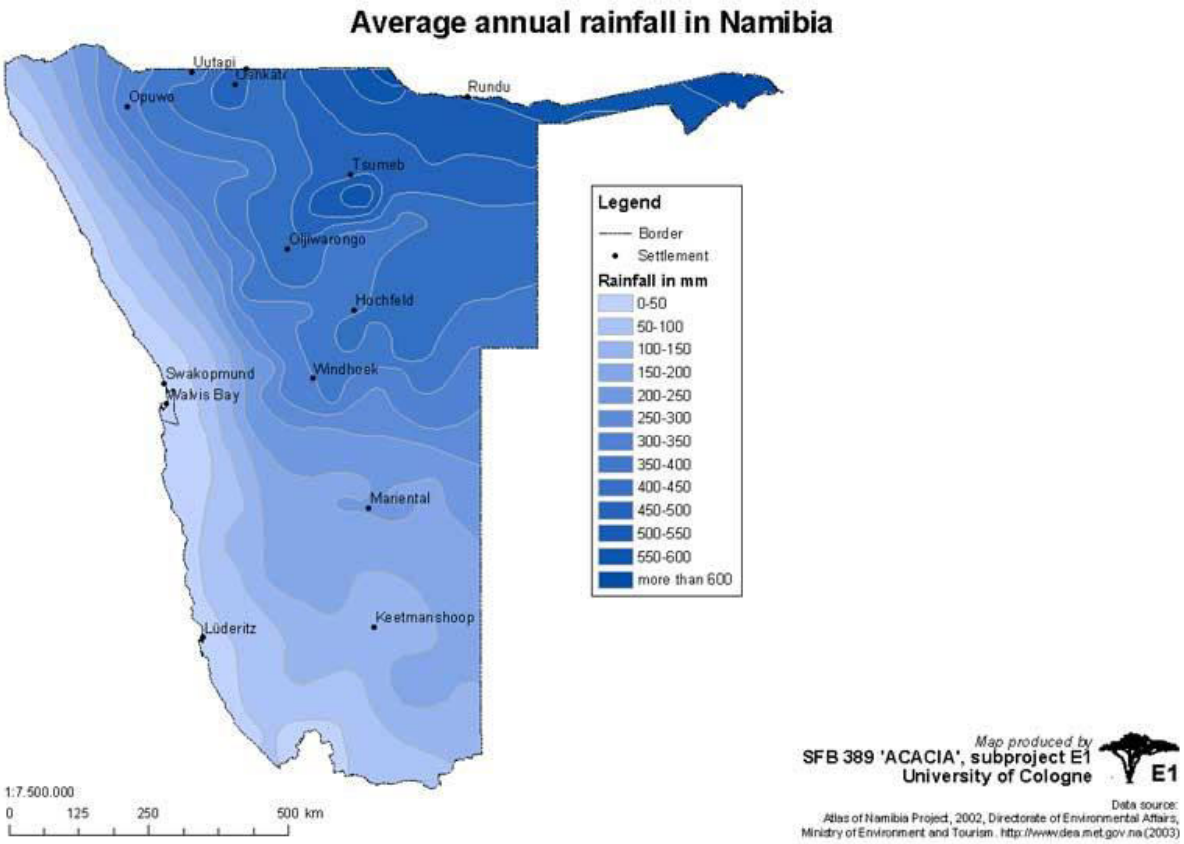

Figure 4: Average annual Rainfall (http://www.uni-koeln.de/sfb389/e/e1/download/atlas_namibia/pics/climate/rainfall-annual.jpg)

3.2.2 Topography, Geology and Soils

The Omaruru area is characterised by the Damara Supergroup and Gariep Complex which dates back 850-600 million years ago as depicted in **Figure 5** below. The dominant soils in these areas include schists.

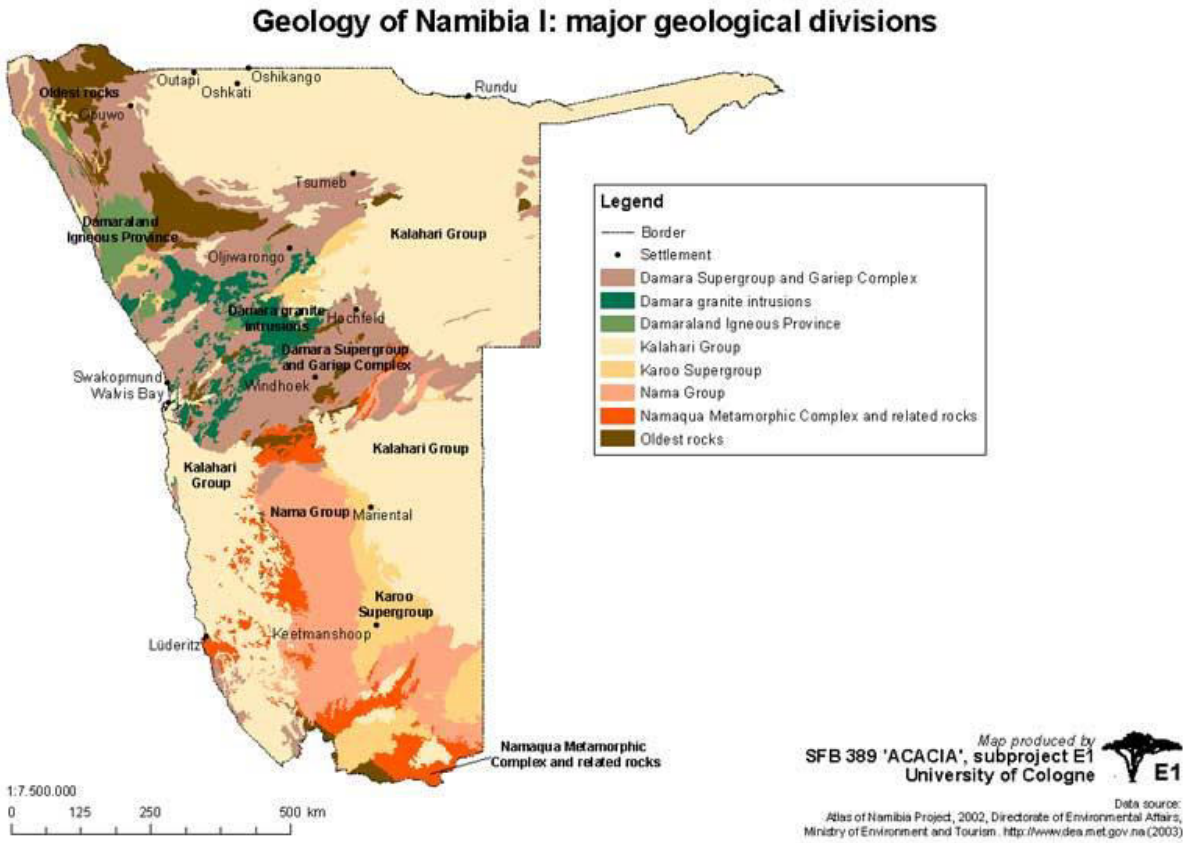

Figure 5: Geology of Namibia (http://www.uni-koeln.de/sfb389/e/e1/download/atlas_namibia/pics/physical/geology.jpg)

3.2.3 Hydrology and Hydrogeology

The Omaruru River (**Figure 6**) is a major hydrological feature within the Erongo Region which flows into the Omdel dam. The Omaruru area falls within the Central Namib Hydrogeological region. Omaruru is one of the municipalities that run their own water supply scheme. All groundwater for the town as well as for extensive private irrigation schemes on smallholdings east of the town, is pumped from the extended alluvial plain of the Omaruru River. The strip of land along the river between the Etjo Mountains and Okombahe is a water control area where water quotas are allocated to users by the Department of Water Affairs according to a permit system (Ministry of Agriculture Water and Rural Development, 2011).

