

**ENVIRONMENTAL IMPACT ASSESSMENT FOR THE
PERMANENT CLOSURE OF PORTION A AND B OF
ERF 3573, ONDANGWA EXTENSION 16 AS “PUBLIC
OPEN SPACES” AND REZONE TO GENERAL
RESIDENTIAL**

**COMBINED SCOPING REPORT AND
ENVIRONMENTAL MANAGEMENT PLAN (EMP)**



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DOCUMENT DESCRIPTION

Project Name	Environmental Impact Assessment (EIA) for the Permanent Closure of portion A and B of Erf 3573 Ondangwa Extension 16 as “Public Open Spaces” and Rezone to “General Residential.
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LIST OF ACRONYMS

EAP:	Environmental Assessment Practitioner
EAPAN:	Environmental Assessment Professionals Association of Namibia
ECC:	Environmental Clearance Certificate
EIA:	Environmental Impact Assessments
EMA:	Environmental Management Act
EMP:	Environmental Management Plan
I&APs:	Interested and Affected Parties
GN:	Government Notice
LED:	Local Economic Development
MAWF:	Ministry of Agriculture, Water and Forestry
MEFT:	Ministry of Environment, Forestry and Tourism
NamWater:	Namibia Water Corporation
NORED:	Northern Electricity Distributor
OTC:	Ondangwa Town Council
NSA:	Namibia Statistic Agency
POS:	Public Open Space
SDF:	Spatial Development Framework

1. EXECUTIVE SUMMARY

1.1 Background

TJ Properties cc here referred to as the Developer, intends to apply for the subdivision of Erf 3573 into portions A, B and Remainder and Permanent closure of Portions A and B as Public Open Spaces. After closure, portion A and B will be rezoned to “General Residential” and will be utilized for the construction of accommodation facilities (Town Houses), consisting of about 15 Units.

According to the Environmental Management Act of 2007 (Schedule 5.1) and its regulations (GN No. 30 of 2012), the closure of a “Public Open Space” cannot be undertaken without an Environmental Clearance Certificate (ECC) being obtained. Hence, Green Gain Environmental Consultants cc has been appointed to conduct an Environmental Impact Assessment (EIA) and apply for the Environmental Clearance Certificate with the Ministry of Environment and Tourism on behalf of the Developer.

The study conducted conformed to the requirements of the Environmental Management Act No.07 of 2007 and its Regulations (GN No. 30 of February 2012). The study was conducted in a multidisciplinary approach where potential Interested and Affected Parties (I&APs) and relevant stakeholders were invited to participate and give their inputs.

1.2 Scope of the Study

The Environmental scoping study was conducted in line with the Namibia’s Environmental Management Act (EMA, No.07 of 2007) and the Environmental Impact Assessment Regulations (GN No. 30 of 2012). It indicates a description of the affected environment and the manner which the proposed activities may affect the environment. Information pertaining to the receiving environment and its social surroundings has been sourced through baseline site investigations, review of relevant legislation, use of Geographic Information Systems (GIS) mapping and Google Earth maps.

1.3 Terms of Reference

The Terms of Reference for the proposed project are based on the requirements set out by the Environmental Management Act (No. 7 of 2007) and its EIA Regulations (GN No. 30 of 2012). The process covered the following steps, which are reported in this scoping report as follows:

- Provide a detailed description of the proposed activity.
- Identify all policies, legislation and guidelines that are relevant to the proposed development.
- Evaluate the suitability of the proposed activities against the biophysical and socio-economic of the area.
- Identify the possible environmental and socio-economic impacts of the proposed project activities and identify any gaps of information that require specialist studies.
- Notify and consult all I&AP's and relevant stakeholders regarding the proposed development and provide them with reasonable opportunity to participate during the process.
- Propose the appropriate mitigation measures to avoid, mitigate or lessen the negative impacts; and
- Above all, comply with the EMA requirements.

This scoping report will be submitted to the Environmental Commissioner, as required by Section 27(3) of the Environment Management Act (No. 7 of 2007).

1.4 Project Team

a). Developer: TJ Properties cc

TJ Properties cc is a 100% Namibian owned company based in Ondangwa. Mr. Joseph Ndafediva is the owner and General Manager of the company. It's principles of is mainly property development. TJ properties cc herein referred to as the "Developer" applied to purchase the portion of Erf 3573, Ondangwa extension 16 with the intention of establishing residential facilities (town houses). The proposed development will provide accommodation needs for Ondangwa residents.

b). Town Planner: Plantek Town and Regional Planners cc

Plantek is a fully owned Namibian Town Planning Firm that was established in 2014. Plantek has an office in Windhoek and is currently in the process to open an office in Ondangwa during 2017. The Windhoek Office is managed by Mr. Jan Brits who is a registered Town and Regional Planner. Mr. Brits obtained his B-Tech degree in 2007 from the Cape Peninsula University of Technology in Cape Town and has since worked extensively in the Town and Regional Planning field for the City of Windhoek and reputable private Town Planning firms in Windhoek. Mr. Brits was registered as a Town and Regional Planner in May 2014. Mr. Brits has worked extensively in the Northern Regions of Namibia and assisting various Local Authorities and Regional Councils with their planning projects. Plantek completed the Mass Planning Project for the Eenhana Town Council in 11 months. The project consisted of 2 853 erven. The whole project consisted of 9 Extensions.

c). 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 helping our clients meet regulatory and stakeholder expectations for environmental performances. Mr. Joseph Amushila is a co-owner and a Consultant Manager. He is an environmental specialist with a master's degree in environmental management coupled with many years of experience in the field of environmental consultancy.

2. PROJECT DESCRIPTION

2.1 Site Locality

The proposed development site (Erf 3573) is in Ondangwa Extension 16, measures about 10217m² in extent and is currently undeveloped



Figure 1: Locality of the site (Source: Plantek, 2019)

2.2 Site context

a). Erf 3573 at large

The total size of Erf 3573 is 10217m² while the proposed portion to be rezoned measures about 6050m² in size. The area is favourably located, and it is adjoining the residential housing hubs in other Extension.



Figure 2: Physical features of the site

The site consists of a flat-high land area and a large portion which is a low-laying area with a water depression feature and forms part of the natural watercourse that receives and contain storm during the rainy season. In terms flora and fauna, the site is an open grassland dotted with some indigenous trees such as Makalani palm and Jackal berry.

b). the proposed portion (portion A of Erf 3573)

The portion to be alienated as a POS, is favourably on a high land area with less depression feature compare to the rest of the site. The proposed portion is somehow disturbed due to the existing informal paths crossing through. There are no Trees or any other sensitive biophysical features within the proposed portion.



