

# *Environmental Assessment Scoping Report for:*

*September 2023*

*Permanent Closure, Rezoning and  
subdivision of Erf 1089, Outapi  
Extension 4, Omusati Region.*

***APP - 002120***

Prepared for: Outapi Town Council  
P.O. Box 853, Outapi  
Contact Person: Saara Ilonga  
Contact Number: +264 (65) 25 11 91  
Email: [iilonga@outapitc.org.na](mailto:iilonga@outapitc.org.na)



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



## PROJECT DETAILS

<b>Title</b>	Environmental Scoping Report for the: <ul style="list-style-type: none"> <li>Permanent closure, Rezoning and Subdivision of Erf 1089, Outapi Extension 4, Omusati Region.</li> </ul>		
<b>Report Status</b>	Final		
<b>SPC Reference</b>	W/22049		
<b>Proponent</b>	Outapi Town Council P.O. Box 853, Outapi Contact Person: Saara lilonga Contact Number: +264 (65) 25 11 91 Email: <a href="mailto:ilonga@outapitc.org.na">ilonga@outapitc.org.na</a>		
<b>Environmental Assessment Practitioner</b>	Stubenrauch Planning Consultants P.O. Box 41404, Windhoek Contact Person: Bronwynn Basson Contact Number: +264 (61) 25 11 89 Fax Number: +264 (61) 25 21 57 Email: <a href="mailto:bronwynn@spc.com.na">bronwynn@spc.com.na</a>		
<b>Report date</b>	September 2023		
	<b>Name</b>	<b>Signature</b>	<b>Date</b>
<b>Author</b>	Zanthea Wantenaar		September 2023
<b>Document Reviewer</b>	Victoria Shikwaya		September 2023

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## EXECUTIVE SUMMARY

### Introduction

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

- **Permanent Closure of Erf 1089, Outapi Extension 4 as a Public Open Space;**
- **Rezoning of Erf 1089, Outapi Extension 4 from “Public Open Space” to Residential”;**
- **Subdivision of Erf 1089, Outapi Extension 4 into Erf A/1089, B/1089, C/1089 and the Remainder.**

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

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

### Project Description

The Outapi Town Council has opted to address the increased demand for housing by repurposing vacant erven owned by the Outapi Town Council for residential purposes.

It is therefore the intension of the proponent to permanently close Erf 1089, rezone from “Public Open Space” to “Residential” and subdivide Erf 1089 into 3 Erven and Remainder.

The proposed Closure, Rezoning and Subdivision will create more residential Erven that will help to address the increased demand for housing in Outapi.

### Public Participation

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

- A Background Information Document (BID) containing descriptive information about the proposed activities was compiled and sent out to all identified and registered I&APs via email on **18 July 2023**;
- Notices were placed in The New Era and The Namibian dated **18 July 2023 and 25 July 2023**, briefly explaining the activity and its locality, inviting members of the public to register as I&APs (**Appendix B**); and
- A notice was fixed at the project site (see **Appendix A**).

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 **8 August 2023**).

The Draft Scoping Report was circulated from the **24<sup>th</sup> of August 2023 until the 7<sup>th</sup> of September 2023** so that the public could review and comment on it.

### Conclusions and Recommendations

With reference to **Table 9**, none of the negative planning and design, construction or operational phase impacts were deemed to have a high significant impact on the environment. The 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). The social impact was assessed to have Medium (positive) impact associated with possible job opportunities during construction and operation.

It is recommended that this project be authorised because should the development not proceed the subject area will remain undeveloped. This would result in the proposed retail outlet not being developed. None of the positive or negative impacts from the proposed development would be realized.

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

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

## TABLE OF CONTENTS

<b>1</b>	<b>INTRODUCTION .....</b>	<b>1</b>
1.1	<b>PROJECT BACKGROUND .....</b>	<b>1</b>
1.2	<b>PROJECT LOCATION .....</b>	<b>2</b>
1.3	<b>TERMS OF REFERENCE AND SCOPE OF PROJECT .....</b>	<b>3</b>
1.4	<b>ASSUMPTIONS AND LIMITATIONS.....</b>	<b>3</b>
1.5	<b>CONTENT OF ENVIRONMENTAL ASSESSMENT REPORT .....</b>	<b>3</b>
<b>2</b>	<b>LEGAL FRAMEWORK.....</b>	<b>6</b>
2.1	<b>LEGISLATION RELEVANT TO THE PROPOSED DEVELOPMENT.....</b>	<b>6</b>
<b>3</b>	<b>ENVIRONMENTAL BASELINE DESCRIPTION .....</b>	<b>13</b>
3.1	<b>SOCIAL ENVIRONMENT .....</b>	<b>13</b>
3.1.1	Socio-Economic Context.....	13
3.1.2	Archaeological and Heritage Context .....	14
3.2	<b>BIO-PHYSICAL ENVIRONMENT.....</b>	<b>14</b>
3.2.1	Climate .....	14
3.2.2	Topography, Geology and Soils.....	15
3.2.3	Hydrology and Hydrogeology .....	16
3.3	<b>TERRESTRIAL ECOLOGY .....</b>	<b>17</b>
3.3.1	Flora and Fauna .....	17
<b>4</b>	<b>PROJECT DESCRIPTION .....</b>	<b>18</b>
4.1	<b>PROJECT COMPONENTS .....</b>	<b>18</b>
4.2	<b>ALTERNATIVES .....</b>	<b>18</b>
4.2.1	No – Go Alternative .....	18
4.3	<b>THE PROPOSED DEVELOPMENT.....</b>	<b>18</b>
4.3.1	The Proposed Permanent Closure.....	19
4.3.2	The Proposed Rezoning .....	19
4.3.3	The proposed Subdivision .....	20
4.3.4	Engineering Services (Water, Sewage and Electricity).....	21
4.3.5	Storm Water Reticulation .....	22
4.3.6	Access Provision .....	22
<b>5</b>	<b>PUBLIC PARTICIPATION PROCESS.....</b>	<b>23</b>
5.1	<b>PUBLIC PARTICIPATION REQUIREMENTS.....</b>	<b>23</b>
5.1.1	Environmental Assessment Phase 2 .....	23
<b>6</b>	<b>ASSESSMENT METHODOLOGY .....</b>	<b>24</b>
6.1	<b>MITIGATION MEASURES.....</b>	<b>26</b>
<b>7</b>	<b>ASSESSMENT OF POTENTIAL IMPACTS AND POSSIBLE MITIGATION MEASURES .....</b>	<b>28</b>
	<b>INTRODUCTION.....</b>	<b>28</b>
7.1	<b>PLANNING AND DESIGN PHASE IMPACTS.....</b>	<b>28</b>

7.1.1	Flora and Fauna (Biodiversity) .....	28
<b>7.2</b>	<b>CONSTRUCTION PHASE IMPACTS ON THE BIOPHYSICAL ENVIRONMENT.....</b>	<b>29</b>
7.2.1	Flora and Fauna Impacts (Biodiversity) .....	29
7.2.2	Surface and Ground Water Impacts.....	29
7.2.3	Soil Erosion Impacts .....	29
<b>7.3</b>	<b>CONSTRUCTION PHASE IMPACTS ON THE SOCIO-ECONOMIC ENVIRONMENT.....</b>	<b>29</b>
7.3.1	Heritage impacts .....	29
7.3.2	Health, Safety and Security Impacts .....	30
7.3.3	Traffic Impacts.....	30
7.3.4	Noise Impacts.....	30
7.3.5	Dust and Emission Impacts.....	30
7.3.6	Municipal Services .....	30
7.3.7	Storage and Utilisation of Hazardous Substances.....	30
<b>7.4</b>	<b>OPERATIONAL PHASE IMPACTS.....</b>	<b>31</b>
7.4.1	Visual Impacts .....	31
7.4.2	Noise Impacts.....	31
7.4.3	Emission Impacts .....	31
7.4.4	Traffic Impacts.....	31
7.4.5	Social Impacts .....	31
<b>7.5</b>	<b>CUMULATIVE IMPACTS .....</b>	<b>32</b>
<b>7.6</b>	<b>ENVIRONMENTAL MANAGEMENT PLAN .....</b>	<b>32</b>
<b>7.7</b>	<b>SUMMARY OF POTENTIAL IMPACTS.....</b>	<b>32</b>
<b>8</b>	<b>CONCLUSION.....</b>	<b>43</b>
<b>8.1</b>	<b>PLANNING AND DESIGN PHASE IMPACTS.....</b>	<b>43</b>
<b>8.2</b>	<b>CONSTRUCTION PHASE IMPACTS .....</b>	<b>43</b>
<b>8.3</b>	<b>OPERATIONAL PHASE.....</b>	<b>43</b>
<b>8.4</b>	<b>LEVEL OF CONFIDENCE IN ASSESSMENT .....</b>	<b>43</b>
<b>8.5</b>	<b>MITIGATION MEASURES.....</b>	<b>44</b>
<b>8.6</b>	<b>OPINION WITH RESPECT TO THE ENVIRONMENTAL AUTHORISATION.....</b>	<b>44</b>
<b>8.7</b>	<b>WAY FORWARD .....</b>	<b>44</b>
<b>9</b>	<b>REFERENCES.....</b>	<b>45</b>

