

# *Environmental Assessment Scoping Report for:*

*July 2020*

*Subdivision, Permanent  
Closure and Rezoning of Erf  
332 Onethindi Extension 1,  
Oniipa, Oshikoto Region*

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ONIIPA TOWN COUNCIL

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## PROJECT DETAILS

<b>Title</b>	Environmental Scoping Report for the: <ul style="list-style-type: none"> <li>Subdivision, Permanent Closure and Rezoning of Erf 332 Onethindi Extension 1, Oniipa, Oshikoto Region</li> </ul>		
<b>Report Status</b>	Final		
<b>SPC Reference</b>	W/18070		
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<b>Report date</b>	July 2020		
	<b>Name</b>	<b>Signature</b>	<b>Date</b>
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## EXECUTIVE SUMMARY

### Introduction

The Oniipa Town Council hereinafter referred to as the proponent intends to undertake the following activities:

- **Subdivision of Erf 332, Onethindi Extension 1 into Erf A, B and Remainder;**
- **Permanent Closure of Erf B/332 as Public Open Space;**
- **Amendment of Title Conditions of Erven B/332 from Public Open Space to Business.**

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

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

### Project Description

The proponent aims to subdivide Erf 332 Onethindi Extension 1 into Erven A/332, B/332 and Remainder as depicted in **Figure 7**. Erf 332, Onethindi Extension 1 is currently owned by the Oniipa Town Council. The erf however accommodates JSN Automotive Groups business in the form of a car garage. The proposed subdivision will enable the permanent closure of proposed Erf B/332 as a Public Open Space thus enabling JSN Automotive Group to purchase Erf B/332 from the Town Council to continue their operations.

The proponent further aims to Amend the Title Conditions of proposed Erf B/332, Onethindi Extension 1 from Public Open Space to Business. Oniipa Town Council does not currently have a Town Planning Scheme, therefore the tile conditions for the subject erf need to be amended in order to change the zoning of the erf.

### Public Participation

Communication with I&APs about the proposed development was facilitated through the following means and in this order:

- A Background Information Document (BID) containing descriptive information about the proposed activities was compiled and sent out to all identified and registered I&APs via email on 7 May 2020;
- Notices were placed in The New Era and The Sun newspapers dated 7 May 2020 and 14 May 2020, briefly explaining the activity and its locality, inviting members of the public to register as I&APs (**Appendix B**); and
- Notices were fixed at the project site (see **Appendix A**).

The following comment was received during the initial comments period:

**Aupokolo Fillemon (Namwater) on 28 May 2020 via email**

1. A site visit of the area is required; this is mainly to assess the impact on our water supply servitude if any construction takes place.
2. Please register NamWater as an I&AP.

**SPC Response:**

It is advised that a site visit be conducted with Namwater prior to any construction commencing on site to determine the impact on the servitude. This will be further outlined within the EMP.

Public consultation was carried out according to the Environmental Management Act's EIA Regulations. After the initial notification, the I&APs were given two weeks to submit their comments on the project (until **29 May 2020**). The comment period will remain open until the final scoping report is submitted to MET.

The Draft Scoping Report was circulated from the **22<sup>nd</sup> June 2020 until the 6<sup>th</sup> July 2020** so that the public could review and comment on it. The overall commentary received from the public on the draft report is documented in the comments and responses report document.

**Conclusions and Recommendations**

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

It is recommended that this project be authorised because should the development not proceed there will continue to exist a discrepancy between the existing land uses and the zoning of the erf. The proposed development allows for the rectification of an existing situation on the ground and allows for a portion of the public open space to remain.

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

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

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<b>Annexure E:</b>	Curriculum Vitae and ID of Environmental Assessment Practitioner
<b>Annexure F:</b>	Environmental Management Plan

## LIST OF ACRONYMS

<b>AIDS</b>	Acquired Immune Deficiency Syndrome
<b>CRR</b>	Comments and response report
<b>dB</b>	Decibels
<b>DESR</b>	Draft Environmental Scoping Report
<b>EA</b>	Environmental Assessment
<b>EAP</b>	Environmental Assessment Practitioner
<b>EAR</b>	Environmental Assessment Report
<b>ECC</b>	Environmental Clearance Certificate
<b>ECO</b>	Environmental Control Officer
<b>EIA</b>	Environmental Impact Assessment
<b>EMA</b>	Environmental Management Act
<b>EMP</b>	Environmental Management Plan
<b>FESR</b>	Final Environmental Scoping Report
<b>GTZ</b>	Gesellschaft für Technische Zusammenarbeit
<b>HIV</b>	Human Immunodeficiency Virus
<b>I&amp;AP</b>	Interested and Affected Party
<b>IUCN</b>	International Union for Conservation of Nature
<b>MET</b>	Ministry of Environment and Tourism
<b>MET: DEA</b>	Ministry of Environment and Tourism: Department of Environmental Affairs
<b>MURD</b>	Ministry of Urban and Rural Development
<b>MWTC</b>	Ministry of Works Transport and Communication
<b>NAMPAB</b>	Namibia Planning Advisory Board
<b>NPC</b>	Namibia Planning Commission
<b>OTC</b>	Oniipa Town Council
<b>PPP</b>	Public Participation Process
<b>SADC</b>	Southern African Development Community
<b>SPC</b>	Stubenrauch Planning Consultants
<b>USAID</b>	United States Agency for International Development
<b>VMMC</b>	Voluntary Medical Male Circumcision

# 1 INTRODUCTION

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## 1.1 PROJECT BACKGROUND

The Oniipa Town Council hereinafter referred to as the proponent intends to undertake the following activities:

- **Subdivision of Erf 332, Onethindi Extension 1 into Erf A, B and Remainder;**
- **Permanent Closure of Erf B/332 as Public Open Space;**
- **Amendment of Title Conditions of Erven B/332 from Public Open Space to Business.**

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

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

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

<b>Activity description and No(s):</b>	<b>Description of relevant activity</b>	<b>The portion of the development as per the project description that relates to the applicable listed activity</b>
Activity 5.1 (d) Land Use and Development Activities	The rezoning of land from use for nature conservation or zoned open space to any other land use.	The proposed project includes the rezoning of land from Public Open Space to Business.

