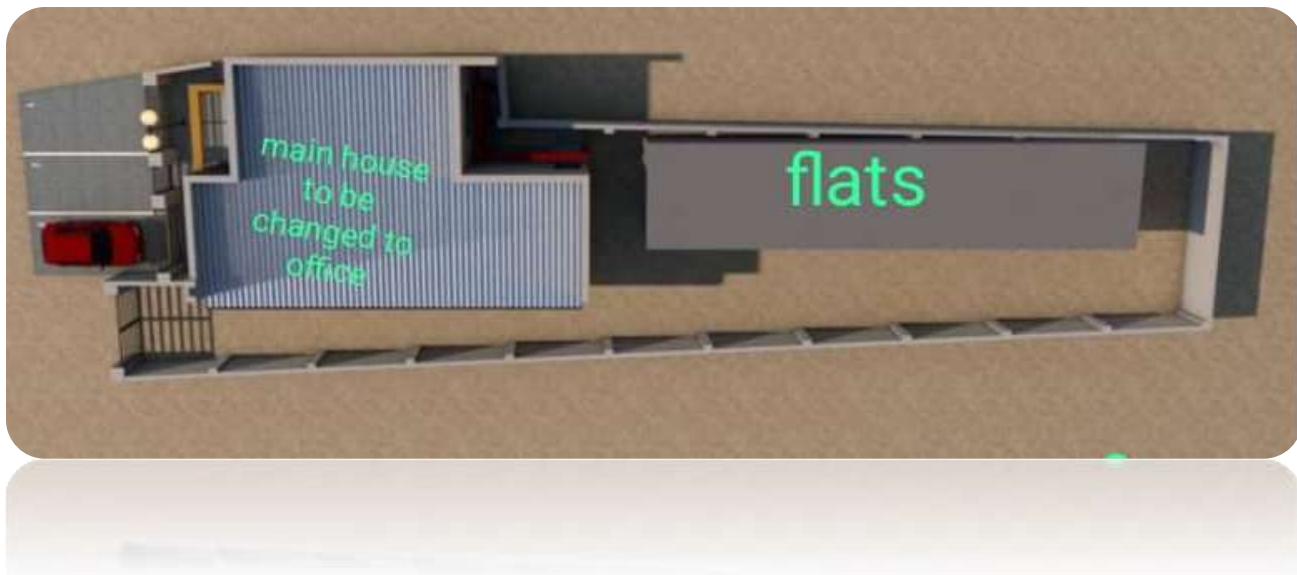


ENVIRONMENTAL IMPACT ASSESSMENT (EIA) FOR THE  
PROPOSED REZONING OF ERF 4369, OSHAKATI  
PROPER FROM SINGLE RESIDENTIAL WITH A DENSITY  
OF 1/300 TO BUSINESS WITH A BULK OF 1, OSHANA  
REGION.

**ENVIRONMENTAL SCOPING REPORT**



**Prepared For**

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**Prepared by**

The logo for Green Gain Consultants features a stylized green leaf above the text "Green Gain" in a bold, green font, with "Consultants" in a smaller, grey font below it.

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February 2023

## DOCUMENT INFORMATION

|                          |   |
|--------------------------|---|
| <b>Project Name</b>      | Proposed Rezoning of Erf 4369, from “Single Residential” with Bulk 1/300 to “Business” with a Bulk of 1, Oshakati Proper, Oshana Region   |
| <b>Proponent</b>         | Mrs. Ester Ndapewa Embanga<br>P. O. Box 97744, Maerua Park, Windhoek<br>Cell: 0814881402  |
| <b>EAP</b>               | <b>Green Gain Consultants cc</b><br>Address: P. O. Box 5303, Walvis Bay<br>Contact: Mr. Joseph K. Amushila<br>Cell: 0811422927<br>Email: <a href="mailto:info@greegain.com.na">info@greegain.com.na</a> |
| <b>Report Type</b>       | Environmental scoping Report  |
| <b>Application No.</b>   | APP01104  |
| <b>Assessment Period</b> | February 2023   |

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## LIST OF ACRONYMS

|        |   |
|--------|---|
| DEAF:  | Directorate of Environmental Affairs and Forestry |
| EAP:   | Environmental Assessment Policy                   |
| ECC:   | Environmental Clearance Certificate               |
| EIA:   | Environmental Impact Assessments                  |
| EMA:   | Environmental Management Act                      |
| EMP:   | Environmental Management Plan                     |
| I&APs: | Interested and Affected Parties                   |
| MAWLR  | Ministry of Agriculture, Water, and land Reform   |
| MEFT:  | Ministry of Environment, Forestry and Tourism     |
| MURD:  | Ministry of Urban and Rural Development           |
| NSA:   | Namibia Statistic Agency                          |
| URPB:  | Urban and Regional Planning Board                 |

# 1. INTRODUCTION AND BACKGROUND

## 1.1 BACKGROUND

Mrs. Ester Ndapewa Embanga, hereinafter referred to as the proponent, is the owner of Erf 4369, located in Oshakati Proper, along the Mandume Ndemufayo Street. Erf 4369 measures approximately 334m<sup>2</sup> and is currently zoned “Single Residential; with bulk 1/300. The site is occupied by a main house and residential flats. The owner intends to increase the development potential of the property by upgrading the main building to accommodate an office space, formalize the existing flats and create ample parking onsite for the customers. Provisional approval has been granted by the Oshakati Town Council for the intended activities.