## LIST OF FIGURES

Figure 1: Locality of Erf 1089, Outapi Extension 4 .....	1
Figure 2: Aerial image of proposed project .....	2
Figure 3: EIA flow Diagram.....	12
Figure 4: Annual average temperature.....	14
Figure 5: Average annual Rainfall .....	15
Figure 6: Geology of Namibia.....	16
Figure 7: Groundwater basins and hydrogeological regions in Namibia .....	17
Figure 8: Permanent Closure of Erf 1089, as a “Public Open Space” .....	19
Figure 9: Rezoning of Erf 1089, Outapi Extension 4.....	20
Figure 10: Proposed subdivision of Erf 1089 Outapi Extension 4 into 3 erven and remainder.....	21
Figure 11: Mitigation Hierarchy .....	26

## LIST OF TABLES

Table 1: List of triggered activities identified in the EIA Regulations which apply to the proposed project.....	1
Table 2: Contents of the Scoping / Environmental Assessment Report .....	3
Table 3: Legislation applicable to the proposed development.....	6
Table 4: Statistics of the Outapi Constituency and Omusati Region (Namibia Statistics Agency, 2013) .....	13
Table 5: Proposed subdivision of Erf 1089 Outapi Extension 4 into 3 erven and Remainder .....	21
Table 6: Table of Public Participation Activities .....	23
Table 7: Impact Assessment Criteria.....	24
Table 8: Summary of the significance of the potential impacts .....	33
Table 9: Proposed mitigation measures for the planning and design phase.....	37
Table 10: Proposed mitigation measures for the construction phase .....	38
Table 11: Proposed mitigation measures for the operational phase .....	42

## LIST OF ANNEXURES

<b>Annexure A:</b>	Proof of Site Notices/ Posters
<b>Annexure B:</b>	Proof of Advertisements
<b>Annexure C:</b>	Public Participation process I&AP Database & Registered List Notification Letters and Emails sent of BID Notification Letters and Email sent of DESR Comments received (if any)
<b>Annexure D:</b>	Curriculum Vitae and ID of Environmental Assessment Practitioner
<b>Annexure E:</b>	Consent Letter from Outapi Town Council
<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>MEFT</b>	Ministry of Environment, Forestry and Tourism
<b>MEFT: DEAF</b>	Ministry of Environment, Forestry and Tourism: Department of Environmental Affairs and Forestry
<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>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 Outapi Town Council hereinafter referred to as the proponent intends to undertake the following activities:

- **Permanent Closure of Erf 1089 Outapi Extension 4**
- **Rezoning of Erf 1089 Outapi Extension 4 from “Public Open Space” To “Residential”;**
- **Subdivision of Erf 1089, Outapi Extension 4 into Erf A/1089, B/1089, C/1089 and the Remainder**

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

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>
5.1 (d) Land Use and Development	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 Residential

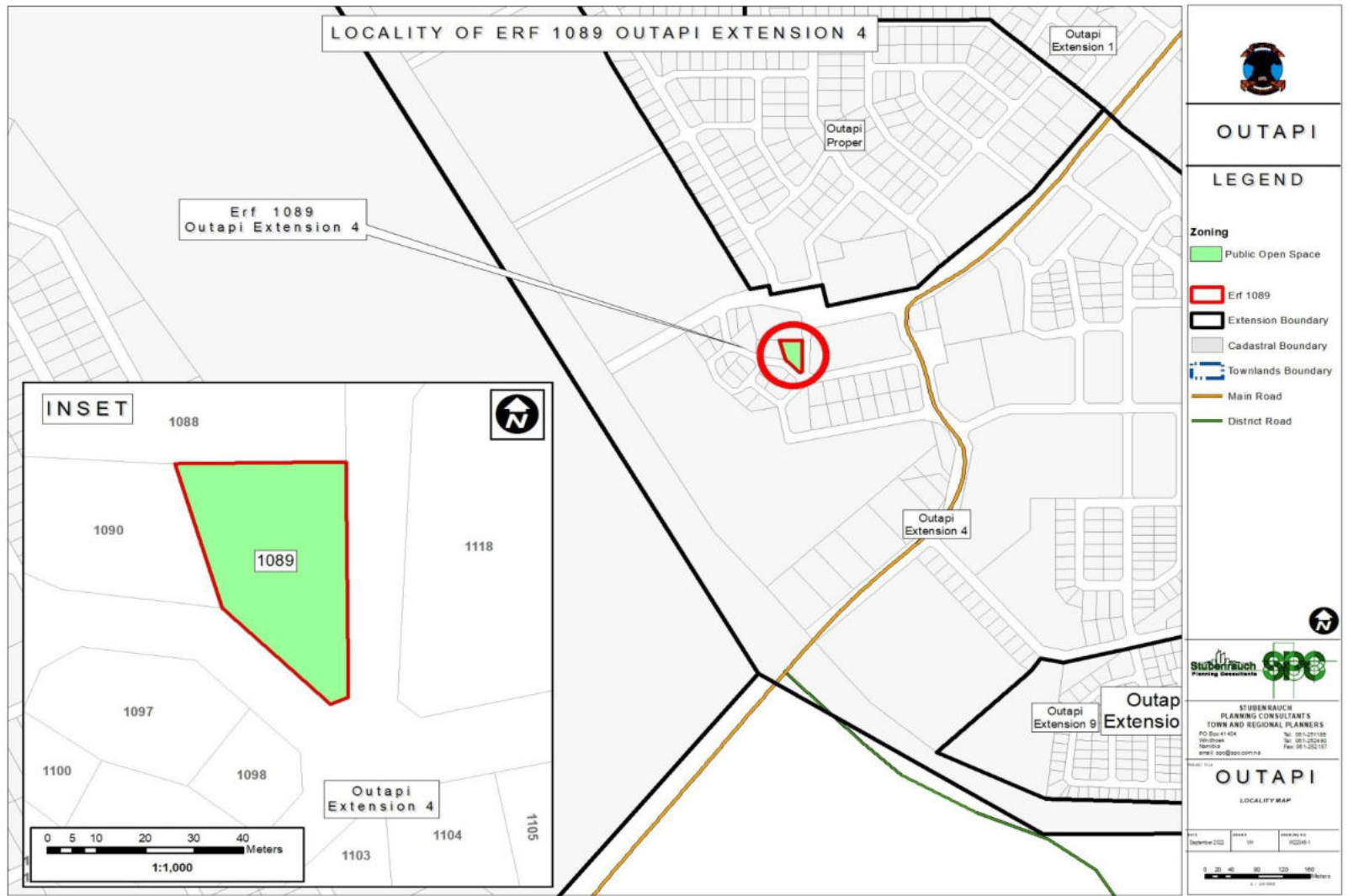
The above activities will be discussed in more detail in Chapter 4. The proponent appointed Stubenrauch Planning Consultants (SPC) to undertake an independent Environmental Assessment (EA) in order to obtain an Environmental Clearance Certificate (ECC) for the above activities. The competent authority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

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

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

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

As shown in **Figure 1** below Erf 1089, Outapi Extension 4 s located in the neighbourhood of Outapi Extension 4 and measures 1308m<sup>2</sup> in extent.



