

ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT REPORT

**Township & Related Infrastructure Development
- Erven Re/6 & Re/236 - A Portion of Portion B of
Klein Windhoek Town & Townlands, No. 70,
Khomas Region NAMIBIA**

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“Balancing growth with resilience”

Document Status

PROPONENT	IPBF INVESTMENT HOLDINGS (PTY) LTD 11 Luther Street, Windhoek, NAMIBIA
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Abbreviations

BID	Background Information Document
CoW	City of Windhoek
CV	Curriculum Vitae
DEA	Department of Environmental Affairs
EA	Environmental Assessment
ECC	Environmental Clearance Certificate
EIA	Environmental Impact Assessment
EMP	Environmental Management Plan
GG	Government Gazette
GN	Government Notice
ha	Hectare
HIV	Human Immunodeficiency Virus
NAMPORT	Namibia Ports Authority
SADC	Southern African Development Community

1. EXECUTIVE SUMMARY

1.1 Introduction

As a statutory, mandatory and contractual obligations to ensure the provision of reliable and affordable housing, the proponent, intends to establish a township - Proposed Township & Related Infrastructure Development on Erven Re/6 & Re/236, Klein, Windhoek Urban, Khomas Region, Namibia.

Considering the magnitude of the project – township and related infrastructure establishment, will likely trigger some negative impacts on the surrounding or immediate environment. The Proponent has therefore appointed Erongo Consulting Group to carry out an Environmental Impact Assessment (EIA) and undertake the necessary activities to enable an application for an Environmental Clearance with the Environmental Commissioner as prescribed by the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012).

The proposed development is meant to improve the standards of the living conditions of the Windhoek community in line with Namibia's Vision 2030. The layouts of the proposed development is based on the environmental parameters, economic restraints, availability of land and connection points of existing bulk services infrastructure, therefore based on that no alternatives were considered. A no-go alternative was considered not feasible because if the sites remain undeveloped, they will attract illegal dumping and informal settlements. At the same time, the City of Windhoek is facing a massive housing backlog – which the proposed project seeks to address.

From the Public Participation Process undertaken, no objections were received. Adverts were placed in the New Era Newspaper for two consecutive weeks, and a **Site Notice** was placed strategically on the site.

1.2 Aim of the study

The aim of the Scoping exercise is to:

- Assess and evaluate the suitability of the proposed township development against the biophysical and socio-economic sensitivities of the area;
- Minimize the negative environmental impacts brought about by the proposed township development project and the supporting infrastructure during construction and operational phases, as well as maintenance rounds;

- Consult all Interested and Affected Parties (I&AP's), with specific emphasis on the communities in the affected area to ensure that their needs and concerns are taken into account; and Above all;
- Conform to and meet the stipulated Namibian Environmental legislation requirements (EMA, 2007)

As part of the EIA application for the proposed development, a **scoping phase** has to be exercised. The scoping exercise therefore identified the issues that the environmental impact assessment will examine and the scope of the assessment required to ensure that the EIA will conform to the requirements of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012).

1.3 Legal Requirements

In terms of section 58 of this Act, the Environmental Management Act came into force on the 6th of February 2012, as determined by the Minister of Environment and Tourism (Government Notice No. 28 of 2012).

Under section 56 of the Environmental Management Act, 2007 (Act No.7 of 2007), the Minister has made the regulations for Environmental Impact Assessment as set out in the Schedule of Government Notice No. 30 (2012). These regulations require that all projects, plans, programmes and policies that have a detrimental effect on the environment must be accompanied by an EIA. Under section 27 of the Environmental Management Act, 2007 (Act No. 7 of 2007), and after following the consultative process referred to in section 44 of that Act, the Minister lists in the Annexure to the above mentioned Schedule, activities that may not be undertaken without an environmental clearance certificate (Government Notice No. 29 of 2012).

The most important provisions in terms of guiding this Environmental Assessment process are those contained in the Town Planning, Road and Townships and Division of Land ordinances, the Water Act and the Forestry Act.

As such, the proposed project will have an impact on sensitive aspects of the receiving environment, both biophysical and socio-economic. Key environmental sensitivities include those pertaining to vegetation and service provision.

1.4 Public Consultation

Public participation was carried out in accordance with the EIA Regulations. Various I&APs at local level were identified and their input solicited. Particular effort was exerted to involve I & APs at a local level. New Era Newspaper was used to reach out to a wider audience – adverts appeared on **4 and 11 June 2020**. Site Notice was placed on **3 June** and brought down **19 June 2020**.

The following impacts were identified and evaluated during the Scoping Phase:

- Loss of topsoil;
- Strong winds
- Potential habitat of the infrastructure on the socio-economic structure of the area.
- Job creation - looking at employment of local community;
- Excessive noise generation during construction;
- Potential damage or destruction to undiscovered heritage sites of the area;
- Traffic congestion during construction;
- Potential impact of sensitive habitat destruction; and
- Potential impact of destruction on red data plants.

1.5 Impact Assessment

The issues identified by Erongo Consulting Group, as the EAP, and along with those identified during the public consultation process are assessed using a range of assessment criteria. The application of these criteria involves a balanced consideration of duration, extent, and intensity/magnitude, modified by probability, cumulative effects, and confidence in order to determine significance. Mitigation measures are outlined for each impact.

The identified impacts were assessed using the Significance Assessment Methodology, which have the severity rating, extent rating, frequency, probability and the duration. The extents of the above impacts after mitigation are mostly site specific and local. Mitigation measures were outlined to reduce the impacts to a greater extend and a draft environmental management plan compiled to ensure contractor operates his construction activities in environmental sensitive manner.

1.6 Conclusions and Recommendations

With the information provided, the Scoping Exercise is of the opinion that the proposed development – township and related infrastructure establishment - should be authorised by the Environment Commissioner in the Ministry of Environment and Tourism.

2. PROJECT DESCRIPTION

2.1 Introduction:

The proposed project entails the construction of internal streets and the establishment of residential plots, to be followed by a Convention Centre by 2025.

In addition to the establishment of the erven, services such as bulk water supply, electricity, storm water drainage, sanitation and waste management services will also be provided.