In terms of the Urban and Regional Planning Act of 2018, certain town planning procedures must be applied for the Rezoning of Erf 4369 from “Single Residential” with a Density of 1/300 to “Business” to ensure that the mono-functionality of the surrounding neighborhood is countered.

In terms of the Schedule 5.1 (a) of the Environmental Impact Assessment Regulations of February 2012, the Rezoning of land from (a) Residential use to industrial or commercial use; cannot be undertaken without an EIA being carried out and an ECC being obtained, hence this study. Green Gain Consultants cc has been appointed to conduct the required EIA study and apply for the ECC for the proposed activities.

## 1.2 SCOPE OF THE STUDY

The environmental scoping study was conducted in line with the Namibia’s Environmental Impact Assessment Regulations (GN No. 30 of 2012). It indicates a description of the affected environment and the way the proposed activities may affect the environment.

A multidisciplinary approach was used to collect baseline information pertaining to the receiving environment and its social surroundings sourced through site investigations, existing documents, and the use of Geographic Information Systems (GIS) mapping. The study also benefited a great deal from Interested and Affected Parties (I&APs) contributions.

## 1.3 PURPOSE OF THE STUDY

The aims of this Scoping process are.

- Evaluate the suitability of the proposed activities against the biophysical and socio-economic of the area.
- Propose the appropriate mitigation measures to avoid, mitigate or lessen the negative impacts.
- Consult all I&AP's and relevant stakeholders.
- Above all, comply with the EMA, No. 07 of 2007.

## 1.4 Environmental Assessment Practitioner (EAP)

Green Gain Consultants cc is a Namibian based professional environmental and natural resources consulting firm established and driven through belief, passion, and dedication to sustainable development. Established in 2012, Green Gain has grown into a substantial team of environmental practitioner in Namibia providing innovative and cost-effective solutions to environmental challenges and help our clients meet regulatory and stakeholder expectations for environmental performances. The table below presents detailed information about Green Gain Consultants cc.

*Table 1: Details of the EAP*

| Environmental Assessment Practitioner (EAP): Green Gain Consultants cc |   |
|--|---|
| Physical address   | Cnr. Joe Davis and Paul van Harte, Narraville, Walvis Bay   |
| Postal address   | P.O. Box 5303, Walvis Bay   |
| Contact numbers  | 0813380114 or 0811422927  |
| Email address  | <a href="mailto:info@greengain.com.na">info@greengain.com.na</a> <a href="mailto:greengaincc@yahoo.com">mailto:greengaincc@yahoo.com</a>  |
| Expertise  | <b>Name:</b> Mr. J.K. Amushila<br><b>Qualifications:</b> M. Sc. Environmental Management, B. Honors Agriculture, B. Degree Agriculture, National Diploma in Agriculture.<br><b>Experience:</b> He is a registered EAPAN member (No.165) He has worked on several EIA and SEA projects. Through his consulting work he gained experience of not only EIA project management, but also environmental specialist experience as well as public consultations. |

## 2. APPROACH TO THE STUDY

Given the nature of the proposed activities, a Scoping study was deemed sufficient. The Scoping process include the followings.

- **Site visits to collect primary data.**
- **Legal and policy review**
- **Gleaning over existing information pertaining to similar developments and issues**
- **Discussions, meetings, and site visits with the Authority and in this case the proponent**
- **Incorporate opinions and concerns raised by interested and affected parties.**
- **Make professional judgment and recommendations.**

### 2.1 Baseline study

#### a). Site Visits:

Sites visit was conducted to collect biophysical data such as.

- Roads and traffic information
- Land use and adjacent areas
- Hydrological features
- Soil and Geology
- Topographic features, etc.

#### b). Review of Policy and Relevant Documents/Literatures

The following Literatures were reviewed.

- **Oshakati Town Planning Scheme**
- **Local Authorities Act, (Act 23 of 1992)**
- **Urban and Regional Planning Act No. 5 of 2018**

### 2.2 Public participation process

The Environmental Assessment Regulations specifies that a Public Participation Process must be conducted as an integral part of the EIA study. This was adhered to, as potential I& AP and relevant stakeholders were invited to register and forward concerns / comments to the EAP to ensure an equitable and effective participation.



## 2.2.1 Notification of IAPs and Stakeholders

The study was subjected to a public participation process (PPP) as defined in section 21 (2) of the Environmental Regulations of (GG6 of February 2012) Environmental Management Act 7 of 2007 and EIA Regulations of February 2012.