**Figure 1:** Locality of Erf 1089, Outapi Extension 4



**Figure 2:** Aerial image of proposed project

### 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:

- **Permanent Closure of Erf 1089 Outapi Extension 4**
- **Rezoning of Erf 1089 Outapi Extension 4 from “Public Open Space” To “Residential”;**
- **Subdivision of Erf 1089, Outapi Extension 4 into Erf A/1089, B/1089, C/1089 and the Remainder**

### 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 Outapi 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, biological, social, economic and cultural	Refer to Chapter 3

Section	Description	Section of FESR/ Annexure
	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, including cumulative effects, that may occur	Refer to Chapter 7

Section	Description	Section of FESR/ Annexure
	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	<p>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.”</p> <p>Article 95(l) deals with the “maintenance of ecosystems, essential ecological processes and biological diversity” and sustainable use of the country’s natural resources.</p>	Sustainable development should be at the forefront of this development.
Environmental Management Act No. 7 of 2007 (EMA)	<p>Section 2 outlines the objective of the Act and the means to achieve that.</p> <p>Section 3 details the principle of Environmental Management</p>	The development should be informed by the EMA.
EIA Regulations GN 28, 29, and 30 of EMA (2012)	<p>GN 29 Identifies and lists certain activities that cannot be undertaken without an environmental clearance certificate.</p> <p>GN 30 provides the regulations governing the environmental assessment (EA) process.</p>	<p>The following listed activities are triggered by the proposed development:</p> <p><b>Activity 5.1 (d)</b> <b>Land Use and Development</b></p>
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	The EA process should incorporate the aspects outlined in the guidelines.



LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
	should be considered by the proponent in the scoping process.	
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 must adhere to the guidelines provided to manage the aspects of HIV/AIDS. Experience with construction projects has shown that a significant risk is created when migrant construction workers interact with local communities.
Urban and Regional Planning Act No 5 of 2018	To consolidate the laws relating to urban and regional planning; to provide for a legal framework for spatial planning in Namibia; to provide for principles and standards of spatial planning; to establish the urban and regional planning board; to decentralise certain matters relating to spatial planning; to provide for the preparation, approval and review of the national spatial development framework, regional structure plans and urban structure plans; to provide for the preparation, approval, review and amendment of zoning schemes; to provide for the establishment of townships; to provide for the alteration of boundaries of approved townships, to provide for the disestablishment	The proposed development must adhere to the provisions regarding the subdivision and rezoning of land.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
	of approved townships; to provide for the change of name of approved townships; to provide for the subdivision and consolidation of land; to provide for the alteration, suspension and deletion of conditions relating to land; and to provide for incidental matters.	
Local Authorities Act No. 23 of 1992	The Local Authorities Act prescribes the manner in which a town or municipality should be managed by the Town or Municipal Council.	The development must comply with provisions of the Local Authorities Act.
Labour Act no. 11 of 2007	Chapter 2 details the fundamental rights and protections. Chapter 3 deals with the basic conditions of employment.	Given the employment opportunities presented by the development, compliance with the labour law is essential.
National Heritage Act No. 27 of 2004	The Act is aimed at protecting, conserving and registering places and objects of heritage significance.	All protected heritage resources (e.g. human remains etc.) discovered, need to be reported immediately to the National Heritage Council (NHC) and require a permit from the NHC before they may be relocated.
Roads Ordinance 17 of 1972	<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.

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

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
		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 Department of Forestry.
Atmospheric Pollution Prevention Ordinance No 45 of 1965	Part II - control of noxious or offensive gases, Part III - atmospheric pollution by smoke, Part IV - dust control, and Part V - air pollution by fumes emitted by vehicles.	The development should consider the provisions outlined in the act. The proponent should apply for an Air Emissions permit from the Ministry of Health and Social Services (if needed).

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

This EIA process will be undertaken in accordance with the EIA Regulations. A Flow Diagram (refer to **Figure 3** below) provides an outline of the EIA process to be followed.

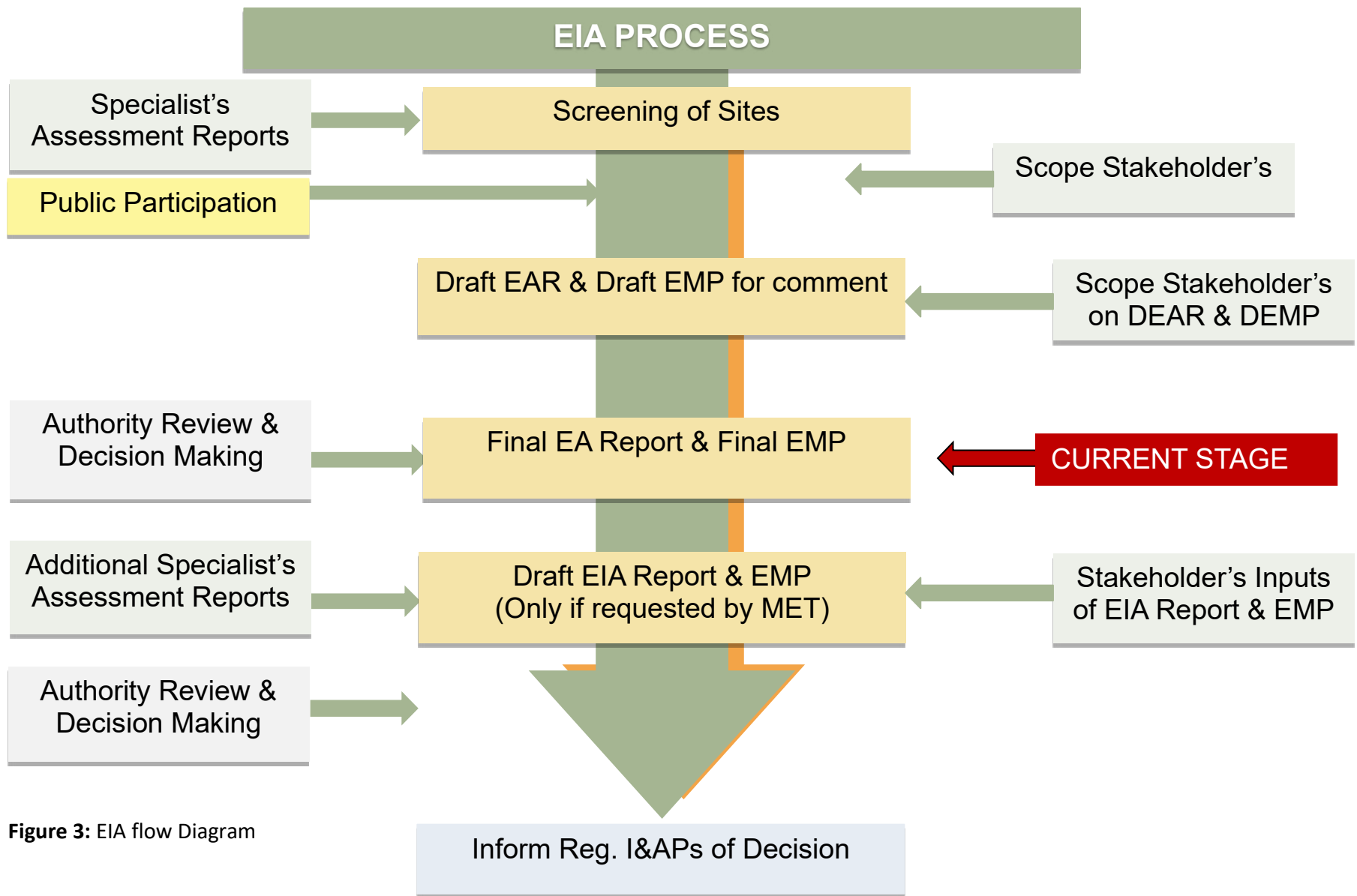


Figure 3: EIA flow Diagram

### 3 ENVIRONMENTAL BASELINE DESCRIPTION

#### 3.1 SOCIAL ENVIRONMENT

##### 3.1.1 Socio-Economic Context

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

**Table 4:** Statistics of the Outapi Constituency and Omusati Region (Namibia Statistics Agency, 2013)

<b>OUTAPI CONSTITUENCY</b>	
<b>ATTRIBUTE</b>	<b>INDICATOR</b>
Population	36 934
Females	20 296
Males	16 638
Population under 5 years	14%
Population aged 5 to 14 years	26%
Population aged 15 to 59 years	51%
Population aged 60 years and above	9%
Female: male ratio	82:100
Literacy rate of 15 years old and above	89%
People above 15 years who have never attended school	12%
People above 15 years who are currently attending school	23%
People above 15 years who have left school	61%
People aged 15 years and above who belong to the labour force	50%
Population employed	40%
Homemakers	21%
Students	49%
Retired or old age income recipients	30%
Income from pension	24%
Income from business and non-farming activities	17%
Income from farming	17%
Income from cash remittance	5%
Wages and salaries	32%
Main Language	Oshiwambo Languages- 96.1%
<b>OMUSATI REGION</b>	
<b>ATTRIBUTE</b>	<b>INDICATOR</b>
Population	243 166
Population aged 60 years and above	11%
Population aged 5 to 14 years	26%
Population aged 15 to 59 years	49%