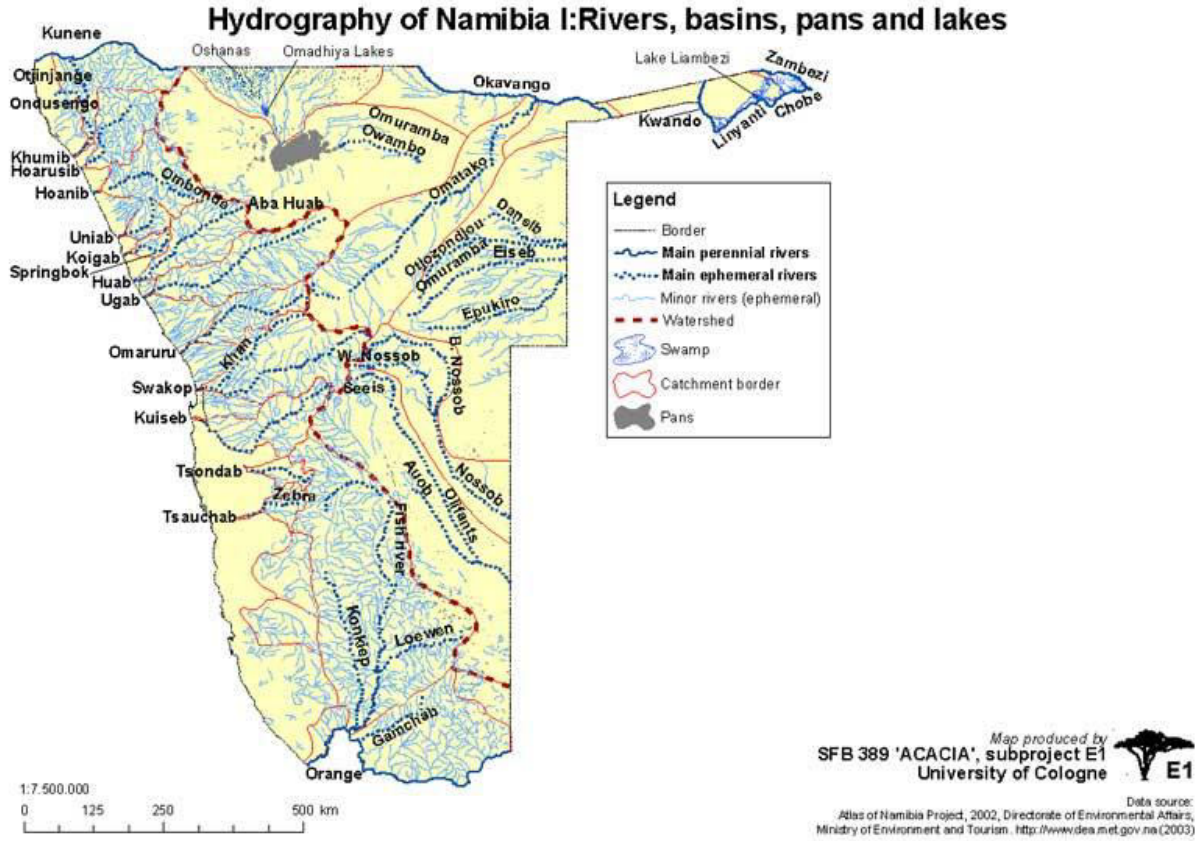

Figure 6: Hydrography of Namibia: Rivers, basins, pans and lakes (http://www.uni-koeln.de/sfb389/e/e1/download/atlas_namibia/pics/physical/hydrography_1.jpg)

3.3 TERRESTRIAL ECOLOGY

3.3.1 Flora and Fauna

Omaruru falls within the Acacia Tree-and Shrub Savanna Biome (Mendelsohn, Jarvis, Roberts, *et al.*, 2002). The vegetation type is characterised as Thornbush Shrubland. The subject site is largely vegetated. It should however be ensured that should any protected plant species occur on site that they are accommodated within the proposed layouts and may not be removed without a valid permit from the local Department of Forestry.

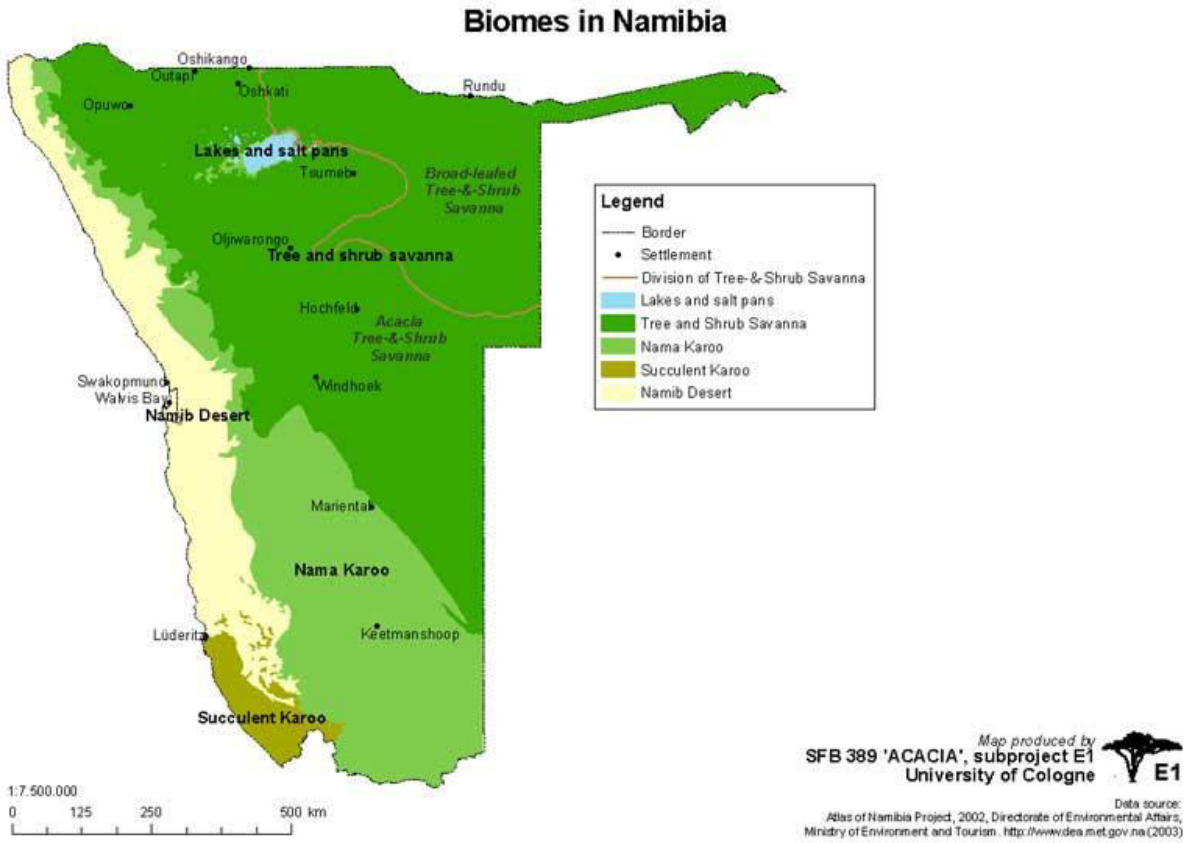

Figure 7: Biomes of Namibia (http://www.uni-koeln.de/sfb389/e/e1/download/atlas_namibia/pics/living_resources/biomes.jpg)

4 PROJECT DESCRIPTION

4.1 PROJECT COMPONENTS

As previously outlined in Section 1.1, the proposed project involves the following activities:

- **Subdivision of the Remainder of the Farm Omaruru Town and Townlands No 85 into Portion A (comprising of approximately 159 hectare) and Remainder.**
- **Rezoning of newly created "Portion A" from "Agriculture" to "Undetermined" for township establishment purposes.**
- **Layout and township establishment approval of the "Cloud 9 Residential Estate" on "Portion A".**

These components will be described in further detail below, in terms of their design, layout and footprint.

4.2 ALTERNATIVES

As pointed out in Section 1.4 above various layout alternatives were initially considered by the proponent, ultimately resulting in the final layouts. As such only the no-go alternative will be discussed below.

4.2.1 No – Go Alternative

The no-go alternative is the baseline against which all alternatives are assessed. The no-go alternative would essentially entail maintaining the current situation, whereby the subject area would remain vacant and undeveloped. Thus, the Municipality and the residents will not be able to receive the benefits which may result from the construction and operational phase of the development. Thus, the no-go alternative is not considered to be the preferred option.

4.3 THE PROPOSED DEVELOPMENT

The "Cloud 9 Residential Estate" development has the aim to diversify the housing typology of Omaruru and in so doing widen the choice of housing which in turn will attract new investment to Omaruru. The estate has the objective to provide middle to upmarket residences within a peaceful and rural atmosphere. The outside periphery is to be fenced off with game proof fencing as this permits the keeping of game within the estate.

The provision of internal municipal services and day to day management of the Cloud 9 estate will be done by a company to be established. All properties within the estate will be subject to the rules and regulations of a "Homeowner Association" which will be binding and ensure that the character and

integrity of the estate will be maintained. As such it will not be possible for land owners to purchase land for uses such as a scrap yard, truck repair facility or any other use not in agreement with the land uses set out by the development plan and as controlled by the Homeowner Association.