Potential interested and affected parties (I&APs) were notified through newspaper advertisements and public notices which provided brief information about the proposed project and the EIA process. Public notices were advertised twice in two local newspapers New Era 20 and 27 January 2023 and the Confidante newspaper for 21 and 28 January 2023. Public notices were also displayed at the Council offices and at the project site.

In addition, consultation with adjacent property owners as well as interested and affected parties was also done by the Town Planner as part of the planning process. During the consultation period, no objections have been received with regards to the proposed rezoning and operation of the existing business complex.

**NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT AND REZONING OF ERF 4369, OSHAKATI PROPER FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1/300 TO BUSINESS WITH A BULK OF 1**

Notice is hereby given to all Interested and Affected Parties (I & APs) that an application for the Environmental Clearance Certificate will be submitted to the Environmental Commissioner in terms of the Environmental Management Act (Act No. 7 of 2007) for the following activities.

**Title:** Rezoning of Erf 4369, Oshakati Proper from single residential with a density of 1/300 to business with a bulk of 1.

**Proponent:** Mrs. Ester Ndapewa Embanga

**EAP:** Green Gain Environmental Consultants cc

All I&APs are hereby invited to request background information Documents (BID) and send their comments to [eia@greengain.com.na](mailto:eia@greengain.com.na) on or before **16 February 2023**.

**REZONING NOTICE:**

Notice is hereby given in terms of Regulation 10(1) of the Urban and Regional Planning Act, (Act No. 5 of 2018) that Hilaria Kevanhu under the supervision of Geraldine van Rooi, intends to apply on behalf of the registered owner of Erf 4369, Oshakati Proper for the:

- Rezoning of Erf 4369, Oshakati Proper from single residential with a density of 1/300 to business with a bulk of 1
- Consent to have flats on the property
- Consent to Commence with the Proposed Development / Land Use whilst rezoning is ongoing.

The rezoning of Erf 4369, Oshakati Proper would accord the owners of the property to increase the development potential of the erf and ensure that the mono-functionality of the surrounding neighbourhood is countered.

Take note that a similar notice of the intent to rezone, have been posted on site, the Government Gazette as well as on the Notice Board of the Oshakati Town Council. The consultation with neighbouring erf owners duly took place too. Do take note too that any person objecting to the proposed rezoning as set out above may lodge such objection together with the grounds thereof with the Chief Executive Officer, Oshakati Town Council, Private Bag 5530 Oshakati and/or the applicant in writing within 14 working days of the publication of this notice. The last date for comments/ objections is thus 16 February 2023.

**Applicant:**  
Hilaria Kevanhu  
P O Box 793  
Swakopmund  
Mobile: +264 81 3236024  
E-mail: [@htskevanhu@gmail.com](mailto:@htskevanhu@gmail.com)

Figure 1: Public consultation notices

# 3. DESCRIPTION OF THE PROPOSED ACTIVITIES

## 3.1 Locality

Erf 4369 measures approximately 334 m<sup>2</sup> and is located in Oshakati Proper, along the Mandume Ndemufayo Avenue on the following geographical coordinates -17.779186" S and 15.686799" E.



Figure 2: Locality map



### 3.2 Existing situations

Erf 4369 is currently zoned Single residential and it currently accommodates a main house, three residential flats and parking space.



Figure 3: Existing situation

### 3.3 Proposed rezoning

The proponent intends to upgrade the main house to accommodate an office and construct additional flats. In terms of the Oshakati Town Planning Scheme, town planning procedures should be applied for the Rezoning of Erf 4369 from the current zoning “Single Residential” with Bulk 1/300 to “Business” to fit the intended activities.

