

DESERT ROSE: PORTAL SUBMISSION DOCUMENT LIST

NO.	DOCUMENT NAME	DOCUMENT LOCATION
1.	Desert Rose EIA Report	Uploaded under EIA Portal Section
2.	Letter addressed to the MET dated 14 July 2022	Uploaded under EIA Section
3.	Proof of submission of letter addressed to the MET dated 14 July 2022, received by MET on 28 July 2022	Uploaded under EIA Section
4.	Appendix A: Acknowledgment of Environmental Scoping Report by the MET	Uploaded under EIA Section
5.	Appendix B: Newspaper Advertisements and Notices	Uploaded under Proof of Consultation Section
6.	Appendix C: Correspondence with Interested and Affected Parties	Uploaded under Proof of Consultation Section
7.	Appendix D: Comments from Interested and Affected Parties	Uploaded under Proof of Consultation Section
8.	Appendix E: Newspaper Articles	Uploaded under EIA Section
9.	Appendix F: Issues trails from scoping process	Uploaded under Proof of Consultation Section
10.	Appendix G: Background Information Document	Uploaded under EIA Section
11.	Appendix H: Comments on Draft Scoping Report	Uploaded under Proof of Consultation Section
12.	Appendix I: Environmental Management Programme	Uploaded under EMP Section
13.	Appendix J: Desert Rose Planning Report	Uploaded under EMP Section
14.	Appendix K: Impact on Traffic	Uploaded under EMP Section
15.	Appendix L: Macroeconomic Assessment of the proposed Desert Rose development in Swakopmund	Uploaded under EMP Section
16.	Appendix M: High-Level Feasibility Paper on the Namibia International Convention Centre - Swakopmund	Uploaded under EMP Section
17.	Appendix N: Biophysical Assessment	Uploaded under the Supporting Documents Section
18.	Appendix O: Vegetation Baseline Survey for Desert Rose development	Uploaded under the Supporting Documents Section
19.	Appendix P: Archaeological and Heritage Assessment of the Sand Rose Project	Uploaded under the Supporting Documents Section

20.	Appendix Q: Soil, Land and Land Use Assessment	Uploaded under the Supporting Documents Section
21.	Appendix R: Flood Line	Uploaded under the Supporting Documents Section
22.	Appendix S: Ground – and Surface Water Impact Assessment	Uploaded under the Supporting Documents Section
23.	Appendix T: Engineering Services Report	Uploaded under the Supporting Documents Section
24.	Appendix U: CV's	Uploaded under CV Section

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EIA SECTION

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1.

**DESERT ROSE:
ENVIRONMENTAL IMPACT ASSESSMENT REPORT**



If you can't measure it
You can't control it

Final Environmental Impact Assessment Report

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Scope of this report

Date: October 2015

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Title: Establishment of the Namibia International Convention and Exhibition Centre: Desert Rose.

Project Location: The Desert Rose urban node is to be developed on approximately 418ha of virgin land located between Walvis Bay and Swakopmund, approximately 24 km to the north of Walvis Bay and some 7 km to the south of Swakopmund as travelling along the B2 road connecting these two coastal towns.

Summary

Sand Rose Investments (Pty) Ltd (Reg. No. 2013/0641) is a 100% Namibian owned company, specializing in property development and management. We have identified the proposed opportunity in order to commit ourselves to the Vision 2030 of Namibia and to assist the Namibian Government in the process of determining the feasibility of such a project and to facilitate the initial stages until such time that the project is approved. It is also our vision that the Namibian Government and the private sector should strive together as one team to uplift the socio-economic wellbeing of Namibia and its people. The shareholders of Sand Rose Investments (Pty) Ltd consist of individuals who are well-experienced in these types of projects and are represented on various professional levels.

Convention Centres in recent years have for many cities around the world become a focus point of Municipal activity. In a way they almost took over the traditional role of the municipal centres or town halls. Convention Centres have developed into prestigious projects that represent the importance of the destination to the outside, international world. Convention Centres are also the place where large numbers of influential foreign visitors of a country or city, such as leaders in the scientific and business community, foreign government representatives, potential investors and Members of the media get their first impression of a destination.

In order for the Namibian Ministry of Environment and Tourism (MET) to make an informed decision as to whether or not the project should receive an environmental clearance certificate and be allowed to proceed, it is essential that potentially significant environmental and social impacts (both negative and positive) are investigated and well understood. It is therefore necessary to conduct an Environmental Impact Assessment (EIA) process. This led to National Environmental Health Consult is being appointed by Sand Rose Investment (Pty) Ltd to undertake the EIA for the proposed project.

The findings of the EIA Phase are presented in this Final EIA Report, and it is made available to Interested and Affected Parties (I&APs) for comment.

The purpose of the EIA Report is to:

- Provide a description of the proposed project, including a sufficient level of detail to inform the Ministry of Environment and Tourism;
- Describe the local environment within which the project is proposed, to assist further in identifying issues and concerns;
- Provide an overview of the process being followed in the Scoping Phase, in particular the public participation process, as well as present the Final EIA Report that would form part of the EIA phase as per Environmental Management Act, 2007;
- Present the issues and concerns identified to date by specialists and stakeholders, together with an explanation of how these issues will be addressed through the EIA process.

I&APs (including organs of state) were invited to submit comments on the Draft Scoping Report, to Felecia Schoeman at National Environmental Health Consult by 10 June 2014. Issues raised in response to the Draft Scoping Report are included in Appendix G of the Final Scoping Report.

Follow up consultation with the I&AP's (including organs of state) were done during 2015 following the Draft Scoping Report presented to MET.

The feedback received from the Office of the Environmental Commissioner:

First response Dated 25 February 2014:

- This is to acknowledge that your Scoping Report has been received in good order. You are therefore advice to proceed towards the development of a detailed Environmental Assessment and Management Plan.

Second response Date 09 December 2015:

- The Scoping report lacks(1) the CV of your Environmental Assessment Practitioner, (2) reference to EIA Regulation 2012(legal context), and (3) records an consultation e.g Swakopmund and Dorob National Parks (Section21 (b), EIA Regulation 2012)

Third response Dated 02 March 2015:

- Your scoping report provides an adequate identification of potentially significant environmental impacts. Please appreciate in your further reporting that the proposed site implies a change of the boundaries of Dorob National Park requiring Cabinets Approval and gazetting the new boundary.

NATIONAL ENVIRONMENTAL HEALTH CONSULTANTS

Further, you consider the legal constraint for activities in protected areas as per Nature Conservation Ordinance 4 of 1975, section 14(1) and DOROB np Regulation 1.

- Your single site proposal within the Dorob National Park, including breeding and feeding areas of legally protected species as well as an Important Bird Area needs explicit justification. You are kindly advised to proceed with the identification and assessment of alternatives (EIA Regulations; paragraph 15(2): (d) and (f) and the preparation of an Environmental Management Plan (EMP). The EMP should include compensation measures for immitigable impact. Please provide in your EIA report alternative design maps of associated infrastructure including, but not limited to, access roads, water [power supply infrastructure, sewage, parking, fence, golf course, public beach access road, marina and nature reserves on the premises, if any.
- Please be kindly advised that the mandatory public consultation for EIA should be interpreted as public hearing at a public venue.

The following specialist studies are proposed to address the following issues identified in the Scoping Phase:

- Biophysical Assessment (Vertebrate Fauna & Flora): Desert Rose Development in Swakopmund /Walvis Bay Area
- Desert Rose Planning report (An innovation and premier urban development initiative
- Engineering services report
- Impact on traffic
- Macroeconomic Assessment of the proposed Desert Rose Development in Swakopmund
- Socio-economic impacts (incl. tourism, planning & land use)
- Vegetation Baseline Survey for Desert Rose Development
- Environmental Noise
- Heritage

Glossary and Abbreviations

ACCRONYM	DESCRIPTION
<i>AIPC</i>	Alliance Internationale des Palais de Congres
<i>BID</i>	Background Information Document
<i>CMS</i>	Conservation of Migratory Species
<i>CO</i>	Carbon Monoxide
<i>Developers</i>	Sand Rose Investment (Pty) Ltd
<i>EA, EIA, EMP</i>	Environmental Assessment, Environmental Impact Assessment, Environmental Management Plan
<i>ESR</i>	Environmental Scoping Report
<i>FEIAR</i>	Final Environmental Impact Assessment Report
<i>GDP</i>	Gross Domestic Product
<i>I&AP</i>	Interested and Affected Party
<i>ICCA</i>	International Congress and Convention Association
<i>MAWF</i>	Ministry of Agriculture, Water and Forestry
<i>MET</i>	Ministry of Environment and Tourism
<i>MLSW</i>	Ministry of Labour and Social Welfare
<i>MWTC</i>	Ministry of Works, Transport and Communication
<i>NICC</i>	Namibia International Convention Centre
<i>NDP3</i>	Third National Development Plan
<i>Plume</i>	A column of fluid, mixed with sediment released by dredging, which moves through the water column that is clear of the sediment.
<i>NOx</i>	Nitrogen Oxides
<i>Project Name</i>	Desert Rose: Namibia International Convention and Exhibition Centre
<i>PPP</i>	Public Private Partnership

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ACCRONYM	DESCRIPTION
<i>RDL</i>	Red Data List
<i>SAACI</i>	Southern African Association for the Congress Industry
<i>SAA</i>	South Atlantic Anticyclone
<i>SANS</i>	South African National Standards
<i>SOx</i>	Sulphur Oxides
<i>ToR</i>	Terms of Reference
<i>VOCs</i>	Volatile Organic Compounds
<i>WHO</i>	World Health Organisation

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Appendix C	Correspondence/ replies to I&APs
Appendix D	Comments/ concerns from I&APs
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Appendix F	Issues Trail from the Scoping process
Appendix G	Background Information Document 2
Appendix H	Comments on Draft Scoping Report (Public meeting included)
Appendix I	Environmental Management Programme
Appendix J	Desert Rose Planning report (An innovation and premier urban development initiative)
Appendix K	Impact on Traffic
Appendix L	Macroeconomic Assessment of the proposed Desert Rose Development in Swakopmund
Appendix M	High level Feasibility Paper on the Namibia International Convention Centre (NICC) Swakopmund
Appendix N	Biophysical Assessment (Vertebrate Fauna & Flora): Desert Rose Development (Swakopmund/Walvis Bay Area)
Appendix O	Vegetation Baseline Survey for Desert Rose Development
Appendix P	Archaeological and Heritage Assessment of Sand Rose project
Appendix Q	Soil, land capability and land use assessment
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Appendix S	Ground- and Surface Water Impact Assessment
Appendix T	Engineering Services Report: Preliminary investigation into the bulk services required for the Development of the Desert Rose Convention centre Development
Appendix U	CV's

1 INTRODUCTION

This Final Environmental Impact Assessment Report (FEIAR) is part of the final phase of an Environmental Impact Assessment (EIA) that will determine what environmental issues need to be considered for a decision. In terms of the Environmental Management Act (7 of 2007) and the 2012 Environmental Impact Assessment Regulations, this proposal triggers the Environmental Impact Assessment (EIA) process.

The project proponent, Sand Rose Investment (Pty) Ltd has appointed National Environmental Health Consultants as the independent consultant for this EIA process.

National Environmental Health Consultants are responsible for stakeholder engagement throughout the process and to complete an Environmental Impact Assessment Report for this project. The report will be used as supporting document when the project details are presented to the relevant authorities for approval.

Completion of an Environmental Scoping Report during the planning stages of the project is consistent with the Namibian governments' Environmental Assessment Policy and the Environmental Management Act, (Act No. 7 of 2007). The objectives of this report as stipulated by the law are consequently as follows:

- a) *Ensure that the significant effects of activities on the environment are considered in time and carefully*
- b) *Ensuring that there are opportunities for timeous participation of interested and affected parties throughout the assessment period; and*
- c) *Ensure that the findings of an assessment are taken into account before any decision is made in respect of activities*

Following the completion of an Environmental Impact Assessment (EIA) and Environmental Management Plan (EMP) Report of the project is consistent with the Namibian governments' Environmental Assessment Policy and the Environmental Management Act, (Act No. 7 of 2007). The objectives of this report as stipulated by the law are consequently as follows:

- a) *Prepare specialist studies*
- b) *Specialist Studies for purposed development design and layout optimisation*
- c) *Preparation of EIA Report NEHC October 2015*

Sources for the information used in this report are listed in the Bibliography in Chapter 7.

Sand Rose Investments (Pty) Ltd (Reg. No. 2013/0641) is a 100% Namibian owned company, specializing in property development and management. We have identified the proposed opportunity in order to commit ourselves to the Vision 2030 of Namibia and to assist the Namibian Government in the process of determining the feasibility of such a project and to facilitate the initial stages until such time that the project is approved. It is also our vision that the Namibian Government and the private sector should strive together as one team to uplift the socio-economic wellbeing of Namibia and its people. The shareholders of Sand Rose Investments (Pty) Ltd consist of individuals who are well-experienced in these types of projects and are represented on various professional levels. The shareholders are:

- Desmond Amunyela
- Lazarus Jacobs
- Nardo Sardinha
- Paulo Coimbra
- Gerhard van der Merwe
- Brynard Kotze
- Werner Burger
- Johan Kok
- A Social Responsibility Trust (to benefit from this project and to be instituted on project inception)

1.1 Project Background Information

Namibia is currently one of the most favourable destinations in Africa, if not the world, on many levels. Today many countries (cities) in the world are recognized by iconic buildings or structures in these modern times. Currently Africa does not really share in this phenomenon, even though our natural inheritance is internationally known. The time has come for Africa, more specifically Namibia, to contribute to international architecture, even though we are a small nation. Namibia has already since independence proven that we can compete with the best in world on all levels of society. As Frank Lloyd Wright rightfully stated, "*without*

architecture of our own we have no soul of our own civilization.” Even though this statement can be interpreted in many ways, it can just as well be applicable to Namibia. Iconic architecture has through the ages been the reflection of successful nations and their accomplishments. It is for this reason that the proposed Desert Rose – Namibia International Convention and Exhibition Centre (NICC) and village project at the coast between Swakopmund and Walvis Bay has been identified as the ideal platform to introduce Namibia to the rest of the world. The harmony between the Namib Desert and the Atlantic Ocean is probably the most published and sought after natural feature of Namibia and also represent the natural essence of the our country the best. The proposed site is unique in the sense that it does not only have both these natural components, but are complimented by the required infra-structure, such as bulk services, all types of transport networks, commercial and social functions, economical importance etc., necessary to sustain such a project. The Convention and Exhibition Centre with hotel will be an iconic building representing Namibia on an international level, of which the concept is unique to our country. The concept has been derived from the Namib Desert Rose, a calcite crystal that is found in the Namib Desert only and unique to this environment. These crystals have grown over many years under very rare and hares conditions to form the most beautiful structures, as Namibia's success has also been born from hardship and long fought battles. The Convention and Exhibition Centre will be supported by many facilities in order to make it both feasible and user friendly, such as more hotels and entertainment activities, shopping Centre, office parks, restaurants, low and high density accommodation, residential properties, golf course, public beaches and more. This project should be a project for Namibians, unifying everyone as a nation who conquered. This project should be the gateway to the Southern Africa and the symbol of a successful democratic nation that prospered from its own socio-economic evolvement. It should be an example to other developing countries all over the world of what is possible. It is for this reason that local authorities, regional councils, ministries, government, institutions, the private sector and the public should join hands to make this project a success story.

Namibia, land of the brave, willing to dare.



Figure 1.1 Desert Rose Conceptual Layout

1.2 Market environment for the Project

The urban areas in the Erongo Region are experiencing significant urban growth as a result of the mining and other industrial related activities taking place in the region. This has resulted that there is an increased demand for housing and business related developments within the coastal towns of Swakopmund and Walvis Bay.

It is envisaged that the planned development will have an iconic building, unique to the country and it will be a symbol representing Namibia on an international level. "The concept has been derived from the Namib Desert Rose, a calcite crystal that is found in the Namib Desert only and unique to this environment. These crystals have grown over many years under very rare and harsh conditions to form the most beautiful structures, as Namibia's success has also been born from hardship and long fought battles".

The Convention and Exhibition Centre will be supported by many facilities in order to make it both feasible and user friendly, such as more hotels and entertainment activities, shopping Centre, office parks, restaurants, low and high density accommodation, residential properties, golf course, public beaches and more.

Convention centres in recent years have for many cities around the world become a focus point of Municipal activity. In a way they almost took over the traditional role of the municipal centres or town halls. Convention centres have developed into prestigious projects that represent the importance of the destination to the outside, international world. Convention centres are also the place where large numbers of influential foreign visitors of a country or city, such as leaders in the scientific and business community, foreign government representatives, potential investors and Members of the media get their first impression of a destination.

This has been the reason that government owners of convention centres increasingly focused on the monumental value of a convention Centre for a city or for a country. Many examples of recently built convention centres demonstrate this vision (Singapore, Darmstadt, Reykjavik, Seville, Dublin, Kuala Lumpur, Melbourne, San Sebastian and Cape Town). In many instances much attention is given to the selection of a primary, prestigious site that also suits the typical operational requirements for a convention Centre. The monumental issue is frequently also enhanced by extensive design competitions and the involvement of famous international architects. The desired characteristics of the Namibia International Convention Centre (NICC) are very clear. It is uncertain what level of a development budget will become available, and if at all it will be possible to develop a prestigious Centre for this budget, but one should however make a serious effort. Cities do not develop convention centres on a regular basis such as other prestigious buildings like hospitals, government buildings, shopping malls etc. Theatres, Town halls and Convention centres are normally very unique projects that will have the potential possibility to dominate a City's architectural presence for many decades.

1.3 The need for the project

The Proponent is in the process of applying for the vacant land within the:

- Dorob National Park – conservation area
- Damara Tern Protected Area

that is intended for the development. As part of the application an Environmental Scoping Report is required to ensure the potential impacts on the environment and the necessary mitigation measures are considered during the planning stages. The developer understands that the specific site location falls within the Dorob National Park and will need Cabinets approval and the gazetting of the new boundaries.

Desert Rose Investments (Pty) Ltd appointed EnviroSolutions to complete the first stage of the EIA Process "Environmental Scoping Report" (ESR) that would form part of the project proposal to the authorities. Desert Rose Investments (Pty) Ltd then appointed National Environmental Health Consultants to complete the EIA Process. All relevant documents / Reports form therefore part of the final project proposal to the Authorities and register Interested and Affected Parties (I&AP). The completion of an Environmental Impact Assessment Report is consistent with the Namibian Environmental regulatory requirements.

Destination and site selection criteria

In order for a Convention Centre to be successful, a feasibility study has been conducted by independent consultants and the following site criteria have shown to be important. They obviously cannot all be fulfilled all the time, but the proposed site at least meets the majority of the criteria.

- The destination should have at least some scientific presence. One or more internationally active universities and scientific institutions. A site in a scientific precinct demonstrates the importance given to the science in the destination.
- The destination should be international accessible and the convention Centre site should be well connected to an international airport.
- The destination should have sufficient hotel; accommodation in a variety of grading's. It is definitely preferable if some (the more the better) of these hotels are in close – if possible: walking distance, otherwise short shuttle distance – of the convention Centre location. The preferred site of a convention Centre should have the possibility for the future construction of more hotels nearby.
- The destination should have a reasonable congress infra-structure (PCO's, DMC's, Stand building companies, Transportation Companies etc.) These have no significant effect on the site selection for the convention Centre, but the construction of a convention Centre will attract businesses in this sector.
- A convention Centre located in a prestigious part of the city/area enhances the feel of importance. This feel can also be the result of a location on a specifically beautiful location or a location with extra ordinary views (many examples in mountain areas, at sea fronts or lake shores). Sufficient space needs to be allocated to some serious landscaping around the Convention Centre.
- Retail outlets typically do not survive in a convention Centre because of the large variations in occupancy from day to day. Exhibitors and visitors/delegates however have of course a need to visit shops, restaurants, banks etc. A convention Centre located in the direct vicinity of at least some shops has an advantage.
- A combination of a convention and exhibition Centre, as proposed, comes with logistical challenges, mainly for the exhibition part of the building. Sufficient space need to be allocated to working terraces or marshalling yards (ideally 50% of the gross indoor exhibition area). Sufficient spaces need also to be available for certain outdoor activities (parties, festivals, arena seating, outdoor demonstrations, outdoor expo's etc.)

The convention Centre at the coast between Swakopmund and Walvis Bay will be a success. From the outset sufficient space needs to be earmarked for future expansions.

Site Location

The current status of the location is a conservation area (Dorob National Park). It is demarcated more specifically for Damara Tern breeding. The specific site location history indicate that although the site is currently demarcated for a Damara Tern breeding area its previous utilisation indicate that this area was not virgin and undisturbed land prior its current demarcation. The history of the site ranges from the previously national road and railway line that went through the area to the site being used by the previous South African armed forces and mining/borrow puts (still visual on site) . The site is also part of the greater stretch of coastline between Walvis Bay and Swakopmund which was involved in a Coastline Strategic Environmental Assessment of August 2005 done by the Municipality of Walvis Bay and approved by the Ministry of Environment and Tourism. At that stage the specific area was earmarked for "low impact eco-tourism", thus indicating MET's support for developing this specific area.



Figure 1.2 Old Railway line photos

This specific site has been chosen for the following reasons (with reference to the above criteria):

- It represents two of Namibia's major natural features i.e. the Namib Desert and the Atlantic Ocean.
- The site is unique in the sense that its surroundings are pristine areas offering the best views in the area.
- The site is located strategically in terms of transport routes such as the B2 National road, international airport and international harbour.
- Existing bulk services could be provided easily to the site from the neighbouring cities of Walvis Bay and back up support services can be provided by Swakopmund.
- The site forms the ideal platform to showcase an iconic structure such as a Convention Centre.
- More than enough land is available for supporting developments such as hotels, residential, commercial, recreational and institutional facilities.
- Neither Walvis Bay nor Swakopmund can currently provide the required space within their CBD's for this purpose. **Please also take note** that any further development outside the current Municipal Areas of Swakopmund and Walvis Bay will result in Dorob National Park Boundaries been effected.
- It is envisaged that the coast is fast becoming the commercial hub of Namibia, thus representing most of the activities needed for a Convention and Exhibition Centre.

Importance and Project Benefits to Namibia and the Erongo Region. Refer to: attached Economic Assessment of the Proposed Namibia International Convention Centre in Swakopmund Report for more detail also see photos and maps indicating growth over the years.

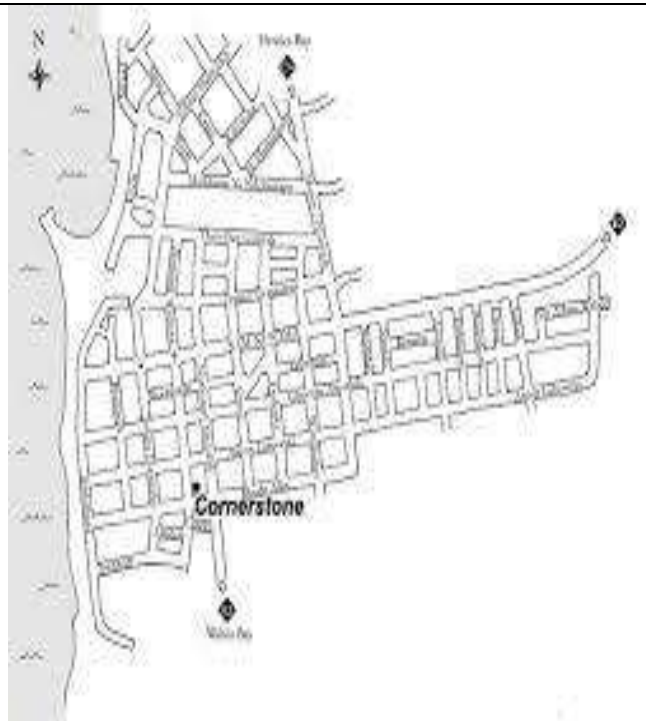
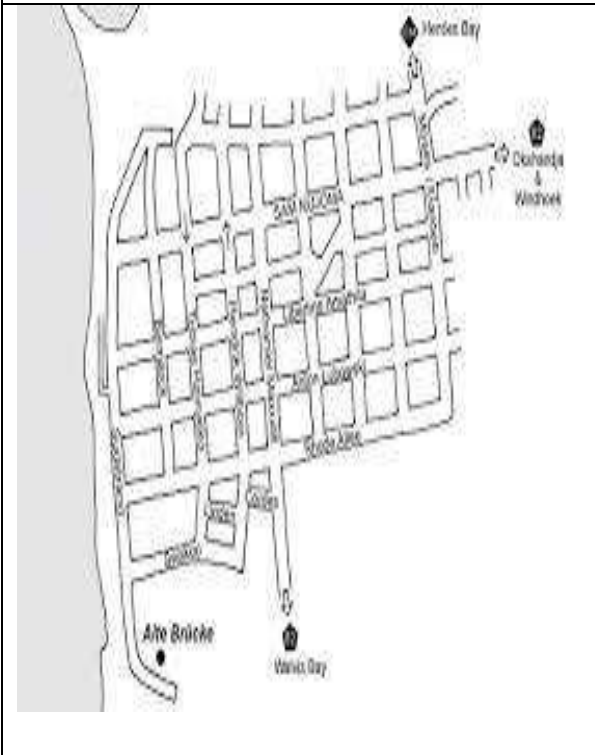
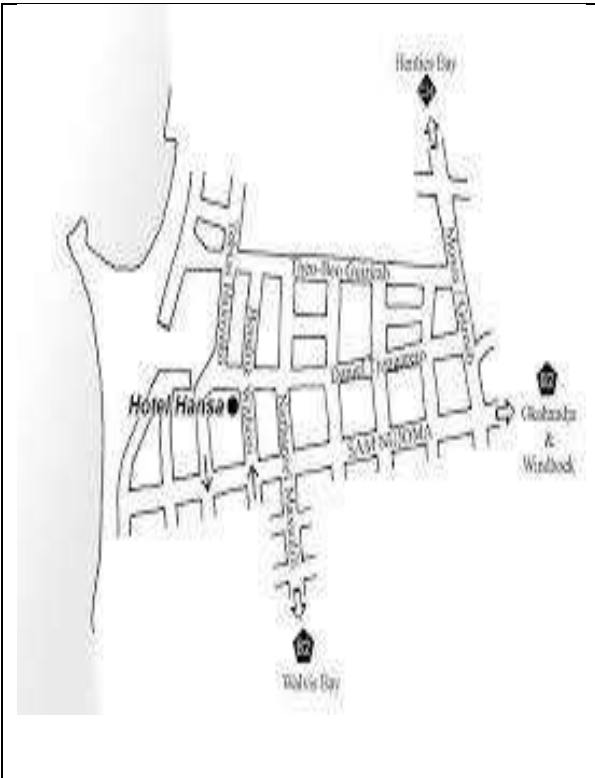


Figure 1.3 Swakopmund currently



Scale: 1/7 000
 Date: JAN 2012
 Drawing Nr. SWK

SWAKOPMUND



Vision 2030

This project would be a typical catalyst development for the Erongo Region, which is also in line with Namibia's **Vision 2030** in terms of socio-economic upliftment. A catalyst development of this nature has the ability to attract new opportunities in a region which was previously not possible. Examples of such opportunities are tourist attraction and recreation, commercial entrepreneurship, local representation of major industries etc.

Critical success factors

It has been established that the most critical success factors for a new Namibia International Convention Centre are: State of the art exhibition and congress facilities; easy accessibility and adequate parking; sufficient hotel accommodation in all categories (not just 5 star hotels); competitive pricing; local scientific support for international meetings; availability of experienced congress support staff such as organizers (PCO's), transportation, destination management companies (DMC's), suppliers of Audio Visual and IT support; attractive ingredients for social programmes as part of international meetings; sufficient local and regional visitors for consumer exhibitions and sufficient potential African exhibitors for International Trade Fairs. Other important requirements are: An international presence of the destination or at least of its scientific institutes; a reasonable international accessibility of the destination through the airport, harbour and the Trans Kalahari Corridor; a stable and predictable political climate; and if possible some well know nearby tourist attractions.

Unknown destinations like Namibia will benefit from the fact that congress delegates want to explore the country. Statistics show that 25% of congress delegates stay on for a pre or post congress tour and, more importantly, another 25% comes back within a few years for a family holiday.

International statistics

In 2009 the International Congress and Convention Association registered a total of 4513 international association congresses. This number excludes international corporate meetings and international government meetings, because ICCA specializes in international associations. Of this number only 3.8% (314) took place in Africa. 36 of the 53 African countries benefitted from these 314 meetings, with South Africa, Egypt and Morocco on top of the list with respectively 90, 32 and 28 meetings. Namibia ranked number 22 in Africa with two meetings. Mozambique, Mali, Malawi, Ethiopia, DRC, Angola and Rwanda are just some of the countries that performed better than Namibia.

Local demand

Exhibition and trade fair organisers in Namibia have indicated that they would be very interested to host their events in a state-of-the-art facility. In similar situations in South Africa and in other countries the supply of new facilities had a snowball effect on the demand. Suddenly many local and international entrepreneurs saw the possibility to introduce new events, with of course a very positive effect on the local and regional economy. The building of the Namibia International Convention Centre (NICC) will of course have an effect on the existing conference industry in the country.

The new NICC can host many more events per year. Currently many events are not taking place in Namibia because of a lack of the right facilities. The new activities taking place in the NICC will have a serious effect on the demand for hotel rooms in at the coast. This demand will seriously increase in all categories, predominantly though in the three, four and five star accommodations. The centre will draw the attention of investors and hotel management companies and when the centre realizes its targets new hotel projects will very likely be initiated.

The NICC and more the marketing for the destination in general will have a positive effect on the meeting sector in the country and even more on the accommodation and restaurant sector. Not only will the convention industry benefit from the building of the NICC and a move towards a more professional service delivery, but eventually the full tourism industry of the country will reap the benefits.

A business case for the NICC

Meetings are an important element of the tourism industry in general. Many countries have discovered this in the past decades. Forerunners in this field are traditional meeting destinations like Austria, Spain, the UK and the USA. More recently many more, new destinations have joined in the international competition for the "meeting dollar". The addition of a convention centre to the tourism inventory of Namibia would most surely also has a positive effect on other sectors of the meeting industry, such as the accommodation sector.

Discrepancy between present supply and future demand will lead to quality improvements and better room rates, and very likely also to a growth of the present number of facilities. The international association market alone counts 9 000 organisations of which approximately 50% organises global meetings. They keep a close eye on developments in Africa, and after all the successes of the new meeting facilities in South Africa. Now also the countries bordering on South Africa are benefiting from this increasing interest. Mozambique, Zimbabwe and Botswana have reasonable meeting and exhibition facilities. Namibia however is missing such venues.

A modern exhibition centre will stimulate the economy because business events generate an important revenue stream, not only for the new convention centre, but for the city and country in general. Particularly international conventions generate substantial economic effects. International delegates stay relatively long in the city and spend much more per day than the average leisure tourist. Trade fairs are important marketing tools and can play an important role in the growth of a particular economic sector.

The trade fair and exhibition industry itself also creates jobs, and certainly not only at a high level. The convention centre itself need staff at all levels, and so do stand building companies and suppliers of services such as carpeting, rigging, transportation, cleaning and security. The fact that no proper facilities in Namibia are available to accommodate larger international meetings, neither trade fairs nor exhibitions, it definitely has had a negative effect on the organization of such events in our country.

Event organizers both in Namibia and abroad confirm this opinion. A new Namibia International Convention Centre would change this situation dramatically. The time has come that Namibia should try and benefit from the increased interest in our continent. Our country is safe and has a political stable climate, the most important ingredients to successfully attract international meetings.

Namibia has limited airlift though and also a limited accommodation sector, so it should not have the ambition to host the biggest international events. But the average international association congress attracts just above 600 delegates, and that is a number that would very well fit in Namibia.

Namibia and its image in the international community

It is generally accepted that there is potential demand, that an NICC would stimulate the national economy, that hosting international conventions stimulates repeat visits of delegates with their families, which is good for our general tourism industry, that the Namibian population would most certainly benefit from an increase in trade fairs and consumer exhibitions and last but not least that the creation of such a building would also be a tangible demonstration of the role that our country wants to play in the African and in the international community.

The building of an International Convention Centre is an important moment in the history of every city or even country. It is a unique opportunity to create a modern icon that will draw international attention and demonstrates how a city or country wants to be seen by the international community. The centre will be the home away from home for attendees of events for business representatives, scientists, media and politicians. It is important to recognize how the design of the NICC can contribute to the image of Namibia. Good examples of cities that recently built convention centres with this image aspect in mind are Dublin, Reykjavik, Singapore, Doha, Vancouver and Puerto Rico.

Economic spin off and contribution to Gross Domestic Product (GDP) by the NICC

More important than the direct financial results of the NICC are of course the projections for its ability to generate positive economic spin off and new job opportunities. The feasibility study shows that the contribution to the Namibia GDP in year 1 will be N\$ 455 million, an amount that in five years cumulates to a total of N\$ 4,8 billion.

The job creation capacity of the NICC is in the pre-opening period already impressive with 715 jobs per year, mainly construction related. In year 1 of the operation the amount of jobs increases to 884. The total number of direct and indirect jobs that are a consequence of the building and operation of the NICC will slowly increase to 1617 in 2021. It is envisaged that the whole Desert Rose project will create over 5000 jobs in the first 5 years of the project. Convention Centres that have been built in the past decade have become successful contributors to their national economies.

It seems that the Namibia International Convention Centre will contribute substantially to the national Namibian economy. The market of international meetings in Africa is increasing. Africa's market share is minimal and will accelerate in the years to come. Namibia can ensure that it gets its fair share by investing in such a development.

Governance structure

It is important, at an early stage, to pay attention to the governance structure of a future Namibia International Convention Centre. In general it is recommendable to manage a convention centre according to commercial principles. The commercial decisiveness of the management organisation will improve if government funders restrict their involvement to a supervisory role, at arm's lengths of the day to day operation. Of course Management need to be instructed to report with prescribed intervals to a supervising Board of Directors in which also the government as founding partner should be well represented and benefit.

Management and mandate

The mandate of the centre will have to be defined either in NICC company articles or in a separate protocol. It describes the core business of the NICC, regulates the relationship between the supervisory structures of the company and its management, and indicates the limitations as well as the deliverables which in broader terms are expected from the company's management. The mandate helps in structuring the relationship between board and management providing both with a realistic picture of what on the short and on the longer term can be expected from the centre. The mandate forms the basis of the annually proposed activity plans and budgets. The management of Convention Centres around the world can basically be divided in three different models.

The first model is probably the most popular model, however not necessary the most successful. In this case the Convention Centre is being managed as a government – mostly a city – department. The second model is based on the Convention Centre as a parastatal company, in most cases a municipal- or state entity. The third option is the commercially driven management of the centre. This commercial management structure is also being used by governments that recognize that it is probably not government's core business to run this sort of facilities.

This model outsource the management to an independent management company, who accepts this responsibility based on a clear mandate and a list of agreed deliverables. An experienced top management, right from the start, is important because of their existing international client network. The practical experience and industry knowledge of the NICC management is also essential in the process of training and skills transfer, a very important management responsibility. The most successful operational model for a convention centre is one with a well-defined limited number of supervisory and executive duties at top level. This keeps the organisation lean and cost effective.

A typical total staff compliment of the NICC can be limited to around 50 to 60 employees only. Operating a convention centre gives the opportunity to involve many small and medium enterprises and create job opportunities at those places where they have a maximum effect on growing the economy. Many tasks, that has to be completed in order to be successful as convention centre can either be in-sourced or outsourced. Because business patterns of a convention centre are very inconsistent it makes good business sense to outsource particular services to specialized companies.

One of the main reasons for establishing a new convention centre is the fact that a big number of new job opportunities will be unlocked once Walvis Bay and Swakopmund (Erongo Region) becomes one of the host cities for international events in Africa. The establishment of an international convention centre at the coast opens an opportunity for the implementation of a large scale project of training and skills transfer in the hospitality industry. Based on the expected portfolio of events the ideal configuration of the centre has to be established and also a calculation of the expected occupancy rates of the NICC should be prepared.

Financial perspectives from NICC

The most important question of course is what the financial perspectives will be for the NICC. Most international convention centres (ICC's) in the world are unable to develop a sustainable business model. Governments take the decision to create convention centres with an eye on the expected contribution of such a facility on the GDP of the country and on its effect on the job market. This is a very important study to undertake to determine a realistic feasibility.

The feasibility study shows that the convention centre would have economic costs with a present value (PV) of N\$1.10bn and economic benefits of N\$1.45bn. This results in a net economic benefit, or project NPV, of N\$350m. The associated BCR is 1.32 and the IRR is 17%. These results indicate that, since the benefits outweigh the costs, the project is economically efficient and it would be desirable from an economic perspective for Namibia to construct and operate the NICC. Furthermore, it is estimated that the cumulative contribution to taxes is set to exceed N\$ 663 million by 2021. Indirect household income is expected to be cumulatively N\$ 1 billion by the end of 2021.

Overall

The construction of a Namibia International Convention Centre is economically viable. Such a facility will have a substantial effect on the national economy. Its effect on the tourism industry will be even more impressive, whilst the project could generate up to 3500 job opportunities. Africa is becoming increasingly popular as a destination for international meetings. South Africa and some other neighbouring countries benefit already from this increased interest. If funding for such an ambitious project could be found it is very recommendable to establish the NICC, rather sooner than later.

1.3.1 Feasibility of the proposed project

The proposed Desert Rose development would be one of the largest private funded single developments in Namibia in recent times it would, in essence be a small town. As a result it would require all the support services that would be found in a small town including retail, entertainment, health and education services and business. The intention is to develop an iconic mixed-use development that would showcase the region to the world. It would, in consequence, also make a major economic contribution to the Namibian economy.

1.3.2 Limitations and High Level Results

The analysis faced two limitations.

- Some of the business and people choosing to move to Desert Rose are likely to come from elsewhere in Namibia. This would be the case particularly in the early years. This is called a displacement effect. These displacement effects are clearly not a net economic gain to Namibia and need to be taken into account in the analysis.
- Some of the business that would be established at Desert Rose would be support firms to other business. An example would be the establishment of a stationary supplier that services other firms in the development. In macroeconomic analysis these support firms are part of the second round effects. Including them in the first round effects would be double counting.

As a consequence a range of assumptions had to be made about the magnitude of these two effects. This section reports the subsequent range of high level macroeconomic results. The results reported here are for the direct jobs at Desert Rose and the overall contribution to GDP. The results are reported for the range of assumptions. The results for year 1 are the same for all assumptions because this is a pure construction phase where neither effect is relevant.

- In year 2 there would be 811 new direct jobs as a low estimate and 877 as a high estimate. By year 20 the range lies between 3 459 and 5 859. This is approximately a 30% difference from the mid-range estimate in year 20.
- In year 2 the low estimated contribution to GDP is N\$2 042m and the high estimate is N\$2 083m. By year 20 the estimate lies between N\$8 635m and N\$13 037m. This is approximately a 23% difference from the mid-range estimate in year 20.

It was found that the proposed Desert Rose development would have a major economic impact. Based on the low estimate assumptions Desert Rose can be expected to add between 0.9% and to 1.6% to GDP. The variation depends on the year. The mid-range estimate adds between 1.0% and 1.7% while the high range estimate lies between 1.0% and 1.9%.

1.3.3 Detailed Mid-Range Impacts

This section reports on the macroeconomic contribution of the proposed Desert Rose development. These results are based on the mid-range assumptions for displacement effects and support businesses.

Contribution to Gross Domestic Product (GDP)

Gross Domestic Product (GDP) is the total value of all final goods and services produced in the country. It is a fundamental measure of the economic quality of life of all people in the country. It is also the most important and all-encompassing measure of the macroeconomic effect of the Desert Rose project.

The total nominal contribution to GDP from all forms of expenditure at the Desert Rose is estimated to increase from N\$1 378m in year 1 to N\$10 604m in year 20. In real terms the contribution to GDP is expected to increase from N\$1 378m in year 1 to N\$3 263m in year 20.

GDP is important not just because it is income but also because income has the capacity to add to wealth. Based on expected projections the Desert Rose is estimated to add over N\$125bn to Namibian GDP after twenty years. This is approximately N\$61bn in real terms.

Figure ES 1 illustrates the contribution to GDP of the various components of the proposed development.

- It is estimated that the Desert Rose excluding the NICC would contribute between N\$1 208m and N\$4 911m to GDP from capital expenditure.
- The contribution to GDP from operations at the Desert Rose excluding the NICC would increase from N\$47m in year 2 to N\$5 197m in year 20.
- The contribution due to capital expenditure of the NICC would increase from N\$171m in year 1 to N\$601m in year 3. It tapers off after that and in year 20 the ongoing capital expenditure would contribute N\$14m to GDP.
- Operations and other expenditure due to the NICC would increase from N\$455m in year 4 to N\$2 426m in year 20.

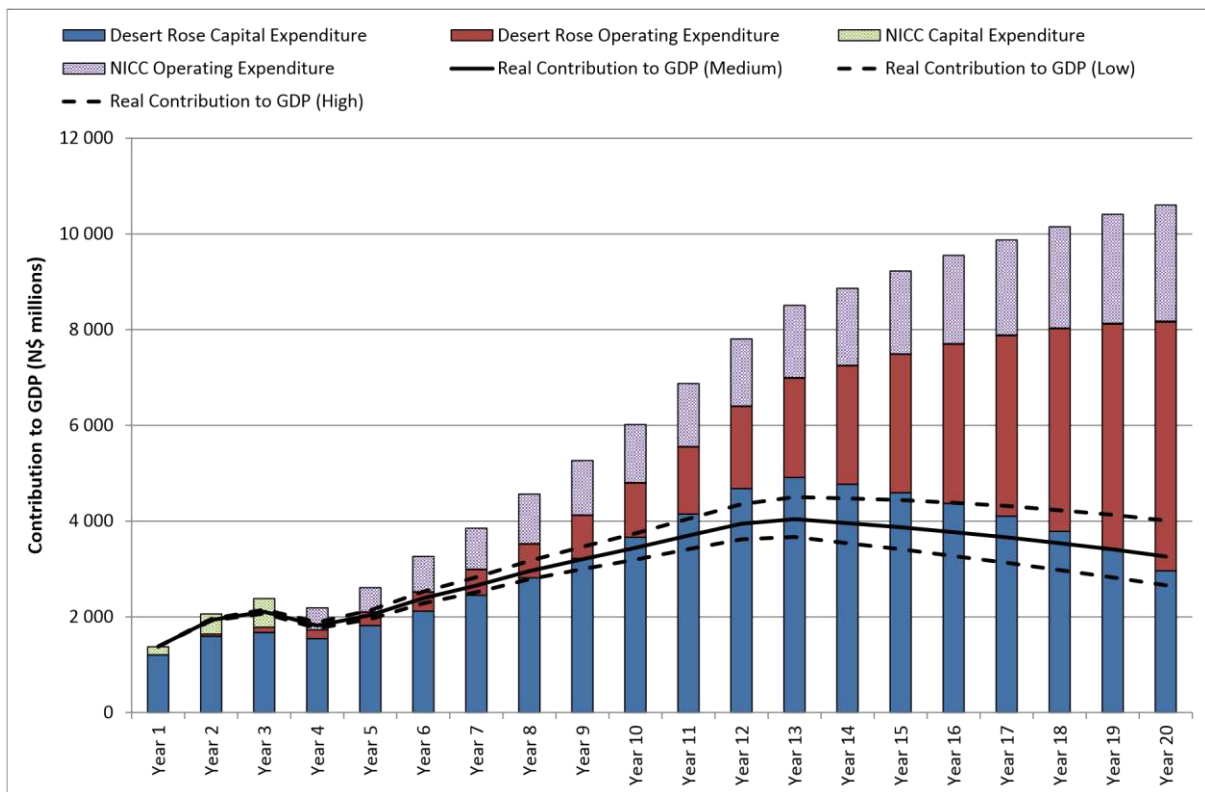


Figure 1.4 Detailed contribution to GDP

The black line in the figure indicates the real contribution to GDP (without inflation). This allows one to compare successive years. The contribution to real GDP increases for the first three years and then tapers off in the fourth once the construction of the NICC is complete. From years 5 to 13 there is steady growth, after which the real contribution steadies and then declines slightly as the development costs taper off. The decline in capital expenditure from year 14 onwards is generally offset by an increase in operations. The net effect is a steady increase in contribution to real GDP until year 14 after which there is a slight decline. The dotted black lines relate to the high and low estimate contribution to GDP as discussed earlier and have been provided for comparison purposes.

1.3.4 Job Creation

According to the 2011 Census there were 46 879 employed persons in the Erongo region and 10 297 unemployed persons. The development has the potential to significantly address unemployment in the region.

The development and operation of the Desert Rose would result in changes to two types of jobs. The first are the direct jobs that would be created over the project period. These are jobs as a result of the:

- construction of the facilities;

- operational expenditure at Desert Rose and NICC;
- expenditure of delegates attending events;
- expenditure of delegates returning as tourists; and
- business orders generated from trade fairs.

The second are the so-called indirect jobs that are due to multiplier effects of the direct expenditure.

The direct and indirect job numbers that are reported below are annual full time equivalents.

- The total number of direct jobs is set to increase from 546 in year 1 to 4 539 in year 20. The number of jobs is expected to remain constant once operational maturity is reached. However, the number of jobs directly created because of induced tourism as a result of the NICC would increase slightly each year as an increasing number of tourists become regular visitors to the country.
- Indirect jobs at Desert Rose and country-wide would also be created. The indirect jobs at Desert Rose would be in the support industries. Total indirect jobs are set to increase from 1 432 in year 1 to 4 314 in year 20.
- Total jobs are the sum of the direct and indirect jobs. The total number of direct and indirect jobs, due to both capital and operating expenditure, are set to increase from 1 979 in year 1 to 8 853 in year 20.

1.3.5 Other Macroeconomic Effects

Apart from the key macroeconomic effects discussed above, there are many other macroeconomic effects that would flow from Desert Rose. These include the generation of tax and contribution to indirect household income.

- The combined generation of direct and indirect taxes is set to increase from N\$147m to N\$1 077m by year 20. The cumulative contribution to taxes is set to exceed N\$12bn by year 20.
- Total household income is set to increase from N\$266m in year 1 to N\$2 384m in year 20. Cumulatively over the twenty year period it is estimated that household income would benefit by nearly N\$27bn.

1.4 The proposed project: Desert Rose

Convention Centre's in many cities around the world have become focus points for hosting prestigious events that benefit the local authorities. Convention Centre's are also the place where large numbers of influential foreign visitors, such as leaders in the scientific and business community, foreign government representatives, potential investors and members of the media get their first impression of a destination.

This has been the reason that Convention Centre's are increasingly focusing on the monumental value of such facilities. Many examples of recently built Convention Centre's demonstrate this vision (Singapore, Darmstadt, Reykjavik, Seville, Dublin, Kuala Lumpur, Melbourne, San Sebastian, and Cape Town).

The development concept is as follows:

Mixed Use Exclusive Development: The project will consist of residential, recreational, institutional, commercial and public zonings in order to create a multi-layered network of activities supporting each other. This will ensure that the development caters for all major levels of our society i.e. conventions, exhibitions, tourists, investors, general public, residents etc.

Iconic Convention and Exhibition Centre: It is intended that the iconic structure should become the Face of Namibia. This project will not only represent the country's economic well-being and status, but also the professional capabilities, technological advancement, political stability and international importance on a global level.

Accessibility of the Beach for the Public: – Public access to the beach will be maintained from all areas.

Location: The Development will be located close to the Walvis Bay International Airport, The Port of Walvis Bay, Railway lines and the Trans Kalahari Corridor. The Erongo Region has become one of the major transport hubs in not only the SADC region, but also in Africa and internationally. This is crucial for the location of this project, which will be supported by all four major transport options.

Potential PPP: This project is the ideal project for a Public Private Partnership (PPP) where all can join hands to realize a national project for Namibia, the government, local authorities and the private sector in order to showcase our ability to cooperate as a nation to the world.

Ambassador's Park: The project will have a high security profile park where ambassadors and international delegates can own residences in order to represent their respective countries in Namibia.

Site security to comply with Presidential Security Protocol: The design and layout of the project and the Convention and Exhibition Centre with hotel will comply with international and presidential security protocol to ensure the safety of any high level delegation visiting the development.

Site Details: The project site is located about 8km south of Swakopmund between the Atlantic Ocean and the B2 national road. The project site identified for this development is located in an area that is currently used as a conservation area. The area is fenced with cable fences and it serves as the main breeding area for the Damara Tern.

During 2005, the Municipality of Walvis Bay appointed EnviroSolutions to conduct a Strategic Environmental Assessment for the coastline between Walvis Bay and Swakopmund. The recommended zoning for the site was "Low impact Eco-Tourism, i.e. Activities that support and promote conservation".

Dorob National Park: Is a Protected area in the Erongo Region, along the central Namibian Coast, which is 1,600 km in length and was established in December 2010.

Map of entire Dorob National Park

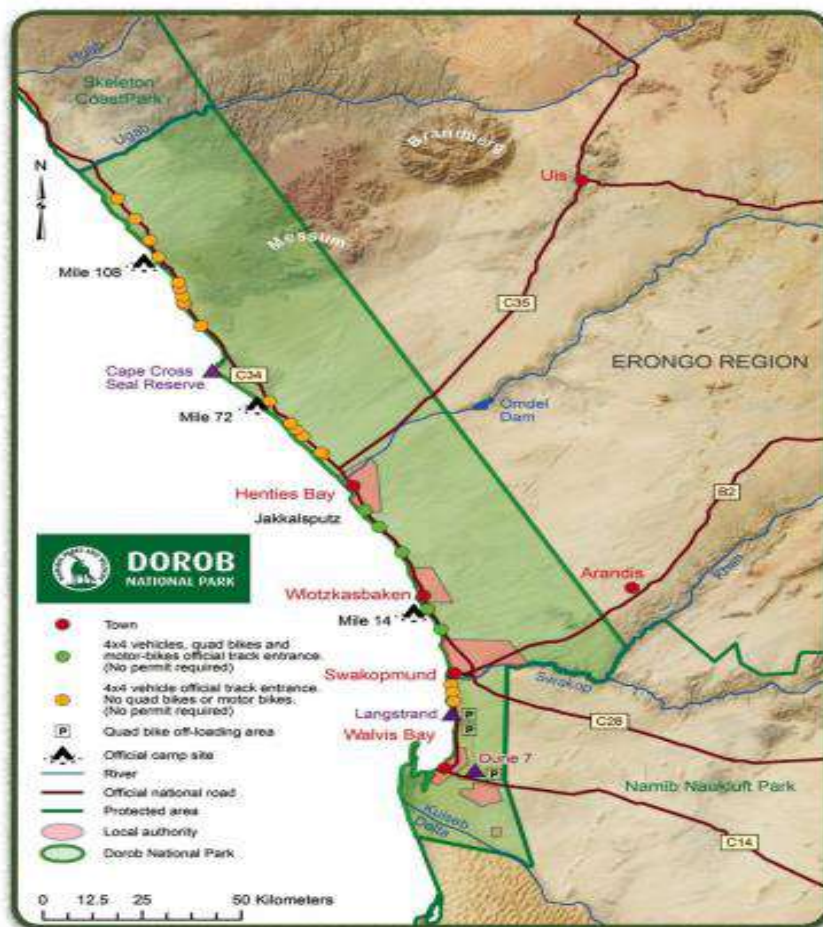


Figure 1.5 Dorob National Park

The location of the site is best appreciated in the figures below:

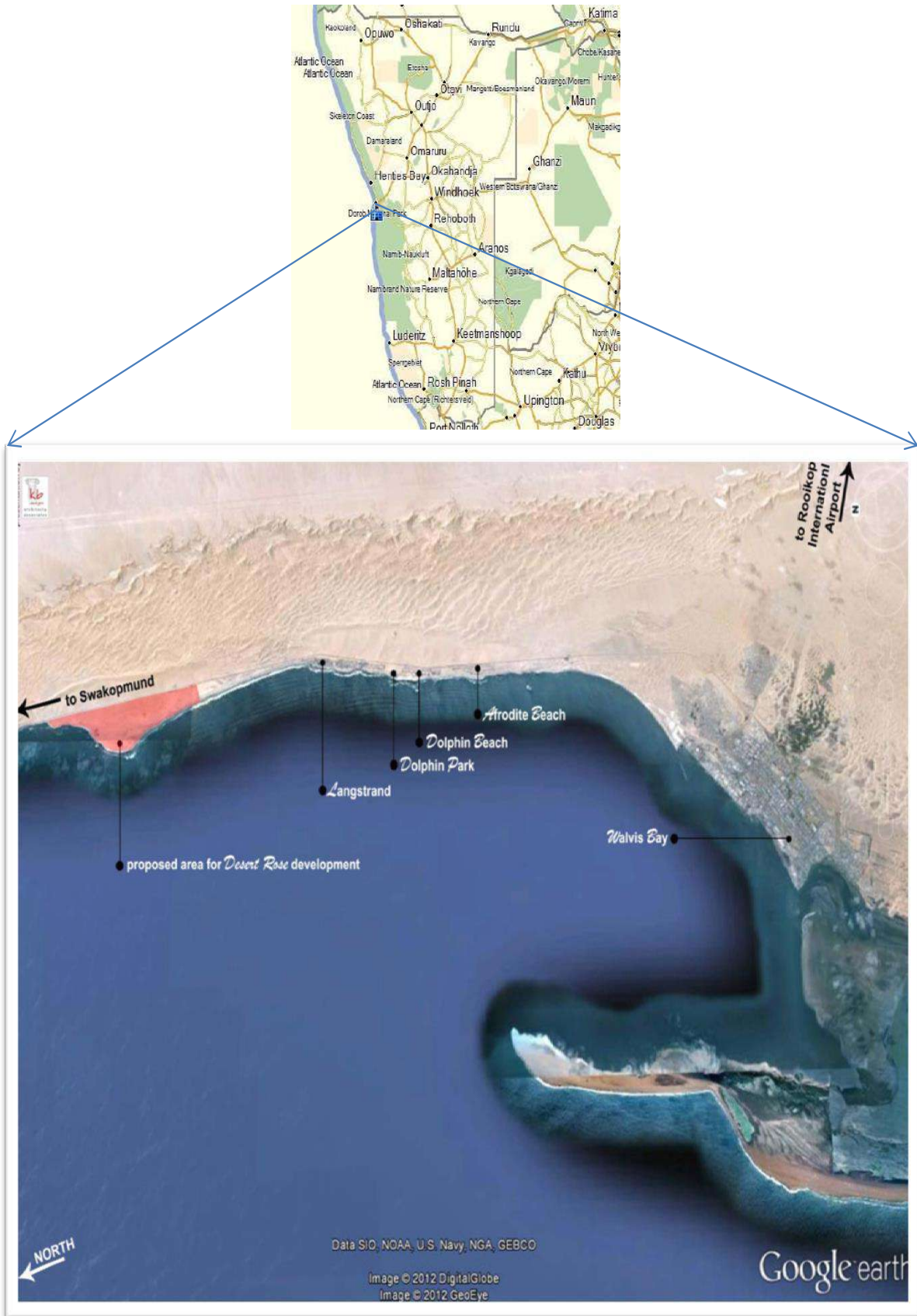


Figure 1.6 Project Site Location



Figure 1.7 Proposed Project Site



Figure 1.8 Conceptual of the Iconic Desert Rose Structure



Figure 1.9 Envisaged Layout for the development.