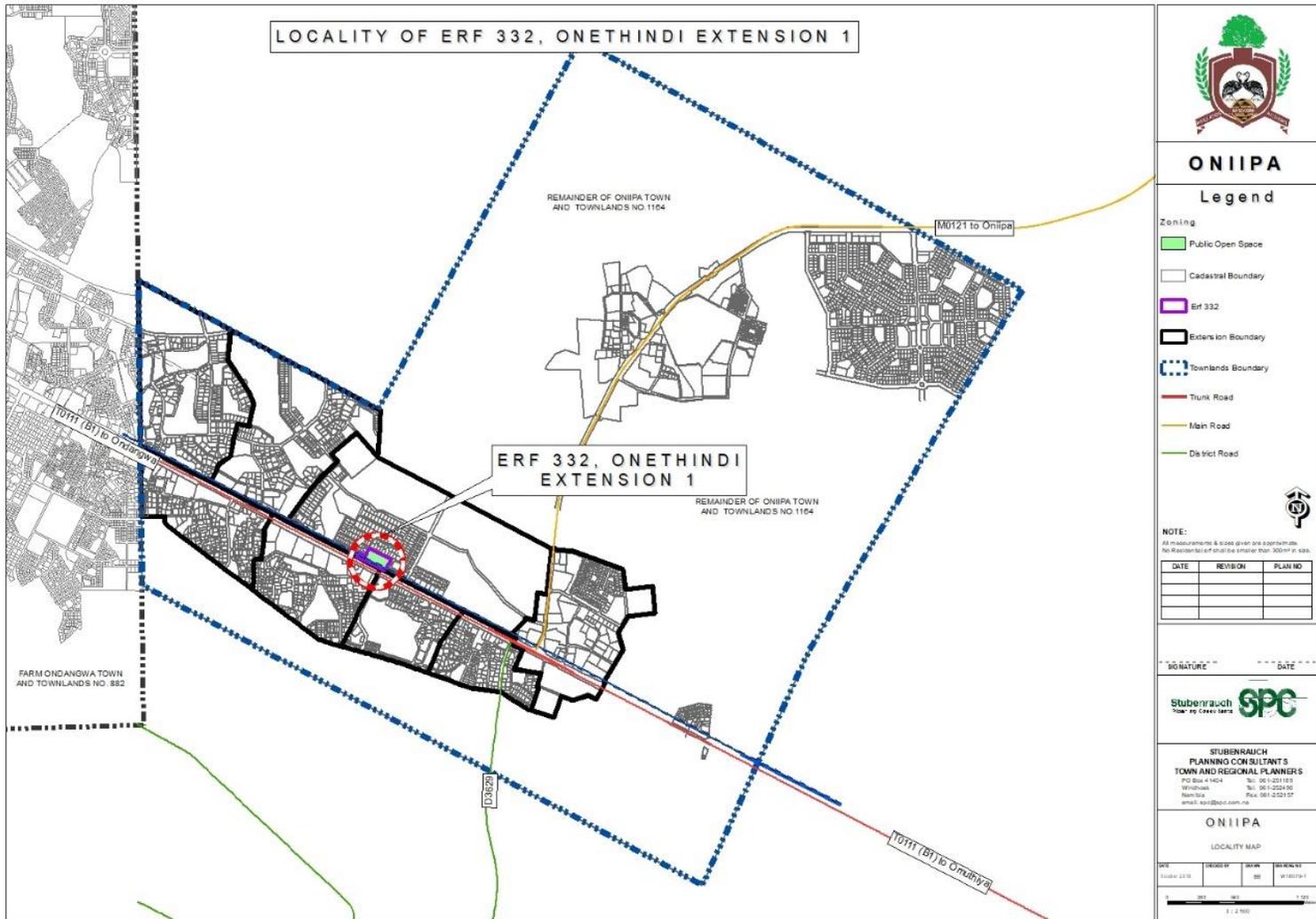
The above activities will be discussed in more detail in Chapter 4. The proponent appointed Stubenrauch Planning Consultants (SPC) to undertake an independent Environmental Assessment (EA) in order to obtain an Environmental Clearance Certificate (ECC) for the above activities. The competent authority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

The process will be undertaken in terms of the gazetted Namibian Government Notice No. 30 Environmental Impact Assessment Regulations (herein referred to as EIA Regulations) and the Environmental Management Act (No 7 of 2007) (herein referred to as the EMA). The EIA process will investigate if there are any potential significant bio-physical and socio-economic impacts associated

with the intended activities. The EIA process would also serve to provide an opportunity for the public and key stakeholders to provide comments and participate in the process.

### ***1.2 PROJECT LOCATION***

Erf 332 is situated along the B1 road leading to Omuthiya in the neighbourhood of Onethindi Extension 1 within Oniipa town. The subject erf measures 2.4116 Hectares in extent. Please refer to below locality map (**Figure 1**).



**Figure 1:** Locality of proposed development in Oniipa

### 1.3 TERMS OF REFERENCE AND SCOPE OF PROJECT

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

- **Subdivision of Erf 332, Onethindi Extension 1 into Erf A, B and Remainder;**
- **Permanent Closure of Erf B/332 as Public Open Space;**
- **Amendment of Title Conditions of Erven B/332 from Public Open Space to Business.**

### 1.4 ASSUMPTIONS AND LIMITATIONS

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

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

### 1.5 CONTENT OF ENVIRONMENTAL ASSESSMENT REPORT

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

**Table 2:** Contents of the Scoping / Environmental Assessment Report

Section	Description	Section of FESR/ Annexure
8 (a)	The curriculum vitae of the EAPs who prepared the report;	Refer to <b>Annexure E</b>
8 (b)	A description of the proposed activity;	Refer to Chapter 4
8 (c)	A description of the site on which the activity is to be undertaken and the location of the activity on the site;	Refer to Chapter 3
8 (d)	A description of the environment that may be affected by the proposed activity and the manner in which the geographical, physical,	Refer to Chapter 3

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

Section	Description	Section of FESR/ Annexure
	including cumulative effects, that may occur as a result of the undertaking of the activity or identified alternatives or as a result of any construction, erection or decommissioning associated with the undertaking of the proposed listed activity;	
8 (i)	terms of reference for the detailed assessment;	NB – Assessment of impacts are included in this EA Report
8 (j)	An environmental management plan	Refer to <b>Annexure F</b>

## 2 LEGAL FRAMEWORK

### 2.1 LEGISLATION RELEVANT TO THE PROPOSED DEVELOPMENT

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

**Table 3:** Legislation applicable to the proposed development

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
The Constitution of the Republic of Namibia as Amended	Article 91 (c) provides for duty to guard against “the degradation and destruction of ecosystems and failure to protect the beauty and character of Namibia.”  Article 95(l) deals with the “maintenance of ecosystems, essential ecological processes and biological diversity” and sustainable use of the country’s natural resources.	Sustainable development should be at the forefront of this development.
Environmental Management Act No. 7 of 2007 (EMA)	Section 2 outlines the objective of the Act and the means to achieve that.  Section 3 details the principle of Environmental Management	The development should be informed by the EMA.
EIA Regulations GN 28, 29, and 30 of EMA (2012)	GN 29 Identifies and lists certain activities that cannot be undertaken without an environmental clearance certificate.  GN 30 provides the regulations governing the environmental assessment (EA) process.	<b>Activity 5.1 (d) Land Use and Development Activities</b>  The rezoning of land from use for nature conservation or zoned open space to any other land use.
Convention on Biological Diversity (1992)	Article 1 lists the conservation of biological diversity amongst the objectives of the convention.	The project should consider the impact it will have on the biodiversity of the area.
Draft Procedures and Guidelines for conducting EIAs and compiling EMPs (2008)	Part 1, Stage 8 of the guidelines states that if a proposal is likely to affect people, certain guidelines should be considered by the proponent in the scoping process.	The EA process should incorporate the aspects outlined in the guidelines.