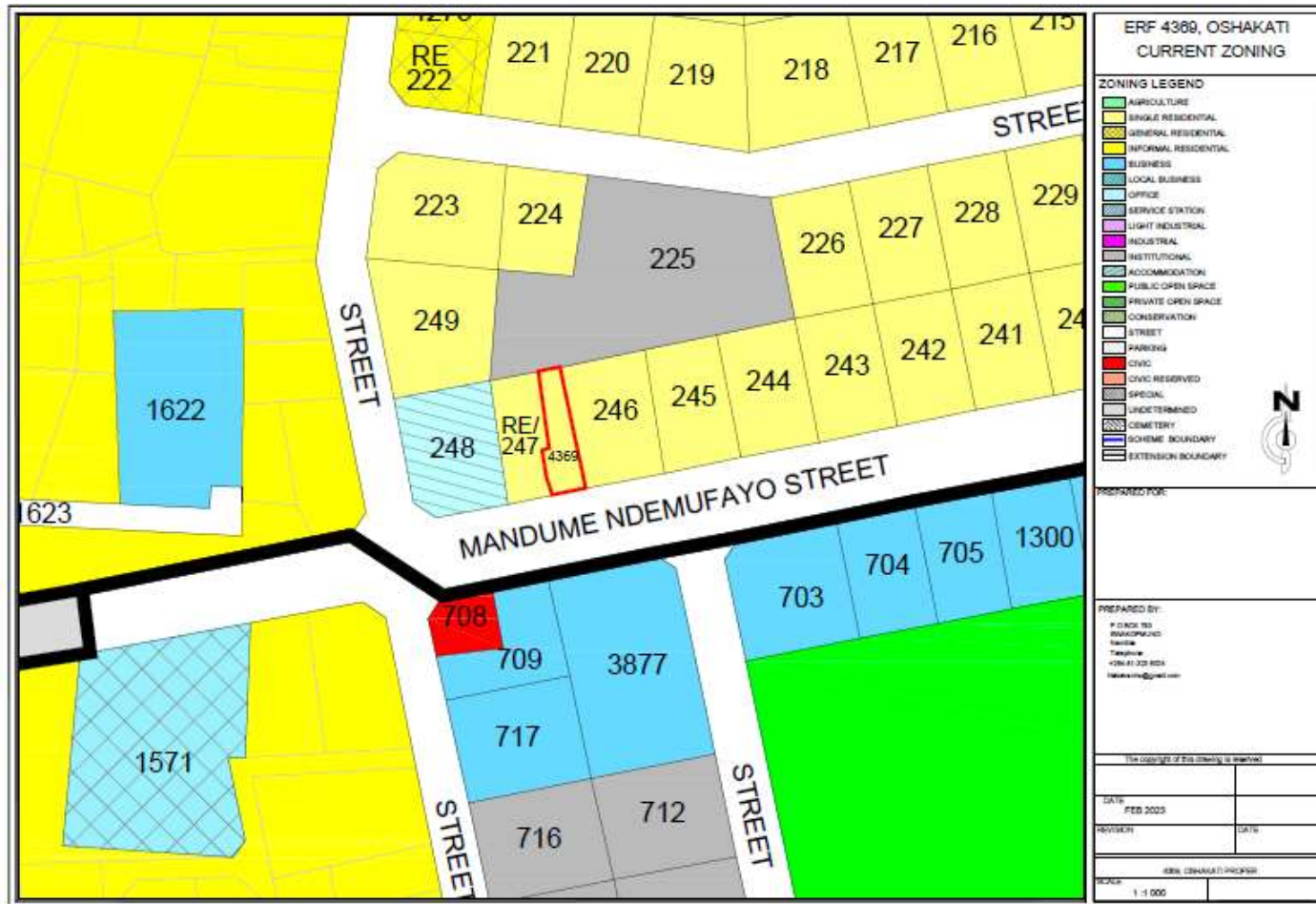


Figure 4: Current zoning

### 3.4 Project alternatives

The EIA Regulations stipulates that the Scoping process should investigate alternative development options to any proposed developments/activities. The following alternatives were considered.

#### a). Do Nothing

The “Do-Nothing” option will imply that no action will be taken. This option will not be ideal because the intended activities are necessary to ensure compliance to rectify the existing discrepancies in line with the Swakopmund Town Planning Scheme.

#### b). Land use options

The proposed layouts as presented in Section above were all considered ideal and in accordance with the Townships and Division of Land Ordinance 11 of 1963 and the Oshakati Town Planning Scheme, hence no alternative layouts are required.

### 3.4 Need and desirability

The “need” and “desirability” for the intended activities is based on the following aspects.

- There are currently discrepancies between the situation on the ground and the General Plan (GP). Hence, there is a need to subdivide all portions into individual erven in line with the Urban and Regional Planning Act, 05 of 2018
- The creation of public road networks is necessary to provide accessibility to the newly created erven.
- The proposed activities would not compromise the integrity of the town spatial development framework.
- The approval of this application would not compromise the integrity of the existing environmental management priorities for the area.