2.2 Baseline Information

The first recorded settlements were established because of the springs in the area. In about 1849, the Oorlam Captain, Jan Jonker Afrikaner, settled in at the strongest spring in the present Klein Windhoek. At the time, the place was called "/Ai-//Gams" (Fire Water) by the Namas, and "Otjomuise" (Place of Steam) by the Hereros, both names being references to the hot springs.

The present Windhoek was founded on 18 October 1890 when Von Francois laid the foundation stone of the fort, which is known as the Alte Feste (Old Fortress).

Over the next fourteen years, Windhoek developed slowly, with only the most essential government and private buildings being erected. In Klein Windhoek, plots were allocated to settlers, who started small-scale farming with fruit, tobacco and dairy cattle.

After 1907, the town developed more rapidly, with more settlers arriving from Germany and South Africa. Businesses were erected in Kaiser Street (the present Independence Avenue), and houses were built along the dominant ridge, including the three eye-catching castles.

The German colonial era came to an end during World War I, when South African troops occupied Windhoek on 12 May 1915 on behalf of Britain. For the next five years, South West Africa was administered by a military government, and development came to a standstill.

After World War II, Windhoek's development gradually gained momentum as more money became available in the improving economic climate. Especially after 1955, large public projects were undertaken, such as the building of new schools and hospitals, the tarring of the town's roads (this had already commenced in 1928), and the building of dams and pipelines to stabilise the water supply.

Since the mid-1980s, Windhoek has expanded consistently. Namibia's Independence in 1990 brought considerable investment to the city centre, as well as expansion of the suburbs and a general upgrading of the infrastructure.

The identified portions of land have been earmarked for future extension and this area can also be serviced from the adjacent networks. Furthermore, the portions of land are in the

ownership of IPDF Investments, and the City of Windhoek approved the proposed layout at the Council meeting.

2.3 Proposed Activity

The proposed development entails township establishment and related infrastructure comprising of 107 Erven

2.4 Project Location

The proposed township development is situated on the property described as consolidated Erven Re/6 & Re/236, Klein, Windhoek Urban, Khomas Region, Namibia.



Figure 2.1: Phase 1 Google Layout Plan for the proposed Township and Related Infrastructure Development, Erven Re/6 & Re/236, Klein, Windhoek Urban, Khomas Region, Namibia

2.5 Need for the development

Khomas Region is a commercial and industrial region. A lot of people look at Erongo as a region of opportunities. Most come here in search of jobs. That is a challenge in itself. The region has a very high unemployment rate. The influx of people puts pressure on schools, and it is not keeping pace with the development of schools and hospitals. Windhoek as a City, is under pressure in terms of services.

Housing in the region has become an issue. City of Windhoek, being the biggest city or town in Namibia, is battling with housing shortages. Shacks are sprouting all over the town adding to eye sore and social ills. The biggest challenge being that City of Windhoek (CoW) is failing to

meet the demand for land unless they have an injection from central government to service land. The municipalities do not have that capacity. There is a backlog (Namibian Newspaper, 2015).

CoW needs at least 50 000 serviced erven (Namibian, 2018), with current shortage of serviced land for township establishment and building of houses, private development must complement the current efforts of the central government in provision of service land. The Contractor, in response to the call for serviced land, is proposing the establishment and development of the townships in Windhoek; this new development will have approximately 100 residential plots, against the anticipated 50,000 plots.

2.6 Proposed layout of township development and land uses

The proposed township, its detailed layout and land use designations is briefly described below. Erven Re/6 & Re/236, Klein, Windhoek Urban, comprising of a consolidated erven (erf Re/6 & Re/236) known as Erf X, will consists of 107 Erven & reminder into streets.

Table 1: Layout of consolidated Erven Re/6 & Re/236 (Phase 1), Klein, Windhoek Urban

Zoning	No of Erven	± Total Area (m ²)	% of total Area
1. Single Residential	90	29230.76	37.46
2. General Residential	5	10767.50	13.80
3. Business	4	12206.51	15.64
4. Local Business	2	3923.84	5.03
5. Utilities Services	2	240.00	0.31
6. Public open spaces	2	3866.46	4.96
7. Streets	2	17787.07	22.80
TOTAL	107	78022.13	100

3 POLICY, LEGAL AND ADMINISTRATIVE FRAMEWORK

The Government of the Republic of Namibia wants to ensure that the aims and objectives of sustainable development are achieved and maintained. Policies and statutes, and structures within Ministries, such as the Directorate of Environmental Affairs in the Ministry of the Environment and Tourism, have been established to deal with environmental issues.

The environmental legislation, provisions and implications are summarised below:

Table 2: Namibian Legislation relevant to the project

LEGISLATION/ GUIDELINE	RELEVANT PROVISIONS	IMPLICATIONS FOR THIS PROJECT
Namibian Constitution First Amendment Act 34 of 1998	<ul style="list-style-type: none"> - "The State shall actively promote... maintenance of ecosystems, essential ecological processes and biological diversity of Namibia and utilization of living natural resources on a sustainable basis for the benefit of all Namibians, both present and future" (Article 95(1)). 	<ul style="list-style-type: none"> - Ecological sustainability should inform and guide this EA and the proposed development.
Environmental Management Act EMA (No 7 of 2007)	<ul style="list-style-type: none"> - Requires that projects with significant environmental impact are subject to an environmental assessment process (Section 27). - Details principles which are to guide all EAs. 	<ul style="list-style-type: none"> - The EMA and its regulations should inform and guide this EA process.
Environmental Impact Assessment (EIA) Regulations GN 28-30 (GG 4878)	<ul style="list-style-type: none"> - Details requirements for public consultation within a given environmental assessment process (GN 30 S21). - Details the requirements for what should be included in a Scoping Report (GN 30 S8) and an Assessment Report (GN 30 S15). 	
Forestry Act 12 of 2001 Nature Conservation Ordinance 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 	<ul style="list-style-type: none"> - Even though the Directorate of Forestry has no jurisdiction within townlands, these provisions will be used as a guideline for conservation of vegetation.