Large sections of open spaces, which will be fenced off, has been incorporated into the layout of the development to ensure some of the natural features of the site are maintained. The layout of the development has been planned to ensure current vehicle access to the beaches and shoreline is not effected or restricted but will be properly manage and controlled by Developers.

Spring Tides along the project site coastline were also considered during the layout design to ensure all infrastructures within the development will be located at a safe distance from the shoreline. This will also ensure that biodiversity of the intertidal zone is not affected.

A large section of the development will be allocated to a golf course that will primarily consist of indigenous vegetation. It is envisaged that all the all species found within the project area should be present within the area allocated to the golf course. This will serve as zone where natural occurring vegetation is protected and the species that are supported by the vegetation as incorporated as part of the development.

Project Concept

- Mixed Use Exclusive Development – The project will consist of residential, recreational, institutional, commercial and public zonings in order to create a multi-layered network of activities supporting each other. This way the project will cater for all major levels of our society i.e. conventions, exhibitions, tourists, investors, general public, residents etc.
- Unique Environment of Namibia – The idea is to make use of the two most unique natural features of Namibia, namely the Namib Desert and the Atlantic Ocean, to showcase this national project to the international world by creating a sensitive harmony between nature and mankind.
- Accessibility of the Beach for the Public – As this pristine piece of land forms part of the local society, public access to the beach will be maintained from all areas.
- Iconic Convention and Exhibition Centre to become the Face of Namibia – Internationally these types of structures has become the symbol of a country's well-being and economic status. There are none of these iconic structures in Africa (except for the pyramids in Egypt which is only historic symbols) and Namibia should be the first to introduce this concept in Africa. This project will not only represent our economic well-being and status, but also our professional capabilities, technological advancement, political stability and international importance on a global level.
- International Significance – Namibia is in the position to contribute on an international level in terms of national governance, democracy, HIV Aids, mining, agricultural, tourism, environmental conservation, fishing, economical governance and many more. This project will address all these elements and at the same time promote Namibia on an international level.
- Close to International Airport, Harbour, Railway and Trans Kalahari Corridor –The Erongo Region has become one of the major transport hubs in not only the SADC region, but also in Africa and internationally. This is crucial to the location of a project. Thus, the project will be supported by all four major transport groups which are very essential.
- Public-Private Partnership (PPP) – This project is the ideal project for a Public Private Partnership (PPP) where all can join hands to realize a national project for Namibia, the government, local authorities and the private sector in order to showcase our ability to cooperate as a nation to the world. The NICC project itself will be divided into two elements; the NICC will be owned by the Namibian Government and developed with the assistance of the private sector, while the accommodation / hotel element of the project will be funded and developed by the private sector. The relationship in terms of the PPP applicable to the funding and management can however be established through different scenarios. Some of these options, but not limited to, can be proposed as follows:
 - Ambassador's Park – The project will have a high security profile park where ambassadors and international delegates can own residences and offices in order to represent their respective countries in Namibia.
 - Site security to comply with Presidential Security Protocol – The design and layout of the project and the Convention and Exhibition Centre with hotel will comply with international and presidential security protocol to ensure the safety of any high level delegation visiting the site.

Namibia International Convention & Exhibition Centre Concept

- The Convention and Exhibition Centre with hotel will be an iconic building representing Namibia on an international level, of which the concept is unique to our country. The concept has been derived from the Namib Desert Rose, a calcite crystal that is found in the Namib Desert only and unique to this environment. These crystals have grown over many years under very rare and harsh conditions to form the most beautiful structures.

- The secondary part of the building which also accommodates the convention and exhibition space is inspired by the typical structure of the ant heap. It has been scientifically proven that the ant heap structure is one of the best natural ventilated systems to be known. The system also naturally controls temperature inside the structure through the insulation properties found in the structure. This concept is introduced in the building structure to have the same effect in order to save on energy costs associated with mechanical ventilation temperature regulation.

Project Information

Hotels

There will be three hotels within the project. The main hotel will be directly linked to the convention centre to ensure easy access for convention goers and also for security protocol. The main hotel will be a 5 star hotel which will accommodate restaurants, casino, gym, pools, health spa, shops, 120 luxury rooms, conferencing facilities, management offices, etc. The other two hotels will be 4 star hotels with similar accommodation lists as the main hotel.

Namibia International Convention and Exhibition Centre

- Entrance hall with reception and registration area.
- Column free exhibition space \pm 3000sqm, subdividable into smaller venues, with height at least 8m, floor load up to 3000kg/m². Inserted patterns of trenches for water. Three phase power, data and telecommunication. Exhibition space directly linked to meeting space.
- Marshalling yard and goods delivery space.
- Fixed auditorium, seating 1000 people.
- Smaller committee rooms (10 rooms ranging from 20sqm to 250sqm in size).
- Auditoria with larger and technical facilities.
- Lounges and foyers, sufficient public circulation space also to be used for catering purposes.
- Banqueting hall.
- Central kitchen facilities.
- Coffee Shop, Business Centre, ticket desk, cloak room, restaurant.
- Sufficient toilet facilities.
- Storage space.
- Building Management systems and 24 hour control rooms.
- Secure parking.
- Dedicated smoking areas.
- Bus, car and taxi drop off facilities.
- Easily accessible via an attractive route, particularly for International delegates.
- Landscaping around the building.

Retail and Office Blocks

The town centre will accommodate a shopping mall with all necessary facilities to create a revitalizing shopping experience to any visitor. Ample parking would be available to visitors, connecting also to public transport hubs. The mall and office blocks will be developed around a plain in order to create a sense of place and orientation. The office blocks would accommodate all business sectors, government and private sector.

Gymnasium and Lifestyle Centre

The town centre will also accommodate a Lifestyle Centre with health retail facilities, spa's, gymnasium, restaurants for the client with a healthier outlook.

Single Residential Plots

Single Residential plots with sizes ranging from 700 to 1000m² will be available for purchase. These plots are situated in between the golf course and also on parts of the beach front. The plots are scattered in groups to avoid ribbon development.

General Residential Plots

These plots are situated closer to the town centre as these are more concentrated accommodation areas. The plots will be developed with either luxury apartment blocks or town house complexes.

Golf Course

An 18 hole (9 holes reversible) international class golf course will be developed in order to support the project. This will also allow for landscaping and greenery within the development to make it more pleasing and to create a contrast with the desert landscape.

Club House with Halfway Houses

A main club house with two more halfway houses will be developed within the golf course with easy access by locals, tourists and professional golf players. The club houses will offer luxury facilities associated with international class golf course estates.

Recreational Facilities

Recreational facilities will be available throughout the development such as beach bars, beach coffee shops, restaurants, cinema, jetties into the ocean, beach walkways, public swimming pool and many more. This is to ensure that a pleasant atmosphere is created for visitors to this area and also to attract even more.

Public Amenities & Recreation

A public node will also form part of the project where proper public amenities and recreation will be introduced by way of public braai facilities, ablution facilities, recreational sport areas, water park with swimming pool, restaurants and parking areas.

Marina & Yacht harbour

The project will feature a man-made inland marina with yacht harbour. The reason for an inland marina is due to the aggressive nature of the Atlantic sea current. By having an inland marina, the safety of the envisaged harbour is ensured.

Please note: *There is not clarity about the marina yet and should the marina be approved as part of the proposed development an independent consultant shall be appointed to do an impact study.*

Institutional facilities

Provision will be made to accommodate institutional facilities such as i.e. satellite university campus, hotel school, sea rescue facility and marine navigational training etc.

1.5 The purpose of the EIA process and this report

This EIA is produced in accordance with the principles of integrated environmental management, the Environmental Assessment Policy of Namibia (1995), and the Environmental Management Act , 2007 (Act 7 of 2007), namely, to:

- Better inform decision makers and promote accountability for decisions taken;
- Strive for a high degree of public participation and involvement by all sectors of the Namibian community in the Environmental Assessment process;
- Take into account the environmental costs and benefits of proposed policies, programmes and projects;
- Incorporate internationally accepted norms and standards where appropriate to Namibia;
- Take into account the secondary and cumulative environmental impacts of policies, programmes and projects;
- Promote sustainable development in Namibia, and especially ensure that a reasonable attempt is made to minimise anticipated negative impacts and maximise the benefits of all developments;
- Be flexible and dynamic, thereby adapting as new issues, information and techniques become available.

The purpose of the EIA process is to:

- Identify any interactions between the proposed activity and the environment;
- To document current environmental conditions as a baseline for future reference purposes.
- Consider which of these aspects, if any, are likely to have a significant impact on the environment; and
- Recommend measures that will enhance any positive impact and avoid any adverse negative impact, and if the latter cannot be avoided, to reduce its impact and ensure adequate protection during construction and operation of the proposed activity.

The Scoping Phase / draft EIA Report refers to the process of determining the spatial and temporal boundaries for the EIA. In broad terms, this involves three important activities:

- Confirm the process to be followed and opportunities for stakeholder engagement;
- Clarify the project scope and alternatives to be covered; and
- Identify key issues to be addressed in the impact assessment phase and the approach to be followed in addressing these issues.

The Impact Assessment Phase: Prepare specialist studies, studies for the proposed development design and layout optimisation and preparation of EIA Report.

This is done through parallel processes of consulting with lead authorities that are associated with this EIA; with the public to ensure that local issues are well understood, and with the EIA specialist team to ensure that their scientific and professional expertise informs the identification of issues. The EIA process is supported by a review of relevant background literature on the local area. Through this comprehensive process, the environmental assessment can identify and focus on key issues requiring assessment and identify reasonable alternatives.

The primary objective of the Scoping Report / Draft EIA Report was to present key stakeholders (including affected organs of state) with an overview of the project and key issues that require assessment in the EIA Phase; and allow the opportunity for the identification of additional issues that may require assessment.

Due to the fact that a Scoping Report was completed by EnviroSolutions in September 2013 and the comments received by the Office of the Environmental Commissioner dated 25 February 2014 stating:

- This is to acknowledge that your Scoping Report has been received in good order. You are therefore advised to proceed towards the development of a detailed Environmental Assessment and Management Plan.

The proponent Sand Rose Investments (Pty) Ltd (Reg. No. 2013/0641) appointed National Environmental Health Consultants (NEHC) to proceed in developing a detailed EIA and EMP for the proposed development.

After the appointment of NEHC, NEHC then reassessed work done in regard to the existing Scoping Report done by EnviroSolutions in September 2013. The following needed more clarification:

- Public Participation Process "public consultation process" means a process referred to in regulation 21, in which potential interested and affected parties are given an opportunity to comment on, or raise issues relevant to, specific matters;
- Define the Specialist Studies needed for this proposed project;

NEHC then completed a second Environmental Scoping Report / Draft EIA Report, incorporating above mentioned point and including specialist reports and Draft EMP. This document was placed on the web site of NEHC (www.nehc.co.za) since October 2014. All interested and or Affected Parties (I&AP's) had direct access to this document since date of placement. The same document was then submitted to MET for final review and approval. NEHC then received two Responses from the Office of the Environmental Commissioner dated 09 December 2014 and 02 March 2015:

Date 09 December 2015:

- The Scoping report lacks (1) the CV of your Environmental Assessment Practitioner, (2) reference to EIA Regulation 2012 (legal context), and (3) records a consultation e.g. Swakopmund and Dorob National Parks (Section 21 (b), EIA Regulation 2012)

Dated 02 March 2015:

- Your scoping report provides an adequate identification of potentially significant environmental impacts. Please appreciate in your further reporting that the proposed site implies a change of the boundaries of Dorob National Park requiring Cabinet Approval and gazetting the new boundary. Further, you consider the legal constraint for activities in protected areas as per Nature Conservation Ordinance 4 of 1975, section 14(1) and DOROB NP Regulation 1.
- Your single site proposal within the Dorob National Park, including breeding and feeding areas of legally protected species as well as an Important Bird Area needs explicit justification. You are kindly advised to proceed with the identification and assessment of alternatives (EIA Regulations; paragraph 15(2): (d) and (f) and the preparation of an Environmental Management Plan (EMP). The EMP should include compensation measures for irremediable impact. Please provide in your EIA report alternative design maps of associated infrastructure including, but not limited to, access roads, water [power supply infrastructure, sewage, parking, fence, golf course, public beach access road, marina and nature reserves on the premises, if any.

- Please be kindly advised that the mandatory public consultation for EIA should be interpreted as public hearing at a public venue.

After receiving above mentioned feedback from MET, NEHC then started to address shortcomings and started compiling the Final Environmental Assessment Report (FEIAR) Final Environmental Management Report (FEMP).

1.6 Structure of this report

Chapter 1 of this Final EIA Report presents the need for the project and the requirement for an EIA to be conducted. **Chapter 2** outlines the relevant environmental legislation that applies to this project, and the approach and methods used in the EIA and public participation. **Chapter 3** provides an overview of the proposed project. The affected environment is described in **Chapter 4**, in order to assist stakeholders in identifying potential impacts that could arise from the project. A summary of the issues identified to date from the Scoping process is provided in **Chapter 5**. **Chapter 6** presents the plan of study for the EIA phase, in the Scoping Report, listing the summary of key issues that were addressed in the EIA process. Lastly, a Bibliography used in preparing this report is provided in **Chapter 7**.

Appendices at the end of this report provide copies of newspaper advertisements regarding the EIA process, an issues trail with responses to the issues from the EIA team, records of correspondence and notes from meetings with stakeholders, and comments received from I&AP's.

1.7 Comment on the draft Scoping Report

As part of the EIA process all Interested and Affected Parties were invited to provide comment on the Draft Scoping Report / Draft EIA Report. The comments period for this report was from 20 May 2014 to 10 June 2014. All comments received have been responded to and are included in Appendix J.

Comments were submitted to the following address:

Felecia Schoeman

E-mail: legal@nehc.co.za

Swakopmund

Tel: 264 64 404 146

Fax: 264 64 404 179

2 DESCRIPTION OF THE EIA PROCESS

Regulatory Agencies

The relevant regulatory agencies guarding or implementing the relevant environmental regulations are listed as follows:

Table 2.1 Government agencies regulating environmental protection in Namibia.

REGULATING AGENCY	ROLE IN REGULATING ENVIRONMENTAL PROTECTION
Ministry of Environment and Tourism (MET)	<p>MET is the lead government agency charged with Environmental Monitoring, Assessment and Management. The mission of MET is to maintain and rehabilitate essential ecological processes and life-supported life-support systems, to conserve biological diversity and to ensure that the utilization of natural resources is sustainable for the benefit of all Namibians, both present and future, as well as the international community, as provided for in the Constitution.</p> <p>MET lays a foundations to implementation and promulgation of regulations relevant to this project including; the Environmental Act no7. Of 2007,</p> <p>The MET plays an important role in approval of Environmental Impact Assessments (EIAs) which are prepared under Environmental Assessment Policy for Sustainable Development and Environmental Conservation (1995). Provisions in other line ministries' legislation (strengthens MET's position.</p>

Environmental Management Requirements

2.1 Policy and statutory framework

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

2.1.1 The Constitution of the Republic of Namibia (1990)

Article 95 (1) of the Constitution provides that

"...the State shall actively promote and maintain the welfare of the people by adopting, inter alia, policies aimed at... maintenance of ecosystems, essential ecological processes and biological diversity of Namibia and utilization of natural resources on a sustainable basis for the benefit of all Namibians both present and future; in particular the Government shall provide measures against dumping or recycling of foreign nuclear and toxic waste on Namibian Territory."

Article 101 of the Namibian Constitution further states that the principles embodied within the constitution

"shall not of and by themselves be legally enforceable by any court, but shall nevertheless guide the Government in making and applying laws The courts are entitled to have regard to the said principles in interpreting any laws based on them."

The Environmental Management Act (EMA) No.7 of 2007 and the Environmental Assessment Policy for Sustainable Development and Environmental Conservation (1995) set the guiding policy/ legal framework for environmental management in Namibia. The intended activity is listed under the EMA regulation of 2012. Section 5 **LAND USE DEVELOPMENT ACTIVITIES** states that an environmental assessment is required.

These instruments make it mandatory for any proposed development to be subjected to an Environmental Assessment procedure. Both promote sustainable development and economic growth while safeguarding the environment in the long run. The figure below illustrates the Environmental Assessment process in Namibia.

2.1.2 National Policies

In 1992, Namibia's Green Plan was formally tabled at the United Nations Conference on Environment and Development ("Earth Summit") in Rio de Janeiro, on behalf of the Republic of Namibia. It created a national common vision around its environmental issues, priorities and future actions, and drew together government, non-government organisations (NGOs), private sector and civil society towards a common future. The Green Plan led to Namibia's 12-Point Plan for Integrated and Sustainable Environmental

Management in 1993, which was incorporated into the first 5-year National Development Plan (NDP1), 1994/5 – 1999/2000.

2.1.2.1 Vision 2030: Third National Development Plan of Namibia, 2006/7 – 20011/12

President Hifikepunye Pohamba launched the ambitious Third National Development Plan (NDP3) on 26 November 2008, which requires investments of N\$60 billion over the next five years until March 2012. The broad thrusts and goals of the NDP3 are derived from the Vision 2030, the 2004 SWAPO Party Manifesto, the directions from the November 2005 Cabinet Retreat, the Millennium Declaration, and the lessons learned from implementing the NDP2. Vision 2030 states that:

“The nation shall develop its natural capital for the benefit of its social, economic and ecological well-being by adopting strategies that: promote the sustainable, equitable and efficient use of natural resources; maximize Namibia’s comparative advantages; and reduce all inappropriate use of resources. However, natural resources alone cannot sustain Namibia’s long-term development, and the nation must diversify its economy and livelihood strategies.”

2.1.2.2 Environmental Assessment Policy, 1995

The Cabinet of the government of Namibia approved the Environmental Assessment (EA) Policy in August 1994, published as "Environmental Assessment Policy for Sustainable Development and Environmental Conservation, January 1995". It provides that all policies, projects and programmes should be subjected to EA procedures, regardless of where these originate. These procedures must aim for a high degree of public participation, and consider the environmental costs and benefits of projects proposed. Policies, areas and activities that may have significant environmental effects are specified. In line with best practice, EAs are conducted at an early phase of project development, allowing for identification and avoidance of adverse impacts.

The Policy provides that once a project has been approved, the proponent (both Government and private enterprise) shall enter into a binding agreement based on the procedures and recommendations in the EA report for construction, operational and decommissioning phases, as well as monitoring and auditing. This ensures that mitigation and other measures recommended in the EA, and accepted by all parties, are complied with.

The Policy contains two appendices. Appendix A explains the EA procedure that should be followed, Appendix B contains the listed activities that require an EA. These include ports and harbours (activity 24), and waste disposal (activity 50) that includes land and sea disposal of harbour sediment.

The Environmental Management Act 7 of 2007 supports this policy, and is discussed later in this chapter.

2.1.2.3 Green Paper: Coastal Policy for Namibia (Feb 2009)

The Green Paper sets the overall framework for development in the coastal area. This will be used to draft Coastal Policy in the form of a White paper, with the final Namibian Coastal Policy planned to be completed by 2011. This will be followed by an Integrated Coastal Area Act to replace the outdated Sea Shore Ordinance (1958) referred to later in this chapter. The coastal policy process does not impact on the project at this time, but its general tenor should serve as a guideline.

2.1.2.4 Draft Wetland Policy of 2003

Statutory measures for the management of wetlands include the Aquaculture Act 18 of 2002, Inland Fisheries Resources Act 1 of 2003, the Water Resources Management Act 24 of 2004, the Environmental Management Act of 2007, the Parks and Wildlife Management Bill, and the Ramsar Convention.

The Wetland Policy of 2003 aims to integrate sustainable management into decision-making at all levels by stating that:

“Namibia shall manage national and shared wetlands wisely by protecting their biodiversity, vital ecological functions and life support systems for the current and future benefit of people’s welfare, livelihoods and socio-economic development.”

The objectives of the policy are to:

- Protect and conserve wetland diversity and ecosystem functioning without compromising human needs;
- Promote the integration of wetland management into other sector policies; and
- Recognise and fulfil Namibia’s international and regional obligations concerning wetlands, including those laid down in the Ramsar Convention and the SADC Protocol on Shared Water Systems.

2.1.2.5 The National Environmental Health Policy

Throughout construction, implementation and decommissioning of any of its components, operations must be guided by the aim of this Policy, which includes the following:

- Facilitate the improvement of the living and working environments of all Namibians, through pro-active preventative means, health education and promotion and control of environmental health standards and risks that could result in ill-health; and
- Ensure provision of a pro-active and accessible integrated and co-ordinated environmental health services at national, regional, district and local levels.

2.1.3 National statutes

Promulgated statutes as well as proposed Bills are discussed in this section.

GOVERNMENT GAZETTE OF THE REPUBLIC OF NAMIBIA, Government NOTICES, dated 06 February 2012 number 4878.

- No. 28 Commencement of the Environmental Management Act, 2007,
- No. 29 List of activities that may not be undertaken without Environmental Clearance Certificate: Environmental Management Act, 2007,
- No. 30 Environmental Impact Assessment Regulations: Environmental Management Act, 2007

2.1.3.1 Environmental Management Act 7 of 2007

The Environmental Management Act (2007) (EMA) was promulgated in December 2007 and will be administered by the Directorate of Environmental Affairs (DEA), under the auspices of the Ministry of the Environment and Tourism. It has not commenced yet. Its main objectives are to ensure that:

- Significant effects of activities on the environment are considered carefully and timeously;
- There are opportunities for timeous participation by interested and affected parties throughout the assessment process; and
- Findings are taken into account before any decision is made in respect of activities.

Section 3(2) provides a set of principles which give effect to the provisions of the Constitution for integrated environmental management. Decision makers must take these principles into account when deciding on the approval of a project.

Schedule 1 specifies a list of 35 activities that require an EIA, broadly grouped as follows:

- Construction and related activities that include roads, dams, factories, pipelines and other infrastructure;
- Land-use planning and development activities that include rezoning and land-use changes;
- Resource extraction, manipulation, conservation and related activities, such as mining and water abstraction; and
- Other activities such as pest-control programmes.

The Act promotes public participation, and makes provision for external review by the Environmental Commissioner, where required, at the proponent's expense.

The Minister may, on the recommendation of an Advisory Council, make regulations that include:

- Disposal of certain types of waste;
- Requirements for listing or delisting of projects in Schedule 1, and what constitutes a project for purposes of listing or delisting, in terms of size, production or storage capacity, timing, geographical location, potential for significant effects, type of industry to which the projects are related, and type of proponent;
- Form and content of an application, for environmental clearance certificate;
- Fees payable for any application made in terms of this Act;
- The assessment process, the form and content of an assessment report; and
- The procedure and time limits within which organs of state must do anything required to be done in terms of this Act.

Contravention of the Act, or failure to comply with any provision in the Act, may incur a penalty not exceeding a fine of N\$ 500,000.00 or imprisonment for a period not exceeding 25 years or to both such fine and imprisonment.

2.1.3.2 The Water Resources Management Act 24 of 2004

This Act is administered by the Department of Water Affairs, Ministry of Agriculture, Water and Forestry (MAWF), and came into operation on 8 December 2004. It repeals the Water Act of 1956. Its objective is to ensure that Namibia's water resources are managed, developed, protected, conserved and used in ways which are consistent with or conducive to fundamental principles set out in section 3 of the Act.

2.1.3.3 The Marine Resources Act 27 of 2000

The Act provides for the conservation of the marine ecosystem; for the responsible utilisation, conservation, protection and promotion of marine resources on a sustainable basis; and for the control of marine resources for these purposes. It replaces the Sea Fisheries Act 29 of 1992, which in turn replaced the Sea Fisheries Act 58 of 1973. The Sea Fisheries Act dealt mainly with:

- Dumping at sea;
- Discharge of wastes in marine reserves;
- Disturbance of rock lobsters, marine invertebrates or aquatic plants; and
- Areas in which catching/disturbing fish or aquatic plants or disturbing/damaging the seabed are prohibited.

It also replaces the Sea Birds and Seals Protection Act 46 of 1973. The Act commenced on 1 August 2001. Regulations made under previous legislation remain in force, in terms of section 64(2) of the Act.

2.1.3.4 Labour Act of 1992: Regulations for the Health and Safety of Employees at Work

The Regulations relating to Health and Safety at the Workplace in terms of the Labour Act 6 of 1992 came into force on 31 July 1997. These regulations prescribe conditions at the workplace, and inter alia deal with the following:

- Welfare and facilities at work-places, including lighting, floor space, ventilation, sanitary and washing facilities, usage and storage of volatile flammable substances, fire precautions, etc.;
- Safety of machinery;
- Hazardous Substances including precautionary measures related to their transport, labelling, storage, and handling. Exposure limits, monitoring requirements, and record keeping are also covered;
- Physical hazards including noise, vibration, ionising radiation, non-ionizing radiation, thermal requirements, illumination, windows and ventilation;
- Requirements for protective equipment;
- Emergency arrangements;
- Construction safety; and
- Electrical safety.

The new Labour Act 11 of 2007 commenced on 31 December 2007.

Chapter 5 of the Health and Safety Regulations under the Labour Act covers hazardous substances including transport, handling and storage. The supplier and transporter of hazardous substances must ensure that the marking, labelling and storage of hazardous substances for safe transport, especially the labelling of the transport vehicle and the storage of the hazardous substances during transport, must be in accordance with existing legislation, or where such legislation is not in place, in accordance with the recommendations on the transporting of hazardous substances or dangerous goods made by the United Nations (Section 177).

Of relevance to the intended construction activities is that hazardous substances that are kept onsite should be stored in such a manner that they do not create a risk to the health and safety of employees or other people, nor any risk of contamination of the environment, due to seeping, leaking, fire or accidental release (Section 182(1)). Areas designated for storage of hazardous substances must be isolated from other activities and be clearly marked with appropriate warning signs (Section 182(2)).

Hazardous waste and deposits must be removed at intervals and by methods appropriate to the type of hazard, which they constitute (Section 183(1)). Contaminants collected must be disposed of without risk to the health of any person or to the environment, and according to the applicable statutory provisions and regulations (Section 183(2)).

2.1.3.5 Nature Conservation Ordinance 4 of 1975 (as amended 1996)

The Nature Conservation Ordinance deals with *in situ* and *ex situ* conservation by providing for the declaration of protected habitats as national parks and reserves, and for the protection of scheduled species wherever they occur. It regulates hunting and harvesting, possession of, and trade in listed species.

2.1.3.6 Atmospheric Pollution Prevention Ordinance 11 of 1976

The Ordinance provision on air pollution is administered by the Namibian Ministry of Health. In terms of Section 5 any person carrying on a "scheduled process" within a "controlled area" has to obtain a registration certificate from the administering authority, in this case the Department of Health. The Act lists 72 processes in Schedule 2 which must be registered and a registration certificate (air pollution permit) obtained.

Air pollution is controlled primarily by the Atmospheric Pollution Prevention Ordinance (11 of 1976). This Ordinance generally provides for the prevention of the pollution of the atmosphere.

Part IV of this ordinance deals with dust control. The Ordinance is clear in requiring that any person carrying out an industrial process which is liable to cause a nuisance to persons residing in the vicinity or to cause dust pollution to the atmosphere, shall take the prescribed steps or, where no steps have been prescribed, to adopt the best practicable means for preventing such dust from becoming dispersed and causing a nuisance.

2.1.3.7 Petroleum Products and Energy Amendment Act of 2000

The Act grants more comprehensive powers to the Minister of Mines and Energy to make regulations, provide for reasonable and just contractual rules and principles in the petroleum industry, and for increased penalties for contravention in certain cases of the regulations and the Act. In particular, in terms of Section 2A(1)(h) the Minister may regulate
 "the cleaning-up of petroleum product spills, leaks and other accidents or incidents relating thereto, and the insurance and recovery of costs in respect thereof,"

2.1.3.8 Legislation related to soil conservation

The objectives of the Soil conservation Act 76, 1969 are to make provision for the combating and prevention of soil erosion, and for the conservation, protection and improvement of the soil, the vegetation and the sources and resources of the water supplies.

Part II, deals with soil conservation works and it further states that in section 4(1) The Minister may by means of a direction order the owner of land to construct the soil conservation works referred to in such direction either on land belonging to such owner or on land belonging to another person, in such manner and within such period as may be mentioned in such direction, if the Minister is of the opinion that the construction of such soil conservation works is necessary in order to achieve any object of this Act in respect of the land belonging to such owner.

2.1.3.9 Legislation related to effluent and waste water disposal

It is not clear which of the two local authorities will be responsible to ensure that effluent discharge from the development is in compliance with The Model Drainage Regulations, 1996, which states the following:

Connection to public sewer

Until a drainage installation has been connected to the public sewer, no person shall discharge or cause to discharge any substance except unpolluted water for the purpose of testing the function of the drainage installation or any part thereof during or upon completion construction. Application must be made to the local council to connect to public sewer and may have restriction in terms of peak sewage flow. Alternatively a sewage treatment work may be constructed.

Sewage or other prohibited discharges not to enter storm water drains or roads

The occupier of any premises shall provide for facilities necessary to prevent any discharge, leakage or escape of such hazardous liquids onto any street or any premises or into any storm water drains or watercourse. No person shall cause or permit any storm water to enter any drainage installation on any premises.

Control of industrial effluents

No person shall discharge or cause or permit to be discharged into any public sewer any industrial effluent or any other liquid or hazardous substance, other than soil water or wastewater. Any occupier of a premise from which industrial effluent is discharged into a public sewer, shall: provide overflow detection devices, pre-treatment where necessary to comply with regulations and ensure that no prohibited discharges enter into public sewer systems. Application to discharge effluent into public sewer prohibited substances is listed under the regulations.

2.1.3.10 Legislation related to water quality and resources

The Water Resources Management Act (Act 24 of 2004) governs the quality of both fresh- and seawater used for industrial purposes. Restrictions imposed on users are as follows:

- any water used for industrial purposes must be purified to standards prescribed by the Minister. purified or treated effluent must be returned to the source from which it was originally drawn. This may, however, be changed subject to ministerial intervention.
- inspections may be carried out at any time by the Department for Water Affairs (or a nominee). The Secretary has the power to suspend or restrict operations which may be causing water pollution and to impose certain conditions on the offender.

2.1.3.11 Hazardous Substances Ordinance 14 of 1974, and amendments

This ordinance provides for the control of toxic substances. It covers manufacture, sale, use, disposal and dumping as well as import and export.

2.1.3.12 Draft Pollution Control and Waste Management Bill (1999)

The Bill amalgamates a variety of Acts and Ordinances that provide protection for particular species, resources or components of the environment. These include, but are not limited to, the Nature Conservation Ordinance No.4 of 1975, the Sea Fisheries Act 29 of 1992, the Sea Birds and Seals Protection Act 46 of 1973, Seashore Ordinance No. 37 of 1958, Hazardous Substances Ordinance No. 14 of 1974 and amendments, the Namibia Ports Authority Act 2 of 1994, and the Atmospheric Pollution Prevention Ordinance No. 11 of 1976.

2.1.3.13 International Conventions and Protocols

Multilateral environmental agreements that are most relevant for the project are discussed in the sections that follow.

2.1.3.14 The Stockholm Declaration on the Human Environment, Stockholm 1972

The United Nations Conference on the Human Environment, which led to the Stockholm Declaration on 16 June 1972, aimed to provide “a common outlook and common principles to inspire and guide the peoples of the world in the preservation and enhancement of the human environment” (UNEP 1972). Namibia adopted the Stockholm Declaration on the Human Environment on 28 August 1996; it includes

- Principle 2. The natural resources of the earth, including the air, water, land, flora and fauna and especially representative samples of natural ecosystems, must be safeguarded for the benefit of present and future generations through careful planning or management, as appropriate
- Principle 4. Man has a special responsibility to safeguard and wisely manage the heritage of wildlife and its habitat, which are now gravely imperilled by a combination of adverse factors. Nature conservation, including wildlife, must therefore receive importance in planning for economic development.
- Principle 7. States shall take all possible steps to prevent pollution of the seas by substances that are liable to create hazards to human health, to harm living resources and marine life, to damage amenities or to interfere with other legitimate uses of the sea.

2.1.3.15 Convention on Biological Diversity, Rio de Janeiro, 1992

Namibia signed the Convention on Biological Diversity (CBD) on 12 June 1992 in Rio de Janeiro, at the United Nations Conference on Environment and Development, and ratified it on 18 March 1997. Namibia is accordingly now obliged under international law to ensure that its domestic legislation conforms to the CBD's objectives and obligations. Article 14 requires each contracting party to carry out EIAs for projects that are likely to adversely affect biological diversity. It further requires that the EIA be aimed at avoiding or minimising such effects and, where appropriate, allow for public participation in the assessment.

2.1.3.16 Ramsar Convention (1971)

Wetlands are among the world's most productive environments, on which large numbers of plant and animal species depend for survival. They are also among the world's most threatened ecosystems.

The Ramsar Convention is, more properly, *The Convention on Wetlands of International Importance especially as Waterfowl Habitat*. It was adopted in 1971 at a conference held in Ramsar, Iran, and entered into force in December 1975. It covers all aspects of wetland conservation and wise use, with three main focus areas:

- Designation of wetlands of international importance as Ramsar sites;
- Promotion of wise-use of all wetlands in the territory of each country; and
- International co-operation with other countries to further the wise-use of wetlands and their resources.

2.1.3.17 Bonn Convention

The Convention on the Conservation of Migratory Species of Wild Animals was concluded in Bonn, Germany, in 1979. It is usually referred to as the CMS, or the Bonn Convention. It covers migratory species, including whole populations or geographically separated populations. Contracting Parties to the Convention must:

- Prohibit the killing or other taking of any endangered migratory species that occur in their territories, conserve and restore important habitats, eliminate impeding activities or obstacles to migration, and tackle other factors that endanger them. These species are listed in Appendix I of the Convention, and include the Blue Whale *Balaenoptera musculus*, Over 60 birds are included, from albatrosses to warblers.
- Parties must endeavour to conclude Agreements with other states for a list of species appearing on Appendix II. These species are not threatened, but they would benefit from international co-operation.

Namibia has not signed nor ratified the CMS, but it monitors and implements its main provisions through national programmes that support the CBD and Ramsar Convention.

2.1.3.18 Agenda 21

Agenda 21 was adopted by the United Nations Conference on Environment and Development, also known as the Earth Summit, on 14 June 1992, in Rio de Janeiro, Brazil. It is a comprehensive 700-page global plan of action for the 21st century, representing the consensus reached by 178 States. The programme should be studied in conjunction with the Rio Declaration on Environment and Development and the principles for the sustainable management of forests. These were also adopted at the Conference.

Agenda 21 addresses critical issues such as continuing damage to ecosystems, the worsening of poverty, hunger and ill health, increasing world population and illiteracy. It contains 40 chapters that propose solutions to specific challenges.

2.1.4 International Standards and Guidelines

In addition to the regional, national and international legislative requirements, there are international standards, protocols and guidelines that are applicable as best practice.

- The International Finance Corporation (IFC), a member of the World Bank Group, has developed operational policies that, *inter alia*, require an impact assessment to be undertaken within the country's overall policy framework and national legislation, as well as international treaties, and that natural and social aspects are to be considered in an integrated way. IFC in 2007 published Environmental, Health, and Safety Guidelines (known as the 'EHS Guidelines') containing guidelines and standards that are technical reference documents with general and industry-specific examples of Good International Industry Practice (GIIP). The objective is to avoid and minimize adverse impacts on human health and the environment by avoiding or minimizing pollution from project activities. It outlines a project approach to pollution prevention and abatement in line with internationally disseminated pollution prevention and control technologies and practices. Other institutions, such as the European Bank for Reconstruction and Development (EBRD) and the Japan International Cooperation Agency (JICA), have similar guidelines and standards for EIAs. In terms of JICA's environmental guidelines, for example, the proposed terminal expansion is classed as a Category A project because of its proximity to a lagoon that is protected under the Ramsar Convention.

- The Rio Declaration of 1992 on Environment and Development calls for the use of EIA as an instrument of national decision making (Principle 17), and establishes important principles for sustainable development that should be reflected in EIAs, such as the application of the precautionary principle (Principle 15).

2.1.5 Water Quality Guidelines

The Water Resources Management Act 24 of 2004 does not contain any target values for water quality. South Africa is the only southern African country that currently has an official set of water quality guidelines for coastal marine waters. Environmental quality objectives for the marine environment are based on the requirements of the site-specific marine ecosystems, as well as other designated beneficial uses (both existing and future) of the receiving environment. To ensure that environmental quality objectives are practical and effective management tools, they need to be set in terms of measurable target values, or ranges for specific water column and sediment parameters, or in terms of the abundance and diversity of biotic components. The South African Water Quality Guidelines for Coastal Marine Waters (DWAF, 1995) provide recommended target values (as opposed to standards) for a range of substances, but these are not exhaustive. This must be supported by published literature and best available international guidelines, such as target values reviewed and summarized in the Benguela Current Large Marine Ecosystem (BCLME) document on water quality guidelines for the BCLME region (CSIR 2006).

Other Specific Legislation

Nature Conservation legislation

Nature Conservation Ordinance amendment Act, Act 5 of 1996 progressed from the old South African Nature Conservation Ordinance, Ordinance 4 of 1975. The Amendment act provides for community based natural resource management. The Draft Parks and Wildlife Management Bill is anticipated to replace the Nature Conservation Ordinance amendment Act, Act 5 of 1996. The state protected areas are governed by the amended act.

Tourism

The National Policy on Tourism for Namibia, 2008 aims to provide a framework for the mobilisation of tourism resources to realise long term national goals defined in Vision 2030 and specific targets of the NDP3, namely, sustained economic growth, employment creation, reduced inequalities in income, gender as well as between the various regions, reduced poverty and the promotion of economic empowerment.

National Heritage Act

The National Heritage Act provides for the preservation and registration of places and objects of national significance. Moreover, it establishes a National Heritage Council and a National Heritage Register.

Water Resource Management and Regulations

The Water Act, Act No. 54 of 1956 inherited from South Africa is still in force because the National Water Resource Act, Act No. 24 of 2004 is not yet promulgated. The Act makes provision for a number of functions pertaining to control and use of water resources, water supply and protection of water resources. Once the National Water Act of 2004 is promulgated it will provide specific procedures for water abstraction permitting that are much more adapted to Namibia's climate and geohydrology than the Water Act of 1956.

2.2 Terms of Reference for the EIA

NEHC were appointed by Sand Rose Development (Pty) Ltd to undertake this EIA.

It is expected from the consultant NEHC to conduct or carry out a complete Environmental Impact Assessment Study which includes setting up a detailed Environmental Management Plan for the specific Project: Sand Rose Project (Pty) Ltd.

2.3 EIA procedure

This EIA is produced in accordance with the principles of integrated environmental management, the Environmental Assessment Policy of Namibia (1995), and the Environmental Management Act, 2007 (Act 7 of 2007), namely, to:

- Better inform decision makers and promote accountability for decisions taken;
- Strive for a high degree of public participation and involvement by all sectors of the Namibian community in the Environmental Assessment process;
- Take into account the environmental costs and benefits of proposed policies, programmes and projects;
- Incorporate internationally accepted norms and standards where appropriate to Namibia;
- Take into account the secondary and cumulative environmental impacts of policies, programmes and projects;
- Promote sustainable development in Namibia, and especially ensure that a reasonable attempt is made to minimise anticipated negative impacts and maximise the benefits of all developments;
- Be flexible and dynamic, thereby adapting as new issues, information and techniques become available.

The EIA process consists of overlapping, interactive “streams”:

- A central assessment process involving NEHC where inputs are integrated and presented in documents that are submitted for approval by the authorities;
- A public participation process which facilitates communication between the project proponent, NEHC team and wider public;
- An authority process that interacts with the central process.

The proposed EIA process is illustrated in Figures 2.2 and 2.3 that follow.

The EIA consists of the following steps:

Project inception

- Meetings, Site visits
- Project registration with MET.
- Compile Draft Scoping Report EnviroSolutions Sep 2013

2. Scoping phase

- Advertising and site notices
- Identification of Interested and Affected Parties (I&APs)
- Announcement of EIA Process and Identification of Issues
- Identify specialist studies for purposed development.

3. Impact assessment phase

- Prepare specialist studies
- Studies for purposed development design and layout optimisation
- Preparation of EIA Report

4. Environmental Management Plan (EMP)

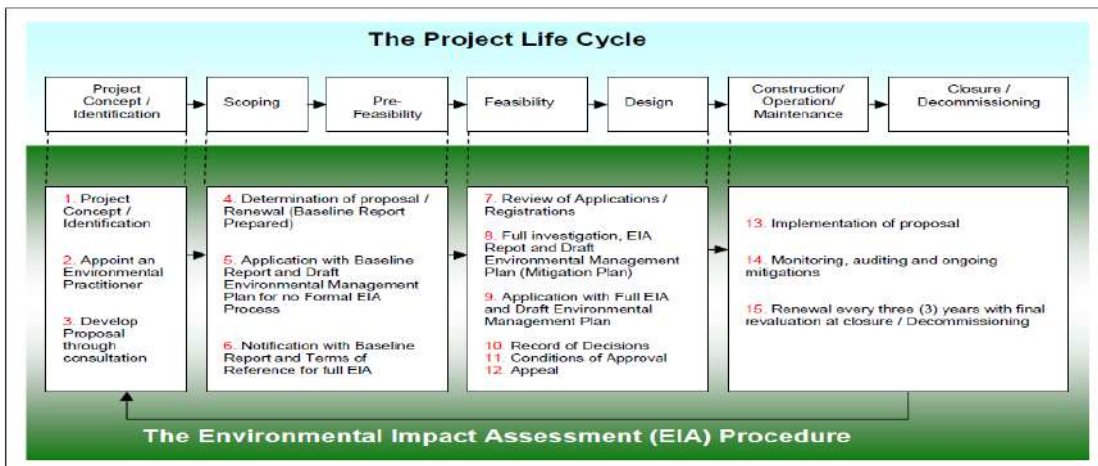


Figure 2.1 Project life cycle

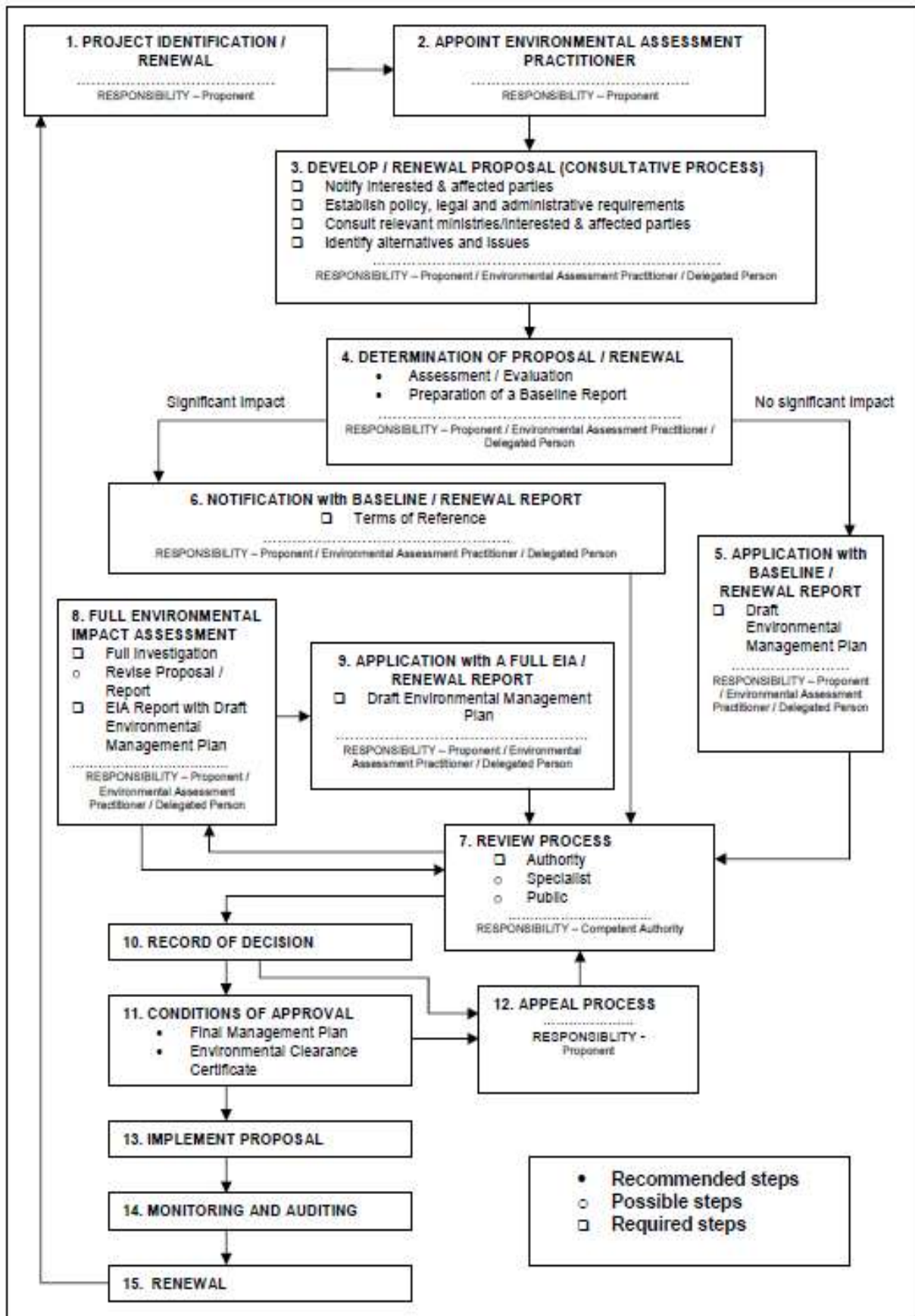


Figure 2.2 EIA process: EIR and EMP phase

2.3.1 Public participation programme (stakeholder engagement)

The public participation programme (PPP) is an integral part of the EIA process, and continues throughout this process. By its very nature, it is a dynamic process where different societal needs, values and interests must be recognised and managed. This requires that public participation provide the opportunity for participation in an open and transparent manner. The fact that Interested and Affected Parties (I&APs) do not always agree is acknowledged and accommodated in the process.

The objectives of the public participation process are to:

- Build credibility through instilling confidence in the integrity and independence of the team conducting the EIA.
- Educate the stakeholders on the process to be undertaken and opportunities for their involvement.
- Empower stakeholders through establishing an agreed framework according to which the process will be conducted. This requires accessible, fair, transparent and constructive participation at every stage of the process.
- Inform stakeholders on the proposed project and associated issues, impacts and mitigation, using the most effective manner to disseminate information.

2.3.2 Scoping phase

The Scoping process is intended to provide sufficient information for the authorities to be assured about the scope of issues to be addressed in this EIA process and to identify specialist studies to be included as part of the Environmental Impact Reporting Phase of the EIA, as well as the approach to these studies.

The objectives for this Scoping process are to:

- Identify and inform all stakeholders about the proposed development;
- Clarify the scope and nature of the proposed activities and the alternatives being considered;
- Conduct an open, participatory and transparent approach to facilitate the inclusion of stakeholder concerns in the decision-making process;
- Identify and document the key issues to be addressed in the forthcoming Environmental Impact Reporting Phase of the EIA;
- Ensure due consideration of alternative options in regard to the proposed development, including the “No development/No Go” option.

The following outcomes should follow the conclusion of the Scoping process:

- *Stakeholders* have been effectively identified and incorporated into the scoping process;
- *Alternatives* for achieving the objectives of the proposed activity have been given due consideration;
- *Closure* has been reached on the significant issues to be addressed;
- The *roles* and *responsibilities* of various stakeholders in the process have been clarified;
- All participants have *agreed* on the process to be followed;
- *Adequate terms of reference for specialist investigations that were highlighted by I&A Parties.*

2.3.3 Tasks for the Scoping process

The following tasks have been undertaken, or are still in progress:

- **Compile Background Information Document (BID)**
A Background Information Document (BID) was distributed on request by I&A Parties. As the name implies, it provides a description of the proposed project, and the project proponent. The BID is intended both to encourage interest in the project and provide adequate information for stakeholders to start identifying issues and possible concerns regarding the proposed activity.
- **Identification of Interested and Affected Parties (I&APs)**
The public participation activities to be undertaken for this EIA process are integrated into the overall approach to the EIA. Public Notice Boards were placed on proposed site and advertise in Local Newspapers. Key Stake holders were identified. Notices were given to relevant Authorities. The newspaper advertisements that requested I&AP's to register for the EIA supplemented this database, which were updated up until closing date 10 June 2014.
- **Announcement of EIA Process**
The start of the EIA process was announced publicly through placement of newspaper adverts and distribution of notices as indicated as above and placement of site notice boards. Advertisements

requesting I&AP's to register their interest in the project were placed in the *Namib Times* (local newspaper), the *Republikein* and the Independent *Namibian*, as detailed in Table 2.

- **Identification of issues and concerns**

A first round of public consultation was ended by closing of 10 June 2014. I&AP's, Registration Period.

Issues and concerns raised by I&AP's have been integrated into an Issues and Response Trail (Appendix G) that have been identified through:

- Written submissions and telecommunication in response to invitations to comment;
- Meetings with applicable Authorities,

In the interest and concerns, responses and clarification are provided where possible, or deferred to the Environmental Impact Report phase for resolution.

- **Preparation of Draft Scoping Report**

This Draft Scoping Report concludes the consultation process for the scope of the EIA.

Table 2.2 Media announcements at the commencement of the EIA process

Newspaper	Area of distribution	Language	Date placed
Namib Times	Coastal. Limited number of copies available nationally	English	20 May 2014 27 May 2014
Namib Independent	National	English	29 May 2014
Republikein	National	Afrikaans	20 May 2014
Additional sources			
Notice Boards	On site	English	20 May 2014 – 10 June 2014

- **Final Scoping Report**

On the basis of the public review, this Final Scoping Report (FSR) was submitted to the lead authority (MET) Oct 2014.

2.3.4 Impact assessment phase

2.3.4.1 Finalise specialist terms of reference

The Scoping Report presents a Plan of Study for the EIA, which has detailed Terms of Reference for the specialist studies, and any additional issues that need to be taken account of by the design and optimisation studies.

2.3.4.2 Prepare draft specialist studies

Specialists will conduct their specialist studies to address issues and concerns and other requirements that emerge from the Scoping process. Any findings relevant to the design and optimisation studies will be passed over to those specialists also. The potential risks and associated impacts of various environmental factors of the proposed new development project will be assessed in the EIA for both construction and operations. If unacceptable changes are determined, modifications to the terminal layout or mitigating measures shall be investigated for optimised solutions, so that the impacts on the environment are reduced to acceptable levels.

2.3.4.3 EIA Report

EIA Report was compiled on the basis of the specialist and design and optimization studies. In broad terms this report include the following structure:

- Introduction
- Approach and methodology for the EIA
- Legal and Planning framework
- Description of project and alternatives
- Description of affected biophysical and socio-economic environments
- Public issues and concerns
- Impact assessment

- Recommended management actions
- Conclusions
- Supporting information.

2.3.4.4 Specialist studies, EIA Report and EMPs in the public domain

The draft specialist study, Draft EIA Report and EMP was placed in the public domain (NEHC’s web site www.nehc.co.za) for review. In addition to the availability of the reports in the public domain, meetings and presentations to the authorities was also used to solicit further comment on the documents.

A Comments and Response Trail was formulated to detail how the comments raised by I&APs have been addressed in the EIA Report. The Comments and Response Trail will be included in a Final EIA Report along with an outline of the process implemented, database of I&APs and record of proceedings for the EIA phase of the Project.

• Preparation of EIA Report

This EIA Report concludes the consultation process for the scope of the EIA.

Table 2.3 Media announcements at the commencement of the EIA process

Newspaper	Area of distribution	Language	Date placed
Namib Times	Coastal. Limited number of copies available nationally	English	28 July 2015 04 August 2015
The Namibian	National	English	27 July 2015 03 August 2015
Additional sources			
Notice Boards	At Kuisebmond Community Hall, Diamond Street Walvis Bay	English	05 August 2015

• Final EIA Report

On the basis of the public review, the Final EIA Report will be submitted to the lead authority (MET) October 2015.

2.3.4.5 Environmental Management Plan (EMP)

In parallel to the drafting of the EIA Report, a stand-alone EMP Report will be compiled for the construction and operation phases. The EMP Report will be practical and effective, based on the environmental management philosophy of the ISO 14001 Environmental Management Systems standard and will thus be structured to define an environmental policy, planning, implementation and operation, checking and corrective action and management review (see Figure 2.5).

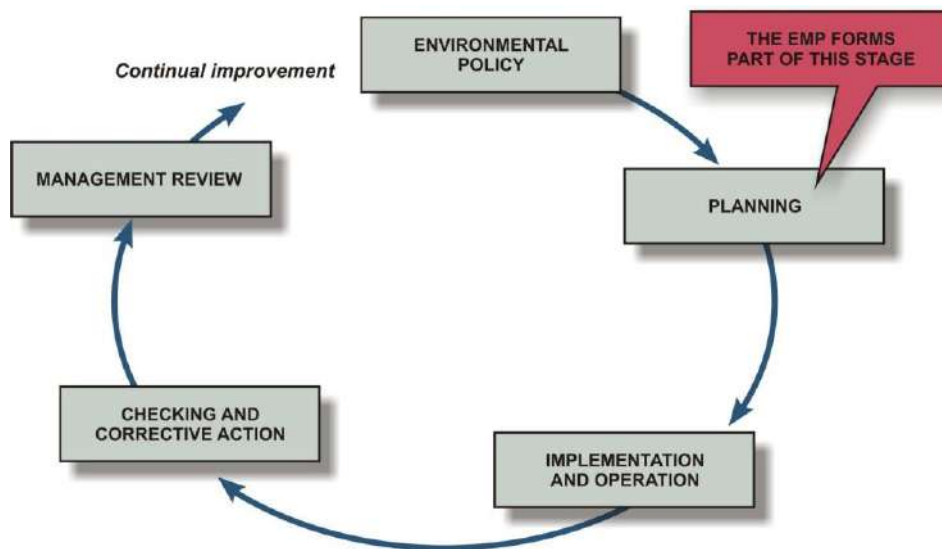


Figure 2.3 Summary of the ISO 14001 process for Environmental Management Systems

2.4 Issues for consideration by the EIA

Baseline information on the environmental setting and for similar developments in the coastal regions was reviewed in order to identify potential issues and their associated impacts that should be considered by the EIA. These are the following:

- BIOPHYSICAL ASSESSMENT (VERTEBRATE FAUNA & FLORA): DESERT ROSE DEVELOPMENT (Swakopmund/Walvis Bay area)
- VEGETATION BASELINE SURVEY FOR DESERT ROSE DEVELOPMENT
- ARCHAEOLOGICAL AND HERITAGE ASSESSMENT OF SAND ROSE PROJECT
- MACROECONOMIC ASSESSMENT OF THE PROPOSED DESERT ROSE DEVELOPMENT IN SWAKOPMUND
- ROAD TRAFFIC
- HIGH LEVEL FEASIBILITY PAPER ON THE NAMIBIA INTERNATIONAL CONVENTION CENTRE (NICC) SWAKOPMUND
- SOIL AND LAND USE
- DESERT ROSE PLANNING REPORT FOR THE INNOVATIVE AND PREMIER URBAN DEVELOPMENT INITIATIVE
- GROUND- AND SURFACE WATER IMPACT ASSESSMENT
- ENGINEERING SERVICES REPORT: PRELIMINARY INVESTIGATION INTO THE BULK SERVICES REQUIRED FOR THE DEVELOPMENT OF THE DESERT ROSE CONVENTION CENTRE DEVELOPMENT

Table 2.4 Summary of Key findings of the Environmental Scoping Study indicate that the project can be implemented, provided the recommendations are implemented.