<b>LEGISLATION/POLICIES</b>	<b>RELEVANT PROVISIONS</b>	<b>RELEVANCE TO PROJECT</b>
Namibia Vision 2030	Vision 2030 states that the solitude, silence and natural beauty that many areas in Namibia provide are becoming sought after commodities and must be regarded as valuable natural assets.	Care should be taken that the development does not lead to the degradation of the natural beauty of the area.
Water Act No. 54 of 1956	Section 23(1) deals with the prohibition of pollution of underground and surface water bodies.	The pollution of water resources should be avoided during construction and operation of the development.
The Ministry of Environment and Tourism (MET) Policy on HIV & AIDS	MET has recently developed a policy on HIV and AIDS. In addition, it has also initiated a programme aimed at mainstreaming HIV and gender issues into environmental impact assessments.	The proponent and its contractor have to adhere to the guidelines provided to manage the aspects of HIV/AIDS. Experience with construction projects has shown that a significant risk is created when migrant construction workers interact with local communities.
Township and Division of Land Ordinance 11 of 1963	The Townships and Division of Land Ordinance regulates subdivisions of portions of land falling within a Local Authority area	In terms of Section 19 such applications are to be submitted to NAMPAB and Townships Board respectively.
Local Authorities Act No. 23 of 1992	The Local Authorities Act prescribes the manner in which a town or municipality should be managed by the Town or Municipal Council.	The development must comply with provisions of the Local Authorities Act.
Labour Act no. 11 of 2007	Chapter 2 details the fundamental rights and protections.  Chapter 3 deals with the basic conditions of employment.	Given the employment opportunities presented by the development, compliance with the labour law is essential.
National Heritage Act No. 27 of 2004	The Act is aimed at protecting, conserving and registering places and objects of heritage significance.	All protected heritage resources (e.g. human remains etc.) discovered, need to be reported immediately to the National Heritage Council (NHC) and require a permit from the NHC before they may be relocated.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
Roads Ordinance 17 of 1972	<ul style="list-style-type: none"> <li>• Section 3.1 deals with width of proclaimed roads and road reserve boundaries</li> <li>• Section 27.1 is concerned with the control of traffic on urban trunk and main roads</li> <li>• Section 36.1 regulates rails, tracks, bridges, wires, cables, subways or culverts across or under proclaimed roads</li> <li>• Section 37.1 deals with Infringements and obstructions on and interference with proclaimed roads.</li> </ul>	Adhere to all applicable provisions of the Roads Ordinance.
Public and Environmental Health Act of 2015	This Act (GG 5740) provides a framework for a structured uniform public and environmental health system in Namibia. It covers notification, prevention and control of diseases and sexually transmitted infections; maternal, ante-natal and neo-natal care; water and food supplies; infant nutrition; waste management; health nuisances; public and environmental health planning and reporting. It repeals the Public Health Act 36 of 1919 (SA GG 979).	Contractors and users of the proposed development are to comply with these legal requirements.
Nature Conservation Ordinance no. 4 of 1975	Chapter 6 provides for legislation regarding the protection of indigenous plants	Indigenous and protected plants must be managed within the legal confines.
Water Quality Guidelines for Drinking Water and Wastewater Treatment	Details specific quantities in terms of water quality determinants, which wastewater should be treated to before being discharged into the environment	These guidelines are to be applied when dealing with water and waste treatment
Environmental Assessment Policy of	The Policy seeks to ensure that the environmental consequences of development projects and policies	This EIA considers this term of Environment.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
Namibia (1995)	are considered, understood and incorporated into the planning process, and that the term ENVIRONMENT is broadly interpreted to include biophysical, social, economic, cultural, historical and political components.	
Water Resources Management Act No. 11 of 2013	Part 12 deals with the control and protection of groundwater  Part 13 deals with water pollution control	The pollution of water resources should be avoided during construction and operation of the development. Should water need to be abstracted, a water abstraction permit will be required from the Ministry of Water, Agriculture and Forestry.
Forest Act 12 of 2001 and Forest Regulations of 2015	To provide for the establishment of a Forestry Council and the appointment of certain officials; to consolidate the laws relating to the management and use of forests and forest produce; to provide for the protection of the environment and the control and management of forest fires; to repeal the Preservation of Bees and Honey Proclamation, 1923 (Proclamation No. 1 of 1923), Preservation of Trees and Forests Ordinance, 1952 (Ordinance No. 37 of 1952) and the Forest Act, 1968 (Act No. 72 of 1968); and to deal with incidental matters.	Protected tree and plant species as per the Forest Act No 12 of 2001 and Forest Regulations of 2015 may not be removed without a permit from the Ministry of Agriculture, Water and Forestry.
Atmospheric Pollution Prevention Ordinance No 45 of 1965	Part II - control of noxious or offensive gases,  Part III - atmospheric pollution by smoke,  Part IV - dust control, and	The development should consider the provisions outlined in the act. The proponent should apply for an Air Emissions permit from the Ministry of Health and Social Services (if needed).