The "Cloud 9 Residential Estate" is to be developed into a residential and wildlife estate which has the aim to attract investors interested to invest in a secure and well planned development initiative. The target market thus includes residents of Omaruru, investors intending to set up business activities within town as such but who would like to reside in a "country type" of residential development, pensioners intending to settle at Omaruru due to the healthy climate conditions experienced at Omaruru or then national or international investors seeking a space where they can live in a peaceful environment of the urban edge of the town of Omaruru.

As depicted on **Figure 8**, the site selected for the "Cloud 9 Residential Estate" was informed by:

a) The connectivity of the site with the natural urban expansion of the urban area of Omaruru, inclusive of granting space for urban development over the airstrip and golf course area.

b) The possible linkage to the western municipal ring road which links up with the C36 leading to Uis as well as the expansion of the municipal road network into the western townlands area.

c) Direct access into the development from the C36 which is to serve as a second access should the local river be in flood and the direct internal link becomes impassable.

d) The topography and site attributes which permit the provision of land uses.

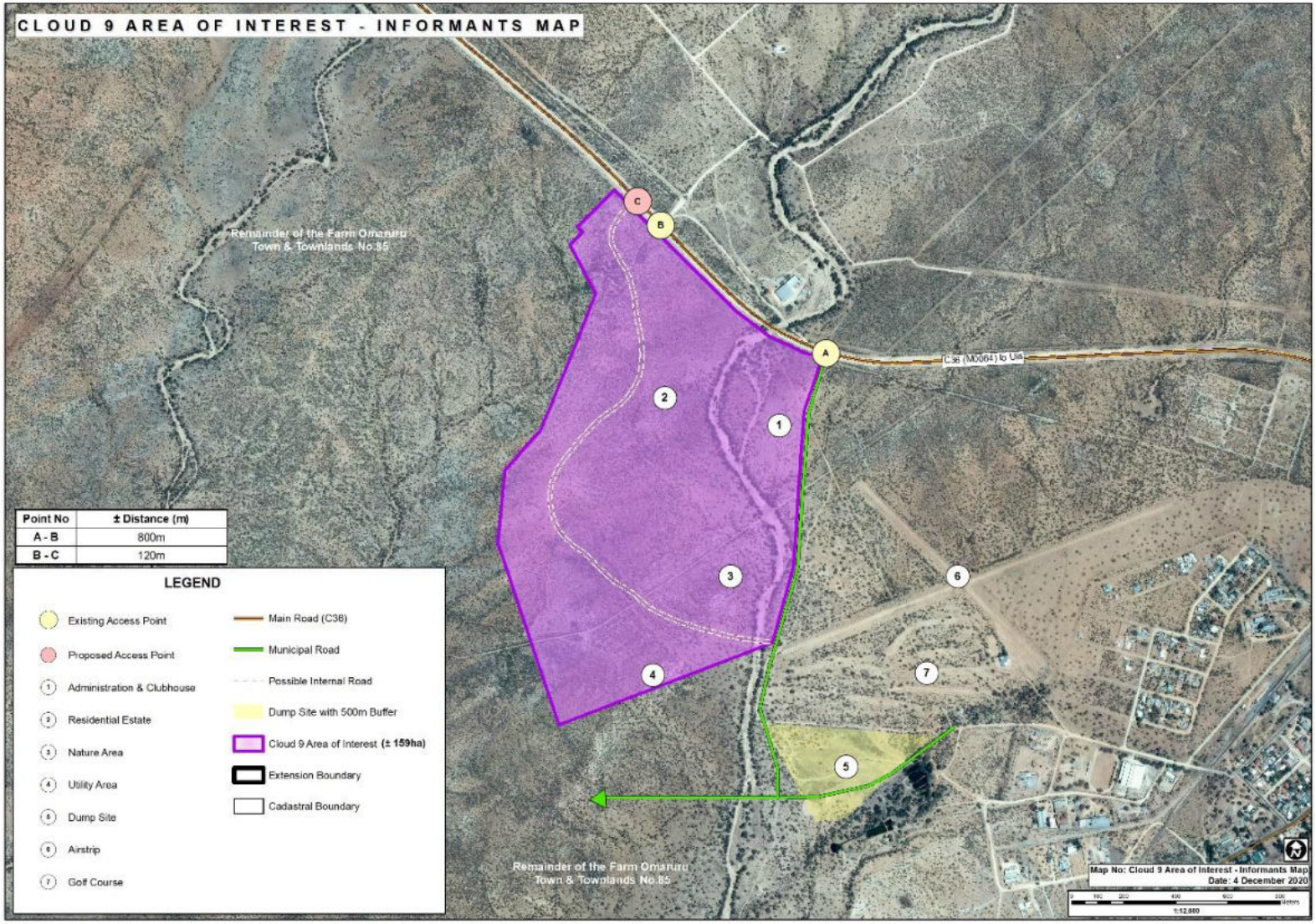

Figure 8: Informants Map

4.3.1 The layout Design

The layout for the intended Cloud 9 Residential Estate is depicted in **Figure 9**. The layout provides for 121 "Single Residential" erven. Smaller residential erven are provided for within the flat and developable land to the east of the river as these are to compliment the residential properties to be developed to the west of the existing urban area of Omaruru; inclusive of the planned Extension 5.

At the eastern entrance leading into the Cloud 9 development a "General Business" property for the development of a village coffee shop, kiosk and/or convenience store is provided for. This facility is not to be exclusive to the Cloud 9 development but can serve the larger community of Omaruru or then visitors passing the area. A "General Residential 1" property has been provided for adjacent to this business site as this permits the development of flats on the property which will support the business property. Both developments are to benefit from the natural beauty of the adjacent open space and river course where a waterhole for the drinking of game is to be developed.

To the west of the river, within the central and southern part of the development, larger residential erven are provided for. The natural slope of the area guided the shape of these properties as it is desirable that the locations of the dwellings are in such a way that they can capitalize and maximise the views onto the surrounding landscape and natural skyline which includes the Omaruru koppie, Kranzberg and the Erongo Mountains which are located in the backdrop of the skyline.

Within the north-western part of the development and at the entrance to Cloud 9 (from the C36) a more dense residential cluster is planned for, this cluster accommodating the "Cloud Community Centre (CCC)" which is to be developed on Erf 2 and which includes an administration block, restaurant, conferencing and lecture hall facilities and a service yard. Erf 3 (Special) is reserved for the development of an "Assisted Living" complex. The Service Yard is strategically positioned adjacent to the administration block as this area is to be used to accommodate uses such as solid waste collection and sorting area, equipment needed for maintenance of roads and public spaces and a storage yard.

Erf 27 (Special) is reserved for the water reservoir and bulk water storage facility. This site is located on the highest outcrop of the development.

Erven 1 and 114 (both Special) are reserved for possible future electricity substations ownership of which can be transferred to ErongoRed if then so needed.

The smaller residential properties within are located within the two cul-de-sac streets are to cater for smaller but upmarket lock-up and go dwelling units which are located within easy walking distance from the Community Centre where the restaurant and lecture hall is found. These properties are to

be zoned “Special” as they form the heart of the Cloud 9 Residential Estate and ownership of these properties will vest with the operating company.

A site adjacent west and in the most southern part of the development where the lowest area of the development is found (Height above sea level) is reserved for the development of a sewage collection and purification plant (Erf 112 - also see engineering section). The two adjacent ‘Agricultural’ erven (Erven 111 and 113) are to be connected to the purified water produced at the sewage plant and where fodder can be planted which in turn can be used to feed the game introduced within the development or then for the production of cash crops or fruits (depending on environmental restrictions). It should be noted that the keeping of domestic animals such as cattle, pigs or sheep is not to be permitted as this development is to be a residential estate and not an agricultural estate.

The gravel pit, main river courses and walkways are accommodated within a system of interlinked public open spaces. There is no need to provide formal properties for sport fields and parks within the Residential Estate as the average property size is large and the households are to make use of the sport facilities in town. Leisure and recreation is rather to be entertained in the walkways and public access to the natural areas of scenic beauty such as the rocky outcrops on the higher lying parts as well as the tree belt along the river courses. The layout however exceeds the minimum requirement of 10% public open space (POS) as a total of 20.24% POS is provided for which enhances the country estate concept and lifestyle.