Biodiversity	Potential Mitigation Measures for initial identified impacts
The site that is earmarked for this development is regarded as a sensitive biodiversity area and is currently zoned as a conservation area within the Dorob National Park.	Large sections of open spaces, which will be fenced off, will be incorporated into the layout of the development to ensure some of the natural features of the site are maintained.
The coastline along the project site is regarded as one of the richest in terms of shoreline and seabird density in Southern Africa.	The layout of the development will be planned to ensure that current vehicle access to the beaches and shoreline is maintained but mitigation measures will be implemented to controlled current utilisation to the minimum. This will ensure beaches and the shoreline are protected. Furthermore, a survey was conducted to determine the highest Spring Tides along the project site coastline to ensure all infrastructures within the development will be located at a safe distance from the shoreline. This will also ensure that biodiversity of the intertidal zone is not affected.
The entire project area is currently fenced and during summer, when bird numbers are the highest, it helps to protect the breeding and roosting birds from off-road vehicular traffic. The area also supports a large colony of Damara Terns	Damara Tern breeding data obtained from the MET indicated that there are larger breeding colonies located towards the north east of the project area, at the "Horses Graveyard site". Previous research programmes has indicated these colonies. It has been suggested by the Developer to initiate a site specific research project under the protection of the Regional Governor to monitor the actual effect of the proposed development on the current Damara Tern breeding colony for similar future developments.
The vegetation of the project is not unique to this area but it does support a wide variety of species. The species that may be affected will require further assessment.	A large section of the development will be allocated to a golf course that will primarily consist of indigenous vegetation. It is envisaged that all the all species found within the project area should be present within the area allocated to the golf course.

Water Supply:

There is a potable water pipeline along the eastern section of the project site but it needs to be upgraded to cater for the requirements of the envisaged development. The routing options for a new water pipeline will require further assessment to ensure minimum impact to the surrounding environment.

Waste water:

Waste water from the development will primarily be of a domestic nature since no industrial activities will be permitted. Waste water / sewage treatment technologies will also require further assessment to ensure the best options are implemented to prevent pollution.

Energy Supply

The nearest power line infrastructure is at Swakopmund. Power lines to the project site will be required. The route for a power line and the associated impacts will require further assessment.

Alternative “green” technologies, like solar, will also be considered for specific activities and processes at the development.

Access routes

Access to the development will be from the B2 national road. The location of the access roads will be done in consultation with the Roads Authority.

Vehicular traffic from the development to the beach areas will not be considered in the road layout plans.

Construction and Operation

Certain areas within the intended development area will be left undisturbed to serve as conservation areas within the development. The conceptual layout plan developed by the proponent will require further review with the Ministry of Environment and Tourism.

Construction activities, i.e. heavy vehicle traffic, earthworks, excavations etc. needs to be limited to the identified areas that are planned for development and the conservation areas within the project site boundary should not be disturbed.

In the sections that follow, these issues are separated into construction and operational phases. Together with environmental objectives and management goals that will form part of the EMP-environmental management programme, a methodology and approach for the EIA is then discussed for each issue with a post-construction survey, followed by a regular long-term survey programme.

All additional or lacking information as requested by the Office of the Environmental Commissioner dated 09 December 2014 were followed up by supplying all such documentation dated 17 February 2015 (Chapter 8).

The concern raised by the Office of the Environmental Commissioner to conduct public meeting/meetings resulted in the following outcome:

- To ensure that I&AP who could not participate in the previous I&AP process could now do so.
- To determine if any new concerns objection could be accomplished by such public meeting/meetings.

The Key findings of this public meeting and responses received by the I&AP's are summarised below and indicate that the project can be implemented, provided the recommendations are implemented.

30 I&AP's responded on the notice of the public meeting, some of these I&AP's also participate during May – June 2014 Public Consultation Process.

583 I&AP's attended the public meeting held on the 05th of August 2015 at Kuisebmond Community Hall, Diamond Street Walvis Bay.

It must be noted that this meeting was also attended by I&AP's who wanted clarity on the highly sensitive housing topic and was not interested or affected by the proposed development.

Table 2.5 Summary of forms received from I&AP's attending this public meeting:

Number of forms received back after public meeting	Response received by I&AP's
64	I&AP's Responded that they support the proposed development.
2	I&AP's Responded with concerns related to the proposed development.
76	I&AP's Responded only by completing their name & surname, cell nr and email address.

NATIONAL ENVIRONMENTAL HEALTH CONSULTANTS

8	I&AP's Responded by returning blank forms.
1	I&AP's Responded by stating they do not agree to such development to commence.

The following form was handed out at the public meeting held on the 05th of August 2015. Please also take note that the form was double sided printed.



NEHC National Environmental Health Consultants

ACCREDITED OCCUPATIONAL HYGIENISTS

Reg. No.: DC1906/044307/23 | VAT Reg.: 4200107768
 South Africa | P. O. Box 2477 | BRITS | 0250
 Tel: +27 82 514 1532 | Fax: 086 515 5972
 E-mail: info@nehc.co.za

Reg. No.: D/2013/2500 | VAT Reg.: 6650230-01-E
 Namibia | P.O. Box 841E | SWAKOPMUND
 Tel: +264 64 -404 146 | Fax: +264 64 -404 179
 E-mail: info@nehc.co.za

Name & Surname:	Cell Nr:	E-mail:
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The following concerns has already been lodged:

1	Ecology and birdlife	<i>Will migration and breeding patterns of birds, particularly Red Listed species, be disturbed or disrupted as a consequence of these impacts? Will there be significant changes to ecological systems? What will the impact of changed noise levels be?</i>
2	Socio-Economic (including tourism, planning and land use)	<i>What will be the visual impact of new buildings and structures? What will the impact on tourism be? How will the increased population influx increase pressure on resources and services, and exacerbate growth in unemployment, informal settlements and communicable diseases? What temporary (construction phase) and permanent (operations phase) employment will be created. What further employment would result from downstream developments?</i>
3	Traffic and roads	<i>Will traffic densities increase during construction and operations, and how will this affect road and pedestrian safety? Will the quality of the roads be reduced as a consequence of increased trucking, or will the roads be upgraded?</i>
4	Noise	<i>What is the current noise profile by day and night? What will be the social impact of changes in noise levels during construction and operation of the proposed development on neighbouring areas? In other words, noise caused by road traffic.</i>
5	Issues related to the EIA Process	<i>How does the EIA link up with the SEA for the Erongo coast? An alternative location should be considered Will the project be stopped if the EIA uncovers highly significant impacts that will result in irreversible negative changes economically and environmentally? Who will take responsibility for errors in impact prediction, and how can this risk be reduced or avoided? How will maximum participation of the general public be ensured?</i>
6	Fauna Issues related to the EIA Process	<i>Damara Tern breeding data obtained from the MEI indicated that there are larger breeding colonies located towards the north east of the project area, at the "Horses Graveyard site". The introduction of open spaces at strategic location within the development to create flight paths to the "Horses Graveyard site" has been incorporated into the design.</i>

Other or new concerns?

Member: Mr. J. Cornelissen (ROH SAHCO, EAP, Ndt, Dip. Publ. Hlth Nat, HDip, Publ. Hlth, B.Tech Env. Hlth)
 ADM - FRM/111 Rev:01 Date: 4 October 2013

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Dear Mr Cornelissen,
 Copy: ~~Swakopmund~~ Matters for circulation to mailing list at own discretion
 BCC: Selected friends
 Posted on Facebook: <https://www.facebook.com/hartmut.dichtl.1>

I am referring to a string of communication with regard to the above project.
 Furthermore, I want to inform you that I am not able to make it to the Public participation meeting scheduled for 3 August 2015, due to work commitments.

I wish you to keep me on the contact list as an interested and affected party and rely on you to communicate with me as such and consider the points below as items to be addressed in the next revision of the EIA scoping that you wish to commission.

I would have wanted to attend the meeting, but I am prevented from doing so. Could I ask you to read out the points, please so that they are properly recorded.

Kindly address the following:

1. Namibia's prime need is for affordable housing for the economically disadvantaged. Kindly explain how the plight of the poor will be addressed in this development funded on the back of a government project using tax payer's money to build houses and golfing greens for the elite. It would be far more beneficial to spend government money on housing where the people are now and where there is work for them (during construction and at the conference centre.) Surely Walvis Bay or ~~Swakopmund~~ are more appropriate putting into question the proposed locality.
2. Has the user ministry considered alternative sites? Any EIA of substance takes this as the departure point. I refer to the extensive effort that major projects (example: Gecko Visions Industrial Park) have put into the evaluation of sites in their EIA.
3. The conference centre and the residential development must be viewed as separate entities in isolation, seeing that one is a government initiative, the other a private, profit generating development. Seeing that the Conference centre is the prime reason for the development, the conference centre must be reviewed first.
4. I would like to gain transparency on the appointment of the project management team and the relationship with the consultants for which purpose an appointment letter by the ministry should be presented. Please confirm and provide documentary proof that the Ministry of Trade and Industry has commissioned Sand Rose Investment as the developer for the conference centre. Is Sand Rose acting on behalf of the ministry and are you being paid by the Ministry for conducting the EIA?
5. Can you submit to all the credentials of NEHC that qualify you as an environmental expert on the area, noting that the company is a South African company. Has the Ministry of Trade and Industry endorsed NEHC as the duly qualified party to conduct the EIA?
6. As a minimum, the project must consult with the Walvis Bay and ~~Swakopmund~~ strategic management plans in order to evaluate sites for a conference centre. Communication circulated openly so far suggests that very limited interaction has taken place.
7. Kindly update the forum on the status of all work presented so far. In particular, the status of the "Final Scoping Report" as is presented on the NEHC website. In particular, we would need the feedback on what is best described as a ~~Draft report from~~ the authorities (Municipalities, Ministries, including Trade and Industry, ~~Nampqua~~ etc.).
8. I want to note that the feedback to registered stakeholders has been extremely poor. I was not informed of the Public participation meeting by e-mail where your response has been selective at best.
9. Please inform the forum of the results of the interaction and applications to the ministries so far.
10. Can you brief us on the progress of the Strategic EIA that is in the making for the Coastal area? Surely, this must be completed before we commit to a project specific EIA in a sensitive area for a project of this magnitude?
11. Can you brief the people of Namibia on the price that you have offered for the ~~land~~, should you be successful in the rezoning application? (It is a major cost and as a developer you would have factored the cost of land into this proposal) We need to note that the conservation reserve is a national asset and that this should not be sold off cheaply, if at all.
12. Please include a complete assessment of the reasons for establishing the nature conservation status and why it should be changed for reasons other than personal enrichment of a developer. I insist on a complete review of all scientific publications, (most of which can be found on the ~~Nampqua~~ website.) that led to the nature reserve proclamation in the first place.
13. The German Government has recently committed major funding on the economic development of coastal regions. Can you ensure that the German initiative is consulted so that the efforts are aligned. As a Namibian I fear that funding will be cut if we do not adhere to studies commissioned by international development aid.
14. In your EIA, I insist that an independent scientific assessment is made on the effectiveness of the Environmental Management plan of the ~~Dorpskopp~~ "Ecolodge" development. The projects are similar and by the same developer. It is thus the most suited case study, where the impact of the proposed development can be assessed in practice, rather than at desktop study level. Please note that simple GPS co-ordinate checks of nests by non-scientists taken outside of the Demars tern breeding season do not convince anyone.
15. Kindly indicate the level of government and private funding. I would be surprised if International Banks and lenders, ~~or~~ local Commercial banks with a green portfolio would want to be associated with the destruction of an environmentally sensitive area for the benefit of a private investor.

As a private individual living at the coast all my life I see that the last bit of coastline is being sacrificed to developers seeking profits at the expense of the environment and thus the inhabitants as a whole. I am by no means a scientist, yet know that the caution reef area has been identified by many renowned scientists as an ecologically sensitive area leading to the proclamation of the nature reserve. This development spells certain doom for endangered species and the environment of this coast at large. For the sake of current and future generations I am not prepared to give that up for a development from which few are to benefit.

I truly hope that this proposal follows a complete, transparent and legally conforming ~~assessment~~ cycle making it unsuccessful now and forever. The developers will at least be given the assurance that their initiative has resulted in a complete and final ban on infrastructural development in this nature reserve by anyone else anytime in the future. If so, that would be money well spent leaving a legacy that the developer and every Namibian can be proud of.

I trust that you will acknowledge receipt of this mail and that you will address the above in your scoping report.

Hartmut Dichtl, P.O Box 198 ~~Swakopmund~~

2.4.1 BIOPHYSICAL ASSESSMENT (VERTEBRATE FAUNA & FLORA): DESERT ROSE DEVELOPMENT (Swakopmund/Walvis Bay area)

A desktop study (i.e. literature review) was conducted between 24 and 26 June 2014 on the vertebrate fauna (e.g. reptiles, amphibians, mammals and birds) expected to occur in the general coastal area between Swakopmund and Walvis Bay. A rapid site assessment was conducted between 29 June and 2 July 2014 to determine the actual vertebrate fauna and flora on site and which potentially could be affected by the proposed Desert Rose urban developments.

This literature review was to determine the actual as well as potential vertebrate fauna associated with the general area commonly referred to as the Southern Namib or Southern Desert (Giess 1971, Mendelsohn *et al.* 2002, Van der Merwe 1983). This area is bordered inland by the Central Namib or Central Desert (Giess 1971, Mendelsohn *et al.* 2002). Climatically the coastal area is referred to as Cool Desert with a high occurrence of fog (van der Merwe 1983). The Namib Desert Biome makes up a large proportion (32%) of the land area of Namibia with parks in this biome making up 69% of the protected area network or 29.7% of the biome (Barnard 1998). Four of 14 desert vegetation types are adequately protected with up to 94% representation in the protected area network in Namibia (Barnard 1998). With the exception of municipal land, the area falls within the recently proclaimed Dorob National Park. No communal and freehold conservancies are located in the general area with the closest communal conservancy being the #Gaingu Conservancy in the Spitzkoppe area approximately 100 km to the northeast (Mendelsohn *et al.* 2002, NACSO 2010).

The main issues to be considered for the EIA are described below.

2.4.1.1 Construction phase

Potential for:

- Direct negative impact on the existing vertebrate fauna (e.g. reptiles, amphibians, mammals and birds).
- Direct habitat loss.
- Relocation and movement of vertebrate fauna (e.g. reptiles, amphibians, mammals and birds).
- Potential disturbance to sea- and shore-bird populations.

2.4.1.2 Operational phase

- Possibility of permanently relocation and movement of vertebrate fauna (e.g. reptiles, amphibians, mammals and birds) resulting from changes in their existing ecosystem.
- Direct habitat loss.
- Potential disturbance to sea- and shore-bird populations.
- Potential for impact on bird movements.
- Potential for impact associated with noise and light generated by the development.

2.4.1.3 Methodology and approach to EIA

Environmental quality objective:	Maintenance of ecosystem integrity.
Environmental management goals:	Mitigate the development to minimize the impact on existing vertebrate fauna (e.g. reptiles, amphibians, mammals and birds). Document possible impacts on the existing vertebrate fauna (e.g. reptiles, amphibians, mammals and birds) for future similar coastal developments. Mitigate the integrity and ecological functions of the receiving environment.

2.4.2 VEGETATION BASELINE SURVEY FOR DESERT ROSE DEVELOPMENT

A basic vegetation survey was required from this consultant. Plant species expected to occur in the area must be identified through desktop study and this verified during fieldwork on the ground. It included identifying and describing habitats present and the plants contained therein, assessing habitat sensitivity, listing plants of special importance and compiling this information in a report.

A desktop study revealed a potential 159 plant species in the vicinity of the study area, including six protected by law, 33 with restricted distribution and none threatened. During a field survey six plant species were found of which four have restricted distribution, none are threatened or protected by law.

Two habitat types - Beach and Dune-Hummock-Gravel - were identified, both of which were evaluated as having "moderate" sensitivity. Compared with surrounding areas, the study area is more densely vegetated. The importance of plants in this harsh environment was observed and highlighted. It is recommended that as much natural habitat as possible should be retained if the development goes ahead.

The issues that are most relevant for the EIA are described below.

2.4.2.1 Construction phase

Potential for:

- Direct impact on the basic vegetation.
- Accidental spillages of building materials such as cement, hydraulic fluids, oils.
- Unnecessary excavation and disturbance of top soil.

2.4.2.2 Operational phase

Potential for:

- Unnecessary disturbance of top soil
- Changes on the basic vegetation due to erosion and development layout actions.
- Accidental spillages of materials.

2.4.2.3 Methodology and approach to EIA

Environmental quality objective: Ensure that as much natural habitat as possible should be retained.
Environmental management goals: Mitigate the development to minimize the impact on the basic vegetation. Maintain the integrity and ecological functions of the receiving environment.

2.4.3 MACROECONOMIC ASSESSMENT OF THE PROPOSED DESERT ROSE DEVELOPMENT IN SWAKOPMUND

The proposed Desert Rose development would be one of the largest single developments in Namibia in recent times. It would, in essence be a small town. As a result it would require all the support services that would be found in a small town including retail, entertainment, health and education services and business. The intention is to develop an iconic mixed-use development that would showcase the region to the world. It would, in consequence, also make a major economic contribution to the Namibian economy.

The analysis faced two limitations.

- Some of the business and people choosing to move to Desert Rose are likely to come from elsewhere in Namibia. This would be the case particularly in the early years. This is called a displacement effect. These displacement effects are clearly not a net economic gain to Namibia and need to be taken into account in the analysis.
- Some of the business that would be established at Desert Rose would be support firms to other business. An example would be the establishment of a stationary supplier that services other firms in the development. In macroeconomic analysis these support firms are part of the second round effects. Including them in the first round effects would be double counting.

The issues that are most relevant for the EIA are described below.

2.4.3.1 Construction phase

- Potential direct socio-economic impacts.
- Potential indirect effect on local and national economy.

2.4.3.2 Operational phase

- Potential increase in direct employment.
- Potential multiplier effects.
- Strategic importance.

2.4.3.3 Methodology and approach to EIA

Environmental quality objective:	Optimise benefits to the people of Namibia.
Environmental management goals:	Strike a balance between economic, social and environmental responsibilities. Provide opportunities for local business, promote industrial relations, and otherwise contribute to socio-economic stability

The proposed project expansion will have social impacts that may be both positive and negative. An example is the creation of new job opportunities that leads to in-migration of people and increases the number of people in the area, with the concomitant increase in the demand for infrastructure and services from local and regional authorities.

- The change in worker demographics, and any social impacts, such as increases in crime and sexually transmitted diseases, will be assessed.
- Other issues to be considered are impacts on aesthetics, recreation, fisheries and aquaculture, land use and settlements, traffic, tourism, municipal services and livelihoods.

2.4.4 ARCHAEOLOGICAL AND HERITAGE DESK ASSESSMENT OF DESERT ROSE PROJECT

The desk study presented below is based on a consultation of existing inventories of known sites/remains in the project locality, as well as a cursory inspection of the property carried out on 6th August 2014. The report presents an estimation of site significance and vulnerability, and an estimation of impact risk on chance/previously unrecorded finds based on existing data from adjacent parts of the Namib coast. The report considers palaeontological, archaeological and historical remains, the latter including historic shipwrecks as defined by Paragraph 57 (1) of the National Heritage Act.

The area of the proposed project footprint is extensively covered by mobile windblown sand, partially stabilized as thinly vegetated hummock dunes, and by a broad sandy beach, lying above a mainly horizontally-bedded shoreline of sedimentary rock with limited outcrop of Damara metasediments and related rock. Much of the area within the proposed project footprint is enclosed by a barrier erected to protect a suspected breeding and roosting site used by the rare and endemic Damara Tern *Sternula balaenarum*.

A number of well-established tracks run between the high water mark and the westernmost hummock dunes. A short stretch of surfaced road leads from the B2 highway to the beach at the northern end of the property. There is also a large disused borrow pit with associated spoil heaps, a relic of the railway between Swakopmund and Walvis Bay, that used to run along the shoreline. The railway earthworks, running from north to south through the property, are still clearly discernible, with localized concentrations of steam engine cinders noticeable in the sand on either side of the earthworks.

Visible over a limited part of the seaward edge of the hummock dune belt is a discontinuous accumulation of what appear to be *Donax rogersi*, the now extinct precursor on this shoreline of the prevailing sandy beach mollusc *Donax serra*. The shoreline adjacent to these accumulations is no longer sandy, and this, together with their elevation at approximately 4m above mean sea level indicates that the shell accumulations represent a relic of the Eemian beach associated with the sea-level rise of between 5 and 7 m which occurred Marine Isotope Stage 5, in the period 110 to 130 000 years ago.

The main issues to be considered for the EIA are described below.

2.4.4.1 Construction phase

- Direct loss of potential archaeological objects or remains on site.

2.4.4.2 Operational phase

- No foreseeable impact.

2.4.4.3 Methodology and approach to EIA

Environmental quality objective:	Management of potential archaeological objects or remains on site.
Environmental management goals:	Report the finding of any archaeological objects or remains on site to the relevant authority.

The proposed Sand Rose project appears to have no implications for sites and remains protected under the provisions of the National Heritage Act. However, it is recommended that project staff and contractors are made aware of the provisions of the Act regarding the protection of heritage sites and remains; in particular that such sites and remains should be immediately reported to the National Heritage Act. To this end, it is further recommended that the project Environmental Management Plan (EMP) should adopt the chance finds procedure set out below to assist the process of reporting.

2.4.5 ROAD TRAFFIC

An increase in traffic during construction and operation of the proposed project will increase the levels of noise, nuisance and vehicle emissions, and risks associated with traffic accidents.

The development of the Namib and Walvis Bay Corridors, and Trans-Caprivi and Trans-Kalahari Highways will link the most of Namibia's neighbours. Construction of the proposed Sand Rose Investment Development will lead to an increase in traffic from these corridors, with concomitant increases in traffic accidents, noise and vehicle emissions.

Construction vehicles will be required to transport building material during the construction of quay walls, rock revetments, surfacing, buildings and workshops.

The main issues for the EIA are described below.

2.4.5.1 Construction phase

- Potential increased congestion and loads due to construction vehicles on the road network.

2.4.5.2 Operational phase

Potential impact on:

- Existing road network capacity due to generation of additional traffic.
- Existing community on the possible changes to major container traffic routes.

2.4.5.3 Methodology and approach to EIA

Environmental quality objective: Maintenance of business efficiency and urban amenity.
Environmental management goals: Protect amenity values and business efficiency by ensuring that adverse impacts from traffic density, haulage loads and associated noise are minimised or avoided.

2.4.6 ENVIRONMENTAL NOISE

New sources of noise within the proposed development will include vehicle / truck traffic, and loading and hauling, earthmoving equipment, maintenance of infrastructure and equipment and operation of cranes. This will necessarily introduce changes in ambient noise levels at the proposed development site and its environment.

Potential noise sources will be identified, with operating times;
 Noise levels will be estimated and impacts assessed.

Test method employed will be SANS 10103:2008, with results compared to, amongst others:

- SANS 10103:2008 Version 6 - The measurement and rating of environmental noise with respect to annoyance and to speech communication.
- SANS 10210, Calculating and predicting road traffic noise.
- SANS 10328, Methods for environmental noise impact assessments.
- SANS 10357, The calculation of sound propagation by the Concawe method.
- World Bank Guidelines on Pollution Prevention.
- World Health Organisation guidelines for community noise limits for outdoor living areas and to prevent sleep disturbance.

The main issues for the EIA are described below.

2.4.6.1 Construction phase

- Potential increase in noise and vibration levels due to construction activities.
- Potential increase in noise and vibration levels due to on site batching plant/s activities.

2.4.6.2 Operational phase

- Potential increase in the ambient noise levels due to the proposed development.

2.4.6.3 Methodology and approach to EIA

Environmental quality objective: Maintenance of social amenity and ambient environmental noise values.

Environmental management goals: Protect amenity values by ensuring that noise levels from construction and operations are minimised. Ensure that noise levels meet the statutory requirements and acceptable standards.

The impact of noise associated with construction and operation of the proposed development will be compared with baseline conditions and assessed against international criteria developed by the World Health Organisation (WHO), World Bank Group and South African National Standards (SANS) for environmental noise.

2.4.7 HIGH LEVEL FEASIBILITY PAPER ON THE NAMIBIA INTERNATIONAL CONVENTION CENTRE (NICC) SWAKOPMUND

This high level feasibility paper has been prepared after substantial desk research complemented with limited additional field research. In the process of finalizing this feasibility paper role players in the Southern African meeting industry were interviewed during the annual conferences of SAACI (Southern African Association for the Congress Industry) and AIPC (Alliance Internationale des Palais de Congres). Extensive use has been made from research material provided by ICCA (International Congress and Convention Association) as well as from AIPC.

Already for quite some time interested parties in Namibia as well as the government of the country are considering the development of a dedicated international convention centre.

It was observed that in several African countries and particularly in South Africa the (international) convention business had started to flourish. National and particularly international conventions and trade fairs contribute substantially to the economy of the cities and countries where they are hosted, as well as to the growth of leisure tourism. These are important reasons to find out if an International Convention Centre in Namibia would be feasible.

Most convention centres in the world are not or hardly profitable however, these centres are almost always developed because of the considerable contribution to the GDP of a country as well as their ability to create a significant amount of jobs.

Recently the initiative was taken to investigate if a dedicated Namibia International Convention Centre (NICC) could be developed in Swakopmund in the Erongo region. The project has the firm support of both the Regional Governor of the Erongo region, the Honourable C.J. Mutjavikua and Councillor J. Kambueshe, Mayor of Swakopmund. The developers of the project, Sand Rose Investments (Pty) Ltd in Swakopmund have asked Convention Industry Consultants to prepare a high level feasibility paper for this proposed development.

Through capital expenditure associated, suppliers in the local economy will have a multiplier effect by distributing part of their income for taxes, wages, and goods and services through their own supply chains. However, the increase in revenue for the local, regional and national fiscus through such multiplier effects, will be offset by the cost to Government of supplying additional infrastructure in Walvis Bay and the Erongo region as its economic base grows.

The main issues for the EIA are described below.

2.4.7.1 Construction phase

- Potential direct socio-economic impacts.
- Potential indirect effect on local and national economy.

2.4.7.2 Operational phase

- Potential increase in direct employment.
- Potential multiplier effects.
- Strategic importance.

2.4.7.3 Methodology and approach to EIA

Environmental quality objective:	Optimise benefits to the people of Namibia.
Environmental management goals:	Strike a balance between economic, social and environmental responsibilities. Provide opportunities for local business, promote industrial relations, and otherwise contribute to socio-economic stability

The proposed project expansion will have social impacts that may be both positive and negative. An example is the creation of new job opportunities that leads to in-migration of people and increases the number of people in the area, with the concomitant increase in the demand for infrastructure and services from local and regional authorities.

- The change in worker demographics, and any social impacts, such as increases in crime and sexually transmitted diseases, will be assessed.
- Other issues to be considered are impacts on aesthetics, recreation, fisheries and aquaculture, land use and settlements, traffic, tourism, municipal services and livelihoods.

2.4.8 GROUND- AND SURFACE WATER IMPACT ASSESSMENT

SLR Environmental Consulting (Namibia) (Pty) Ltd was appointed by Desert Rose Investments (Pty) Ltd to compile a ground- and surface water impact assessment for the planned Namibia International Convention and Exhibition Centre, about 8 km south of Swakopmund in a flat area between the B2 national road and the coast line. This study provided an overview of the regulatory framework and listed best management practices related to water conservation and Marinas. Ten possible impacts on ground- and surface water resources were identified that were addressed with mitigation measures as detailed on Page 14, TABLE 2: GROUNDWATER – AND SURFACE WATER IMPACT ASSESSMENT AND MITIGATION MEASURES of the ground- and surface water impact assessment done by SLR Environmental Consulting (Namibia) (Pty) Ltd. In the mitigated scenario, all the impacts are rated as low, except for the impact of the increased demand on the local coastal aquifers. This impact however, assumes that additional desalination plants will not be constructed in the near future.

Groundwater for potable use in Walvis Bay is extracted from aquifers associated with the Kuiseb River and piped from there to the town.

The main issues for the EIA are described below.

2.4.8.1 Construction phase

- Potential risk to construction workers

2.4.8.2 Operational phase

- Potential for contamination of groundwater and surface water

2.4.8.3 Conclusion and Recommendation to EIA**Conclusions drawn from this study are outlined as follows:**

1. The project site underlain by a fractured saline aquifer that is vulnerable to contamination due to the high infiltration capacity of the overlying dune sand, and the shallow groundwater table;
2. The economic value for consumptive use are related to the possible use future desalination, aquaculture, brine production and the irrigation of crops tolerant to brackish/saline water;

3. The economic value for non-consumptive use relates to groundwater and its connection with other ecosystems. The role that groundwater plays as an agent that transports pollutants to other downstream areas should not be overlooked, and in this context the shoreline where it could impact aquatic – and bird life and human health;
4. From the impact assessment it was determined that issues with a low significance include groundwater contamination from chemicals used during construction activities EXCEPT the handling and storage of fuel;
5. From the impact assessment it was determined that issues with a medium significance include groundwater contamination from sewage, the impact on local groundwater resources due to the increased water demand, groundwater contamination coming from “water treatment plant sludge”, groundwater impacts due to landscape – and golf course irrigation, surface and groundwater contamination from storm water drainage;
6. From the impact assessment it was determined that issues with a high significance include groundwater contamination from construction activities related to fuel spillage and/or other hydrocarbon products, groundwater contamination from fuel stations, seawater contamination in the marina, sea - and groundwater contamination from storm water drainage;
7. A potential for surplus water from the sewage treatment plant exists, that will exceed the irrigation water demand for the golf course.

It is recommended that:

1. The mitigation measures detailed under Table 3, 4, 5 and 6 are implemented through the Environmental Management Plan (EMP);
2. Compliance to the Namibian Water Resources Act of 2013;
3. Compliance to the Petroleum Products Act of 1990;
4. Compliance to the Labour Act of 2007;
5. Monitoring boreholes for leak detection should be drilled at fuel stations; the sewage treatment plant and evaporations ponds (if any);
6. That the best practices for water conservation should be implemented as far as practically and financially possible, and provided that it is not contradictory with Namibian legislation;
7. That the best practices for Marinas should be implemented provided that it is not contradictory with Namibian legislation;
8. A water balance should be made for the entire estate, and additional “downstream” users/facilities for surplus purified irrigation water should be identified in order to minimise wastage of water, and to maximise the economic potential of water;
9. Water requirements of the estate that can make use of saline groundwater should be identified in order to safe on fresh water demand.

2.4.9 DESERT ROSE PLANNING REPORT FOR THE INNOVATIVE AND PREMIER URBAN DEVELOPMENT INITIATIVE

“Desert Rose” the name chosen for this development, is the colloquial name given to rosette formations of crystal clusters of gypsum or baryte which contain abundant included sand grains. (Wikipedia)

These individually formed and unique rosettes are found in arid and sandy conditions commonly found along Namibia’s shoreline. The desert rose urban development is to capture, express and symbolise the beauty of the individually formed rosettes, the composition and shape of the urban form and the buildings to be developed reflecting the form and uniquely structured elements of the desert rose.

The layout design prepared for the Desert Rose Development indicates the development holds the potential to formalize approximately 582 erven. In line with the Namibian planning policies these erven are to be formalized by creating two new township extensions.

The Desert Rose development is located within the Dorob National Park which can be described as a conservation area of larger national importance. The development of an urban node in a national park is normally not in line with the general land uses of a national park and as such support for such development needs to be obtained from the Ministry of Environment and Tourism. As freehold title is to be made available to investors (thus selling of land) the entire development is to be de-proclaimed out of the national park prior to township establishment taking place.

The Desert Rose development falls within the ‘former Walvis Bay Enclave’ area the general administration of which was entrusted by the Namibian Government onto the Walvis Bay Municipality although not forming part of the municipal area of Walvis Bay. As such the administration and control of the new urban node is to be entrusted as a satellite urban node onto the Walvis Bay Municipal Council by including this development into the municipal area and placing it under the development control of the Walvis Bay Municipality rather than to establish a new local authority for the area in terms of the Local Authorities Act (Act 23 of 1992).

The township establishment will have a cross-sectorial impact on planning restrictions and on utility providers and the support of other Line Ministries and Parastatal organisations must be solicited prior to submitting the final approval for the development in terms of the Namibian Planning and Environmental legal frame. The following key stakeholders need to be formally approached prior to submitting the application for township establishment and layout approval with Nampab and Townships Board respectively:

- Ministry of Environment and Tourism (Environmental Commissioner)
- Erongo Regional Council
- Ministry of Lands and Resettlement
- Ministry of Regional Government Housing and Rural Development
- Ministry of Fisheries and Marine Resources
- Ministry of Works and Transport (Roads Authority)
- Municipality of Walvis Bay
- Nacoma
- Namwater
- ErongoRed

After the Ministry of Environment and Tourism has formally endorsed the idea that the area required for the Desert Rose development is to be de-proclaimed from the Dorob National Park the township establishment process may be initiated. The following actions and approvals need to be completed:

- (a) Erongo Regional Council and Walvis Bay Municipal Council support for the development of the Desert Rose development as a satellite urban node.
- (b) Ministry of Lands and Resettlement approval for the survey and creation of a new "Farm" within the Dorob Park area and ownership transfer thereof to the Walvis Bay Municipality, or then the developer of Desert Rose.
- (c) Approval of layout by developer and Walvis Bay Municipal Council. This includes the provision of bulk services to the Desert Rose development as well as agreements for service delivery, the land use requirements for the local authority and Government purposes as well as any other restrictions to be registered against the development.
- (d) Inclusion of the area into the local authority area of Walvis Bay in terms of Section 4 of the Local Authorities Act (Act 23 of 1992).
- (e) Approval for 'Need and Desirability for Township establishment on the newly created farm portion by the Namibian Planning Advisory Board (Nampab) This submission is to be made in accordance with the Townships and Division of Lands Ordinance (Ordinance 11 of 1963, as amended).
- (f) Formal environmental clearance for the development by the Environmental Commissioner is to be obtained in according to the Environmental Management Act (Act 7 of 2007).
- (g) Township establishment and layout approval for the new urban area by Townships Board
- (h) Inclusion of the Desert Rose township area into the Walvis Bay Town Planning Scheme in terms of the Town Planning Ordinance (Ordinance 18 of 1954 as amended).
- (i) Survey and approval of General Plan by the office of the Surveyor General which resorts under the Ministry of Lands and Resettlement.
- (j) Promulgation of new township in Government Gazette and opening of Deeds Registry.

Once the above statutory requirements have been met the developer can commence with the bulk infrastructure provision as well as the installation of municipal services (to satisfaction of Walvis Bay Municipal Council) where after the serviced land may be developed or sold.

Barring the time it takes to de-proclaim the development area out of the Dorob National Park (project steps (a) and (b) above) the time required for obtaining the necessary statutory approvals as set out under project steps (c) to (j) may take between 24 to 30 months to complete. The servicing of the individual properties can be initiated, this process to be driven by the demand for serviced land.

The layout design strongly hinges on the acceptance that the Desert Rose international convention centre is top form the heart of the development. This iconic building complex is to send a strong signal out to visitors to the area that Namibia has the will and capacity to become a leading nation in terms of hosting international conventions and events. As such the Desert Rose Convention Centre is to dominantly present itself standing taller and raising out above the remaining buildings to be erected within the Desert Rose urban node. The buildings of the convention centre should form a prominent skyline and viewing corridors onto the centre form a major feature in the layout design.

The general planning approach adopted is highlighted in the following section. More detailed design information are highlighted in the sections referring to the various precinct plans developed in support of the layout plan prepared for the desert Rose development.

The layout design prepared for the Desert Rose development has been undertaken in close consultation with the project architect, engineer and environmentalist. The layout prepared for the Desert Rose development informs overall report as prepared by the project architect.

A freestanding report on the installation of the engineering services in support of the Desert Rose development has been compiled. The findings of this report should be read together with the planning report.

A freestanding environmental report on the Desert Rose development has been compiled. The findings of this report should be read together with the planning report.

In the two neighbouring towns, tourism is a focus for growth in the residential and holiday accommodation sectors. The value of landscape views for tourists is very important for this burgeoning sector in Walvis Bay. The main issues for the EIA are described below.

2.4.9.1 Construction phase

- Potential impact on the visual environment due to the presence of construction activities.

2.4.9.2 Operational phase

- Potential for impact on landscape and visual character.

2.4.9.3 Methodology and approach to EIA

Environmental quality objective: Maintenance of aesthetic values.

Environmental management goals: Ensure that aesthetic values and public experience of the landscape are considered.

2.4.10 AIR QUALITY

Swakopmund and Walvis Bay do house some industries that may be a source of substantial amounts of harmful emissions and pollutants to the receiving environment taking the number and visual effect of the stacks into consideration.

Pollutants associated with the proposed development would originate from construction work, handling and storage, and emissions from exhausts of earthmoving equipment and road, traffic. These pollutants are nitrogen oxides (NO_x), carbon monoxide (CO), volatile organic compounds (VOCs), sulphur oxides (SO_x) and particulate matter (TSP/PM₁₀). The main sources of air pollution are anticipated during contraction phase.

Dust emissions that will escape from construction areas can be a nuisance to neighbouring Swakopmund Town and bypassing traffic on the Swakopmund / Walvis Bay as travelling along the B2 road connecting these two coastal towns' by soiling of surfaces. A Proportion of the dust emitted will also be in the form of fine particles, which can have an adverse effect on human health.

Increased truck traffic during construction and increase in general vehicle traffic can be anticipated during the operational phase of the proposed development will also add to the existing inventory of exhaust fuel emissions.

Quantifying accurately the effect of construction dust is influenced by the activity taking place, the type of dust emitted, local dispersion conditions and the location and nature of sensitive environmental and human receptors. Mitigation measures to minimize dust would therefore be dealt with qualitatively, following best practice guidance.

Air quality will not be dealt with through a separate specialist study, but through the construction environmental management plan, where mitigation measures will be recommended for minimizing vehicle emissions and dust generation.

Issues of relevance for the EIA are described below.

2.4.10.1 Construction phase

- Potential for dust and pollutant emissions during construction works.
- Potential dust and pollutants due to onsite batching plants.

2.4.10.2 Operational phase

- Potential for increased emission pollutants due to:
- The new proposed development.
- Increased road traffic.

2.4.10.3 Methodology and approach to EIA

Environmental quality objective:	Maintenance of social amenity and health values.
Environmental management goals:	Protect social health and amenity by ensuring that dust and pollutant from construction and operations are minimised or avoided. Ensure that such emissions meet statutory requirements and acceptable standards.

2.4.11 SOIL, LAND CAPABILITY AND LAND USE ASSESSMENT

2.4.11.1 Construction phase

- Potential risk to construction workers

2.4.11.2 Operational phase

- Potential for contamination of groundwater and surface water

2.4.11.3 Conclusion and Recommendation to EIA

CONCLUSION

Soils and land capability

The soils within the Soil Study Area are dominated by the Namib soil form, consisting mainly of deep Aeolian sand. Due to the severe arid climatic conditions and poor growth medium of the aeolian sand, no soil types within the Soil Study Area were classed as arable, grazing or wetland potential.

The total Soil Study Area was classed as wilderness land due to the fact that it is too arid to sustain any plants of economic value. The area barely support adapted desert type flora. The area has no dry land crop production potential due to the low annual precipitation and the pure sandy texture of the aeolian sand which subsequently provides a low quality growth medium. The area's uses rather lie in the fields of recreation and wildlife conservation which can include residential and business developments.

Considering the extreme low land capability of the soil resource, the impact of a land transformation from the current status to a residential development will be rendered very low. The long term economic value of such a development to Namibia will justify and by far exceed the economic value that could ever be generated via the soil resource.

RECOMMENDATIONS

The allege breeding area of the Damara Tern is the only factor that provides significant value to the proposed Development Area. The proposed Development Area consists more or less of 3 topographical zones and various habitat types was observed within each of the zones such as lower lying depressions,

patches with miniature dune formation and slight to moderate undulating dunes. It is assumed that the Damara Tern will probably not breed all over the area but will prefer 1 or more of the existing habitats.

It is recommended that the exact extent and type of breeding habitat is studied and monitored by specialists during the breeding season. It might be possible to adapt the development plan to accommodate the breeding area. Furthermore, with a development of such a scale it will be possible to generate funds on a continuing basis to promote and support the conservation of other possible existing breeding areas.

2.4.12 ENGINEERING SERVICES REPORT: PRELIMINARY INVESTIGATION INTO THE BULK SERVICES REQUIRED FOR THE DEVELOPMENT OF THE DESERT ROSE CONVENTION CENTRE DEVELOPMENT

Windhoek Consulting Engineers have been appointment to do a preliminary investigation and cost estimate for the development of bulk services to the proposed site as well as internal services required for the development of the proposed new Desert Rose Conference Centre and associated urban development.

The Desert Rose Conference Centre and Associated infrastructure will consist of the following:

- Conference Centre and associated hotels and restaurants;
- 9 hole golf course;
- Marina with associated break water structures;
- Business developments consisting of office, retail and other business opportunities;
- General Residential erven;
- Single residential erven;
- Public open spaces including sea front walkways, parks etc.

Due to the size of the development, special consideration was given to the provision of bulk services to the site to ensure sustainable development. This was done through talks with all the role players of which NamWater, Erongo RED, Swakopmund Town Council, Walvis Bay Town Council and The Roads Authority of Namibia was the most significant contributors.

Consideration was also given to ensure that the existing road users of the already congested road between Swakopmund and Walvis Bay is positively affected by the development, and that the Environment is considered by ensuring responsible development and using "Green" concepts such as renewable energy and water purification.

The main focus of the report is the following:

- Listing all aspects of the development that was considered;
- Discussing the services requirements for the development;
- Investigating the available services in the area;
- Noting upgrading of existing services in the area to be able to provide the required service delivery;
- Indicating any challenges in providing the required services;
- Providing a preliminary cost estimate for the required services.

Issues that might be relevant for the EIA are described below.

2.4.12.1 Construction phase

Potential for impacts on:

- Infrastructure during the proposed development
- Tunnels, pipelines, outfalls and abstractions

2.4.12.2 Operational phase

Potential for impacts on:

- Infrastructure during maintenance of the proposed development
- Outfalls and abstractions

2.4.12.3 Methodology and approach to EIA

Environmental quality objective: Maintenance of infrastructure and bulk service supply.
Environmental management goals: Protect infrastructure and land drainage by ensuring that adverse impacts from construction and operations are minimised.

2.5 Issues that will require further investigation in the EIA

In order to confirm which issues will require further investigation in the EIA, a risk assessment method based on the qualitative method recommended by the UK Department of Environment, Food & Rural Affairs (DEFRA)¹ was used to filter the aforementioned list of potential impacts in Section 2.4. This method consisted of the following steps:

- 1: Identify the hazard².
- 2: Estimate the likelihood of the consequences, namely, that:
 - *The hazard will occur;*
 - *Receptors are exposed to the hazard;*
 - *Harm will result from exposure to the hazard.*
- 3: Estimate the magnitude of consequences:
- 4: Evaluate the significance of a risk.

The risk associated with an impact was defined as a combination of the **likelihood** of the impact occurring, and the **intensity** of the consequences in relation to the sensitivity of the receiving environment. This is illustrated in Table 2.6 below.

Since this method is qualitative, it doesn't easily accommodate uncertainty about predictions – for example, the absence of results from hydrodynamic modelling of currents in the Bay. The conservative approach was then adopted, where “worst-case” likelihood values are adopted.

Table 2.6 Qualitative risk rating of impacts – likelihood and intensity

A. Likelihood		
Rare	The incident may occur only in exceptional circumstances and may never happen	E
Unlikely	The incident could occur at some time during the life of the project	D
Moderate	The incident should occur at some time	C
Likely	The incident will probably occur in most circumstances	B
Almost certain	The incident is expected to occur most of the time	A
B. Intensity		
Insignificant	No detectable impact to the existing environment.	1
Minor	Short term of localised impact	2
Moderate	Prolonged but recoverable impact on the environment and commercial industries.	3
Major	Prolonged impact to the environment which may not be recoverable and threatens an ecological community, the conservation of a species or the sustained viability of commercial industries.	4
Catastrophic	Non-recoverable change to existing environment leading to loss of endangered species or creation of human health risk	5

The level of risk was determined using the Risk Matrix in Table 2.7 to determine the level of risk from the point at which the consequence severity and likelihood rankings intercept.

¹ “Guidelines for Environmental Risk and Management.” Online at <http://www.defra.gov.uk/environment/risk/eramguide/>, accessed 14 January 2008.

² The term *hazard* used in the assessment is defined as a situation that in particular circumstances could lead to damage to, or changes in, the ecosystem.

Table 2.7 Risk matrix to determine level of risk

Likelihood		Consequences				
		1 Insignificant	2 Minor	3 Moderate	4 Major	5 Catastrophic
A	Almost certain	S	S	H	H	H
B	Likely	M	S	S	H	H
C	Moderate	L	M	S	H	H
D	Unlikely	L	L	M	S	H
E	Rare	L	L	M	M	S

Where:		
H	High impact	Senior management involvement and planning needed; MET must be consulted.
S	Significant impact	Senior management attention needed and careful planning and implementation.
M	Moderate impact	Management responsibility must be specified.
L	Low impact	Manage by routine procedures.

All impacts categorized with a risk level of High, summarised in Table 2.7 below, will require new specialist investigations for assessment in this EIA. Any new issues arising from the Scoping process will be integrated with this list in Chapter 5 of this report.

Table 2.8 Key issues that require new specialist studies

Construction impacts	Operations impacts
BIOPHYSICAL ASSESSMENT (VERTEBRATE FAUNA & FLORA): DESERT ROSE DEVELOPMENT (Swakopmund/Walvis Bay area)	
VEGETATION BASELINE SURVEY FOR DESERT ROSE DEVELOPMENT	
ARCHAEOLOGICAL AND HERITAGE ASSESSMENT OF SAND ROSE PROJECT	
MACROECONOMIC ASSESSMENT OF THE PROPOSED DESERT ROSE DEVELOPMENT IN SWAKOPMUND	
HIGH LEVEL FEASIBILITY PAPER ON THE NAMIBIA INTERNATIONAL CONVENTION CENTRE (NICC) SWAKOPMUND	
SOIL, LAND CAPABILITY AND LAND USE ASSESSMENT	
DESERT ROSE PLANNING REPORT FOR THE INNOVATIVE AND PREMIER URBAN DEVELOPMENT INITIATIVE	
GROUND- AND SURFACE WATER IMPACT ASSESSMENT	
ENGINEERING SERVICES REPORT: PRELIMINARY INVESTIGATION INTO THE BULK SERVICES REQUIRED FOR THE DEVELOPMENT OF THE DESERT ROSE CONVENTION CENTRE DEVELOPMENT	

2.5.1 Specialist investigations for the EIA

Pursuant to this, specialist scientists have been commissioned to review existing information and collect new data in order to assess the following topics:

- BIOPHYSICAL ASSESSMENT (VERTEBRATE FAUNA & FLORA): DESERT ROSE DEVELOPMENT (Swakopmund/Walvis Bay area)
- VEGETATION BASELINE SURVEY FOR DESERT ROSE DEVELOPMENT
- ARCHAEOLOGICAL AND HERITAGE ASSESSMENT OF SAND ROSE PROJECT
- MACROECONOMIC ASSESSMENT OF THE PROPOSED DESERT ROSE DEVELOPMENT IN SWAKOPMUND
- ENVIRONMENTAL NOISE
- HIGH LEVEL FEASIBILITY PAPER ON THE NAMIBIA INTERNATIONAL CONVENTION CENTRE (NICC) SWAKOPMUND
- SOIL, LAND CAPABILITY AND LAND USE ASSESSMENT
- DESERT ROSE PLANNING REPORT FOR THE INNOVATIVE AND PREMIER URBAN DEVELOPMENT INITIATIVE
- GROUND AND SURFACE WATER IMPACT ASSESSMENT ENGINEERING SERVICES REPORT: PRELIMINARY INVESTIGATION INTO THE BULK SERVICES REQUIRED FOR THE DEVELOPMENT OF THE DESERT ROSE CONVENTION CENTRE DEVELOPMENT

2.6 EIA team

The EIA team listed in Table 2.9 consists of three groups, namely,

- EIA project manager team;
- Specialist consultants
- Specialist environmental studies

Table 2.9 Members of the EIA team

EIA PROJECT MANAGEMENT TEAM		
Team member	Role	Organisation
Johan Cornelissen	Project manager	National Environmental Health Consultants
	Manager, EIA process	National Environmental Health Consultants
SPECIALISTS		
Specialist environmental studies		
Peter Cunningham	Biophysical Assessment (Vertebrate Fauna & Flora): Desert Rose Development in Swakopmund /Walvis Bay Area	Environment & Wildlife Consulting
G Stubenrauch	Desert Rose Planning report (An innovation and premier urban development initiative)	Stubenrauch Planning Consultants cc
	Engineering services report	Windhoek Consulting Engineers (Pty) Ltd
Namibia Authority	Roads Impact on traffic	SSI Engineers and Environmental Consultants (Pty) Ltd

SPECIALISTS		
Specialist environmental studies		
Barry Standish Antony Boting	Macroeconomic Assessment of the proposed Desert Rose Development in Swakopmund	Strategic Economic Solutions
	High level Feasibility Paper on the Namibia International Convention Centre (NICC) Swakopmund	Convention Industry Consultants (Pty) Ltd Cape Town
Johan Cornelissen	Environmental Noise	National Environmental Health Consultants
Piet Steenkamp	Soils –Soil and Land use	Rehab Green
Braam van Wyk	Hydrology Surface H ₂ O	SLR Environmental Consulting
Herta Kolberg	Vegetation Baseline Survey for Desert Rose Development	Herta Kolberg Botanical Consulting
Stubenrauch Planning Consultants cc	Town Planning	Desert Rose Planning Report An innovative and premier urban development initiative

3 PROJECT DESCRIPTION

Convention Centre's in many cities around the world have become focus points for hosting prestigious events that benefit the local authorities. Convention Centre's are also the place where large numbers of influential foreign visitors, such as leaders in the scientific and business community, foreign government representatives, potential investors and members of the media get their first impression of a destination.

This has been the reason that Convention Centre's are increasingly focusing on the monumental value of such facilities. Many examples of recently built Convention Centre's demonstrate this vision (Singapore, Darmstadt, Reykjavik, Seville, Dublin, Kuala Lumpur, Melbourne, San Sebastian, and Cape Town).

The development concept is as follows:

Mixed Use Exclusive Development: The project will consist of residential, recreational, institutional, commercial and public zonings in order to create a multi-layered network of activities supporting each other. This will ensure that the development caters for all major levels of our society i.e. conventions, exhibitions, tourists, investors, general public, residents etc.

Iconic Convention and Exhibition Centre: It is intended that the iconic structure should become the Face of Namibia. This project will not only represent the country's economic well-being and status, but also the professional capabilities, technological advancement, political stability and international importance on a global level.

Accessibility of the Beach for the Public: – Public access to the beach will be maintained from all areas.

Location: The Convention Centre's will be located close to the Walvis Bay International Airport, The Port of Walvis Bay, Railway lines and the Trans Kalahari Corridor. The Erongo Region has become one of the major transport hubs in not only the SADC region, but also in Africa and internationally. This is crucial for the location of this project, which will be supported by all four major transport options.

Potential PPP: This project is the ideal project for a Public Private Partnership (PPP) where all can join hands to realize a national project for Namibia, the government, local authorities and the private sector in order to showcase our ability to cooperate as a nation to the world.

Ambassador's Park: The project will have a high security profile park where ambassadors and international delegates can own residences in order to represent their respective countries in Namibia.

Site security to comply with Presidential Security Protocol: The design and layout of the project and the Convention and Exhibition Centre with hotel will comply with international and presidential security protocol to ensure the safety of any high level delegation visiting the development.

3.1 Project Location

The Desert Rose urban node is to be developed on approximately 418ha of virgin land located between Walvis Bay and Swakopmund, approximately 24 km to the north of Walvis Bay and some 7 km to the south of Swakopmund as travelling along the B2 road connecting these two coastal towns.

As the urban nodes of Afrodite Beach, Namib Eco-Village, Dolphin Beach and Long Beach the Desert Rose development is to be located between the B2 and the area generally 100metres inland of the high water mark of the Atlantic Ocean.

The current status of the location is a conservation area. It is demarcated more specifically for Damara Tern breeding. The history of the site however ranges from the previously national road and railway line that went through the area to the site being used by the previous South African armed forces. The site was also part of the greater stretch of coastline between Walvis Bay and Swakopmund which was involved in a Coastline Strategic Environmental Assessment of August 2005 done by the Municipality of Walvis Bay and approved by the Ministry of Environment and Tourism. This specific area was earmarked for "low impact eco-tourism", thus ideal for the proposed project.

