

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) FOR THE PROPOSED OPERATION OF PORTION 1 OF FARM NAMIB PLAAS 93 AS A GUEST FARM

Environmental Scoping Report



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AUGUST 2023

DOCUMENT DESCRIPTION

DOCUMENT	ENVIRONMENTAL ASSESSMENT REPORT FOR THE PROPOSED OPERATION OF PORTION 1 OF FARM NAMIB PLAAS 93 AS A GUEST FARM
LOCATION	Karibib District, Erongo Region
CLIENT	Namibplaas Farming cc
APPLICATION NO.	APP: 230920002134
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LIST OF ACRONYMS

EAP	Environmental Assessment Practitioner
ECC	Environmental Clearance Certificate
ECO	Environmental Control Officer
EIA	Environmental Impact Assessment
EMA	Environmental Management Act
ESMP	Environmental and Social Management Plan
I&APs	Interested and Affected Parties
MAWLR	Ministry of Agriculture, Water and Land Reform
MEFT	Ministry of Environment, Forestry and Tourism
MoHSS	Ministry of Health and Social Services
MoLER	Ministry of Labor and Employee Relations
NAMPOL	Namibian Police
NTB	Namibia Tourism Board
PHE	Public Health and Environmental Act
SSC	Social Security Commission

EXECUTIVE SUMMARY

Green Gain Environmental Consultants was appointed by Namibplaas Farming cc to conduct an Environmental Impacts Assessment (EIA) for proposed operation of Portion 1 of Farm Namib Plaas 93 which is located about 40km southeast of Arandis town in Erongo region. The farm measures approximately 8300 ha in extent and is currently operated as a private game farm. The farm area is consisting of contrasting landscapes most notably, the mountain ranges, rocky outcrops, flat areas.

The proponent intends to upgrade the farm and operate it as a Guest Farm by venturing into nature tourism activities such as game drives, birding, hiking trails etc. In terms of the Environmental Management Act, No. 07 of 2007 and its Regulations (No.03 of February 2012) the proposed activities may not be undertaken without Environmental Impact Assessment study being carried out and Environmental Clearance Certificate (ECC) being obtained. Hence, Green Gain Environmental Consultants cc has been appointed to conduct an Environmental Impact Assessment (EIA) study, develop an Environmental Scoping Report and Environmental Social Management Plan (ESMP) and apply for an ECC for the proposed lodge.

The main purpose of this document is to present the findings of the EIA study. It also contains various mitigation measures for the Planning and Design, Construction and Operation of the proposed lodge. The Environmental and Social Management Plan (ESMP) contains practical measures that must be taken to ensure that potentially negative impacts upon the environment (ecological and social) are minimized or completely avoided. This document, upon approval by MEFT, should serve as a legal bidding document to which the operator of the Lodge should adhere to, and a copy should be kept at the site at all times.

1. INTRODUCTION AND BACKGROUND

Namibplass Farming cc herein after referred to as the proponent are the owners of Portion 1 of farm Namib Plaas 93, located about 40km southeast of Arandis town in Erongo region. Portion 1 of farm Namib Plaas 93 measures approximately 8300 ha in extent and is currently operated as a private game farm. The proponent intends to upgrade the farm and operate it as a Guest Farm by venturing into nature tourism activities such as game drives, birding, hiking trails etc.

In terms of the Environmental Management Act, No. 07 of 2007 and Schedule 6 of the Environmental Impact Assessment Regulations of February 2012, “*the construction of resorts, lodges, hotels or other tourism and hospitality facilities*” cannot be undertaken without an Environmental Impact Assessment (EIA) study being undertaken. The main purpose of the EIA study is to make sure that all potential negative environmental and socio-economic impacts resulting from these activities are mitigated and that the positive impacts are enhanced.

Green Gain Environmental Consultants was appointed by Namibplaaas Farming cc to conduct the Environmental Impacts Assessment, compile Environmental scoping report and Environmental and Social Management Plan (ESMP), and apply for the Environmental Clearance Certificate (ECC) from the Ministry of Environment and Tourism (MEFT).

1.1 Purpose of the EIA

The main purpose of the EIA study is.

- To investigate any environmental and socio-economic impacts associated with this project (both positive and negative).
- To suggest the most suitable mitigation measures to reduce the nature and extent of any negative impact associated with this project.
- To investigate the applicable legislations that needs to be complied with
- To identify and consult with all relevant stakeholders and incorporate their concerns.
- Above all, to comply with the Environmental Management Act (EMA, No.07, of 2007)

1.2 Terms of References

The Terms of Reference (ToR) provided for this study is aligned with the requirements of the Environmental Management Act 7 of 2007 and its Regulations of February 2012.