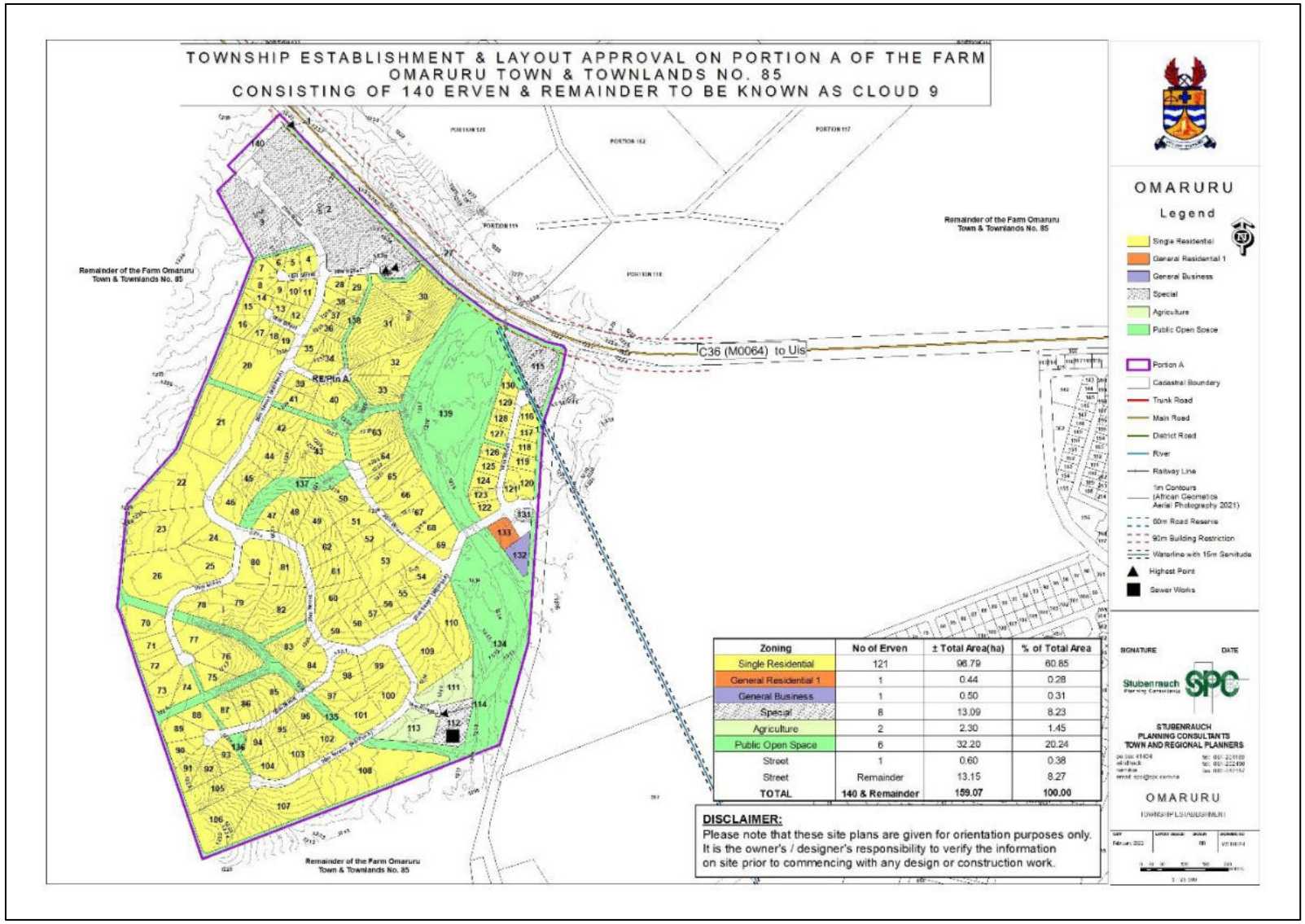

Figure 9: Proposed Township Establishment of Cloud 9 Residential Estate

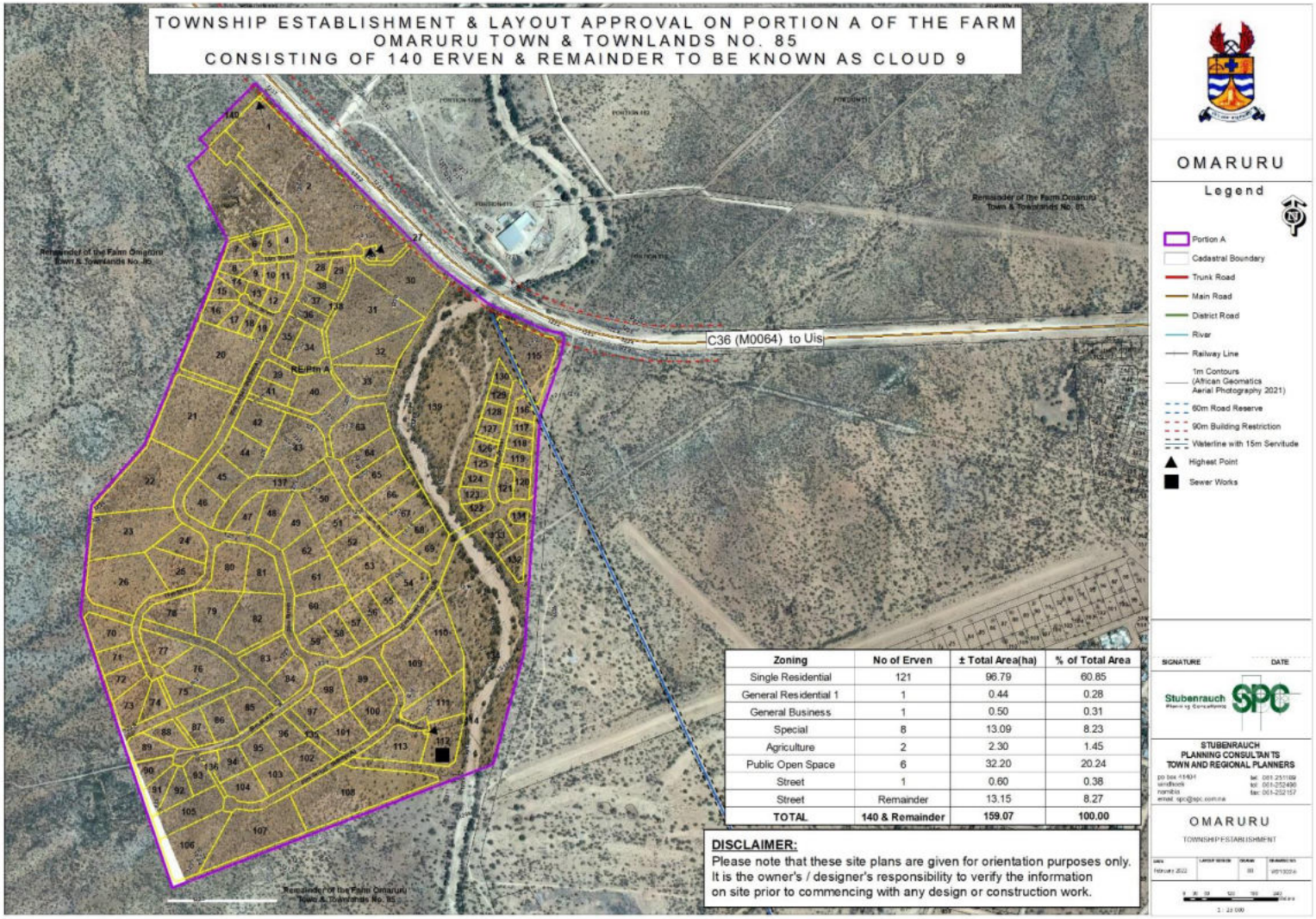

Figure 10: Aerial Map of Proposed Cloud 9 Residential Estate

4.3.2 The Town Planning Process

The following statutory steps will be undertaken as part of the intended development:

- **Subdivision of the Remainder of the Farm Omaruru Town and Townlands No 85 into Portion A (comprising of approximately 159 hectare) and Remainder.**
- **Rezoning of newly created "Portion A" from "Agriculture" to "Undetermined" for township establishment purposes.**
- **Layout and township establishment approval of the "Cloud 9 Residential Estate" on "Portion A".**

4.3.3 Engineering Services and Access Provision

The bulk municipal services as required for the development will be developed in accordance with the requirements of the local authority. An engineer has been appointed (WML Consulting Engineers) and initial discussions with the municipal engineer was had and it was agreed that the following service delivery is to be looked into:

- *Water*

The Cloud 9 development is to be provided with potable water by connecting the development to the existing municipal reticulation network. This will be done in the following manner:

(a) The existing line feeding into the Omaruru Wildlife Estate is to be extended by routing the new pipe from the Omaruru Wildlife Estate underneath the existing bridge at the C36 and from there on just outside of the 45 meter building restriction in a westerly direction up to the highest point of the Cloud 9 development where a water reservoir is to be erected to the specifications of the engineer.