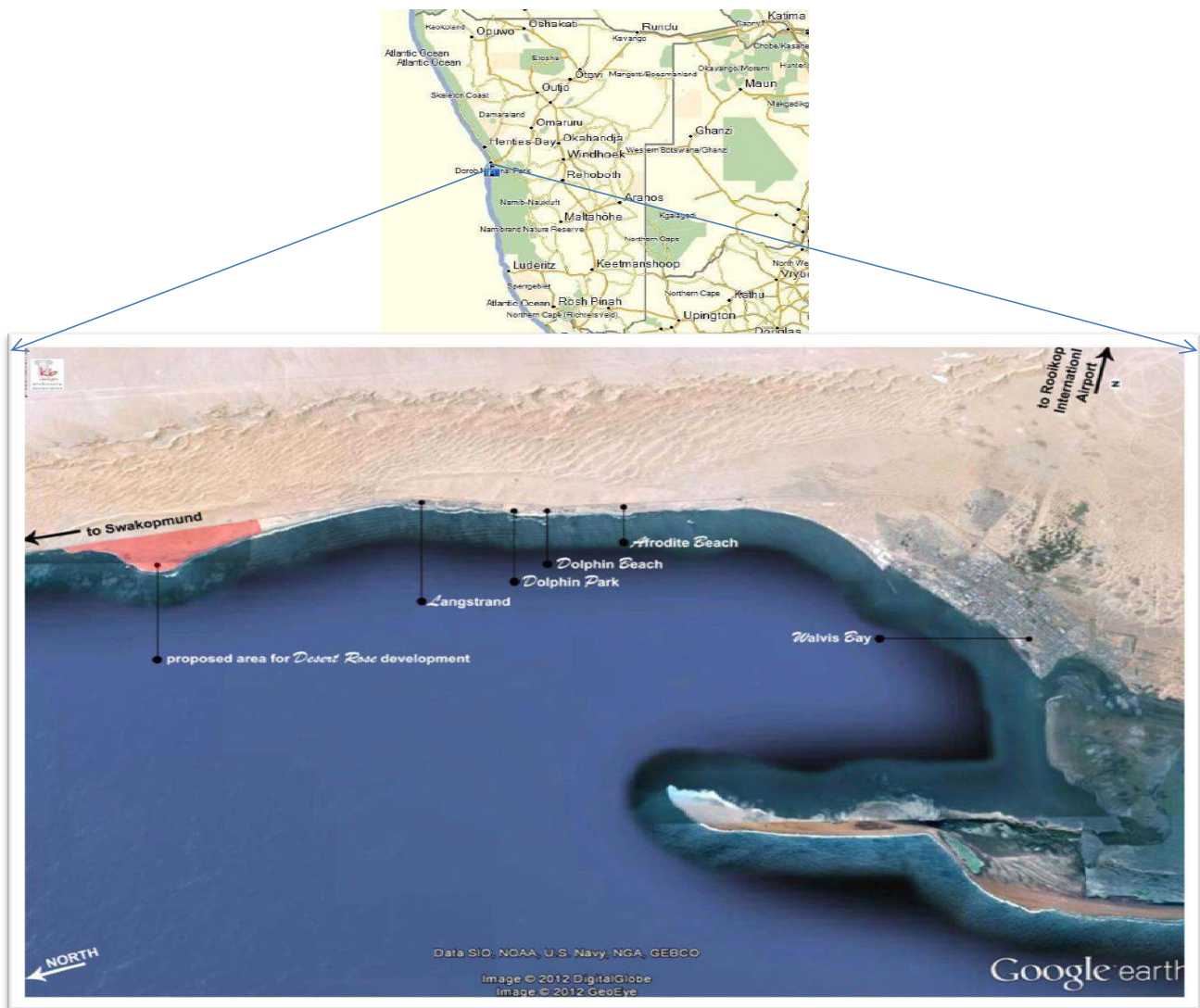


Figure 3.1 Project Site Location



Figure 3.2 Proposed Project Site

Large sections of open spaces, which will be fenced off, has been incorporated into the layout of the development to ensure some of the natural features of the site are maintained. The layout of the development has been planned to ensure current vehicle access to the beaches and shoreline is not effected or restricted but will be properly manage and controlled by Developers.

Spring Tides along the project site coastline were also considered during the layout design to ensure all infrastructures within the development will be located at a safe distance from the shoreline. This will also ensure that biodiversity of the intertidal zone is not affected.

A large section of the development will be allocated to a golf course that will primarily consist of indigenous vegetation. It is envisaged that all the all species found within the project area should be present within the area allocated to the golf course. This will serve as zone where natural occurring vegetation is protected and the species that are supported by the vegetation as incorporated as part of the development.

Infrastructure and Services

Potable Water Supply and Reticulation

The proponent intends to install fresh water reticulation network for the new development. The network will be connected to the existing pipeline towards the east of the B2 national road. The exact freshwater quantities that will be required are not known yet. Fresh water will primarily be used for normal residential purposes. The services will be handed over to the Local Authorities to charge rates and taxes on this infrastructure.

Waste water disposal

The proponent intends to install a sewer network with waste water treatment works. The location of the waste water treatment works and the capacity has not been finalised yet. The services will be handed over to the Local Authorities to charge rates and taxes on this infrastructure. The Proponent will consult with the two local authorities regarding the management and ownership of the waste water treatment facility.

Treated effluent will also be utilized for watering of the parks and gardens within the development.

Water supply

Water is a scarce resource in Namibia. A desalination plant has already been developed to supplement the fresh water resource specifically for the supply to uranium mines within the area. Recently, NamWater has signed an agreement to secure potable water for future development in the Erongo Region

Discussions with the Local & National Authorities

The bulk potable water supply will have to be supplied from the NamWater Reservoirs situated to the east of Swakopmund, next to the B2 highway. This facility is currently being upgraded with the addition of a third reservoir. Although there is currently a 300mm diameter link between Swakopmund and Walvis Bay, next to the B2 coastal road, it will not be sufficient for the new proposed development. The line is also old and un-reliable. It could cater for temporary supply to the development during the construction phase.

A dedicated new water main line will have to be constructed prior to the occupation of top structures in order to ensure water quantity and reliability.

The only challenge in the bulk water supply is the fact that the water will be provided from the Swakopmund reservoirs whilst the project area currently falls within the jurisdiction of the Walvis Bay Municipality. Discussions between the two local authorities and NamWater will have to be conducted, in order to determine which local authority claims ownership of the infrastructure, and on what terms.

Portable Water

Water demand

The new proposed development consists of a variety of developable erven and a golf course as noted in the introduction. Table 4.1 below indicates the development zoning.

Table 3.1 Development Zoning

Zoning Description	Quantity
Single Residential	492
Multi / General Residential	32*
Business	34

*Taking the density zonings into consideration the 32 general residential erven equate to 1740 residential units.

The calculated estimated demands are as follows:

- Average Annual Daily Potable water demand: 2950 m³/day
- Instantaneous Peak Demand: (Peak Factor : 4) 11 800 m³/day
- Design Supply Demand for Supply main: 4 425 m³/day

The design supply demand for the supply main is based on 1.5 times the Average Annual Daily Demand.

The golf course will be supplied with purified effluent. During the initial construction phase of the development, there will be little demand for potable water. There will also be little purified effluent for irrigation of the golf course. As the water demand increases (houses being occupied), the purified effluent available for irrigation will increase and the potable water demand for irrigation will de-crease. For the reasons stated above, no additional provision is made for potable water irrigation when the development is completed.

Bulk Water Distribution Network

The new development will have to be supplied by a dedicated main water supply from the NamWater Reservoirs. This was discussed in preliminary meetings with NamWater. The route will start at the reservoirs, and then move along an approved route through the Swakopmund Townlands, cross the

Swakopmund River and follow the B2 highway on the eastern side until it reaches the development. The pipeline will have an estimated length of 12 km.

Initial design considerations indicate a supply main of minimum Ø450mm for the demand indicated. The reservoirs are located at a height of 48m above mean sea level and the development's highest natural ground level being 26m. The available static pressure taking losses into consideration will be approximately 16.3m at this point with an Ø450mm supply main.

The development itself has a static pressure difference of approximate 22m and will result in an available pressure head of between 18m and 40m (35m taking minor losses into consideration).

Taking this into consideration it can be safely stated that certain parts of the development will have to be boosted on site in order to achieve the minimum required design static pressure of 24m. Pressure boosting will specifically be required on high lying ground with multi-story buildings as well as the proposed Convention Centre. During the detail design of the water infrastructure, local boosting can be investigated.

The estimated development Cost of the bulk water supply is contained in **Annexure U “Engineering Service Report”** of this document.

Internal Potable Water Distribution Network

The internal potable water network will consist of various diameter mains, sufficient to provide the required static pressure to the erven. As stated, boosting may be required in certain parts in order to achieve the minimum required static pressure of 24m.

The network will follow a dual network design methodology which do not require any erf connections to cross the internal roads and will consist mainly of uPVC Class 9 and HDPE Class 10 pipework ranging from 250 mm diameter down to 32 mm diameter.

The estimated development cost of the internal water supply is contained in **Annexure U “Engineering Service Report”** of this document.

Solid Waste Management

During the construction phase of the project suitable waste containers will be available onsite to ensure construction is managed effectively. All waste generated during construction will either be kept for recycling or disposed at the Swakopmund or Walvis Bay landfill sites.

Waste collection will be done by the Local Authorities once the project has been completed.

Solid waste management

The project area cannot cater for solid waste management. Solid waste will have to be collected by either the Swakopmund Town Council or Walvis Bay Town Council. As soon as the jurisdiction of the development has been finalized, the discussion with the local authority can start. The provision for solid waste will not have any significant impact on the development cost and will be part of the municipal monthly rates and taxes charged to the property owners.

Energy Supply

The electrical supply for the development will be connected to the existing electrical grid. The nearest electrical grid is in Swakopmund located about 10km towards the north. The route for a new power line will still require a more detailed assessment. This will be done in consultation with Erongo RED.

Electrical Infrastructure

Estimated Supply Required

Table 3.2 A total electricity load of approximately 11MVA is forecast for the Desert Rose Development as indicated below:

1	Residential:	474	Stands	Approx. 1.7 MVA
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2	General Residential:	1,704	Stands	Approx. 6.0 MVA
3	Business:	30	Stands	Approx. 1.3 MVA
4	Convention Centre:	1	Stand	Approx. 2.0 MVA

Currently there is no formal contribution toward bulk electrical supply. The supply authority is however working on a policy for bulk electrical network contribution. Provision for the network contribution is made in the cost estimate contained in **Annexure U “Engineering Service Report”** of this document.

Medium voltage supply

The development will be supplied directly from the NamPower Main Intake **Feld Switching Station** situated in Mandume Ya Ndemufayo Street approximately 4km from the development. It is projected that enough capacity is available at the intake station. A proposal to supply the development via 2 x 185mm² 11kV XLPE underground cables is made.

A new Switching Station will be required at the development from where 3 x 11kV 70mm² rings will supply the residential and business areas and 2 x 11kV 70mm² cables will supply the Convention Centre.

Desert Rose MV, LV Reticulation and services connections

An underground electrical reticulation will supply 13 Substations in the development. Underground service connections will be via approximately and initially 90 electrical metering kiosks fed from the substations. The Electrical Reticulation is according to Erongo RED standards

Street Lighting

Approximately 180 streetlights are planned for the main streets, while approximately 200 streetlights are planned for secondary roads. Streetlights are according to Erongo RED standards.

Streets and Access to the development

Access to the development will be via the B2 main road. The turn-offs locations, and the width of the road at the turn-off points, will be done in consultation with the Roads Authority to the development.

The entrance will be built to specifications of Roads Authority and will also be landscaped. The internal street network for the development will range from 16 meters to 18 meters in width, creating wide enough streets for the necessary service provision and landscaping of the development.

Road Infrastructure

A key aspect of any development is the consideration towards access to such development and the associated safety and level of services. Poor consideration to these aspects will result in a failed project and therefore forms an integral part of the investigation.

The proposed road infrastructure does not pose any challenges and the proposed upgrading of TR 2/1 and construction of internal roads and pedestrian walkways will ensure a pleasant experience when visiting the development.

The Development Cost of all roads, parking areas and public walkways is contained in **Annexure U “Engineering Service Report”** of this document.

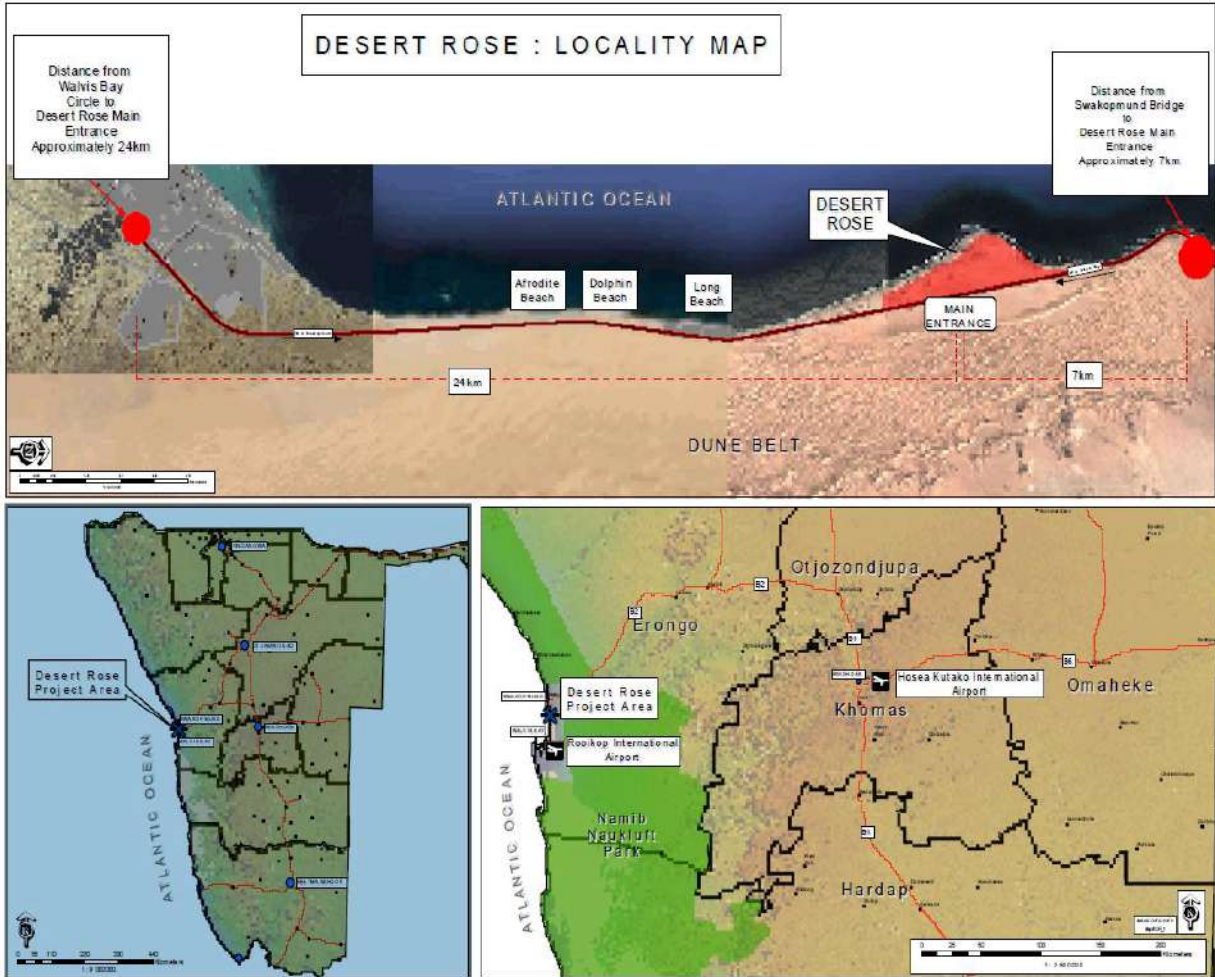


Figure 3.3 Desert Rose Locality Map



Figure 3.4 Desert Rose Informants



Figure 3.5 Desert Rose Layout



Figure 3.6 Desert Rose Zoning

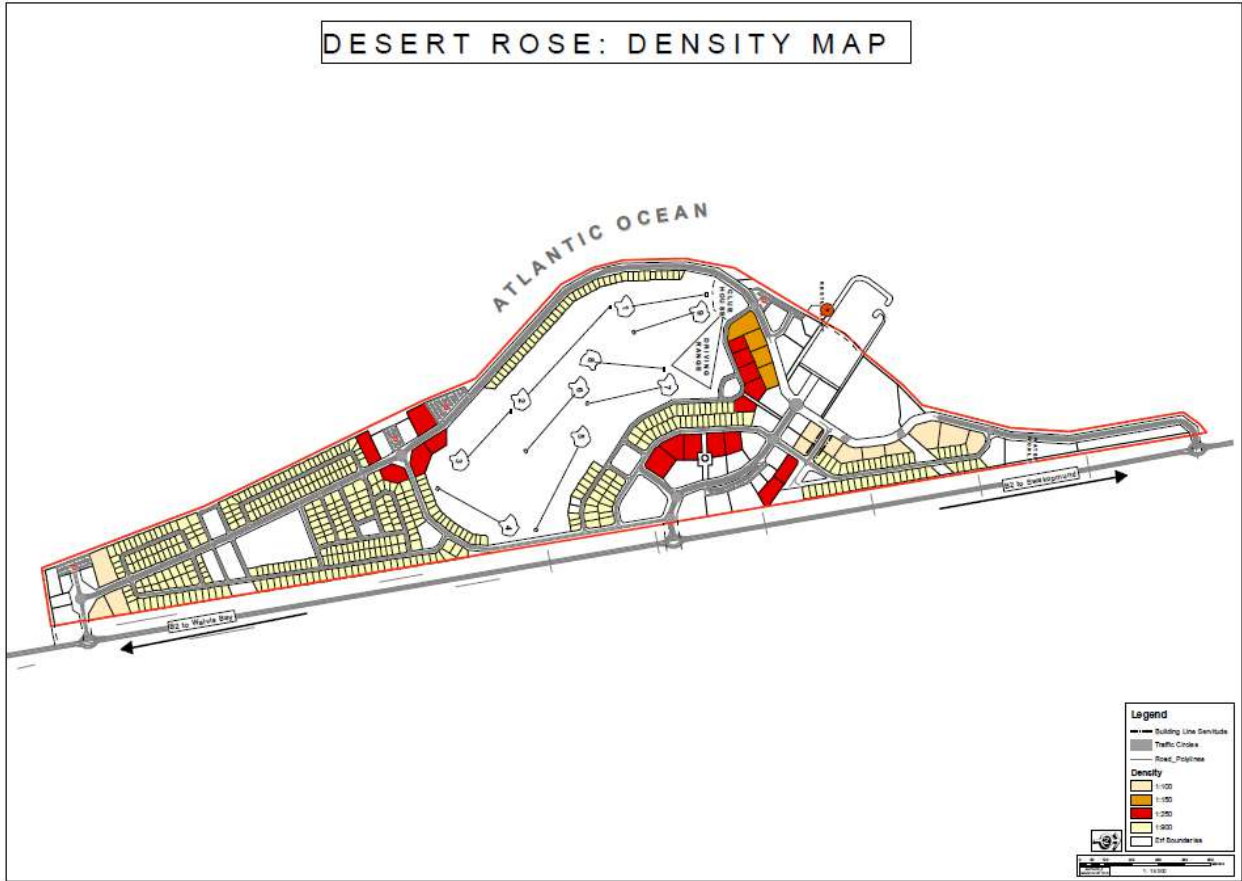


Figure 3.7 Desert Rose Density Map

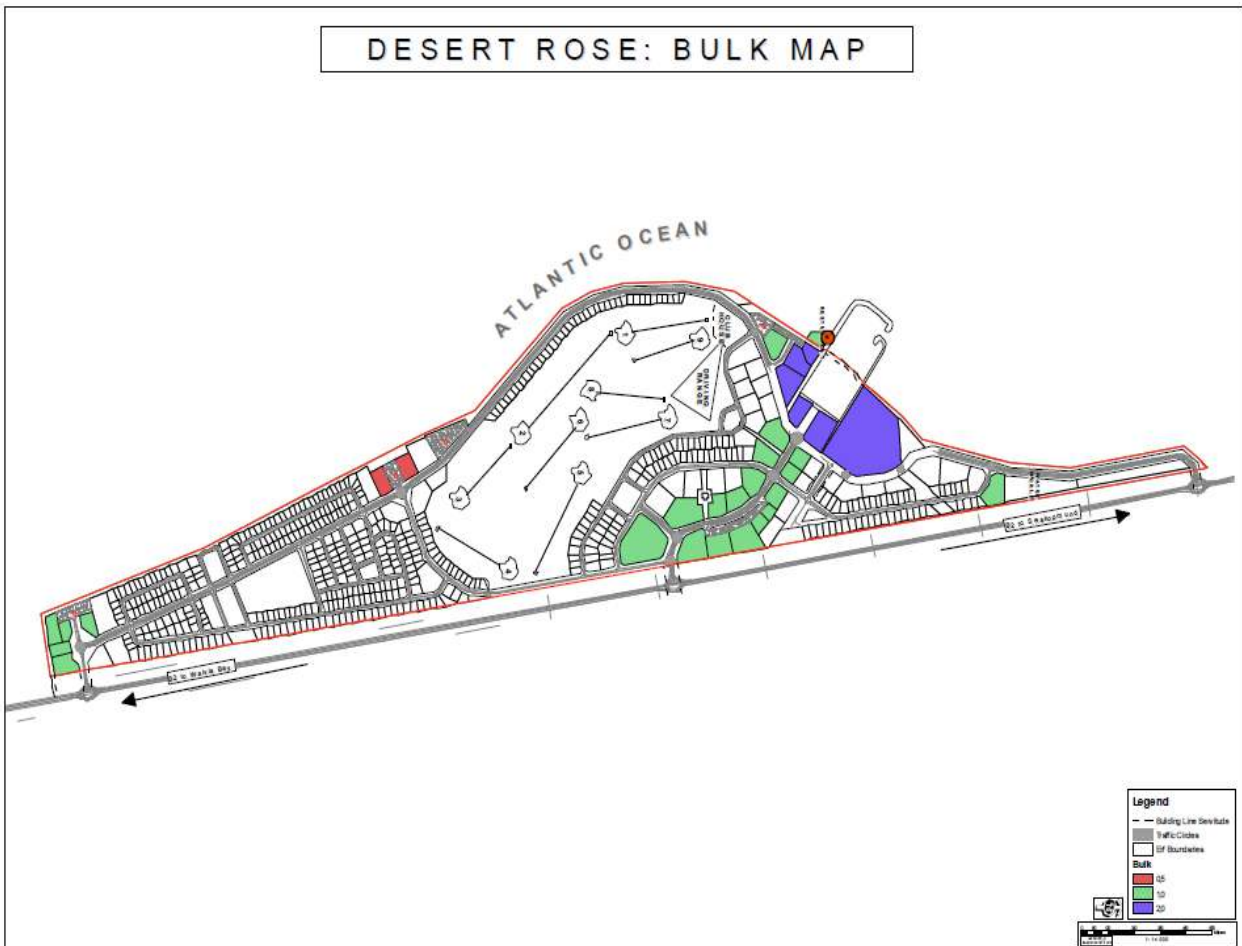


Figure 3.8 Desert Rose Bulk Map

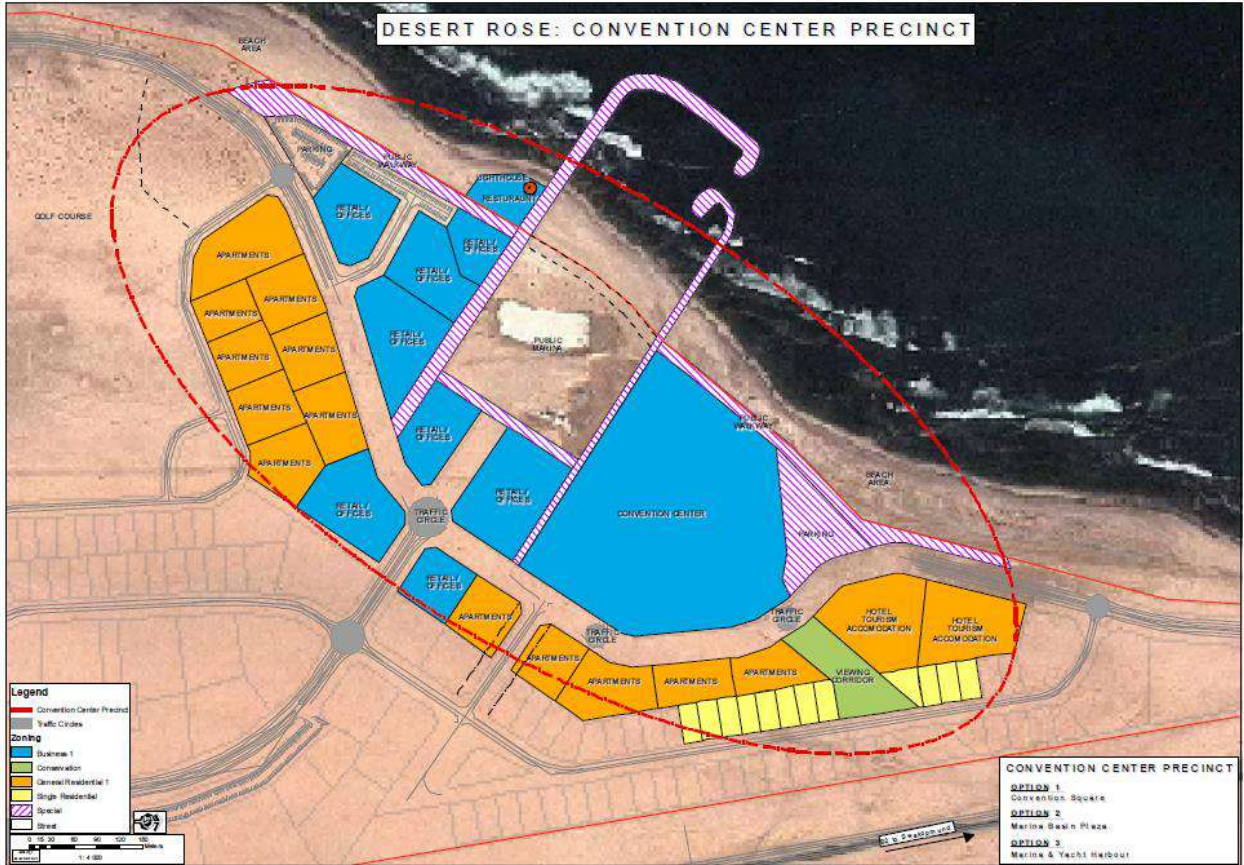


Figure 3.9 Convention Centre Precincts

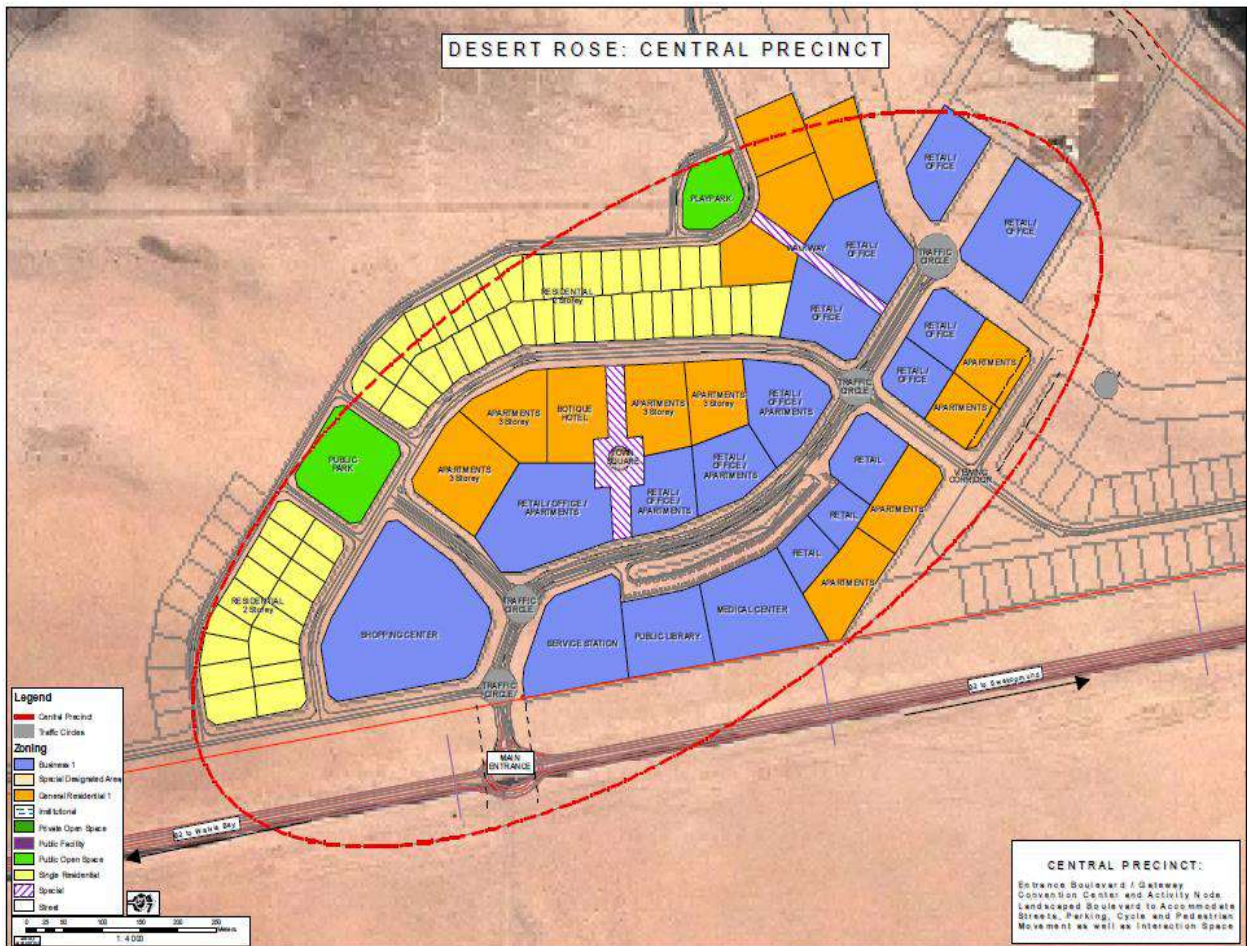


Figure 3.10 Desert Rose Central Precincts

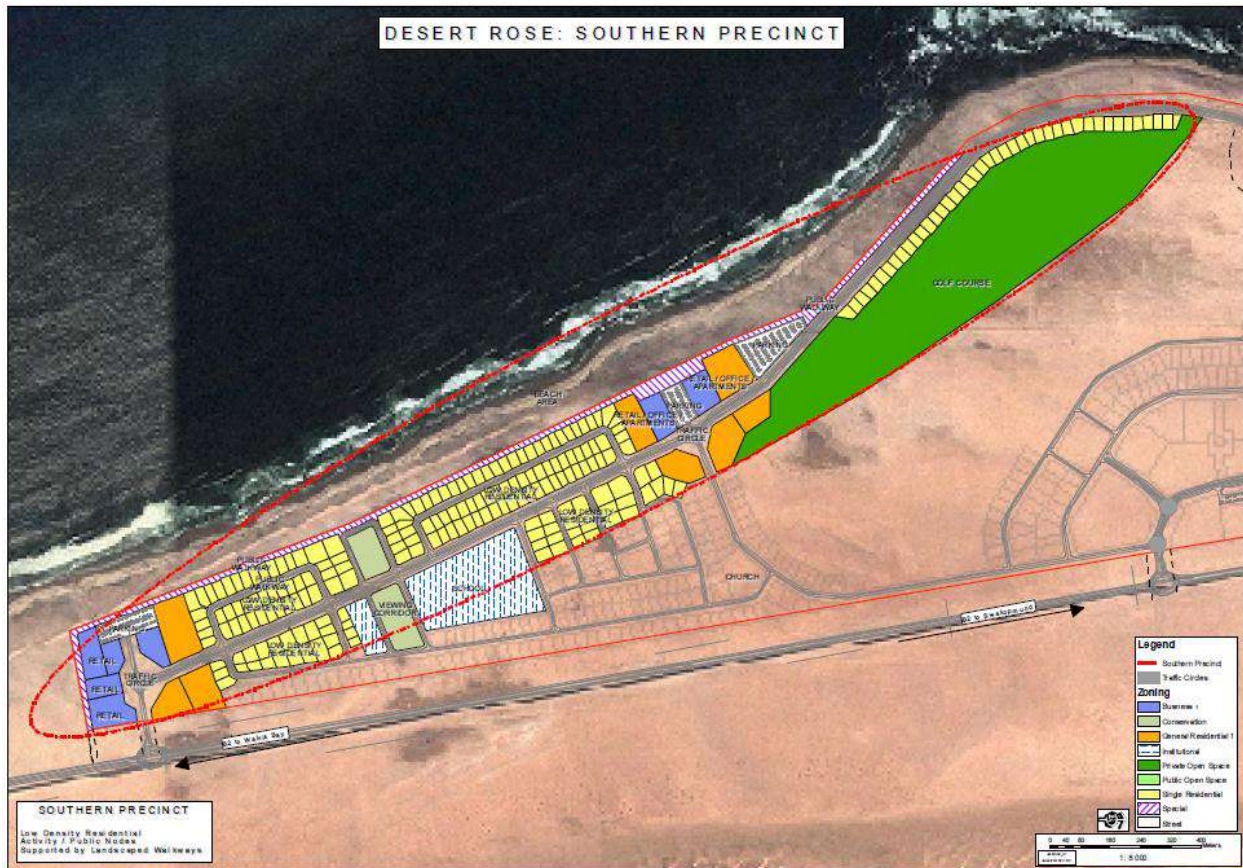


Figure 3.11 Desert Rose Southern Precincts

Existing situation

Sand Rose Investments (Pty) Ltd is proposing the Desert Rose development in Dorob National Park - conservation area on the coast between Swakopmund and Walvis Bay. The development would consist of single and general residential units, business and governmental space, public open space, a golf course, hotels and the proposed Namibian International Convention Centre (NICC). The intention is to develop an iconic mixed-use development that would showcase the region to the world.

Desert Rose approached Strategic Economic Solutions (SES) to perform the macroeconomic feasibility of the NICC component of the development. That report was produced in September 2013 and has been incorporated into the promotional brochures for the development. SES has extensive experience in the economic assessment of conventions and convention centres. It compiled the original economic assessment for the Cape Town International Convention Centre (CTICC) and has assessed various expansion options for the CTICC. It also performed the initial feasibility analysis of the NICC in Windhoek in 2011.

The company produces annual economic assessments for the CTICC, International Convention Centre Durban and occasional economic assessments for the Sandton Convention Centre (SCC). It makes an annual assessment of the economic contribution of the internationally renowned Design Indaba that is hosted at the CTICC each year and attracts buyers from around the world.

Sand Rose Investments consequently requested that SES expand its macroeconomic analysis to include the full Desert Rose development. The macroeconomic impacts outlined in this report are based on the Desert Rose business plan as supplied to SES by Sand Rose Investments. This report includes summaries of the macroeconomic analysis of the NICC and should be read in conjunction with that report.

This report has five sections:

- It starts by describing macroeconomic analysis;
- Section 2 describes the limitations that were faced and gives a range of high level results;
- Section 3 reports on the macroeconomic results for the mid-range assumptions;
- Section 4 describes the methodology and assumptions that were used;

- Section 5 concludes the report.

Future growth

The results reported are for the direct jobs at Desert Rose and the overall contribution to GDP. The results for year 1 are the same for all assumptions because this is a pure construction phase where neither effect is relevant.

- In year 2 there would be 811 new direct jobs as a low estimate and 877 as a high estimate. By year 20 the range lies between 3 459 and 5 859. This is approximately a 30% difference from the mid-range estimate in year 20.

- In year 2 the low estimated contribution to GDP is N\$2 042m and the high estimate is N\$2 083m. By year 20 the estimate lies between N\$8 635m and N\$13 037m. This is approximately a 23% difference from the mid-range estimate in year 20.

It was found that the proposed Desert Rose development would have a major economic impact. Based on the low estimate assumptions Desert Rose can be expected to add between 0.9% and to 1.6% to GDP. The variation depends on the year. The mid-range estimate adds between 1.0% and 1.7% while the high range estimate lies between 1.0% and 1.9%.

Detailed results based on the mid-range assumptions for displacement effects and support businesses were reported.

Contribution to Gross Domestic Product (GDP)

Gross Domestic Product (GDP) is the total value of all final goods and services produced in the country. It is a fundamental measure of the economic quality of life of all people in the country. It is also the most important and all-encompassing measure of the macroeconomic effect of the Desert Rose.

The total nominal contribution to GDP from all forms of expenditure at the Desert Rose is estimated to increase from N\$1 378m in year 1 to N\$10 604m in year 20. In real terms the contribution to GDP is expected to increase from N\$1 378m in year 1 to N\$3 263m in year 20.

- It is estimated that the Desert Rose excluding the NICC would contribute between N\$1 208m and N\$4 911m to GDP from capital expenditure

- The contribution to GDP from operations at the Desert Rose excluding the NICC would increase from N\$47m in year 2 to N\$5 197m in year 20.

- The contribution due to capital expenditure of the NICC would increase from N\$171m in year 1 to N\$601m in year 3. It tapers off after that and in year 20 the ongoing capital expenditure would contribute N\$14m to GDP.

- Operations and other expenditure due to the NICC would increase from N\$455m in year 4 to N\$2 426m in year 20.

GDP is important not just because it is income but also because income has the capacity to add to wealth. Based on expected projections the Desert Rose is estimated to add over N\$125bn to Namibian GDP after twenty years. This is approximately N\$61bn in real terms.

Job Creation

According to the 2011 Census there were 46 879 employed persons in the Erongo region and 10 297 unemployed persons. The development has the potential to significantly address unemployment in the region.

The development and operation of the Desert Rose would result in changes to two types of jobs. The first are the direct jobs that would be created over the project period. These are jobs as a result of the:

- construction of the facilities;
- operational expenditure at Desert Rose and NICC;
- expenditure of delegates attending events;
- expenditure of delegates returning as tourists; and business orders generated from trade fairs.

The second are the so-called indirect jobs that are due to multiplier effects of the direct expenditure.

The direct and indirect job numbers that are reported below are annual full time equivalents.

- The total number of direct jobs is set to increase from 546 in year 1 to 4 539 in year 20. The number of jobs is expected to remain constant once operational maturity is reached. However, the number of jobs directly created because of induced tourism as a result of the NICC would increase slightly each year as an increasing number of tourists become regular visitors to the country.
- Indirect jobs at Desert Rose and country-wide would also be created. The indirect jobs at Desert Rose would be in the support industries. Total indirect jobs are set to increase from 1 432 in year 1 to 4 314 in year 20.
- Total jobs are the sum of the direct and indirect jobs. The total number of direct and indirect jobs, due to both capital and operating expenditure, are set to increase from 1 979 in year 1 to 8 853 in year 20.

Other Macroeconomic Effects

Apart from the key macroeconomic effects discussed above, there are many other macroeconomic effects that would flow from Desert Rose. These include the generation of tax and contribution to indirect household income.

- The combined generation of direct and indirect taxes is set to increase from N\$147m to N\$1 077m by year 20. The cumulative contribution to taxes is set to exceed N\$12bn by year 20.
- Total household income is set to increase from N\$266m in year 1 to N\$2 384m in year 20. Cumulatively over the twenty year period it is estimated that household income would benefit by nearly N\$27bn.

The consequences of not expanding

- Some of the business and people choosing to move to Desert Rose are likely to come from elsewhere in Namibia. This would be the case particularly in the early years. This is called a displacement effect. These displacement effects are clearly not a net economic gain to Namibia and need to be taken into account in the analysis.
- Some of the business that would be established at Desert Rose would be support firms to other business. An example would be the establishment of a stationary supplier that services other firms in the development. In macroeconomic analysis these support firms are part of the second round effects. Including them in the first round effects would be double counting.

The economic consequences of not proceeding with the proposed expansion

3.2 Project Alternatives

During the initial planning stage alternative locations were also considered away from the coast – Windhoek – Feasibility Study. The government of Namibia is considering funding an international convention centre located in Swakopmund. Initially the convention centre was to be located in Windhoek and in 2011 Strategic Economic Solutions (SES) undertook a feasibility analysis of that centre. The results indicated that the centre was economically beneficial and would bring significant benefits to Windhoek and Namibia. The proposed relocation of the international convention centre to Swakopmund means a reduction the scale of the project and the number of events. This report presents the results of a convention centre located in Swakopmund. SES has extensive experience in the economic assessment of conventions and convention centres. This experience has been used in the economic assessment of the proposed Namibian International Convention Centre (NICC).

Two Alternatives sites on the coastline between Langstrand and Swakopmund were considered for the envisaged development. The option of “no go” is the base case, which is described as the affected environment in Chapter 4 of this report, against which to measure the performance or benefits of the proposed project.

The main criteria used by Sand Rose Investments (Pty) Ltd to evaluate the various locations were:

- Capital cost of the project,
- Possible environmental and social impacts,
- Feasibility,
- Benefits to local receiving community,
- Special criteria for a Convention Centre

In order for a Convention Centre to be successful, a feasibility study has been conducted by independent consultants and the following site criteria have shown to be important. They obviously cannot all be fulfilled all the time, but the proposed site at least meets the majority of the criteria.

- The destination should have at least some scientific presence. One or more internationally active universities and scientific institutions. A site in a scientific precinct demonstrates the importance given to the science in the destination.
- The destination should be international accessible and the convention Centre site should be well connected to an international airport.
- The destination should have sufficient hotel; accommodation in a variety of grading's. It is definitely preferable if some (the more the better) of these hotels are in close – if possible: walking distance, otherwise short shuttle distance – of the convention Centre location. The preferred site of a convention Centre should have the possibility for the future construction of more hotels nearby.
- The destination should have a reasonable congress infra-structure (PCO's, DMC's, Stand building companies, Transportation Companies etc.) These have no significant effect on the site selection for the convention Centre, but the construction of a convention Centre will attract businesses in this sector.
- A convention Centre located in a prestigious part of the city/area enhances the feel of importance. This feel can also be the result of a location on a specifically beautiful location or a location with extra ordinary views (many examples in mountain areas, at sea fronts or lake shores). Sufficient space needs to be allocated to some serious landscaping around the Convention Centre.
- Retail outlets typically do not survive in a convention Centre because of the large variations in occupancy from day to day. Exhibitors and visitors/delegates however have of course a need to visit shops, restaurants, banks etc. A convention Centre located in the direct vicinity of at least some shops has an advantage.
- A combination of a convention and exhibition Centre, as proposed, comes with logistical challenges, mainly for the exhibition part of the building. Sufficient space need to be allocated to working terraces or marshalling yards (ideally 50% of the gross indoor exhibition area). Sufficient spaces need also to be available for certain outdoor activities (parties, festivals, arena seating, outdoor demonstrations, outdoor expo's etc.)

Alternative 1:

First alternative is next to the B2 between Swakopmund and the Park Homes. This area will be considerate the lowest impact on the receiving environment, but due to the fact that this area is located under the sea water level and thus creating a catastrophic impact on the receiving environment (proposed development).

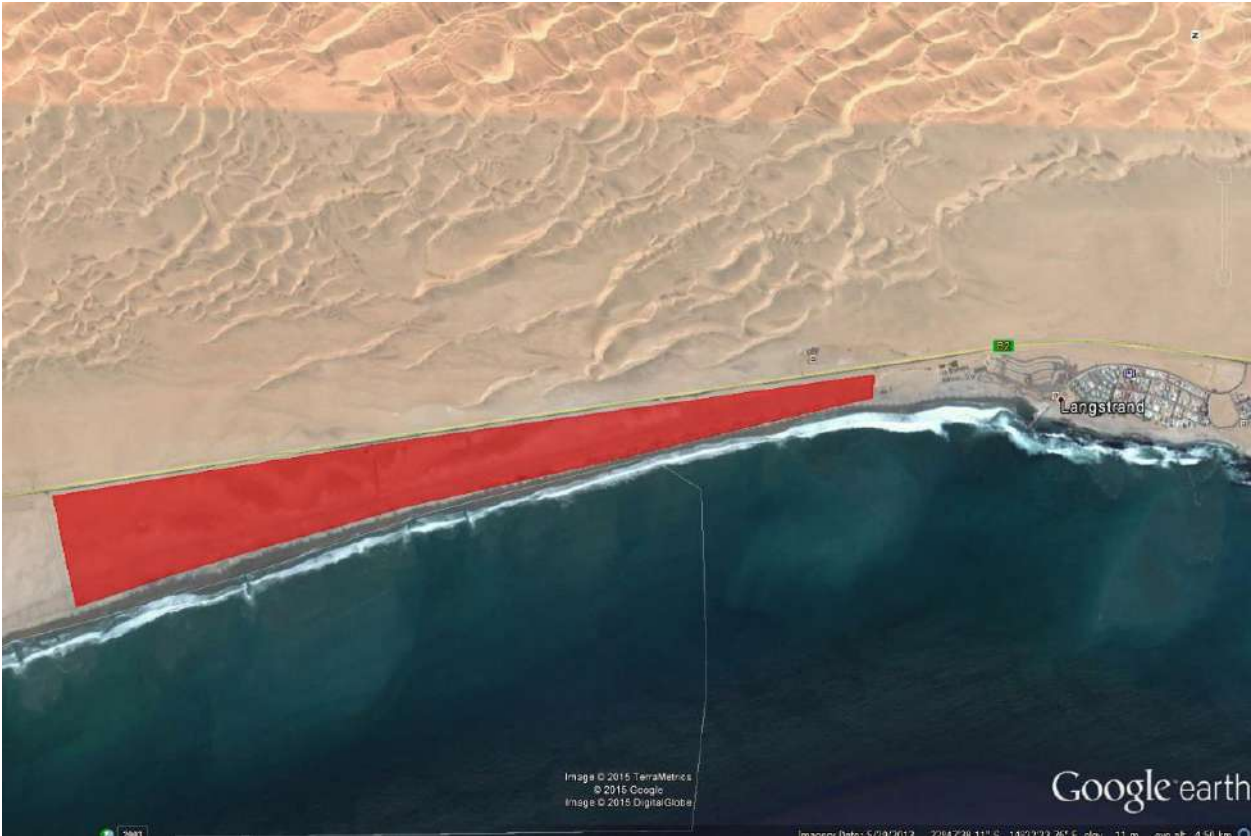


Figure 3.12 Desert Rose Alternative site 1

Alternative 2:

Second alternative next to the B2 between Swakopmund and Langstrand / Park homes, just over the Swakopmund River Bridge. This site will have less impact on the receiving environment, but this area has its own environmental challenges (e.g. Horse graveyard and the demarcated Damara Tern area). The B2 must also be diverted to accommodate the site. This site will be the best suited for this proposed development. By diverting the B2 the traffic flow will be easier and safer for commuters.



Figure 3.13 Desert Rose Alternative site 2

The No-Go alternative is the option of not proceeding with the activity, which implies a continuation of the status quo. Should this particular development not go ahead, none of the potential impacts (positive and negative) identified would occur on the identified site.

Alternatives that were considered during the planning phase of the project are discussed below.

Due to the unique requirements in terms of the site selection criteria from the Feasibility Study for the Convention Centre, this site posed the most favourable conditions in order for the project to be successful within the Erongo Region. Taking in consideration all the requirements, no other site adequately addressed these.

4 DESCRIPTION OF THE AFFECTED ENVIRONMENT

4.1 Background

A desktop study (i.e. literature review) was conducted between 24 and 26 June 2014 on the vertebrate fauna (e.g. reptiles, amphibians, mammals and birds) expected to occur in the general coastal area between Swakopmund and Walvis Bay. A rapid site assessment was conducted between 29 June and 2 July 2014 to determine the actual vertebrate fauna and flora on site and which potentially could be affected by the proposed Desert Rose urban developments.

This literature review was to determine the actual as well as potential vertebrate fauna associated with the general area commonly referred to as the Southern Namib or Southern Desert (Giess 1971, Mendelsohn *et al.* 2002, Van der Merwe 1983). This area is bordered inland by the Central Namib or Central Desert (Giess 1971, Mendelsohn *et al.* 2002). Climatically the coastal area is referred to as Cool Desert with a high occurrence of fog (van der Merwe 1983).

The Namib Desert Biome makes up a large proportion (32%) of the land area of Namibia with parks in this biome making up 69% of the protected area network or 29.7% of the biome (Barnard 1998). Four of 14 desert vegetation types are adequately protected with up to 94% representation in the protected area network in Namibia (Barnard 1998). With the exception of municipal land, the area falls within the recently proclaimed Dorob National Park. No communal and freehold conservancies are located in the general area with the closest communal conservancy being the #Gaingu Conservancy in the Spitzkoppe area approximately 100 km to the northeast (Mendelsohn *et al.* 2002, NACSO 2010).

Two important coastal wetlands – i.e. Walvis Bay Wetlands and Sandwich Harbour – both Ramsar sites, occur in the area. According to Curtis and Barnard (1998) the entire coast and the Walvis Bay lagoon as a coastal wetland, are viewed as sites with special ecological importance in Namibia. The known distinctive values along the coastline are its biotic richness (arachnids, birds and lichens) with the Walvis Bay lagoon's importance being its biotic richness and migrant shorebirds as well as being the most important Ramsar site in Namibia.

The Ramsar site covers 12,600 ha with regular counts of birds varying between 37,000 and well over 100,000 individuals, albeit mainly migratory species (Kolberg n.d.). The Walvis Bay wetland is considered the most important coastal wetland in southern Africa and one of the top 3 in Africa (Shaw *et al.* 2004). The Sandwich Harbour Ramsar site covers 16,500 ha and falls within the Namib-Naukluft Park and enjoys full protection (Kolberg n.d.). This area is a centre of concentration of migratory shorebirds, waders and flamingos regularly supporting over 142,000 and 50,000 birds during summer and winter, respectively (Kolberg n.d.).

The area is bordered by the Kuiseb River to the south (Walvis Bay area) and the Swakop River to the north (Swakopmund area) with catchment areas of 15,500 km² and 30,100 km², respectively with common riparian species including Ana tree, Tamarix, Camelthorn, Salvadora, Fig, Euclea, !Nara and Mesquite (Jacobson *et al.* 1995).

The central coastal region, and the Swakopmund/Walvis Bay area in particular, is regarded as “relatively low” in overall (all terrestrial species) diversity (Mendelsohn *et al.* 2002). Overall terrestrial endemism in the area on the other hand is “moderate to high” (Mendelsohn *et al.* 2002).

The overall diversity and abundance of large herbivorous mammals (big game) is viewed as “low to medium” with 1-2 species while overall diversity of large carnivorous mammals (large predators) is determined at 4

species with brown hyena being the most important with “medium” densities expected in the area (Mendelsohn *et al.* 2002).

It is estimated that at least 54 reptile, 7 amphibian, 43 mammal and 182 bird species (breeding residents) are known to or expected to occur in the general/immediate Swakopmund/ Walvis Bay area of which a high proportion are endemics (e.g. reptiles with 50%).

According to Maggs (1998) there are approximately 4344 higher plant species with the most species being within the grasses (422), composites (Asteraceae) (385), legumes (Fabaceae) (377) and figs (Mesembryanthemaceae) (177), recorded from Namibia. Total species richness depends on further collecting and taxonomic revisions. High species richness is found in the Okavango, Otavi/Karsveld, Kaokoveld, southern Namib and Central Highland (Windhoek Mountains) areas. Endemic species – approximately 687 species in total – are mainly associated with the Kaokoveld (north western) and the succulent Karoo (south western) Namibia. The major threats to the floral diversity in Namibia are:

- 1). Conversion of the land to agriculture (with associated problems) and,
- 2). poorly considered development (Maggs 1998, Mendelsohn *et al.* 2002).

The vegetation in the Desert Biome is characterised by a dominance of therophytes which persist in the form of seeds during unfavourable conditions (Lovegrove 1999). According to Mendelsohn *et al.* (2002) the dominant vegetation structure in the Southern Desert is grassland and dwarf shrub land.

These Namib grasslands – mainly annual species – are very sparse, but nevertheless still dominate the little vegetation that grows there. The average plant production is extremely low with 0-5% variation in green vegetation biomass (Mendelsohn *et al.* 2002). The overall plant diversity (all species) in the general Walvis Bay/Swakopmund area is estimated as <50 species (Mendelsohn *et al.* 2002). These estimates are limited to “higher” plants as information regarding “lower” plants is sparse. Burke (2003), estimates that over 400 species – 10% of the flora of Namibia – occur in the central Namib and although it has not been identified as a centre of endemism, it is dominated by endemics such as *Arthroa leubnitziae*. The greatest variants affecting the diversity of plants are habitat and climate with the highest plant diversity generally associated with high rainfall areas.

Pockets of high diversity are found throughout Namibia in “unique” habitat – often transition zones – e.g. mountains, inselbergs, etc. Plant endemism is viewed as “medium” – with between 1-15 endemics expected from the general area (Mendelsohn *et al.* 2002). Furthermore, Mendelsohn *et al.* (2002) views the grazing and browse as virtually non-existent in the general area. The tourism potential of this area is viewed as moderate (Mendelsohn *et al.* 2002, van der Merwe 1983).

It is estimated that up to 39 species of larger trees and shrubs and up to 48 grasses are known to or expected to occur in the general/immediate Swakopmund/Walvis Bay area.

4.1.1 REPTILE DIVERSITY

Table 4.1 indicates the reptile diversity known and/or expected to occur in the general area between Swakopmund and Walvis Bay as well as species actually confirmed during the fieldwork (√*) or using the authors previous sightings (√^{1,2,3}) from the area:

Table 4.1 Reptile diversity known and/or expected to occur in the general area – i.e. Swakopmund/Walvis Bay area – and species confirmed during the fieldwork and/or the author’s previous records (√^{1,2,3}) from the area.