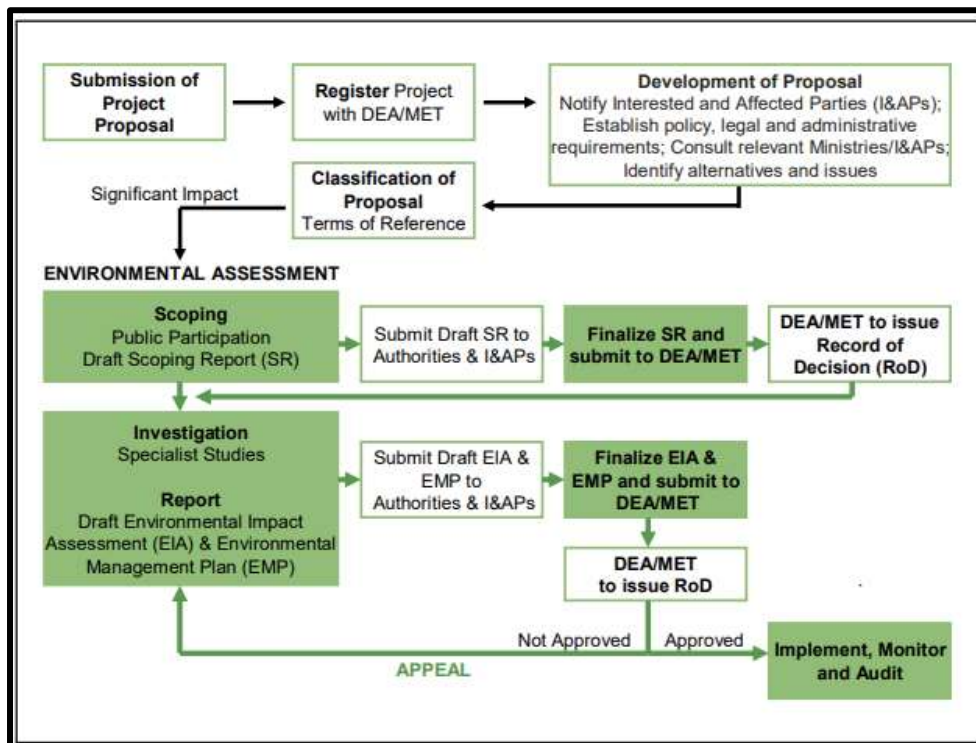
As part of the study, the consultant is required to establish a baseline of the project with regards to the affected environment, consult with relevant stakeholders and interested and affected parties, compile Environmental scoping report and ESMP. As part of the assessment, the following parameters were assessed in details and findings are documented in this report.

- Suitability of the proposed development site
- Maintenance of sense of place
- Community Relations
- Impact on local Biodiversity
- Waste Management impacts
- Water Management impacts
- Energy Management impacts
- Tourism Management impacts
- Household Hygiene and Sanitation impacts

2. Approach and methodology

2.1 Assessment process

An EIA is a process that evaluates the biophysical and socio-economic characteristics of a proposed development and its consequences to the environment and the public at large. The EIA Process entails the assessment and description of the study area, recommended site or affected environment. The EIA further investigates and identifies potential impacts that may arise from the recommended activity.



2.2 Methodology

Information pertaining to the receiving environment and its social surroundings has been sourced through baseline site investigations which entails the following steps.

- Notify and Registration of the project with MEFT
- Site visits to collect primary data;
- Stakeholder and I&AP consultations
- Review of relevant Legal instruments
- Gleaning over existing relevant information about the area

Information obtained through these methodologies were analysed, assessed and an Environmental scoping report (this report) was compiled. The information obtained were found to be comprehensive and no further investigations or specialist studies are required as there are no fatal flaws observed to prevent the proposed activities from being carried out. There also no objections have been submitted against the proposed activities. This has been explained in detail in the following chapters.

3. DESCRIPTION OF THE INTENDED ACTIVITIES

3.1 Project location

Portion 1 of farm Namib Plaas 93 measures approximately 8300 ha in extent and is located in Karibib District in Erongo region.