LEGISLATION/ GUIDELINE	RELEVANT PROVISIONS	IMPLICATIONS FOR THIS PROJECT
	plant species.	
Labour Act 11 of 2007	- Details requirements regarding minimum wage and working conditions (S39-47).	- The CoW and Erongo Consulting Group should ensure that all contractors involved during the construction, operation and maintenance of the proposed project comply with the provisions of these legal instruments.
Health and Safety Regulations GN 156/1997 (GG 1617)	Details various requirements regarding health and safety of labourers.	
Public Health Act 36 of 1919	Section 119 states that “no person shall cause a nuisance or shall suffer to exist on any land or premises owned or occupied by him or of which he is in charge any nuisance or other condition liable to be injurious or dangerous to health.”	
National Heritage Act 27 of 2004	Section 48(1) states that “A person may apply to the [National Heritage] Council [NHC] for a permit to carry out works or activities in relation to a protected place or protected object”.	Any heritage resources (e.g. human remains etc.) discovered during construction requires a permit from the NHC for relocation.
Burial Place Ordinance 27 of 1966	Prohibits the desecration or disturbance of graves and regulates how bodies may be unearthed or dug up.	Regulates the exhumation of graves.
Water Act 54 of 1956	The Water Resources Management Act 24 of 2004 is presently without regulations; therefore the Water Act No 54 of 1956 is still in force: <ul style="list-style-type: none"> - Prohibits the pollution of underground and surface water bodies (S23(1)). - Liability of clean-up costs after closure/ abandonment of an activity (S23(2)). 	The protection of ground and surface water resources should be a priority. The main threats will most likely be concrete and hydrocarbon spills during construction and hydrocarbon spills during operation and maintenance.
Town Planning Ordinance 18 of 1954	- Subdivision of land situated in any area to which an approved Town Planning Scheme applies must be consistent with that scheme (S31).	- The proposed use of the project site must be consistent with the CoW Town Planning Scheme (2012).
Townships and Division of Land Ordinance 11 of 1963	- Details the functions of the Township Board including what they consider when receiving an application for Township Establishment (S3).	- The proposed layout and land uses should be informed by environmental factors such as water supply, soil etc. as laid out in Section 3.
Road Ordinance 1972 (Ordinance	- Width of proclaimed roads and	- The limitations applicable on

LEGISLATION/ GUIDELINE	RELEVANT PROVISIONS	IMPLICATIONS FOR THIS PROJECT
17 of 1972)	<ul style="list-style-type: none"> road reserve boundaries (S3.1) - Control of traffic on urban trunk and main roads (S27.1) - Rails, tracks, bridges, wires, cables, subways or culverts across or under proclaimed roads (S36.1) - Infringements and obstructions on and interference with proclaimed roads. (S37.1) - Distance from proclaimed roads at which fences are erected (S38) 	RA proclaimed roads should inform the proposed layout and zonings where applicable.

ESIA REPORT

4 THE NATURAL ENVIRONMENT

4.1 Biophysical Environment

4.1.1 Climate

Windhoek is situated in a semi-desert climatic region. Rainfall occurs mostly in the summer months of January to March, with an average rainfall of 370 mm per year.

Days are mostly warm with very hot days during the summer months of generally cool and bring a welcome relief from the hot day. The winter months of June, July and August are generally mild and sunny with cloudless skies. Minimum temperature range from 5 °C - 18°C. Nights are usually cold although the temperature seldom drops below zero.

Wind is not a troublesome feature of the Windhoek Climate. Mean speeds of less than 7 knots (3,3 m/sec) prevail 70% of the year. These breezes favour no direction. March and April are the calmest months, and August and September the windiest.

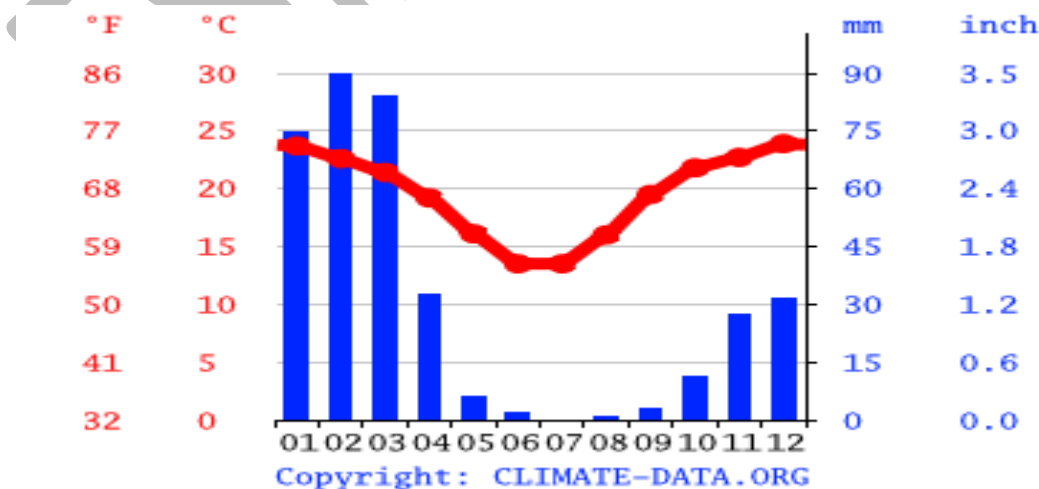
June through August are almost cloudless. The country experiences a drought more or less once every decade.

4.1.1 Windhoek climate summary

The Windhoek lies on 1667m above sea level Windhoek's climate is a local steppe climate. There is not much rainfall in Windhoek all year long. According to Köppen and Geiger, this climate is classified as BSh. The temperature here averages 19.5 °C | 67.1 °F. The rainfall here is around 359 mm | 14.1 inch per year.