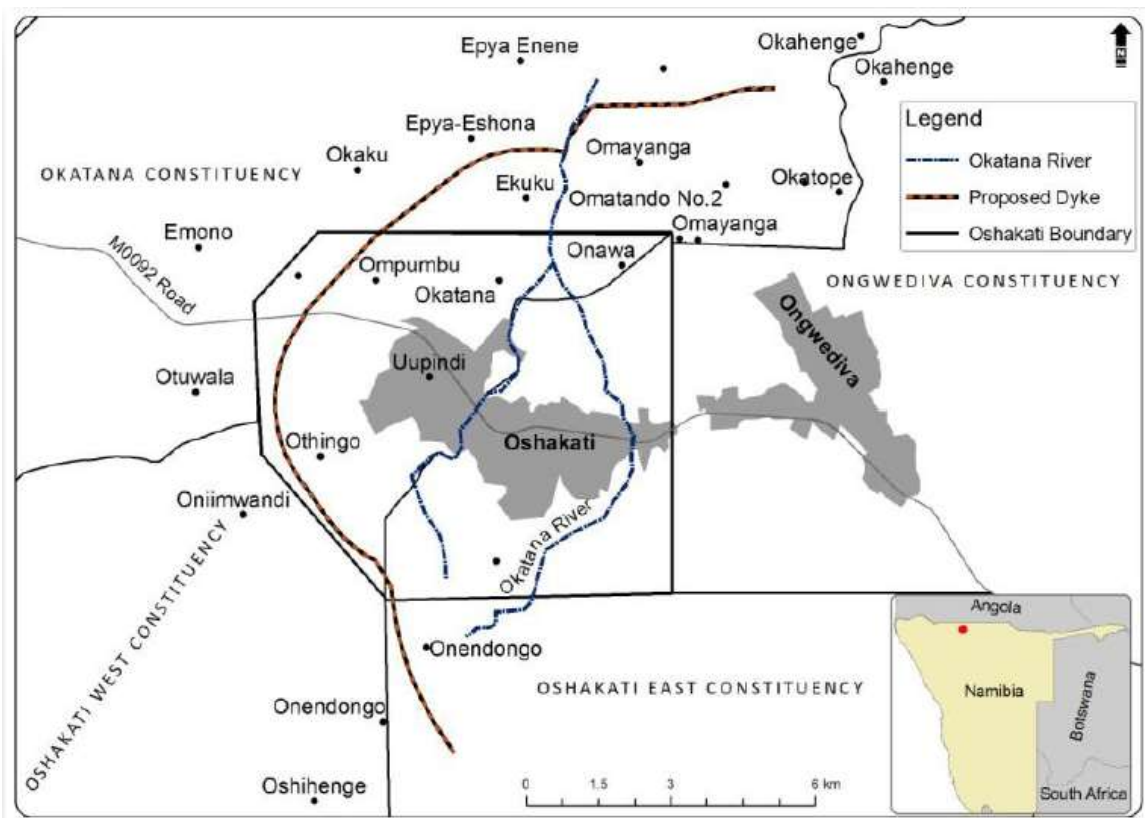
## 4. THE AFFECTED ENVIRONMENT

This section provides a brief description of the existing biophysical and built/social environments. It draws on information from site visits, the study team and member's experiences, background literature as well as maps and photographs. It also presents a background against which the positive and negative impacts of the proposed options can be assessed.

### 4.1 Socio-economic

#### a). About the town

The town is regarded as the commercial centre of the north and is home to more than 40,000 people with an estimated growth rate of 5.5% per annum. The indigenous inhabitant of the Oshana region is predominantly Ovambos/Aawambo who speak three language of the Oshiwambo Languages - Oshikwanyama, Oshindonga and Otshikwambi.





a). Socio-economic settings

Oshakati is a fast-growing town in terms of development by virtue of its strategic location, excellent infrastructure, and unique market to support any investment initiative. The town offers all essential professional services to make it the service hub of northern Namibia and, creates investment opportunities for all business purposes.

There are several commercial enterprises in and around Oshakati with the main shops being wholesalers, supermarkets, general dealers, and dry cleaners while most workshops are garages, services stations, brick making factory and cloth making enterprises as well as hotels. The town is also home to several shopping malls as well as a private recreational park. Given the population growth, the demand for these services has also increased, thus creating new opportunities. However, one of the limiting factors to these new opportunities is the availability of suitable developable land as most of it is in lower lying areas and sometimes even within the oshanas, hence prone to seasonal flooding.

c). Land use factors

Since independence in 1991, Oshakati grew from a relatively small and poorly developed town into a large urban settlement with modern buildings and services. The continued growth of the town meant that the pressure for suitable land in the town increased to a point where many people settled in lower lying areas on the edges of the higher lying land portions and sometimes even within the oshanas.

## 4.2 Biophysical settings

- **Climate overview**

The climatic condition of the northern central of Namibia is described as semi-arid to sub-humid with the rainfall confined mainly in summer months (November-March). The area receives a significantly greater amount of precipitation, averaging around 400 mm (15.7 in) per year. The rainfall pattern is highly variable in amount and distribution. The wet and dry spells are thus a normal climatic feature of this environment and it has been persistent for millions of years. Temperatures are also cooler and more moderate, with approximate seasonal variations of between 10 and 30 °C (Kangombe, 2010).

- **Vegetation and Topography**

There is no vegetation of particular concern observed at the site and thus no vegetation preservation maybe necessary. The site is lying in the low area consisting of undulating plains dipping towards the east.

- **Soil and Geology**

Soil condition of the site is a freely drained structure less soil made up of mainly two groups namely, the underlain by Kalahari and Namib Sands of the Kalahari Group with favorable physical properties and may have restricted soil depth, excessive drainage, high erodibility, and low natural fertility.

- **Environmental Sensitivity Evaluation**

There are no environmental sensitive areas observed within the proposed site or in the surrounding areas



## 5. LEGAL REQUIREMENTS

The following is a brief overview of all pertinent Acts, bills, laws, policies, and standards regarding the environment which were considered while conducting the Scoping study for the intended activity.