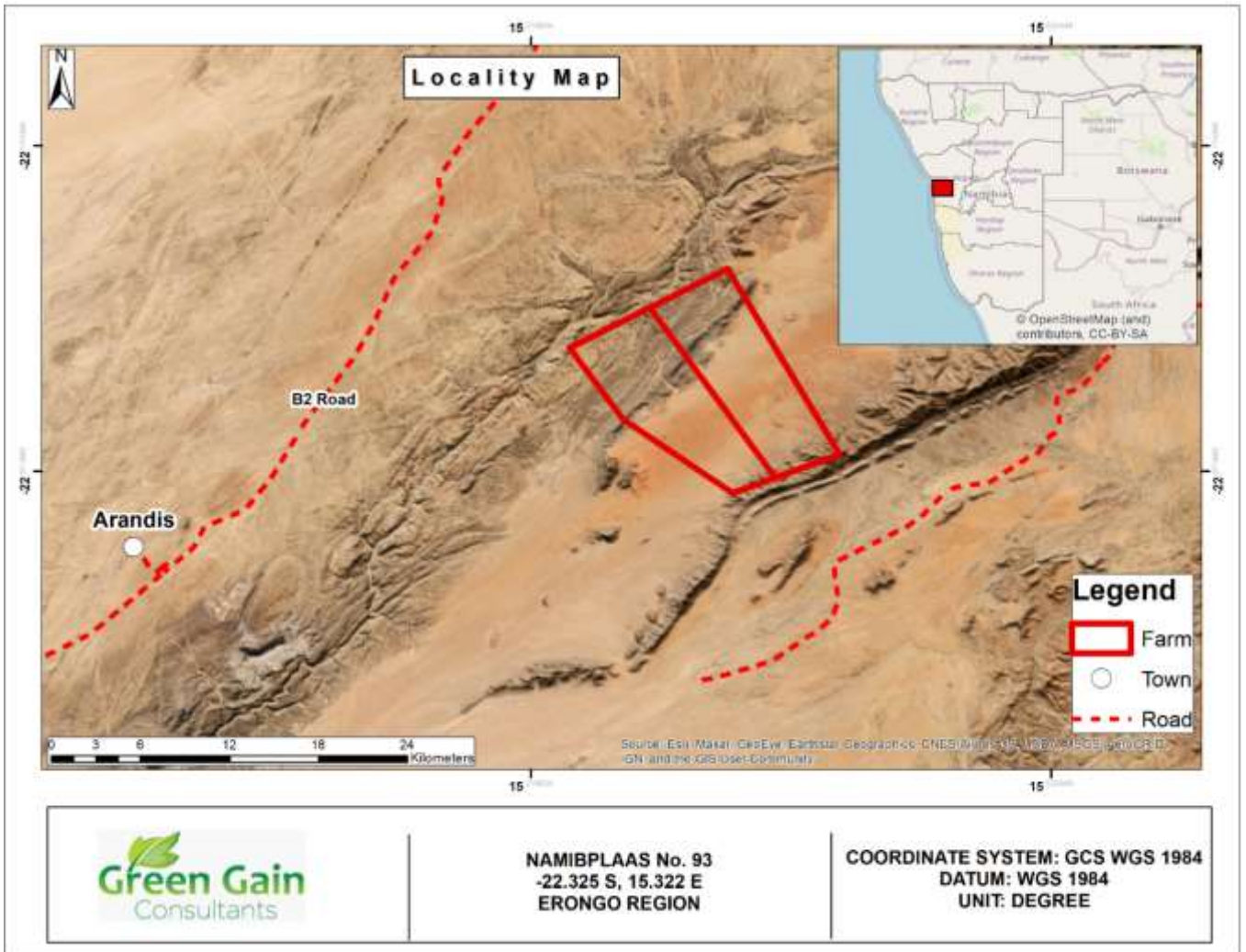


Figure 1: Location map

3.2 The farm current situation

A) Current operation status

Currently, Portion 1 of farm Namib Plaas 93 is operated exclusively as a private game farm where the owners and immediate family members goes for leisure. The farm is manned by 5 employees who are both accommodated at the farm.

Sufficient refuse bins are provided at the farm where different waste is temporary kept before transported to Swakopmund dumpsite for disposal. Water is sourced from boreholes while the energy is supplied from solar system.

B) Existing facilities and supporting infrastructure.

The existing facilities includes.

- Guest rooms (7rooms)
- Site office
- Boreholes (4)
- Butchery room
- maintenance workshop,
- Storeroom
- Kitchen
- Braai area

Other supporting infrastructure such as

- Diesel tank (220 litter)
- Photovoltaic solar plant (12kW)



Figure 3: Existing farm infrastructure

3.3 Proposed guest farm infrastructure

3.3.1 Additional infrastructure

The idea is to operate Portion 1 of farm Namib Plaas 93 as a guest farm activity. The proponent will obtain all necessary registrations and legal documents required to operate a guest farm. As such the few additional facilities will be added to compliment the idea of a guest farm.

- Additional guest rooms at the private resident compound
- 2 campsites within the farm area
- Swimming pool
- Onsite laundry

3.3.3 Envisaged tourism services

The Guest farm will offer the followings services.

- Game viewing and nature drives (self-drive or guided tours)
- Rock climbing
- 4 x 4 trails
- Birding and stargazing
- Serve passing tourists with a safe, exclusive, and comfortable accommodation.
- Lounging by the pool or relaxing on your private deck is also wonderful.
- Nature walks in the areas surrounding the farm to explore the smaller details of the bush up close and personal.

3.4 Need and Desirability

The need for the proposed guest farm or similar facility in the area is aligned to the growth of tourism industry in Namibia. Namibia's Tourism industry has reported an increase in number of tourists in the past years. Erongo region is one of the significant tourism areas received a considerable number of tourists. There is no doubt that the proposed guest farm will contribute immensely to the tourism potential by attracting more tourists in the area by opening more tourist routes and offering accommodation and related tourist services. In addition, the project of this nature will also contribute to edu-tourism which is vital to the school go children and ensure sustainability of the tourism industry in the country.

The desirability of the guest farm is justified by both direct and indirect benefits of the lodge as follows.

a). Income generation

- The income generated is used to cover expenditures such as, employee salaries, operational cost, contribution to NTB and re-investment in the farm development.
- Community at large will generate indirect from the establishment through sale of local curios such as pottery, baskets which they sale directly to tourists, especially the international tourists.
- The Guest farm will contribute to the GDP of the country through other rates and taxes

b). Employment

- The farm currently employees 5 permanent employments. More staff will be employed if the farm is successfully turned into a guest farm of which preferences will be given to the local people.
- Employees will be constantly trained in different areas for career advancements.
- In-direct employment through spin-off business activities which result into self-employment

c). Training and Development

- Employees are trained and empowered to senior levels
- Educate community on various issues vital to their livelihood
- The developer will use the opportunity to combine conservation, development, education with community needs and tourism.