4.1.2 Windhoek Climate graph // Weather by Month

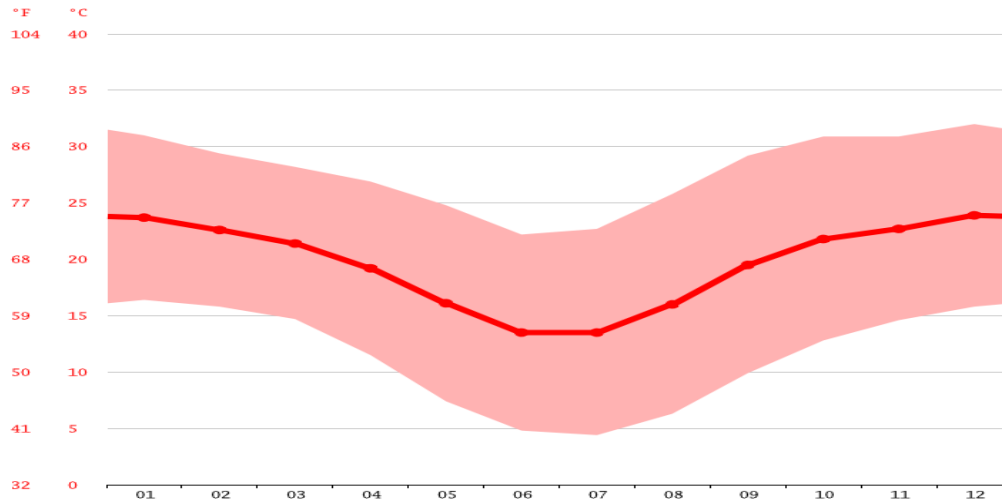
Figure 4.1: Windhoek Climate graph



Precipitation is the lowest in July, with an average of 0 mm | 0.0 inch. In February, the precipitation reaches its peak, with an average of 89 mm | 3.5 inch.

4.1.3 Windhoek average temperature

Figure 4.2: Windhoek average temperature



At an average temperature of 23.9 °C | 75.0 °F, December is the hottest month of the year. At 13.5 °C | 56.3 °F on average, June is the coldest month of the year.

4.1.4 Windhoek Weather by month // weather averages

Figure 4.3: Windhoek weather averages January to December

	Avg. Temperature (°C)	Avg. Temperature (°F)	Precipitation / Rainfall (mm)
January	23.7	74.7	74
February	22.6	72.7	89
March	21.4	70.5	83
April	19.2	66.6	32
May	16.1	61.0	6
June	13.5	56.3	2
July	13.5	56.3	0
August	16	60.8	1
September	19.5	67.1	3
October	21.8	71.2	11
November	22.7	72.9	27
December	23.9	75.0	31

	January	February	March	April	May	June	July	August	September	October	November	December
Avg. Temp (°C)	23.7	22.6	21.4	19.2	16.1	13.5	13.5	16	19.5	21.8	22.7	23.9
Min. Temp (°C)	16.4	15.8	14.7	11.5	7.4	4.8	4.4	6.3	9.9	12.8	14.6	15.8
Max. Temp (°C)	31	29.4	28.2	26.9	24.8	22.2	22.7	25.8	29.2	30.9	30.9	32
Avg. Temp (°F)	74.7	72.7	70.5	66.6	61.0	56.3	56.3	60.8	67.1	71.2	72.9	75.0
Min. Temp (°F)	61.5	60.4	58.5	52.7	45.3	40.6	39.9	43.3	49.8	55.0	58.3	60.4
Max. Temp (°F)	87.8	84.9	82.8	80.4	76.6	72.0	72.9	78.4	84.6	87.6	87.6	89.6
Precipitation / Rainfall (mm)	74	89	83	32	6	2	0	1	3	11	27	31

Data: 1982 - 2012

Between the driest and wettest months, the difference in precipitation is 89 mm | 4 inch. The variation in annual temperature is around 10.4 °C | 50.7 °F.

4.2 Demographics

4.2.1 Ethnic groups

In 1971, there were roughly 26,000 whites living in Windhoek, outnumbering the black population of 24,000. About one third of white residents at the time, at least 9,000 individuals, were German speakers. Windhoek's population currently stands at over 325,858 (65% black; 17% white; 18% other), and is growing 4% annually in part due to informal settlements that have even higher growth rates of nearly 10% a year.

4.2.2 Languages

In public life, Afrikaans, and to a lesser extent German, are still used as lingua francas even though the government only uses English.

4.2.3 Historical population

Table 4.3: Windhoek Historical Population, 1981 - 2011

Year	Pop.	±% p.a.
1981	96,057	—
1991	147,056	+4.35%
2001	233,529	+4.73%
2011	325,858	+3.39%
2016	395,000	+3.92%

4.3 Politics

Windhoek is the only self-governed settlement in Khomas Region. It is governed by a multi-party municipal council that has fifteen seats. The Council meets once a month (each last Wednesday of the month); its decisions are taken collectively and councillors are bound by such decisions. As individuals, council members have no administrative authority. They cannot give orders or otherwise supervise City employees unless specifically directed to do so by the Council. The Council, however, has complete authority over all administrative affairs in the city. Council members devote their official time to problems of basic policy and act as liaisons between the City and the general public.

SWAPO won the 2015 local authority election and gained twelve seats, by having 37,533 votes. Three opposition parties gained one seat each: The Popular Democratic Movement (PDM), formerly DTA, with 4,171 votes, the National Unity Democratic Organisation (NUDO) with 1,453 votes, and the Rally for Democracy and Progress (RDP) with 1,422 votes.

4.4 Economy

The city is the administrative, commercial, and industrial center of Namibia. A 1992/93 study estimated that Windhoek provides over half of Namibia's non-agricultural employment, with its national share of employment in utilities being 96%, in transport and communication 94%, finance and business services 82%. Due to its relative size, Windhoek is, even more than many other national capital cities, the social, economic, and cultural centre of the country. Nearly every national enterprise is headquartered here. The University of Namibia is, too, as are the country's only theatre, all ministry head offices, and all major media and financial entities. The governmental budget of the city of Windhoek nearly equals those of all other Namibian local authorities combined. Of the 3,300 US\$-millionaires in Namibia, 1,400 live in Windhoek.