Figure 3: Proposed portion

c). Access and Municipal services

The site is easily accessible from existing public road network (streets) on both directions. Existing municipal services such as pump station, storm water drainage, electricity, and water connections etc are within the close proximity of the site



Figure 4: Existing municipal services

d). Adjacent development

The area is favorably located adjoining the residential housing hubs of existing Extensions; 13, 14 and 16. The existing developments consist of both business and residential properties. There is railway line which separate the informal settlements and formal settlements of extension 16.



2.3 Proposed activities

The proponent has been provisionary allowed to purchase a portion of Erf 3573, measuring 6050m². The portion will be developed into about 15 townhouses. The target beneficiaries are low income earners who cannot afford to buy formal houses. The following proposed activities will be followed.

- Subdivision of Erf 3573 into Portion A, B and Remainder
- Permanent closure of Portions A and B as a Public Open Spaces
- Rezoning of Portions A and B from “Public Open Spaces” to “General Residential”
- Consent to start with construction once application is approved by the Ondangwa Town Council
- Remainder to remain as Public Open Space

a). Subdivision of Erf 3573 into Portion A, B and Remainder



Figure 5: Proposed subdivision and rezoning at Erf 3573

2.4 Project alternatives

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

Land use alternatives: Although Erf 3573 in general serves important ecological functions of the area, the alienation of the proposed portion would not compromise the integrity of the existing environmental management priorities for the area. Hence, the proposed portion is on a highland and does not contain drainage lines. Moreover, the site is already disturbed and attracts illegal dumping. Rezoning and development of the site will bring some control in the area. Furthermore, Public Open Space in the Extension 16 and in Ondangwa at large are not under any pressure as there still a plenty of POS as per Ondangwa Town Planning Scheme.

- *No-Go option* will mean, leaving the site as it is (No subdivision and rezoning will take place). The Ondangwa Town Council, like any other town is in dire need to provide land, especially land for housing purpose. To succeed in this quest, the Town Council must utilize suitable lands to the fullest capability. Leaving a suitable land such as the one in question to remain as Public Open Space will compromise the chance for the Town Council to achieve its goals. For these obvious reasons, the No-Go option is not a preferred alternative, since the area to be rezoned is an open pit which was used for gravel mining and it was not rehabilitated.

2.4 Need and Desirability

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

The need;

- The site is currently an eyesore and attracts illegal dumping, hence Rezoning and development of the site will bring some control in the area.
- The Ondangwa Town Council, like any other town is in dire need to provide land, especially land for housing purposed. To succeed in this quest, the Town Council must utilize suitable available lands to the fullest capability.

The “Desirability”

- The proposed development site is in a developing zone of the town and can be within the timeframe intended by the Structure Plan.
- The proposed activity is compatible with the site environment and the surrounding.
- The proposed development is desirable given the fact that basic infrastructural services such as electricity supply, water, a sewer system, and road network are easily reachable, hence approval of this application would not compromise the integrity of the town Spatial Development Framework.
- The proposed activity is planned at a time and place in a developing sector of the town and can be a natural opportunity associated with the growth of the town.
- The proposed portion is on a high ground compare to the rest of the remaining portion; hence approval of this application would not compromise the integrity of the existing environmental management priorities for the area.

3. APPROACH TO THE ENVIRONMENTAL SCOPING STUDY

Given the nature of the proposed activities, the scoping assessment approach entails the following approaches.

- 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 Authorities
- Incorporate opinions and concerns raised by interested and affected parties
- Make professional judgment and recommendations

3.1 Baseline study

a) Site Visits

Sites visit was conducted to collect biophysical data such as;

- Flora and Fauna of the area
- Roads and traffic information
- Land use and adjacent areas
- Hydrological features
- Soil and Geology
- Topographic features, etc.

b) Review of Policy and Relevant Documents/Literature

The following literature was reviewed:

- Flood Risk Management Plan
- Local Authorities Act of 1992 (Act 23 of 1992)
- Town Planning Ordinance of 1954 (Ordinance 18 of 1954)
- Townships and Subdivision of Land Ordinance of 1963 (Ordinance 11 of 1963)
- Ondangwa Town Planning Amendment Scheme No 10.
- Environmental Management Act (Act 7 of 2007)
- Ondangwa Structure Plan
- Ondangwa Storm Water Master Plan

3.2 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 Interested and Affected Parties (I&AP's) and relevant stakeholders were invited to register and forward concerns/comments to ensure an equitable and effective participation.

3.2.1 Notification of I&APs and Stakeholders

Potential I&APs were notified through newspaper advertisements in accordance with section 21 (2) of the Environmental Regulations of (GG6 of February 2012). Public notices were advertised twice in two local Newspapers; **New Era newspaper for 17 and 24 January 2019** and the **Confidante newspaper for 17 and 24 January 2017 (see attached)**.

In addition, public notices were displayed at the Ondangwa Town Council notice board and at the site. These public notices provided brief information about the proposed project and the EIA process. The deadline for registration for I&AP's and submission of comments was on the 31 January 2019.

3.2.2 Key stakeholders Consulted

Key stakeholders were identified and invited to submit their input/comments on the proposed development. These includes Officials from various Town Council Departments, Government ministries and authorities. A full list of the IAPs and Stakeholders is appended to this report.

4. LEGAL REQUIREMENTS

This section provides a review of applicable and relevant Namibian legislation, policies and guidelines regarding the environment which was considered while conducting the Scoping/EIA for the proposed project.

Table 1: Namibian Legislation relevant to the project

LEGISLATION	PROVISION	PROJECT IMPLICATION
1. National Legislation		
Constitution of the Republic of Namibia (1990)	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"> - Guarding against overutilization of biological natural resources, - Limiting over-exploitation of non-renewable resources, - Ensuring ecosystem functionality, - Maintain biological diversity. 	The proposed development must be of sound environmental management objectives.
Environmental Management Act No. 07 of 2007	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.	"Public Open Space closure is subjected to an EIA hence this study.
Water Resources Management Act 2004	This Act provides provision for the control, conservation and use of water for domestic, agricultural, urban and industrial purposes. In addition the Act clearly gives provision that pertain with license or permit that required abstracting and using water as well as for discharge of effluent.	The protection of ground and surface water resources should be a priority. Obligation not to pollute surface water bodies.