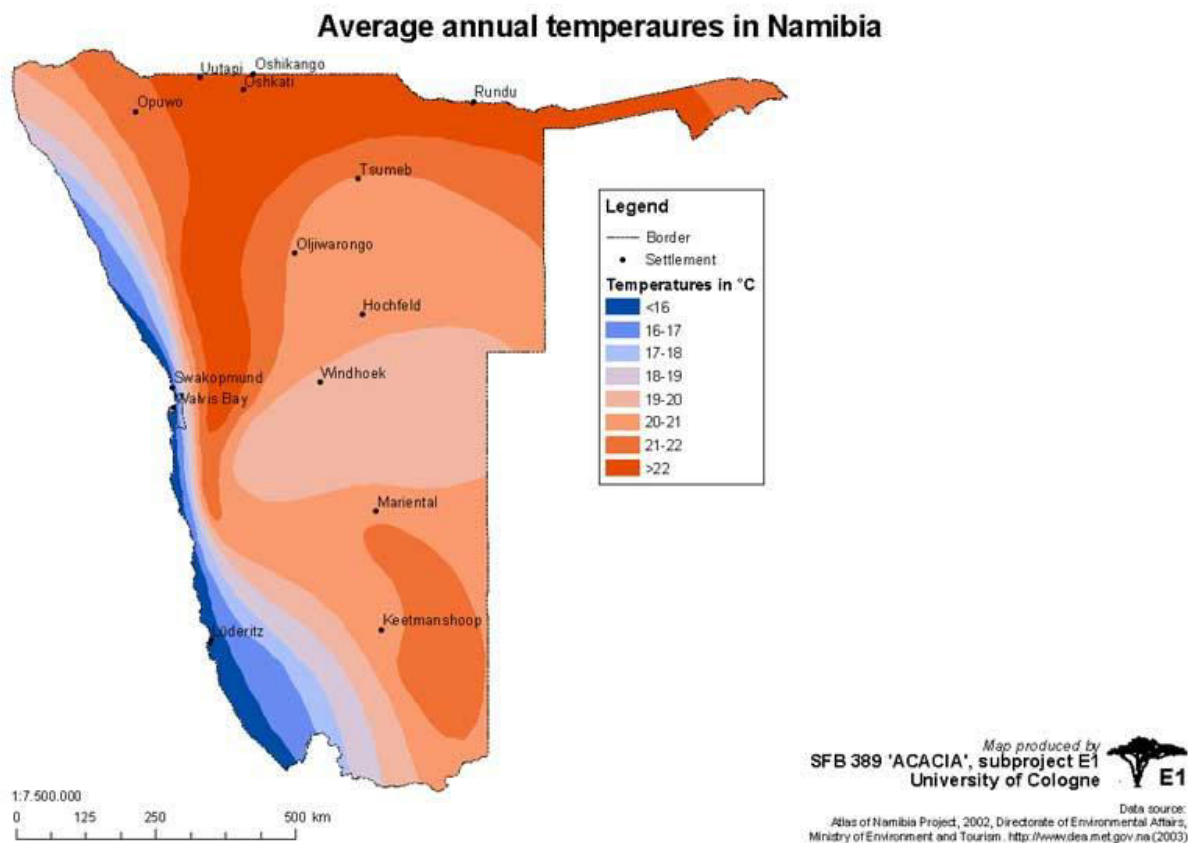
### 3.1.2 Archaeological and Heritage Context

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

## 3.2 BIO-PHYSICAL ENVIRONMENT

### 3.2.1 Climate

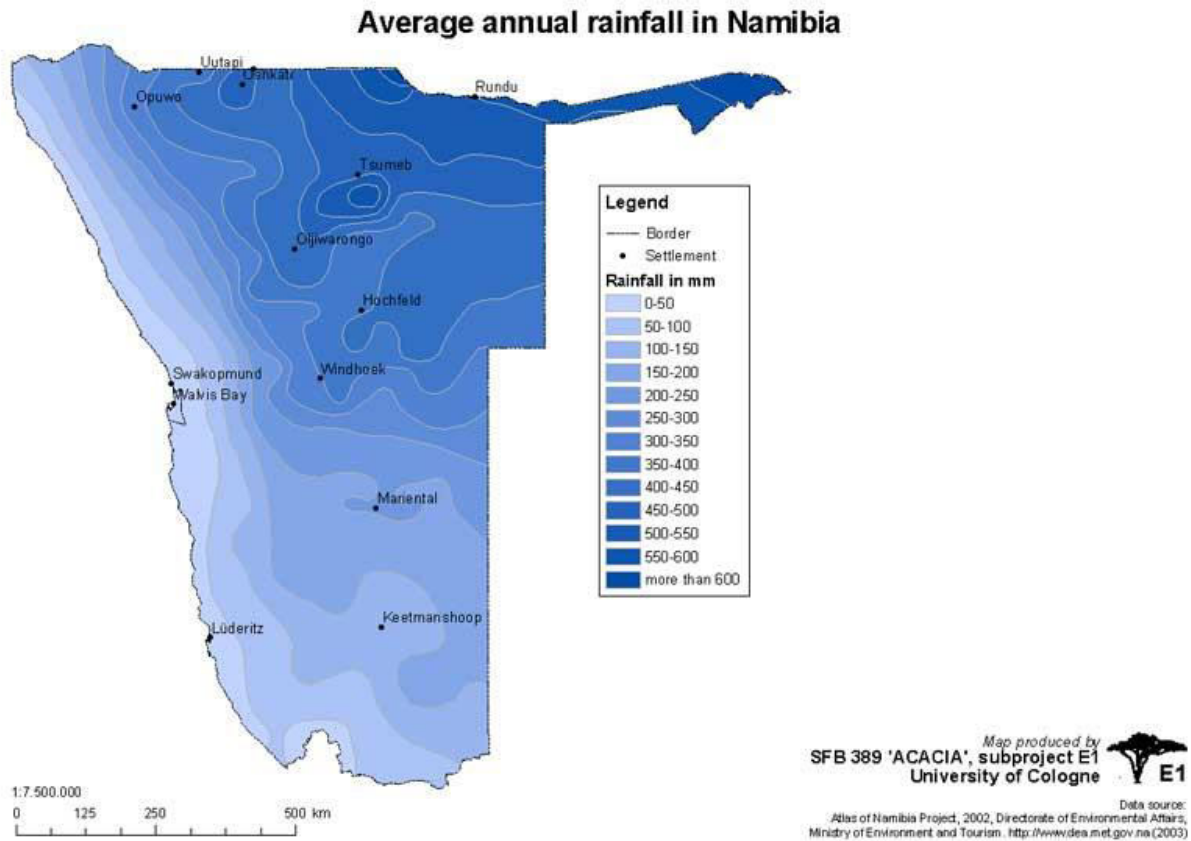
The climate of the subject area can be described as a semi-arid climate (Köppen climate classification BWh), with very hot summers and extremely warm winters (with warm days and cold nights). Average annual temperatures are usually more than 22 °C, with average maximum temperatures between 34 °C and 36 °C and average minimum temperatures between 6 °C and 8 °C as depicted in **Figure 4** below (Robertson, Jarvis, Mendelsohn, & Swart, 2012).



**Figure 4:** Annual average temperature ([http://www.uni-koeln.de/sfb389/e/e1/download/atlas\\_namibia/e1\\_download\\_climate\\_e.htm#temperature\\_annual](http://www.uni-koeln.de/sfb389/e/e1/download/atlas_namibia/e1_download_climate_e.htm#temperature_annual))

The subject area generally experiences more rainfall than the south and west of the country with an average rainfall of 400 mm to 450 mm as indicated in **Figure 5** below.