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

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

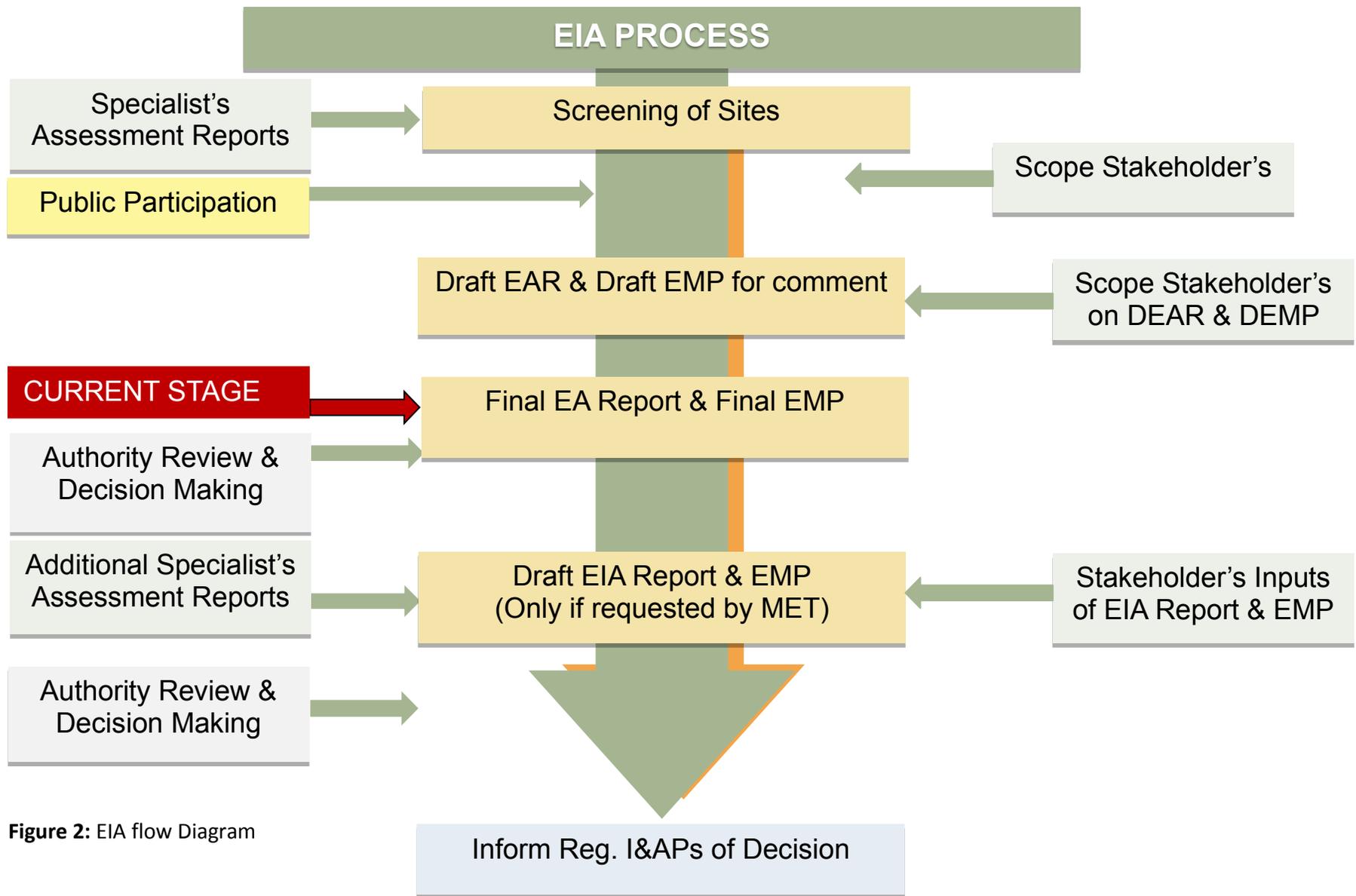


Figure 2: EIA flow Diagram

### 3 ENVIRONMENTAL BASELINE DESCRIPTION

#### 3.1 SOCIAL ENVIRONMENT

##### 3.1.1 Socio-Economic Context

The statistics shown in **Table 4** below are derived from the 2011 Namibia Population and Housing Census (Namibia Statistics Agency, 2013), and presented from a local and regional perspective.

**Table 4:** Statistics of the Oniipa Constituency and Oshikoto Region (Namibia Statistics Agency, 2014)

<b>ONIIPA CONSTITUENCY</b>	
<b>ATTRIBUTE</b>	<b>INDICATOR</b>
Population	24 939
Females	13 749
Males	11 190
Population under 5 years	12%
Population aged 5 to 14 years	24%
Population aged 15 to 59 years	54%
Population aged 60 years and above	11%
Female: male ratio	81:100
Literacy rate of 15 years old and above	94%
People above 15 years who have never attended school	6%
People above 15 years who are currently attending school	39%
People above 15 years who have left school	52%
People aged 15 years and above who belong to the labour force	55%
Population employed	61%
Homemakers	7%
Students	54%
Retired or old age income recipients	39%
Income from pension	26%
Income from business and non-farming activities	10%
Income from farming	26%
Income from cash remittance	7%
Wages and salaries	27%
Main Language	Oshiwambo Languages- 86%
<b>OSHIKOTO REGION</b>	
<b>ATTRIBUTE</b>	<b>INDICATOR</b>
Population	181 973
Population aged 60 years and above	9%
Population aged 5 to 14 years	26%
Population aged 15 to 59 years	52%

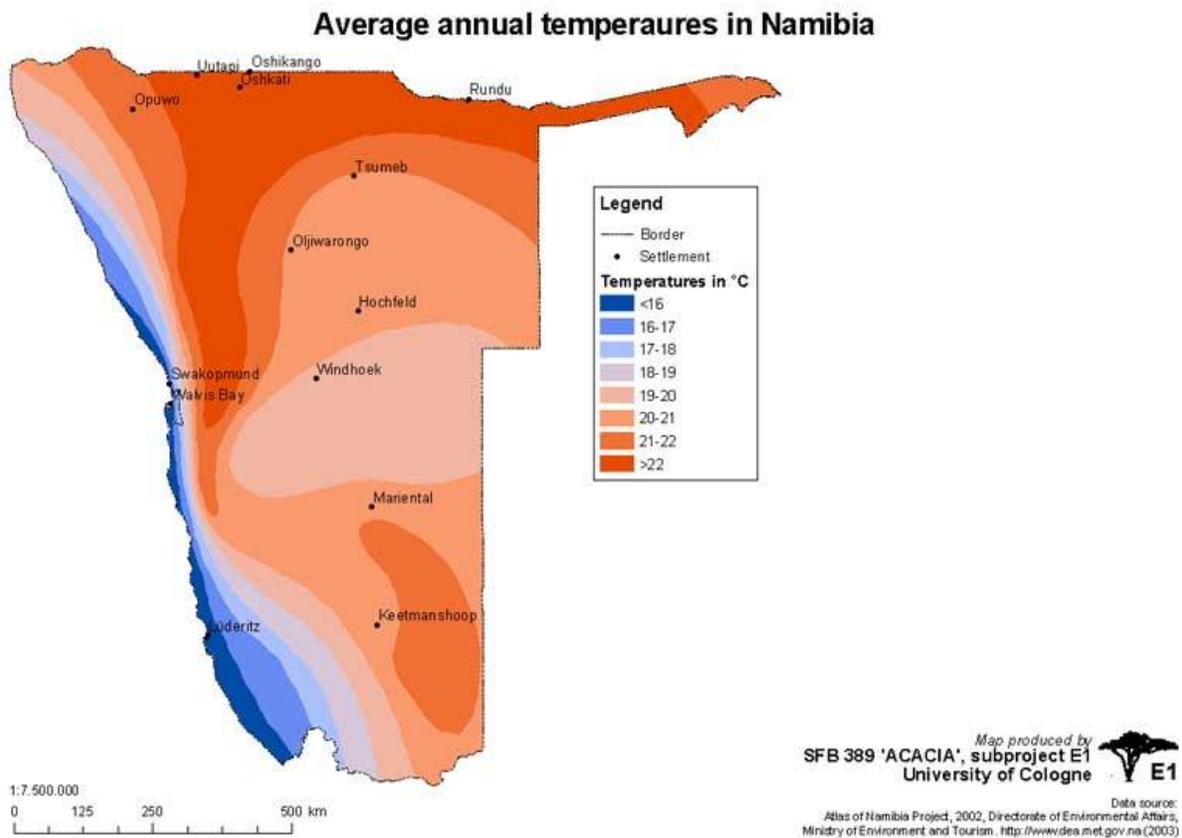
### 3.1.2 Archaeological and Heritage Context

No archaeological and heritage sites are known to be located within the proposed development area.