Draft Urban and Regional Planning Bill and Regulations	It is envisaged that the current system of land use planning and development controlled in Namibia will be comprehensively reformed by the enactment of the draft Urban and Regional Planning Bill and regulation. The Bill 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 the subdivision and consolidation of land and the establishment and extension of urban areas.	The Developer shall apply for the rezoning of Public Open Space to the Township Board/NAMPAB as per this Act requirements.
Forestry Act (No. 12 of 2001) Nature Conservation Ordinance (No. 4 of 1975)	<ul style="list-style-type: none"> Prohibits the removal of any vegetation within 100 m from a watercourse (Forestry Act S22 (1)). Prohibits the removal of and transport of various protected plant. 	These provisions will be used as a guideline for conservation of vegetation if need be. Intended removal of such vegetation would require a permit.
Pollution Control and Waste Management Bill	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 sustainable manner.
Labour Act (No 11 of 2007)	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 or 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.
Noise Control Regulations (Labour Act)	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/rehabilitation should be minimized to the satisfactory of neighboring residents and the town Council.
Town and Regional Planners Act, 1996 (Act No. 9 of 1996)	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	A registered Town Planner has been appointed for this project.

	<p>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 the subdivision and consolidation of land and the establishment and extension of urban areas.</p>	
Town Planning Ordinance (No. 18 of 1954)	<p>Subdivision of land situated in any area to which an approved Town Planning Scheme applies must be consistent with that scheme (S31).</p>	<p>Town Planning Procedures will be registered through the NAMPAB</p>
Ondangwa Town Planning amendment Scheme No.2	<p>Identify different land use categories, zoning, use and consent use.</p> <p>“Public Open Space” is refer to as a land which is under or will be under the ownership of the local authority, which is not leased nor will it be leased on a long term basis, and which is utilized or will be utilized as an open space or a park, garden, picnic area, playground or square and includes a public place.</p> <p>whereas “Business” or Business premises is defined as a site or building or structure on or in which business is done and includes <i>shops, offices, financial institution or restaurants or site, building or structure of similar uses</i> but does not include places of <i>assembly or entertainment, institutions, service station, public garages, industries, noxious trades.</i></p> <p>Consent use on “Business “zone includes <i>Assembly or entertainment, institutions, service station, public garages, industries, noxious trades.</i></p>	<p>Consent was obtained from the Town Council for the rezoning of the proposed land from POS to Business. Town Planning procedures will be registered and approval will be requested from NAMPAB.</p> <p>The development to be used should be of the approved business categories and Consent must be obtained if any other activities are required.</p>
Ondangwa Public Open Space Policy	<p>To ensure that the provision of sufficient and comprehensive mix of parks, recreational facilities and natural areas satisfy the health, safety, welfare, and</p>	<p>The proposed development will not compromise the objectives of this Policy, hence only a portion of the POS will be alienated.</p>

	changing needs of Ondangwa citizens and visitors including special groups such as the elderly and the handicapped.	
Road Ordinance 1972 (No. 17 of 1972)	<p>Width of proclaimed roads and road reserve boundaries (S3.1)</p> <p>Control of traffic on urban trunk and main roads (S27.1)</p> <p>Rails, tracks, bridges, wires, cables, subways, or culverts across or under proclaimed roads (S36.1)</p> <p>Infringements and obstructions on and interference with proclaimed roads. (S37.1)</p> <p>Distance from proclaimed roads at which fences are erected (S38)</p>	The limitations applicable on RA proclaimed roads should inform the proposed layout and zonings where applicable.

5. DESCRIPTION OF THE EXISTING ENVIRONMENT

This chapter provides an overview of the baseline biophysical and social environmental conditions, with which the proposed project will interact. This information has been sourced from observations made and photographs taken during site visits, the team's experience and existing literature from previous research conducted in the area. It also presents a background against which the positive and negative impacts of the proposed options can be assessed.

5.1 Biophysical

a) Climate

Northern Central is defined as a semi-arid to sub-humid climate, with hot summers and warm winters. The average annual rainfall in Ondangwa is about 470 mm occurring between October and April, with the heaviest falls from January to March and the peak in February. The soils are sandy, allowing high infiltration and the average annual evaporation is about 2 800 mm. Consequently, there is no flow in the drainage channels during the dry season. The rainfall pattern is highly variable in amount and distribution. Temperatures are also cooler and more moderate, with approximate seasonal variations of between 10 and 30 °C (Kangombe, 2010).

b) Topography

The town is situated on the eastern edge of the Cuvelai system which is characteristics by shallow drainage channels called "oshanas" with pockets or islands of higher lying land in between. The topography of the Ondangwa town is a gently sloping plain with a gradient of about 1:2 500 (Cronje G, 2013). The oshanas periodically carry water after heavy local rains or good falls in highland areas to the north in Angola. In Ondangwa, floods are mainly provoked by heavy rains and the lack of storm water drainage system. Floods in town affect low lying areas within town boundaries and accessibility to surrounding areas. The continued growth of the town means 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 oshanas.

c) Hydrology

The country has been divided into twelve hydrogeological regions based mainly on geological structure and groundwater flow and according to the national hydrogeological map, Ondangwa area is part of the Cuvelai-Etoshia groundwater Basin. The flood water cover the flood prone areas and main access roads interrupting accessibility to some vital services (hospitals and private clinics, schools, shops, etc) and other settlements located nearby.