Species: Scientific name	Species: Common name	Species Confirmed	Namibian conservation and legal status	International status		
				SARDB	IUCN	CITES
TURTLES AND TERRAPINS						
<i>Pelomedusa subrufa</i>	Marsh/Helmeted Terrapin		Secure			
SNAKES						
Thread Snakes						
<i>Leptotyphlops occidentalis</i>	Western Thread Snake		Endemic; Secure	P		
<i>Leptotyphlops labialis</i>	Damara Thread Snake		Endemic; Secure			
Burrowing Snakes						
<i>Xenocalamus bicolor bicolor</i>	Bicoloured Quill-snouted Snake		Secure			
Typical Snakes						
<i>Lamprophis fuliginosus</i>	Brown House Snake		Secure			
<i>Lycophidion capense</i>	Cape Wolf Snake		Secure			

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Species: Scientific name	Species: Common name	Species Confirmed	Namibian conservation and legal status	International status		
				SARDB	IUCN	CITES
<i>Pseudaspis cana</i>	Mole Snake		Secure			
<i>Dipsina multimaculata</i>	Dwarf Beaked Snake	√ ¹	Endemic; Secure			
<i>Psammophis trigrammus</i>	Western Sand Snake		Endemic; Secure			
<i>Psammophis notostictus</i>	Karoo Sand Snake		Secure			
<i>Psammophis namibensis</i>	Namib Sand Snake	√ ^{1,2,3}	Secure			
<i>Dasyplectis scabra</i>	Common/Rhombic Egg Eater		Secure			
<i>Aspidelaps lubricus infuscatus</i>	Coral Snake		Secure			
<i>Aspidelaps scutatus scutatus</i>	Shield-nose Snake		Secure			
<i>Naya nigricincta</i>	Black-necked Spitting Cobra	√ ^{1,3}	Endemic; Secure			
<i>Bitis arietans</i>	Puff Adder	√ ¹	Secure			
<i>Bitis caudalis</i>	Horned Adder	√ ^{1,2,3}	Secure			
<i>Bitis peringueyi</i>	Péringuey's Adder	√*, √ ¹	Endemic; Secure		LC	
LIZARDS						
Skinks						
<i>Typhlosaurus braini</i>	Brains's Blind Legless Skink		Endemic; Secure			
<i>Typhlacontias brevipes</i>	FitzSimmons' Burrowing Skink	√*, √ ¹	Endemic; Secure			
<i>Trachylepis occidentalis</i>	Western Three-striped Skink		Secure			
<i>Trachylepis striata wahlbergi</i>	Striped Skink		Secure			
<i>Trachylepis sulcata</i>	Western Rock Skink	√ ¹	Secure			
<i>Trachylepis variegata variegata</i>	Variegated Skink		Secure			
Old World Lizards						
<i>Heliobolus lugubris</i>	Bushveld Lizard		Secure			
<i>Meroles anchietae</i>	Shovel-snouted Lizard	√ ¹	Secure			
<i>Meroles cuneirostris</i>	Wedge-snouted Desert Lizard	√ ^{1,3}	Endemic; Secure			
<i>Meroles micropholidotus</i>	Small-scaled Desert Lizard		Endemic; Rare?			
<i>Meroles reticulatus</i>	Reticulated Desert Lizard	√*, √ ^{1,2}	Endemic; Secure			
<i>Meroles suborbitalis</i>	Spotted Desert Lizard	√ ^{1,3}	Secure			
<i>Pedioplanis breviceps</i>	Short-headed Sand Lizard	√ ¹	Endemic; Secure			
<i>Pedioplanis namaquensis</i>	Namaqua Sand Lizard	√ ¹	Secure			
<i>Pedioplanis inornata</i>	Plain Sand Lizard	√ ^{1,2,3}	Endemic; Secure			
Plated Lizards						
<i>Cordylosaurus subtessellatus</i>	Dwarf Plated Lizard		Endemic; Secure		LC	
Monitors						
<i>Varanus albigularis</i>	Rock Monitor		Vulnerable; Peripheral Protected Game	V		C2
Agama						
<i>Agama planiceps</i>	Namibian Rock Agama		Secure			
Chameleons						
<i>Bradypodion pumilum</i>	Cape Dwarf Chameleon	√ ¹	Introduced alien Secure			C2
<i>Chamaeleo namaquensis</i>	Namaqua Chameleon	√ ^{1,2,3}	Secure		LC	C2
Geckos						
<i>Afroedura africana africana</i>	African Flat Gecko		Endemic; Rare?			
<i>Chondrodactylus angulifer namibensis</i>	Giant Ground Gecko	√ ^{1,3}	Secure			
<i>Narudasia festiva</i>	Festive Gecko		Endemic; Secure			
<i>Pachydactylus bicolour</i>	Velvety Thick-toed Gecko	√ ^{1,3}	Endemic; Secure			

Species: Scientific name	Species: Common name	Species Confirmed	Namibian conservation and legal status	International status		
				SARDB	IUCN	CITES
<i>Pachydactylus kockii</i>	Koch's Thick-toed Gecko	√ ³	Endemic; Secure			
<i>Pachydactylus turneri</i>	Turner's Thick-toed Gecko	√ ¹	Secure			
<i>Pachydactylus scherzi</i>	Schertz's Thick-toed Gecko		Endemic; Secure			
<i>Pachydactylus rugosus rugosus</i>	Rough Thick-toed Gecko		Endemic; Secure			
<i>Pachydactylus weberi weneri</i>	Weber's Thick-toed Gecko		Endemic; Secure			
<i>Palmatogecko rangei</i>	Wed-footed Gecko	√ ¹	Endemic; Secure			
<i>Ptenopus carpi</i>	Carp's Barking Gecko	√ ^{1,3}	Endemic; Secure			
<i>Ptenopus garrulus maculatus</i>	Common Barking Gecko	√ ^{1,3}	Secure			
<i>Ptenopus kocki</i>	Kock's Barking Gecko	√ ¹	Endemic; Secure		LC	
<i>Rhoptropus afer</i>	Common Namib Day Gecko	√ ^{1,2,3}	Endemic; Secure			
<i>Rhoptropus boultoni</i>	Boulton's Namib Day Gecko	√ ¹	Endemic; Secure			
<i>Rhoptropus bradfieldi</i>	Bradfield's Namib Day Gecko		Endemic; Secure			

Namibian conservation and legal status according to the Nature Conservation Ordinance No 4 of 1975 (Griffin 2003)

Endemic – includes Southern African Status (Branch 1998)

SARDB (2004): V – Vulnerable; P – Peripheral (South African Red Data Book)

IUCN (2014): LC – Least Concern (Most reptiles not yet assessed by the IUCN Red List)

CITES: Appendix 2 species

√¹ – Cunningham (2011a); √² – Cunningham (2010a); √³ – Cunningham (2010b)

Source for literature review: Alexander and Marais (2007), Branch (1998), Branch (2008), Boycott and Bourquin 2000, Broadley (1983), Buys and Buys (1983), Cunningham (2006, 2010a,b & 2011), Griffin (1998a), Griffin (2003), Hebbard (n.d.), Marais (1992), Tolley and Burger (2007).

4.1.2 AMPHIBIAN DIVERSITY

Table 4.2 indicates the amphibian diversity known and/or expected to occur in the general area between Swakopmund and Walvis Bay.

Table 4.2 Amphibian diversity known and/or expected to occur in the general area – i.e. Swakopmund/Walvis Bay area.

Species: Scientific name	Species: Common name	Namibian conservation and legal status	International Status: IUCN
Toads			
<i>Poyntonophrynus dombensis</i>	Dombe Toad	Endemic	LC
<i>Poyntonophrynus hoeschi</i>	Hoesch's Toad	Endemic	LC
<i>Amietophrynus poweri</i>	Power's Toad or Western Olive Toad		LC
Rain Frogs			
<i>Breviceps adspersus</i>	Common/Bushveld Rain Frog		LC
Rubber Frog			
<i>Phrynomantis annectens</i>	Marbled Rubber Frog	Endemic	LC
Bull and Sand Frogs			
<i>Tomopterna tandyi</i>	Tandy's Sand Frog		LC
Platannas			
<i>Xenopus laevis</i>	Common Platanna		LC

IUCN (2014): LC – Least Concern

Source for literature review: Carruthers (2001), Channing (2001), Channing and Griffin (1993), Du Preez and Carruthers (2009), Passmore and Carruthers (1995)

4.1.3 MAMMAL DIVERSITY

Table 4.3 indicates the mammal diversity known and/or expected to occur in the general area between Swakopmund and Walvis Bay as well as species actually confirmed during the fieldwork (√*) or using the authors previous sightings (√^{1,2,3}) from the area:

Table 4.3 Mammal diversity known and/or expected to occur in the general area – i.e. Swakopmund/Walvis Bay area – and species confirmed during the fieldwork and/or the author’s previous records (√^{1,2,3}) from the area.

Species: Scientific name	Species: Common name	Species Confirmed	Namibian conservation and legal status	International Status		
				SARDB	IUCN	CITES
Moles						
<i>Eremitalpa granti</i>	Grant’s Golden Mole	√ ¹	Endemic; Secure	V	LC	
Elephant Shrews						
<i>Macroscelides proboscideus flavicaudatus</i>	Round-eared Elephant-shrew	√ ¹	Endemic; Secure		LC	
Bats						
<i>Lissonycteris angolensis</i>	*Angolan Soft-furred Fruit Bat		Not listed		LC	
<i>Tadarida aegyptiaca</i>	Egyptian Free-tailed Bat		Secure		LC	
<i>Cistugo seabrai</i>	Namibian Wing-gland Bat		Endemic; Rare	V	LC	
<i>Laephotis namibensis</i>	Namib Long-eared Bat		Endemic; Insufficiently known		LC	
<i>Nycteris thebaica</i>	Common Slit-faced Bat		Secure		LC	
<i>Rhinolophus clivosus</i>	Geoffroy’s Horseshoe Bat		Secure	NT	LC	
<i>Rhinolophus darlingi</i>	Darling’s Horseshoe Bat		Secure	NT		
<i>Rhinolophus capensis</i>	*Cape Horseshoe Bat		Secure	NT	LC	
<i>Taphozous mauritanus</i>	*Mauritanian Tomb Bat		Secure		LC	
<i>Chaerephon ansorgei</i>	*Ansorge’s Free-tailed Bat		Not listed		LC	
<i>Sauromys petrophilus</i>	Roberts’s Flat-headed Bat		Secure		LC	
<i>Miniopterus natalensis</i>	Natal Long-fingered Bat		Secure	NT	LC	
<i>Eptesicus hottentotus</i>	Long-tailed Serotine		Secure		LC	
<i>Neoromicia zuluensis</i>	*Zulu Serotine		Secure		LC	
<i>Pipistrellus rueppellii</i>	*Rüppell’s Pipistrelle		Insufficiently known; Peripheral		LC	
Hares and Rabbits						
<i>Lepus capensis</i>	Cape Hare	√ ¹	Secure			
Rodents						
Rats and Mice						
<i>Parotomys littledalei namibensis</i>	Littledale’s Whistling Rat		Endemic; Secure	NT	LC	
<i>Rhabdomys pumilio</i>	Striped Mouse	√ ^{1,2}	Secure		LC	
<i>Mus musculus</i>	House Mouse	√ ¹	Invasive alien		LC	
<i>Aethomys chrysophilus</i>	Red Veld Rat		Secure		LC	
<i>Aethomys namaquensis</i>	Namaqua Rock Mouse	√ ¹	Secure		LC	
<i>Rattus rattus</i>	House Rat	√ ¹	Invasive alien		LC	
<i>Rattus norvegicus</i>	Brown Rat		Invasive alien		LC	
Rats and Mice						
<i>Desmodillus auricularis</i>	Short-tailed Gerbil		Secure		LC	
<i>Gerbillurus paeba</i>	Hairy-footed Gerbil		Endemic; Insufficiently known		LC	
<i>Gerbillurus tytonis</i>	Dune Hairy-footed Gerbil	√*, √ ^{1,2}	Endemic; Secure		LC	
<i>Gerbillurus setzeri</i>	Setzer’s Hairy-footed Gerbil or Namib Brush-tailed Gerbil		Endemic		LC	
<i>Petromyscus collinus</i>	Pygmy Rock Mouse		Endemic; Secure		LC	

Species: Scientific name	Species: Common name	Species Confirmed	Namibian conservation and legal status	International Status		
				SARDB	IUCN	CITES
<i>Mastomys coucha</i>	Southern Multimammate Mouse		Secure		LC	
<i>Petromys typicus</i>	Dassie Rat		Endemic; Secure	NT		
Carnivores						
<i>Hyaena brunnea</i>	Brown Hyena	√*,√ ^{1,2}	Insufficiently known; Vulnerable? Peripheral; Protected game	NT	NT	
<i>Crocuta crocuta</i>	Spotted Hyena		Secure? Peripheral	NT	LC	
<i>Felis silvestris</i>	African Wild Cat	√ ¹	Vulnerable		LC	C2
<i>Vulpes chama</i>	Cape Fox	√ ¹	Vulnerable?		LC	
<i>Canis mesomelas</i>	Black-backed Jackal	√*,√ ^{1,2}	Secure; Problem animal		LC	
<i>Otocyon megalotis</i>	Bat-eared Fox		Vulnerable?; Peripheral		LC	
<i>Ictonyx striatus</i>	Striped Polecat		Secure		LC	
<i>Suricata suricatta marjoriae</i>	Suricate	√*,√ ¹	Endemic; Secure		LC	
Antelopes						
<i>Sylvicapra grimmia</i>	Common Duiker		Secure		LC	
<i>Antidorcas marsupialis</i>	Springbok	√ ^{1,2}	Secure; Huntable game		LC	
<i>Oryx gazella</i>	Gemsbok	√ ¹	Secure; Huntable game		LC	

SARDB (2004): NT – Near Threatened; V – Vulnerable

IUCN (2014): NT – Near Threatened; LC – Least Concern

CITES: Appendix 2 species

* Unconfirmed bat species although potentially could occur in area according to habitat modelling (Monadjem *et al.* 2010)

√¹ – Cunningham (2011a); √² – Cunningham (2010a); √³ – Cunningham (2010b)

Source for literature review: Cunningham (2010a,b & 2011), De Graaff (1981), Griffin (2005), Estes (1995), Joubert and Mostert (1975), Monadjem *et al.* (2010), Skinner and Smithers (1990), Skinner and Chimimba (2005) and Taylor (2000)

4.1.4 AVIAN DIVERSITY

Table 4.4 indicates the bird diversity known and/or expected to occur in the general area between Swakopmund and Walvis Bay as well as species actually confirmed during the fieldwork (√) or using the authors previous records (√*) from the area:

Table 4.4 Bird diversity known and/or expected to occur in the general area – i.e. Swakopmund/Walvis Bay area – and species confirmed during the fieldwork (√) and/or the author’s previous records (√* - e.g. Cunningham 2010a,b and Cunningham 2011a, etc.) from the area. This table excludes migratory birds (e.g. Petrel, Albatross, Skua, etc.) and species breeding extra limital (e.g. stints, sandpipers, etc.) and rather focuses on birds that are breeding residents or can be found in the area during any time of the year. This would imply that many more birds (e.g. Palaearctic migrants) could occur in the area depending on “favourable” environmental conditions.

Species: Scientific name	Species: Common name	Species Confirmed	Namibian conservation and legal status	International status	
				Southern Africa	IUCN
<i>Struthio camelus</i>	Common Ostrich	√*			
<i>Podiceps cristatus</i>	Great Crested Grebe	√*	CE		
<i>Tachybaptus ruficollis</i>	Little Grebe	√*			
<i>Podiceps</i>	Black-necked Grebe	√*			

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Species: Scientific name	Species: Common name	Species Confirmed	Namibian conservation and legal status	International status	
				Southern Africa	IUCN
<i>nigricollis</i>					
<i>Pelecanus onocrotalus</i>	Great White Pelican	√	E		
<i>Pelecanus rufescens</i>	Pink-backed Pelican	√*			
<i>Phalacrocorax lucidus</i>	White-breasted Cormorant	√			
<i>Morus capensis</i>	Cape Gannet	√*	SP	Breeding End	V
<i>Phalacrocorax capensis</i>	Cape Cormorant	√		Breeding End	E
<i>Phalacrocorax neglectus</i>	Bank Cormorant	√*	SP	End	E
<i>Phalacrocorax africanus</i>	Reed Cormorant				
<i>Phalacrocorax coronatus</i>	Crowned Cormorant	√*		End	NT
<i>Anhinga melanogaster</i>	Darter				
<i>Ardea cinerea</i>	Grey Heron				
<i>Ardea melanocephala</i>	Black-headed Heron				
<i>Ardea purpurea</i>	Purple Heron				
<i>Egretta garzetta</i>	Little Egret				
<i>Egretta intermedia</i>	Yellow-billed Egret	√			
<i>Egretta alba</i>	Great Egret				
<i>Egretta ardesiaca</i>	Black Egret				
<i>Bubulcus ibis</i>	Cattle Egret				
<i>Ardeola ralloides</i>	Squacco Heron				
<i>Ixobrychus minutes</i>	Little Bittern				
<i>Scopus umbretta</i>	Hamerkop				
<i>Ciconia nigra</i>	Black Stork				
<i>Phoenicopterus ruber</i>	Greater Flamingo	√	V		
<i>Phoenicopterus minor</i>	Lesser Flamingo	√*	V		NT
<i>Dendrocygna viduata</i>	Whitefaced Duck	√*			
<i>Alopochen aegyptiacus</i>	Egyptian Goose	√*			
<i>Anas capensis</i>	Cape Teal	√*			
<i>Anas hottentota</i>	Hottentot Teal	√*			
<i>Anas erythrorhyncha</i>	Redbilled Teal	√*			
<i>Anas smithii</i>	Cape Shoveller	√*			
<i>Netta erythrophthalma</i>	Southern Pochard	√*			
<i>Sagittarius serpentarius</i>	Secretarybird				V
<i>Gyps africanus</i>	White-backed Vulture		NT		
<i>Aegypius tracheliotus</i>	Lappet-faced Vulture		V		
<i>Circaetus pectoralis</i>	Black-chested Snake-Eagle	√*			
<i>Elanus caeruleus</i>	Black-shouldered Kite				
<i>Aquila verreauxii</i>	Verreaux's Eagle				

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Species: Scientific name	Species: Common name	Species Confirmed	Namibian conservation and legal status	International status	
				Southern Africa	IUCN
<i>Aquila rapax</i>	Tawny Eagle		E		
<i>Polemaetus bellicosus</i>	Martial Eagle	√*	E		V
<i>Buteo augur</i>	Augur Buzzard				
<i>Melierax canorus</i>	Southern Pale Chanting Goshawk	√*		N-end	
<i>Falco peregrinus</i>	Peregrine Falcon		NT		
<i>Falco biarmicus</i>	Lanner Falcon	√*			
<i>Falco chicquera</i>	Red-necked Falcon				
<i>Falco rupicolus</i>	Rock Kestrel	√			
<i>Falco rupicoloides</i>	Greater Kestrel	√*			
<i>Francolinus adspersus</i>	Red-billed Francolin				
<i>Trunix sylvatica</i>	Kurrichane Buttonquail				
<i>Porphyrio porphyrio</i>	African Purple Swamphen				
<i>Gallinula chloropus</i>	Common Moorhen	√*			
<i>Fulica cristata</i>	Red-knobbed Coot	√*			
<i>Ardeotis kori</i>	Kori Bustard				NT
<i>Neotis ludwigii</i>	Ludwig's Bustard	√*		N-end	E
<i>Eupodotis rueppellii</i>	Rüppell's Korhaan	√*	End	N-end	
<i>Eupodotis afra</i>	Black Korhaan				
<i>Actophilornis africanus</i>	African Jacana	√*			
<i>Rostratula benghalensis</i>	Painted Snipe				
<i>Haematopus moquini</i>	African Black Oystercatcher	√*	V	End	NT
<i>Charadrius marginatus</i>	White-fronted Plover	√			
<i>Charadrius pallidus</i>	Chestnut-banded Plover	√*	V		NT
<i>Charadrius pecuarius</i>	Kittlitz's Plover	√*			
<i>Charadrius tricoloris</i>	Three-banded Plover	√*			
<i>Vanellus armatus</i>	Blacksmith Lapwing	√*			
<i>Recurvirostra avocetta</i>	Pied Avocet	√*			
<i>Himantopus himantopus</i>	Black-winged Stilt	√*			
<i>Burhinus capensis</i>	Spotted Thick-knee				
<i>Cursorius rufus</i>	Burchell's Courser				
<i>Rhinoptilus africanus</i>	Double-banded Courser				
<i>Larus dominicanus</i>	Kelp Gull	√			
<i>Larus cirrocephalus</i>	Grey-headed Gull	√*			
<i>Larus hartlaubii</i>	Hartlaub's Gull	√		End	
<i>Sterna bergii</i>	Swift Tern	√			
<i>Sterna balaenarum</i>	Damara Tern	√*	End; E	Breeding endemic	NT
<i>Chlidonias</i>	Whiskered Tern				

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Species: Scientific name	Species: Common name	Species Confirmed	Namibian conservation and legal status	International status	
				Southern Africa	IUCN
<i>hybridus</i>					
<i>Pterocles namaqua</i>	Namaqua Sandgrouse			N-end	
<i>Pterocles bicinctus</i>	Double-banded Sandgrouse			N-end	
<i>Columba guinea</i>	Speckled Pigeon				
<i>Columba livea</i>	Rock Dove	√			
<i>Streptopelia capicola</i>	Cape Turtle Dove				
<i>Streptopelia senegalensis</i>	Laughing Dove	√*			
<i>Oena capensis</i>	Namaqua Dove	√*			
<i>Agapornis roseicollis</i>	Rosy-faced Lovebird	√*	End	N-end	
<i>Corythaixoides concolor</i>	Grey Go-away-bird				
<i>Tyto alba</i>	Barn Owl	√*			
<i>Otus leucotis</i>	Southern White-faced Scops-Owl				
<i>Glaucidium perlatum</i>	Pearl-spotted Owlet				
<i>Bubo africanus</i>	Spotted Eagle Owl	√*			
<i>Bubo lacteus</i>	Giant Eagle Owl				
<i>Caprimulgus tristigma</i>	Freckled Nightjar				
<i>Apus bradfieldi</i>	Bradfield's Swift			N-end	
<i>Colius colius</i>	White-backed Mousebird	√*		End	
<i>Urocolius indicus</i>	Red-faced Mousebird	√*			
<i>Ceryle rudis</i>	Pied Kingfisher				
<i>Merops hirundineus</i>	Swallow-tailed Bee-eater				
<i>Upupa epops</i>	Hoopoe				
<i>Phoeniculus cyanomelas</i>	Scimitar-billed Woodhoopoe				
<i>Tockus monteiri</i>	Monteiro's Hornbill		End		
<i>Tockus nasutus</i>	African Grey Hornbill				
<i>Lybius leucomelas</i>	Pied Barbet				
<i>Dendropicus fuscescens</i>	Cardinal Woodpecker				
<i>Mirafraba sabota</i>	Sabota Lark	√*			
<i>Mirafraba curvirostris</i>	Long-billed Lark	√*			
<i>Calendulauda erythrochlamys</i>	Dune Lark	√*	End	End	
<i>Chersomanes albobasciata</i>	Spike-heeled Lark	√*		N-end	
<i>Calandrella cinerea</i>	Red-capped Lark	√*			
<i>Alauda starki</i>	Stark's Lark	√*		End	
<i>Ammomanopsis grayi</i>	Gray's Lark	√*	End	N-end	
<i>Certhilauda subcoronata</i>	Karoo Long-billed Lark			End	
<i>Eremopterix verticalis</i>	Grey-backed Sparrowlark			N-end	
<i>Hirundo fuligula</i>	Rock Martin	√*			
<i>Riparia</i>	Brown-throated Martin				

Species: Scientific name	Species: Common name	Species Confirmed	Namibian conservation and legal status	International status	
				Southern Africa	IUCN
<i>paludicola</i>					
<i>Dicrurus adsimilis</i>	Fork-tailed Drongo	√*			
<i>Corvus capensis</i>	Cape Crow	√*			
<i>Corvus albus</i>	Pied Crow	√			
<i>Parus cinerascens</i>	Ashy Tit			N-end	
<i>Anthoscopus minutes</i>	Cape Penduline Tit			N-end	
<i>Turdoides bicolour</i>	Pied Babbler				
<i>Pycnonotus nigricans</i>	African Red-eyed Bulbul	√*		N-end	
<i>Monticola brevipes</i>	Short-toed Rock Thrush				
<i>Namibornis herero</i>	Herero Chat		End	N-end	
<i>Oenanthe monticola</i>	Mountain Wheatear	√*		N-end	
<i>Cercomela familiaris</i>	Familiar Chat	√*			
<i>Cercomela tractrac</i>	Tractrac Chat	√*		N-end	
<i>Cercomela schlegelii</i>	Karoo Chat			N-end	
<i>Myrmecocichla formicivora</i>	Ant-eating Chat			End	
<i>Erythropygia paena</i>	Kalahari Robin				
<i>Parisoma subcaeruleum</i>	Chestnut-vented Tit- Babbler	√*		N-end	
<i>Parisoma layardi</i>	Layard's Tit-Babbler			End	
<i>Zosterops pallidus</i>	Orange River White-eye			End	
<i>Sylvietta rufescens</i>	Long-billed Crombec				
<i>Eremomela icteropygialis</i>	Yellow-bellied Eremomela				
<i>Eremomela gregalis</i>	Karoo Eremomela				
<i>Acrocephalus baeticatus</i>	African Reed-Warbler	√*			
<i>Acrocephalus gracilirostris</i>	Lesser Swamp-Warbler				
<i>Cisticola aridulus</i>	Desert Cisticola				
<i>Cisticola subruficapilla</i>	Grey-backed Cisticola			N-end	
<i>Cisticola juncidis</i>	Zitting Cisticola				
<i>Prinia flavicans</i>	Black-chested Prinia	√*			
<i>Melaenornis mariquensis</i>	Marico Flycatcher			N-end	
<i>Bradornis infuscatus</i>	Chat Flycatcher			N-end	
<i>Muscicapa striata</i>	Spotted Flycatcher				
<i>Batis pririt</i>	Priirit Batis			N-end	
<i>Motacilla capensis</i>	Cape Wagtail	√*			
<i>Anthus</i>	Richard's Pipit				

Species: Scientific name	Species: Common name	Species Confirmed	Namibian conservation and legal status	International status	
				Southern Africa	IUCN
<i>navaeseelandiae</i>					
<i>Anthus similes</i>	Long-billed Pipit				
<i>Anthus vaalensis</i>	Buffy Pipit				
<i>Tchagra australis</i>	Brown-crowned Tchagra				
<i>Lanius collaris</i>	Common Fiscal	√*			
<i>Laniarius atrococcineus</i>	Crimson-breasted Shrike			N-end	
<i>Nilaus afer</i>	Brubru				
<i>Telophorus zeylonus</i>	Bokmakierie	√*		N-end	
<i>Creatophora cinerea</i>	Wattled Starling	√*			
<i>Lamprotornis nitens</i>	Cape Glossy Starling	√*			
<i>Onychognathus naboroupp</i>	Pale-winged Starling	√*		N-end	
<i>Chalcomitra senegalensis</i>	Scarlet-chested Sunbird				
<i>Nectarinia mariquensis</i>	Marico Sunbird				
<i>Nectarinia fusca</i>	Dusky Sunbird	√*		N-end	
<i>Passer domesticus</i>	House Sparrow	√*			
<i>Passer motitensis</i>	Great Sparrow	√*		N-end	
<i>Passer melanurus</i>	Cape Sparrow	√*		N-end	
<i>Passer griseus</i>	Southern Grey-headed Sparrow	√*			
<i>Sporopipes squamifrons</i>	Scaly-feathered Finch	√*		N-end	
<i>Plocepasser mahali</i>	White-browed Sparrow-Weaver				
<i>Philetairus socius</i>	Sociable Weaver			End	
<i>Ploceus velatus</i>	Southern Masked Weaver	√*			
<i>Quelea quelea</i>	Red-billed Quelea				
<i>Euplectes orix</i>	Southern Red Bishop				
<i>Estrilda erythronotos</i>	Black-faced Waxbill				
<i>Estrilda astrild</i>	Common Waxbill	√*			
<i>Amadina erythrocephala</i>	Red-headed Finch	√*		N-end	
<i>Vidua regia</i>	Shaft-tailed Whydah				
<i>Serinus alario</i>	Black-headed Canary				
<i>Serinus flaviventris</i>	Yellow Canary			N-end	
<i>Crithagra atrogularis</i>	Black-throated Canary	√*			
<i>Serinus albogularis</i>	White-throated Canary	√*		N-end	
<i>Emberiza capensis</i>	Cape Bunting	√*		N-end	
<i>Emberiza tahapisi</i>	Cinnamon-breasted Bunting				
<i>Emberiza impetuani</i>	Lark-like Bunting	√*		N-end	

International status: E – endangered, V – vulnerable, NT – near threatened [All other species classified as least concern or not yet been assessed by the IUCN red list] (IUCN 2014)

Namibian status: CE – critically endangered; E – endangered; NT – near threatened; V – vulnerable; SP – specially protected (Simmons and Brown In press)

Southern African status: E – Endemic, NE – near endemic (Hockey *et al.* 2006)

Source for literature review: Brown *et al.* (1998), Hockey *et al.* (2006), Komen (n.d.), Maclean (1985) and Tarboton (2001)

4.1.5 BIRDS ENCOUNTERED DURING THE FIELDWORK AT THE PROPOSED DESERT ROSE DEVELOPMENT AREA

At least 78 species of birds were confirmed from the general area, either through direct observations (i.e. 16 species – 12 species included in Table 4.6 and another 4 Palaeartic migrant species) or as confirmed sightings using the author’s previous records from the general area (i.e. 62 species – See Cunningham 2011a; Cunningham 2010a and Cunningham 2010b). Of these species, 5 species are classified as endemic; 1 species as critically endangered, 3 species as endangered, 4 species as vulnerable and 2 species as specially protected by Namibian legislation (Simmons and Brown In press). Furthermore, the IUCN (2014) classifies 3 species as endangered, 5 species as near threatened and 2 species as vulnerable.

The 16 species actually encountered during the fieldwork are included in Table 4.7.

Table 4.5 Bird diversity confirmed at the proposed Desert Rose development area during the fieldwork conducted between 29 June and 2 July. Palaeartic migrants observed on site are also included.

Species: Scientific name	Species: Common name	Species Confirmed	Namibian conservation and legal status	International status	
				Southern Africa	IUCN
<i>Pelecanus onocrotalus</i>	Great White Pelican	√	E		
<i>Phalacrocorax lucidus</i>	White-breasted Cormorant	√			
<i>Phalacrocorax capensis</i>	Cape Cormorant	√		Breeding End	E
<i>Egretta intermedia</i>	Yellow-billed Egret	√			
<i>Phoenicopterus ruber</i>	Greater Flamingo	√	V		
<i>Falco rupicolus</i>	Rock Kestrel	√			
<i>Charadrius marginatus</i>	White-fronted Plover	√			
<i>Numenius phaeopus</i>	Common Whimbrel	√			
<i>Pluvialis squatarola</i>	Grey Plover	√			
<i>Sterna sandvicensis</i>	Sandwich Tern	√			
<i>Arenaria interpres</i>	Rudy Turnstone	√			
<i>Larus dominicanus</i>	Kelp Gull	√			
<i>Larus hartlaubii</i>	Hartlaub’s Gull	√		End	
<i>Sterna bergii</i>	Swift Tern	√			
<i>Columba livea</i>	Rock Dove	√			
<i>Corvus albus</i>	Pied Crow	√			

Table 4.6 Tree and shrub diversity (larger species) known and/or expected to occur in the general area – i.e. Swakopmund/Walvis Bay area – and/or author’s previous records (√^{1,2,3,4}) including this current study (√*).

Species: Scientific name	Expected: Curtis and Mannheimer (2005)	Expected: Mannheimer and Curtis (2009)	Expected: Burke (2003)	Expected: Craven and Marais (1986)	Species Confirmed	Namibian conservation and legal status
<i>Acacia erioloba</i>	√	√	√	√	√ ^{1,3}	Protected (F)
<i>Acacia reficiens</i>	√	√		√	√ ³	
<i>Acacia tortilis</i>	√	√				
<i>Acanthosicyos horridus</i>	√	√	√	√	√ ^{1,3}	Protected (F)

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Species: Scientific name	Expected: Curtis and Mannheimer (2005)	Expected: Mannheimer and Curtis (2009)	Expected: Burke (2003)	Expected: Craven and Marais (1986)	Species Confirmed	Namibian conservation and legal status
<i>Adenia pechuelii</i>	√					Endemic
<i>Adenolobus garipensis</i>	√	√	√		√ ³	
<i>Adenolobus pechuelii</i>			√	√		
<i>Aloe asperifolia</i>				√		
<i>Aloe dichotoma</i>	√					NC, C2
<i>Aptosimum spinescens</i>			√			
<i>Arthroa leubnitziae</i>			√	√	√*, √ ^{1,2,4}	Endemic
<i>Asclepias buchenaviana</i>				√		
<i>Barleria lancifolia</i>			√			
<i>Boscia foetida</i>	√		√		√ ³	
<i>Cadaba aphylla</i>	√					
<i>Calicorema capitata</i>			√			
<i>Combretum imberbe</i>	√	√				Protected (F)
<i>Commiphora dinteri</i>	√					Endemic
<i>Commiphora glaucescens</i>	√		√			
<i>Commiphora oblanceolata</i>	√					
<i>Commiphora saxicola</i>	√		√	√	√ ³	Endemic
<i>Commiphora tenuipetiolata</i>	√					
<i>Commiphora virgata</i>	√					Endemic
<i>Commiphora wildii</i>	√	√				
<i>Cordia sinensis</i>		√				
<i>Cyphostemma currorii</i>			√			
<i>Dyerophytum africanum</i>			√			
<i>Euclea pseudebenus</i>	√	√	√	√	√ ³	Protected (F)
<i>Euphorbia damarana</i>	√				√ ³	Endemic; C2
<i>Euphorbia guerichiana</i>	√					C2
<i>Euphorbia virosa</i>	√		√			C2
<i>Faidherbia albida</i>	√	√		√	√ ¹	Protected (F)
<i>Ficus cordata</i>		√				Protected (F)
<i>Ficus sycomorus</i>	√	√				Protected (F)
<i>Grewia tenax</i>	√	√				
<i>Gymnosporia senegalensis</i>	√					
<i>Hoodia currorii</i>			√	√		
<i>Hyphaene petersiana</i>	√					
<i>Ipomoea adenioides</i>				√		
<i>Lycium bosciifolium</i>	√	√				
<i>Lycium cinereum</i>	√	√		√	√ ³	
<i>Lycium hirsutum</i>	√	√				
<i>Lycium pumilum</i>		√				
<i>Lycium tetrandrum</i>		√			√ ^{1,4}	
<i>Maerua juncea</i>	√					
<i>Maerua schinzii</i>	√		√			Protected (F)
<i>Monechma cleomoides</i>			√			
<i>Moringa ovalifolia</i>			√			
<i>Parkinsonia africana</i>	√	√		√	√ ³	Protected (F)
<i>Pechuel-Loeschea leubnitziae</i>		√		√	√ ^{1,3}	
<i>Petalidium setosum</i>			√	√		
<i>Rhus marlothii</i>	√					
<i>Salsola</i> sp. <i>S. arborea</i> , <i>S. aphylla</i> , <i>S. nollothensis</i>	√	√	√	√	√*, √ ^{1,2,3,4}	
<i>Salvadora persica</i>	√	√	√	√		

Species: Scientific name	Expected: Curtis and Mannheimer (2005)	Expected: Mannheimer and Curtis (2009)	Expected: Burke (2003)	Expected: Craven and Marais (1986)	Species Confirmed	Namibian conservation and legal status
<i>Sarcocaulon marlothii</i>				√		
<i>Searsia marlothii</i>		√				
<i>Tamarix usneoides</i>	√	√	√	√	√ ^{1,3,4}	Protected (F)
<i>Tetragonia reduplicata</i>				√		
<i>Welwitschia mirabilis</i>	√	√	√	√	√ ³	NC, C2
<i>Zygophyllum stapffii</i>		√		√	√*,√ ^{1,2,3,4}	

Endemic (Craven 1999)

F – Preservation of Trees and Forests Ordinance No. 37 of 1952 and/or Forest Act No. 72 of 1968 (Curtis and Mannheimer 2005, Mannheimer and Curtis 2009)

NC – Nature Conservation Ordinance No. 4 of 1975

C2 – CITES Appendix 2

√¹ – Cunningham (2011a); √² – Cunningham (2010a); √³ – Cunningham (2010b); √⁴ – Cunningham (2014);

√* - This study

Table 4.7 Flora (excluding grass) observed at the proposed Desert Rose development area during this study (√*). All species included are the author's records from the general area although not necessarily the coastal section between Swakopmund and Walvis Bay during previous studies. Lichens are excluded here as the windblown sandy coastal area is not viewed as favoured habitat.

Species: Scientific name	Gravel Plains: North	Namibian conservation and legal status
<i>Acacia erioloba</i>		Protected (F)
<i>Acanthosicyos horridus</i>		Protected (F)
<i>Arthroa leubnitziae</i>	√*	Endemic ¹
<i>Brownanthus arenosus</i>	√*	Near Endemic
<i>Caparis hereoensis</i>		
<i>Citrullus lanatus</i>		
<i>Cyperus marginatus</i>		
<i>Faidherbia albida</i>		Protected (F)
<i>Felicia smaragdina</i>		
<i>Galenia africana</i>		
<i>Geigeria</i> sp.		
<i>Gossypium anomalum</i>		
<i>Heliotropium</i> sp.		
<i>Lycium tetrandrum</i>		
<i>Mesembryanthemum cryptanthum</i>		
<i>Mesembryanthemum guerichianum</i>		
<i>Myxopappus hereroensis</i>		
<i>Ornithogalum</i> sp.		
<i>Pechuel-Loeschea leubnitziae</i>		
<i>Salsola</i> sp.	√*	
<i>S. arborea</i> , <i>S. aphylla</i> , <i>S. nollothensis</i>		
<i>Sarcocornia perennis</i>	√*	
<i>Saueda</i> sp.		
<i>Senecio engleranus</i>		
<i>Sesuvium sesuvioides</i>		
<i>Tamarix usneoides</i>		Protected (F)
<i>Trianthema hereroensis</i>		
<i>Xanthodactylon turbinatum</i>		
<i>Zygophyllum clavatum</i>	√*	
<i>Zygophyllum simplex</i>		
<i>Zygophyllum stapffii</i>	√*	

Endemic (¹Craven 1999)

Near Endemic (Mannheimer *et al.* 2008)

F – Preservation of Trees and Forests Ordinance No. 37 of 1952 and/or Forest Act No. 72 of 1968 (Curtis and Mannheimer 2005, Mannheimer and Curtis 2009)

Table 4.8 Grass diversity known and/or expected to occur in the general area – i.e. Swakopmund/Walvis Bay area – and/or author’s previous records ($\sqrt{1,2,3}$) including this study ($\sqrt{*}$).

Species: Scientific name	Species Confirmed	Namibian conservation and legal status	Ecological Status	Grazing Value
^{2,5} <i>Antheophora pubescens</i>			Decreaser	High
² <i>Aristida adscensionis</i>			Increaser 2	Low
² <i>Aristida congesta</i>			Increaser 2	Low
^{2,5} <i>Bachiararia deflexa</i>			Increaser 2	Average
^{2,3} <i>Cenchrus ciliaris</i>			Decreaser	High
^{1,2,3} <i>Centropodia glauca</i>			Decreaser	High
^{1,2} <i>Chloris virgata</i>			Increaser 2	Average
^{2,4} <i>Cladoraphis spinosa</i>	$\sqrt{1}$		Increaser 1	Average
^{1,2,5} <i>Cynodon dactylon</i>	$\sqrt{1}$		Increaser 2	High
^{1,2} <i>Dactyloctenium aegyptium</i>			Increaser 2	Average
^{1,2} <i>Enneapogon cenchroides</i>			Increaser 2	Low
^{1,2,3} <i>Enneapogon desvauxii</i>			Intermediate	Average
^{1,2} <i>Enneapogon scaber</i>			?	Low
² <i>Enneapogon scoparius</i>			Increaser 2	Low
^{1,5} <i>Entoplocamia aristulata</i>			Intermediate	Low
^{1,5} <i>Eragrostis annulata</i>			Increaser 2	Low
² <i>Eragrostis cilianensis</i>			Increaser 2	Low
^{1,2,5} <i>Eragrostis echinochloidea</i>			Increaser 2	Average
² <i>Eragrostis lehmanniana</i>			Increaser 2	Average
^{2,3,5} <i>Eragrostis nindensis</i>			Increaser 2	Average
¹ <i>Eragrostis omahekensis</i>		Endemic	?	Low
^{1,5} <i>Eragrostis porosa</i>			Intermediate	Low
² <i>Eragrostis rotifer</i>			Intermediate	Low
^{2,5} <i>Eragrostis superba</i>			Increaser 2	Average
^{2,5} <i>Fingerhuthia africana</i>			Decreaser	Average
² <i>Melinis repens</i>			Increaser 2	Low
^{1,4,5} <i>Odysea paucinervis</i>	$\sqrt{1}$?	Low
^{2,5} <i>Panicum repens</i>			Decreaser	High
^{2,4} <i>Phragmites australis</i>	$\sqrt{1,3}$		Decreaser	Low
^{1,5} <i>Pogonarthria fleckii</i>			Increaser 2	Low
² <i>Polypogon monspeliensis</i>			?	Average
² <i>Schmidtia kalahariensis</i>			Increaser 2	Low
^{1,2} <i>Schmidtia pappophoroides</i>			Decreaser	High
¹ <i>Setaria appendiculata</i>			Decreaser	High
² <i>Setaria megaphylla</i>			Decreaser	High
^{1,2} <i>Setaria verticillata</i>			Increaser 2	Average
⁴ <i>Sporobolus consimilis</i>			?	Low
² <i>Sporobolus festivus</i>			Increaser 2	Low
⁴ <i>Sporobolus nebulosus</i>			Increaser 2	Low
^{1,2,3,5} <i>Stipagrostis ciliata</i>	$\sqrt{2}$		Decreaser	High
<i>Stipagrostis hermanii</i>	$\sqrt{*}$?	?
^{1,2,5} <i>Stipagrostis hirtigluma</i>	$\sqrt{1}$		Increaser 2	Low
^{1,5} <i>Stipagrostis hochstetteriana</i>			Decreaser	Average
^{1,2,5} <i>Stipagrostis namaquensis</i>			?	Average
³ <i>Stipagrostis sabulicola</i>	$\sqrt{1}$	Endemic*	?	?
^{1,2,5} <i>Stipagrostis obtusa</i>	$\sqrt{2}$		Decreaser	High
^{1,2,5} <i>Stipagrostis uniplumis</i>	$\sqrt{1,2}$		Increaser 2	Average
^{1,2,5} <i>Tricholaena monachne</i>			Increaser 2	Average
^{2,5} <i>Tragus berteronianus</i>			Increaser 2	Low

Endemic - Müller (1984); Endemic* - Burke (2003)

? – Undetermined in literature

$\sqrt{1}$ – Cunningham (2011a); $\sqrt{2}$ – Cunningham (2010b); $\sqrt{3}$ – Cunningham (2014)

4.1.6 VEGETATION OF THE PROJECT SITE

Species composition, Distribution, Conservation Status

Vegetation is generally very sparse except for 3 areas along the coast; the Swakop River mouth, Caution Reef and the northern arm of the Kuiseb River delta. The vegetation zone in which these communities fall is generally regarded as the central Namib. The Swakop River mouth has rich stands of *Phragmites australis* reeds mainly concentrated on the north bank, with *Mesembryanthemum species* and *Juncus rigidus* growing around the water body, and *Tamarix usneoides* on both banks of the river.

Other commonly found plants are the following:

The coastal hummocks, namely vegetated mounds of sand that act as sand and detritus traps, are common near within the project site. A cable barrier excluding off-road traffic from the Damara tern breeding colony protects the area. The plant communities common here are *Arthroa leubnitziae*, *Zygophyllum species* and *Salsola species*.

The root systems are shallow to make use of the fog that drips onto the soil beneath the plants, and they can withstand very saline soil conditions. Naturally occurring flora provides an indication of the present state of the environment; the slow growing perennials and short lived annuals are extremely fragile. Most of the plants along the coast but specifically the *Arthroa leubnitziae* are able to absorb the fog moisture through the modified leaves.

4.1.7 FAUNA

Birds and other vertebrates

The 30 km section of coastline from Swakopmund to Walvis Bay is designated as an Important Bird Area IBA. This IBA is also part of a network of Important Bird Areas throughout southern Africa (Barnes 1998) and throughout Africa (Fishpool & Evans 2001). The area has up to 450 birds per kilometre of shore which is the highest linear count of birds anywhere in Southern Africa. The importance of this coastline for birds is largely due to the high productivity especially on the rocky shores and the sheltering effect of Pelican Point. The sea shore in front of the project area consists of both sandy and rocky shores.

Stranded kelp washes up on some of the shoreline beaches of the project area which provides a microhabitat for kelp flies and associated shorebirds. Along this beach is the only bulge along an otherwise straight shore, known as Caution Reef.

Birds are more abundant in the summer months when thousands of Palaearctic shorebirds (waders) and seabirds are present. During this time and the rest of the year, resident and intra-African migratory birds are also common. The broad groups of birds are Terns, Gulls, Cormorants, Pelicans, Sandpipers, Plovers, Grebes, Flamingos and other species.

There are 30 species of lizards and 15 species of snakes in the Walvis Bay district. They have largely adapted to the desert environment and some have become famous for their behaviours of fog-licking off themselves, sand diving, foot-lifting, and sidwinding. The animals responsible for the above mentioned adaptations are the following: the Palmatogecko (*Palmatogecko rangei*), the Southern Slipface Lizard (*Meroles anchietae*), and the Southern Namib Sand Adder (*Bitis peringueyi*). The Namaqua Chameleon (*Chamaeleo namaquensis*), the Namib Sand Snake (*Psammophis leightoni subs.namibensis*), the Wedge-snouted Skink (*Mabuya acutilabris*), the Slender Blind Legless Skink (*Typhlosaurus braini*), the Wedge Snouted Desert Lizard (*Meroles cuneirostris*), the Small-scaled Desert Lizard (*Meroles microphilodotus*) and the Small-legged Burrowing Skink (*Typhlosaurus brevipes*) found here, also occur on other parts of the coastal desert areas. Almost all the reptile species on the coast are endemic to Namibia.

4.1.8 INVERTEBRATES

The area supports a high diversity of darkling beetles (Tenebrionidae), there are well over 200 species in the Namib, many of these may be found in the project area. Tenebrionids are abundant, conspicuous and flightless, they serve as indicators of environmental conditions because their populations integrate several

factors, namely, detritus on which they feed, vegetation cover under which they shelter, the moisture and stability of the soil, and the availability of water from fog, and occasional rain, and runoff.

Several insects, such as flies and beetles are found associated with Kelp wrack washed up along the beaches. Kelp represents an important part of the food web as through this insect pool, lizards, spiders and birds are attracted. An important coastal predator is the medium sized solifugid, or sun-spider, *Cerome inerme*. There are 28 species of solifugids endemic to the Namib and about 25 scorpions. Of the 90 spiders that occur in the Namib 13 are endemic. Most are wandering spiders as the desert is not suitable for web spiders. The White lady or *Leucorchestris species* is well known in the area and many trap doors in the dunes under which these spiders live are destroyed by recreational activities. The Spoor spider *Seothyra species* kills its prey by heat shock during the day, it lives in unconsolidated burrows that are easily damaged, often causing its demise, and these spiders could therefore be used as an indicator of environmental disturbance. There is no list of endangered species for the Namib, however many of the endemic organisms have a localized range since they are restricted to the foggy coastal areas. Invertebrates are active throughout the year.

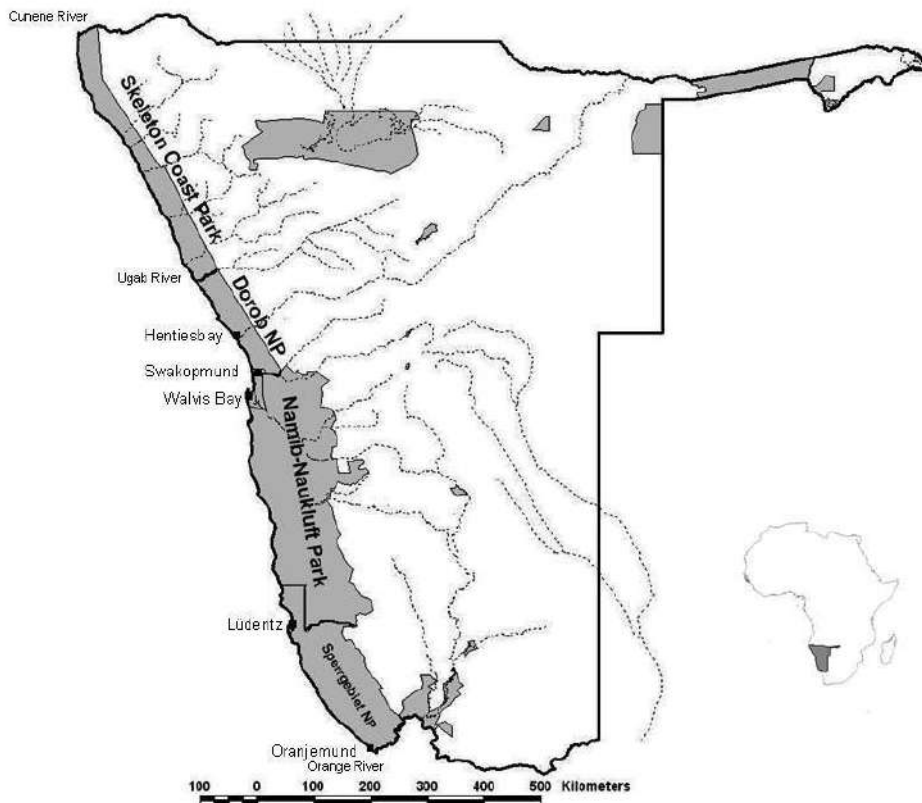


Figure 4.1 Bird breeding areas.

4.1.9 SEASONAL INFORMATION - TYPES OF SPECIES

Damara terns (*Sterna balaenarum*), (near-threatened, near-endemic seabird) arrive in the study area in September and normally start their breeding activity by laying a single egg on a gravel plain by the end of September. They continue their breeding activity until April. The project area has been fenced and currently serves as an important Damara tern breeding area. The birds breed in loose colonies in 3 discrete areas that are divided by the B2 road between Swakopmund and Walvis Bay. Some Damara Terns remain throughout the year while the rest migrate to other parts of the African coastline.

The African Black Oystercatchers (*Haematopus moquini*) (endangered, range-restricted shorebird) found between Walvis Bay and Swakopmund are juveniles arriving in June and by September the numbers are at their highest. This nursery area accommodates birds for 2 to 3 years after which they return to their natal sites in South Africa in early summer in time for breeding. If conservation measures implemented in the South African breeding range boosts oystercatcher productivity, more juveniles may migrate here in future. The rocky stretches of coast between Swakopmund and Walvis Bay are underutilized and provide an important foraging area.

The migratory Palaearctic birds breed in the northern hemisphere and are present along the coast from September to April. Some one year old and non-breeding birds remain throughout the year. The most abundant shorebird species are: the Ruddy Turnstone (*Arenaria interpres*), Curlew Sandpiper (*Calidris ferruginea*), Sanderling (*Calidris alba*), Grey Plover (*Pluvialis squatarola*) and Whimbrel (*Numerius phaeopus*). Other less abundant shorebirds are: the Knot (*Calidris canutus*), Bar-tailed Godwit (*Limosa lapponica*), Greenshank (*Tringa nebularia*) and Curlew (*Numerius arquata*). Other palaeartic seabirds are the Common Tern (*Sterna hirundo*), Sandwich Tern (*Sterna sandvicensis*), Black Tern (*Chlidonias niger*) and the Arctic Tern (*Sterna paradisaea*).

The resident birds either breed in the vicinity or nearby, or use the shoreline throughout the year. The most important bird from a conservation perspective is the shorebird, the White-fronted Plover (*Charadrius marginatus*). It breeds near the coast laying 2 eggs that are partially buried in sand. These birds are territorial and breed throughout the year but peak in summer. The birds that breed on Bird Island use the coastline as a feeding area and occasional roost are the Crowned Cormorant (*Phalacrocorax coronatus*), Whitebreasted Cormorant (*Phalacrocorax carbo*), Cape Cormorant (*Phalacrocorax capensis*), Kelp Gull (*Larus dominicanus*) and the White Pelican (*Pelecanus onocrotalus*). The Crowned Cormorant and White Pelican are of conservation concern and listed rare and endangered.

4.1.10 FEEDING AND BREEDING SITES

The rocky shores and kelp beds that result in washed up kelp on the beaches are the most productive onshore areas for feeding shorebirds. Offshore, the rich mix of nutrients attracts large numbers of fish that in turn attracts the seabirds. The sheltered rock pools close inshore attract Damara Terns, Bank Cormorants and White-breasted Cormorants. Just offshore the other birds feed on shoaling fish. After intense feeding the birds need to roost and these roosts need to be relatively free of disturbance.

In terms of bird numbers at the project area (8-10 km south of Swakopmund) and the area between the Long Beach developments are the richest feeding, breeding and roosting areas. Due to the increased development and associated disturbance around Long Beach birds have moved south of here. No roosting or breeding of sea or shorebirds occurs near the building activity or residential areas.

By far the most important aspect of the area is the importance in terms of the breeding Damara Terns, specially protected under the draft Parks and Wildlife Management Bill of 2003 and the Nature Conservation Ordinance 4 of 1975.

The highest recorded breeding densities of Damara Tern found in Namibia occur during the summer breeding season along the Central Coast. The pattern mirrors that of the high shorebird densities on the central Namibian coast (Simmons *et al.*2000). Damara Tern breeding data obtained from the MET indicated that there are larger breeding colonies located towards the north east of the project area, at the "Horses Graveyard site". The introduction of open spaces at strategic location within the development to create flight paths to the "Horses Graveyard site" has been incorporated into the design.

This chapter provides an overview of the affected environment and local planning context for the proposed Project in Erongo Region Namibia. The term 'environment', includes the biophysical and socio-economic dimensions. This chapter therefore assists the reader in identifying potential impacts on the environment (positive or negative); and opportunities or constraints which the affected environment may present for the proposed development.

The environmental baseline description is based on information extracted sources listed in the bibliography in Chapter 6.

4.2 Location of proposed project

The Desert Rose urban node is to be developed on approximately 418ha of virgin land located between Walvis Bay and Swakopmund, approximately 24 km to the north of Walvis Bay and some 7 km to the south of Swakopmund as travelling along the B2 road connecting these two coastal towns.

As the urban nodes of Afrodite Beach, Namib Eco-Village, Dolphin Beach and Long Beach the Desert Rose development is to be located between the B2 and the area generally 100 metres inland of the high water mark of the Atlantic Ocean.

Although being located some distance away from the existing urban areas Desert Rose is conveniently located in terms of connectivity to the Rooikop International Airport, the Walvis Bay harbour or the rail stations of either Walvis Bay or Swakopmund. Motorists having Desert Rose as their destination can easily reach the development by either making use of a number of good and scenic roads, some of which include the B2 leading to the site from Namibia's capital City, Windhoek, the coastal road connecting the development via Henties Bay with Namibia's north-western regions or the road leading through the Namib Naukluft nature reserve to Namibia's popular tourist destinations located within the country's south-western area. The Desert Rose urban area, which is to be strategically located between Walvis Bay and Swakopmund, is not to mirror existing urban forms found within the country but is to be based on contemporary planning approaches where environmental, engineering, architectural, urban design and land ownership inputs are integrated into the urban planning process.

4.3 Biophysical environment

4.3.1 Climate

The coastal zone lies within a "cool desert" region of Namibia, a unique biophysical environment caused by the specific climatic conditions in the area that are influenced by the South Atlantic anticyclone, the northward-flowing Benguela Current (with its associated upwelling) and the divergence of the south-east trade winds along the coast. The nutrient-rich water from the upwelling is flushed into the Lagoon, and provides food for its phyto- and zooplankton.

Climatic conditions in the region vary from cool, foggy, windy and hyper-arid conditions along the coast, to dry and hot weather towards the inland areas from which it is separated by the Great Escarpment.