3.5 Alternatives

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

- **Land use alternatives.**
 - *Alternative sites for campsite:* The proposed additional campsites will be placed at the areas selected for their scenic view and landscape capability as per the owner's knowledge of the farm. Hence, such sites will be considered as an ideal site for such facilities, thus no alternative location is required.

- **Layout design alternatives:** the layout of the proposed campsite will take in consideration of the environmental parameters, local landscape, and existing land uses.

The proponent should consider the measures provided under the Recommendation Sections of this report and in the EMP when selecting sites and designing the proposed campsites and additional facilities.

4. LEGISLATIVE FRAMEWORK

4.1 Environmental management requirements

In terms of the Environmental Management Act of 2007 (Act No. 7 of 2007) and the Environmental Impact Assessment Regulation (Government Notice No. 30 of 2012), the proposed guest farm activities trigger certain listed activities as follows.

Table 1: Identified list of activities in the EIA regulation concerning the proposed project.

Activity	Description of the Activity	Operation of the Activity
Guest Farm	6. Tourism Development Activities	6.1 The construction of resorts, lodges, hotels or other tourism and hospitality facilities.

4. 2 Applicable legislations

In order to pursue a state of sustainability the project will take cognizance of relevant legislations, policies and guidelines which may influence or regulate certain aspects of activities of the lodge.

Table 1: Applicable legislations

FRAMEWORK	APPLICABLE REGULATION/S	RELEVANCY TO THIS PROJECT
<p>Environmental Management Act 7 of 2007</p>	<p>The purpose of this Act is to promote the sustainable management of the environment and the use of natural resources by establishing principles for decision-making on matters affecting the environment; to establish the Sustainable Development Advisory Council; to provide for the appointment of the Environmental Commission and environmental officers; to provide for a process of assessment and control of projects which may have significant effects on the environment; and to provide for incidental matters. The Act gives legislative effect to the Environmental Impact Assessment Policy.</p>	<p>Has been complied with by preparing an EMP and apply for Clearance certificate.</p>
<p>Draft Integrated Pollution Control and Waste Management Bill</p>	<p>The purpose of this Bill is to regulate and prevent discharge of pollutants to the air, water and land in Namibia, and to enable the country to fulfil its international obligations in this regard. The draft Bill forbids any person from discharging or disposing any water without a water pollution licence (aside from the discharge of domestic waste from a private dwelling or the discharge of pollutants or waste to a sewer or sewage treatment works).</p>	<p>Has been complied with, a three bin system will be adopted for waste management purposes.</p>

Draft Tourism Policy 2001 - 2010	<p>The purpose of this policy is to present a vision for tourism in Namibia in the next decade, its objectives and roles of stakeholders. Successful tourism requires that all key stakeholders work together: government, private sector and NGOs. This policy aims to provide the framework for that collaboration within strategies and programs to fit within it. Furthermore, Communal Conservancy legislation within the Draft Tourism Policy provides adequate rights and responsibilities for responsible consumptive utilisation of wildlife. Due to the fact that the Lodge is playing a vital role in tourism industry in Namibia, this study took a very serious consideration of this Policy.</p>	<p>Is been complied with, the Lodge has been registered with NTB and will promote eco-tourism activities.</p>
Community Based Tourism Policy (CBTP)	<p>This policy recognizes that “a growing number of tourism activities and enterprises are being developed by local communities on communal land, in addition to existing and planned private sector developments”. The policy document provides a framework for ensuring that local communities have access to opportunities in tourism development and are able to share in the benefits of tourism activities that take place on their land. Furthermore the policy supports the involvement of rural community in tourism enterprises in order to;</p> <ul style="list-style-type: none"> a). to implement the government policy of giving communities access to development opportunities b) Because where tourism is linked to wildlife and wild landscapes, the benefits to local communities can provide important incentives for conservation of these resources. 	<p>Has been complied with</p>

National Labour Act	MOL is aimed at ensuring harmonious labour relations through promoting social justice, occupational health and safety and enhanced labour market services for the benefit of all Namibians. This ministry insures effective implementation of the Labour Act no. 6 of 1992.	Has been complied with. All employees are subjected to normal working hours (08-17;00) and overtime is applied in case of extra working hours. All employees are registered with Social Security Commission.
General Health Regulation (G.N. of October 1969)	The Government through the Ministry of Health and Social Services make provisions for general health regulations for carrying on a business/trade. These regulations ensure, proper sanitation, safe food preparation and storages for human consumption. Other general regulation relevant are that of smoking in public places, pest control.	The Health Fitness Certificate has already been applied from the Ministry of Health and Social Services.
National Liquor Act, No.06 of 1998	The Government through the Ministry of Trade and Industry have established a National Liquor Act to regulate the selling, dealing in, or disposing of liquor. The act state that a trade licence is required for such sale, dealing in, or disposal Further, it requires that no liquor shall be sold to persons under the age of 18 and also give time restrictions on the sale of alcohol during Sunday and public holidays a depicted on the specific licence.	Liquor licence will be obtained from the relevant body
National Heritage Act, 2005	The National Heritage Council of Namibia (NHC) is a government organization in Namibia responsible for historic preservation. It was created by the National Heritage Act of 2004, which is an act "to provide for the protection and conservation of places and objects of heritage significance and the registration of such places and objects; to establish a National Heritage Council; to establish a National Heritage Register; and to provide for incidental matters".	Should any site or material of archaeological or heritage importance has been encountered, it must be reported to the NHC.