4.5 Transport

4.5.1 Rail

Windhoek is connected by rail to: Okahandja (north), Rehoboth (south), Gobabis (east)

4.5.2 Road

Independence Avenue was the first paved road in Windhoek. Ten years later the next one, Gobabis road, now Sam Nujoma Drive, was also paved. Today out of ca. 40,000 kilometres (25,000 mi) of Namibia's total road network, about 5,000 kilometres (3,100 mi) is sealed.

Windhoek's three main access roads from Rehoboth, Gobabis, and Okahandja are paved, and are designed to be able to withstand the largest possible flood to be expected in fifty years. Sealed roads can carry traffic moving at 120 kilometres per hour (75 mph) and should last for 20 years.

In 2014, The Roads Authority has planned to upgrade the Windhoek-Okahandja road to a dual carriage way. It costs about N\$1 billion and is expected to be completed in 2021.

Later on, they also planned to upgrade the Windhoek and Hosea Kutako International Airport to a dual carriageway and is expected to be completed in 2022.

As everywhere in Namibia, public transport is scarce and transportation across town is largely done by taxi; there were 6,492 registered taxis in 2013.

4.5.3 Air transportation

Windhoek is served by two airports. The closest one is Eros 7 kilometres (4.3 mi) south of the city center for smaller craft, and Hosea Kutako International Airport 42 kilometres (26 mi) east of the city. A number of foreign airlines operate to and from Windhoek. Air charters and helicopter and fixed-wing aircraft rentals are also available.

Hosea Kutako International Airport handles over 800,000 passengers a year. It has one runway without capacity limitations. The other international airport is located in Walvis Bay, with domestic airports at Luderitz, Oranjemund and Ondangwa.

Eros Airport is the busiest airport in Namibia in terms of take offs and landings and a domestic hub for Air Namibia. This city airport handles approximately 150 to 200 movements per day (around 50,000 per year). In 2004, the airport served 141,605 passengers, the majority of which are light aircraft. Primarily, limitations such as runway length, noise, and air space congestion have kept Eros from developing into a larger airport. Most of Namibia's charter operators have Eros as their base.

4.6 Culture

Windhoek is known as the art capital of Namibia. The National Art Gallery of Namibia is located in Windhoek. The National Museum of Namibia is located in Windhoek with two locations Alte Feste Museum (historical): showcases a range of colonial items such as wagons and domestic items. Owela Museum (scientifically - named after a traditional game played with pebbles): contains displays of minerals, fossils and meteorites and gives an insight into traditional village life. There are also the Independence Memorial Museum, the National Library of Namibia and the Windhoek Public Library – built in 1925, next to the Alte Feste.

4.7 Places of worship

The places of worship are predominantly Christian churches and temples: Evangelical Lutheran Church in Namibia (Lutheran World Federation), Evangelical Lutheran Church in the Republic of Namibia (Lutheran World Federation), Baptist Convention of Namibia (Baptist World Alliance), Assemblies of God, Roman Catholic Archdiocese of Windhoek (Catholic Church). There are also a few Islamic mosques in the city.

5 PUBLIC CONSULTATION

5.1 Interested and Affected Persons (I&APs)

Public consultation is an important component of an Environmental Assessment (EA) as it provides potential Interested and Affected Parties (I&APs) with a platform whereby they can raise any issues or concerns relevant to the proposed project. This assists the environmental consultant in considering the full spectrum of potential impacts and to what extent further investigations are required.

In addition, the public consultation process also granted I&APs an opportunity to review and comment on all the documents produced throughout the EA process. This is done in accordance with both the Environmental Management Act's EIA Regulations, as well as international best practice principles.

Stakeholders' involvement was formalised by scheduling public hearings and public information sessions, creating public advisory and/or liaison groups, and periodically distributing information / notices in the daily newspapers concerning the status of project planning. Stakeholders' involvement in the EIA process gave all interested and affected parties such as local communities and individuals a voice in issues that bear directly on their health, welfare, and quality of life.

An open flow of environmental information fostered objective consideration of the full range of issues involved in project planning and can allow communities and citizens to make reasoned choices about the benefits and risks of proposed actions.

Table: 5.1: Table of Summary of Issues Identified

Theme	Issue Raised by IAPs
Economic	- Creation of jobs and local people being employed
Infrastructure	- Waste Management in the area - Type of housing to be built in the area
Environmental	- Strong Winds - Dust - Noise - Spillages

5.2 Newspaper Adverts

The newspaper adverts appeared in the New Era Newspaper, which is one of the widely circulated newspaper in Windhoek and beyond. The dates being **une 4 and 11, 2020.**

Figure 5.1: Newspaper Adverts, 4 and 11 June 2020, New Era

Thursday 11 June 2020 | NEW ERA

17

18

Thursday 4 June 2020 | NEW ERA

CLASSIFIEDS

CLASSIFIEDS

Tel: (061) 2080800

Fax: (061) 220584

Email: imeroro@nepc.com.na

Tel: (061) 2080800

Fax: (061) 220584

Email: imeroro@nepc.com.na

Services	Property	Notice	Notice	Notice	Notice	SPCA
Offered	To Let	Legal Notices	Legal Notices	Legal Notices	Legal Notices	Adopt-A-Pet

General	Notices	Notices	Notices	Notices	Notices	Notices
Services	Legal Notice	Legal Notice	Legal Notice	Legal Notice	Legal Notice	Legal Notice

CLASSIFIEDS

Rates and Deadlines

- To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously
- Classifieds small and notices: 12:00, two working days prior to placing
- Cancellations and alterations: 16:00, two days before date of publication in writing only

Notices (VAT Inclusive)

Legal Notice N\$400.00
Lost Land Title N\$400.00
Licence N\$400.00
Name Change N\$400.00
Birthdays from N\$200.00
Death Notices from N\$200.00
Tombstone Unveiling from N\$200.00
Thank You Messages from N\$200.00
Terms and Conditions Apply.

TO LET

OTJOMBE COMMUNITY LIFESTYLE ESTATE

Brand New 2 Bed & 1 Bath apartments from N\$5450 pm available for rental at Otjombe Community Lifestyle Estate, Windhoek!

Do not miss out!

Apply now and get your First month's rent for Free!