4.3.2 Temperature

Namibia is considered to be hot; however, temperatures are highly variable daily and seasonally. Therefore, animals and plants have evolved to tolerate a broad range of temperatures. In the coastal area, temperatures are relatively constant, only exhibiting a slight decrease from north to south. The average temperature maximum varies between 24 °C and 19.3 °C, and the average minimum between 9.1 °C and 16.5 °C. Highest temperatures are recorded during Berg Wind episodes when cold air from the interior flows towards the coast and is heated by compression (catabatic wind).

4.3.3 Rainfall and evaporation

The Bay has a mean annual rainfall of 13.5 mm. Most rain falls in summer between January and April, with the wettest month being March when about 50% of annual rainfall is recorded. Fog is a distinctive feature, and the Bay gets some moisture from 900 hours of coastal sea fogs per year. Monthly average humidity varies between 65% in December and 81% in January/March. Namibia, as a country, loses more water through evaporation than it receives in rain. Lower rates of evaporation at the coast are mainly due to cooler and more humid coastal conditions.

4.3.4 Surface Wind

The presence of the subtropical South Atlantic Anticyclone (SAA) off the coast of Namibia strongly influences the wind pattern, generating gale force winds along the coast in all seasons, but being most frequent during mid-summer and spring. Although their strength decreases inland, their effect is noticeable for distances of up to 200 km from the coast. These strong coastal south-westerly winds carry sand inshore from the coast to the Namib Sand Sea and create upwelling cells which allow nutrient-rich water to be brought to the surface, therefore increasing fish resources.

At the coast, the prevailing wind is southerly to south south-westerly³ with speeds reaching 10m/s, while the predominant wind inland is north-easterly to easterly with speeds reaching approximately 3 m/s. The coastal south-westerly winds bring cool, moist air into the coastal region.

Occasional hot, dry and powerful easterly wind during winter (or *Berg wind*) causes large quantities of dust and sand to be blown offshore, affecting sediment input into the coastal marine environment. These powerful offshore winds can exceed 50 km/h, producing sandstorms that considerably reduce visibility at

³ Direction from which wind blows

sea and on land. Although they occur intermittently for about a week at a time, they have a strong effect on the coastal temperatures, which often exceed 30°C during 'berg' wind periods.

4.3.5 Landscape

While the central part of the site is characterised by a moderate east to west downward slope the southern and northern areas are relatively flat. The natural slope of the site offers the opportunity to grant non-seafront property a view onto the Atlantic Ocean.

The study area is located on the Namib Central-western plains that stretch from the coast inland for about 450 km in places. The plains were largely formed by erosion cutting back into higher ground and carving out the catchment areas of several major rivers. The pene-plain is dissected by numerous dry riverbeds, draining towards the coast.

The coastline of central Namibia is dominated by sandy beaches, with rocky habitats being represented only by occasional small rocky outcrops. The largest dune seas occur in the central Namib south of Walvis Bay, but for approximately 250 km north of Swakopmund, the coastal area is relatively free of dunes. The coastal strip around Swakopmund is covered by a 2-3 m thick layer of very loose, medium to fine grained sea sand, which stretches for approximately 200 m inland. Only in the vicinity of Henties Bay is the shore backed by low sandy cliffs.

Namibia is a hyper-arid country, with only 4 km³ of surface water produced internally, and a groundwater recharge of 2 km³. The central portion of Namibia is drained by a number of westward flowing ephemeral rivers that occasionally reach the sea when they flood after heavy rains in the interior. These include the Omaruru, Swakop and the Kuiseb rivers that are very important ecologically, as they support a diverse biota that depends on the groundwater associated with the river course.

4.3.6 Geology

The site chosen for the Desert Rose development is characterised by the sandy soil conditions generally occurring between Walvis Bay and Swakopmund.

Groundwater reserves are limited to the Kuiseb and Omaruru alluvial bed aquifers, which supply Henties Bay, Swakopmund and Walvis Bay as well as Arandis, Rössing and Langer Heinrich Mines. These aquifers are situated within the alluvial beds of the Kuiseb and Omaruru rivers.

4.3.7 Socio-economics

Walvis Bay is situated in the Erongo region. Social and economic trends in the Erongo region are presented first in this section, followed by a brief overview of Walvis Bay.

Demography in Erongo

The Erongo Region is one of the most affluent regions in Namibia, with the second highest per capita income in Namibia of N\$ 16 819 per annum. Only 0.4% of households in the Erongo Region spend more than 80% of their income on food while 5.3% of households spend 60 – 79% of their income on food. In comparison to this, 0.6% of households in the Khomas Region spend more than 80% of their income on food while 3% of households spend between 60 and 79% of their income on food, and in the Kunene Region, 11.2% of households spend more than 80% of income on food while 25.7% spend between 60 and 79% on food.

Excluding the figures for Walvis Bay, the regional population grew from 55 470 to 79 722, at an annual rate of some 3.7%. If this is compared to the national growth rate of 2.6%, and a fertility rate that is lower than the national average, the high rate of population growth in the region should clearly be contributed to in-migration to the main coastal towns. The mining development in the Region resulted in an increased in-migration to the coastal towns.

Its sex ratio is 115 males for every 100 females, and the average number of children per woman declined from 5.1 in 1991 to 3.2 in 2001. Average household size is 3.8, and the mortality index declined from 51 per 1000 live births in 1991 to 42 in 2001. Males head 65% of all households in the Erongo region. The literacy rate for 15 years and older is 92%, 7% more than the 85% recorded in 1991 and higher than the national average of 81%.

Walvis Bay town is the most populous with 26% of the total regional population. About 20% of the population in the Erongo region were born in other regions; 65% of these are male, indicating the migration of mainly male workers from the other regions to the coast in search of employment.

Employment in Erongo

The economy of the region is mainly based on natural resources and is slowly becoming more diversified due to expansion in the mining industry. The largest industry in the region is the fishing industry, mostly based at Walvis Bay, followed by the mining and exploration industry. The third biggest income generating activity of the Erongo Region is tourism. In 1998 three times as many foreign tourists visited the Erongo region than Namibians. Corresponding figures for 2008 are not yet available.

Over a ten-year period to 2001, there was an increase in the proportion of the population inside the labour force who were unemployed, which suggests that not all migrants to the region succeed in finding gainful employment. The proportion of employed females is 58 % compared to 72% for males. Over this same period, though wages and salaries decreased by 6 %, business activities increased by 5 %. This indicates that more people in the region are establishing their own businesses, with the economy slowly diversifying.

Access to Services in Erongo

Access to safe water and proper sanitation are two indicators for development and poverty. From 1991 to 2001 there was no increase or decrease of access to safe drinking water. However, the Regional Poverty profile of the Erongo region for 2005 indicates that 3% of the population has to cover 1 km or more to get water.

One out of 5 households in the rural areas relies on unsafe water for drinking and cooking. From 1991 to 2001, the proportion of the population that did not have access to toilet facilities increased by 11%, showing that access to proper sanitation in the Erongo region is decreasing instead of improving.

The medical services in the Erongo region is provided by three state hospitals, two private hospitals and 6 health centres. In urban areas, 90% of households have their garbage regularly collected, while 1 out of 5 people in rural households dump their garbage at the roadside.

Vegetation

Where possible the natural vegetation should be respected in the layout design and during construction. The use of plants requiring excessive watering needs to be limited while the use of semi-purified water for gardening purposes is encouraged.

Prevailing winds

The south-westerly prevailing wind conditions as well as the strong east winds (berg winds) conditions are to be considered in layout planning and building design.

Damara tern breeding area

The area forms part of the larger area identified as a Damara tern breeding site. The intended urban development needs to be mindful of the seasonal breeding habits and flying patterns of these birds (see Specialist Report)

Dune belt

The scenic dune belt located to the east of the B2 not only offers the opportunity in terms of urban design but needs to be respected as the area is forms part of the gateway and setting of the Desert Rose development while also serving as a breeding area for Damara tern. The area also is of touristic value.

Shoreline

The area shoreline along the development area forms a high value feeding area for seabirds. A distance of 100metres from the high water mark and the urban edge should maintained, this only to be relaxed at the area where the boat launching area or the marina is to be developed.

Disturbed areas

The old quarry site may have the potential to be developed into an inland marina or yacht basin. The old railway line embankment needs to be properly cleaned up.

Land Ownership and Administration

It should be noted that the necessary statutory approvals for the need and desirability for township establishment and layout approval by Townships Board for the Desert Rose development are still outstanding. These can only be obtained once clarity on land ownership, responsibility and the functioning of the administrative authority responsible for the day to day administration of the Desert Rose development has been agreed upon by the various role players.

The layout design prepared for the Desert Rose Development indicates the development holds the potential to formalize approximately 582 erven. In line with the Namibian planning policies these erven are to be formalized by creating two new township extensions.

Layout Design

The layout design strongly hinges on the acceptance that the Desert Rose international convention centre is top form the heart of the development. This iconic building complex is to send a strong signal out to visitors to the area that Namibia has the will and capacity to become a leading nation in terms of hosting international conventions and events. As such the Desert Rose Convention Centre is to dominantly present itself standing taller and raising out above the remaining buildings to be erected within the Desert Rose urban node. The buildings of the convention centre should form a prominent skyline and viewing corridors onto the centre form a major feature in the layout design.

The general planning approach adopted is highlighted in the following section. More detailed design information are highlighted in the sections referring to the various precinct plans developed in support of the layout plan prepared for the desert Rode development.

Socio-economic overview of the proposed project

The proposed Desert Rose development would be one of the largest private funded single developments in Namibia in recent times. It would, in essence be a small town. As a result it would require all the support services that would be found in a small town including retail, entertainment, health and education services and business. The intention is to develop an iconic mixed-use development that would showcase the region to the world. It would, in consequence, also make a major economic contribution to the Namibian economy. Limitations and High Level Results

The analysis faced two limitations.

- Some of the business and people choosing to move to Desert Rose are likely to come from elsewhere in Namibia. This would be the case particularly in the early years. This is called a displacement effect. These displacement effects are clearly not a net economic gain to Namibia and need to be taken into account in the analysis.
- Some of the business that would be established at Desert Rose would be support firms to other business. An example would be the establishment of a stationary supplier that services other firms in the development. In macroeconomic analysis these support firms are part of the second round effects. Including them in the first round effects would be double counting.

As a consequence a range of assumptions had to be made about the magnitude of these two effects. This section reports the subsequent range of high level macroeconomic results. The results reported here are for the direct jobs at Desert Rose and the overall contribution to GDP. The results are reported for the range of assumptions. The results for year 1 are the same for all assumptions because this is a pure construction phase where neither effect is relevant.

- In year 2 there would be 811 new direct jobs as a low estimate and 877 as a high estimate. By year 20 the range lies between 3 459 and 5 859. This is approximately a 30% difference from the mid-range estimate in year 20.
- In year 2 the low estimated contribution to GDP is N\$2 042m and the high estimate is N\$2 083m. By year 20 the estimate lies between N\$8 635m and N\$13 037m. This is approximately a 23% difference from the mid-range estimate in year 20.

It was found that the proposed Desert Rose development would have a major economic impact. Based on the low estimate assumptions Desert Rose can be expected to add between 0.9% and to 1.6% to GDP. The variation depends on the year. The mid-range estimate adds between 1.0% and 1.7% while the high range estimate lies between 1.0% and 1.9%.

According to the 2011 Census there were 46 879 employed persons in the Erongo region and 10 297 unemployed persons. The development has the potential to significantly address unemployment in the region.

The development and operation of the Desert Rose would result in changes to two types of jobs. The first are the direct jobs that would be created over the project period. These are jobs as a result of the:

- construction of the facilities;
- operational expenditure at Desert Rose and NICC;
- expenditure of delegates attending events;
- expenditure of delegates returning as tourists; and business orders generated from trade fairs.

The second are the so-called indirect jobs that are due to multiplier effects of the direct expenditure. The direct and indirect job numbers that are reported below are annual full time equivalents.

- The total number of direct jobs is set to increase from 546 in year 1 to 4 539 in year 20. The number of jobs is expected to remain constant once operational maturity is reached. However, the number of jobs directly created because of induced tourism as a result of the NICC would increase slightly each year as an increasing number of tourists become regular visitors to the country.
- Indirect jobs at Desert Rose and country-wide would also be created. The indirect jobs at Desert Rose would be in the support industries. Total indirect jobs are set to increase from 1 432 in year 1 to 4 314 in year 20.
- Total jobs are the sum of the direct and indirect jobs. The total number of direct and indirect jobs, due to both capital and operating expenditure, are set to increase from 1 979 in year 1 to 8 853 in year 20.

Apart from the key macroeconomic effects discussed above, there are many other macroeconomic effects that would flow from Desert Rose. These include the generation of tax and contribution to indirect household income.

- The combined generation of direct and indirect taxes is set to increase from N\$147m to N\$1 077m by year 20. The cumulative contribution to taxes is set to exceed N\$12bn by year 20.
- Total household income is set to increase from N\$266m in year 1 to N\$2 384m in year 20. Cumulatively over the twenty year period it is estimated that household income would benefit by nearly N\$27bn.

5 SUMMARY OF THE ISSUES FOR THE EIA

5.1 Identification of key issues

An important element of the Scoping process was to evaluate the issues raised through the Scoping interactions with authorities, interested and affected parties (I&AP's), the specialists on the EIA team and the project proponent, and then to focus the EIA on the key issues.

To assist in the identification of key issues, a decision-making process is applied to the issues and concerns raised, based on the following criteria (Figure 5.1):

- Whether or not the issue falls within the scope and responsibility of the EIA process for the proposed project; and
- Whether or not sufficient information is available to respond to the issue or concern raised without further specialist investigation.

Section 5.2 below provides a summary of the issues identified by all stakeholders and the EIA team, at the time of the release of the Draft Scoping Report. Appendix G contains the complete issues trail, with all comments received to date from I&AP's as part of this Scoping process; Appendix D contains written correspondence received from I&AP's; and Appendix F contains meeting notes. Comments received in response to the Draft Scoping Report are in Appendix J

The issues in Section 5.2 are grouped according the following categories:

- **ISSUE AND DESCRIPTION**

A synthesis of issues to be addressed in the Specialist Studies is provided in the Plan of Study for EIA (Chapter 6). The results of the Specialist Studies will be made available to I&AP's for comment as part of the Draft EIA Report.

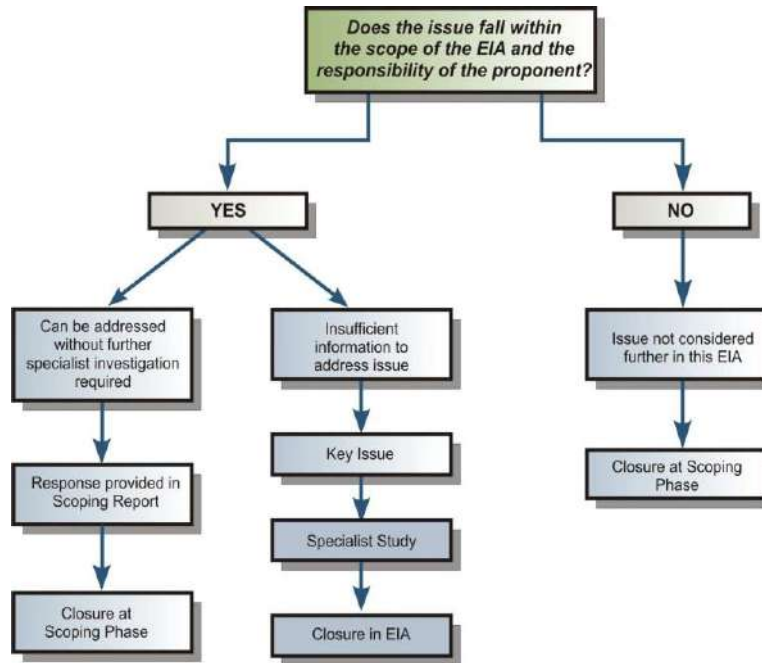


Figure 5.1 Decision making framework for identification of key issues for the EIA

5.2 Summary of Issues

Table 5.1 The summary of key issues to be considered during the EIA process – based, amongst others, on stakeholder interaction as documented in the Issues Trail in Appendix G, is provided below. Those not addressed in the Comments and Response Report will be addressed in the EIA Report.

ISSUE	DESCRIPTION
2) Ecology and birdlife	<i>Will migration and breeding patterns of birds, particularly Red Listed species, be disturbed or disrupted as a consequence of these impacts? Will there be significant changes to ecological systems? What will the impact of changed noise levels?</i>
3) Socio-Economic (including tourism, planning and land use)	<i>What will be the visual impact of new buildings and structures? What will the impact on tourism be? How will the increased population influx increase pressure on resources and services, and exacerbate growth in unemployment, informal settlements and communicable diseases? What temporary (construction phase) and permanent (operations phase) employment will be created. What further employment would result from downstream developments? Health and safety aspects be taken care of refer to EMP in more detail</i>
4) Traffic and roads	<i>Will traffic densities increase during construction and operations, and how will this affect road and pedestrian safety? Will the quality of the roads be reduced as a consequence of increased trucking, or will the roads be upgraded?</i>
5) Noise	<i>What is the current noise profile by day and night? What will be the social impact of changes in noise levels during construction and operation of the proposed development on neighbouring areas? In other words, noise caused by road traffic.</i>

6) Issues related to the EIA Process	<p><i>How does the EIA link up with the SEA for the Erongo coast?</i></p> <p><i>An alternative location should be considered</i></p> <p><i>Will the project be stopped if the EIA uncovers highly significant impacts that will result in irreversible negative changes economically and environmentally?</i></p> <p><i>Who will take responsibility for errors in impact prediction, and how can this risk be reduced or avoided?</i></p> <p><i>How will maximum participation of the general public be ensured?</i></p>
7) Issues Related to Project Planning, Design and Operation	<p><i>The reasoning and justification for only one location alternative must be properly communicated.</i></p>
8) Fauna Issues related to the EIA Process	<p><i>Damara Tern breeding data obtained from the MET indicated that there are larger breeding colonies located towards the north east of the project area, at the "Horses Graveyard site". The introduction of open spaces at strategic location within the development to create flight paths to the "Horses Graveyard site" has been incorporated into the design.</i></p>

6 PLAN OF STUDY FOR THE EIA / EMP (REFER TO SCOPING REPORT DATED OCTOBER 2014)

The Guide to the Environmental Management Act 7 of 2007, states that the competent authority will make a decision on the scope and procedure of assessment before the EIA phase may commence.

The purpose of the EIA phase is to:

- Address issues that have been raised through the Scoping Process;
- Assess any alternatives to the proposed activity in a comparative manner;
- Assess all identified impacts and determine the significance of each impact; and
- Formulate mitigation measures.

The Plan of Study for EIA (PSEIA) sets out the process to be followed in the EIA phase and is shaped by the findings of the Scoping process.

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2.

LETTER ADDRESSED TO THE MET DATED 14 JULY 2022



14th of July 2022

OFFICE OF THE ENVIRONMENTAL COMMISSIONER
ENVIRONMENTAL COMMISSIONER

Cmn of Dr. Kenneth David Kaunda Street & Robert Mugabe Avenue
Private Bag 13306
WINDHOEK

**RE: FINAL SCOPING REPORT: ESTABLISHMENT OF THE NAMIBIA
INTERNATIONAL CONVENTION AND EXHIBITION CENTRE: DESERT ROSE.**

Dear Sir

I refer to the above-mentioned proposed project.

We sent the Final Environmental Impact Assessment Report as mentioned above to your offices with TNT Courier Service, waybill no: 106804762, where your office personnel signed for the parcel on the 30th of October 2015 at 15h04.

This documentation consisted of:

- one (1) Colour Hard copy consisting of (4) four A4 Lever Arch Files -1 to 4 and;
- one (1) CD Soft Copy (inside the part 1 of 4 file)

Location: Erongo Region, Coastline between Swakopmund and Walvis Bay, The Desert Rose urban node is to be developed on approximately 418ha of virgin land located between Walvis Bay and Swakopmund, approximately 24 km to the north of Walvis Bay and some 7 km to the south of Swakopmund as travelling along the B2 road connecting these two coastal towns.



Sand Rose Investments (Pty) Ltd (Reg. No. 2013/0641) is a 100% Namibian owned company, specializing in property development and management. We have identified the proposed opportunity in order to commit ourselves to the Vision 2030 of Namibia and to assist the Namibian Government in the process of determining the feasibility of such a project and to facilitate the initial stages until such time that the project is approved.

Members: Mr. J. Cornelissen (ROH SAIOH EAP);

Mrs. L. Cornelissen (ROHA, MSc. Man)

ADM-FRM-111

Rev. 03

Date: 11 March 2019



It is also our vision that the Namibian Government and the private sector should strive together as one team to uplift the socio-economic well-being of Namibia and its people. The shareholders of Sand Rose Investments (Pty) Ltd consist of individuals who are well-experienced in these types of projects and are represented on various professional levels.

NEHC CC wants to bring the following under your attention.

Let's start with concerns raised during the I&AP's consultation process:

Summary of Issues:

The following were noted and please take note that these concerns were addressed in detail, in the document referred to above.

The summary of key issues to be considered during the EIA process – based, amongst others, on stakeholder interaction as documented in the Issues Trail in Appendix G of the Final EIA Report, is provided below. Those not addressed in the Comments and Response Report were addressed in the Final EIA Report.

ISSUE	DESCRIPTION
1) Ecology and birdlife	<p><i>Will migration and breeding patterns of birds, particularly Red Listed species, be disturbed or disrupted as a consequence of these impacts?</i></p> <p><i>Will there be significant changes to ecological systems?</i></p> <p><i>What will the impact of changed noise levels?</i></p>
2) Socio-Economic <i>(including tourism, planning and land use)</i>	<p><i>What will be the visual impact of new buildings and structures?</i></p> <p><i>What will the impact on tourism be?</i></p> <p><i>How will the increased population influx increase pressure on resources and services, and exacerbate growth in unemployment, informal settlements and communicable diseases?</i></p> <p><i>What temporary (construction phase) and permanent (operations phase) employment will be created. What further employment would result from downstream developments?</i></p> <p><i>Health and safety aspects be taken care of refer to EMP in more detail</i></p>
3) Traffic and roads	<p><i>Will traffic densities increase during construction and operations, and how will this affect road and pedestrian safety?</i></p> <p><i>Will the quality of the roads be reduced as a consequence of increased trucking, or will the roads be upgraded?</i></p>
4) Noise	<p><i>What is the current noise profile by day and night?</i></p> <p><i>What will be the social impact of changes in noise levels during construction and operation of the proposed development on neighbouring areas?</i></p> <p><i>In other words, noise caused by road traffic.</i></p>
5) Issues related to the EIA Process	<p><i>How does the EIA link up with the SEA for the Erongo coast?</i></p> <p><i>An alternative location should be considered.</i></p> <p><i>Will the project be stopped if the EIA uncovers highly significant impacts that will result in irreversible negative changes economically and environmentally?</i></p> <p><i>Who will take responsibility for errors in impact prediction, and how can this risk be reduced or avoided?</i></p>

<i>ISSUE</i>	<i>DESCRIPTION</i>
	<i>How will maximum participation of the general public be ensured?</i>
6) Issues Related to Project Planning, Design and Operation	<i>The reasoning and justification for only one location alternative must be properly communicated.</i>
7) Fauna Issues related to the EIA Process	<i>Damara Tern breeding data obtained from the MET indicated that there are larger breeding colonies located towards the north east of the project area, at the "Horses Graveyard site". The introduction of open spaces at strategic location within the development to create flight paths to the "Horses Graveyard site" has been incorporated into the design.</i>

Lets now look at 3 (three) individual concerns:

1. Damara Tern Breeding Area.
2. Public access to beach front.
3. I&AP's involvement and subsequently Public Meeting.

1. DAMARA TERN BREEDING AREA.

- Damara Terns benefit from reduced disturbance and prefer to nest on undisturbed beaches.
- Is a breeding endemic to Namibia?
- Only 2% of the global population breed outside the country, along the coastlines of South Africa and Angola
- The Damara Tern *Sterna balaenarum* nests adjacent to this strip, (coastline) on the gravel plains that run parallel to the coast
- Damara Terns breed in loose colonies with an average density of 1–8 nests per km²
- Damara Terns are mainland coastal breeders and prefer non-vegetated gravel or sandy plains in north-central regions and salt pans in southern regions
- They often breed up to 5 km inland, but have been found to breed up to 11.5 km inland
- Breeding Season: September to April (but nests with eggs occur as late as June (RJB pers. obs.) indicating that breeding extends over nine months
- During non-breeding Damara Terns migrate to West Africa
- Breeding Damara Terns are particularly vulnerable to human disturbance
- Human disturbance in the Namib Desert is associated with recreational activities only, such as off-road vehicles (ORVs), quad-bikes, horse-riding and hiking.
- The densest population of breeding terns is found on the central Namibian coast during summer, at the same time as the number of visitors to the area is the greatest.
- Off-road driving and quad-bike activity (Braby et al. 2001) is the biggest disturbance.
- During November 2000, cable barriers were erected at a Damara Tern breeding colony at Caution Reef to prevent off-road driving.
- It subsequently became apparent that large numbers of Damara Terns were breeding east of Caution Reef (Braby 1995) in an area known as the Horses Graveyard.
- Here terns were found breeding in gravel plains situated between dunes in an area popular with quad-bikers.

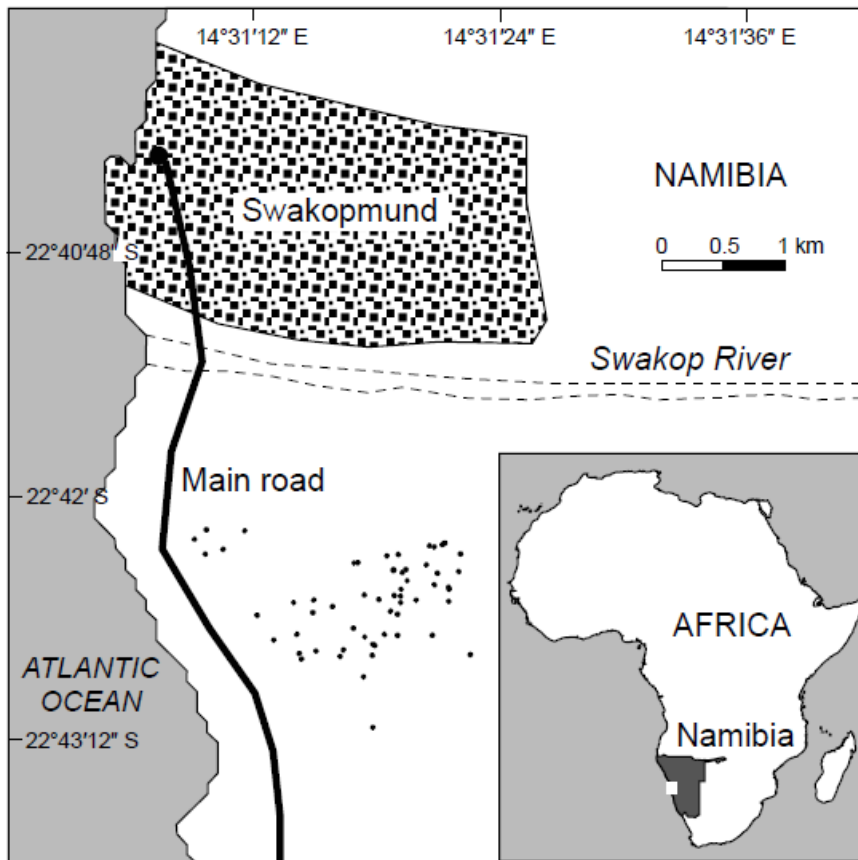
Horses Grave Study Area

Period: November to March over 2 breeding seasons 01/02 and 20/03

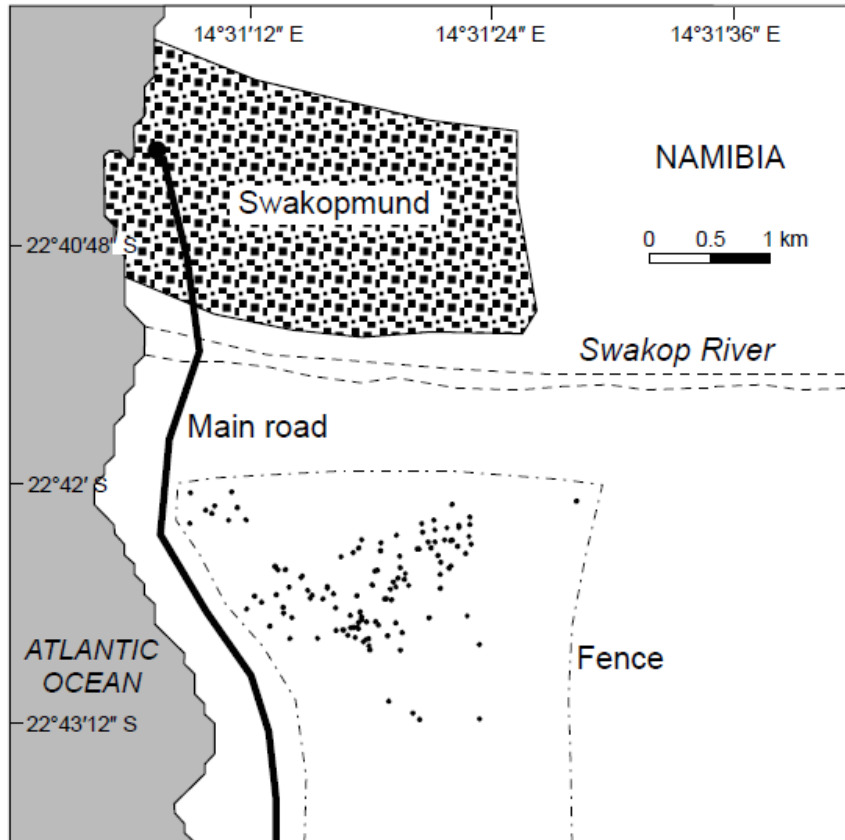
Results:

- In this study, there was a large increase in the number of Damara Terns breeding in the season following the exclusion of ORVs and limiting ORV's to fixed routes

- Similarly, Braby et al. (2001) showed that nest density increased by 25% and that hatching success increased from 56% to 80% at the Caution Reef colony in the breeding season following the exclusion of ORVs.
- Protection measures may have contributed to the lengthening of the breeding season.
- Once vehicle disturbance was eliminated, it was found that predation has increased.
- The reduced breeding success in the second year was attributable to increased levels of predation by jackals and probably by the arrival of a new predator, the Rock Kestrel.
- Predation levels can increase naturally as nest density increases.
- Nest densities in both seasons (23–49 nests km⁻²) were higher than previously recorded along Namibia's coast.
- At the nearby Caution Reef colony (12–15 nests km⁻²) (Braby et al. 2001).
- The high densities at Horses Graveyard cannot be attributed to breeding habitat limitation, as there are vast areas of gravel plains available.



01/02 season



02/03 Season

Status Update: April 2010

Where does the Damara Tern Occur?

- Mostly migratory birds
- September – October start arriving at their breeding colonies in Angola, Namibia and South Africa
- 98% of the known population breed in Namibia along the coast line
- Productivity is higher because of the Benguela Upwelling System
- Once breeding is over they migrate to countries like Cameroon, Nigeria, Benin and Ghana

Feeding and Diet:

- Plunge – diving for food, usually small fish and crustaceans
- Feed in sheltered bays and lagoons
- Feed in the surf zone

Breeding Ecology:

- September and October: arrive in Namibia
- Return to the same breeding locality where they were born

Breeding habitat:

- Slacks between dunes
- Gravel plains
- Between dunes
- Sandy plains
- Salt pans extinct lagoons
- Stony plains
- Distance from the sea vary from 100m to as far as 11km
- Average distance in Namibia is about 1km from the sea

- Distance between nests 30m to 3km
- Desert Colony in Namibia Consist of Horses Grave and Caution Reef
- Caution Reef the nest average 50m apart

The proposed developers of ***THE NAMIBIA INTERNATIONAL CONVENTION AND EXHIBITION CENTRE: DESERT ROSE*** indicated that they will be committing to enclose the Horses Grave Breeding Area with a 1.2m polyvinyl chloride (PVC) coated wire “jackals’ proof fence”.

Please also take note that the introduction of open spaces at strategic locations within the development to create flight paths to the “Horses Graveyard site” has been incorporated into the design of the proposed development. *See Final EIA Report for more detail.*

2. PUBLIC ACCESS TO BEACH FRONT:

Accessibility of the Beach for the Public: – Public access to the beach will be maintained from all areas.

Within the section of “***project concept plan***” – ***Final EIA Document*** the proposed developers state the following:

“Accessibility of the Beach for the Public – As this pristine piece of land forms part of the local society, public access to the beach will be maintained from all areas”.

3. I&AP’s involvement and subsequent Public Meeting.

The primary objective of the Scoping Report / Draft EIA Report was to present key stakeholders (including affected organs of state) with an overview of the project and key issues that require assessment in the EIA Phase; and allow the opportunity for the identification of additional issues that may require assessment.

Due to the fact that a Scoping Report was completed by EnviroSolutions in September 2013 and the comments received by the Office of the Environmental Commissioner dated 25 February 2014 stating:

- This is to acknowledge that your Scoping Report has been received in good order. You are therefore advice to proceed towards the development of a detailed Environmental Assessment and Management Plan.

The proponent Sand Rose Investments (Pty) Ltd (Reg. No. 2013/0641) appointed National Environmental Health Consultants CC (NEHC CC) to proceed in developing a detailed EIA and EMP for the proposed development.

After the appointment of NEHC CC, NEHC then re-assessed the work done in regard to the existing Scoping Report done by EnviroSolutions in September 2013. The following needed more clarification:

- Public Participation Process ““public consultation process” means a process referred to in regulation 21, in which potential interested and affected parties are given an opportunity to comment on, or raise issues relevant to, specific matters;
- Define the Specialist Studies needed for this proposed project;
- NEHC then completed a second Environmental Impact Assessment Scoping Report / Draft EIA Report, incorporating the above-mentioned point and including specialist reports and a draft EMP. This document was placed on the website of NEHC (www.nehc.co.za) since October 2014. All interested and or Affected Parties (I&AP’s) had direct access to this document since the date of placement thereof. The same document was then submitted to the MET for final review and approval. NEHC then received two Reponses from the Office of the Environmental Commissioner dated 09 December 2014 and 02 March 2015:

Date 09 December 2015:

- The Scoping report lacks (1) the CV of your Environmental Assessment Practitioner, (2) reference to EIA Regulation 2012 (legal context), and (3) records a consultation e.g., Swakopmund and Dorob National Parks (Section 21 (b), EIA Regulation 2012)

Dated 02 March 2015:

- Your scoping report provides an adequate identification of potentially significant environmental impacts. Please appreciate in your further reporting that the proposed site implies a change of the boundaries of Dorob National Park requiring Cabinet Approval and gazetting the new boundary. Further, you consider the legal constraint for activities in protected areas as per Nature Conservation Ordinance 4 of 1975, section 14(1) and DOROB NP Regulation 1.
- Your single site proposal within the Dorob National Park, including breeding and feeding areas of legally protected species as well as an Important Bird Area needs explicit justification. You are kindly advised to proceed with the identification and assessment of alternatives (EIA Regulations; paragraph 15(2): (d) and (f) and the preparation of an Environmental Management Plan (EMP). The EMP should include compensation measures for irremediable impact. Please provide in your EIA report alternative design maps of associated infrastructure including, but not limited to, access roads, water, power supply infrastructure, sewage, parking, fence, golf course, public beach access road, marina and nature reserves on the premises, if any.
- Please be kindly advised that the mandatory public consultation for EIA should be interpreted as public hearing at a public venue.
- After receiving the above-mentioned feedback from MET, NEHC then started to address shortcomings and started compiling the Final Environmental Assessment Report (FEIAR) and the Final Environmental Management Report (FEMP).

On advice of MET, NEHC CC arraigned a “*mandatory public consultation*” with all I&AP’s. The date and venue for this Public Meeting was as follows:

- 05th of August 2015 at Kuisebmond Community Hall, Diamond Street Walvis Bay.

All additional or lacking information as requested by the Office of the Environmental Commissioner dated 09 December 2014 were followed up by supplying all such documentation dated 17 February 2015 (*Chapter 8 Final EIA Document*).

The concern raised by the Office of the Environmental Commissioner to conduct public meeting/meetings resulted in the following outcome:

- To ensure that I&AP who could not participate in the previous I&AP process could now do so.
- To determine if any new concerns or objections could be accomplished by such public meeting/meetings.

The Key findings of this public meeting and responses received by the I&AP’s are summarised below and indicated that the project can be implemented, provided the recommendations are implemented.

30 (*thirty*) I&AP’s responded on the notice of the public meeting, some of these I&AP’s also participated during the May – June 2014 Public Consultation Process.

583 (*five hundred and eighty-three*) I&AP’s attended the public meeting held on the 05th of August 2015 at Kuisebmond Community Hall, Diamond Street Walvis Bay.

It must be noted that this meeting was also attended by I&AP’s who wanted clarity on the highly sensitive housing topic and was not interested or affected by the proposed development.

Summary of forms received from I&AP's attending this public meeting:

Number of forms received back after public meeting	Response received by I&AP's
64	I&AP's Responded that they support the proposed development.
2	I&AP's Responded with concerns related to the proposed development.
76	I&AP's Responded only by completing their name & surname, cell nr and email address.
8	I&AP's Responded by returning blank forms.
1	I&AP's Responded by stating they do not agree to such development to commence.

The following form was handed out at the public meeting held on the 05th of August 2015. Please also take note that the form was printed double-sided.

For more detail on I&AP Process please see *section 2.3.1* Public participation programme (stakeholder engagement) and the following Appendixes of the Final EIA Report.

Appendix A Acknowledgement of Application to the Ministry of Environment

Appendix B Newspaper Advertisements & Site Notices (2014 + 2015)

Appendix C Correspondence/ replies to I&APs

Appendix D Comments/ concerns from I&APs

Appendix E Newspaper articles (2014 + 2015)

Appendix F Issues Trail from the Scoping process

Appendix G Background Information Document 2

Appendix H Comments on Draft Scoping Report (Public meeting included)



NEHC National Environmental Health Consultants

ACCREDITED OCCUPATIONAL HYGIENISTS

Reg. No.: CC1999/044357/23 | VAT Reg.: 4200167768
 South Africa | P. O. Box 2477 | BRITS | 0250
 Tel: +27 82 514 1532 | Fax: 086 515 5972
 E-mail: info@nehc.co.za

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 Namibia | P.O. Box 8416 | SWAKOPMUND
 Tel: +264 64-404 145 | Fax: +264 64-404 179
 E-mail: info@nehc.co.za

Name & Surname:	Cell Nr:	E-mail:
-----------------	----------	---------

The following concerns has already been lodged:

1	Ecology and birdlife	<i>Will migration and breeding patterns of birds, particularly Red Listed species, be disturbed or disrupted as a consequence of these impacts? Will there be significant changes to ecological systems? What will the impact of changed noise levels be?</i>
2	Socio-Economic (including tourism, planning and land use)	<i>What will be the visual impact of new buildings and structures? What will the impact on tourism be? How will the increased population influx increase pressure on resources and services, and exacerbate growth in unemployment, informal settlements and communicable diseases? What temporary (construction phase) and permanent (operations phase) employment will be created. What further employment would result from downstream developments?</i>
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4	Noise	<i>What is the current noise profile by day and night? What will be the social impact of changes in noise levels during construction and operation of the proposed development on neighbouring areas? In other words, noise caused by road traffic.</i>
5	Issues related to the EIA Process	<i>How does the EIA link up with the SEA for the Erongo coast? An alternative location should be considered Will the project be stopped if the EIA uncovers highly significant impacts that will result in irreversible negative changes economically and environmentally? Who will take responsibility for errors in impact prediction, and how can this risk be reduced or avoided? How will maximum participation of the general public be ensured?</i>
6	Fauna Issues related to the EIA Process	<i>Damara Tern breeding data obtained from the M&E indicated that there are larger breeding colonies located towards the north east of the project area, at the "Horses Graveyard site". The introduction of open spaces at strategic location within the development to create flight paths to the "Horses Graveyard site" has been incorporated into the design.</i>

Other or new concerns?

Member: Mr. J. Cornelissen (ROH SAHIO, EAP, Nat. Dip. Publ. Hlth Nat. HDip. Publ. Hlth, B.Tech Env. Hlth)
 ADM: FRM-111 Rev. 01 Date: 4 October 2011

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labour
 Department
 Labour
 REPUBLIC OF SOUTH AFRICA
 Reg. No.: C1057 OH



Ministry of Labour and
 Social Welfare
 NAMIBIA
 Reg. No.: 14750

We trust that you will find the above clarification in order, and await your soonest response in this regard.

Should you need any more information, please do not hesitate to contact us.

Kind regards.



J. CORNELISSEN
OCCUPATIONAL HYGIENIST
(EAP, ROH SAIOH, B. Tech. Env. Health)

3.

**PROOF OF SUBMISSION OF LETTER ADDRESSED TO MET
DATED 14 JULY 2022, RECEIVED BY MET ON 28 JULY 2022**



(AAA) APPROVED INSPECTION AUTHORITIES | REGISTERED OCCUPATIONAL HYGIENISTS | ISO:IEC 17020

14th of July 2022

OFFICE OF THE ENVIRONMENTAL COMMISSIONER
ENVIRONMENTAL COMMISSIONER

Crn of Dr. Kenneth David Kaunda Street & Robert Mugabe Avenue
Private Bag 13306
WINDHOEK

RE: FINAL SCOPING REPORT: ESTABLISHMENT OF THE NAMIBIA
INTERNATIONAL CONVENTION AND EXHIBITION CENTRE



Dear Sir,

I refer to the above-mentioned proposed project.

We sent the Final Environmental Impact Assessment Report to your offices with
TNT Courier Service, waybill no: 106804762, where your office personnel signed for the parcel on
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4.

APPENDIX A:

**ACKNOWLEDGEMENT OF ENVIRONMENTAL SCOPING
REPORT BY THE MET**

**REPUBLIC OF NAMIBIA****MINISTRY OF ENVIRONMENT AND TOURISM**

Enquiries: Dr. F.M. Sikabongo
Tel.: +264 61 249015
Fax: +264 61 240339
freddy_sikabongo@yahoo.co.uk

Capital Centre 6th Floor
Private Bag 13306
Windhoek

OFFICE OF THE ENVIRONMENTAL COMMISSIONER

The Managing Director
Desert Rose Investment (Pty) Ltd
P.O. Box 2207
Walvis Bay

25 February 2014

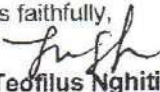
Dear Sir/Madam,

Re: Acknowledgement of the Environmental Scoping Report for the Proposed Establishment of the Namibia International Convention and Exhibition Centre in Swakopmund, Erongo Region

This is to acknowledge that your Scoping Report has been received in good order. You are therefore advised to proceed towards the development of a detailed Environmental Assessment and Management Plan.

Thank you once again for your kind co-operation.

Yours faithfully,


Mr. Teofilus Nghitila
Environmental Commissioner



All official correspondence must be addressed to the Permanent Secretary

8.

**APPENDIX E:
NEWSPAPER ARTICLES**

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NEWSPAPER ARTICLES
DOCUMENT LIST**

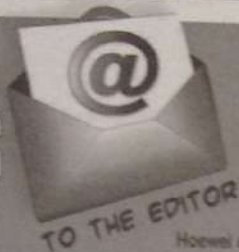
NO.	DOCUMENT NAME	PAGE NUMBER IN DOCUMENT
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8.1.

2014 NEWSPAPER ARTICLES

The views and opinions expressed on this page are not necessarily those of the namib times. We do encourage and value the participation of our readers, but we cannot publish any libellous letters.

letters



namibtimes.net

Die sienings en menings wat op die blad verskyn is nie noodwendig die van die namib times nie. Hoewel ons die deelname van ons lesers op die forum aanmoedig en waardeer, kan ons nie lasterlike briewe publiseer nie.

namib times facebook reader's comments

Arises wil Debonairs hof toe sleep

Die koerant het onlangs berig oor me Elsa Arises (30), wat op 18 Julie 2012 haar linkerhand tydens 'n ongeluk met 'n vleissagmasjien by haar gewese werksplek, Debonairs Pizza in Swakopmund, verloor het.

Arus B Ellis Julie mensse wat altyd rassisme in die story in bring.

Cecilia Celliers Dit was net 'n vraag. Ek is glid nie 'n rassie nie. Ek vra presies dieselfde vraag oor die WIT/BLANKE boemelaars wat op straat sit... hoekom kan hulle nie werk nie? Hulle maak niks? Ek gee veel eerder vir die swart man wat 'n car guard is en werk 'n NS10 in sy hand as vir die wit man wat sit en geld bedel op straat en niks werk nie.

Walter Hays Wat gebour het is 'n jamerte. Maar jy kry 'n maandlikse bedrag geld van social security en jou baas. Hy koop nog vir jou en gee jou baie meesemant en jou behouding is goeie. Hiv ondenkbaar en vreeslik kan jy woorde staan op in gaan werk jy makker niks. Daar is mensse wat erger af is en mensse in reëlende wat werk. Moet nie laat mensse idees in jou kop sit nie jou employer is glad nie onbegrypend nie daar is plekke wat mensse sonder niks laat loop.

Jennifer Narasen Wie het versoenak dit sy haar hand verloor? Sy kan nie werk nie. Two hands are better than one as dit jou hand was son jy gewerk het ha. Walk a mile in her shoes and comment Cecilia is Celliers

Jeanne Jansen van Rensburg In die lewe mensse. Val ek amper apertoor. Het een van julle gesien wat het Jennifer gekry???? Dis amper erger as die hele storie. Dit omtrent my so dat een mens DOOD (MOORD) op iemand anders kan toe wem. Sien niemand anders dit raak nie??? Wit of swart dis gemeen om so iets te sê. Ek hoop nie sy het kinders of ouers of enige familie nie, want dit wat jy op ander toewens gebour met jou. Arme vrou, sy besef seker nie wat sy sopas gesê het nie.

Natasha Paris van Wyk Jennifer hoe kan jy se "dis 'n wit mensse wat dit laat gebour het". Dit was 'n ongeluk. Die man het nie haar hand afgesien nie. Not only are you racist but you are ignorant as well.

Livia Miller Shoe Jennifer die harde woorde Wat jy sreek. Mag Namibia NOOIT SOOS SA word nie want glo my nie eens julle sal skroey daar van af kom nie. Jammer maar dis die waarheid. SA se whites is te min om trag te baklei maar hier nie.

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Elsa Arises

negative te wees en ophou om klippe te gooi en probeer om oplossing vir di probleem te kry as jy kan help, help net wat jy kan en los di rus vir GOD en leer om na alrewe kante vani storie te kyk want on praat van iemand wat gewoont was om met alrewe hande te werk wat nu met een hand sit en di baas wat probeer om te versmoed ek gee raad en se sit en praat en los di hef jou baas het gely by sal minkeer woor vir jou terug wat on di werk gee wat met jou toestand sal pas an.

Elvira Bock Nu na die voorval hoekom gee Debet Oosthuizen nie vir haar werk woor daar by haas men nog baie ander take on af sy kan mos tildame af kaster woor of chips lady by sy ander plake vir har als dit steklik werk gun. As by sodanig omtrent...

Natasha Salamin If I remember the story correctly she was not asked to work with the machine, she did it to try and help out, so it's not her employers fault she lost her hand, it's a real tragedy and her employer did more than what was needed from their side. She is still able to work with one hand.

Mark Liebenberg Elvira Bock After the accident she came to work again but AWOL'd after a few months as it was too hard for her! Then she came back the 2nd time and Mr Oosthuizen let her work again but obviously she gave up!

Jenny's Pictures Namibia Sterkte mensse... bly positief in die lewe... maak nie saak wat gebour het nie... staan op... bly glo in jouself en in wat jy wil beryk in die lewe... die mens is val fout... on vol ondenkbaarheid... ons moet almal maar leer om die bierjie te waandour wat

ons het... of kry van ander...!!!!Vele het arms... bene... ens al verloor... vele het steeds hul droon gevolg en sukses behaal... en vele het maar gaan terug sit en wag dat almal hul help... daa wat gaan sit bet... saffer vandag nog... die wat positief gebly het... het 'n plan gemaak... en sukses bly steeds by hul ek bid dat jesus jou leiding sal gee... sodat ons kan lees... van 'n pragtige positiewe dame... wat 'n voorbeeld is... van aanhouer wen!!!!

JY Weet We Nou moet die werkgever weer betaal vir haar stupidheid. Ek help boon eerder met regisstras as vir haar. Hou op sit en bid vir gratis geld en gaan werk. Jy is nie die enigste mens met een hand nie en die res van jou is nog rig geneig om te werk.

Annemie Priska Ganses Dit gaan nie van via haar hoekom is sy daar weg nie, di feit is sy het haar hand verloor en sy moet regverrig haar gelde uit gebel word, julle whites sien nie pad nie!!!!

Pieter Van Der Merwe Ek went bierjie mter van die saak as wat net in die koerant verskyn, vra haar eerder hoekom is sy weg daa. Sy wil hulle hef toe sleep want dit is wat die mensse om haar vir haas se om te doen...

Laraine van Rensburg Al Jennifer gaan net weg. Hoeveel wil sy nou nog vir hulle hef? Hulle is ook met niks te vrede nie. Wil alles net verniet hê en agter oor sit bak handjies Shame. Hoekom na 2 jaar nou wil wakker skrik. As sy te min gekry het moes sy lankal hef toe gebel word het nie 2 jaar later nie en ek dink die wet sal ook dat jy binne in 'n sekore tydperk 'n saak moet maak anders is dit nie meer wetting nie.

"Desert Rose Project" Convention centre, golfcourse and residential area proposal in Dorob National Park

This is an urgent appeal to you to please register as an interested and affected party if you have any concerns about the future of open space on our sheltered coastline and our iconic resident and migratory birds and other protected species (both flora and fauna) that will be displaced by this (in our opinion) totally inappropriately placed coastal development. Let us see how the Namibian people stand together to fight for what is right and above board!

Seems the public consultation process was skipped in the scoping phase and is being called for here via the newspapers on 20 May 2014 as part of the EIA process.

Some questions revealed who is behind this and according to the process they should reveal themselves. The Client is Sand Rose Investments (Pty) Ltd of 41 Sam Neijoma Avenue, Walvis Bay represented by Mr B Kotze and Mr JG van der Merwe (info@kbarchitects.com).

Under Section 3 of the EMA regulations Duties Of Proponent, the proponent must - (c) ensure that the environmental assessment procedures, specified in the Act (EMA, 2007 (Act No. 7 of 2007), the regulations (attached) and guidelines, for the proposed activity are followed.

The consultants as you can see are National Environmental Consultants (info@nec.co.za). They are in Swakopmund near the Uranium Institute, they can be asked for a Background Information Document and the Scoping Report compiled by Environmentalists.

In case you are not aware, the proposed site is in the Dorob National Park in a Red Zone of High Biodiversity Priority.

It is zoned in the approved park management plan for eco tourism activities ONLY.

It completely confuses me that the scoping report was cleared without any public consultation or at least consultation with the park managers or NACOMA, but we know busy people may have relied on the Environmental Assessment Practitioner (EAP) of good standing to have followed the EMA process as required by the Act on submission of the scoping report to the Environmental Commissioners office.

Article 8 of the Listed Activities requiring EIA under "Scoping Report" section 8 (f) (Government Gazette 6 February 2012) states: A scoping report must include - (f) Details of the public consultation

process conducted in terms of regulation 7(1) in connection with the application, including-

- (i) The steps that were taken to notify potentially interested and affected parties of the proposed application;
- (ii) proof that notice boards, advertisements and notices notifying potentially interested and affected parties of the proposed application have been displayed, placed or given;
- (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; and
- (iv) a summary of the issues raised by interested and affected parties, the date of and the response of the EAP to those issues;

In terms of the process the above should be done BEFORE the EIA is triggered.

After submission of the proposal Section 7 (1) is triggered which states: "After submitting the application to the competent authority the proponent must conduct a public consultation process in accordance with regulation 21;

We are not lawyers but really feel something is horribly wrong here when we think of what ensued during the GECKO Vision Industrial Park and all the consultation that took place here and this was just during the scoping phase... NO EIA has yet been commissioned for this proposal! We can thank Dr Tar for a thorough scoping report here.

Some concerns are: They want MET to rezone this land to "Any Other Land Use" and develop extensive infrastructure including a convention centre, golf course and residential area.

In case you are not familiar with the reasons for the biodiversity red zone where this proposed development is scheduled to be placed, it is known as "Caution Reef" or "Patsyberg" (Caution Reef because of the dangerous reef

and Patsyberg due to the ship wreck known as Patsyberg that hit this reef many years ago).

• It is the most important breeding area on our planet for a legally protected red data species the Damara Tern (Already due to Walvis Bay "ribbon development" and Long Beach a colony of at least 30 pairs of Damara Terns (Significant globally) is extinct where Eco Village and Aphrodites beach developments are now.

A NACOMA and EIF supported long running project is monitoring breeding success in the proposal area in terms of our commitment to the CBD (Convention on Biodiversity) and Aichi Biodiversity Targets (2011 - 2020).

Resources invested here to date are well over NS2 million for nature conservation since the land was given back to Namibia in 1994.

The 2013 breeding season had over 100 Damara Tern nests registered. The maximum is 120 for this area.

• It is in one of Namibia's 21 Important Bird Areas (30km of beach between Swakopmund and Walvis Bay) for both resident and migratory species and in terms of our CMS (Convention on Migratory Species) and AEWA (African European Waterbird Agreement) commitments we need to minimise further impacts on this already much reduced area of biodiversity importance.

• The area is important for plant species including lichens, reptiles and tenebrionid beetles endemic to the central coast

• Recreation wise we are already experiencing overcrowding in this prime area in the Dorob National Park that is sheltered from heavy wave action (Swakopmund to Walvis Bay) and relatively pristine beaches for the development of our collective well-being due to its exceptional "Sense of Place".

Erongo



KOEK VIR 'N KOERANT UIT WALTER SE OOND



17 July 2014 - number 9 FREE ISSUE

SUN

Algemeine Zeitung

Republiek

SWAKOPMUND

Verset teen draai van die dood

Die betroubare van 'n bekende Swakopmundse is 'n onbekende wêreld. Walter Sander (77), geleë van die grens van die Kaap van die Dood na Swakopmund, staan onder die son van die swakopmundse bering. Hy het in die verlede daar geleef waar twee magtige riviere met die afgegrawe kanale in mekaar ontmoet het.

Die twee riviere is die Swakop- en die Erongo-riviere. Die Swakop- rivier is die grootste rivier in die gebied. Die Erongo-rivier is die kleinste rivier in die gebied.

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DIE NAMIBWOESTYIN SE ROOS?