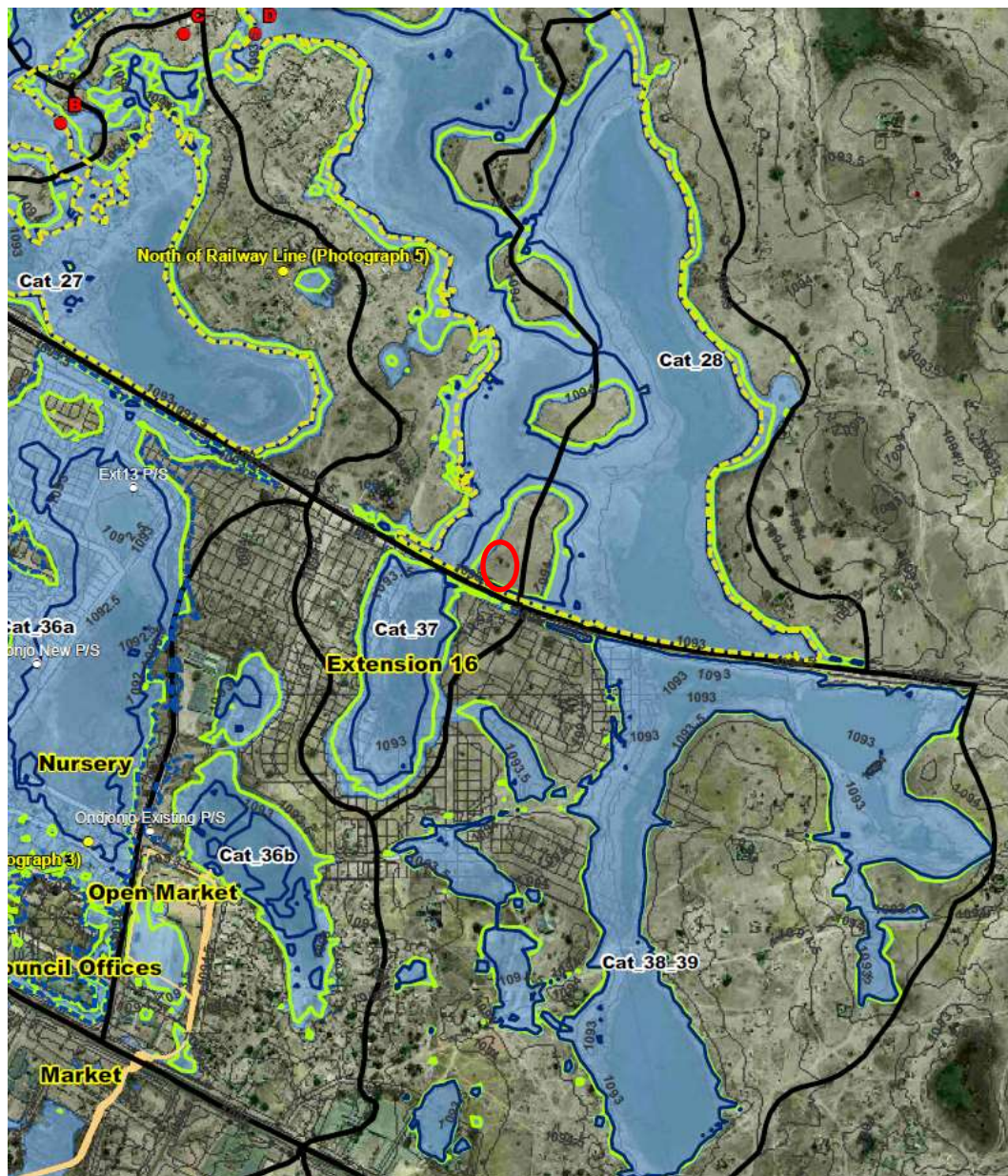


Figure 6: Hydrological feature of Ondangwa

Figure 5 above depict how the water flows in and around Ondangwa CBD areas. The proposed development site is located east of the catchment area 37 in Extension 16 (Red circle).

d) Flood risk vulnerability

In Ondangwa, floods are mainly provoked by heavy rains and the lack of storm water drainage system. Floods in town affect low lying areas within town boundaries as a result accessibility to numerous houses, commercial and industrial buildings are affected. The continued growth of the town means 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 oshanas.

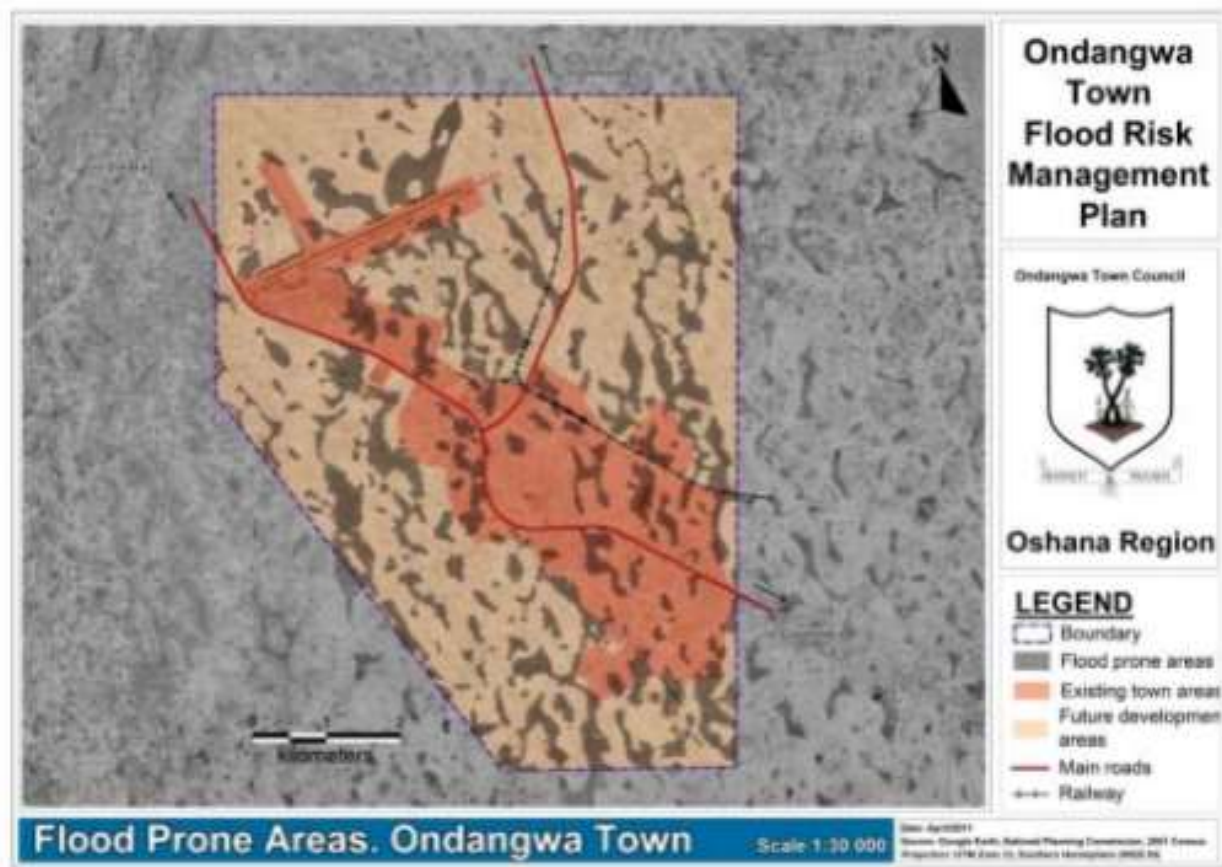


Figure 7: Flood Risk Assessment of Ondangwa Town

e) Hydrogeology

The groundwater of the Cuvelai-Iishana Sub-Basin is relatively shallow but mostly brackish or saline. The ground water in the area is found in shallow discontinuous aquifers (Perched Aquifers). All groundwater within the basin flows towards the Etosha Pan, due to the structure of the basin and because as the pan deepest point, is the base level of the groundwater flow system.

f) Soil and Geology

The soil of the northern Namibia is dominated by deep Kalahari and Namib sand that mostly occur in the formation of sands and other sedimentary materials, while the *clay sodic* sands dominate in the Oshanas. The soil type classification is termed to be favorable for crop cultivation and plant grow in general, and this is determined by its physical properties to the nature of water retention, lower salinity, and high nutrient level. In principle, the soil comprises of mosaic soil type such as clay and average salty clay. This determines that the main soil dominance is *Eutric Cambisols* that characteristic by its definition on consistency, colour and structure. On extent, it is found in the depression of low-lying areas of the landscape, and typically contain accumulations of calcium carbonate. These soils are potentially fertile, but iron and zinc occurrence might be at lower level concentration sometimes (Mendelssohn, 2002).