## 3.2 BIO-PHYSICAL ENVIRONMENT

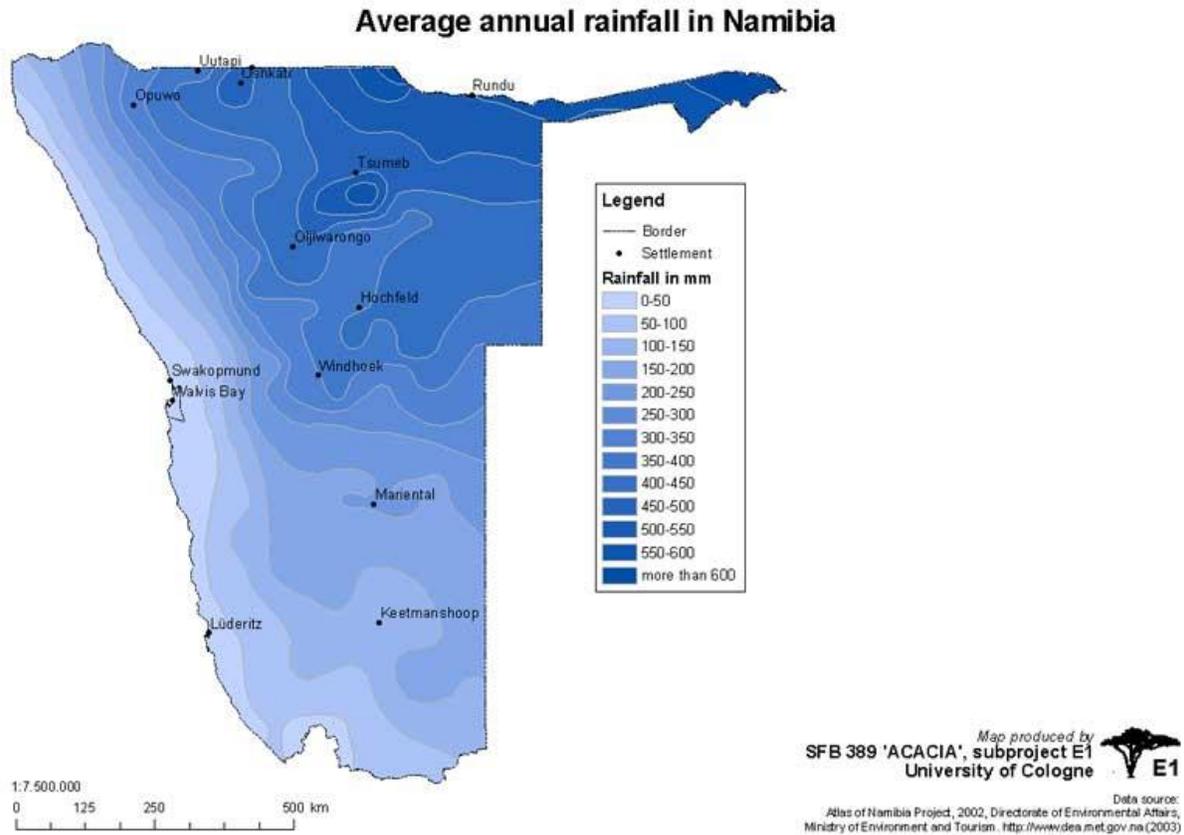
### 3.2.1 Climate

The climate of the subject area can be described as semi-arid. Average annual temperatures are usually between 19 and 20 °C, with average maximum temperatures between 30°C and 32 °C and average minimum temperatures between 6°C and 8 °C (Mendelsohn, Jarvis, Roberts & Roberston, 2002).



**Figure 3:** Annual average temperature ([http://www.uni-koeln.de/sfb389/e/e1/download/atlas\\_namibia/e1\\_download\\_climate\\_e1.htm#temperature\\_annual](http://www.uni-koeln.de/sfb389/e/e1/download/atlas_namibia/e1_download_climate_e1.htm#temperature_annual))

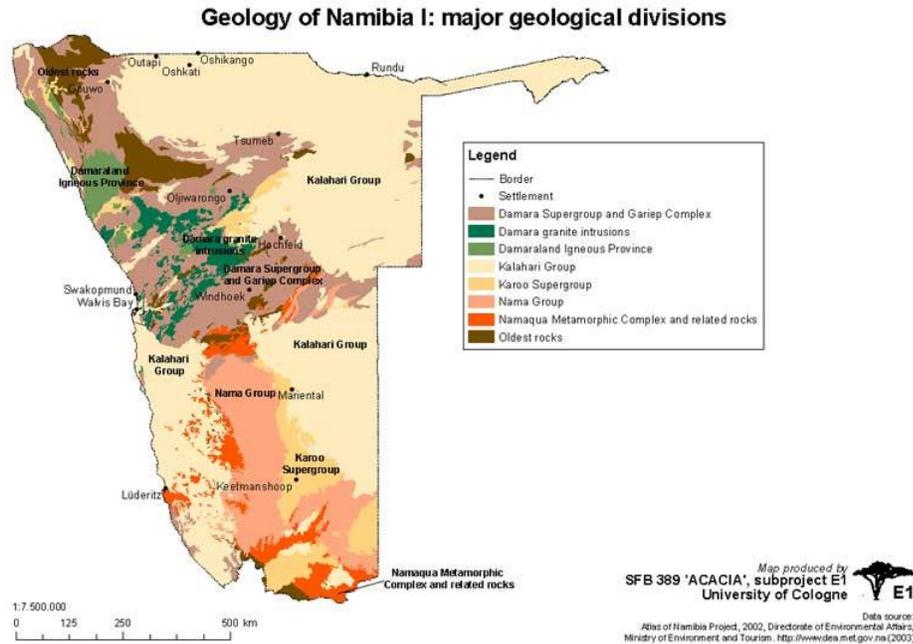
The subject area generally experiences more rainfall than the south and west of the country with an average rainfall of 450 to 550 mm as indicated in **Figure 4** below.



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

### 3.2.2 Topography, Geology and Soils

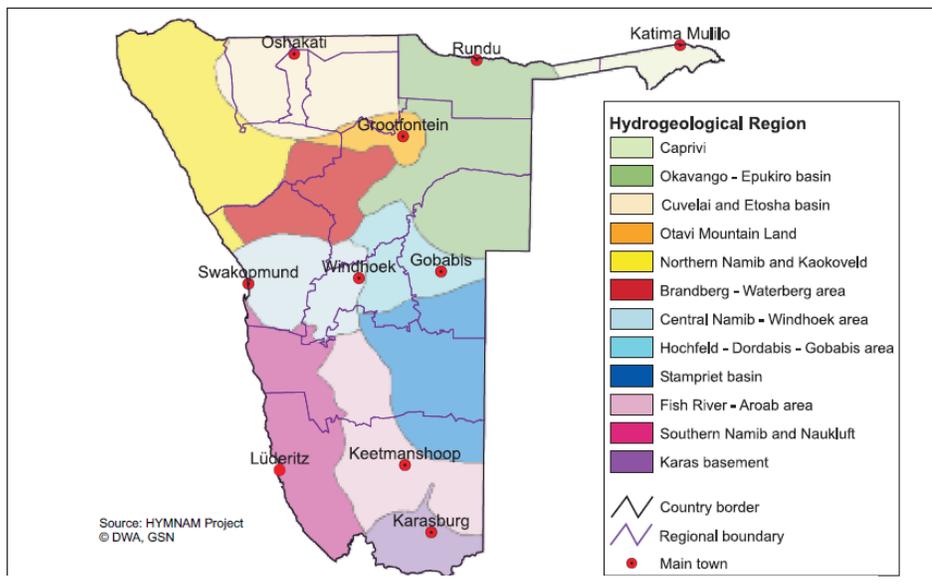
The Oshikoto Region forms part of the Kalahari Group Geological division depicted in pale yellow in **Figure 5** below. The dominant soils within the area are mainly sands and clays (Mendelsohn et al., 2002).



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

### 3.2.3 Hydrology and Hydrogeology

In terms of groundwater, the area falls within the Cuvelai-Etoshia groundwater basin depicted in **Figure 6** below. The hydrogeological Cuvelai Basin comprises the Omusati, Oshana, Ohangwena, and Oshikoto Regions and parts of the Kunene Region (Ministry of Agriculture Water and Rural Development, 2011).



**Figure 6:** Groundwater basins and hydrogeological regions in Namibia

The Cuvelai Basin consists of thousands of drainage channels or oshanas which flow during the rainy season. The oshanas are “shallow, often vegetated and poorly defined, interconnected flood channels and pans through which surface water flows slowly or may form pools depending on the intensity of the floods (“efundja”)” (Ministry of Agriculture Water and Rural Development, 2011).