5. SOCIO-ECONOMIC SETTINGS

5.1 About the farm and surrounding area

The farm is accessible via the D206 road from the B2 road (Arandis to Usakos) and via scenic gravel road to the farm gate. The farm is surrounded by farms of similar natures (game farms) such as the Namib Fontein 91 on the north and Farm Valencia on the west. The

Portion of the farm has been extensively damaged by exploration activities that has taken place for over a decade. The damaged in the area include more than 200 drill holes, uncollected waste samples, damage to vegetation, numerous tract roads, and possible contamination of hydrocarbons at some spots.

Figure 4 below shows an overview of the area that has been extensively damaged by the exploration activities. The exploration program has since been ceased after the intervention of the farm owner.



Figure 4: Overview of area disturbed by exploration activities.

5.2 Tourist potential of the area

As indicated in the previous section, the farm area is consisting of many scenic landscapes and viewpoints suitable for nature drives, sundowners, hiking trails, birding, and wildlife habitation. The farm is also located within the proximity of prominent tourist attractions such as the Khan canyon, Spitzkoppe, Namib Naukluft Park and Namib Desert which are located within 10-40km from the farm. There is sufficient farm network around the farm perimeter and gravel road network from the farm to other areas, making it ideal for nature game drives.

The farm is also within a short distance from the main coastal towns of Swakopmund, Walvis Bay making it suitable for local tourist who wants to enjoy a breathtaking weekend outing.



Figure 5: Scenic view

6. BIOPHYSICAL ENVIRONMENT

6.1 Climate

The farm area falls under the arid climate of southern Africa's summer-rainfall region. This region is characterized by low rainfall, extreme temperature ranges, and unique climatic factors influencing the natural environment and biodiversity.

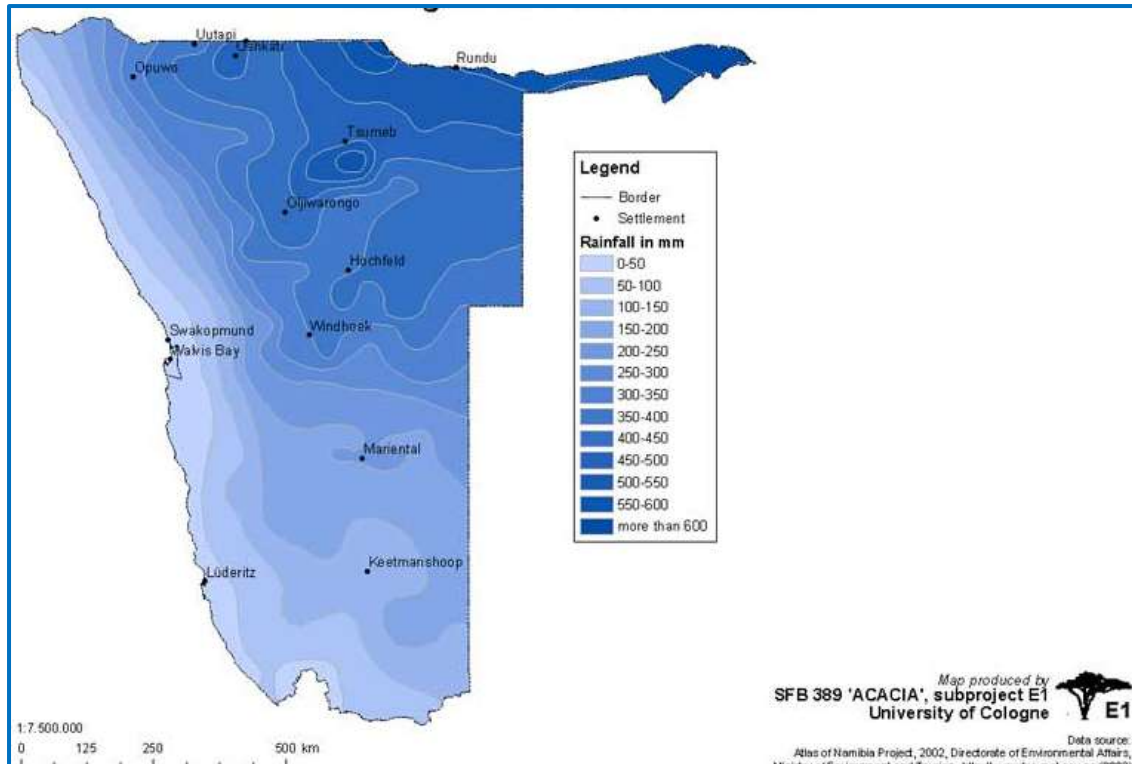


Figure 6: Climatic map of Namibia

6.2 Landscapes

The farm area is consisting of contrasting landscapes most notably, the mountain ranges, rocky outcrops, flat areas, and various streams which form part of the hydrological features of the area and are connected to the Khan River. Most of these landscape features forms part of the tourist attraction and important viewpoints for the farm area.