Table 2: Applicable National Laws

| LEGISLATION   | PROVISION   | PROJECT IMPLICATION  |
|---|---|--|
| <b>Constitution of the Republic of Namibia (1990)</b> | The articles 91(c) and 95 (i) commits the state to actively promote and sustain environmental welfare of the nation by formulating and institutionalizing policies to accomplish the sustainable objectives which include: <ul style="list-style-type: none"> <li>- Guarding against overutilization of biological natural resources,</li> <li>- Limiting over-exploitation of non-renewable resources,</li> <li>- Ensuring ecosystem functionality,</li> <li>- Maintain biological diversity.</li> </ul>   | The proposed development must be of sound environmental management objectives.   |
| <b>Environmental Management Act No. 07 of 2007</b>    | The purpose of this Act is to promote the sustainable management of the environment and the use of natural resources by establishing principles for decision-making on matters affecting the environment; to provide for a process of assessment and control of projects which may have significant effects on the environment; and to provide for incidental matters. The Act gives legislative effect to the Environmental Impact Assessment Policy. Moreover, the act also provides procedure for adequate public participation during the environmental assessment process for the interested and affected parties to voice and register their opinions and concern about the proposed project. | This has been complied with; thus, an EIA has been carried out and an ECC will be applied for prior to the creation of the proposed roads. |
| <b>Water Resources Management Act 2004</b>            | The Water Resources Management Act (No 11 of 2013) stipulates conditions that ensure effluent that is produced to be of a certain standard. There should also be controls on the disposal of  | The protection of ground and surface water resources should be a priority. Obligation not to pollute surface water bodies.                 |

|   |   |   |
|---|---|---|
|   | sewage, the purification of effluent, measures should be taken to ensure the prevention of surface and groundwater pollution and water resources should be used in a sustainable manner.  |   |
| <b>Pollution Control and Waste Management Bill</b>              | This Bill serves to regulate and prevent the discharge of pollutants to air and water as well as providing for general waste management. This Bill will license discharge into watercourses and emissions into the air.   | All activities shall be conducted in an environmental sustainably manner.   |
| <b>Labour Act (No 11 of 2007)</b>                               | 135 (f): “the steps to be taken by the owners of premises used or intended for use as factories or places where machinery is used, or by occupiers of such premises or by users of machinery in connection with the structure of such buildings of otherwise in order to prevent or extinguish fires, and to ensure the safety in the event of fire, of persons in such building;” (Ministry of Labour and Employment Creation)   | Contractors, Sub-contractor shall be guided by this Act when recruiting or handling employment related issues.                          |
| <b>Noise Control Regulations (Labour Act)</b>                   | It is essential to ensure that before any development project is approved and undertaken, an assessment or evaluation of expected noise level is done.  | Noise generation during construction/development should be minimized to the satisfactory of neighboring residents and the town Council. |
| <b>Town and Regional Planners Act, 1996 (Act No. 9 of 1996)</b> | This Act establishes the Namibian Council for Town and Regional Planners, defines functions, and powers of the Council and provides for the registration of town and regional planners and the supervision over their conduct. The Minister may, on recommendation of the Council prescribe the kinds of work of a town and regional planning nature which shall be reserved for town and regional planners. The Act also defines improper conduct and defines disciplinary powers of the Council. Furthermore, the Act provides for the establishment of national, regional, and urban structure plans, and the development of zoning schemes. It also deals with a variety of related land use control issues such as | A registered Town Planner has been appointed for this project.  |



|  |  |  |
|--|--|--|
|  | the subdivision and consolidation of land and the establishment and extension of urban areas.  |  |
| <b>Town Planning Ordinance (No. 18 of 1954)</b>      | Subdivision of land situated in any area to which an approved Town Planning Scheme applies must be consistent with that scheme (S31).  | Town Planning Procedures will be registered through the URPB   |
| <b>Urban and Regional Planning Act No. 5 of 2018</b> | The Act and Regulations combine the Townships Board and Namibia Planning Advisory Board (NAMPAB) into one to be known as the Urban and Regional Planning Board and delegate the decisions on town planning applications to Local Authorities. However, an LA can only make decisions after the MURD has declared a Local Authority as an Authorised Planning Authority (APA).  | Town Planning Procedures will be applied for the proposed subdivision and rezoning.<br><br>Oshakati Town Council is not yet an approved APA, approval should be obtained from the Urban and Regional Planning Board (URPB) |
| <b>Land Survey Act 33 of 1993</b>                    | To regulate the survey of land; and to provide for matters incidental thereto.   | Surveying procedures must be applied accordingly   |
| <b>Local Authorities Act (No. 23 of 1992)</b>        | The purpose of the Local Authorities Act is to provide for the determination, for purposes of local government, of local authority councils; the establishment of such local authority councils; and to define the powers, duties, and functions of local authority councils; and to provide for incidental matters.   | The proponent is a Local Authority. The need and desirability for the proposed subdivision has been approved.  |
| <b>Soil Conservation Act 76 of 1969</b>              | The Soil Conservation Act stipulates that the combating and preventing of soil erosion should take place; the soil should also be conserved, protected, and improved, vegetation and water sources and resources should also be preserved and maintained. When proper mitigation measures are followed along the construction and implementation phase of the project, the natural characteristic of the property is expected to have a moderate to low impact on the environment. | This should be complied with during the construction phase as outlined in the EMP for this project.  |



## 6. ASSESSMENT OF PROJECT IMPACTS

The scoping process has identified potential project impacts during its planning and operation phase and examined each of these issues. In assessing the impact of the proposed development, four rating scales were considered. Each issue identified was evaluated in terms of the most important parameter applicable to environmental management. These include the *extent, intensity, probability, and significance* of the possible impact on the environment. The rating scales used are as follows.