The Cuvelai Basin is the most densely populated areas in the country with most communities living in rural areas largely dependent on agriculture (Ministry of Agriculture Water and Rural Development, 2011). The villages and towns located within the Cuvelai Basin are supplied with water from the Calueque Dam, north of the Angolan border, via an extensive system of canals and pipelines. “Water stored in the Calueque Dam on the Kunene River just north of the border is pumped via a canal to the Olushandja Dam in Namibia, from where it is gravity fed via a concrete-lined canal to Oshakati” (Ministry of Agriculture Water and Rural Development, 2011).

Because surface water is only available during the rainy season, people rely on other water sources during the dry season. As such groundwater is sourced in the region through dug wells and boreholes.

### **3.3 TERRESTRIAL ECOLOGY**

#### **3.3.1 Flora and Fauna**

The subject area falls within the broader Tree-and-Shrub Savanna biome and forms part of the Acacia Tree-and -shrub Savanna sub-biome. The Acacia Tree-and -shrub Savanna sub-biome is characterized by large, open expanses of grasslands dotted with Acacia trees (Mendelsohn *et al.*, 2002). The trees within this biome are tallest in the east where they grow in deeper sands and become more shrub-like to the west where they grow in shallower soils.

The subject area falls within the Cuvelai Drainage vegetation type. Within north-central Namibia, Mopane is a very common tree species in the Cuvelai Drainage where grassy channels of oshana carry floodwater during heavy rains from the higher areas in the north of Angola (Mendelsohn & el Obeid, 2005). The indigenous trees found within the region include the Makalani Palm Trees (*Hyphaene petersiana*) and Mopane Trees (*Colophospermum mopane*). If removal of protected tree species is required a permit needs to be obtained from the Ministry of Agriculture Water and Forestry prior to removal. Trees protected under the Forestry Act 12 of 2001 should be protected within the layout of the proposed development.

Most wildlife is located within the Etosha National Park and thus it is mostly animals such as cattle, donkeys and goats which are dominant within the subject area.

There are no significant fauna and flora found to be located within the development area.

## 4 PROJECT DESCRIPTION

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### 4.1 PROJECT COMPONENTS

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

- **Subdivision of Erf 332, Onethindi Extension 1 into Erf A, B and Remainder;**
- **Permanent Closure of Erf B/332 as Public Open Space;**
- **Amendment of Title Conditions of Erven B/332 from Public Open Space to Business.**

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

### 4.2 ALTERNATIVES

As pointed out in Section 1.4 above various layout alternatives were initially considered by the proponent, ultimately resulting in the final layouts.

#### 4.2.1 No – Go Alternative

The no-go alternative is the baseline against which all alternatives are assessed. The no-go alternative would essentially entail maintaining the current situation, whereby the existing land uses would not correspond with the zoning of the erf.

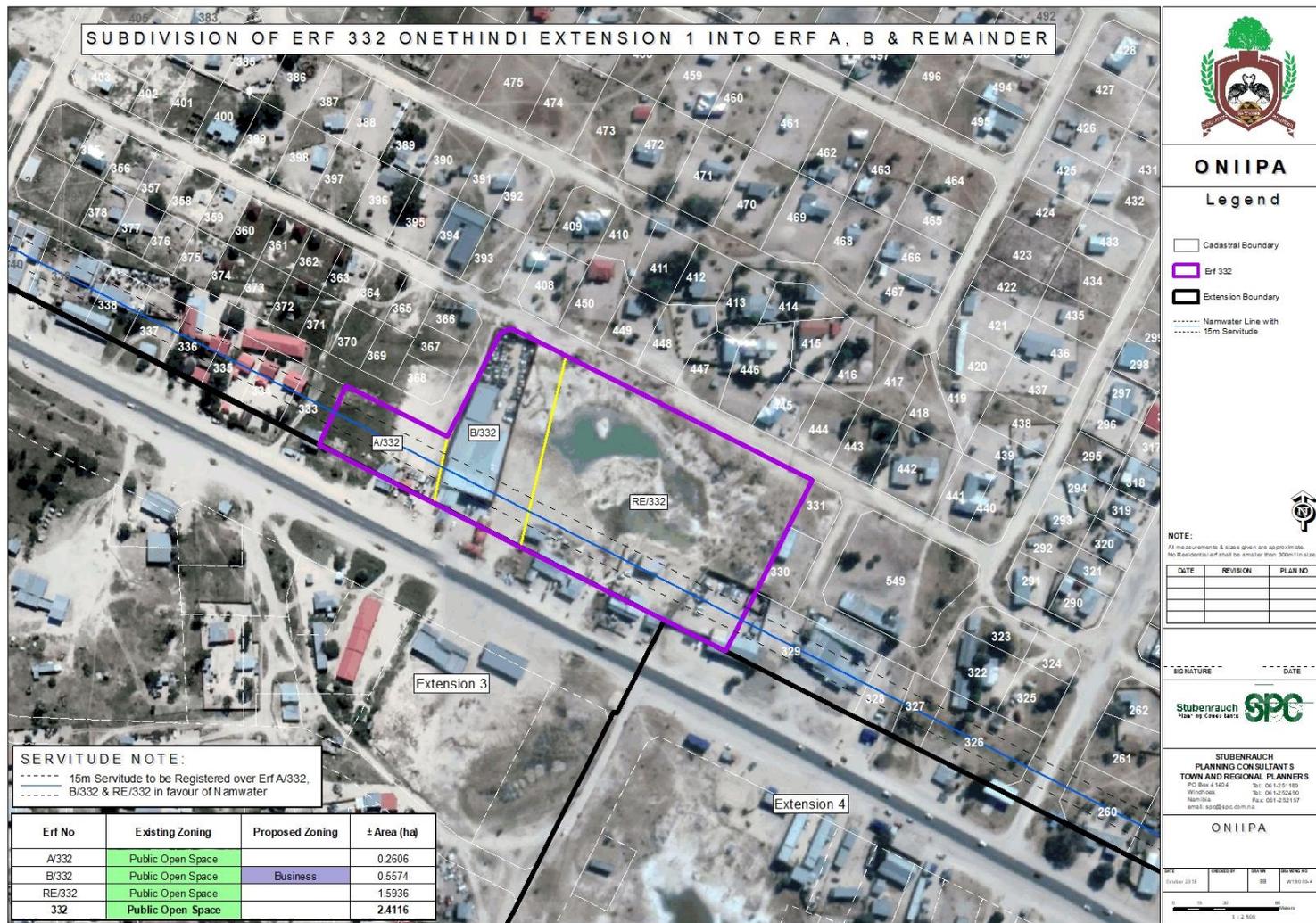
### 4.3 THE PROPOSED DEVELOPMENT

The proponent aims to subdivide Erf 332 Onethindi Extension 1 into Erven A/332, B/332 and Remainder as depicted in **Figure 7** below. Erf 332, Onethindi Extension 1 is currently owned by the Oniipa Town Council. The erf however accommodates JSN Automotive Groups business in the form of a car garage. The proposed subdivision will enable the permanent closure of proposed Erf B/332 as a Public Open Space thus enabling JSN Automotive Group to purchase Erf B/332 from the Town Council to continue their operations.