'n Rekonstruksie van die internasionale konvensie en konferensiegebou wat President Hage by Petrusburg tussen Swakopmund en Erongo wil bou. Die rekonstruksie behou die oorspronklike ontwerp van die gebou, maar verander die materiaal van die gebou by Petrusburg na die oorspronklike materiaal van Swakopmund, naamlik, natuurlike steen. Die gebou sal ongeveer 100 miljoen kos. Die gebou sal ongeveer 100 miljoen kos. Die gebou sal ongeveer 100 miljoen kos.

WALVISBAAI Die groot ongerief duur tot twee jaar

Mense bring offers vir vrageiland

Wanneer gaan die ongerief in Swakopmund tot 'n einde toe? Die groot ongerief in Swakopmund duur tot twee jaar. Die groot ongerief in Swakopmund duur tot twee jaar. Die groot ongerief in Swakopmund duur tot twee jaar.

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So lyk die naweek

Die naweek is 'n tyd van ruste en ontspanning. Die naweek is 'n tyd van ruste en ontspanning. Die naweek is 'n tyd van ruste en ontspanning. Die naweek is 'n tyd van ruste en ontspanning.

SWAKOPMUND

Spanwerk in verpleging

Die spanwerk in verpleging is 'n tyd van ruste en ontspanning. Die spanwerk in verpleging is 'n tyd van ruste en ontspanning. Die spanwerk in verpleging is 'n tyd van ruste en ontspanning.

SWAKOPMUND

Keen 'n eiland

Keen 'n eiland is 'n tyd van ruste en ontspanning. Keen 'n eiland is 'n tyd van ruste en ontspanning. Keen 'n eiland is 'n tyd van ruste en ontspanning.

SWAKOPMUND

En die stompie neer

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SWAKOPMUND

Die vrotterjies waai

Die vrotterjies waai is 'n tyd van ruste en ontspanning. Die vrotterjies waai is 'n tyd van ruste en ontspanning. Die vrotterjies waai is 'n tyd van ruste en ontspanning.

Duisende in verset teen oord van weelde

» **Dorob vir** bewaring, nie vir besigheid

Die vet is in die vuur. Omgewingsbewaring se wagter op die mure, Swakopmund Matters, het die ontwikkelaars van die voorgestelde Desert Rose by Patrysborg net suid van die vakansieoord met hand en tand bespreek.

» Des Erasmus

Die 1 500 kontakte van Swakopmund Matters se monie mag nie gesnoer word nie.

Hulle het die reg om te weet wat met Desert Rose by Patrysborg aangaan. Hulle eis 'n openbare geleentheid waar hulle hul saak kan stel. Die omgewingsbewaringsinstansie het verlede week in die openbaar in verset getree teen die planne met Desert Rose, 'n projek van N\$8 biljoen of meer. Die ontwikkelaars wil drie hotelle, plekke van vermaak, 'n inkoopcentrum, parke, restaurante, huisvestingsgeriewe, 'n gholfbaan en openbare strande skep in 'n gebied van die Dorobpark wat as uiters sensitief bestempel word.

Swakopmund Matters beweer dat vergeefs by die ontwikkelaars van Desert Rose aangeklomp is om as belangegroep geregistreer te word. Die versoek is nie eens beantwoord nie. Geen kennisgewing is van 'n openbare vergadering oor die projek ontvang nie en geen aanduiding is gegee oor hoe die gesindheid van Jan Alleman jens die projek bepaal gaan word nie.

Volgens die beswaarde word raadpleging as wetsvereiste voorgeskryf. Eers daarna kan besluit

word wat gedoen mag word en wat nie. Die openbare raadplegingsproses word ook deur die wet op omgewingsbestuur neergelê. Daar moet bepaal word in watter mate die omgewing geskend gaan word en hoe dit teëgewerk kan word.

Swakopmund Matters

“Betekenisvolle verset teen die projek kan nie oorbeklemtoon word nie.”

Oor raadpleging word klem op die woord “proses” geplaas. “'n Proses is nie om 'n paar mense per e-pos te kontak en al die ander uit te sluit wat deel van die proses wou wees nie.

In 'n proses word die publiek nie sy reg ontnem om sy kollektiewe kommer op 'n georganiseerde vergadering te stel nie.”

Volgens Swakopmund Matters se verklaring kan die gesindheid van die publiek net op openbare vergaderings getoets word. Dit moet 'n geloofwaardige, deursigtige en allesomvattende proses wees. “Ons sal waak teen kortpaaië waarin die

belange van die publiek nie in ag geneem word nie.”

Dit word ook gewaarsku dat die woord ekotoerisme nie gebruik mag word om ander oorweginge te verberg nie.

Wanneer mense verhoed word om hul standpunt te stel, mag dit nie vertolk word as swye terwyl hul omgewing verniel word nie. Sou so 'n raadplegende proses nie in die openbaar gevolg kan word nie, is daar geen proses nie, word beweer. “As monie teen die projek gesnoer word, gaan die reaksie net hewiger raak. Elke dingetjie wat Desert Rose wil aanvang, sal onder 'n vergrootglas geplaas word.

Daar kan nie sommer aanvaar word wat die openbare mening is nie. Die negatiewe aspekte van die projek weeg baie swaarder as die positiewe.

“Wees gewaarsku. Die Dorobpark is in die eerste instansie geskep vir die behoud van 'n erfenis en 'n sieraad wat Namibië na aan die hart lê. Die park is beslis nie vir sakebedrywigheid geproklameer nie. Juis dit sal die park skend van dit wat bewaar moet word.”

“'n Afskrif van die eltelange verklaring met wetsverwysings is ook aan die kommissaris van die omgewing gestuur.



Werkers by die JKD Namibia-firma het verlede Donderdag 'n optog voor die maatskappy se kantoor gehou, omdat hulle ongelukkig is met die voorgestelde salaris-aanpassings. FOTO CATHERINE SASMAN

JKD Namibia-werkers ongelukkig met salaris-aanpassings

» Catherine Sasman

Lede van die Mynwerkersunie van Namibië (MUN) by die Julius Klein Diamonds (JKD) se sny- en poleerfabriek in Windhoek, het verlede Donderdag 'n optog voor die kantoor gehou omdat hulle ongelukkig is met 'n voorgestelde salarisverhoging.

Op hul plakkaat het die werkers geskryf: “Ons poleer diamante, nie aartappels nie”. “Ons wil ook voordeel uit die land se bronne hê”, en “Ons soek 'n redelike salaris”.

Werkers van ander diamantsny- en poleerfimas in die Prosperita nywerheidsgebied het hulle later by die JKD Namibia-werkers gevoeg.

Die werkers se die maatskappy wil hul salaris met N\$300 per maand oor twee jaar aanpas. Hulle wil 'n onmiddellike aanpassing van N\$300 per maand hê.

Hulle se ook die bestuurders en aandeelhouders, mnr. Isaacs Sisoni en me. Phillipine Angula (dogter van mnr. Helmut Angula wat 'n aandeelhouer van die maatskappy is), onderhandel oneerlik.

“Die manier waarop die bestuur onderhandel, is frustrerend omdat hulle

gedurig die getalle verander. Hulle speel rond met die verhogings en skrap aanbiedinge wat ons as werkers bevoordeel,” het die werkers gesê.

Die MUN-lede soek 'n 50%-bydrae tot hul pensioen- en 60% tot hul mediese fonds. “Ons families en almal in die land dink ons wat vir 'n diamantpoleerfirma werk, kry baie geld en het spoggerige lewens in die stad, maar dit is nie waar nie,” se hulle.

Volgens die werkers wissel hul basiese salarisse tussen N\$1 800 en N\$3 600 per maand.

Die maatskappy en die vakbondeleiers het Vrydag weer onderhandel.

Die vakbondvertegenwoordiger by die maatskappy, me. Serafina Shalemo, het daarna gesê dit blyk nou asof die aanbod swakker het, omdat die maatskappy nou slegs 'n aanpassing van N\$165 per maand wil maak.

Een van die direkteure van JKD Namibia, mnr. Naeman Amalwa, het dit egter ontken, maar het bygevoeg dat die nuwe onderhandelinge “in die regte rigting beweeg”.

Hy het gesê die werkers en die maatskappy sal ná verwagting vandeeweek 'n ooreenkoms onderteken.



Die leier van die Republikeinse Party (RP), mnr. Henk Mudge, saam met die RP-parlements lid, me. Clara /Gowases (regs) en die sekretaris-generaal, me. Toni Nkosi. FOTO CATHERINE SASMAN

Mudge verduidelik ondersteuning aan Geingob

» Catherine Sasman

Die leier van die Republikeinse Party (RP), mnr. Henk Mudge, het Vrydag gesê die besluit om dr. Hage Geingob as presidentskandidaat te ondersteun, word met opset deur sekere elemente in die regeringsparty en ander kleiner partye misverstaan.

Mudge het gesê dit is duidelik dat die partye hul bes doen om die nasie te mislei en hoop om RP-lede van die party weg te rokke.

“Dit is iets waaraan ons gewoon

geraak het en dit kan slegs beskryf word as blatante opportunistiese, politieke onvolwassenheid en 'n tekort aan 'n behoorlike begrip van die beginsels van ware demokrasie,” het Mudge gesê.

Die RP se dit maak geen sin dat minderheidspartye presidentskandidate in verkiesings nomineer nie en nie deel daarvan sal wees nie. Die party argumenteer voorts dat die president van die land veronderstel is om alle landsburgers te verteenwoordig, ongeag hul politieke ver-

binten.

Mudge se nadat die RP-leierskap alle moontlike presidentskandidate van ander partye oorweeg het, is 'n besluit geneem om RP-lede aan te moedig om vir Geingob, Swapo se presidentskandidaat, te stem.

“RP-ondersteuners sal nie 'n Swapo-kandidaat ondersteun nie. Ons wil vir dr. Geingob as mens ondersteun. Die feit dat dr. Geingob deur Swapo genomineer is, is vir ons nie tersaaklik nie,” het Mudge gesê.

MY COMMUNITY, MY NEWSPAPER

Erongo

Erongo - Jou koerant met nuus oor jou streek nou beskikbaar gratis by een van talle verspreidingspunte op Swakopmund, Walvisbaai, Hentiesbaai, Usakos, Karibib, Omaruru en Lüderitz.

Moenie die week se uitgawe misloop nie

“

Vyftig vragmotors het Walvis op hol

Beskikbaar by van die volgende plekke:

Shell - ALPHA SERVICE STATION
OCEAN VIEW SHELL
CHAVIA SERVICE STATION
VINETA SHELL SELECT STORE
OMEGA SERVICE STATION

ANCHORS
DOLPHIN COFFEE SHOPPE
SPOT-ON SUPERMARKET





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letters@namibtimes.net

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namib times facebook

Accident at the Diaz circle in Walvis Bay



Carlos Figueiredo Jeez people, this is not from wreckless driving, it is at the circle, and if you've never driven a truck before, don't comment as clearly you know nothing, this is simply an unfortunate event.

Jaco Coetzee That space between the steering wheel and the accelerator pedal they should seriously level up the grading for driving license applicants, its a joke to see some drivers have licenses but dont know sh** about driving

Chris Engels I drove M.A.N's, Oshkoshi's, Bedford tipper's and trucks and many other big military vehicles with massive and heavy loads all over Walvis (the same traffic circle) and all over Namibia up into Argolla and never ever had these problems that i see happening.....we were drilled and trained and lived, worked, ate and slept with our vehicles.....and never once was there an accident.....and we travelled days on end thousands of klicks a month.....now a days its just too easy to get licences and idiots are not realizing what they are driving.....this is the problem no respect for what they are doing

Mundi Labuschagne Die vraag was dood eenvoudig te swaar!!!

Monique Van Zyl Leach

Johan Archerdaai sirkel is ouer as ek en jy! Dis agterlossige bestuur! Niks anders nie, daar ry hordes trokke per week om dieslfde sirkel en hul val nie,jammer te min statistieke om so n stelling te maak.....

Magongo-Luu Nek-waya Something wrong at this circle .

Renthia Kruger There's nothing wrong with the circle as long as the drivers adhere to the speed limit

Magongo-Luu Nek-waya Maybe. But why always there drivers are not adhere to the rules?

Francois Jordan Speed is die hoof faktor by die sirkel want menigte rookdrywers wil mos om die sirkel jaag

Denito Prettyhurts Englebreech This is bull c..p seems like people want accidents to happen.....It doesnt mean cuz u have 20years experience in driving u can drive like a wreck on the road we r human beings that use the road on a daily basis when will drivers learn to drive 60 km atleast from Naraville to Town and Keusebmond an vice versa this kinda accident doesnt need to happen if u drive like a normal person and not like an idiot..I suggest that drivers who drive like that shld pay a fee and should be written

off the road by means of never driving a vehicle again.

Henzo Hentas Its from wreckless driving, negligence with abit of alcohol added.....wrong speed.....load not fasten enough and alcohol..... its now long time that i ask officials to test truckers for drugs at weigh bridges or roadblocks..... im driving 5years and know what happen on these roads.....

Pieter Kausiona Accident is not invite able and are not plan, You will learn if your day come. Pray to God so that your days come quick and then we talk. Amen.....

Desiree Freeman Ek se dit kan net dronkbestuur wees wat maak dat n man so trok op sy sy kan laat beland byeged dat hy nog op n hoo spoed ook was.....

Cristil Sandra Pakote What happen to our safe haven, the coast..... just too many accidents happening there and it's not so big as some other Namibian towns..... Really getting worried this is definitely not the town i grew up.....

Menette Bernice Goed so, hulle wil mos om di sirkel jaag, ek was laasweek deur n trok afgedwing van di pad,as ek ook vinnig gery het was ek history vandag,hoop ander trokdrivers leer iets daairit

Cornelius Steenkamp Onervare drywer Pum.

John Archer Hulle maak die sirkels te klein. Die trok sal om val omdat die draat te skerp is. Dit al twee keer gebeter by die selfde sirkel in Windhoek. In Engeland is die sirkels baie groter en is selfs tot vier baie op gedeel.

Jaco Coetzee Jy kan n swaar trok om n tikkie draai as jy dit stadig doen

Jandre Jansen van Vuuren Vrag lyk dieselfde soos die lorie wat vrag verloor het by Namvrag so paar maande gelede. Die man moet ander drywers kry.

Aymar Louise Vanessa No this can't be! What's wrong with walvis these days?????

Zula Ahy-Malawyer Jones Owl Wat sup with accident in our town. Too much accident dis mnth

Desert Rose - Project 2014/031/C

The right of the Public to be heard and Adherence to Environmental Laws and Regulations.

On 23 May 2014 you were requested by e-mail to register Swakopmund Matters (SM) as an Interested & Affected Party (I&AP) for your proposed Desert Rose Development Project.

In the ensuing period SM has not received any notification of any envisaged public meeting. Nor has it received any documentation of any kind detailing what is envisaged and how the public will be involved in the consultative process.

Scrutiny of the Environmental Management Act, 2007 (Act No. 7 of 2007) confirms that its whole purpose is to ensure "that the significant effects of activities on the environment are considered in time and carefully", that all I&APs are consulted and allowed to participate throughout the whole process and that "the findings of an assessment are taken into account before any decision is made in respect of activities".

Section 7 (1) (b) of the Environmental Impact Assessment Regulations No. 30 of 2012 which were proclaimed in terms of the Environmental Management Act stipulates that the proponent is required to conduct a public consultation process and consider all objections and representations received from I&APs by assessing the potential effects on the environment, whether the potential effect can be mitigated and whether there are significant issues and effects that require further investigation.

The operative word is "process". A process is not contacting a few persons by e-mail and one that excludes all those who want to be part of it. Or, one that denies the public to voice its collective concerns at an organized public meeting.

Other Sections of the said Regulations are also important with respect to I&APs.

All objections and representations from I&APs must be considered in order to determine which "significant effects" are to be assessed. (Sections 7(1) (c) and 15(2) (b)).

Registered I&APs must have access to, and an opportunity to comment in writing on the assessment report before the applicant submits this report to the Environmental Commissioner. (Sections 23(2), 23(3) (c) and d)). All written comments must accompany the report when the report is submitted to the Environmental Commissioner. (Section 23(4))

It is important to record here for the record the explanation given by the Environmental Commissioner to NAMPa on 26 April 2012 in re-spect of Namibia Marine Phosphate's Sandpiper project in Walvis Bay. "Its EIA report had been referred back to Sandpiper due to inadequate

consultations with all interested and affected parties, as required by the Environmental Management Act No. 7 of 2007, Section 23 (2) (a), and that public consultation and incorporation of comments from the consultation process form the basis on which a decision could be taken".

An understanding and interpretation of all the applicable laws and regulations resulted in this conclusion. The required process of public participation and consultation must not only take the views and concerns of all registered I&APs duly into account, but also the views and sentiments expressed by the wider public. And that can only be achieved by holding public meetings. There must be solid and convincing evidence that the process has been indeed credible, transparent and inclusive.

Swakopmund Matters and the vast majority of residents in Swakopmund are determined that the public consultation process must be properly handled by way of one or more public meetings so as to ensure that the required interaction with the public is not compromised in any way. They will all be vigilant not to allow anyone to take any short cuts whereby the public is not consulted properly and adequately.

With their interest in their environment directly at stake the 1 500 contacts of SM in Swakopmund have a right to know that their voices are not be silenced, but that they will be afforded due opportunities to raise their concerns in public. Suffice to underscore that the overwhelming majority of these contacts is against what is being planned.

Your project will not escape constant scrutiny by the public. Public opinion will most decidedly say no to any project which will blatantly jeopardise an environment whose well-being is enshrined in the Constitution. Public opinion can't be taken for granted. It is growing as the fuller picture of the project becomes known and details are circulated in the public domain.

Namibia has outstanding legislation and regulations to protect its environment. They need and beg proper and consistent interpretation, application and enforcement. They call for total commitment in their implementation by all concerned. It is now the right time for all those who are entrusted by law to be the guardians of Namibia's environment to demonstrate forcefully that they are indeed committed to uphold all these laws.

Let it be clear: Swakopmund Matters is not against progress or development. By all means let it come - but then in a structured and coordinated way and in accordance

with the Constitution which demands a sustainable environment for current and future generations.

It is a timely reminder that the Dorob has been established first and foremost for the preservation of a heritage and treasure dear to the Nation - most definitely not for business ventures which will directly destroy that which is legally protected from harm.

Fortunately there are still persons with foresight in government, institutions and public life that will do their utmost to ensure that each protected area stays as it is and for the purpose it has been proclaimed.

The previous Minister of Environment and Tourism personified this realistic approach and forceful standpoint when she officially inaugurated the Namibia Protected Landscape Conservations Areas Initiative (NAM-PLACE) Project on 15 November 2012. She gave this significant detail: "Namibia has over the years become a world leader in pursuing conservation initiatives. Remarkable achievements have taken place in the conservation of Namibia's biodiversity and safeguarding ecological integrity of our ecosystems. To date, our country boasts 20 state-run protected areas that represent nearly 17% of the total land area.

Most of these parks are world renowned for their uniqueness as tourism destinations and for their species richness". And one of these protected areas is now being considered to be carved up in the name of what is called "development" and "eco-tourism".

Your attention to the above is appreciated and we all look forward to receiving your assurance that public meetings will be held at venues and times to be announced by you in the local media for all to attend.

All concerned will await your full and due compliance with all the regulatory and legislative prescriptions which the administrative authorities are duty bound to apply strictly and without exception.

It is trusted that the comments and concerns expressed above will be duly taken into account.

Since the Environment Commissioner is or will be directly involved in this matter at some stage or another a copy of this e-mail is being sent to him for his awareness of the issues herein brought to your attention.

Yours sincerely, Swakopmund Matters.

(Due to space constraints, this letter was shortened - Ed)

Fleeing thieves cause havoc

Chaos erupted on Monday afternoon in a chain reaction which started with two South African families, who became victims of theft from their cars

Tanja Geoff Erasmus The owner of the vehicle is obviously involved seeing as "the same vehicle is responsible for various reported thefts"

Oswaldo Dala Domingos Auchab Whats funny is how can u lent your car to any I and u dit u dit know whr he or she lives or went.? If not they are all involved in the robbery, keep a close eye on them, they are alot in walvis Bay thieves! thieves !why not go look for better things to do thn stealing.

Renei Deyzel Good work of to the Neighbour watch and Police involved!!

Jaco Snyders Pfff waar val die man uit wonder wie steel wie se goed. Jip ons probeer ons community veilig hou.

Michelle Heyns Great to hear that the chain reaction of events works so well. Hope that justice is really served this time

Confucius Fxi Koopman so how many times has he lent out the vehicle because i dont think this was their first theft.

Hein Truter If im not mistaken this Carolla has been involved in numerous car break-ins at Walvis waterfront.

Vivienne Aina Ndama So



The culprit

many accidents and robberies at the coast.. Not even a weekend trip is safe anymore.

Sky Lorenzo Skever Wow so much dramafeelz lik a action movie!

Peter Odendaal Well-done Neighbour watch

and boo to Nampol for letting the owner of the vehicle go because " I can remember who I lent it to!"...what utter bullshitt!

Hendrik Jacques Lombard Good work Namibian forces.

Bewaker vrap oop kaarte

SWAKOPMUND Ontwikkelaars word met wetboek gegooi oor weelde-oord in 'n park

Gemeenskapsbetrokkenheid word deur die waghondinstansie Swakopmund Matters opgeëis in die verkondigde ontwikkeling van 'n weelde-oord, Desert Rose, by Patrysberg net suid van Swakopmund. Volgens die aandrang moet aangedui word hoe die openbare mening oor die plek van weelde getoets gaan word.

In 'n lang verklaring word die ontwikkelaars met die wetboek gegooi oor sodanige projek in 'n geproklameerde park, Dorob. Matters het aansoek gedoen om as 'n belangegroep behandel te word, maar geen haan het daarna gekraai nie. Geen dokumentasie is ook aan die instansie voorgelê nie.

In die reaksie beroep Swakopmund Matters hom op die bepalinge van die Wet op Omgewingsbestuur van 2007 (Wet 7 van 2007). Daarin word voorgeskryf dat bedrywighede wat die omgewing kan aantast betyds en sorgvuldig nagegaan moet word. Alle belangegroep moet geraadpleeg word en geleentheid kry om aan die ganse proses deel te neem. Rekening moet met bevindinge in opnames gehou word voordat besluite oor sodanige bedrywighede geneem word.

Seksie 7 (1)(d) van die regulasies oor impakstudies op die omgewing (nr. 30 van 2012) wat ingevolge die Wet op Omgewingsbestuur neergelê is, skryf voor dat die voorstellers van sodanige ontwik-

keling 'n openbare raadplegingsproses moet instel. Rekening moet dan met al die besware en voorstelle gehou word oor die behoud van die omgewing. Daar moet verduidelik word hoe die aantasting van die omgewing beperk gaan word. Daar moet ook uitgespel word of daar aantastings gaan wees wat verder nagevors moet word.

Matters haal ook ander seksies van die regulasies aan.

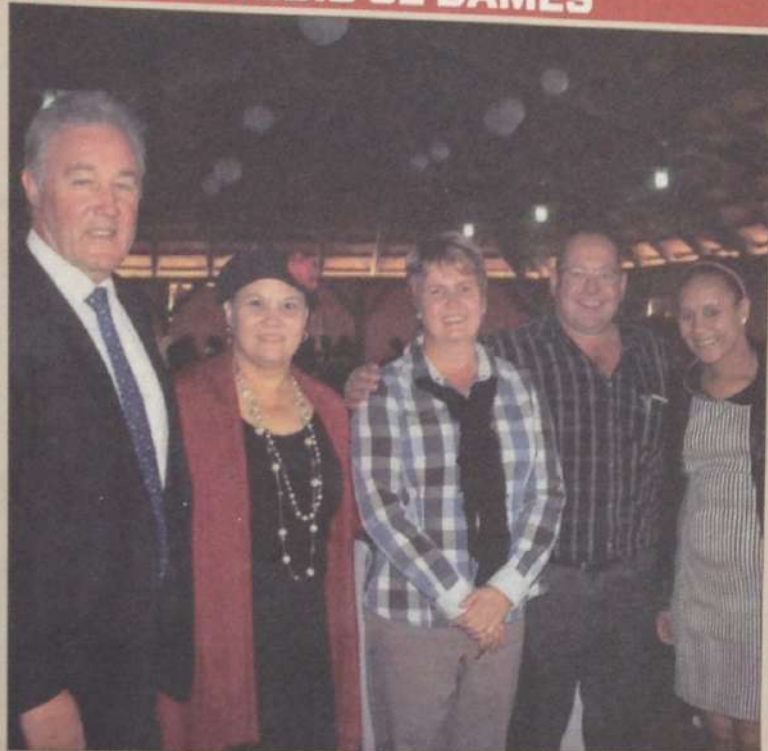
Dit is: Alle besware en stellingnames deur belangegroep moet oorweeg word om vas te stel watter betekenisvolle aspekte nagegaan moet word.

Geregistreerde belangegroep moet toegang tot die omgewingsopname hê, asook die reg om geskrewe kommentaar daarop te lewer. Eers daarna kan die omgewingsverslag aan die Kommissaris van die Omgewing voorgelê word.

Al die geskrewe dokumentasie moet aangeheg wees wanneer die verslag aan die Kommissaris van die Omgewing voorgelê word.

Swakopmund Matters tik die ontwikkelaars ook oor die vingers. 'n Proses is nie om eposse aan 'n paar mense te stuur en almal uit te sluit wat nie ten gunste van sodanige ontwikkeling is nie. Die publiek mag ook nie 'n geleentheid ontneem word om sy kommentaar op 'n openbare vergadering uit te spreek nie. (DE)

DAGSÊ KARIBIB SE DAMES



Ontmoet die dames van die Navachab-goudmyn aan die buitewyke van Karibib. Daarvoor is 'n spesiale onblyessie vir vroue in die Klippenberg-ontspanningsklub gehou waar die president van die nuwe myneënaars QKR, mnr. Lloyd Pengilly, ook teenwoordig was. Op die foto is Pengilly (heel links) saam met gaste tydens die onbly vir vroue. By hom is van links me. Anne-Maria Coetzee, vrou van die besturende direkteur van Navachab, mnr. Johan Coetzee, Marietjie Bell, Navachab se omgewingsbeampte, mnr. Coetzee en Ivon Patellus, skakelbeampte van die myn. FOTO VERSKAF

Brasilië ontdek Namibië

Opleidingsooreenkomste tussen Namibië en Brasilië in die weer-magstasie van Walvisbaai het 'n belangrike nuwe produk vir toerisme in die binneland van die Erongo-streek geword. Uit die bloute het bussies vol Brasilië-lye gewilde oorde en herberge uitgeslaan.

'n Woordvoerder van die Omaruru Game Lodge het die groeplis aan Erongo bevestig. Volgens haar kom die hulle in minibussies by die herberg aan. Die bedryf het so uitgekryg dat die Namibiese afslagpryse nou ook aan die Walvisbaai Brasilië gebied word. Die lodge deel ook in die algemene oplewing wat nou op die

gebied van toerisme ingetree het met Suid-Afrikaners aan die voorpunt nadat die buurland se skole gesluit het. Onder die voorpunt van oorsese toeriste is reisigers uit Duitsland as 'n tradisionele mark en opvallend baie Franse. Die eerste Nieu-Seelanders en toeriste uit Switserland was ook al daar.

Oor die vooruitsigte vir die volgende weke het die woordvoerder van die herberg se besprekingskantoor gesê daar word gemeet en gepas om mense te akkommodeer wat blyplek soek.

Die herberg is vanjaar 21 jaar oud. En dit gaan goed, het die woordvoerder gesê. (DE)



'n Gesellige kroeg in die restaurant van Omaruru Game Lodge waar onder die wakende oog van 'n opgestopte jagluiperd gekulêr word.

Hotel Manager – Walvis Bay

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Company Background & Job Purpose

The Langholm Hotel is a privately owned 3 star boutique hotel in Walvis Bay that offers that extra something special to our guests.

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Duties & Responsibilities

- Front Office Inventory Systems
- Housekeeping
- Concierge Service
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- Staff training, guidance and delegation

Education & Qualifications

- A certificate/degree in hospitality or tourism would be highly desirable
- Foreign qualification and/or work experience will be strongly beneficial
- A drivers licence

Experience

- An in-depth understanding of the key business drivers affecting the lodging industry;
- Experience in planning and implementing rostering, inventory management and initiatives to sustaining steady hotel accommodation revenue;
- Superior communication and the ability to relate to a diverse range of people;
- Ability to work autonomously.

A competitive remuneration package will be offered to the successful candidate.

If you believe you are the person for this job, please address a covering letter motivating your suitability to The Owner, The Langholm Hotel, P O Box 2631, Walvis Bay, Namibia together with your CV and forward via email to pampete@wvzy.na.

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Great news for the coast!

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Issue 125 - Thursday, 13 November 2014 to Wednesday, 19 November 2014

CYCLE 4 DAMIAN EVENT

06



09

WINNER OF SAMSUNG S5



11

WHERE TO, WALVIS



14

SUICIDE BY CROCODILE



Controversial N\$8 Billion “Desert Rose” Centre Revealed



Controversial N\$8 Billion “Desert Rose” Centre Revealed

Continued from Page 1

Lavrenty Repin

A mammoth “ant-heap” centre, golf course and casino to be located close to the Swakop Bridge

The project is advertised as the “ideal platform to introduce Namibia to the rest of the world” and will include three hotels (one 5 star), a casino, a cinema, entertainment activities, a shopping centre, office parks, restaurants, low and high density accommodation, single and general residential properties, a golf course, public beaches and jetties into the ocean.

The project will also “feature a man-made inland marina with [a] yacht harbour” and an Ambassador’s Park, which is “a high security profile park where ambassadors and international delegates can own residences and offices in order to represent their respective countries in Namibia.”

This was revealed in three reports released by Sand Rose Investments, a 100% Namibian owned company, which lists Paragon’s giants Desmond Amunyela and Lazarus Jacobs as well as Brynard Kotze, the man behind the controversial “Namib Eco Village” at Dolphin Park, among its shareholders. When earlier this year the area was proposed in the media, the coastal community let out a huge outcry against the project, because of its location: about seven kilometres from Swakopmund on the B2 road. Until now there was no further information.

The scale of the project is immense

The developers, as indicated by the scoping report, are fully aware of the conservation area, and the dangers of development, specifically for Damara Tern breeding. However, the report points out that in 2005 the area was “ear-marked for ‘low-impact eco-tourism’ thus ideal for the proposed project.”

The full name of the development is the “Namibia International Convention and Exhibition Centre (NICC) and village project”, and the report claims that the convention centre’s “contribution to the Namibia GDP in year one will be N\$455 million, an amount that in five years cumulates to a total of N\$4.8 billion”. While the construction period for the first of its kind centre will create employment for over 700 workers; by year 2021 indirect and direct jobs at the centre will surpass the 1500 mark, the report further stipulates, claiming later that overall “the project could generate up to 3500 job opportunities.”

However, the company will not be footing the N\$8 billion price tag alone and is relying on Government support, both local and national, to help fund and run the centre.

“It is a unique opportunity to create a modern icon that will draw international attention and demonstrate how a city or country wants to be seen by the international community,” the report explained.

Environmental concerns for the project are widespread, especially within the Swakopmund community; the project, however, falls under the Walvis Bay district and municipality. One way that the scoping report proposes to mitigate the conservational concerns is to introduce “demarcated areas for breeding with no access at all”. A large portion of the project will consist of a golf course, the scoping report further says, which will use primarily indigenous vegetation and, it is envisioned, can support the natural species within the area. The infrastructure is to be located a safe distance from the shoreline in anticipation of spring tide, “this will also ensure that the biodiversity of the intertidal zone is not affected.” The short shoreline is one of the richest in bird density: the stretch between Swakopmund and Walvis Bay has up to 450 birds per kilometre, the highest linear count of

Woman Murdered on Beach

Continued from Page 1

and did not release any further bullets. Then, in another suicide attempt, the accused cut his wrists with a broken glass bottle,” the police stated.

The 30-year-old accused (who cannot be named until his court appearance) is currently at the state hospital receiving treatment for his self-inflicted wounds. The accused is under arrest and his room is guarded by police. He will appear on a murder charge as soon as he is released from hospital. Chief Inspector Iikuyu told the paper that they believe the pistol used at the crime scene belongs to the suspect’s uncle.

Many took to social media, quick to judge both the deceased and accused of violence, cheating, fighting and lying; also asking why such a senseless killing happened, what the motives were, and whether this was just yet another gender based violence killing?

Comments streamed in, stating that the incident happened because of infidelity on Alupe’s side, but many who knew the couple immediately refuted these claims. Others used this as an opportunity to get their personal views across, saying that women should stop cheating, and that they should find one man and stick with him.

Many propagated bible verses in an attempt to make some sense of this pointless death. A relative close to the deceased quickly debunked claims of cheating and said that Louise never cheated, but wanted to break-up with the accused for a while already, and that it could have been a case of possessiveness.

Her friends and family described Louise as a fun-loving lady, who was kind and always had a happy smile on her face. Many knew Louise from her time working at the popular lagoon restaurant in Walvis Bay.

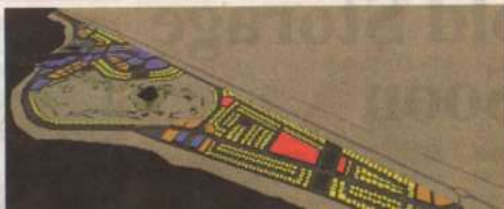


the harbour extension in the South, the stretch from Langstrand to Swakopmund is the last place for sea-bird conservation.

The most fragile of these birds are the Damara Terns, as demonstrated by the recent scenario where, Mr Braby said, following the construction of the “Namib Eco-Village” at Afrodite beach about 40 marked breeding pairs of the bird vanished; presumably, Mr Braby asserted, the particular colony is extinct.

In South Africa, the Damara Tern is a critically endangered species, and Namibia is its primary breeding ground. Other shore and sea birds will also be impacted, including flamingos and pelicans; and if they relocate, the probability is that they will die in unknown environments, Mr Braby pointed out.

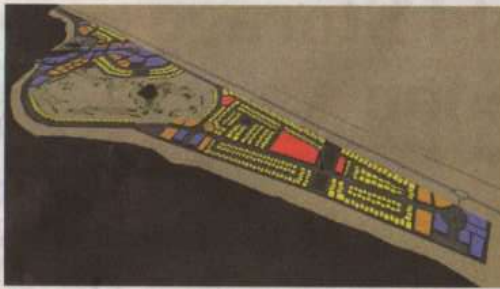
Presently the beach is popular with tourists and fishermen and, as Mr Braby



as Brynard Kotze, the man behind the controversial "Namib Eco Village" at Dolphin Park, among its shareholders. When earlier this year the area was proposed in the media, the coastal community let out a huge outcry against the project, because of its location: about seven kilometres from Swakopmund on the B2 road. Until now there was no further information.

The scale of the project is immense in both ambition and infrastructure: the architecture of the main centre is modelled on the unique Namibian desert rose as the name amply implies, while the second part of the building "is inspired by the typical structure of the ant heap", adding that the "ant heap structure is one of the best natural ventilated systems to be known," which is meant to save energy costs. In support of these architectural aspirations, the report boldly states that "there are none of these iconic structures in Africa (except for the pyramids in Egypt, which are only historic symbols) and Namibia should be the first to introduce this concept in Africa."

The projected site for the conventional centre is a conservation area; a delicate environment for sea and shore birds, which has been chosen by the developers because of its proximity to the two coastal towns. The location "represents two of Namibia's major natural features i.e. the Namib Desert and the Atlantic Ocean" and was also chosen because of the projected growth of the coast.



birds anywhere in southern Africa. how the fragile ecosystem the
Speaking in his personal capacity, supports these on the coast
ecologist Rod Braby in an interview of the area and other species
with Namib Indere... animals is being boxed in by

the harbour extension in the South, the stretch from Langstrand to Swakopmund is the last place for sea-bird conservation.

The most fragile of these birds are the Damara Terns, as demonstrated by the recent scenario where, Mr Braby said, following the construction of the "Namib Eco-Village" at Afrodite beach about 40 marked breeding pairs of the bird vanished; presumably, Mr Braby asserted, the particular colony is extinct. There are between 1000 and 2000 breeding pairs of Damara Tern left in the wild, although some figures are less optimistic. Responding to the solutions proposed by the final scoping report, Mr Braby said that there is no "win-win solution".

"The golf course is not a natural habitat, no matter what they do," he stated, "the grass will be imported and anyway, there will be golf balls flying in all directions; you can't compare the two."

In South Africa, the Damara Tern is a critically endangered species, and Namibia is its primary breeding ground. Other shore and sea birds will also be impacted, including flamingos and pelicans; and if they relocate, the probability is that they will die in unknown environments, Mr Braby pointed out.

Presently the beach is popular with tourists and fishermen and, as Mr Braby explained, is also popular with people collecting shells for Oneyaka, lobster catching and an influx of tourists who want to "experience nature".

Mr Braby's views on the development are dire: "We don't need another convention centre, another golf course or more residential houses," he lamented, "this project will make Namibia look very silly. This is a conservation area and if we allow this to happen, then what next? Where will it stop?"



...ent explained development. With construction of

Consultants clear the air around N\$8bn project

Dorob
National Park



AFFECTED: The Dorob National Park. PHOTO: STATIC.PANORAMO.COM

MARKET WATCH

MONDAY DECEMBER 1 2014

A proposed multi-billion dollar project, earmarked to be built between Swakopmund and Long Beach, has been receiving criticism from several quarters, due to environmental concerns.

SWAKOPMUND OTIS FINCK

Johan Cornelissen from National Environmental Health Consultants (NEHC) has denied that the proposed N\$8 billion Desert Rose Convention and Exhibition Centre project is shrouded in secrecy.

He said this during a media briefing held to shed some light on the process undertaken in terms of the environmental impact (EI) study conducted by the company.

NEHC legal adviser Felecia Schoeman also provided insight into the legal aspects of the public consultative process and its requirements during the briefing in Swakopmund last week.

"The public must not wait for public participation meetings to materialise, but should rather register their concerns when developers call for the registration of interested and affected persons. A public partici-



SCOPING: Johan Cornelissen from National Environmental Health Consultants (NEHC). PHOTO: OTIS FINCK

pation meeting is a process, which is not incorporated in our law," explained Cornelissen.

The project, which if given the green light will be built in an area between Swakopmund and Long Beach, has been receiving criticism from interested and affected parties, who claim they have not received any notification of a public meeting or information on the public consultative process.

Another concern is that the project will be situated in a highly sensitive environment within the Dorob

National Park.

The proposed facility consists of hotels, entertainment facilities, a shopping centre, office parks, restaurants, low and high density accommodation, residential properties, a golf course and public beaches, among others.

Cornelissen refuted claims by Swakopmund Matters that the local municipality was unaware of the proposed development and that his company did not respond to queries from them.

"The required seven-day waiting period did not lapse and the company will only be in a position to respond once it receives feedback from the relevant commissioner. We knew since day one that the Damara Tern would be a concern. We never said that the birds won't be affected," he said.

He said NEHC had appointed Windhoek-based specialist to conduct an independent and objective study, in order for the company to be able to provide answers on questions from the public.

"We submitted a letter which was delivered by hand to the municipality and I have proof that we have done so. The regional council and involved parties were consulted before we concluded the scoping process.

Swakopmund Matters supported us, and with their support we were able to take the process to another level," he said.

NEHC also commissioned specialist studies on the environment and initiated an environmental management plan, which ran concurrently with the study, Cornelissen said.

A formal research project on the Damara Tern - funded by the developers - had also been launched.

Birds were marked and traced to determine how the development would affect them.

The research team discovered, for instance, that another development in the area affected the Damara Tern in such a way that the birds migrated.

According to Cornelissen, NEHC submitted the comments of registered interested parties to the relevant commissioner recently, who will determine the status of the process.

"We contacted the ministry for feedback (last) Wednesday. We are not decision-makers. The Ministry of Tourism and Environment will decide if the development materialise or not. We have no control over the process as it is out of our hands."

He further explained that NEHC was tasked to complete a specific process, as detailed by law and that

he adapted the South African standard of intent to the Namibian model. "The Namibian process differs from that of South Africa, which is primarily driven by the government with certain areas requiring full scoping reports. The South African process is timeframe bound and the Namibian one not. In Namibia we contact the Ministry of Environment and Tourism for permission and the owners need to receive the go-ahead to proceed with developments. We were granted permission by the ministry to proceed with the formal process."

Cornelissen said he was not involved from the onset with the drafting of the scoping report.

The administrative process, which is guided by law, was initiated in 2013 and completed by Enviro Solutions.

"I reviewed the documents and submitted it to ministry, which gave NEHC the go ahead to proceed with the formal process, as they were satisfied with the information supplied to them... We are an independent company and cannot influence the final process. It is now with the Ministry of Tourism and Environment. Our primary function was to gather information. It is debatable if more things would have surfaced via a public meeting," he added.

8.2.

2015 NEWSPAPER ARTICLES

Swakopmund Matters

Call For Public Participation - Desert Rose

Please note that a notification has been published for this public participation to be held on 5 August 2015 at 18h00 in the Kuisebmond Community Hall, Walvis Bay.

If you want to attend contact Johan Cornelissen on info@nehc.co.za

The notice also mentions: "All comments and registrations should reach us by Friday, 14 August 2015." (Date is correct as published: 14 August).

Why the meeting is held in Kuisebmond is anybody's guess.

African Ocean and Coasts - our heritage, our life, our destiny

Saturday, 25 July, was the African Day of Seas and Oceans and the launching of the 2015-2025 Decade of African Seas and Oceans was celebrated.

Africa has a combined coastline of over 47 000 km, and with that a vast ocean resource and potential new economic frontier.

However, it is under threat and in decline, writes Obiageli 'Oby' Ezekwesili.

She is a member of the Global Ocean

Commission, an independent high-level initiative aiming to restore the high seas, the international parts of the global ocean, to ecological health and sustainable productivity.

She is a former Nigerian Education Minister, a former Vice President of the

World Bank for Africa and a co-founder of Transparency International.

In her statement she emphasised these important points:

Africa has an opportunity to lead on ocean issues at the Extra-ordinary Summit of Heads of State and

Government of the AU on Maritime Security and Development, being held in Togo in November.

Strong, concrete commitments to action for the next decade to implement the Africa's Integrated Maritime Strategy (AIM) must be reached.

This is particularly vital as negotiations will begin at the UN in 2016 to develop a new treaty for conserving the ocean beyond national jurisdictions, the outcome of which will have major implications for African fisheries and other marine assets in the

Africa will need to stand up as one to counter those who would rather leave the high seas open to the anarchic race to the

bottom that is currently driving ocean decline and inequity. Read her full statement with this web link:

<http://www.theafrica.com/North-Africa/african-ocean-and-coasts-our-heritage-and-our-life-our-destiny.html>

Sound Ministerial Advice to Lev Leviev Namibia Phosphate

According to the New Era of 21 July 2015 Minister Kandjoze, Minister of Mines and Energy, gave sound advice to LLNP ("Phosphate miner urged to engage govt").

The article places the Minister's advice on record as follows:

· Urged LLNP "to create a platform to engage multiple stakeholders to discuss the highly contentious issue of phosphate mining."

· Wanted LLNP "to engage the Ministry of Fisheries and Marine Resources, the Ministry of Environment and Tourism and the Ministry of Mines and Energy to discuss the opposition to phosphate mining in some quarters, and its implications for the ecology of the marine area where the mining will take place at Lüderitz - if given the go-ahead".

· Emphasised that "all stakeholders should

look at ways to tackle the issue."

The text of the article plus comments by some of New Era's readers can be accessed with this web link:

<https://www.newera.com.na/2015/07/21/phosphate-miner-urged-engage-govt/>
Other phosphate

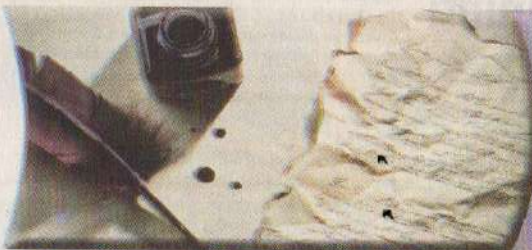
companies will be well advised to also heed this good advice!

Swakopmund Matters
27 July 2015

(For Swakopmund Matters the environment of the Namibian coastline and its ocean matters)



Photo contributed



The views and opinions expressed on this page are not necessarily those of the Namib Times. We do encourage and value the participation of our readers, but we cannot publish any libellous letters. Letters and Facebook comments from readers are left unchanged, but libellous remarks and unacceptable language will be removed at the discretion of the editing staff.

newsdesk@namibtimes.net

Die sienings en menings wat op die blad verskyn is nie noodwendig die van die Namib Times nie. Hoewel ons die deelname van ons lesers op die forum aanmoedig en waardeer, kan ons nie lasterlike briewe publiseer nie. Briewe en Facebook kommentaar van lesers word onveranderd gelaat, maar lasterlike opmerkings en onaantvaarbare taal sal verwyder word onderhewig aan die diskresie van die redaksie.

namib times
readers' comments

f acebook

President Geingob Visits Walvis Bay

President Hage Geingob paid a quick visit to Walvis Bay where he looked at venues where urban land will be cleared and serviced under the Massive Urban Land Servicing Project.

Alliano Van Rooyen This is what we have been waiting for a President for the people of Namibia and not one against us. Thank you for seeing the needs of your people.

Toy Schoombee Yes let them use volunteers to build the houses and not contractors who cannot be paid. NHE is not even sorted out and they embark on another mass land scheme. Where will the infrastructure come from.

Princess Lea GOD bless my PRESIDENT. I have never been proud, can't wait to clean they very land my house will be built on now where are we meeting?

Uno Swartbooi Lets give credit where due. Omake to the President.

Joseph Hafenyanye Ashlf I must also get one among those houses.

Terra Nova I salute our President!

Karin Arndt Gewonder hoekom my seun skielik

Kanyetu Joseph Rundu should be next asseblief
Wax T Erastus Omake, omake.

Stainly Enos Salute.

Welmien Cloete Good Mr President enjoy your flights God Bless!

Toni Timo Lange Amaake to tate

Amanda Coetzer That word everybody does that mean white people too? Just wondering.

Andelene Eksteen Asb ek is al jare op waglys togi wee boetie boetie storie dan gan kuier ek presedent by huis dat hy met jul afreken straf gani lig wees ni hoor!

Jafet Kaitjirokere Omake! Viva my President. Keetmanshoop are also on the waiting list.

Ingar Blankenberg Great Stuff!

Epafra Nghii-yelekwa Mekondjo Omake! Very good commander in chief!

Alex Muukua USAKOS here I come his excellency Dr HG Geingob.

Letter to the Editor

CALLING 'SWAKOPMUND MATTERS' TO ORDER

The brief statement by Swakopmund Matters that appeared in the *Namib Times* dated 28 July 2015 (page 7 above) has reference.

I had observed that on numerous occasions that the faceless and cowardice grouping calling themselves 'Swakopmund Matters' took upon themselves a duty to create confusion amongst the community of the coast. With this I am making reference to their question why the public participation of the Desert Rose development is to be held in Kuisebmond Community Hall, Walvis Bay. Firstly, the Desert Rose development is to be built within the Walvis Bay Jurisdiction, hence the meeting in Kuisebmond, Walvis Bay. I must add that for logical thinking by nature Kuisebmond stretches from the current Kuisebmond until the middle of the Swakopmund bridge, that include Dolphin Beach, Long Beach, Vierkantklip, and the beautiful Namib Desert.

The mission of the so-called 'Swakopmund Matters' is either to criticizing and wanting to be leaders in matters of environment without due regard to the economic developments of the coast.

My humble advice is firstly to unmask themselves before the nation and engage the populace of the coast in constructive debates that lead to mutual understanding and good cooperation.

I request the Owners and Editor of the *Namib Times* that for media good governance and democratic ethical standards not to allow the publication of the articles by

'Swakopmund Matters' until we know with whom we are dealing. Allowing them to continue with this will in future lead to anarchy and unnecessary stagnation in our economy. In the same breath you must not in future allow any article and/or letter by outside contributors without an authorised person and/or person who will be the contact person.

I am also calling all progressive political parties, including the SWAPO Party, the governor, regional and local councillors, my progressive white friends, active lawyers and the youth to guard against the enemies of the state and progress.

Let us embrace developments with sober minds and forge hands of progress.

Lastly, I will not only stand up for this Desert Rose development because of my black colour but for the good and growth of our country, Namibia.

See you at the public participation meeting!

King Mandume Muatunga
Former Mayor of Walvis Bay
Proud Resident of Kuisebmond



Brumhilda
exits with
grace ➔ P18



He said an updated account of all the arrests and charges will be announced shortly. The Okahao police officer has been released on bail of N\$25 000.

Shifeta pointed out that this is how far the poaching syndicates stretch their nets, involving the police, State officials, traditional authorities and business people. He, however, expressed dismay that State prosecutors are the ones proposing bail for the suspects that are allegedly involved in poaching activities.

"Poaching is very serious and if a prosecutor does not understand something they should liaise with the investigating officer and remand the person in custody," said Shifeta.

He said that those suspects out on bail are interfering with investigations.

Shifeta promised to discuss this burning issue with the country's prosecutor-general Martha Imalwa and the Minister of Justice Albert Kawana.

Shifeta added the practice is also raising suspicions as to why prosecutors are proposing bail before a formal bail application has been made.

CONTINUED ON PAGE 2

Governor unhindered by N\$8bn conservation project concerns

WALVIS BAY • OTIS FINCK

Erongo Regional Governor Cleophas Mutjavikua says the proposed N\$8 billion Desert Rose Namibia International Convention and Exhibition Centre (NICC) project, to be constructed between Swakopmund and Walvis Bay, will go ahead despite opposition from certain quarters.

The project, which is developed by Sand Rose Investments whose shareholders include prominent businessmen Desmond Amunyela, Lazarus Jacobs, Nardo Sardinha and Paulo Coimbra, is in the vicinity of Vierkant Klip. According to Mutjavikua, sustainable employment, not housing, is Namibia's primary



STATE-OF-THE-ART: An artist's impression of the proposed Desert Rose Namibia International Convention and Exhibition Centre development. PHOTO: CONTRIBUTED

need and therefore the regional government supports the idea and the development. "The number of massive projects currently being undertaken in the region is proof of government's serious intention to create jobs. "Extensive lobbying has been done with government to ensure the project is realised and we will forge ahead with the Desert Rose

development to attract investors, tourists and to provide a top-class venue for hosting SADC summits. Our current facilities are not compatible with international standards and this development will bring us on par with the rest of the world," he said during a presentation to community members yesterday. The current status of the location is

a conservation area, demarcated specifically for Damara Tern breeding. The bird is a Red List species.

"Many do not like the idea and have deliberately created confusion about it. There is nothing anyone can do to prevent this project from happening."

CONTINUED ON PAGE 2

N\$8bn project

CONTINUED FROM PAGE 1

"The coastline will be utilised in a sustainable manner for development by the government. The Damara Tern will be preserved forever and its existence will not be compromised," he said. Damara Tern breeding data obtained from the Ministry of Environment and Tourism indicates that there are larger breeding colonies

located towards the north east of the project area at the Horse's Graveyard site.

The introduction of open spaces at strategic locations within the development to create flight paths to the Horse's Graveyard have subsequently been incorporated into the design. Neither Walvis Bay nor Swakopmund can currently provide the required space within their CBDs in terms of the international site selection criteria required and

contained in a study performed by Conference Link.

According to the developers, the project is economically viable, will enhance Namibia's international presence, create more than 5 000 jobs and is attached to many other spin-offs within the first five years. The envisioned convention and exhibition centre with hotel facilities will be supported by many secondary facilities such as more hotels and entertainment activi-

ties, a shopping centre, office parks, restaurants, low-and high-density accommodation, residential properties, a golf course, public beaches and more.

Beach areas will remain open for public access. Financial projections indicate the NICC will contribute N\$455 million in its first year (2017) of existence and N\$4.5 billion over five years to the Namibian economy. In its second year of existence the NCCI will contribute over N\$2

billion. In the first two years, the project will create 715 jobs per year. This will increase to 884 in the first year of it becoming operational. The Environmental Impact Assessment (EIA) is still in progress and alternative sites will be evaluated and supplied. Concerns have already been lodged with coastal pressure group Swakopmund Matters submitting 15 concerns to the National Environmental Health Consultants

Oshakati needs N\$46 million for housing

Development at the town will cost millions because communal land owners must be compensated for land provided.

OSHAKATI

NAMPA

Oshakati mayor Onesmus Shilunga says his council needs N\$46.5 million to compensate owners of communal land availed for the development of houses at the town.

Shilunga said this during a meeting hosted by his council and attended by the Finance Minister,



(MULS) project commenced in Windhoek last week.

Schlettwein stressed that, "It is not business as usual," as the government has to move faster to make the provision of land to the landless happen faster.

"We will give our full cooperation to this project and remain engaged to deliver land to our people," he said.

Speaking at the same meeting, Oshana Regional Governor, Clemens Kashuupulwa pointed out that the lists of people in need of land at the Oshana Region's three towns of Oshakati, Ongwediva and Ondangwa are long.

Kashuupulwa noted that the Os-

Government officials

CONTINUED FROM PAGE 1

He further said Namibia has been able to make a breakthrough in stopping poaching and mentioned how Namibians are being used as handlers in these syndicates.

"Two of the syndicates are handled by one person and we know where they are and how they operate. We want to be an example and completely stop poaching. We expect wildlife criminals to counter, but we also have other strategies ready."

He also said some traditional leaders have been arrested using horses in the process, but no one has reported that their horses were stolen.

Shifeta said he is happy that the poaching has been brought under control adding that a month has gone by with no reported incidents.

"It did not take long to identify where the problem areas were and in May we implemented measures." He said problems were detected and

Desert Rose – The Thorn in Dorob National Park's Side

Desert Rose 's International Convention Center - a sobering perspective.

The Namibian reported on 6 August on p. 3 that "Government has close to NS1 billion for servicing land, finance minister Calle Schlettwein said yesterday." Yet the proponents of the Desert Rose project expect the Government to fork out over NS 1 BILLION to finance that International Convention Center as "the NICC will be owned by the Namibian government" (BID p. 16). Last night at the public meeting on the project in Kuisebmond the Governor of Erongo remarked that the Convention Center was needed. One of the reasons he mentioned was that if the Africa Union wanted to hold a summit it could be done at the Center!

On the eve of the public meeting to be held on the Desert Rose (in Kuisebmond, but not in Swakopmund) an article was received from Michelle Pfaffenthaler of Swakopmund who is on our contact list and one of many concerned parties about this development.

The text of it is reproduced below so that a wider audience may benefit from the views she expresses.

"A group of greedy, unscrupulous developers are proposing to grab a stretch of coastline zoned as strictest conservation area (IUCN category 1), within the Dorob National Park, to develop a massive hotel, convention centre, golf course and upmarket residential area – Desert Rose. The concerning fact is that their proposal is being entertained.

To propose this kind of development in this location is as preposterous as proposing to develop it in the garden of State House. Why you might ask? Because it does not belong there!