(b) By tapping off the existing water pipeline which crosses the townlands within the airport area and feeding into the Omaruru Wildlife Estate and linking this feeder pipe with the water pipeline as set out in (a) above.

(c) By drilling an additional borehole within the Cloud 9 development which is to be connected to the municipal water reticulation network. Namib Hydro Search has been commissioned to attend to the identification, drilling and permitting of the new borehole.

(d) By linking into the new township extension of Omaruru Extension 5 which is to be developed by the local authority.

An elevated water reservoir, which is to be erected on the highest point of the Cloud 9 site, will feed water to the new properties by making use of an internal reticulation system to be designed by WML Consulting Engineers. The water pipes are to mainly be placed within the street reserves or then

within the public open spaces. From here the individual properties will be serviced; this network to be maintained by the Homeowner Association. The engineering specifications of the entire water reticulation network will be discussed with the local authority before installation thereof.

A 15 m wide servitudes are to be registered along all main municipal lines crossing the Cloud 9 area; along the north-eastern boundary of Erf 139 which is reserved as a POS.

- *Power*

The Cloud 9 development is to be connected to the ErongoRed grid network. This is to be done by:

(a) Connecting the development to the existing 11KvA transformer which is located to the north of the C36 road and to the east of the Omaruru Wildlife Estate. From here the overhead line will cross the C36 at the existing bridge (exact position still to be determined) from where an underground network will serve the Cloud 9 development.

(b) A network back-up line is to be constructed by linking up an overhead line from Omaruru Extension 9 to the south-eastern corner of the Cloud 9 development (at the sewage plant) from where the internal reticulation will continue by making use of underground cables.

As the internal electricity distribution is to follow the street reserves there is no need to register any servitudes for these underground cables. However, if needed, and once the final electricity design network has been completed servitudes in favour of ErongoRed will be registered along all ErongoRed powerlines and transformer areas.

- *Sewage*

The developer will develop a trickling filter plant (i.e. from Aqua Services) within the low lying area found just west of the river area in the southern part of the development. Gravity fed sewage lines will feed into this plant from where semi purified water can be pumped back in a separate reticulation system for the use of urban farming or then watering of public spaces. The trickling plant will be modular designed which permits expansion of treatment capacity if so required over time. The plant will be made available for use by the local authority and any new urban areas developed to the west of Omaruru (inclusive of Extension 5) can be linked up to this plant.

The closed-off modular trickling plant(s) has the advantage that they are odour free. A buffer of 250 meter around the plant is to respected from the nearest permanently inhabited buildings and a buffer of 500 meter radius around the plant needs to be maintained from the nearest potable water source.

- *Roads and access*

The Cloud 9 development will make use of two entrances only which will permit security and game proof entrance control. These entrances are:

(a) An access is to be obtained from the planned but not developed municipal road running along the eastern border of Cloud 9 and which is planned to link up with the C36. This access is to be linked up with the existing road network of the eastern existing (and planned Extension 5) residential areas of Omaruru.

(b) The Cloud 9 development is also to make use of an access onto the C36, (approximately 200 meters to the west of the Omaruru Wildlife Estate). This access has been discussed with Roads Authority (RA) and a formal application for approval was lodged with Roads Authority. It is expected that a Type A (depending on final RA approval) T-junction needs to be constructed here. From the T-junction a 30 metre road reserve (Erf 140) is to be created, this street section designed in such way that this road section, which is to become a municipal owned street section, can be used to link future development to the west and south of the Cloud 9 development to the C36. The entrance into the Cloud 9 development will be obtained some 150 meters as measured from the centre line of the C36 at a point just south of the Cloud Community Centre property (Erf 2).

A 30 meter internal road will connect the two entrances. The 30 meter wide road reserve will enable the engineer to make use of an informal and more 'organic road alignment' which respects natural outcrops and larger trees. From this road a number of access roads having road reserves between 25 meters and 20 meters will provide good access to individual erven while the shorter *cul-de-sac* roads which have a road reserve of 18 meters will provide access to properties to be served by these road sections. As *cul-de-sac* roads do not cater for through traffic the traffic volumes within these streets will be low which will encourage safe pedestrian movement along these road reserves. The turning heads of all cul-de-sac street have a minimum of 25 meter radius which caters for turning requirements of trucks, inclusive of interlink household removal trucks.

The internal roads will be gravel roads which will be maintained by the Homeowner Association. Ownership of the road section from the C36 T-junction up to the western entrance into the Cloud 9 Residential Estate is to remain vested with the Omaruru Municipality as this road is also to provide access to the western Townlands area located to the south of the C36.

5 PUBLIC PARTICIPATION PROCESS

5.1 PUBLIC PARTICIPATION REQUIREMENTS

In terms of Section 21 of the EIA Regulations a call for open consultation with all I&APs at defined stages of the EIA process is required. This entails participatory consultation with members of the public by providing an opportunity to comment on the proposed project. Public Participation has thus incorporated the requirements of Namibia's legislation, but also takes account of international guidelines, including Southern African Development Community (SADC) guidelines and the Namibian EIA Regulations. Public participation in this project has been undertaken to meet the specific requirements in accordance with the international best practice. Please see **Table 5** below for the activities undertaken as part of the public participation process. The I&APs were given time to comment from **8 March 2022 to 7 April 2022.**

Table 5: Table of Public Participation Activities

ACTIVITY	REMARKS
Placement of site notice/poster in Omaruru	See **Annexure A**
Placing advertisements in two newspapers namely the Namibian and the New Era (**8 March 2022 and 15 March 2022**)	See **Annexure B**
Written notice to surrounding property owners and Interested and Affected Parties via Email (**7 April 2022**)	See **Annexure C**
A public meeting was held on **24 March 2022** at the Omaruru Central Hotel in Omaruru	See **Annexure C**

5.1.1 Environmental Assessment Phase 2

The second phase of the PPP involved the lodging of the Draft Environmental Scoping Report (DESR) to all registered I&APs for comment. Registered and potential I&APs were informed of the availability of the DESR for public comment *via* a letter/email dated **23 May 2022**. An Executive Summary of the DESR was included in the letters to the registered I&APs. I&APs had until **6 June 2022** to submit comments or raise any issues or concerns they may have with regard to the proposed project.

6 ASSESSMENT METHODOLOGY

The purpose of this chapter is to describe the assessment methodology utilized in determining the significance of the construction and operational impacts of the proposed project, and where applicable the possible alternatives, on the biophysical and socio-economic environment.

Assessment of predicted significance of impacts for a proposed development is by its nature, inherently uncertain – environmental assessment is thus an imprecise science. To deal with such uncertainty in a comparable manner, a standardised and internationally recognised methodology has been developed. Such accepted methodology is applied in this study to assess the significance of the potential environmental impacts of the proposed development, outlined as follows in **Table 6**.

Table 6: Impact Assessment Criteria

CRITERIA	CATEGORY
Impact	**Description of the expected impact**
Nature Describe type of effect	**Positive**: The activity will have a social / economical / environmental benefit. **Neutral**: The activity will have no effect **Negative**: The activity will have a social / economical / environmental harmful effect
Extent Describe the scale of the impact	**Site Specific:** Expanding only as far as the activity itself (onsite) **Small:** restricted to the site's immediate environment within 1 km of the site (limited) **Medium:** Within 5 km of the site (local) **Large:** Beyond 5 km of the site (regional)
Duration Predicts the lifetime of the impact.	**Temporary:** < 1 year (not including construction) **Short-term:** 1 – 5 years **Medium term:** 5 – 15 years **Long-term:** >15 years (Impact will stop after the operational or running life of the activity, either due to natural course or by human interference) **Permanent:** Impact will be where mitigation or moderation by natural course or by human interference will not occur in a particular means or in a particular time period that the impact can be considered temporary
Intensity Describe the magnitude (scale/size) of the Impact	**Zero:** Social and/or natural functions and/ or processes remain unaltered **Very low:** Affects the environment in such a way that natural and/or social functions/processes are not affected **Low:** Natural and/or social functions/processes are slightly altered

CRITERIA	CATEGORY
	Medium: Natural and/or social functions/processes are notably altered in a modified way **High:** Natural and/or social functions/processes are severely altered and may temporarily or permanently cease
Probability of occurrence Describe the probability of the Impact actually occurring	**Improbable:** Not at all likely **Probable:** Distinctive possibility **Highly probable:** Most likely to happen **Definite:** Impact will occur regardless of any prevention measures
Degree of Confidence in predictions State the degree of confidence in predictions based on availability of information and specialist knowledge	**Unsure/Low:** Little confidence regarding information available (<40%) **Probable/Med:** Moderate confidence regarding information available (40-80%) **Definite/High:** Great confidence regarding information available (>80%)
Significance Rating The impact on each component is determined by a combination of the above criteria.	**Neutral:** A potential concern which was found to have no impact when evaluated **Very low:** Impacts will be site specific and temporary with no mitigation necessary. **Low:** The impacts will have a minor influence on the proposed development and/or environment. These impacts require some thought to adjustment of the project design where achievable, or alternative mitigation measures **Medium:** Impacts will be experienced in the local and surrounding areas for the life span of the development and may result in long term changes. The impact can be lessened or improved by an amendment in the project design or implementation of effective mitigation measures. **High:** Impacts have a high magnitude and will be experienced regionally for at least the life span of the development, or will be irreversible. The impacts could have the no-go proposition on portions of the development in spite of any mitigation measures that could be implemented.