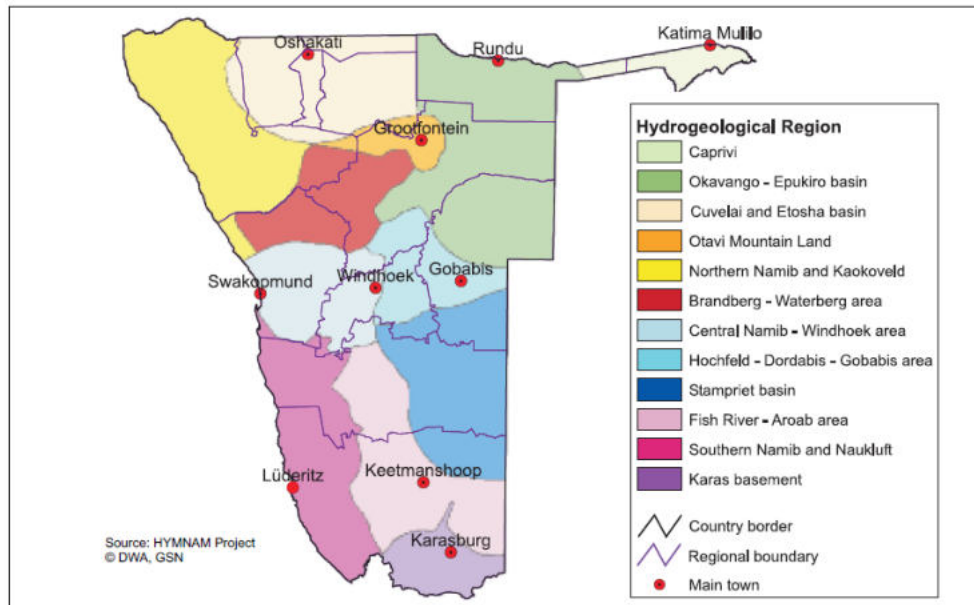


**Figure 5:** Average annual Rainfall ([http://www.uni-koeln.de/sfb389/e/e1/download/atlas\\_namibia/pics/climate/rainfall-annual.jpg](http://www.uni-koeln.de/sfb389/e/e1/download/atlas_namibia/pics/climate/rainfall-annual.jpg))

### 3.2.2 Topography, Geology and Soils

The Omusati Region forms part of the Kalahari Group Geological Division depicted in pale yellow in **Figure 6** below. The Kalahari Sequence forms a blanket of unconsolidated to semi-consolidated sand covering most of the area. The soils within the area are dominated by deep Kalahari and Namib sand that mostly occur in the formation of sands and other sedimentary materials, while the clay sodic sands dominate in the Oshanas (Robertson, Jarvis, Mendelsohn, & Swart, 2012).





**Figure 7:** Groundwater basins and hydrogeological regions in Namibia

### 3.3 TERRESTRIAL ECOLOGY

#### 3.3.1 Flora and Fauna

The good rainfalls in the Omusati region result in a rich biodiversity, especially regarding the flora (Ministry of Agriculture Water and Rural Development, 2011). More than 500 different plant species are found within the region. Trees such as *Hyphaena petersiana*, *Sclerocarya birrea*, *Ficus sycamores* and a variety of other trees are characteristic of this zone (Twenty Namibian Trees, 2011).

The proposed development is located within the urban locality of Outapi as such the area has already been developed and can therefore not be considered to be pristine. The subject site has a few scattered trees and shrubs.

The local occurring fauna that are expected or known to occur at the site includes domestic animals and small ground burrowing animals, reptiles, and local bird's species.

## 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:

- **Permanent Closure of Erf 1089 Outapi Extension 4;**
- **Rezoning of Erf 1089 Outapi Extension 4 from “Public Open Space” To “Residential”;**
- **Subdivision of Erf 1089, Outapi Extension 4 into Erf A/1089, B/1089, C/1089 and the Remainder.**

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

### 4.2 ALTERNATIVES

Alternatives are defined as: “different means of meeting the general purpose and requirements of the activity” (Environmental Management Act (Act 7 of 2007) of Namibia and its regulations (2012)). As pointed out in Section 1.4 above various layout alternatives were initially considered by the proponent prior to the commencement of the EA, ultimately resulting in the final layouts. As such the no-go and access alternatives will be discussed.

#### 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 would remain undeveloped. The proposed retail outlet would thus not be developed, and the town would thus not be able to benefit from the proposed development.

### 4.3 THE PROPOSED DEVELOPMENT

The Outapi Town Council has opted to address the increased demand for housing by repurposing vacant erven owned by the Outapi Town Council for residential purposes.

It is therefore the intension of the proponent to permanently close Erf 1089, rezone from “Public Open Space” to “Residential” and subdivide Erf 1089 into 3 Erven and Remainder.

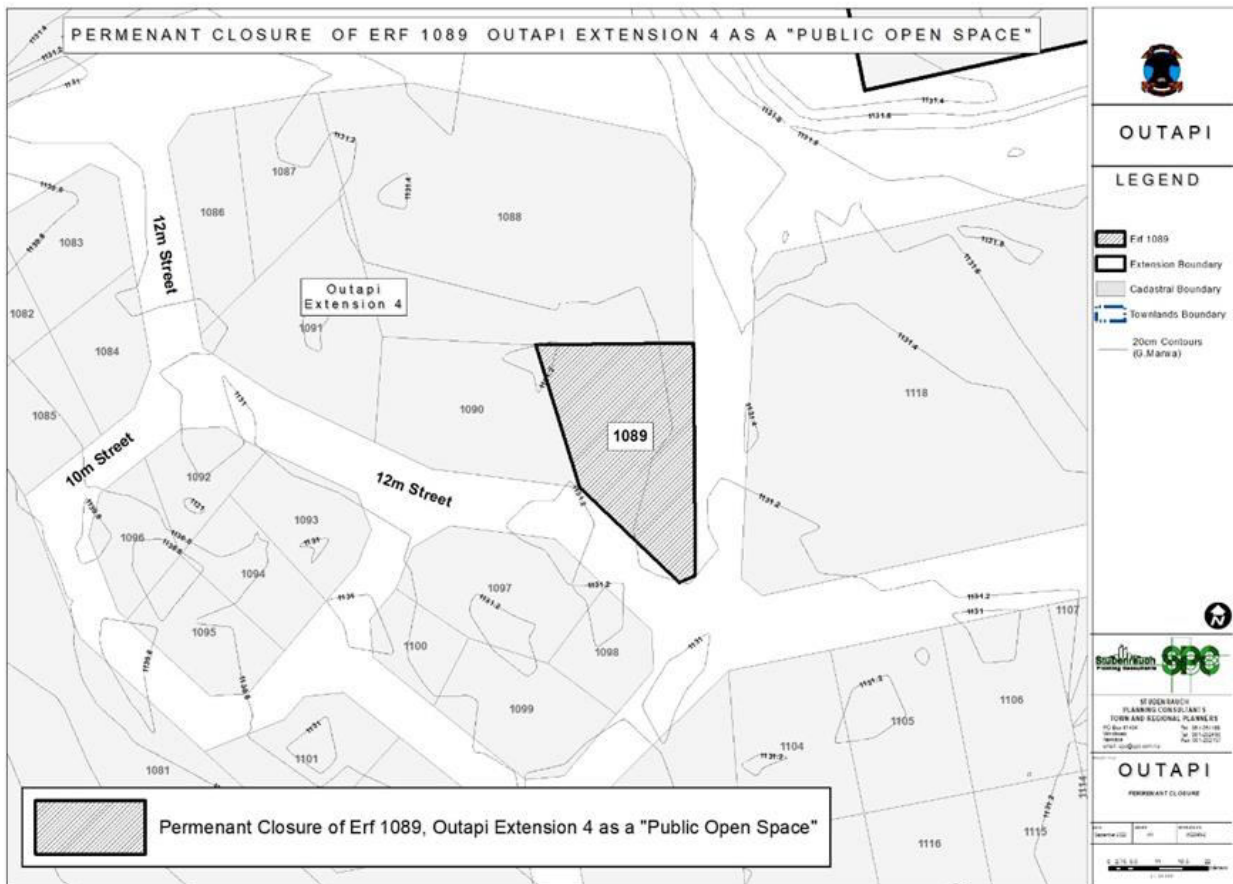
The proposed Closure, Rezoning and Subdivision will create more residential Erven that will help to address the increased demand for housing in Outapi.