Figure 7: Scenic view around the farm

6. 3 Biodiversity (Flora and fauna)

a) Flora

The inselberg vegetation is dominated by *Commiphora Saxicola* or rock corkwood, *Euphorbia, ingens*, *Quiver tree* and *thorn shrubs*. The riparian vegetation of the riverine is dominated mainly *Anna tree/Anna boom*, *Combretum imberbe* (*Lead wood*), dotted with *Acai erioloba* and occasionally *Tamarisk* *sps.*, while the open plain vegetation is dominated by *annual grass species*, *thorn shrubs* and sparsely distributed *woody species* such as *Sterculia Africana*, *Boscia foetida*.



Figure 8: Vegetation of the area

b). Fauna

The idea is to operate the farm exclusively as game farm; thus, no domestic animals are to be kept. The wildlife consists of ostriches, impala, kudus, springbok, zebra. Other fauna that are expected to be in the farm area are leopards, small mammals, reptiles, birds.



Figure 9: Overview of Farm Namib Plaas 93

The farm owner also intends to maximize the local wildlife by bringing in additional adaptable wildlife from the nearest game farms.

7. PUBLIC PARTICIPATION

One of the principles that underpin sustainable development is the process of stakeholder participation. The purpose of stakeholder consultation is to ensure Interested and Affected Parties (I&APs) form part of the decision-making process. As part of the regulated EIA process, Interested and Affected Parties (I&APs) should be informed of the proposed developments and their input, concerns and opinions obtained. Matters raised by I&APs will, among other matters, be addressed as part of the Environmental Scoping process.

7.1 Identification and Consultation with I&APs

Section 21 of the EIA Regulations details steps to be taken during a given public consultation process and these steps have been used in guiding this process. Communication with I&APs about the proposed developments was facilitated through the following means.

- Key stakeholders i.e., MoHSS, NTB, MME were identified and invited to submit their input/comments on the proposed development.
- I&APs were notified through newspaper advertisements that were published in two local newspapers namely, Namib Times and Confidante of 01 and 08 September 2023.
- Public Notices were also placed in the nearest town of Usakos and Swakopmund
- All registered I&APs and stakeholders were issued with the Background Information Document (BID) that contained essential information about the proposed development and the EIA study process details.

7.2 Summary of Issues from consultations

The following are the issues were raised by the registered I&APs and stakeholders.

- The proposed guest farm should be registered with the National Tourism Board on the prescribed form and manners. All documents should be submitted t NTB head office.
- The proponent should engage with the Ministry of Health and Social Service, Usako Health District for the application of a Fitness certificate and assessment.
- In case of food preparation at the farm, all food handlers are subjected to a medical examination by the nearest state hospital.
- The Liquior Licence is required in case of selling of alcohol.
- The farm owner must apply for Consumer Installation Certificate from the Ministry of Mines and Energy (MME) for the storage of both Diesel and Petrol the farm.
- The Ministry of Agriculture, Water and Land Reform, Swakopmund Office should be approached for inspection of farm fence.

8. POTENTIAL ENVIRONMENTAL IMPACTS

In this chapter, various environmental and socio-economic issues associated with the project have been analysed to assess the possible impacts that could result from the operation of the proposed guest farm. However, the actions below must be undertaken within the context of the measures and monitoring outlined in the EMP. The significance of the impact and the resulting management priority arising from the occurrence of an aspect is considered to be a function of the two factors described below:

1) Likelihood of the impact:

An environmental aspect is considered to be the “trigger mechanism” that will result in the occurrence of the environmental impact or consequence. The potential significance of the impact is therefore a function of the likelihood that the impact will occur. (Note: The assessment of likelihood is specific to the occurrence of the aspect and not the activity). The likelihood of an impact is related to the level of control associated with the activity under normal and abnormal conditions and the potential for accidents to happen. A score is allocated to each impact according to the following table:

Likelihood	Highly likely	3
	Could Occur	2
	Impossible	1

2) Consequence of the impact:

Assuming that the impact has taken place, the consequence of the impact is assessed. The effect of pollution to the environment and the business are considered when determining the consequences. A score is allocated to each impact according to the following table:

Consequence	Severe effect	3
	Medium effect	2
	Minor effect	1

3) Overall Impact Rating:

The likelihood and the consequence scores are then multiplied to allocate an overall rating.