**Table 3: Significance assessment**

| CRITERIA     | DESCRIPTION   |   |   |  |
|--------------|---|---|---|--|
| EXTENT       | <b>National (4)</b><br>The whole country  | <b>Regional (3)</b><br>Oshana region and neighbouring regions   | <b>Local (2)</b><br>Within a radius of 2 km of the proposed site  | <b>Site (1)</b><br>Within the proposed site  |
| DURATION     | <b>Permanent (4)</b><br>Mitigation either by man or natural process will not occur in such a way or in such a time span that the impact can be considered transient   | <b>Long-term (3)</b><br>The impact will continue/last for the entire operational life of the development but will be mitigated by direct human action or by natural processes thereafter. | <b>Medium-term (2)</b><br>The impact will last for the period of the construction phase, where after it will be entirely negated                    | <b>Short-term (1)</b><br>The impact will either disappear with mitigation or will be mitigated through natural process in a span shorter than the construction phase |
| INTENSITY    | <b>Very High (4)</b><br>Natural, cultural, and social functions and processes are altered to extent that they permanently cease   | <b>High (3)</b><br>Natural, cultural, and social functions and processes are altered to extent that they temporarily cease  | <b>Moderate (2)</b><br>Affected environment is altered, but natural, cultural, and social functions and processes continue albeit in a modified way | <b>Low (1)</b><br>Impact affects the environment in such a way that natural, cultural, and social functions and processes are not affected                           |
| PROBABILITY  | <b>Definite (4)</b><br>Impact will certainly occur  | <b>Highly Probable (3)</b><br>Most likely that the impact will occur  | <b>Possible (2)</b><br>The impact may occur   | <b>Improbable (1)</b><br>Likelihood of the impact materialising is very low  |
| SIGNIFICANCE | Is determined through a synthesis of impact characteristics. Significance is also an indication of the importance of the impact in terms of both physical extent and time scale, and therefore indicates the level of mitigation required. The total number of points scored for each impact indicates the level of significance of the impact. |   |   |  |

**Table 4: Color coding meaning**

|   |  |
|---|--|
| <b>Low impact</b>   | A low impact has no permanent impact of significance. Mitigation measures are feasible and are readily instituted as part of a standing design, construction, or operating procedure.  |
| <b>Medium impact</b>  | Mitigation is possible with additional design and construction inputs.   |
| <b>High impact</b>  | The design of the site may be affected. Mitigation and possible remediation are needed during the construction and/or operational phases. The effects of the impact may affect the broader environment.                                  |
| <b>Very high impact</b>   | Permanent and important impacts. The design of the site may be affected. Intensive remediation is needed during construction and/or operational phases. Any activity which results in a “very high impact” is likely to be a fatal flaw. |
| <b>Status</b>   | Denotes the perceived effect of the impact on the affected area.   |
| <b>Positive (+)</b>   | Beneficial impact  |
| <b>Negative (-)</b>   | Deleterious or adverse impact.   |
| <b>Neutral (/)</b>  | Impact is neither beneficial nor adverse   |
| It is important to note that the status of an impact is assigned based on the status quo – i.e., should the project not proceed. Therefore, not all negative impacts are equally significant. |  |

## 7. ANTICIPATED PROJECT IMPACTS AND MITIGATION MEASURES

### 7.1 Potential Impacts: Planning and Construction Phase

As state above, minor renovation and construction works is expected onsite to transform the existing building into an office space and to construct parking spaces at the site. Hence, the following impacts should be considered during planning and construction phase.

- **Building plan and layout**

The new Building plan, and layout should be approved by the Oshakati Town Council prior to any work.

- **Waste Management:**

Construction waste will be generated during the construction and renovation works. All waste to be generated collected and disposed of at the Oshakati disposal site to the satisfaction of the Oshakati Town Council.

- **Traffic impacts:**

Construction Warning signs should be erected at the construction site, especially at the street intersection along Mandume Ndemufayo Avenue during the construction period.

- **Resource usage:**

Construction sand should be sourced from legal sand mining burrow pits or from authorized sand mining operators/suppliers.

- **Occupational health and safety:**

Employees should be equipped with appropriate personal protective equipment.