**The following statutory planning steps are to be completed:**

**4.3.1 The Proposed Permanent Closure**

The Proponent intends to Permanently close Erf 1089 Outapi Extension 4 is required for the proposed rezoning of Erf 1089 as it is currently zoned as “Public Open Space” as depicted on **Figure 8** below.

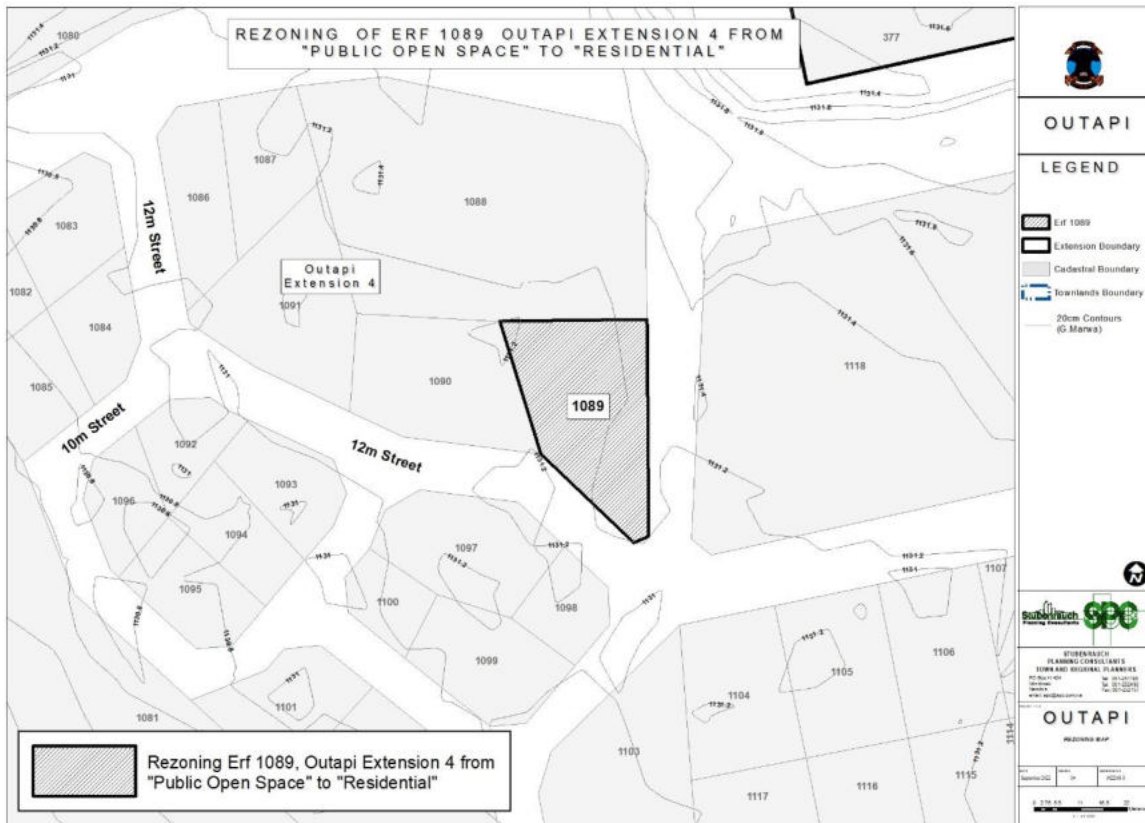
The permanent closure of Erf 1089 Outapi, Extension 4, as "Public Open Space" is to be carried out in terms of Section 50 (3)(a)(ii) and Section 50(3)(a)(iv) of the Local Authorities Act of 1992 (Act 23 of 1992).



**Figure 8:** Permanent Closure of Erf 1089, as a “Public Open Space”

**4.3.2 The Proposed Rezoning**

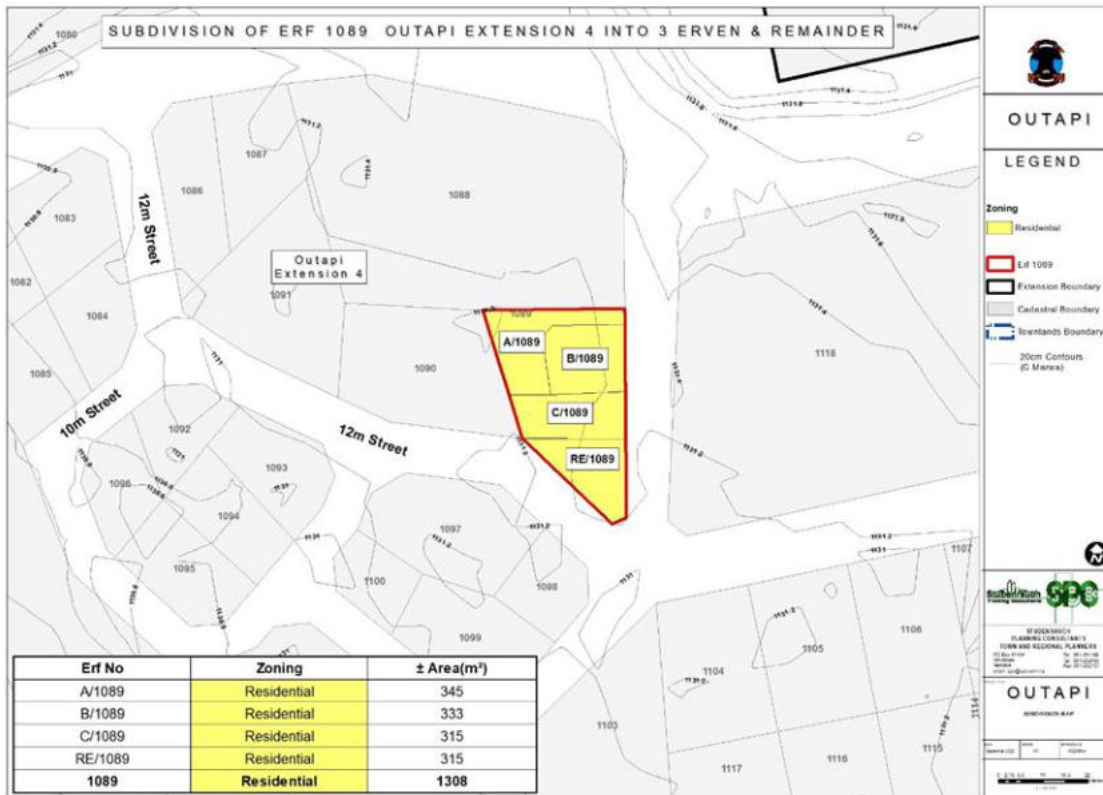
According to the Outapi Zoning, Erf 1089 Outapi, Extension 4 is currently zoned “Public Open Space”. The proponent intends to rezone Erf 1089 Outapi Extension 4 from “Public Open Space” to “Residential” to allow houses to be constructed on the proposed erven. Rezoning of the subject erf is indicated below in **Figure 9** below.



**Figure 9:** Rezoning of Erf 1089, Outapi Extension 4

#### 4.3.3 The proposed Subdivision

The proponent intends to subdivide Erf 1089, Outapi Extension 4 into Erf A/1089, B/1089, C/1089 and Remainder as indicated in **Figure 10** and on **Table 5** below.



**Figure 10:** Proposed subdivision of Erf 1089 Outapi Extension 4 into 3 erven and Remainder

**Table 5:** Proposed subdivision of Erf 1089 Outapi Extension 4 into 3 erven and Remainder

<i>Erf Number</i>	<i>± Size (m<sup>2</sup>)</i>	<i>Current Zoning</i>
<b>A/1089</b>	345	Public Open Space
<b>B/1089</b>	3333	Public Open Space
<b>C/1089</b>	315	Public Open Space
<b>RE/1089</b>	315	Public Open Space
<b>TOTAL (Erf 1089)</b>	1308	Public Open Space

#### 4.3.4 Engineering Services (Water, Sewage and Electricity)

The existing erf is connected to the municipal service network and as such it will only be needed to connect the additional erven created to the existing municipal infrastructure network.

#### **4.3.5 Storm Water Reticulation**

Storm water run-off will be channeled through the existing culvert into the neighboring Extension 5 from where the storm water is further channeled into the catchment areas of Outapi.

#### **4.3.6 Access Provision**

Access to proposed Erf A/1089 Outapi Extension 4 will be obtained via a 5m panhandle connecting the proposed erf to the internal road network of Outapi Extension 5.