High	7 to 9
Medium	4 to 6
Low	1 to 3

8.1 Identified potential impacts.

- **Impact to local flora**

The vegetation of the area is consisting of sensitive rocky woody species and protected species such as *Boscia foetida*. The inselberg and riparian vegetation act as main food source and habitat for wildlife, thus requires protection and proper management. Potential impacts to the local flora include, damage through offroad driving, illegal harvesting, fugitive dust from gravel roads, damage by uncontrolled wildfire etc.

Rating	Without measures	With measures
<i>Likelihood</i>	2	1
<i>Consequences</i>	3	1
<i>Overall rating</i>	5	2

Mitigations: Tourist must be sensitised to reduce damages to the local vegetation and to avoid illegal harvesting. Fore places must be secured and done with the approval of the farm manager/owner.

- **Impact to local fauna**

Potential impacts to fauna include disturbance of their natural habitats, noise, dust, pollution, etc. Other impact could also occur as result of illegal hunting/poaching, trapping, killing, especially by unauthorized tourist who may visit the area under false pretence.

Rating	Without measures	With measures
<i>Likelihood</i>	3	2
<i>Consequences</i>	4	2
<i>Overall rating</i>	7	4

Mitigations: It is the responsibility for the farm management to administer the *in-situ* operational activities in such a way that it has a minimal or no disturbance to the surrounding natural environment. It is also the responsibility of the farm manager to ensure that guests do not behave in a way that impact negatively on the environment, wildlife. To achieve these goals, the farm management should consider the following biodiversity management tips.

- Speed limit is kept at minimum (20km/h) during game drive.
- Only few tracks/trails should be used for nature walk.
- Only Daytime tours are allowed.
- No offload driving, only use existing access routes.
- unsupervised hiking or driving, walking should be discouraged and/or forbidden in some places.
- The use of firewood should be limited.
- No noise or loud music is allowed.
- Wastewater should be contained.

- No littering
- **Impact to the landscape and aesthetic view**

The farm area consists of unique landscapes of scenic views such as granite koptjies and mountains views etc. If not properly planned, the construction of the lodge facilities could block these scenic views and its natural attractiveness.

Rating	Without measures	With measures
<i>Likelihood</i>	2	1
<i>Consequences</i>	2	1
<i>Overall rating</i>	4	2

The design should also creatively embrace the scenic view of the local landscapes. The materials to be used should conform to the local views of the site in terms of colour and height. This can be achieved by using local available materials i.e., rocks, thatch, wood etc.

- **Impact to the archaeological and heritage**

There are no archaeological sites or material of herniate importance that are known to occur within the farm area. However, potential impacts to such sites within the proximity of the game drives could raise some impacts if not controlled.

Rating	Without measures	With measures
<i>Likelihood</i>	1	1
<i>Consequences</i>	1	1
<i>Overall rating</i>	2	2

Mitigations: It remain the responsibility of the lodge management to inform the guest about procedures of the area. Tourists should not conduct themselves in the way that compromise the culture and values of the local people.

- **Impact to water resources**

The main source of water at the farm is borehole and is such a scarce commodity in the area, hence a need to conserve it. Water at the farm will mainly be used for household use i.e., cooking, washing, sanitation and no other additional activities are intended. All rooms are to be served with flushing toilets, a wash basin and shower heads and no bath tabs. Wastewater is channelled into septic tank and no direct discharge into the environment.

Rating	Without measures	With measures
<i>Likelihood</i>	1	1
<i>Consequences</i>	1	1
<i>Overall rating</i>	2	2

Mitigations: Water should be re-cycled for other uses i.e., watering in the surrounding trees and activities that consume water such as washing of vehicles should not be allowed. No wastewater should be discharged in the environment. Water consumption at the farm should be metered and monthly usage should be recorded for monitoring purposes.

- **Impact to energy resources**

Energy will be required for lighting, cooking and for other domestic uses. It is not expected that the guest farm will be connected to the national electricity grid, as it's very far. There is already a solar plant that power the farm.

Rating	Without measures	With measures
<i>Likelihood</i>	1	1
<i>Consequences</i>	1	1
<i>Overall rating</i>	2	2

Mitigations: There must an energy management programme which aims to reinforce the natural environment in which it operates, by prioritising on the use of renewable energy. In addition, all staffs and guest should be informed about the farm energy management policy by means of a general notice in the rooms.

- **Waste management**

The farm operation will result in generation of different types of waste from general household solid waste, hazardous waste to sewage or liquid waste. Lack of proper waste management can result into serious environmental risks both to the wildlife, and people.

The main household solid wastes expected are such as plastic, papers, bottles and cans.

Rating	Without measures	With measures
<i>Likelihood</i>	1	1
<i>Consequences</i>	1	1
<i>Overall rating</i>	2	2

Mitigations: The farm management is very sensitive about the waste management at their existing lodges and thus have established a three-way bin system (tins, papers and plastics). It is expected that the same waste management plan will be implemented at the new lodge.

- **Impacts related to household hygiene and sanitation.**

The farm operation is expected to generate a certain quantity of liquid waste from wastewater as a result of cooking, cleaning, ablution facilities and showers. The farm operation is expected to generate a certain quantity of liquid waste from wastewater as a result of cooking, cleaning, ablution facilities and showers.