*NOTE: Where applicable, the magnitude of the impact has to be related to the relevant standard (threshold value specified and source referenced). The magnitude of impact is based on specialist knowledge of that particular field.

For each impact, the EXTENT (spatial scale), MAGNITUDE (size or degree scale) and DURATION (time scale) are described. These criteria are used to ascertain the SIGNIFICANCE of the impact, firstly in the case of no mitigation and then with the most effective mitigation measure(s) in place. The decision as to which combination of alternatives and mitigation measures to apply lies with the proponent, and their acceptance and approval ultimately with the relevant environmental authority.

The SIGNIFICANCE of an impact is derived by taking into account the temporal and spatial scales and magnitude. Such significance is also informed by the context of the impact, i.e. the character and identity of the receptor of the impact.

6.1 MITIGATION MEASURES

There is a mitigation hierarchy of actions which can be undertaken to respond to any proposed project or activity (See **Figure 11** below). These cover avoidance, minimization, restoration and compensation. It is possible and considered sought after to enhance the environment by ensuring that positive gains are included in the proposed activity or project. If negative impacts occur, then the hierarchy indicates the following steps.

Figure 11: Mitigation Hierarchy

Impact avoidance: This step is most effective when applied at an early stage of project planning. It can be achieved by:

- not undertaking certain projects or elements that could result in adverse impacts;
- avoiding areas that are environmentally sensitive; and
- putting in place preventative measures to stop adverse impacts from occurring.

Impact minimization: This step is usually taken during impact identification and prediction to limit or reduce the degree, extent, magnitude, or duration of adverse impacts. It can be achieved by:

- scaling down or relocating the proposal;
- redesigning elements of the project; and
- taking supplementary measures to manage the impacts.

Restoration: This step is taken to improve degraded or removed ecosystems following exposure to impacts that cannot be completely avoided or minimised. Restoration tries to return an area to the original ecosystem that occurred before impacts. Restoration is frequently needed towards the end of a project's life cycle but may be possible in some areas during operation.

Impact compensation: This step is usually applied to remedy unavoidable residual adverse impacts. It can be achieved by:

- rehabilitation of the affected site or environment, for example, by habitat enhancement;
- restoration of the affected site or environment to its previous state or better; and
- replacement of the same resource values at another location (off-set), for example, by wetland engineering to provide an equivalent area to that lost to drainage or infill.

7 ASSESSMENT OF POTENTIAL IMPACTS AND POSSIBLE MITIGATION MEASURES

7.1 INTRODUCTION

This Chapter describes the potential impacts on the biophysical and socio-economic environments, which may occur due to the proposed activities described in Chapter 4. These include potential impacts, which may arise during the operation of the proposed development (i.e. long-term impacts) as well as the potential construction related impacts (i.e. short to medium term). The assessment of potential impacts will help to inform and confirm the selection of the preferred layouts to be submitted to MEFT: DEAF for consideration. In turn, MEFT: DEAF's decision on the environmental acceptability of the proposed project and the setting of conditions of authorisation (should the project be authorised) will be informed by this chapter, amongst other information, contained in this EA Report.

The baseline and potential impacts that could result from the proposed development are described and assessed with potential mitigation measures recommended. Finally, comment is provided on the potential cumulative impacts which could result should this development, and others like it in the area, be approved.

7.2 PLANNING AND DESIGN PHASE IMPACTS

During the planning and design phase consideration should be given on aspects such as impacts of traffic and existing municipal infrastructure.

7.2.1 Traffic Impacts

The intended development may have an impact on traffic in the subject area as the site is currently undeveloped. Once the proposed site is developed traffic in the area is expected to increase.

7.2.2 Existing Service Infrastructure Impacts

The proposed township is to be provided with the necessary engineering services inclusive of water, sewage and electricity. The bulk municipal services as required for the development must be developed in accordance with the requirements of the local authority. Once the site becomes developed the increasing demand on the existing services would have to be determined and additional services would have to be provided for if needed.

7.3 CONSTRUCTION PHASE IMPACTS ON THE BIOPHYSICAL ENVIRONMENT

The construction phase impacts are those impacts on the biophysical and socio-economic environment that would occur during the construction phase. These impacts are inherently temporary in duration but may have longer lasting effects.

7.3.1 Flora and Fauna Impacts (Biodiversity)

As the project site is undeveloped the site is quite vegetated. The naturally occurring vegetation present on site should be incorporated within the layout of the proposed development as far as possible. The unnecessary removal of protected species as per the Forest Act (No. 12 of 2001) should be avoided, these may not be removed without a valid permit from the local Department of Forestry. Construction activities should avoid any sensitive habitats occurring on site.

7.3.2 Habitat Fragmentation and Destruction

Disturbance to local habitats may be experienced during site clearance for the proposed development. The construction activities associated with the proposed developed will permanently change the present landscape and result in the displacement of existing vegetation and faunal populations occurring at the site, including invertebrates and other living organisms. The impact is expected to have localised negative impacts on the environment and associated flora and fauna.

7.3.3 Surface and Ground Water Impacts

Surface and groundwater impacts may be encountered during the construction and operation phase, especially if development takes place within the rainy season. The risk of contaminating such water sources can be increased by accidental spillage of oils and fuels and any other equipment used during construction. This risk is minimised by the fact that the construction phase will be a short-term activity.

7.3.4 Soil Erosion Impacts

Given the characteristics of the proposed site, soil erosion is likely to be encountered especially if construction will take place during the rainy season, the removal of the sparse vegetation will render the soil vulnerable to erosion as they also serve the purpose of keeping the soils compacted.

7.4 CONSTRUCTION PHASE IMPACTS ON THE SOCIO-EONOMIC ENVIRONMENT

7.4.1 Heritage impacts

No archaeological and heritage resources are expected to be found on the site. The project management should however be made aware of the provisions of the National Heritage Act regarding

the prompt reporting of archaeological finds. Section 3.1.2 provides an overview of the archaeological and heritage context of the town and region.

7.4.2 Health, Safety and Security Impacts

Due to the demand for construction workers during the construction of the proposed project an influx of migrant workforce who will require temporary accommodation in Omaruru might be experienced. Experience with other construction projects in a developing-world context has shown that, where migrant construction workers have the opportunity to interact with the local community, a significant risk is created for the development of social conditions and sexual behaviors that contribute to the spread of HIV and AIDS.

In response to the threat the pandemic poses, MEFT has developed a policy on HIV and AIDS. This policy, which was developed with support from USAID, GTZ and the German Development Fund, provides for a non-discriminatory work environment and for workplace programs managed by a Ministry-wide committee. The MEFT has also recently initiated a programme aimed at mainstreaming HIV and gender issues into environmental impact assessments.

7.4.3 Traffic Impacts

Traffic is expected to increase during the construction phase of the project in areas where construction will take place. A number of trucks and other heavy machinery will be required to deliver, handle and position construction materials as well as to remove spoil material. Not only will the increase in traffic result in associated noise impacts, it will also impact on the roads in the area.

7.4.4 Noise Impacts

Construction may result in associated noise impacts. These noise impacts will mainly be associated with construction machinery and construction vehicles. The impact is however limited mainly to the construction period only.

7.4.5 Dust and Emission Impacts

Excavation and stockpiles during the construction phase could result in dust impacts, if not managed correctly. Dust could impact negatively on the health of the nearby community if mitigation measures are not implemented. Dust impacts are primarily associated with the construction phase.

7.4.6 Municipal Services

The construction phase will result in additional people on-site, who will require provision of the following services:

- Potable water for domestic (ablution and drinking) and construction purposes.
- Temporary toilets during the construction phase.
- Solid waste management (domestic and construction waste).