## 7.2 Potential Impacts: Operation phase

Table 5: Potential impacts during operation phase:

| ASPECT                         | POTENTIAL IMPACTS  | RATING (If it does occur) |          |           |             | SIGNIFICANCE OF IMPACT | MITIGATION/ENHANCEMENT MEASURES   |
|--------------------------------|--|---------------------------|----------|-----------|-------------|------------------------|---|
|                                |  | Extent                    | Duration | Intensity | Probability |                        |   |
| <b>1.BIOPHYSICAL</b>           |  |                           |          |           |             |                        |   |
| Impact biodiversity            | <ul style="list-style-type: none"> <li>No impact</li> </ul>  | 1                         | 1        | 1         | 1           | Low                    | The site is already a buildup area  |
| Visual impacts                 | <ul style="list-style-type: none"> <li>No impact</li> </ul>  | 1                         | 1        | 1         | 1           | Low                    | The existing building is compatible with the surrounding environment.   |
| Impact on the soil             | <ul style="list-style-type: none"> <li>No impact</li> </ul>  | 1                         | 1        | 1         | 1           | Low                    | The site is already a buildup area  |
| Contamination of surface water | <ul style="list-style-type: none"> <li>Contamination of water sources during operation stemming from sewage overflows, poor waste management etc.</li> </ul> | 1                         | 1        | 1         | 1           | Low                    | <ul style="list-style-type: none"> <li>The site is connected to the Municipal sewage system.</li> <li>No waste should be dumped in the open environment.</li> </ul> |
| Erosion and surface runoff     | <ul style="list-style-type: none"> <li>No impact</li> </ul>  | 1                         | 1        | 1         | 1           | Low                    | <ul style="list-style-type: none"> <li>There is already a municipal stormwater channel around the site</li> </ul>   |
| Traffic impacts                | <ul style="list-style-type: none"> <li>Operating the business at the site will increase traffic flow in the nearby street.</li> </ul>                        | 1                         | 1        | 1         | 1           | Low                    | <ul style="list-style-type: none"> <li>The existing access roads (street) is sufficient to accommodate new traffic flows.</li> </ul>                                |

## 8. CONCLUSION AND RECOMMENDATIONS

The objective of the Scoping Phase was to define the range of the impact assessment and determine the need to conduct any specialist study. It is believed that these objectives have been achieved and adequately documented in the Scoping Report. All possible environment aspects have been adequately assessed and necessary control measures have been formulated to meet statutory requirements thus implementing this project will not have any appreciable negative impacts.

### 8.1 Assumptions and Conclusions:

- The proposed rezoning will not compromise the environmental integrity of the surrounding environment.
- There are no objections or critical issues to the proposed activities.
- The findings of the Scoping Assessment are considered sufficient, and no additional specialist study is required.

It is therefore recommended that the Environmental Commissioner do consider the findings and recommendations of this Scoping process with mitigation measures as outlined herein and in the Environmental Management Plan and subsequently, consider issuing an Environmental Clearance Certificate to authorize the proposed **Rezoning of Erf 4369 Oshakati Proper from Single Residential with density 1/300 to “Business” with density Bulk 1.**



## 9. REFERENCES

- GRN. (2013). 2011 Population and Housing Census Main Report. Windhoek: National Statistics Agency
- Mendelsohn, J., Jarvis, A., Roberts, C., & Robertson, T. 2002. Atlas of Namibia. New Africa Books (Pty) Ltd: Cape Town.
- Republic of Namibia: Ministry of Environment and Tourism, (2012). Environmental Impact Assessment Regulations, GG 4878, GN 29, Windhoek: MET.
- Ruppel O.C. & Ruppel-Schlichting K. 2013, Environmental Law and Policy in Namibia. OrumbondePress.na & Welwitschia Verlag Dr. A. Eckl, Essen, Windhoek, Namibia.

## 10. APPENDICES

- APPENDIX A: List of I&APs
- APPENDIX B: Proof of Consultations
- APPENDIX C: EMP

Appendix A: List of registered I&APs

The following are the Interested and Affected Parties consulted. They were also served with registered mails by the project Town Planner.

| ORGANISATION                     | REPRESENTATIVE AND TITLE  | CONTACT DETAILS                           |
|----------------------------------|---|---|
| Oshakati Town Council            | Chief Executive Officer   | 065-229507                                |
|                                  | Property Department<br>Hendrick Steenkamp / Pius Shikongo (Building Plans & Inspection) | 065-229542                                |
|                                  | Health Department<br>Hanna Mwatukange   | 065-229544                                |
|                                  | Technical Service -Sewer and Drainage systems<br>Hilya Munenguni                        | 065-229555                                |
| Property owner                   | Mr. Ester Embanga   | 0814881402<br>Email:                      |
| Town Planner                     | Hilaria Kevanhu   | 0813236024<br>Email                       |
| <b>Adjacent :Property owners</b> |   |   |
| Erf 246                          | H. Shiponga   | <b>P.O box 2124, Oshakati</b>             |
| Erf 225                          | Christian Baptist   | <b>P. O Box 161, Oshakati</b>             |
| Erf 248                          | T.S and S.T Moses   | <b>P. O. Box 57, Oshakati</b>             |
| Erf 709                          | P. Epafra   | <b>P. O. Box 91193, Oshakti</b>           |
| Erf 247                          | F. Fanuel   | <b>P. O. Box 1789, Oshakati</b>           |
| Erf 3877                         | Chicco Properties<br>Dr. E shapumba   | <b>P. O Box 15383<br/>Cell 0811280192</b> |
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