5.2 Socio-economic profile of the area

a) Ondangwa town overview

Ondangwa town is located right in the eastern boundary of the Oshana region, bordering the Oshikoto region. It is an important urban centre with easy accessibility to Oshakati town, to the Helao Nafidi town, on the Angolan border where high trade and commercial activities are taking place and to the capital city, Windhoek, through the B1 road. Many local authorities for the Oshana and Oshikoto regions are in the town, e.g. the Ministry of Education. Since independence, the government has settled an industry in the north, to create jobs and improve the poor infrastructure. The town has a population of about 23000 residents according to the Namibia Population and Housing Census of 2011. The town shares an airport with Oshakati. Ondangwa is linked to Oshakati and Oshikango by a tarred road.

b) Bulk service supply

- **Water Supply:** There is a major pipeline that brings water from Oshakati (NAMWATER), serving most of the urban area with a reticulated network, except in some informal settlements, where the service is through communal taps.
- **Sewerage & Drainage:** The existing system serves most of the planned areas through a reticulated network, pump stations and oxidation ponds. The informal settlements are not served by sewerage; the solutions are through septic tanks, pit latrines and others. No drainage system is in place, only partial solutions especially along the main road.
- **Communication & Electricity:** The town has accessibility to selected services/facilities. These include television, radio, newspaper, telephone and computer. Most of the town's electricity is served via NORED, although some areas within the existing informal settlements are not yet served.

c) Economic development

The town has good infrastructure necessary for economic development. Ondangwa features shopping centres, a large open market, and several tourism facilities. The town also houses shopping malls with well-known retail brands, such as Shoprite, Clicks, Ackermann's, etc. This brings numerous people from nearby villages and towns to come for shopping and other services in town. There are also many other local brands operating, offering good shopping ambience, especially craft, baskets. Rössing Foundation, Kayec and Cosdec are the three vocational skills schools training young people in building maintenance, sewing, cooking, and Internet Technology. Ondangwa Town also welcomes numerous partnerships for developmental projects such as land servicing and other ventures.

d) Education and Health

The town has a public hospital, public and private clinics, private doctors (general practitioner's), dentists, and pharmacies. Most of the health facilities in town operate during the day and they also cater for the people living near the town. Ondangwa has public and private educational facilities which cater for primary and secondary learners. Some schools have accommodation for learners residing out of town. There are also a few institutions of higher learning which are accredited by Namibia Qualification Authority.

e) Land use and availability

Ondangwa is also known for its residential neighborhoods consisting out of low, middle- and high-income groups. Due to the flooding of Oshakati during the 2007/2008 and the 2009 season a number of investors have decided to look for investment possibilities elsewhere. Ondangwa is a favorable investment hub for investors seeing that it is near Ongwediva and Oshikango. The Main Road to Helao Nafidi and Oshikango runs through Ondangwa therefore large volumes of vehicle and pedestrian traffic moves through the Town of Ondangwa which makes it a prime area for investors.

The Ondangwa Town Council needs to cope with the huge demand for available serviced erven, including residential, business, and institutional erven. At the current moment, the supply of erven is not meeting the demand for serviced erven therefore creating a backlog of available serviced erven. The provision of extra serviced erven in Ondangwa will help to meet the demand from the consumer's side and in the long run will generate much needed income from rates and taxes for the Ondangwa Town Council. These finances can then be used for future expansion and upgrading of existing services in the Town of Ondangwa.

f) Public Open Space

According to the Ondangwa Town Council Open Space Policy, "Public Open Spaces" (POS) are defined as *"those areas specifically left free of any intensive development. They can serve many functions, including preservation of fragile ecosystems, natural area, scenic vista, aesthetic quality, wildlife habitats, cultural, historical and archeological areas, outdoor recreation areas of all forms, pedestrian linkages, walkways and trails, aquifer recharge areas, etc"*.

Currently there are more than 53 approved public open spaces in Ondangwa. Most of the public open spaces are in the town center and run along the local Oshanas of areas that are prone to flooding during the rainy season. Although there are several POS in Ondangwa, most of these POS are still undeveloped as result only limited areas in for people to rest or relax.

6. ASSESSMENT OF PROJECT IMPACTS

The EIA Regulations require “a description of the significance of any significant effects, including cumulative effects, which may occur as a result of the undertaking of the activity”.

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 2: Significance Assessment criteria

CRITERIA	DESCRIPTION			
EXTENT	National (4) The whole country	Regional (3) Oshana region and neighbouring regions	Local (2) Within a radius of 2 km of the proposed site	Site (1) Within the proposed site
DURATION	Permanent (4) 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	Long-term (3) The impact will last for the entire operational life of the development but will be mitigated by direct human action or by natural processes thereafter.	Medium-term (2) The impact will last for the period of the construction phase, where after it will be entirely negated	Short-term (1) The impact will either disappear with mitigation or will be mitigated through natural process in a span shorter than the construction phase
INTENSITY	Very High (4) Natural, cultural, and social functions and processes are altered to extent that they permanently cease	High (3) Natural, cultural, and social functions and processes are altered to extent that they temporarily cease	Moderate (2) Affected environment is altered, but natural, cultural, and social functions and processes continue albeit in a modified way	Low (1) Impact affects the environment in such a way that natural, cultural, and social functions and processes are not affected
PROBABILITY	Definite (4) Impact will certainly occur	Highly Probable (3) Most likely that the impact will occur	Possible (2) The impact may occur	Improbable (1) 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 3: Criteria for significance ratings

Low impact	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.
Medium impact	Mitigation is possible with additional design and construction inputs.
High impact	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.
Very high impact	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.
Status	Denotes the perceived effect of the impact on the affected area.
Positive (+)	Beneficial impact
Negative (-)	Deleterious or adverse impact.
Neutral (/)	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

The construction and operation of the proposed development and its associated infrastructures may result into several potential impacts on the physical, biophysical, and socio-economic environment of the proposed site. These impacts could be positive, negative, or neutral. Below is description of potential impacts that may arise as a result of the project based on its context, knowledge of the area, issues raised, and information provided during the Public Participation Process.