These services if not managed well are likely to create an opportunity for water wastage; litter; solid and human waste pollution.

7.4.7 Storage and Utilisation of Hazardous Substances

Hazardous substances are regarded by the Hazardous Substance Ordinance (No. 14 of 1974) as those substances which may cause injury or ill-health to or death of human beings by reason of their toxic, corrosive, irritant, strongly sensitizing or flammable nature or the generation of pressure thereby in certain circumstances. During the construction period, the use and storage of these types of hazardous substances, such as shutter oil, curing compounds, types of solvents, primers and adhesives and diesel, on-site could have negative impacts on the surrounding environment if these substances spill and enter the environment.

7.5 OPERATIONAL PHASE IMPACTS

The operational phase impacts are those impacts on the biophysical and socio-economic environment that would occur during the operational phase of the proposed project and are inherently long-term in duration.

7.5.1 Visual and Sense of Place Impacts

There may be a change in visual characteristics of the site particularly as the areas are currently undeveloped. The extent of this disturbance will depend on how highly the interested and affected parties valued the initial aesthetic quality of the site. The intended activities for the proposed site may alter the sense of place for the existing community and property owners situated in close proximity to the site, as well as the residents of Omaruru who frequent the site.

7.5.2 Noise Impacts

The operational activities may result in associated noise impacts, depending on the exact type of activities taking place on the properties. However due to the nature of the land uses proposed for the subject erven it is not expected that the noise levels will be significant if managed well.

7.5.3 Emission Impacts

The air quality in the area is considered to be fairly good. Additional emissions are not expected due to the land uses that are intended for the site.

7.5.4 Waste Impacts

Increase waste may be generated as a result of the operational activities at the sites. Effective waste management on site should be practiced as per the recommendations in the EMP.

7.5.5 Social Impacts

From a social perspective, the development will make available new options for housing within town. The community of Omaruru are further expected to benefit from the employment opportunities that may be offered during construction and possibly by the activities taking place at the site.

7.5.6 Surface and Groundwater Impacts

The proposed development is located in proximity to the Omaruru River and within a sensitive groundwater area. Pollution may result from the use of hazardous liquids (i.e. oil, diesel etc.), fertilizers or pesticides, leakages from wastewater works, improper disposal of waste during operation. For pollution of these resources large quantities of pollutants would need to be released in the natural environment which is not likely to be associated with the development intended for the proposed site.

7.6 CUMULATIVE IMPACTS

The cumulative impact of the proposed developments regarding the degradation of the project area is very difficult to rate. If all proposed mitigation measures are however in place to minimise the overall impacts then the cumulative impact can be expected to be rated as ***Medium-Low (negative)*** for the proposed developments.

7.1 ENVIRONMENTAL MANAGEMENT PLAN

An Environmental Management Plan (EMP) is contained in **Annexure E** of this report. The purpose of the EMP is to outline the type and range of mitigation measures that should be implemented during the construction and decommissioning phases of the project to ensure that negative impacts associated with the development are avoided or mitigated.

7.2 SUMMARY OF POTENTIAL IMPACTS

A summary of all the potential impacts from the proposed project assessed above is included in **Table 7**. The **Tables 8 – 10** provide a summary of the mitigation measures proposed for the impacts. While some difference in magnitude of the potential impacts would result from the proposed alternatives this difference was not considered to be significant for any of the potential impacts. As such, the table below applies to all proposed alternatives.

Table 7: Summary of the significance of the potential impacts

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
PLANNING AND DESIGN PHASE										
1. Traffic Impacts	Cloud 9	No mitigation	Local	Medium	Medium term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Low	Medium term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
2. Proposed services	Cloud 9	No mitigation	Local	Medium	Medium term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Low	Medium term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
CONSTRUCTION PHASE										
3. Biodiversity (Fauna and Flora)	Cloud 9	No mitigation	Local	Medium	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
	Cloud 9	No mitigation	Local	Medium	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
4. Habitat Fragmentation and Destruction										
	No go	Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
		No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
4. Surface & ground water	Cloud 9	No mitigation	Local	Medium	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Medium - Low	Short term	Medium - low	Probable	Certain	Reversible	Medium - Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
5. Soil erosion	Cloud 9	No mitigation	Local	Medium - low	Short term	Medium – low	Probable	Certain	Reversible	Medium – low (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
6. Heritage	Cloud 9	No mitigation	Local	Very low	Short term	Very low	Probable	Certain	Irreversible	Very low(-ve)
		Mitigation	Local	Negligible	Short term	Negligible	Probable	Certain	Irreversible	Negligible (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
7. Health, safety and security	Cloud 9	No mitigation	Local	Medium-Low	Short term	Medium-Low	Probable	Certain	Reversible	Medium-Low (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
8. Traffic impacts	Cloud 9	No mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very low	Short term	Very low	Probable	Certain	Reversible	Very low
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
9. Noise impacts	Cloud 9	No mitigation	Local	Medium-low	Short term	Medium - low	Probable	Certain	Reversible	Medium - Low (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Very low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
10. Emissions impacts	Cloud 9	No mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very-Low	Short term	Very Low	Probable	Certain	Reversible	Very Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
11. Municipal services	Cloud 9	No mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very low	Short term	Very low	Probable	Certain	Reversible	Very low (-ve)

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
12. Waste	Cloud 9	No mitigation	Local	Medium	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
13. Hazardous Substances	Cloud 9	No mitigation	Local	Medium	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Very low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
OPERATIONAL PHASE										
1. Visual & sense of place	Cloud 9	No mitigation	Local	Medium	Medium term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Medium-Low	Medium term	Medium-Low	Probable	Certain	Reversible	Medium-Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
2. Noise	Cloud 9	No mitigation	Local	Medium-Low	Medium term	Medium-Low	Probable	Certain	Reversible	Medium-Low (-ve)

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
		Mitigation	Local	Low	Medium term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
3. Emissions	Omdel Ext 8 and 9	No mitigation	Local	Low	Medium term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very - Low	Medium term	Very Low	Probable	Certain	Reversible	Very Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
4. Waste	Cloud 9	No mitigation	Local	Medium	Long term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Low	Long term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
5. Social impact	Cloud 9	No mitigation	Local	Medium	Long term	Medium (+)	Probable	Probable	Reversible	Medium (+)
		Mitigation	Local	Medium	Long term	Medium (+)	Probable	Probable	Reversible	Medium (+)
	No go	No mitigation	Local	Neutral	Long term	Neutral	Probable	Probable	Reversible	Neutral
		Mitigation	Local	Neutral	Long term	Neutral	Probable	Probable	Reversible	Neutral
	Cloud 9	No mitigation	Local	Medium	Long term	Medium	Probable	Certain	Reversible	Medium (-ve)

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
6. Surface and Groundwater impact		Mitigation	Local	Low	Long term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral

Table 8: Proposed mitigation measures for the planning and design phase

PLANNING AND DESIGN PHASE IMPACTS	
Impact	**Mitigation Measures**
Traffic	• Ensure that road junctions have good sightlines. • Provide formal road crossings at relevant areas. • Provide for speed reducing interventions such as speed bumps at relevant road sections.
Existing Service Infrastructure	• It is recommended that alternative and renewable sources of energy be explored and introduced into the proposed development to reduce dependency on the grid. • Solar geysers and panels should be considered to provide for general lighting and heating of water and buildings. • Water saving mechanisms should be considered for incorporation within the developments in order to further reduce water demands. • Re-use of treated wastewater should be considered wherever possible to reduce the consumption of potable water.

Table 9: Proposed mitigation measures for the construction phase

CONSTRUCTION PHASE IMPACTS	
Impact	**Mitigation Measures**
Flora and Fauna	• Adapt the proposed developments to the local environment – e.g. small adjustments to the site layout could avoid potential features such as water bodies and vegetation. • Prevent the destruction of protected and endemic plant species. • Prevent contractors from collecting wood, veld food, etc. during the construction phase. • Do not clear cut the entire development site, but rather keep the few individual trees/shrubs not directly affecting the developments as part of the landscaping. • The plants that are to be kept should be clearly marked with "danger tape" to prevent accidental removal. • Regular inspection of the marking tool should be carried out. • The very important plants should be "camped off" to prevent the unintended removal or damage to these trees. • Recommend the planting of local indigenous species of flora as part of the landscaping as these species would require less maintenance than exotic species. • Transplant removed plants where possible, or plant new plants in lieu of those that have been removed. • Prevent the introduction of potentially invasive alien ornamental plant species such as; *Lantana, Opuntia, Prosopis, Tecoma*, etc.; as part of the landscaping as these species could infest the area further over time.
Surface and Ground Water Impacts	• It is recommended that construction takes place outside of the rainy season in order to limit flooding on site and surface water pollution. • No dumping of waste products of any kind in or in close proximity to surface water bodies. • Heavy construction vehicles should be kept out of any surface water bodies and the movement of construction vehicles should be limited where possible to the existing roads and tracks.