The proponent further aims to Amend of the Title Conditions of proposed Erf B/332, Onethindi Extension 1 from Public Open Space to Business. Oniipa Town Council does not currently have a Town Planning Scheme, therefore the tile conditions for the subject erf need to be amended in order to change the zoning of the erf.



**Figure 7:** Subdivision of Erf 332, Onethindi Extension 1 into Erven A, B and Remainder



**Figure 8:** Aerial Map of the Subdivision of Erf 332, Onethindi Extension 1 into Erven A, B and Remainder

#### **4.3.1 Engineering Services**

Erf 332, Onethindi Extension 1 is connected to the municipal reticulation system of the Oniipa Town Council. Proposed Erf A, B and the Remainder will be connected to these existing services that are anticipated to be sufficient for the proposed development.

There is an existing Namwater line that runs through the southern part of Erf 332. As such a 15-meter-wide servitude is to be registered over Erven A/332, B/332 and Remainder in favour of Namwater.

#### **4.3.2 Access Provision**

Access to Erf 332, Onethindi Extension 1 is currently gained from the main road leading to Omuthiya. It should be noted that access from the main road is restricted to prevent accidents. Access can only be gained from a service road connecting to the main road.

Given there is no service road, access to Erf B/332 is to be gained from the existing municipal internal access situated adjacent the subject erf.

## 5 PUBLIC PARTICIPATION PROCESS

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### 5.1 PUBLIC PARTICIPATION REQUIREMENTS

In terms of Section 21 of the EIA Regulations a call for open consultation with all I&APs at defined stages of the EIA process is required. This entails participatory consultation with members of the public by providing an opportunity to comment on the proposed project. Public Participation has thus incorporated the requirements of Namibia's legislation, but also takes account of international guidelines, including Southern African Development Community (SADC) guidelines and the Namibian EIA Regulations. Public participation in this project has been undertaken to meet the specific requirements in accordance with the international best practice. Please see **Table 5** below for the activities undertaken as part of the public participation process. The I&APs were given time to comment from **7 May to 29 May 2020**.

**Table 5:** Table of Public Participation Activities

ACTIVITY	REMARKS
Placement of site notices/posters in Oniipa	See <b>Annexure A</b>
Placing advertisements in two newspapers namely the New Era and The Sun (7 May and 14 May 2020)	See <b>Annexure B</b>
Written notice to surrounding property owners and Interested and Affected Parties via Email (7 May 2020)	See <b>Annexure C</b>

The following comment was received during the initial comments period:

**Aupokolo Fillemon (Namwater) on 28 May 2020 via email**

3. A site visit of the area is required; this is mainly to assess the impact on our water supply servitude if any construction takes place.
4. Please register NamWater as an I&AP.

**SPC Response:**

It is advised that a site visit be conducted with Namwater prior to any construction commencing on site to determine the impact on the servitude. This will be further outlined within the EMP.

### 5.1.1 Environmental Assessment Phase 2

The second phase of the PPP involved the lodging of the Draft Environmental Scoping Report (DESR) to all registered I&APs for comment. Registered and potential I&APs were informed of the availability of the DESR for public comment *via* a letter/email dated **22 June 2020**. An Executive Summary of the DESR was also included in the letters to the registered I&APs. I&APs had until **6 July 2020** to submit comments or raise any issues or concerns they may have with regard to the proposed project.

## 6 ASSESSMENT METHODOLOGY

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

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

**Table 6:** Impact Assessment Criteria

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

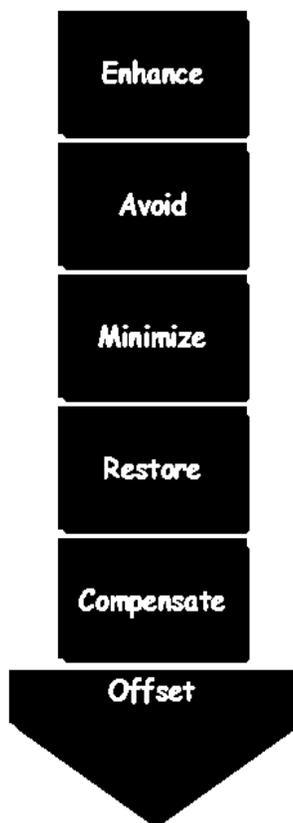
CRITERIA	CATEGORY
	<p><b>Low:</b> Natural and/or social functions/processes are slightly altered</p> <p><b>Medium:</b> Natural and/or social functions/processes are notably altered in a modified way</p> <p><b>High:</b> Natural and/or social functions/processes are severely altered and may temporarily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

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

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

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

### 6.1 MITIGATION MEASURES



There is a mitigation hierarchy of actions which can be undertaken to respond to any proposed project or activity (See **Figure 9** below). These cover avoidance, minimization, restoration and compensation. It is possible and considered sought after to enhance the environment by ensuring that positive gains are included in the proposed activity or project. If negative impacts occur then the hierarchy indicates the following steps.

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

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

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

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

**Restoration:** This step is taken to improve degraded or removed ecosystems following exposure to impacts that cannot be completely avoided or minimised. Restoration tries to return an area to the

Figure 9: Mitigation Hierarchy

original ecosystem that occurred before impacts. Restoration is frequently needed towards the end of a project's life-cycle but may be possible in some areas during operation.

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

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

## **7 ASSESSMENT OF POTENTIAL IMPACTS AND POSSIBLE MITIGATION MEASURES**

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### ***7.1 INTRODUCTION***

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

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

### ***7.2 CONSTRUCTION PHASE IMPACTS***

The construction phase impacts are those impacts on the biophysical and socio-economic environment that would occur during the construction phase. No construction is anticipated for the proposed development at this stage as the development aims to rectify an existing situation on the ground. As such the construction phase impacts have not been discussed.

### ***7.3 OPERATIONAL PHASE IMPACTS***

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

#### **7.3.1 Municipal services**

There is an existing Namwater line that runs through the southern part of Erf 332. As such a 15-meter-wide servitude is to be registered over Erven A/332, B/332 and Remainder in favour of Namwater to ensure that no construction of permanent structures occur within the servitude.

### **7.3.2 Visual Impacts**

The change in land use, results in a loss of an area which could have been developed as a public open space such as a recreational park etc. This impact is however not expected to be significant as the subject site is partially developed, and the remainder of the erf will remain to be developed as a Public Open Space. The extent of this disturbance will depend on how highly the interested and affected parties valued the initial aesthetic quality of the site.

### **7.3.3 Waste**

Waste may be generated on site due to the operational activities on site. The various types of waste generated on site must be appropriately disposed of in terms of the management actions outlined within the EMP.

### **7.3.4 Noise Impacts**

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

### **7.3.5 Emission Impacts**

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

### **7.3.6 Storage and Utilisation of Hazardous Substances**

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

### **7.3.7 Surface and Ground Water Impacts**

Surface and groundwater impacts may be encountered during operation phase. The risk of contaminating such water sources can be increased by accidental spillage of oils and fuels and any

other equipment used during operation. As such the mitigation measures outlined in the EMP must be adhered to in order to minimise these impacts.

### **7.3.8 Health, Safety and Security Impacts**

Working conditions on site need to ensure that the health and safety of construction workers are ensured at all times. Health and Safety requirements need to comply with the Labour Act no. 11 of 2007, local and international health and safety legislation and standards during construction.