Table 4: Potential Impacts during Planning & Design and Development

ASPECT	POTENTIAL IMPACTS	SIGNIFICANCE RATING				MEASURES AND REMARKS
		Extent	Duration	Intensity	Probability	
1. BIOPHYSICAL Impact on Biodiversity Topography and aesthetic view Impact on Soil Impact on Drainage	<ul style="list-style-type: none"> Vegetation clearance during construction 	Site	Low	Low	Improbable	<ul style="list-style-type: none"> The site does not contain any sensitive species of flora and fauna
	<ul style="list-style-type: none"> Change of visual and aesthetic view 	Local	Medium term	Low	Probable	<ul style="list-style-type: none"> The development site must be kept clear of building rubble and general waste.
	<ul style="list-style-type: none"> Possibility of erosion during site clearance Compaction of soil during construction Extracting filling material might cause secondary impacts to the source area 	Local	Medium-term	Moderate	Probable	<ul style="list-style-type: none"> All open trenches must be filled and area must be properly rehabilitated Back filling materials should be sourced from burrow pits with valid ECC.
	<ul style="list-style-type: none"> Construction activities may affect the flow of storm water of the area 	Site	Short-term	Moderate	Probable	<ul style="list-style-type: none"> Deep water channels must be avoided. Flood Risk Plan must be prepared prior to development

	Air quality	<ul style="list-style-type: none"> • Release of dust from building and development activities, equipment and construction vehicles • Generation of fumes from vehicles and construction equipment may pollute the air 	Local	Short-term	Moderate	Probable	<ul style="list-style-type: none"> • Use dust-suppressing agents i.e. spraying with water • Limit the number of Vehicle and heavy implements at the site • Avoid dust generating activities i.e. blasting during strong wind.
	Noise	<ul style="list-style-type: none"> • Noise impacts during construction phase will occur from construction vehicles etc. which might be a nuisance to residents and employees. 	Local	Short-term	Moderate	Probable	<ul style="list-style-type: none"> • Construction should be limited to normal working days and office hours (08h00-17h00). • . Limit the number of Vehicle and heavy implements at the site • Watering of all construction haulage.
	Waste	<ul style="list-style-type: none"> • Generation of waste through construction and rehabilitation activities mainly building rubbles and domestic waste. • Sewage waste will be generated from temporary construction toilets on site. 	Site	Short-term	Low	Probable	<ul style="list-style-type: none"> • All solid waste generated must be gathered and disposed to the dumpsite. • All properties must be provided with a standard ablution facilities and connected to the municipal sewer system
	Water	<ul style="list-style-type: none"> • Contamination of surface water and groundwater from construction activities 	Local	Short-term	Low	Probable	<ul style="list-style-type: none"> • Since the site has a water depression feature, it is advisable that construction activities be carried out during dry season rather than on rainy season. • Do not park Vehicle or Equipment with leaks for too long at the site. • All containunared soil must be cleaned up.

Occupational and Public safety	<ul style="list-style-type: none"> Construction activities may create several health risks to the employees and public at large. 	Local	Short-term	Moderate	Probable	<ul style="list-style-type: none"> All employees must have PPE Signage should be place at the entrance of the construction. Employees must be trained on the nature of their duties. Construction equipment must be of required engineering standards
2. SOCIO-ECONOMIC						
Traffic impacts	<ul style="list-style-type: none"> Increase in traffic congestion within the area during construction and rehabilitation activities 	Site	Medium term	Moderate	Probable	<ul style="list-style-type: none"> There is already an existing access road which provide access to the site and adjacent properties. Flagmen and traffic controls should be appointed to regulate traffic flow of construction vehicles.
Crime	<ul style="list-style-type: none"> Construction activities are associated with an increase on criminal activities due to an influx of temporary, migrant workers 	Site	Short-term	Low	Probable	<ul style="list-style-type: none"> All equipment can be stored away from the site or in a secure place.
Employment opportunities	<ul style="list-style-type: none"> The construction phase will provide temporary employment opportunities during construction (+ve) 	Local	Short-term	High	Definite	<ul style="list-style-type: none"> Employment opportunities will be created during development
Economic Development	<ul style="list-style-type: none"> Construction phase will create economic opportunities for the local businesses (+ve) 	Local	Short-term	Low	Highly probable	<ul style="list-style-type: none"> Economic drives will be generated from development of the site

Table 5: Potential Impacts during Operation phase

ASPECT	POTENTIAL IMPACTS	RATING				MEASURES AND REMARKS
		Extent	Duration	Intensity	Probability	
1. BIOPHYSICAL	Impact on Biodiversity	Site	Long-term	Low	Improbable	<ul style="list-style-type: none"> The development must include greenery as part of landscaping to enhance biodiversity and aesthetic view.
	Impact on Soil	Local	Long-term	Moderate	Improbable	<ul style="list-style-type: none"> Ensure proper drainage from the site. Provide proper maintenance of sewage pipes and rehabilitate the area in case of spillage/leaks
	Impact in Groundwater	Local	Long-term	Moderate	Improbable	<ul style="list-style-type: none"> Fix all leaking sewage pipes Do not allow direct discharge of pollutants in the surface runoff Ensure proper drainage of storm water by installing and maintenance of culverts that carries rain water away from the site to avoid flooding of neighboring properties.
	Waste generation	Site	Short-term	Low	Probable	<ul style="list-style-type: none"> All solid waste generated must be gathered and disposed to the dumpsite Ensure maintenance of sewage system.
	Increase Water demand	Local	Long-term	Moderate	Probable	<ul style="list-style-type: none"> Encourage rainy water harvesting for domestic use to reduce water consumption

Increase Electricity demand	<ul style="list-style-type: none"> • Increase demand on electricity 	Local	Long-term	Moderate	Probable	<ul style="list-style-type: none"> • Encourage use of renewable energy i.e. Solar geysers to supplement the electricity supply
Increase demand of Municipal services	<ul style="list-style-type: none"> • Increase demand on municipal services i.e. sewer connection and maintenance, waste collection etc. 	Local	Long-term	Moderate	Probable	<ul style="list-style-type: none"> • Most of the required services are readily available i.e. sewer, water, roads and electricity.
2. SOCIO-ECONOMIC						
Traffic impacts	<ul style="list-style-type: none"> • Increase traffic flow on the adjacent roads during operation phase 	Site	Medium term	Moderate	Probable	<ul style="list-style-type: none"> • Traffic impacts during operation is expected to be low due to additional access road provided
Economic development (+ve)	<ul style="list-style-type: none"> • The proposed development will enhance economic opportunities for local businesses. 	Local	Long-term	High	Probable	<ul style="list-style-type: none"> • The development of this property will have positive economic benefits to the town • Developing the site will create new opportunities for unemployed people in Ondangwa.
Employment creation						

8. DRAFT MANAGEMENT PLAN

This EMP was prepared for the Planning & Design, Construction and Operation phase of the proposed cemetery. The Developer should play a pivotal role in implementing this EMP. This section provides a manner in which the EMP is to be implemented and also outlining responsibilities of all parties involved perform their respective roles in accordance with this EMP.