CONSTRUCTION PHASE IMPACTS	
Impact	**Mitigation Measures**
	• Ensure that oil/ fuel spillages from construction vehicles and machinery are minimised and that where these occur, that they are appropriately dealt with. • Drip trays must be placed underneath construction vehicles when not in use to contain all oil that might be leaking from these vehicles. • Contaminated runoff from the construction sites should be prevented from entering the surface and ground water bodies. • All materials on the construction site should be properly stored. • Disposal of waste from the sites should be properly managed and taken to the designated landfill site. • Construction workers should be given ablution facilities at the construction sites that are located at least **30 m** away from any surface water and regularly serviced. • Washing of personnel or any equipment should not be allowed on site. Should it be necessary to wash construction equipment these should be done at an area properly suited and prepared to receive and contain polluted waters.
Soil Erosion	• It is recommended that construction takes place outside of the rainy season in order to limit potential flooding and the runoff of loose soil causing further erosion. • Appropriate erosion control structures must be put in place where soil may be prone to erosion. • Checks must be carried out at regular intervals to identify areas where erosion is occurring. • Appropriate remedial actions are to be undertaken wherever erosion is evident.
Heritage	• The project management should be made aware of the provisions of the National Heritage Act regarding the prompt reporting of archaeological finds. • In the event of such finds, construction must stop, and the project management or contractors should notify the National Heritage Council of Namibia immediately.
Health, Safety and Security	• Construction personnel should not overnight at the site, except the security personnel. • Ensure that all construction personnel are properly trained depending on the nature of their work.

CONSTRUCTION PHASE IMPACTS	
Impact	**Mitigation Measures**
	• Provide for a first aid kit and a properly trained person to apply first aid when necessary. • Restrict unauthorised access to the site and implement access control measures. • Clearly demarcate the construction site boundaries along with signage of “no unauthorised access”. • Clearly demarcate dangerous areas and no-go areas on site. • Staff and visitors to the site must be fully aware of all health and safety measures and emergency procedures on site. • The contractor must comply with all applicable occupational health and safety requirements. • The workforce should be provided with all necessary Personal Protective Equipment where appropriate.
Traffic	• Limit and control the number of access points to the site. • Ensure that road junctions have good sightlines. • Construction vehicles need to be in a road worthy condition and maintained throughout the construction phase. • Transport the materials in the least number of trips as possible. • Adhere to the speed limit. • Implement traffic control measures where necessary.
Noise	• No amplified music should be allowed on site. • Inform immediate neighbours of construction activities to commence and provide for continuous communication between the neighbours and contractor. • Limit construction times to acceptable daylight hours. • Install technology such as silencers on construction machinery if noise levels are significantly high. • Do not allow the use of horns as a general communication tool but use it only where necessary as a safety measure.

CONSTRUCTION PHASE IMPACTS	
Impact	**Mitigation Measures**
Dust and Emission	• It is recommended that dust suppressants such as Dustex be applied to all the construction clearing activities to ensure at least 50% control efficiency on all the unpaved roads and reduce water usage. • Construction vehicles to only use designated roads. • During high wind conditions the contractor must make the decision to cease works until the wind has calmed down. • Cover any stockpiles with plastic to minimise windblown dust. • Provide workers with dust masks.
Waste	• It is recommended that waste from the temporary toilets be disposed of at an approved Wastewater Treatment Works. • A sufficient number of waste bins should be placed around the site for the general waste. • A sufficient number of skip containers for the heavy waste and rubble should be provided for around the site. • Solid waste will be collected and disposed of at an appropriate local land fill or an alternative approved site, in consultation with the local authority.
Hazardous Substances	• Storage of the hazardous substances in a bunded area, with a volume of 120 % of the largest single storage container or 25 % of the total storage containers whichever is greater. • Refuel vehicles in designated areas that have a protective surface covering and utilise drip trays for stationary plant.

Table 10: Proposed mitigation measures for the operational phase

OPERATIONAL PHASE IMPACTS	
Impact	**Mitigation Measures**
Visual and Sense of Place	• It is recommended that more 'green' technologies be implemented within the architectural designs and building materials of the development where possible in order to minimise the visual prominence of such a development within the more natural surrounding landscape. • Natural colours and building materials such as wood and stone should be incorporated as well as the use of indigenous vegetation in order to help beautify the development. • Visual pollutants can further be prevented through mitigations (i.e. keep existing trees, introduce tall indigenous trees; keep structures unpainted and minimise large advertising billboards).
Noise	• Do not allow commercial activities that generate excessive noise levels. • Continuous monitoring of noise levels should be conducted to make sure the noise levels does not exceed acceptable limits. • No activity having a potential noise impact should be allowed after 18:00 hours if possible.
Emissions	• Consider tarring of the internal road network. • Manage activities that generate emissions.
Social Impacts	No specific mitigation measures are required, only that the local community be consulted in terms of possible job creation opportunities and must be given first priority if unspecialised job vacancies are available.
Surface and groundwater impacts	• The release of pesticides and herbicides in harmful quantities should be prevented. • The use of eco-friendly and/or biodegradable pesticides and herbicides should be promoted. • Ensure that surface water is channelled and captured through a proper storm water system to be treated in an appropriate manner before disposal into the environment.

8 CONCLUSION

The purpose of this Chapter is to briefly summarise and conclude the DESR and describe the way forward.

8.1 CONSTRUCTION PHASE IMPACTS

With reference to **Table 7**, none of the negative construction phase impacts were deemed to have a high significance impact on the environment. The construction impacts were assessed to a ***Medium to Low (negative)*** significance, without mitigation measures. With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP**,** the significance of the construction phase impacts is likely to be reduced to a ***Low (negative)***.

8.2 OPERATIONAL PHASE

The most significant operational phase impact ***Medium (positive)*** is the social impact. This is as a result of the potential job opportunities during construction as well the increased development within the area. Furthermore, the community of Omaruru are further expected to benefit from the new erven made available in the town.

8.3 LEVEL OF CONFIDENCE IN ASSESSMENT

With reference to the information available at the project planning cycle, the confidence in the environmental assessment undertaken is regarded as being acceptable for the decision-making, specifically in terms of the environmental impacts and risks. The Environmental Assessment Practitioner believes that the information contained within this FESR is adequate to allow MEFT: DEAF to be able to determine the environmental acceptability of the proposed project.

It is acknowledged that the project details will evolve during the detailed design and construction phases. However, these are unlikely to change the overall environmental acceptability of the proposed project and any significant deviation from what was assessed in this FESR should be subject to further assessment. If this was to occur, an amendment to the Environmental Authorisation may be required in which case the prescribed process would be followed.

8.4 MITIGATION MEASURES

With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP, the significance of the construction and operational phase impacts is likely to be reduced to a ***Low (negative)***. **It is further extremely important to include an Environmental Control Officer (ECO) on site during the construction phase of the proposed project to ensure that all the mitigation measures discussed in this report and the EMP are enforced.**

It is noted that where appropriate, these mitigation measures and any others identified by MEFT: DEAF could be enforced as Conditions of Approval in the Environmental Authorisation, should MEFT: DEAF issue a positive Environmental Authorisation.

8.5 OPINION WITH RESPECT TO THE ENVIRONMENTAL AUTHORISATION

Regulation 15(j) of the EMA, requires *that the EAP include an opinion as to whether the listed activity must be authorised and if the opinion is that it must be authorised, any condition that must be made in respect of that authorisation*.

It is recommended that this project be authorised because should the development not proceed the subject area will remain vacant and undeveloped. The local community is expected to benefit from the development as a result of the potential job opportunities during construction as well as the increased development within the area. Furthermore, the community of Omaruru are further expected to benefit from the new township which will make available additional erven. The significance of the social impact was therefore deemed to be ***Medium (positive)***.

The "no go" alternative on the other hand was deemed to have a ***High (negative)*** impact, as all the social benefits resulting from the development would not be realised.

The significance of negative impacts can be reduced with effective and appropriate mitigation provided in this report and the EMP. If authorised, the implementation of an EMP should be included as a condition of approval.

8.6 WAY FORWARD

The FESR is herewith submitted to MEFT: DEAF for consideration and decision making. If MEFT: DEAF approves or requests additional information / studies all registered I&APs and stakeholders will be kept informed of progress throughout the assessment process.

9 REFERENCES

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