### **7.3.9 Social Impacts**

A small number of residents from Oniipa could benefit from employment during the operational activities taking place at the site.

## **7.4 CUMULATIVE IMPACTS**

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

## **7.1 ENVIRONMENTAL MANAGEMENT PLAN**

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

## **7.2 SUMMARY OF POTENTIAL IMPACTS**

A summary of all the potential impacts from the proposed project assessed above is included in **Table 7**. The **Tables 8 – 9** provide a summary of the mitigation measures proposed for the impacts. While some difference in magnitude of the potential impacts would result from the proposed alternatives this difference was not considered to be significant for any of the potential impacts. As such, the table below applies to all proposed alternatives.

**Table 7:** Summary of the significance of the potential impacts

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
<b>OPERATIONAL PHASE</b>										
<b>1. Surface &amp; ground water</b>	Oniipa	No mitigation	Local	Medium	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Low	Short term	Medium - low	Probable	Certain	Reversible	Medium - Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
<b>2. Health, safety and security</b>	Oniipa	No mitigation	Local	Medium-Low	Short term	Medium-Low	Probable	Certain	Reversible	Medium-Low (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
<b>3. Municipal services</b>	Oniipa	No mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very low	Short term	Very low	Probable	Certain	Reversible	Very low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
<b>4. Waste</b>	Oniipa	No mitigation	Local	Low	Short term	Medium	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very low	Short term	Low	Probable	Certain	Reversible	Very low (-ve)

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
<b>5. Hazardous Substances</b>	Oniipa	No mitigation	Local	Low	Short term	Medium	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very low	Short term	Low	Probable	Certain	Reversible	Very low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
<b>6. Visual &amp; sense of place</b>	Oniipa	No mitigation	Local	Medium	Medium term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Medium-Low	Medium term	Medium-Low	Probable	Certain	Reversible	Medium-Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
<b>7. Noise</b>	Oniipa	No mitigation	Local	Medium-Low	Medium term	Medium-Low	Probable	Certain	Reversible	Medium-Low (-ve)
		Mitigation	Local	Low	Medium term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
<b>8. Emissions</b>	Oniipa	No mitigation	Local	Medium-Low	Medium term	Medium-Low	Probable	Certain	Reversible	Medium-Low (-ve)

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
		Mitigation	Local	Low	Medium term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
<b>9. Social impact</b>	Oniipa	No mitigation	Local	Medium	Long term	Low (+)	Probable	Probable	Reversible	Medium (+)
		Mitigation	Local	Medium	Long term	Low (+)	Probable	Probable	Reversible	Medium (+)
	No go	No mitigation	Local	Neutral	Long term	Neutral	Probable	Probable	Reversible	Neutral
		Mitigation	Local	Neutral	Long term	Neutral	Probable	Probable	Reversible	Neutral

**Table 8:** Proposed mitigation measures for the operational phase

<b>OPERATIONAL PHASE IMPACTS</b>	
<b>Impact</b>	<b>Mitigation Measures</b>
<b>Surface and Ground Water</b>	<ul style="list-style-type: none"> <li>• A no-go buffer area of at least 15 m should be allocated to any water bodies in the area.</li> <li>• No dumping of waste products of any kind in or in close proximity to any surface water bodies.</li> <li>• Contaminated runoff from the various operational activities should be prevented from entering any surface or ground water bodies.</li> <li>• Ensure that surface water accumulating on-site are channeled and captured through a proper storm water management system to be treated in an appropriate manner before disposal into the environment.</li> <li>• Disposal of waste from the various activities should be properly managed.</li> </ul>
<b>Health, Safety and Security</b>	<ul style="list-style-type: none"> <li>• Provide for a first aid kit and a properly trained person to apply first aid when necessary.</li> <li>• A wellness program should be initiated to raise awareness on health issues, especially the impact of sexually transmitted diseases as described above.</li> <li>• Restrict unauthorised access to the site and implement access control measures.</li> <li>• Staff and visitors to the site must be fully aware of all health and safety measures and emergency procedures.</li> <li>• The owner and staff must comply with all applicable occupational health and safety requirements.</li> <li>• The workforce should be provided with all necessary Personal Protective Equipment where appropriate.</li> </ul>
<b>Municipal Services</b>	<ul style="list-style-type: none"> <li>• Namwater is to be consulted prior to any construction taking place on site.</li> </ul>
<b>Waste</b>	<ul style="list-style-type: none"> <li>• A sufficient number of waste bins should be placed around the site for the soft refuse.</li> <li>• A sufficient number of skip containers for the heavy waste and rubble should be provided for around the site.</li> <li>• Solid waste will be collected and disposed of at an appropriate local land fill or an alternative approved site, in consultation with the local authority.</li> <li>• Hazardous waste should be disposed at a appropriate facility that is able to receive such waste.</li> </ul>

<b>OPERATIONAL PHASE IMPACTS</b>	
<b>Impact</b>	<b>Mitigation Measures</b>
<b>Hazardous Substances</b>	<ul style="list-style-type: none"> <li>• Storage of the hazardous substances in a bunded area, with a volume of 120 % of the largest single storage container or 25 % of the total storage containers whichever is greater.</li> <li>• Refuel vehicles in designated areas that have a protective surface covering and utilise drip trays for stationary plant.</li> </ul>
<b>Visual and Sense of Place</b>	<ul style="list-style-type: none"> <li>• It is recommended that more 'green' technologies be implemented within the architectural designs and building materials of the development where possible in order to minimise the visual prominence of such a development within the more natural surrounding landscape.</li> <li>• Natural colours and building materials such as wood and stone should be incorporated as well as the use of indigenous vegetation in order to help beautify the development.</li> <li>• Visual pollutants can further be prevented through mitigations (i.e. keep existing trees, introduce tall indigenous trees; keep structures unpainted and minimising large advertising billboards).</li> </ul>
<b>Noise</b>	<ul style="list-style-type: none"> <li>• Do not allow commercial activities that generate excessive noise levels.</li> <li>• Continuous monitoring of noise levels should be conducted to make sure the noise levels does not exceed acceptable limits.</li> <li>• No activity having a potential noise impact should be allowed after 18:00 hours if possible.</li> </ul>
<b>Emissions</b>	<ul style="list-style-type: none"> <li>• Consider tarring of the internal road network.</li> <li>• Manage activities that generate emissions.</li> </ul>
<b>Social Impacts</b>	<ul style="list-style-type: none"> <li>• No specific mitigation measures are required, only that the local community be consulted in terms of possible job creation opportunities and must be given first priority if unspecialised job vacancies are available.</li> </ul>

## 8 CONCLUSION

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

### **8.1 OPERATIONAL PHASE**

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

### **8.2 LEVEL OF CONFIDENCE IN ASSESSMENT**

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

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

### **8.3 MITIGATION MEASURES**

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

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

#### **8.4 OPINION WITH RESPECT TO THE ENVIRONMENTAL AUTHORISATION**

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

It is recommended that this project be authorised because should the development not proceed there will continue to exist a discrepancy between the existing land uses and the zoning of the erf. The proposed development allows for the rectification of an existing situation on the ground and allows for a portion of the public open space to remain.

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

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

#### **8.5 WAY FORWARD**

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

## 9 REFERENCES

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