8.1 Responsibilities

It is the core responsibility of the Developer to ensure the successful implementation of this EMP and any condition to be imposed by the Ministry of Environment and Tourism (MET). However, the implementation of this EMP also requires the involvement of various role players, each with specific responsibilities to ensure that the project is operated in an environmentally sensible manner.

8.1.1 The Developer: TJ Properties cc

Responsibilities

- a). Implement the final EMP after approval by DEA and ensure the project comply with the EMP and conditions therein.
- b). Provide Environmental training and awareness on the EMP to all contractors, sub-contractors and employees involved in the development.
- c). Notify MET and EAP of any proposed changes to the
- d). Appoint the responsible official/s to take the responsibility of the following.
 - Regular inspections and monitoring and review of the on-site environmental management and implementation of the EMP by the maintenance team or Contractor and sub-contractors.
 - Audit the implementation of the EMP monthly
 - Keep environmental records, Compile and submit Environmental Reports to the Authority every after three (3) years for the renewal of the Environmental Clearance Certificate.
- e). In the absence of this appointment, the Developer shall collectively take responsibility.

8.1.2 The Contractor and Sub-contractors

It is expected that various contractors and sub-contractors will be appointed at various times and for various tasks throughout the life cycle of this project. All appointed contractors shall ensure to comply with the EMP and its conditions. The Developer must ensure that a copy of the EMP is given to all contractors before commencement of any work at the project. The contractor upon receiving this EMP should ensure.

- To undertake their activities in an environmentally sensible manner and within the context of this EMP
- To undertake good housekeeping practices during duration of the activities
- To ensure that adequate environmental awareness training takes place in the language of the employees.

8.1.2 Authorities

- **Ondangwa Town Council:** The Ondangwa Town Council should provide supervisory and monitoring roles to ensure compliance of their respective regulations and laws by renewal or enforcement of respective laws. Of relevance to this project are; the Ministry of Urban Rural Development and Ministry of Environment and Tourism.
- **Ministry of Urban Rural Development:** MURD will provide approval through the NAMPAB for registration of the town planning procedures as per the Town Planning Ordinance (Ordinance 188 of 1965).
- **Ministry of Environment, Forestry and Tourism (MEFT):** MEFT should conduct an Environmental compliance monitoring should any instances of non-compliance be found, this must be brought to the attention of the site foreman, along with recommended measures for rectifying the non-compliance.

Table 6: Mitigation Measures during Construction

Environmental Impacts	Mitigation Measures	Roles and Responsibilities	
		Implementation	Monitoring
Impact on Biodiversity (flora and fauna)	<ul style="list-style-type: none"> Vegetation clearance must be limited to project site No animal including small mammals i.e. ground-burrowing squirrel etc. be killed on purpose. Make provision for landscaping 	Developer	Town Council
Pollution to surface and groundwater	<ul style="list-style-type: none"> No discharge of pollution in the watercourse Clean up all leakage or spills (if occur) Temporary construction housing must be provided with ablution facility that may be connected to municipal sewage system Sewage pipelines must be of required standard and No Asbestos material may be used 	Contractor	Developer
Visual intrusion	<ul style="list-style-type: none"> Existing trees must be incorporated in the site layout design. The site must be kept clear of building rubble and other waste All material must be stored away from the site or in a temporary storeroom The construction site must be condoned off during the entire construction period 	Contractor	Developer
Provision for Traffic management	<ul style="list-style-type: none"> Make provision for road traffic control measures Provide traffic regulation during construction phase Limit driving speed for construction vehicles 	Developer/Contractor	Town Council
Water and Energy demand Management	<ul style="list-style-type: none"> Commit to minimizing the use of water during construction phase Make provision for Rainwater harvesting through gutters and storage drums Make provision for renewable energy (Solar) 	Developer	Town Council
Waste Management	<ul style="list-style-type: none"> The site should always be kept tidy No waste may be buried or burned on site or anywhere else. All domestic and general construction waste produced daily should be cleaned and contained daily. 	Contractor	Developer

	<ul style="list-style-type: none"> • Separate waste containers/bins for hazardous and domestic/general waste must be provided onsite. The waste containers should be emptied after construction and removed from site to the waste disposal site. • Provide municipal refuse bins and ensure regular waste collection 		
Impact on Soil	<ul style="list-style-type: none"> • Gravel sand to be used for stabilization must be from approved borrow pits or authorized suppliers • Do not park vehicle or implement with leaks for too long at the site • All vehicles must be serviced offsite • Contaminated soil must be cleaned up 	Contractor	Developer
Public and Occupational safety risks	<ul style="list-style-type: none"> • All employees must be provided with PPE • The site must be cordoned off and be out of bound for animal and people • Provide signage at the construction site • Limit speed for construction vehicles • Make use of flagmen to regulate traffic • Employees must be given training in line with their job 	Contractor	Developer
Employment creation	<ul style="list-style-type: none"> • Employ as many local people as possible 	Developer	Town Council
Economic prosperity	<ul style="list-style-type: none"> • Local contractors must be given a first priority • Materials should be sourced from local suppliers in the first attempt 	Developer	Town Council

Table 7: Mitigation measures during Operation phase

Environmental Issue/Impacts	Mitigation Measures	Roles and Responsibilities	
		Implementation	Monitoring
Pollution of groundwater from contamination or leakages	<ul style="list-style-type: none"> •No direct discharge of pollution (waste water or solid waste) into the watercourse •Ensure that sanitary facilities are frequently cleaned and regularly monitored. •Monitor sewer connection and ensure adherence to standards 	Developer	Town Council
Increase Water and Energy demand	<ul style="list-style-type: none"> •Ensure supply of potable water in accordance Water Demand Plan •Harvest rainwater for use in gardening and other activities •Encourage use of renewable energy i.e. solar geysers •Enforce energy and water conservation measures 	Developer	Town Council
Aesthetic view of the area	<ul style="list-style-type: none"> •The site must be clear of litter and all waste must be removed and disposed of to the landfill site. •Spoil heaps should be flattened to the similar adjacent ground, to prevent soil erosion, thus encouraging natural vegetation. •All surfaces hardened due to construction must be ripped and material imported thereon be removed. •The original site topography should be restored where as much as possible. •Topsoil should be applied at cleared area and where material was stockpiled for this purpose. 	Developer	Town Council
Traffic impacts	<ul style="list-style-type: none"> • Ensure road signs at the intersection to the existing roads • Provide pedestrian crossing 	Town Council	Town Council
Waste generation	<ul style="list-style-type: none"> • All waste generated must be contained and properly gathered and collect as per local authority laws • Encourage waste segregation through a 3bin system (Tins, Paper, Plastics) 	Developer	Town Council

9. 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. The other objective was to identify the gaps of information, hence determine the need for any specialist studies. 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.