The proposed Erven B/1089, C/1098 and RE/1089 will gain access via the internal road network of Outapi Extension 4.



## 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 6** below for the activities undertaken as part of the public participation process. The I&APs were given time to comment from **18 July 2023 to 8 August 2023**.

**Table 6:** Table of Public Participation Activities

ACTIVITY	REMARKS
Placement of site notice/poster in Outapi	See <b>Annexure A</b>
Placing advertisements in two newspapers namely the New Era and The Namibian ( <b>18 July and 25 July 2023</b> )	See <b>Annexure B</b>
Written notice to surrounding property owners and Interested and Affected Parties via Email ( <b>18 July 2023</b> )	See <b>Annexure C</b>

#### 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 **24 August 2023**. An Executive Summary of the DESR was included in the letters to the registered I&APs. I&APs had until **7 September 2023** 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 7**.

**Table 7:** 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

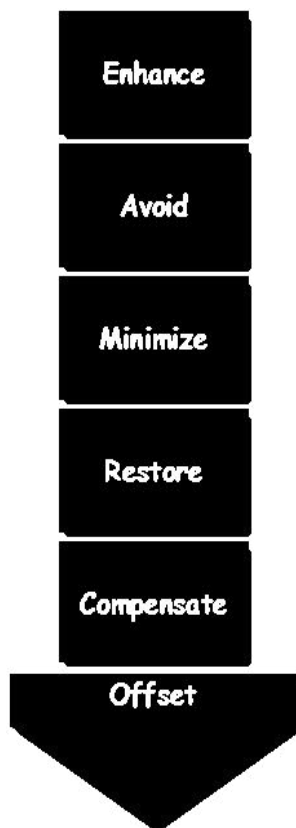
CRITERIA	CATEGORY
	<p><b>Low:</b> Natural and/or social functions/processes are slightly altered</p> <p><b>Medium:</b> Natural and/or social functions/processes are notably altered in a modified way</p> <p><b>High:</b> Natural and/or social functions/processes are severely altered and may temporarily 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 11** below). These cover avoidance, minimization, restoration and compensation. It is possible and considered sought after to enhance the environment by ensuring that positive gains are included in the proposed activity or project. If negative impacts occur, then the hierarchy indicates the following steps.

**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.

**Figure 11:** Mitigation Hierarchy

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

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

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

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

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### ***INTRODUCTION***

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

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

### ***7.1 PLANNING AND DESIGN PHASE IMPACTS***

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

#### **7.1.1 Flora and Fauna (Biodiversity)**

There are a few trees located on the subject area. The trees located on the subject site should be accommodated in the proposed use for the erf. Trees protected under the Forestry Act 12 of 2001 should be protected within the development and may not be removed without a permit from the local Department of Forestry.

It is anticipated that the proposed development area and associated infrastructure (e.g. water, sewage, access route, etc.) would have localised negative implications on the environment and associated fauna and flora should the proposed mitigation measures as outlined in the EMP be enforced.

## ***7.2 CONSTRUCTION PHASE IMPACTS ON THE BIOPHYSICAL ENVIRONMENT***

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

### **7.2.1 Flora and Fauna Impacts (Biodiversity)**

Trees protected under the Forestry Act 12 of 2001 should be protected especially during site clearance for the proposed development. The trees located on the subject site should be accommodated in the layout and proposed use for the erf as far as possible. Trees to be protected should be marked with danger tape or paint to ensure that they are not removed during the construction activities.

It is anticipated that the proposed development area and associated infrastructure (e.g. water, sewage, access route, etc.) would have localised negative implications on the environment and associated fauna and flora should the proposed mitigation measures as outlined in the EMP be enforced.

### **7.2.2 Surface and Ground Water Impacts**

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

### **7.2.3 Soil Erosion Impacts**

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

## ***7.3 CONSTRUCTION PHASE IMPACTS ON THE SOCIO-ECONOMIC ENVIRONMENT***

### **7.3.1 Heritage impacts**

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

### **7.3.2 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. The use of local labour during construction is strongly encouraged so as to reduce the need for migrant workforce. 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.

### **7.3.3 Traffic Impacts**

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

### **7.3.4 Noise Impacts**

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

### **7.3.5 Dust and Emission Impacts**

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

### **7.3.6 Municipal Services**

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

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

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

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

Hazardous substances are regarded by the Hazardous Substance Ordinance (No. 14 of 1974) as those substances which may cause injury or ill-health to or death of human beings by reason of their toxic, corrosive, irritant, strongly sensitizing or flammable nature or the generation of pressure thereby in



certain circumstances. During the construction period, the use and storage of these types of hazardous substances, such as shutter oil, curing compounds, types of solvents, primers and adhesives and diesel, on-site could have negative impacts on the surrounding environment if these substances spill and enter the environment.

#### **7.4 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.

##### **7.4.1 Visual Impacts**

The subject site is currently mostly undeveloped as such there may thus be a change in visual characteristics of the site once it becomes developed. The extent of this disturbance will depend on how highly the Interested and Affected Parties valued the initial aesthetic quality of the site. The change in sense of place is not expected to be significant as the proposed land use for the subject erf is in line with the surrounding land uses of the area.

##### **7.4.2 Noise Impacts**

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

##### **7.4.3 Emission Impacts**

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

##### **7.4.4 Traffic Impacts**

Traffic is expected to increase during the construction phase of the project where the construction is expected to take place. Sufficient parking is to be provided at the facility.

##### **7.4.5 Social Impacts**

A small number of residents from Outapi could benefit from employment during construction. The proposed development additionally will make available additional residential erf in the town of Outapi.

### **7.5 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.

### **7.6 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 construction and decommissioning phases of the project to ensure that negative impacts associated with the development are avoided or mitigated.

### **7.7 SUMMARY OF POTENTIAL IMPACTS**

A summary of all the potential impacts from the proposed project assessed above is included in **Table 8**. The **Tables 9 – 11** 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 8:** 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>PLANNING AND DESIGN PHASE</b>										
<b>1. Biodiversity (Fauna and Flora)</b>	Outapi	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>CONSTRUCTION PHASE</b>										
<b>2. Biodiversity (Fauna and Flora)</b>	Outapi	No mitigation	Local	Medium-Low	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
<b>3. Surface &amp; ground water</b>	Outapi	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>4. Soil erosion</b>	Outapi	No mitigation	Local	Medium	Short term	Medium - low	Probable	Certain	Reversible	Medium - low (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
5. Heritage	Outapi	No mitigation	Local	Very low	Short term	Very low	Probable	Certain	Irreversible	Very low(-ve)
		Mitigation	Local	Negligible	Short term	Negligible	Probable	Certain	Irreversible	Negligible (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
6. Health, safety and security	Outapi	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
7. Traffic impacts	Outapi	No mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very low	Short term	Very low	Probable	Certain	Reversible	Very low
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
8. Noise impacts	Outapi	No mitigation	Local	Medium	Short term	Medium - low	Probable	Certain	Reversible	Medium - Low (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Very low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
<b>9. Emissions impacts</b>	Outapi	No mitigation	Local	Medium	Short term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	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>10. Municipal services</b>	Outapi	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>11. Waste</b>	Outapi	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>12. Hazardous Substances</b>	Outapi	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

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
<b>OPERATIONAL PHASE</b>										
<b>1. Visual &amp; sense of place</b>	Outapi	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>2. Noise</b>	Outapi	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>3. Emissions</b>	Outapi	No mitigation	Local	Medium-Low	Medium term	Low	Probable	Certain	Reversible	Medium-Low (-ve)
		Mitigation	Local	Low	Medium term	Very 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>4. Traffic impact</b>	Outapi	No mitigation	Local	Medium	Long term	Medium	Probable	Probable	Reversible	Medium (+)

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
		Mitigation	Local	Medium	Long term	Medium-Low	Probable	Probable	Reversible	Medium (+)
	No go	No mitigation	Local	Medium-Low	Long term	Neutral	Probable	Probable	Reversible	Medium-Low (-ve)
		Mitigation	Local	Neutral	Long term	Neutral	Probable	Probable	Reversible	Neutral
<b>5. Social impact</b>	Outapi	No mitigation	Local	Medium	Long term	Medium	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 9:** Proposed mitigation measures for the planning and design phase