Contact: Lesley 081 815 1764

Public Notice

Notice is hereby given that Liquor Licence Advertising fee, will increase to N\$ 402,50 including VAT, as from 1 January 2020.

Liquor Licence

Legal Notice

Interested and Affected Parties are hereby invited to register and to submit their comments, interests, issues and/or concerns with respect to the proposed development by the EIA Consultant by 26 June 2020. A Background Information Document (BID) is available.

CLASSIFIEDS

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- To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously
- Classifieds small and notices: 12:00, two working days prior to placing
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REZONING NOTICE

Notice is hereby given that an application for Environmental Clearance Certificate (ECC) will be submitted to the Ministry of Environment, Forestry & Tourism in terms of the Environmental Management Act (Act 7 of 2007) and applicable Regulations with respect to the following development:

Development: New Fuel Service Station & Related Activities

Location: Erf 1532, Ext. 6, Omuthiya Townlands, OMTUTHYA

Proposed: Upgrade Investments CC

Public Information Sharing Meeting: No meeting will be held but interested & Affected Parties are invited to submit their inputs and/or concerns in writing to the contact details below.

Closing Date: 26 June 2020 @ 17:00

EIA Consultant: Ekvaco Consulting 4300 Lommel Street, Ongwediva

Cell: 081 127 3027 & Fax: 081 645 026

Email: ekvaco@wv.na

REZONING NOTICE

Notice is hereby given that the plan of the erf lies for inspection on the town planning notice board of the Otjombe Town Council (Otjombe Suburb) at Windhoek and the applicant, Sulek & Prange Office Sulek, is hereby invited to submit their inputs and/or concerns in writing to the contact details below.

The last date for any objection is: 2 July 2020

Dated at Otjombe this 11th day of June 2020.

Applicant: Nqhwelwa Planning Consultants
P.O. Box 4090, Assampampala
Web: www.nqhwelwa.com
Email: planning@nqhwelwa.com
Tel: 081 269 667 Cell: 083 3232 320

REZONING OF ERVEN 785 & 786 OMLUNGA STREET, HAKAHANA FROM 'RESIDENTIAL' WITH A DENSITY OF 1:1000* TO 'BUSINESS' WITH A BULK OF 0.4 AND CONSENT TO USE BOTH ERVEN FOR BUSINESS (BUTCHERY, WAREHOUSE PURPOSES WHILE REZONING IS BEING PROCESSED AND FREE RESIDENTIAL BULK. Erven 785 & 786 Omlunga Street, Hakahana measure approximately 388m² and 375m² in extent respectively. Both erven are zoned 'Residential' with a density of 1:1000. There are existing residential buildings situated on each erf. The intention is to turn the existing residential building into business buildings to operate as butchery and a warehouse unit once Council approves. The number of vehicles for which parking will be provided on-site will be in accordance with the Windhoek Town Planning Scheme. Take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek. Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the applicant in writing within 14 days of the last publication of this notice. The last date of objections is 2nd July 2020. **APPLICANT:** RITA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS AND ENVIRONMENTAL CONSULTANTS) ON BEHALF OF THE OWNER MR. J.L. ABED OF ERV 785 AND PROSPECTIVE OWNER OF ERV 786. **REZONING OF ERVEN 785 & 786 OMLUNGA STREET, HAKAHANA FROM 'RESIDENTIAL' WITH A DENSITY OF 1:1000* TO 'BUSINESS' WITH A BULK OF 0.4 AND CONSENT TO USE BOTH ERVEN FOR BUSINESS (BUTCHERY, WAREHOUSE PURPOSES WHILE REZONING IS BEING PROCESSED AND FREE RESIDENTIAL BULK.** Erven 785 & 786 Omlunga Street, Hakahana measure approximately 388m² and 375m² in extent respectively. Both erven are zoned 'Residential' with a density of 1:1000. There are existing residential buildings situated on each erf. The intention is to turn the existing residential building into business buildings to operate as butchery and a warehouse unit once Council approves. The number of vehicles for which parking will be provided on-site will be in accordance with the Windhoek Town Planning Scheme. Take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek. Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the applicant in writing within 14 days of the last publication of this notice. The last date of objections is 2nd July 2020. **APPLICANT:** RITA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS AND ENVIRONMENTAL CONSULTANTS) ON BEHALF OF THE OWNER MR. J.L. ABED OF ERV 785 AND PROSPECTIVE OWNER OF ERV 786.

ERONGO CONSULTING GROUP

"Sustaining Growth with Excellence"

ENVIRONMENTAL CLEARANCE NOTICE

Public Participation Notice in terms of Regulation No. 29, Section 21 under the Environmental Management Act (Act No. 7 of 2007)

Proposed Development: Proposed Township & Related Infrastructure Development
Location: Erven 7/6 & 7/6/236, Klein, Windhoek Urban, Khomas Region, Namibia

Proposed: Private Developer EAP: Erongo Consulting Group
Competent Authority: Ministry of Environment & Tourism

The proposed development will not be undertaken without an Environmental Clearance Certificate (ECC) as established in the Environmental Management Act (Act 7 of 2007) and its Regulations.

The EIA Process and the purpose of this EIA study is to identify the direct and indirect impacts that the development will have on the natural resources, eco-system, and the socio-economic dimensions of the neighbouring communities and populations.

Interested and Affected Parties are hereby invited to register and participate in the public consultation process to give input, comments, and opinions. Please submit your comments in writing to the contact details below.

COMMENTING PERIOD: 4-18 June 2020, 17:00 Hours

- Erongo Consulting Group
- +264 81 277 2797 or +264 85 277 2797
- email: info@erongoconsultinggroup.com.na / erongoconsulting@gmail.com
- www.erongoconsultinggroup.com.na

Employment

Offered

JIN HUA Manufacturing and Trading CC

Technician Roof Sheet Manufacture Needed

- 5+ Years related working experience
- Good communication skills
- Know how to repair machinery

The CV should be submitted to: manufacturer519@gmail.com

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Call 0812955329

Public Notice

Interested and Affected Parties are hereby invited to register and to submit their comments, interests, issues and/or concerns with respect to the proposed development by the EIA Consultant by 26 June 2020. A Background Information Document (BID) is available.