9.1 Assumptions and Conclusions:

- The findings of the Scoping Assessment are considered sufficient and no additional specialist study is required.
- The proposed activity is planned at a time and place in a developing sector of the town and can be a natural opportunity associated with the growth of the town.
- The approval of this application would not compromise the integrity of the existing environmental management priorities for the area.
- There were no objections or critical issues have been raised by I&AP's.
- All identified key stakeholders are in support with the proposed activities.
- The proposed will not compromise the objectives of the existing Ondangwa Public Open Space Policy hence.
 - The proposed site is a non-functional public open space and only a portion of the site is affected. The remaining portion will be sufficient to serve the ecological function of the site.
 - The portion was acquired in accordance with Councils sale of land policies, the Local Authorities Act 22 of 1992, Ondangwa Town Planning Scheme and Town Planning Ordinance.
- The proposed development shall be the activities specified under category "General Residential" in the Town Planning Scheme and that consent must be obtained for establishment other activities not specified.

9.2 EAP Recommendations

It is recommended that the Developer must

- Develop a Flood Risk Management Plan for the proposed development in line with the Ondangwa Storm Water Management Plan of 2013.
- Obtain Permission from the Town Council –Traffic Department for the construction of access road and traffic regulations at the intersections prior to the construction.
- Implement the proposed mitigation measures outlined in **Table 6 and Table 7 (EMP)** of this report.
- The Environmental Commissioner considers the findings and recommendations of this Scoping process as sufficient and.
- Consider issuing an Environmental Clearance Certificate to authorize for the **“Permanent Closure of Portion A and B of Erf 3573 Ondangwa Extension 16 as “Public Open Spaces” and Rezone to “General Residential”**.

10. REFERENCES

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11. APPENDICES

- APPENDIX A: CV and ID of the EAP**
- APPENDIX B: List of IAPs**
- APPENDIX C Public Notifications**
- APPENDIX D Purchase of Land Approval**

APPENDIX A: CV EAP

JOSEPH KONDJA AMUSHILA

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PERSONAL PROFILE

Mr. Joseph Is a young, energetic and result-driven professional with over seven years combined working experience in natural resource, agribusiness and environmental management. I hold a Master Degree in Environmental Management and several other qualifications in Agriculture.

PERSONAL DETAILS:

Surname : Joseph. Kondja Amushila
ID : 87050501034
Nationality : Namibian
Driving Licence : Code BE (500100007FDH)
Languages : English, Oshindonga and Afrikaans

EDUCATION AND TRAININGS

2011-2012	MASTER DEGREE IN ENVIRONMENTAL MANAGEMENT
2010	BACHELOR (HONORS) IN AGRICULTURAL MANAGEMENT, School of Natural Resource Management, Polytechnic of Namibia
2009-2010	BACHELOR DEGREE IN AGRICULTURAL MANAGEMENT, School of Natural Resource Management, Polytechnic of Namibia
2006-2008	NATIONAL DIPLOMAS IN AGRICULTURE, School of Agriculture and Natural Resources, Ogongo Campus, University of Namibia

SHORTCOURSE AND TRAININGS

2014	Short Course training in web 2.0 and Social Media offered by CTA in collaboration with the University of Namibia (UNAM) in Windhoek.
2012	Short Course training in Project Management offered by Center for Environmental Management (CEM), University of Free States

2012	Short Courses in Environmental Management Systems. E.M.S (ISO14001) , Center for Environmental Management (CEM), University of Free States
2011	Short Course training in Environmental and Social Impact Assessments (ESIA) , CEM; University of the Free States
2011	Short Course training in GIS by CEM; University of the Free States
2010	Short Course Training in effective supervision and change management skills by C & F Business Consultancy cc

PREVIOUS EIA STUDIES (MOST RECENT)

2017/18	<ul style="list-style-type: none"> -EIA for the proposed new Cemetery and New dumpsite, Keetmanshoop EIA for the proposed Lucerne project in Keetmanshoop -EMPs for the existing dumpsite and Oxidation ponds in Keetmanshoop -EIA for the proposed Copper-waste separation Plant in Otjokavare, Kunene Region -EIA for the proposed sand mining at Nonidas Area, in Swakopmund, -Scoping Assessment for the Permanent closure of POS in Ondangwa -Scoping Assessment for the Permanent closure of POS in Ongwediva
2016/17	<ul style="list-style-type: none"> -EIA for the proposed establishment of five new extensions in Outapi -EIA for the proposed establishment of two extensions in Omuthiya -EIA and EMP for the proposed extension 6 in Outjo -Scoping Assessment and EMP for the Okapi Campsite -SEA for the Ministry of land Reform's PCLD at large -EMP for the operation of Mowani Camp, Kunene Region
2015/2016	<ul style="list-style-type: none"> -EIA for the closure and Consolidation of the street in Rundu Extension 4: on behalf of the Stubenrauch Planning Consultants -Environmental Scoping for the creation of a right of way servitude in Okohandja -EIA for the proposed development of Dates Plantation in Otjimbigwe and Olive Plantation in Okombahe, Erongo region

APPENDIX B: List of Registered IAPs

ORGANISATION	REPRESENTATIVE AND TITLE	CONTACT DETAILS
Ondangwa Town Council	CEO	inamgongo@ondangwatc.org.na
	Mr. Shipanga Manager: Technical Services	pshipanga@ondangwatc.org.na
	Mrs. Rachel Naukushu Town Planning Officer	Rnaukushu@ondangwatc.org.na 0814290777
	Assistant Town Planner Mr. Nicolas Ndeikonghola	nndeikonghola@ondangwatc.org.na 0813077370
	Sem Gabriel Economic Development	065-240101
Plantek Regional and Town Planners	Mr. Jan Brits Manager	plantek@africaonline.com.na
Roads Authority	Mr. Petro Vermeulen	vermeulenP@ra.org.na
NORED	Mr. Isac Nekwaya	i.nekwaya@nored.com.na
NamWater	Dr. Kambanda Northern Regions	kambandak@namwater.com.na
	Mr. Johannes K. Shigwedha PRO	Tel: 264 61 71 2277 Cell: 264 81 122 2858 Email: shigwedhaj@namwater.com.na
Other IAPs		
Mr. Benyami Shiimi	Ondangwa resident	bshiimi@gmail.com
Mr. Samuel Mbumba	Ondangwa resident	afriwaycaa@gmail.com
Mrs. Justina Nghihangwa	MoHSS	jpenehafo@mohss.gov.na