PLANNING AND DESIGN PHASE	
Impact	Mitigation Measures
<b>Flora and Fauna (Biodiversity)</b>	<ul style="list-style-type: none"> <li>• Incorporate existing trees within the intended use for the erf.</li> <li>• Protected trees are not to be removed without a valid permit from the local Department of Forestry</li> </ul>

**Table 10:** Proposed mitigation measures for the construction phase

<b>CONSTRUCTION PHASE IMPACTS</b>	
<b>Impact</b>	<b>Mitigation Measures</b>
<b>Flora and Fauna</b>	<ul style="list-style-type: none"> <li>• Adapt the proposed developments to the local environment – e.g. small adjustments to the site layout could avoid potential features such as water bodies and vegetation.</li> <li>• Prevent the destruction of protected and endemic plant species.</li> <li>• Prevent contractors from collecting wood, veld food, etc. during the construction phase.</li> <li>• Do not clear cut the entire development site, but rather keep the few individual trees/shrubs not directly affecting the developments as part of the landscaping.</li> <li>• The plants that are to be kept should be clearly marked with “danger tape” to prevent accidental removal or damage. Regular inspection of the marking tool should be carried out.</li> <li>• Recommend the planting of local indigenous species of flora as part of the landscaping as these species would require less maintenance than exotic species.</li> <li>• Transplant removed plants where possible, or plant new plants in lieu of those that have been removed.</li> <li>• Protected trees are not to be removed without a valid permit from the local Department of Forestry.</li> </ul>
<b>Surface and Ground Water Impacts</b>	<ul style="list-style-type: none"> <li>• No dumping of waste products of any kind in or in close proximity to surface water bodies.</li> <li>• Heavy construction vehicles should be kept out of any surface water bodies and the movement of construction vehicles should be limited where possible to the existing roads and tracks.</li> <li>• Ensure that oil/ fuel spillages from construction vehicles and machinery are minimised and that where these occur, that they are appropriately dealt with.</li> <li>• Drip trays must be placed underneath construction vehicles when not in use to contain all oil that might be leaking from these vehicles.</li> <li>• Contaminated runoff from the construction sites should be prevented from entering the surface and ground water bodies.</li> <li>• All materials on the construction site should be properly stored.</li> </ul>



<b>CONSTRUCTION PHASE IMPACTS</b>	
<b>Impact</b>	<b>Mitigation Measures</b>
	<ul style="list-style-type: none"> <li>• Disposal of waste from the sites should be properly managed and taken to the designated landfill site.</li> <li>• Construction workers should be given ablution facilities at the construction sites that are located at least <b>30 m</b> away from any surface water and regularly serviced.</li> <li>• Washing of personnel or any equipment should not be allowed on site. Should it be necessary to wash construction equipment these should be done at an area properly suited and prepared to receive and contain polluted waters.</li> </ul>
<b>Soil Erosion</b>	<ul style="list-style-type: none"> <li>• It is recommended that construction takes place outside of the rainy season in order to limit potential flooding and the runoff of loose soil causing further erosion.</li> <li>• Appropriate erosion control structures must be put in place where soil may be prone to erosion.</li> <li>• Checks must be carried out at regular intervals to identify areas where erosion is occurring.</li> <li>• Appropriate remedial actions are to be undertaken wherever erosion is evident.</li> </ul>
<b>Heritage</b>	<ul style="list-style-type: none"> <li>• The project management should be made aware of the provisions of the National Heritage Act regarding the prompt reporting of archaeological finds.</li> <li>• In the event of such finds, construction must stop, and the project management or contractors should notify the National Heritage Council of Namibia immediately.</li> </ul>
<b>Health, Safety and Security</b>	<ul style="list-style-type: none"> <li>• Construction personnel should not overnight at the site, except the security personnel.</li> <li>• Ensure that all construction personnel are properly trained depending on the nature of their work.</li> <li>• Provide for a first aid kit and a properly trained person to apply first aid when necessary.</li> <li>• Restrict unauthorised access to the site and implement access control measures.</li> <li>• Clearly demarcate the construction site boundaries along with signage of “no unauthorised access”.</li> <li>• Clearly demarcate dangerous areas and no-go areas on site.</li> <li>• Staff and visitors to the site must be fully aware of all health and safety measures and emergency procedures.</li> </ul>

<b>CONSTRUCTION PHASE IMPACTS</b>	
<b>Impact</b>	<b>Mitigation Measures</b>
	<ul style="list-style-type: none"> <li>• The contractor 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>Traffic</b>	<ul style="list-style-type: none"> <li>• Limit and control the number of access points to the site.</li> <li>• Ensure that road junctions have good sightlines.</li> <li>• Construction vehicles' need to be in a road worthy condition and maintained throughout the construction phase.</li> <li>• Transport the materials in the least number of trips as possible.</li> <li>• Adhere to the speed limit.</li> <li>• Implement traffic control measures where necessary.</li> </ul>
<b>Noise</b>	<ul style="list-style-type: none"> <li>• No amplified music should be allowed on site.</li> <li>• Inform immediate neighbours of construction activities to commence prior to commencing and provide for continuous communication between the neighbours and contractor.</li> <li>• Limit construction times to acceptable daylight hours.</li> <li>• Install technology such as silencers on construction machinery as needed.</li> <li>• Do not allow the use of horns as a general communication tool but use it only where necessary as a safety measure.</li> </ul>
<b>Dust and Emission</b>	<ul style="list-style-type: none"> <li>• It is recommended that dust suppressants such as Dustex be applied to all the construction clearing activities where required to ensure at least 50% control efficiency on all the unpaved roads and reduce water usage.</li> <li>• Construction vehicles to only use designated roads.</li> <li>• During high wind conditions the contractor must make the decision to cease works until the wind has calmed down.</li> <li>• Cover any stockpiles with plastic to minimise windblown dust.</li> </ul>

<b>CONSTRUCTION PHASE IMPACTS</b>	
<b>Impact</b>	<b>Mitigation Measures</b>
	<ul style="list-style-type: none"> <li>• Provide workers with dust masks where necessary.</li> </ul>
<b>Waste</b>	<ul style="list-style-type: none"> <li>• It is recommended that waste from the temporary toilets be disposed of at an approved Wastewater Treatment Works.</li> <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 landfill or an alternative approved site, in consultation with the local authority.</li> </ul>
<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>

**Table 11:** Proposed mitigation measures for the operational phase

<b>OPERATIONAL PHASE IMPACTS</b>	
<b>Impact</b>	<b>Mitigation Measures</b>
<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 minimizing large advertising billboards).</li> </ul>
<b>Traffic</b>	<ul style="list-style-type: none"> <li>• Limit and control the number of access points to the site.</li> <li>• Ensure that road junctions have good sightlines.</li> <li>• Ample parking to be provided at the facility</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 PLANNING AND DESIGN PHASE IMPACTS

With reference to **Table 8**, none of the negative planning and design phase impacts were deemed to have a high significant impact on the environment. The 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 planning and design phase impacts is likely to be reduced to a **Low (negative)**.

### 8.2 CONSTRUCTION PHASE IMPACTS

With reference to **Table 8**, none of the negative construction phase impacts were deemed to have a high significant impact on the environment. The construction impacts were assessed to a **Medium to Low (negative)** significance, without mitigation measures. With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP, the significance of the construction phase impacts is likely to be reduced to a **Low (negative)**.

### 8.3 OPERATIONAL PHASE

With reference to **Table 8**, none of the negative operational phase impacts were deemed to have a high significance impact on the environment. The operational impacts were assessed to a **Medium 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 operational phase impacts is likely to be reduced to a **Low (negative)**. The social impact was assessed to have **Medium (positive)** impact associated with possible job opportunities during construction and operation.

### 8.4 LEVEL OF CONFIDENCE IN ASSESSMENT

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

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

### **8.5 MITIGATION MEASURES**

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

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

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

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

It is recommended that this project be authorised because should the development not proceed the subject area will remain vacant and undeveloped. This would result in no retail facility being developed. None of the positive or negative impacts from the proposed development would be realized.

The “no go” alternative was thus deemed to have a **High (negative)** impact, as all the benefits resulting from the development would not be realised. The significance of negative impacts can be reduced with effective and appropriate mitigation provided in this report and the EMP. If authorised, the implementation of the EMP should be included as a condition of approval.

### **8.7 WAY FORWARD**

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

## 9 REFERENCES

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