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EIA Consultant: Ekvaco Consulting 4300 Lommel Street, Ongwediva

Cell: 081 127 3027 & Fax: 081 645 026

Email: ekvaco@wv.na

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5.3 Site Notice:

The site notice was erected on 3rd June and taken down 19 June 2020.

Figure 5.2: Site Notices



6 ALTERNATIVES

In the planning process of the proposed project, the proponent and EAP, Erongo Consulting Group had several consultation meetings with the Local Municipality in order to determine the best sites for the proposed township establishment.

6.1 No-Go Alternative (Do Nothing Alternative)

Should the proposed township establishment not take place, serious consequences can be expected, as there will be a backlog in housing, which may lead to service protests as the community's needs are not addressed or met. Due to the location of the proposed sites to the existing residential development, it could attract undesirable land use, e.g. become a hub for criminals, and there could be establishment of informal settlements.

6.2 Site Alternative

Due to land availability and service connections, the proposed sites, Alternative 1, are the only sites that have been identified for establishing the townships during the consultation process with the Local Municipality. Therefore, no alternative sites have been identified or considered during this study.

6.3 Technology Alternative 1:

Due to the type of project, no alternative technology can be considered.

6.4 Selection Process

Consultation meeting has been held with the Local Municipality and relevant role-players to determine the most suitable area available for the establishment of residential townships. Economic restraints, existing infrastructure and available land were major constraints on the selection process.

ESIA REPORT

7 IMPACT ASSESSMENT

7.1 Methodology employed for assessment

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”. In order to determine significance each of the potential impacts identified have been subjected to the following questions displayed graphically below.

Table 7.1: Impact Assessment Criteria

Impact Assessment Criteria	
NATURE	Reviews the type of effect that the proposed activity will have on the relevant component of the environment and includes “what will be affected and how?”
EXTENT	Geographic area: Indicates whether the impact will be within a limited area: <ul style="list-style-type: none"> - Immediate area (on site where construction is to take place); - local (limited to within 25km of the area); - regional (limited to ~200km radius); - national (limited to the coastline of Namibia); or - International (extending beyond Namibia’s borders).
DURATION	Whether the impact will be: <ul style="list-style-type: none"> - temporary (during construction only), - short term (1-5 years), medium term (5-10 years), - long term (longer than 10 years, but will cease after operation) or permanent.
INTENSITY	Establishes whether the magnitude of the impact is destructive or innocuous and whether or not it exceeds set standards, and is described as: <ul style="list-style-type: none"> - none (no impact); - low (where natural/ social environmental functions and processes are negligibly affected); - medium (where the environment continues to function but in a noticeably modified manner); or - high (where environmental functions and processes are altered such that they temporarily or permanently cease and/or exceed legal standards/requirements).
PROBABILITY	Considers the likelihood of the impact occurring and is described as: <ul style="list-style-type: none"> - uncertain, - improbable (low likelihood), - probable (distinct possibility), - highly probable (most likely) or - definite (impact will occur regardless of prevention measures).
SIGNIFICANCE	Significance is given before and after mitigation. <ul style="list-style-type: none"> - <i>Low</i> if the impact will not have an influence on the decision or require to be significantly accommodated in the project design, - <i>Medium</i> if the impact could have an influence on the environment which will require modification of the project design or alternative mitigation (the project components can be used, but with deviations or mitigation). - <i>High</i> where it could have a “no-go” implication regardless of any possible mitigation (an alternative should be used).
STATUS OF THE IMPACT	A statement of whether the impact is: <ul style="list-style-type: none"> - positive (a benefit), - negative (a cost), or

Impact Assessment Criteria	
	- neutral Indicate in each case who is likely to benefit and who is likely to bear the costs of each impact.
DEGREE OF CONFIDENCE IN PREDICTIONS	Is based on the availability of specialist knowledge and other information.

Table .7.2: Screening and assessment criteria

SIGNIFICANCE RATING	CRITERIA
LOW	- Where the impact will have a negligible influence on the environment and no modifications or mitigations are necessary for the given development description. This would be allocated to impacts of any intensity/ magnitude, if at a local scale/ extent and of temporary duration/time.
MEDIUM	- Where the impact could have an influence on the environment, which will require modification of the development design and/or alternative mitigation. This would be allocated to impacts of medium intensity/magnitude, locally to regionally, and in the short term.
HIGH :	- Where the impact could have a significant influence on the environment and, in the event of a negative impact the activity(ies) causing it, should not be permitted (i.e. there could be a 'no-go' implication for the development, regardless of any possible mitigation). This would be allocated to impacts of high intensity, locally for longer than a month, and/or of high intensity regionally and beyond.

7.3: SCREENING AND ASSESSMENT OF IMPACTS

The impacts are tabulated below

POTENTIAL IMPACT	DESCRIPTION	EXTENT	DURATION	INTENSITY	PROBABILITY	CONFIDENCE/ SUFFICIENT INFORMATION AVAILABLE?	SIGNIFICANCE	SIGNIFICANT MITIGATION DEEMED POSSIBLE?	NEXT STEP
Aesthetic issues	The change in the existing landscape may be an eye sour to existing residents due to blockage of open sea views.	Immediate area	Temporary	Low	Improbable	Yes	Low	Yes	EMP
Employment creation	The construction activities associated with the project is due to create local employment opportunities.	Local	Temporary	Medium	Definite	Yes	Low	Yes	EMP
Noise (construction phase)	Construction activities can create noise for local nearby residents.	Local	Temporary	Low	Highly probable	Yes	Low	Yes	EMP
Dust (construction phase)	The ingress and egress of construction vehicles can create dust.	Local	Temporary	Low	Highly probable	Yes	Low	Yes	EMP
Traffic	Increase in traffic in the	Local	Permanent	Medium	Definite	Yes	Low	Yes	EMP