Rating	Without measures	With measures
<i>Likelihood</i>	1	1
<i>Consequences</i>	1	1
<i>Overall rating</i>	2	2

Mitigations: Rules regarding the hygiene and housekeeping at the lodge must be developed and strictly adhered to. Attention must be paid to the types of floor and toilet cleaners/chemicals that are used at the site. Only recommended bio-degradable chemicals may be used for cleaning of toilets, basins, floor, etc. This is to ensure that the chemicals used are not harmful to the bacterial in the septic tank and that are safe for human inhalation.

Mitigation: All the toilet facilities at the site must be flush types and drains into a septic tank. Guests are not allowed to flush any foreign material into the toilet. Microbial worms (micro-organism) are added in the septic tanks to hasten the digestion of then sludge. The overflow from the septic tank must be contained in a soak-away and wastewater can recycle and used to irrigate surrounding shade trees.

In the kitchen, a mesh “waste trap” must be placed in the drain where kitchen water flows into, this trap helps to trap kitchen off-cuts such as scraps of meat, vegetables etc. The trap should be cleaned at the end of each day, and the scraps are thrown into the appropriate bin. Leftover of food sand vegetable are being kept in a compost drum and distributed to community for feeding pigs. All waste generated during game drives must be collected and disposed at the lodge. The lodge should keep their guest informed about waste management tips at the site and within the conservancy area.

- **Impacts related to Community Relation**

It is paramount importance that farm management maintain a healthy relationship with the neighbours and the community at large.

Rating	Without measures	With measures
<i>Likelihood</i>	1	1
<i>Consequences</i>	1	1
<i>Overall rating</i>	2	2

Mitigations: The farm management are presently in good relationship with the neighbouring farms; hence it will continue building on the existing relationships. Furthermore, the farm management will maintain a good relationship with the entire community by ensuring the followings.

- Respecting of rights of neighbours and that of community at large by informing guests that they are the guests of the community and thus have to respect the community rights at all times.
- Sourcing from local community such as vegetables, wood etc. from the surrounding community.
- There must be an information centre at the farm where guests are provided with accurate information on the history, culture, customs and values of the community which include cultural activities as part of the tourism product.
- No collection, damage or changes to any cultural or archaeological sites is allowed.

8.2 Potentials Positive impacts

The proposed guest farm operation will not only bring about negative impacts in the area but also positive ones such as.

8.2.1 Income Generation

The proposed guest farm will generate income for the owner and the government alike.

- The income generated will be used to cover expenditures such as, employee salaries, operational cost contribution to NTB and re-investment in the lodge development.
- Community at large will generate indirect from the establishment through sale of local curios such as pottery, baskets which they sale directly to tourists, especially the international tourists.
- The guest farm will contribute to the GDP of the country through other rates and taxes.

8.2.2 Employment creation

The lodge will contribute to direct and indirect job creation in the area of which priority will be given to local people.

8.2.3 Tourism Development

The farm will contribute immensely to the tourism potential in the region by hosting more tourists in the region and, creation of new tourist routes. In addition, the project of this nature will also contribute to edu-tourism which is vital to the school go children and ensure sustainability of the tourism industry in the country.

8.2.4 Contribution to GDP

It is a known fact that tourism is an important industry in Namibia. It currently contributes significantly towards the Gross Domestic Product, making it a valuable sector within the country.

9. CONCLUSION AND RECOMMENDATION

9.1 Conclusion

The objective of the Scoping Phase was to define the range of the impact assessment and determine the need to conduct any specialist study. The other objective was to identify the gaps in information, hence determine the need for any specialist studies. It is believed that these objectives have been achieved and adequately documented in this Report. All possible environmental aspects have been adequately assessed and necessary control measures have been formulated to meet statutory requirements.

It can be concluded from this assessment that operating the Portion 1 of farm Namib Plass 93 has many scenic landscapes and viewpoints suitable for tourist activities such as nature drives, sundowners, hiking trails, birding, and wildlife habitation. The farm is also located within the proximity of prominent tourist attractions such as the Khan canyon, Spitzkoppe, Namib Naukluft Park and Namib Desert which are located within 10-40km from the farm. Hence, the farm can successfully be operated as a guest farm and will not result in any fatal flaws. The few identified negative impacts associated with the proposed activities are manageable, provided that the proposed mitigation measures are duly implemented.

9.2 Recommendations

It is recommended that the proponent.

- Implement various mitigation measures outlined in the ESMP section of this report.
- Appoint an Environmental Control Officer to oversee the rehabilitation of the portion of the farm that was disturbed by previous exploration activities.
- Conduct its activities within the framework of the ESMP, the Legislative framework by obtaining all relevant legal documents as outlined in this report and in the ESMP.
- Appoint a farm who should take responsibility for ensuring that the entire operation (on and off-site) of the guest farm conforms to the common and legal standards usually ascribed to “eco-tourism” and also a complete adherence by every person visiting the guest farm.
- Finally, to ensure a smooth relationship between the farm, its neighbouring farms and the community within which it operates.

10. APPENDICES

Appendix A: Proof of Consultation

Appendix B: ESMP