7.3: SCREENING AND ASSESSMENT OF IMPACTS

The impacts are tabulated below

POTENTIAL IMPACT	DESCRIPTION	EXTENT	DURATION	INTENSITY	PROBABILITY	CONFIDENCE/SUFFICIENT INFORMATION AVAILABLE?	SIGNIFICANCE	SIGNIFICANT MITIGATION DEEMED POSSIBLE?	NEXT STEP
(Operational phase)	area is expected due to construction activities and establishment of a township.								
Effluent generation	Once the township is established, effluent will be generated from the households	Local	Long-term	Medium	Definite	Yes	Low	Yes	EMP
Impact on scars water resources	The Municipality has to make provision for providing additional water to the newly formed township	Local	Long-term	Low	Improbable	Yes	Low	Yes	EMP
Increase generation of domestic waste	Township establishment will generate domestic waste.	Local	Long-term	Medium	Definite	Yes	Medium	Yes	EMP
Impact on existing	The proposed development (township establishment)	Local	Long-term	Low	Probable	Yes	Low	Yes	EMP

7.3: SCREENING AND ASSESSMENT OF IMPACTS

The impacts are tabulated below

POTENTIAL IMPACT	DESCRIPTION	EXTENT	DURATION	INTENSITY	PROBABILITY	CONFIDENCE/SUFFICIENT INFORMATION AVAILABLE?	SIGNIFICANCE	SIGNIFICANT MITIGATION DEEMED POSSIBLE?	NEXT STEP
properties	is believed to impact on exiting property values in the area.								
Flooding	Flooding is expected during abnormal high tides and high seas.	Local	Temporary	Medium	Definite	Yes	Medium	Yes	EMP
Public open space encroachment	The proposed development may encroach in public beach area.	Local	Temporary	Low	Probable	Yes	Low	Yes	EMP

8 ASSUMPTIONS, UNCERTAINTIES OR GAPS IN KNOWLEDGE

8.1 Assumptions:

- The scope is limited to assessing the potential impacts associated with the proposed development; therefore the effect on the surrounding environment is based on the current land use.
- All information provided by Erongo Consulting Group and associates involved are deemed valid and correct at the time it was provided.
- Since during the public participation process, no indigenous local knowledge came forth, it is assumed that there are no sensitive cultural, e.g. initiation schools sites on the proposed site.
- Based on the layout, the existing wetland won't be affected by construction activities.

8.2 Assumptions from Specialists:

- The Outline Scheme Report is based on the bulk services information received from the City of Windhoek.

8.3 Limitations/Gaps in Knowledge: None

9 EIA / SCOPING RECOMMENDATION

The EIA / Scoping is of the opinion that the development should be authorized because the negative impacts can be mitigated to a satisfactory level. However, the following recommendations should be considered:

1. Loss of topsoil during construction should be avoided to a greater extent.
2. The municipality should consider planting of grasses and trees, especially at the park erven to promote greening and to minimize soil exposure, which could result in accelerated soil erosion process.
3. Proper maintenance of roads and streets.
4. Proper management procedures and mitigation measures must be implemented as outlined in the EMP.
5. Environmental Officer should be appointed for monthly environmental compliance monitoring during the construction phase.
6. Recommendations from specialists should be considered and adhered to

10 ENVIRONMENTAL MANAGEMENT PLAN OR STATEMENT

It should be recognized that no development could be completed without impacting in some way on the environment; therefore, it is imperative that negative impacts are minimized to a greater extent.

During the scoping phase of the EIA process, the environmental issues that were identified were for both the construction and operation phase.

The identified impacts are summarized below:

1. Loss of topsoil;
2. Potential habitat of the infrastructure on the socio-economic structure of the area.
3. Job creation looking at employment of local community;
4. Excessive noise generation during construction;
5. Potential damage or destruction to undiscovered heritage sites of the area;
6. Traffic congestion during construction;
7. Potential impact of sensitive habitat destruction; and
8. Potential impact of destruction on red data plants.

From the evaluation identified impacts using the assessment methodology, the significance ratings of negative impacts were reduced to low with outlined mitigation measures and the positive impacts were accentuated. The extent with mitigation ranged between site specific and local. Adherence to the draft EMP will also ensure that impacts occurring due to the development will be reduced to a greater extent.

In terms of the findings, the municipality has the ability to accommodate the proposed site and plans are already underway to upgrade the sewer outfall.

Specialists' studies that were undertaken as part of the EIA process included a geotechnical investigation to determine whether the land is suitable for human settlement and to give foundation recommendations, and a heritage impact assessment to inspect the site for any possible archaeological and historical material and Paleontological Investigation to determine the likelihood of fossil preservation in the area. The site has no major paleontological and archaeological grounds to suspend the proposed development, therefore no mitigation measures are required but mitigation is provided in the EMP in case there is unearthing of fossils, grave sites, etc during earthmoving activities.

The proposed site is suitable for a residential development because it is compatible with the surrounding area, easily accessible and availability of connection points to services, e.g. water, electricity. The development will enable the municipality to decrease their housing development backlog and minimize the formation of illegal settlements on areas not considered for residential planning and to provide basic amenities, e.g. church, sport ground,

and parks. The future residents will have proper shelter and access to basic services and in turn their livelihood and wellbeing will be improved.

During the public participation, no objections were received.

A no-go option for this project is not feasible because the site has been earmarked for residential development and it is an extension of existing residential areas, therefore connections to basic amenities like water and sewerage are economically feasible.

It is therefore recommended that Environmental Clearance be granted for the proposed township development and associated infrastructure development such as roads and servicing of land.

The Environmental Management Plan (EMP) identifies possible impacts of the project on the environment and the mitigation thereof. It gives guidelines to the responsible person(s) to follow appropriate contingency plans in the case of various possible impacts, thus the copy of the EMP should be given to the contractor to ensure adherence. The Draft EMP is attached hereto and should it be approved, it will serve as the final EMP.

11 REFERENCES

- GRN. (2013). 2011 Population and Housing Census Main Report. Windhoek: National Statistics Agency.
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- Mendelsohn, J., Jarvis, A., Roberts, C. & Robertson, T., 2009. Atlas of Namibia. 3rd ed. Cape Town: Sunbird Publishers.
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