The Dorob National Park is zoned for conservation and before any development of any sort can be entertained, the area would have to be rezoned.

The Environmental Management Act requires an environmental impact as-

essment for any rezoning application.

This is a fundamentally important issue because before the viability of a development such as Desert Rose can be considered, the public and the government need to consider whether it is in the best interest of the country to rezone an area from gazetted conservation to something else.

Rezoning one of the strictest conservation areas in Namibia is not a simple paper exercise.

It may require for that portion of land to be excised from the Park and for subsequent de-regulation of that portion from National Park to something else. This is no small undertaking and is something the Proponents of the proposed Desert Rose Development have totally overlooked.

When Namibia's President Hage Geingob disclosed his assets he sent a clear message about his commitment to transparency and accountability.

In his state of the nation address he shone a torch on corruption and tasked Namibians with playing an active role in stamping out corruption.

He also stressed that to build a nation we have to add on from what has already been built. Namibia's constitution and laws

in 2010, both the public and government strongly supported the establishment of the Park.

In addition by creating the Park Namibia was able to boast a conservation area that stretched the full length of their coastline – a selling point that has been used extensively in the branding of Namibia as a tourist destination.

The Desert Rose proposal, which grows more grandiose by the day, and is proposed to be funded by Government, has been met with substantial opposition from coastal residents, conservationists, scientists and employees from various ministries and government agencies.

It also has vociferous support from the Governor of the Erongo region and the previous Major of Swakopmund.

Opposition has been trying to contend this development by questioning the extent of the consultation process in the EIA process, by raising valid questions pertaining the accuracy of the final scoping report and by highlighting a number of issues that have not been considered.

And whilst our commitment to an EIA process that is transparent and accurate is valid, and our call for alternative sites and consideration of the no go option is sound, I feel we

lines and spectacular dunes are what we have used to brand our country – and it has worked. In 2013 Namibia was chosen as the site for the Adventure Travel and Tourism Summit, with Swakopmund as the capital.

According to the Namibia Tourism Board's blog site, Namibia not only used the opportunity to show off its varied adventure assets but to highlight its exceptional conservation record and its global leadership in promoting conservation through smart tourism.

Just how a development strategy that destroys national conservation areas and builds up a coastline that looks more like Dubai or Phuket fits in with our current branding strategy is baffling?

With all of our coastal towns growing at a rapid rate, a proposal on the table to expand Swakopmund's municipal boundaries extensively, and proposals in place to give private developers such as Desert Rose and Gecko Mining access to large swathes of the National Park, we as the public need to consider very carefully just exactly what we want our future coastline to look like and ultimately which option will benefit future generations more.

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their own lack of competitiveness. That airline now has real competition." says Strydom. "Our revolutionary fares are available via our website, flyafrica.com, our Sales Offices, Call Centre and all Travel Agents.

We at flyafrica.com will never apply a fuel surcharge as it is double charging by airlines to hide the true cost of travel. With flyafrica you can choose to pay for what you want - not be forced to pay for what you don't want," he explained.

"We are also looking at flights between Eros and Ondangwa using the Fly Africa low cost model."

form a strong foundation and we shall not be successful in addressing the needs of the poor, or meeting our development goals if we try and do so outside the ambit of the law.

Namibia spent millions of dollars of both donor and government funding on the development of the Dorob National Park and it was undertaken with extensive public consultation.

The management plan for the park and the zoning of areas was also undertaken with extensive input from scientists, people dependent on the park and the public.

The result is that by the time the park was gazetted

have overlooked the simple but compelling ruling that NO development is allowed here EVER -period!! It is a gazetted National Park with a management plan endorsed by the Minister.

There is a sense that our coastal parks are being treated like parking grounds until "better" land use options arise.

And currently it seems that short term developments that benefit a few are in favour, with the focus on high impact developments.

However, the reality is that the vast open spaces of Namibia and its haunting, wild coast-

damentally more important, we need to understand if we are really living in a country that honours their constitution and laws.

Because the manner in which this proposed development is being handled throws a spotlight on Namibia's governance and legal system and the outcome will be indicative of how robust our democracy is and the extent to which white collar corruption and greed is able to usurp assets that belong to all of the people of Namibia."

Swakopmund Matters 28
(For Swakopmund Matters the environment of the Namibian coastline and its ocean matters)

match of the 2017
Arcon preliminary
rounds
Namibia Premier
With the 2015/16
ward Maova (Civics
FC); Tibertus Lom-
June

was voorwaar 'n voorbeeld en 'n leier in die gemeenskap. Ek is so jammer dat ek nie by jou diens kan wees nie. Baie sterkte aan jou pragtige vrou, kinders en kleinkinders.
Estelle Grundeling Sterkte aan die familie en

Werner Bachmann Rip great man.
Natalie Kronson Maischat Rip great man.
Sheila Swart Sterkte.
Andrew Grane Sterkte aan familie.

Reply to letter of Mr King Mandume Muatunga regarding Swakopmund Matters

In his letter in the *Namib Times* of 31 July 2015 a previous mayor of Walvis Bay, Mr. King Mandume Muatunga, calls Swakopmund Matters "to order."

After listing his criticism he then called all his "progressive" friends to "guard against the enemies of the state and progress."
 What type of irresponsibility is this? Who will call him to order? Perhaps no one because nobody is taking him serious any longer.
 On top of it all he requested the owners and editor of the newspaper "not to allow the publication of the articles" by SM. Fortunately this newspaper has more savvy than to bow to the dictates of outsiders.
 Again he would not blink to rip from the supreme

law of this land the fundamental freedoms of speech, expression and association, while guaranteeing freedom of the press. How "progressive" is this?
 And then to accuse SM of wanting to "be leaders in matters of environment." What a ridiculous statement. He is so uninformed!
Swakopmund Matters
 6 August 2015
 (For Swakopmund Matters the environment of the Namibian coastline and its ocean matters)

energy, the will and the passion, then great things can happen.
 Each of us worked closely together on a Pro Bono basis and I think we can say that we all enjoyed the reward of the great response we achieved. To all the Namibians, South Africans and Tourists who voted for us we say THANK YOU.
 My personal contribution was to promote the "Dorp Van Die Jaar" Competition, through social media. The immediate feedback and response which is achieved through this kind of marketing, is unbelievable, and I used Facebook and WhatsApp as the main platform to drive the promotion.
 Once the social media was launched it is only a matter of days before the print media start asking for material, and so the network gets stronger and more powerful. The I LOVE SWAKOPMUND Facebook page had been a dream that my husband and I have wanted to fulfill for a long time and we launched this page as means to create a more powerful message about Swakopmund specifically.
 The page has grown incredibly by

are all committed to making enough money to keep a roof over our heads and food on the table for our families. I understand that, I too have been a single mother with three children to care for.
 But I ask you to imagine the outcome we can achieve if we all take a little time to work together to achieve something positive.
 Our duty is always to our family and self, and this should be reward enough, however I strongly believe there is no greater reward than knowing you have added value to your community just because you can.
 Thank You again to all those who did support the Swakopmund "Dorp van die Jaar" campaign, your time and effort is greatly appreciated.
 To those of you who didn't or couldn't, I hope that next time the opportunity presents itself you will be there to assist us in preserving "her" character by developing, growing and supporting our wonderful town, Swakopmund, together.
Kind Regards
Xenia Ivanoff-Erb

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Teachers



Page 26

Pro-Ed Wen ATKV -Toneelfees in Windhoek



Bladsy 30

A Swim - for Recycling



Page 40

...big and "Windhoek" will again at 11:00 for arrival at he told namib times. ...day Air Aviation, initially

Mixed feelings about Desert Rose

Marshallino Benkes

The highly controversial N\$8 billion Desert Rose Project, planned to be constructed just south of Swakopmund, is in the spotlight again and at a heated public meeting in Kuisebmond, Walvis Bay, on Wednesday evening, it was clear that not everybody is in favour of this gigantic development.

Confusion reigned supreme at Wednesday night's meeting, because the majority of attendees had been under the impression that the meeting was about land and housing.

The Erongo Governor, Cleophas Mutjavikua, had to intervene and explain the true purpose of the meeting. Mutjavikua made use of the opportunity to inform the public about the mass land cleaning campaign, which is due to kick off soon in Walvis Bay. A text message was

allegedly sent out earlier the day to the public, indicating that the meeting was about "a big project that is intended to create jobs for Walvis Bay and especially Kuisebmond."

Another text message supposedly misinformed residents that the meeting was indeed about the mass housing project. Residents have aired concerns that this project will destroy the natural beauty of the Namibian coastline and only the rich will benefit from it at the end of the day.

The question, why that specific area was selected for the development, was also raised. "This is a joke, this is ridiculous!" a concerned Walvis Bay resident fumed.

Concerns regarding the availability of water, electricity, housing and also the bigger traffic load this development will enhance on the already jam-packed B2 highway between Swakopmund and Walvis Bay, were also uttered. Another resident noted that the project, itself, was

not the problem, but the area where it is planned to be constructed. Developers were also accused of not being transparent regarding the Environmental Impact Assessment (EIA). The main problem seems to be the area where this luxurious convention centre, which will include the development of a residential area, golf course, conference and shopping centre, and office blocks, among others, is planned to be developed.

If the project gets the green

Continues on page 2

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40 WAYS TO SAVE

herself was ill with influenza - she arrived at the hospital.

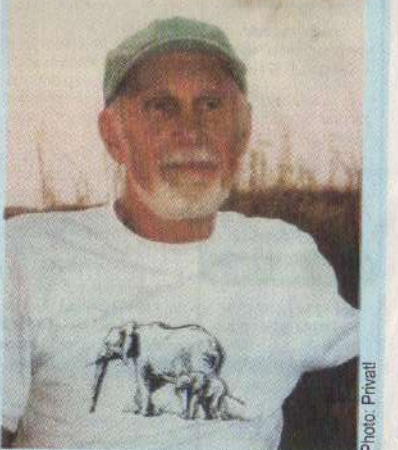


Photo: Privat

Dr Reinward Matheis loved nature with a passion. Here he is seen, blissfully happy, some three years ago in a boat on the Kavango River

Windhoek, Account num- ... Bobby Jo said ... the Atlantic Ocean ... the ocean, so we want to do something in the sea to

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Marion Matheis remembers a caring husband and an extremely patient and gentle physician.

"When my husband and Dr Rüdiger Moisel started their doctor's practice in September 1989 here in

able to put a flower on his grave," says Marion. Reini Matheis will be missed not only by his family, but by the Swakopmund community in general.

Desert Rose

Continued from page 1

light, it will be erected inside a high level conservation area known as a "red zone", within the Dorob National Park.

The Dorob National Park is a protected area in Erongo, along the central Namibian coast, which is 1 600 kilometres in length. It was gazetted as a national park under the Nature Conservation Ordinance No. 4 of 1975 on 1 December 2010, and with Namib-Naukluft Park covers an area of 107,540 square kilometres. Environmentalists say, should the project be approved, it would not be in line with the vision of conservation and management of biological biodiversity along the coast. At the public meeting attendees were brought up to date by National Environmental Health Consultants (NEHC).

It was indicated that after and if the Ministry of Environment & Tourism has formally endorsed the idea, the area required for the Desert Rose development would be de-proclaimed from the Dorob National Park, after which the township establishment process may be initiated. Actions and approvals which need to be completed include the Erongo Regional Council and Walvis Bay Municipality's support for the de-

velopment as a satellite urban node, the Ministry of Land and Resettlement's approval for the survey and creation of a new "Farm" within the Dorob Park area and transfer thereof to the Walvis Bay Municipality, or then the developer of Desert Rose and the promulgation of a new township in Government Gazette and opening of Deeds Registry. It was also being alleged that neither Walvis Bay, nor Swakopmund can currently provide the required space within their CBDs. According to the information shared, the estimated infrastructure cost will amount to N\$679 684 500, with the total estimated total project cost at N\$8 billion, excluding single residential developments.

A total of ±5 000 jobs will supposedly be created during the first five years and it is expected that Desert Rose can add between 1% and 1.7% to the country's GDP. Sand Rose Investments (Pty) Ltd, a supposed 100% Namibian owned company is the developer of the project and shareholders in this company are Messrs Desmond Amunyela, Lazarus Jacobs, Nardo Sardinha, Paulo Coimbra, Gerhard van der Merwe, Brynard Kotze, Werner Burger and Johan Kock.

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Desert Rose will bloom

Erongo Regional Governor Cleophas Mutjavikua proclaimed the proposed Desert Rose Namibia International Convention and Exhibition Centre (NICC) Project to be constructed at a cost of N\$8 billion (excluding single residential developments) between Swakopmund and Walvis Bay in the vicinity of Vierkant Klip will materialise despite opposition from certain quarters.

"Sustainable employment, not housing, is Namibia's primary need and therefore regional government supports the idea and the development. The number of massive projects currently being undertaken in the region is proof of government's seriousness to create jobs. Extensive lobbying have been done with government to ensure the project realises and we will forge ahead with the Desert Rose Development to attract investors, tourist and to provide a top class venue for hosting SADC summits. Our current facilities are not compatible with international standards and this development will bring us on a par with the rest of the world" said the governor who also pointed out that the tourism sector is not reserved for certain individuals during a public consultation meeting convened by National Environmental Health Consultants (NEHC) at the Kuisebmond Community Hall on Wednesday.

The current status of the location is a conservation area demarcated specifically for Damara Tern (a Red Listed species) breeding. It was earmarked for low impact eco-tourism (ideal for the project) and approved by the Ministry of Environment and Tourism after a Coastline Strategic Environmental Assessment was done by the Walvis Bay municipality in 2005.

"Many do not like the idea and have deliberately created confusion about it. There is nothing anyone can do to prevent this project aimed at creating sustainable job opportunities and skills development of Namibians at all levels from happening. The coastline will be utilised in a sustainable manner for development by government. The Damara Tern will be preserved forever and its existence will not be compromised" continued governor Mutjavikua.

Damara Tern breeding data obtained from the Ministry of Trade and Environment (MTE) indicates that there are larger breeding colonies located towards the north east of the project area at the "horses' graveyard site". The introduction of open spaces at strategic locati-

ons within the development to create flight paths to the horses' graveyard site have subsequently been incorporated into the design.

Neither Walvis Bay nor Swakopmund can currently provide the required space within their CBD's in terms of the international site selection criteria required and contained in study by Conference Link.

According to the developers Sand Rose Investments shareholders Desmond Amunyela, Lazarus Jacobs, Nardo Sardinha, Paulo Coimbra, Gerhard van der Merwe, Brynard Kotze, Werner Burger and Johan Kok the project is economically viable, will enhance Namibia's international presence, create more than 5 000 jobs and is attached to many other spin-offs within the first five years. The envisioned Convention and Exhibition Centre with hotel will be supported by many facilities such as more hotels and entertainment activities, a shopping centre, office parks, restaurants, low and high density accommodation, residential properties, a golf course, public beaches and more. Beach areas will remain open for public access and provision for social amenities such as schools, an old age home, library and medical center will be made.

Financial projections indicate the NCCI will contribute N\$455 million in its first year (2017) of existence and N\$4.5 billion over five years to the Namibian economy. In its second year of existence the NCCI will contribute N\$2.042 billion and by year 20 the estimate lies between N\$8.683 billion and N\$13.037 billion. In the first two years the project will ensure 715 jobs per year. This will increase to 884 in the first year of it becoming operational. Cumulative contribution to taxes is set to exceed N\$663 million by 20121 and direct household income is expected to be cumulatively N\$1 billion by the end of 2021. It is estimated that household income would benefit nearly N27 billion over a 20 year period.

Environmentalist Johan Cornelissen from NEHC explained that the Environmental Impact Assessment (EIA) was still in process and that the meeting was called to identify and co-opt possible issues that could have been missed into the final document. He pointed out that alternative sites will be evaluated and supplied and said that a number of concerns pertaining to the ecology and birdlife, fauna, socio economic impacts, traffic and roads, noise and EIA process have already been lodged.

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An artist impression of the Desert Rose Namibia International Convention and Exhibition Centre. PHOTO CONTRIBUTED



Erongo Governor Cleophas Mutjavikua addresses community members at the Desert Rose Public Consultation meeting in Kuisebmond on Wednesday. PHOTO OTIS FINCK

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Tempers flare over Desert Rose

Whites shouldn't oppose this development



Jacques du Toit

It was a mixture of confusion, anger, frustration and racism during the public meeting for the proposed Namibia International Convention & Exhibition Centre development (NICC) last week.

Job creation came at loggerheads with those who wish to protect the, still recently proclaimed, Dorob National Park. The general feeling was that most do not mind a development like this, they just do not want it to be built inside a national conservation area.

The mayor of Walvis Bay, Uilika Nambahu, excluded herself from the discussion from the get go by announcing that "the reason why I was invited tonight,

is not the same reason why you got invited" talking to the general public, who thought the meeting would discuss mass housing.

Instead they had to partake in a meeting that was about a planned development south of Swakopmund. "Five thousand jobs!" were the main arguments used by those pro development and the governor of the Erongo region, Cleophas Mutjavikua, said government hopes to create sustainable jobs with this project.

Mutjavikua openly attacked those pro conservation saying that these groups, especially the concerned group Swakopmund Matters, try to create confusion amongst people. He tried to wipe controversy about the Damara Tern and concerns about conservation to the side, saying

that nothing will happen to the bird if a building is put there.

"We will not hesitate to utilize our coast for development, even for many more developments in the future, but will do so sustainably."

The Damara Tern is currently classified as near threatened, and some conservationists are convinced that this development can have a detrimental effect on their breeding patterns. "The location where they want to build is one of the most important breeding spots for the Damara Tern in Southern Africa. There were only 147 nests during the breeding season from September 2014 to March 2015, which is more than the combined number of all the Damara Terns in the whole of South Africa. The

current population is estimated at 2 000 breeding individuals and there are only 17 breeding sites along the entire coastline from Port Elizabeth up to the Kunene in the North of Namibia," said Rod Braby from the Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ). The GIZ is a partner of the Benguela Current Commission.

Mutjavikua then said that housing is not the country's main priority, but rather creating sustainable jobs. "There are those that try to prevent us, but we, however, try to conserve peace by creating jobs."

In an interview with the Namib Independent, Mutjavikua was asked how the government is going to provide housing for the influx of people that will surely flock to the coast at the promise of 5 000 new possible jobs. He responded by saying that the problem of housing will fall on the shoulders of the Swakopmund and Walvis Bay municipalities.

When questioned as to why the government is willing to spend N\$1,1 billion on a project like this, instead of providing mass housing, the governor said: "Government does not focus on only one project but there must be a balance between the type of projects government works on." Adding that upon completion of the project, he would feel a sense of pride and excitement. "It will be a symbol of Namibian progress."

Empty promises. Give them jobs, houses.

Following the governor's address, a presentation was given about the planned project. Most in the crowd showed vague interest, as they were expecting information about mass

housing. It seemed most were waiting for the meeting to conclude, as a lot of food had been provided for after the meeting.

From the section where representatives of the environmental and scientific community sat, scoffs could be heard as the environmental study was presented. One member of the public said it would have been more helpful if the EIA process was discussed, instead of only the results.

As the floor opened for questioning, a fired up young woman said that "housing IS the primary need."

After her, a man feverishly placed an empty brown box on the stage saying: "die regering se voorstel is 'n leë doos! (The government's promise is an empty box!) These people want housing!"

This was followed by loud applause and whistles.

"Vat julle goed en gaan bou op 'n ander plek!" (Take your stuff, and go build on another place.)

Some in the crowd also doubted the government's ability to provide jobs, saying promises in the past has not been fulfilled.

We want it, but not there.

A man in favour of the development asked "how long this will take to setup?" implying that Namibia has waited long enough for something like this.

"Ons moet vorentoe gaan en wit mense moet nie sê dat dit nie moet voortgaan nie," he said. (We have to move forward and white people mustn't say that this development shouldn't proceed.)

A prep-development businessman said that groups like Swakopmund Matters, "haven't voted, but whenever it comes to economic development, they are there to block it."

A young woman, who is pro-conservation and development, said that she does not understand why they have to build it on that specific location.

"It is in a park, why proclaim the area if you're not going to protect it? It is a red zone!" she loudly proclaimed.

A pro-development attendee from the construction industry said: "Dit is net 'n 5km stukkige grond vir 5 000 werksgeleenthede. Wat is 'n Damara Tern? Wat is daai voel, kan mens hom eet? Waar kry ons die k*sk van daai voel? Daar is genoeg plek langs die kus." (What is the Damara Tern? What is this bird, can you eat it? Where do we get this sh*t about this bird! There's enough space along our coast.)

N\$4



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inside
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Page 4

Phosphate Mining - Namibian Fishing Industry Concerned
Page 6

Desert Dash is On Again!
Page 36



needed. This, according Bay Town and Town- vided that Greenstone buy, was valued for N\$30

Project Desert Rose: The flip side

"5 000 jobs to be created, Erongo Governor fully supports project..."

Marshallino Beukes

"Operation" Desert Rose is in full swing, despite resistance from some environmentalists and concerned groups.

Environmental concerns, regarding the area where this N\$8 billion development is to be constructed, were recently aired at a public meeting in Kuisebmond, Walvis Bay. Nevertheless, the Erongo Governor, Cleophas Mutjavikua, indicated his full support regarding this massive de-

velopment to *namib times*. Mr Mutjavikua noted that the provision of land, housing and employment currently top the government's priority list and this development will certainly contribute immensely towards accomplishing it. "It is a very good project, and I fully support it,"

Mutjavikua noted. Based on a comprehensive feasibility study, done by Conference Link, the Namibia International Convention and Exhibition Centre (NICC), for the first two years will create 715 jobs, increasing to 884 during year one of operation.

Continues on page 2



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Project Desert Rose: The flip side

Continued from page 1

The total number of direct and indirect jobs of the NICC alone will be 1 617 by 2021. The Desert Rose project is expected to create over 5 000 jobs during the first five years, according to Conference Link's study. They have furthermore concluded that this project will provide the opportunity to involve many SMEs and enhance Government – Private sector relations. The cumulative contribution to taxes is set to exceed N\$663 million by 2021. Indirect household income is expected to be cumulatively N\$1 billion by the end of 2021 it was concluded that the NICC is economically viable. Furthermore, as per the study, the development will enhance Namibia's international presence and it will stimulate the country's economy and create opportunities to boost growth of all sectors in the country. It is also stated that this is a unique opportunity to create a modern icon which will draw international attention and demonstrates how a country wants to be seen by the international community. Some of the site selection requirements for an International Convention Centre is that it should be internationally accessible and should be supported by surrounding shops, restaurants, banks, entertainment, transport etc. All of this are catered for to form part of Desert Rose. Regarding the

Site selection criteria, it is stated that this area represents two of Namibia's major natural features, the Namib Desert and the Atlantic Ocean. According to Mr Johan Cornelissen (National Environmental Health Consultants) two alternative sites are currently being scrutinised. He, however, did not want to identify it at this stage, but did note that it is also along the coastline. According to the study, neither Walvis Bay, nor Swakopmund can currently provide the required space within their CBD's in terms of international site selection criteria.

The environmental side

The development is planned to be constructed inside a high level conservation "red zone", within the Dorob National Park. The Dorob National Park is a protected area in Erongo, along the central Namibian coast, which is 1 600 kilometres in length. It was gazetted as a national park under the Nature Conservation Ordinance No. 4 of 1975 on 1 December 2010, and with Namib-Naukluft Park covers an area of 107 540 square kilometres.

The newspaper spoke to a renowned environmentalist, who prefers not to be named at this stage, yesterday and he noted that this is a "tricky situation." He indicated that it is disturbing to know that the Namibian government entertains this de-

velopment, although it is not in line with the vision of conservation and management of biological biodiversity along the coast and against all regulations. "It would be criminal to allow the development in this specific area," he said. He further noted that this development will definitely have a massive impact on the country's tourism sector, as many tourists visit Namibia for its natural beauty. Should this go through, the government will set up a future problem for themselves, because other developers might want to do the same in other protected areas. He also expressed his concerns regarding the endangered Damara tern, remarking that it blows his mind that someone could be willing to destroy an incredible creature, which breeds on their own doorstep.

Developers' side

The *Namib Times* also spoke to one of the developers, yesterday. According to him, some people do not understand the fact that the Dorob Park, or a portion thereof could also be de-proclaimed, just as it was proclaimed during 2010. "Walvis Bay and Swakopmund are expanding rapidly by the day and the only direction these towns can expand to is along the coastline," he noted. He remarked that, except from the thousands of jobs which will be created, this project will at-

tract lots more tourists to the country, which is good for the country's economy. Regarding the area where the Centre is planned, he commented that the zone where the development will take place should be economically viable.

Kindly be informed that Council has gone through all required procedures including, subdivision, incorporation and rezoning of Portion 213 Walvis Bay Town & Townlands (previously known as Portion A of Portion 196 Walvis Bay) to be rezoned from 'Undetermined' to 'Business'. This rezoning is now included in Amendment Scheme No. 36 lodged for approval by our line Ministry, Ministry of Regional Local Government & Housing and Rural Development in July 2014. Subsequently this scheme will be open for inspection for 28 days hereafter this action should enable this item to serve on the NAMPAH agenda by September 2014.

The area has also been surveyed according to the subdivision approval of February 2014. The new erf diagram was also lodged with the Surveyor General's office in June 2014. Once the erf diagram is approved, the process will end at the Deeds Office where the erf will be registered for transfer to Greenstone Resorts (Pty) Ltd. The whole process should take about 4 to 6 months.

Should you have additional queries, please do not hesitate to contact the Town Planning Section at telephone (053) 201 3220.

Yours faithfully,

M. Malingura
Chief Executive Officer



The Chief Executive Officer
Greenstone Resorts (Pty) Ltd
P.O. Box 1665
Swakopmund
Namibia

Executives: Jack Manale
Phone: +264 (0)84 201 3294
Fax: +264 (0)84 20 9146
E-mail: jmanale@walvisbaycc.org.na
Date: 13 April 2015

Dear Sir

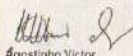
Subject: Permission to occupy new Portion 213 of Walvis Bay Town and Townlands No 1
Ref. No. PTN 196

Previous correspondence and your request dated 11 February 2015 with regard to above-mentioned matter has reference.

This letter serves to inform you that approval is granted to Greenstone Resorts (Pty) Ltd to occupy Portion 213 (a portion of portion 196) of Walvis Bay Town and Townlands to start with earthworks. However, Greenstone Resorts (Pty) Ltd must guarantee and indemnify the Municipality of Walvis Bay against any action, claim or loss, injury or damages which the company or any third party may suffer as a direct or indirect result of this approval.

It would be appreciated if you could provide this office with a written guarantee and indemnification before you commence with the earthworks.

Yours faithfully,


Agostinho Victor
General Manager, Community and Economic Development

tract lots more tourists to the country, which is good for the country's economy. Regarding the area where the Centre is planned, he commented that the zone where the development will take place should be economically viable.

He concluded by noting that they as the developers are transparent and do not have anything to hide, as they only want development and growth for the Region and the country as a whole.

#POST-IT

Gesels met ons deur middel van 'n sms-lyn. Die sleutelwoord is Erongo vooraan, die nommer is 51500 en die koste N\$1. Dis ook die plek waar lesers hul nuuswenke kan deurstuur. Eposadres is erongo@nmh.com.na.



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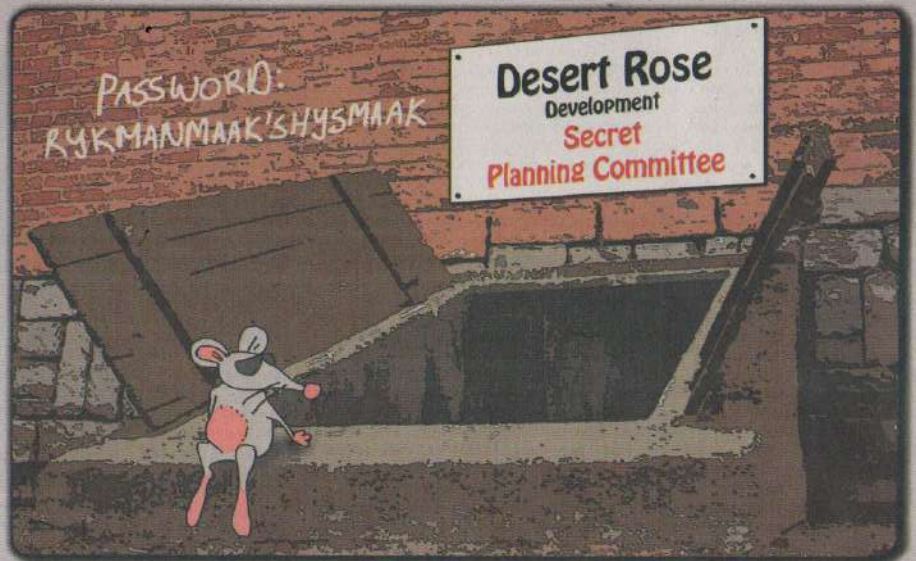
Ons van Swakopmund wil net die munisipaliteit 'n pluimpie gee. Mr Brain, ons wil dankie sê vir ons begraaftone wat so skoon en netjies gehou word. Daar is wagte 24 uur. Dankie, dit word opreg waardeer.

Oom Terrence, antie Alida en Teresta, ons innige simpatie. Mag die lieue Here u in Sy hande hou. Dis so hartseer om Alfred so te verloor. As ek terugdink aan sy kinderdae by Origo kan ek net die goeie van hom onthou. My was regtig 'n goeie seun en 'n inspirasie vir die jong mans van vandag. Sal hom altyd onthou met sy glimlag en behulpsaamheid - dit is wat oom Terrence kan trots op wees. Alfred (Alfy) was 'n jongman duisend, mag sy siel in vrede rus. En mag die Here julle ook versterk en vertroos. - Markgraaff-familie.

Hentiesbaai raak 'n trotse dorp. Dankie De Duine-hotel, Pirates Bar, Spar, Leon's Tackle Shop, Groblar Coffee Shop en Puma Service Station. Julle almal het baie verbeterings aangebring om julle kliënte die beste te gee. Laastens Henties munisipaliteit, dankie vir die skoon dorp.

Ek hoop die persoon wat my gasbottel in Karibib voor Agra van my bakkie gesteel het, voel goed oor homself om 'n oumens te besteel. Sies man!

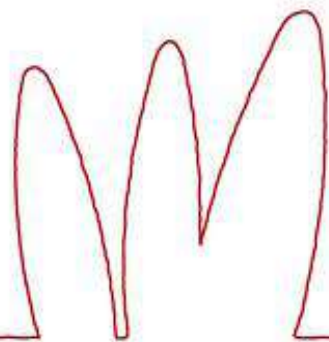
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10.

APPENDIX G:

BACKGROUND INFORMATION DOCUMENT



Desert Rose

NAMIBIA INTERNATIONAL CONVENTION AND EXHIBITION CENTER

IMPORTANT NOTICE

This Report and the information contained herein reflect prevailing conditions and views as at the date at which it was written which are, accordingly, subject to change without notice. In preparing this Report, Kb Designs relied upon and assumed, without independent verification, the accuracy and completeness of all information available from public sources or material otherwise obtained or reviewed by KB Designs. KB Designs and Sand Rose Investments and each of their respective directors, officers, employees, agents, advisors, consultants and representatives do not warrant the information or opinions contained herein and specifically do not warrant, expressly or implicitly, the accuracy, completeness or correctness of the same. KB Designs and Sand Rose Investments and each of their respective directors, officers, employees, agents, advisors, consultants and representatives accept no responsibility for any loss arising from the use of or reliance on this Business Plan or its contents in any manner whatsoever save for any contractual obligations entered into respecting the same.

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Introduction

“The mother art is architecture. Without an architecture of our own we have no soul of our own civilization.”(Frank Lloyd Wright - Architect)

Namibia is currently one of the most favourable destinations in Africa, if not the world, on many levels. Today many countries (cities) in the world are recognized by iconic buildings or structures in these modern times. Currently Africa does not really share in this phenomenon, even though our natural inheritance is internationally known. The time has come for Africa, more specifically Namibia, to contribute to international architecture, even though we are a small nation. Namibia has already since independence proven that we can compete with the best in world on all levels of society. As Frank Lloyd Wright rightfully stated, *“without an architecture of our own we have no soul of our own civilization.”* Even though this statement can be interpreted in many ways, it can just as well be applicable to Namibia. Iconic architecture has through the ages been the reflection of successful nations and their accomplishments. It is for this reason that the proposed Desert Rose – Namibia International Convention and Exhibition Centre (NICC) and village project at the coast between Swakopmund and Walvis Bay has been identified as the ideal platform to introduce Namibia to the rest of the world. The harmony between the Namib Desert and the Atlantic Ocean is probably the most published and sought after natural feature of Namibia and also represent the natural essence of the our country the best. The proposed site is unique in the sense that it does not only have both these natural components, but are complimented by the required infra-structure, such as bulk services, all types of transport networks, commercial and social functions, economical importance etc., necessary to sustain such a project. The Convention and Exhibition Centre with hotel will be an iconic building representing Namibia on an international level, of which the concept is unique to our country. The concept has been derived from the Namib Desert Rose, a calcite crystal that is found in the Namib Desert only and unique to this environment. These crystals have grown over many years under very rare and hares conditions to form the most beautiful structures, as Namibia's success has also been born from hardship and long fought battles. The Convention and Exhibition Centre will be supported by many facilities in order to make it both feasible and user friendly, such as more hotels and entertainment activities, shopping centre, office parks, restaurants, low and high

density accommodation, residential properties, golf course, public beaches and more. This project should be a project for Namibians, unifying everyone as a nation who conquered. This project should be the gateway to the Southern Africa and the symbol of a successful democratic nation that prospered from its own socio-economic evolution. It should be an example to other developing countries all over the world of what is possible. It is for this reason that local authorities, regional councils, ministries, government, institutions, the private sector and the public should join hands to make this project a success story. Namibia, land of the brave, willing to dare.

1. Facilitators

Sand Rose Investments (Pty) Ltd (Reg. No. 2013/0641) is a 100% Namibian owned company, specializing in property development and management. We have identified the proposed opportunity in order to commit ourselves to the Vision 2030 of Namibia and to assist the Namibian Government in the process of determining the feasibility of such a project and to facilitate the initial stages until such time that the project is approved. It is also our vision that the Namibian Government and the private sector should strive together as one team to uplift the socio-economic wellbeing of Namibia and its people. The shareholders of Sand Rose Investments (Pty) Ltd consist of individuals who are well-experienced in these types of projects and are represented on various professional levels. The shareholders are:

- **Desmond Amunyela**
- **Lazarus Jacobs**
- **Nardo Sardinha**
- **Paulo Coimbra**
- **Gerhard van der Merwe**
- **Brynard Kotze**
- **Werner Burger**
- **Johan Kok**
- **A Social Responsibility Trust (to benefit from this project and to be instituted on project inception)**

2. Site criteria for an International Convention and Exhibition Centre in Namibia

Convention centres in recent years have for many cities around the world become a focus point of Municipal activity. In a way they almost took over the traditional role of the municipal centres or town halls. Convention centres have developed into prestigious projects that represent the importance of the destination to the outside, international world. Convention centres are also the place where large numbers of influential foreign visitors of a country or city, such as leaders in the scientific and business community, foreign government representatives, potential investors and Members of the media get their first impression of a destination.

This has been the reason that government owners of convention centres increasingly focused on the monumental value of a convention centre for a city or for a country. Many examples of recently built convention centres demonstrate this vision (Singapore, Darmstadt, Reykjavik, Seville, Dublin, Kuala Lumpur, Melbourne, San Sebastian, and Cape Town). In many instances much attention is given to the selection of a primary, prestigious site that also suits the typical operational requirements for a convention centre. The monumental issue is frequently also enhanced by extensive design competitions and the involvement of famous international architects. The desired characteristics of the Namibia International Convention Centre (NICC) are very clear. It is uncertain what level of a development budget will become available, and if at all it will be possible to develop a prestigious centre for this budget. One should however make a serious effort. Cities do not develop convention centres on a regular basis such as other prestigious buildings like hospitals, government buildings, shopping malls etc. Theatres, Town halls and Convention centres are normally very unique projects that will have the potential possibility to dominate a City's architectural presence for many decades.

3. Destination and site selection criteria

In order for a convention centre to be successful the following site criteria are important. They obviously cannot all be fulfilled all the time, but the proposed site at least meets the majority of the criteria.

3.1. The destination should have at least some scientific presence. One or more internationally active universities and scientific institutions. A site in a scientific precinct demonstrates the importance given to the science in the destination.

- 3.2.** The destination should be international accessible and the convention centre site should be well connected to an international airport.
- 3.3.** The destination should have sufficient hotel; accommodation in a variety of grading's. It is definitely preferable if some (the more the better) of these hotels are in close – if possible: walking distance, otherwise short shuttle distance – of the convention centre location. The preferred site of a convention centre should have the possibility for the future construction of more hotels nearby.
- 3.4.** The destination should have a reasonable congress infra-structure (PCO's, DMC's, Stand building companies, Transportation Companies etc.) These have no significant effect on the site selection for the convention centre, but the construction of a convention centre will attract businesses in this sector.
- 3.5.** A convention centre located in a prestigious part of the city/area enhances the feel of importance. This feel can also be the result of a location on a specifically beautiful location or a location with extra ordinary views (many examples in mountain areas, at sea fronts or lake shores). Sufficient space needs to be allocated to some serious landscaping around the Convention Centre.
- 3.6.** Retail outlets typically do not survive in a convention centre because of the large variations in occupancy from day to day. Exhibitors and visitors/delegates however have of course a need to visit shops, restaurants, banks etc. A convention centre located in the direct vicinity of at least some shops has an advantage.
- 3.7.** A combination of a convention and exhibition centre, as proposed, comes with logistical challenges, mainly for the exhibition part of the building. Sufficient space need to be allocated to working terraces or marshalling yards (ideally 50% of the gross indoor exhibition area). Sufficient space need also to be available for certain outdoor activities (parties, festivals, arena seating, outdoor demonstrations, outdoor expo's)
- 3.8.** The convention centre at the coast between Swakopmund and Walvis Bay will be a success. From the outset sufficient space needs to be earmarked for future expansions.

4. Site Location

The current status of the location is a conservation area. It is demarcated more specifically for Damara Tern breeding. The history of the site however ranges from the previously national road and railway line that went through the area to the site being used by the previous South African armed forces. The site was also part of the greater stretch of coastline between Walvis Bay and Swakopmund which was involved in a Coastline Strategic Environmental Assessment of August 2005 done by the Municipality of Walvis Bay and approved by the Ministry of Environment and Tourism. This specific area was earmarked for “low impact eco-tourism”, thus ideal for the proposed project.

This specific site has been chosen for the following reasons:

- 4.1.** It represents two of Namibia's major natural features i.e. the Namib Desert and the Atlantic Ocean.
- 4.2.** The site is unique in the sense that its surroundings are pristine areas offering the best views in the area.
- 4.3.** The site is located strategically in terms of transport routes such as the B2 National road, international airport and international harbour.
- 4.4.** Existing bulk services could be provided easily to the site from the neighbouring cities of Walvis Bay and Swakopmund.
- 4.5.** The site forms the ideal platform to showcase an iconic structure such as a Convention Centre.
- 4.6.** More than enough land available for supporting developments such as hotels, residential, commercial, recreational and institutional facilities.
- 4.7.** Neither Walvis Bay nor Swakopmund can currently provide the required space within their CBD's for this purpose.

4.8. It is envisaged that the coast is fast becoming the commercial hub of Namibia, thus representing most of the activities needed for a Convention and Exhibition Centre.

5. Importance and Project Benefits to Namibia and the Erongo Region Refer to attached Economic Assessment of the Proposed Namibia International Convention Centre in Swakopmund Report for more detail

5.1. Vision 2030

This project would be a typical catalyst development for the Erongo Region, which is also in line with Namibia's **Vision 2030** in terms of socio-economic upliftment. A catalyst development of this nature has the ability to attract new opportunities in a region which was previously not possible. Examples of such opportunities are tourist attraction and recreation, commercial entrepreneurship, local representation of major industries etc.

5.2. Critical success factors

It has been established that the most critical success factors for a new Namibia International Convention Centre are: State of the art exhibition and congress facilities; easy accessibility and adequate parking; sufficient hotel accommodation in all categories (not just 5 star hotels); competitive pricing; local scientific support for international meetings; availability of experienced congress support staff such as organizers (PCO's), transportation, destination management companies (DMC's), suppliers of Audio Visual and IT support; attractive ingredients for social programmes as part of international meetings; sufficient local and regional visitors for consumer exhibitions and sufficient potential African exhibitors for International Trade Fairs. Other important requirements are: An international presence of the destination or at least of its scientific institutes; a reasonable international accessibility of the destination through the airport, harbour and the Trans Kalahari Corridor; a stable and predictable political climate; and if possible some well know nearby tourist attractions. Unknown destinations like Namibia will benefit from the fact that congress delegates want to explore the country. Statistics show that 25% of congress delegates stay on for a pre or post congress tour and, more importantly, another 25% comes back within a few years for a family holiday.

5.3. International statistics

In 2009 the International Congress and Convention Association registered a total of 4513 international association congresses. This number excludes international corporate meetings and international government meetings, because ICCA specializes in international associations. Of this number only 3.8% (314) took place in Africa. 36 of the 53 African countries benefitted from these 314 meetings, with South Africa, Egypt and Morocco on top of the list with respectively 90, 32 and 28 meetings. Namibia ranked number 22 in Africa with two meetings. Mozambique, Mali, Malawi, Ethiopia, DRC, Angola and Rwanda are just some of the countries that performed better than Namibia.

5.5. Local demand

Exhibition and trade fair organisers in Namibia have indicated that they would be very interested to host their events in a state-of-the-art facility. In similar situations in South Africa and in other countries the supply of new facilities had a snowball effect on the demand. Suddenly many local and international entrepreneurs saw the possibility to introduce new events, with of course a very positive effect on the local and regional economy. The building of a new Namibia International Convention Centre (NICC) will of course have an effect on the existing conference industry in the country. The new NICC can host many more events per year. Currently many events are not taking place in Namibia because of a lack of the right facilities. The new activities taking place in the NICC will have a serious effect on the demand for hotel rooms in at the coast. This demand will seriously increase in all categories, predominantly though in the three, four and five star accommodations. . The centre will draw the attention of investors and hotel management companies and when the centre realizes its targets new hotel projects will very likely be initiated. The NICC and more the marketing for the destination in general will have a positive effect on the meeting sector in the country and even more on the accommodation and restaurant sector. Not only the convention industry will benefit from the building of the NICC and a move towards a more professional service delivery, but eventually the full tourism industry of the country will reap the benefits.

5.6. A business case for the NICC

Meetings are an important element of the tourism industry in general. Many countries have discovered this in the past decades. Forerunners in this field are traditional meeting destinations like Austria, Spain, the UK and the USA. More recently many more, new destinations have joined in the international competition about the

meeting dollar. The addition of a convention centre to the tourism inventory of Namibia would most surely also has a positive effect on other sectors of the meeting industry, such as the accommodation sector. Discrepancy between present supply and future demand would lead to quality improvements and better room rates, and very likely also to a growth of the present number of facilities. The international association market alone counts 9 000 organisations of which approximately 50% organises global meetings. They keep a close eye on developments in Africa, and after all the successes of the new meeting facilities in South Africa. Now also the countries bordering on South Africa are benefiting from this increasing interest. Mozambique, Zimbabwe and Botswana have reasonable meeting and exhibition facilities. Namibia however is missing such venues. A modern exhibition centre will stimulate the economy because business events generate important revenue stream, not only for the new convention centre, but for the city and country in general. Particularly international conventions generate substantial economic effects. International delegates stay relatively long in the city and spend much more per day than the average leisure tourist. Trade fairs are important marketing tools and can play an important role in the growth of a particular economic sector. The trade fair and exhibition industry itself also creates jobs, and certainly not only at a high level. The convention centre itself need staff at all levels, and so do stand building companies and suppliers of services such as carpeting, rigging, transportation, cleaning and security. The fact that no proper facilities in Namibia are available to accommodate larger international meetings, neither trade fairs nor exhibitions, definitely has had a negative effect on the organization of such events in our country. Event organizers both in Namibia and abroad confirm this opinion. A new Namibia International Convention Centre would change this situation dramatically. The time has come that Namibia should try and benefit from the increased interest in our continent. Our country is safe and has a political stable climate, the most important ingredients to successfully attract international meetings.

Namibia has limited airlift though and also a limited accommodation sector, so it should not have the ambition to host the biggest international events. But the average international association congress attracts just above 600 delegates, and that is a number that would very well fit in Namibia.

5.7. Namibia and its image in the international community

It is generally accepted that there is potential demand, that an NICC would stimulate the national economy, that hosting international conventions stimulates repeat visits of delegates with their families, which is good for our general tourism industry, that the Namibian population would most certainly benefit from an increase in trade fairs and consumer exhibitions and last but not least that the creation of such a building also would be a tangible demonstration of the role that our country wants to play in the African and in the international community. The building of an International Convention Centre is an important moment in the history of every city or even country. It is a unique opportunity to create a modern icon that will draw international attention and demonstrates how a city or country wants to be seen by the international community. The centre will be the home away from home for attendees of events for business representatives, scientists, media and politicians. It is important to recognize how the design of the NICC can contribute to the image of Namibia. Good examples of cities that recently built a convention centre with this image aspect in mind are Dublin, Reykjavik, Singapore, Doha, Vancouver and Puerto Rico.

5.8. Economic spin off and contribution to Gross Domestic Product (GDP) by the NICC

More important than the direct financial results of the NICC are of course the projections for its ability to generate positive economic spin off and new job opportunities. The feasibility study shows that the contribution to the Namibia GDP in year 1 will be N\$ 455 million, an amount that in five years cumulates to a total of N\$ 4,8 billion. The job creation capacity of the NICC is in the pre-opening period already impressive with 715 jobs per year, mainly construction related. In year 1 of the operation the amount of jobs increases to 884. The total number of direct and indirect jobs that are a consequence of the building and operation of the NICC will slowly increase to 1617 in 2021. It is envisaged that the whole Desert Rose project will create over 5000 jobs in the first 5 years of the project. Convention centers that have been built in the past decade have become successful contributors to their national economies. It looks as if also the Namibia International Convention Centre will contribute substantially to the national Namibian economy. The market of international meetings in Africa is increasing. Africa's market share is minimal and will accelerate in the years to come. Namibia can make sure that it gets its fair share.

5.9. Governance structure

It is important to pay already at this early stage attention to the governance structure of a future Namibia International Convention Centre. In general it is recommendable to manage a convention centre according to commercial principles. The commercial decisiveness of the management organisation will improve if government funders restrict their involvement to a supervisory role, at arm's lengths of the day to day operation. Of course Management need to be instructed to report with prescribed intervals to a supervising Board of Directors in which also the government as founding partner should be well represented and benefit.

5.10. Management and mandate

The mandate of the centre will have to be defined either in NICC company articles or in a separate protocol. It describes the core business of the NICC, regulates the relationship between the supervisory structures of the company and its management, and indicates the limitations as well as the deliverables which in broader terms are expected from the company's management. The mandate helps in structuring the relationship between board and management providing both with a realistic picture of what on the short and on the longer term can be expected from the centre. The mandate forms the basis of the annually proposed activity plans and budgets. The management of Convention Centres around the world can basically be divided in three different models. The first model is probably the most popular model, however not necessary the most successful. In this case the Convention Centre is being managed as a government – mostly a city – department. The second model is based on the Convention Centre as a parasternal company, in most cases a municipal- or state entity. The third option is the commercially driven management of the centre. This commercial management structure is also being used by governments that recognize that it is probably not government's core business to run this sort of facilities. They outsource the management to an independent management company, who accepts this responsibility based on a clear mandate and a list of agreed deliverables. An experienced top management, right from the start, is important because of their existing international client network. The practical experience and industry knowledge of the NICC management is also essential in the process of training and skills transfer, a very important management responsibility. The most successful operational model for a convention centre is one with a well-defined limited number of supervisory and executive duties at top level. This keeps the organisation lean and cost effective. A typical total staff compliment of the NICC

can be limited to around 50 to 60 employees only. Operating a convention centre gives the opportunity to involve many small and medium enterprises and create job opportunities at those places where they have a maximum effect on growing the economy. Many tasks that have to be completed in order to be successful as convention centre can either be in-sourced or outsourced. Because business patterns of a convention centre are very inconsistent it makes good business sense to outsource particular services to specialized companies. One of the main reasons for establishing a new convention centre is the fact that a big number of new job opportunities will be unlocked once Walvis Bay and Swakopmund (Erongo Region) becomes one of the host cities for international events in Africa. The establishment of an international convention centre at the coast opens an opportunity for the implementation of a large scale project of training and skills transfer in the hospitality industry. Based on the expected portfolio of events the ideal configuration of the centre has to be established and also a calculation of the expected occupancy rates of the NICC should be prepared.

5.11. Financial perspectives from NICC

The most important question of course is what the financial perspectives will be for the NICC. Most international convention centres (ICC's) in the world are unable to develop a sustainable business model. Governments take the decision to create convention centres with an eye on the expected contribution of such a facility on the GDP of the country and on its effect on the job market. This is a very important study to undertake to determine a realistic feasibility. The feasibility study shows that the convention centre would have economic costs with a present value (PV) of N\$1.10bn and economic benefits of N\$1.45bn. This results in a net economic benefit, or project NPV, of N\$350m. The associated BCR is 1.32 and the IRR is 17%. These results indicate that, since the benefits outweigh the costs, the project is economically efficient and it would be desirable from an economic perspective for Namibia to construct and operate the NICC. Furthermore, it is estimated that the cumulative contribution to taxes is set to exceed N\$ 663 million by 2021. Indirect household income is expected to be cumulatively N\$ 1 billion by the end of 2021.

5.12. Overall

The construction of a Namibia International Convention Centre is economically viable. Such a facility will have a substantial effect on the national economy. Its effect on the tourism industry will be even more impressive, whilst the project could generate up to 3500 job opportunities. Africa is becoming increasingly popular as a

destination for international meetings. South Africa and some other neighbouring countries benefit already from this increased interest. If funding for such an ambitious project could be found it is very recommendable to establish the NICC, rather sooner than later.

6. Project Concept

- 6.1. Mixed Use Exclusive Development – The project will consist of residential, recreational, institutional, commercial and public zonings in order to create a multi-layered network of activities supporting each other. This way the project will cater for all major levels of our society i.e. conventions, exhibitions, tourists, investors, general public, residents etc.
- 6.2. Unique Environment of Namibia – The idea is to make use of the two most unique natural features of Namibia, namely the Namib Desert and the Atlantic Ocean, to showcase this national project to the international world by creating a sensitive harmony between nature and mankind.
- 6.3. Accessibility of the Beach for the Public – As this pristine piece of land forms part of the local society, public access to the beach will be maintained from all areas.
- 6.4. Iconic Convention and Exhibition Centre to become the Face of Namibia – Internationally these types of structures has become the symbol of a country's well-being and economic status. There are none of these iconic structures in Africa (except for the pyramids in Egypt which is only historic symbols) and Namibia should be the first to introduce this concept in Africa. This project will not only represent our economic well-being and status, but also our professional capabilities, technological advancement, political stability and international importance on a global level.
- 6.5. International Significance – Namibia is in the position to contribute on an international level in terms of national governance, democracy, HIV Aids, mining, agricultural, tourism, environmental conservation, fishing, economical governance and many more. This project will address all these elements and at the same time promote Namibia on an international level.

6.6. Close to International Airport, Harbour, Railway and Trans Kalahari Corridor – The Erongo Region has become one of the major transport hubs in not only the SADC region, but also in Africa and internationally. This is crucial to the location of a project. Thus, the project will be supported by all four major transport groups which are very essential.

6.7. Public-Private Partnership (PPP) – This project is the ideal project for a Public Private Partnership (PPP) where all can join hands to realize a national project for Namibia, the government, local authorities and the private sector in order to showcase our ability to cooperate as a nation to the world. The NICC project itself will be divided into two elements; the NICC will be funded by the Namibian Government and developed with the assistance of the private sector, while the accommodation / hotel element of the project will be funded and developed by the private sector. The relationship in terms of the PPP applicable to the funding and management can however be established through different scenarios. Some of these options, but not limited to, can be proposed as follows:

6.7.1. The Convention and Exhibition space, auditorium, banqueting halls and all required facilities are funded and managed by the Namibian Government while the hotel, entertainment and all required facilities are funded and managed by the private sector.

6.7.2. The Convention and Exhibition space, auditorium, banqueting halls and all required facilities are funded by the private sector and the Namibian Government can refund the private sector over a certain period of time in order to minimize the burden on the National Budget. The facility will still be managed by the Namibian Government while the hotel, entertainment and all required facilities are funded and managed by the private sector.

6.7.3. The Convention and Exhibition space, auditorium, banqueting halls and all required facilities can be funded in any manner as per above options while the facilities are managed by a PPP consisting of the Namibian Government, the private sector and one of Government's parastatals i.e. Namibia Wildlife Resorts (NWR). The hotel, entertainment and all required facilities are funded and managed by the private sector.

6.8. Ambassador's Park – The project will have a high security profile park where ambassadors and international delegates can own residences and offices in order to represent their respective countries in Namibia.

6.9. Site security to comply with Presidential Security Protocol – The design and layout of the project and the Convention and Exhibition Centre with hotel will comply with international and presidential security protocol to ensure the safety of any high level delegation visiting the site.

7. Namibia International Convention & Exhibition Centre Concept

7.1. The Convention and Exhibition Centre with hotel will be an iconic building representing Namibia on an international level, of which the concept is unique to our country. The concept has been derived from the Namib Desert Rose, a calcite crystal that is found in the Namib Desert only and unique to this environment. These crystals have grown over many years under very rare and harsh conditions to form the most beautiful structures, as Namibia's success has also been born from hardship and long fought

7.2. The secondary part of the building which also accommodates the convention and exhibition space is inspired by the typical structure of the ant heap. It has been scientifically proven that the ant heap structure is one of the best natural ventilated systems to be known. The system also naturally controls temperature inside the structure through the insulation properties found in the structure. This concept is introduced in the building structure to have the same effect in order to save on energy costs associated with mechanical ventilation temperature regulation.

8. Project Information

8.1. Hotels

There will be three hotels within the project. The main hotel will be directly linked to the convention centre to ensure easy access for convention goers and also for security protocol. The main hotel will be a 5 star hotel which will accommodate restaurants, casino, gym, pools, health spa, shops, 120 luxury rooms, conferencing

facilities, management offices, etc. The other two hotels will be 4 star hotels with similar accommodation lists as the main hotel.

8.2. Namibia International Convention and Exhibition Centre

- 8.2.1. Entrance hall with reception and registration area.
- 8.2.2. Column free exhibition space \pm 3000sqm, sub dividable into smaller venues, with height at least 8m, floor load up to 3000kg/m². Inserted patterns of trenches for water. Three phase power, data and telecommunication. Exhibition space directly linked to meeting space.
- 8.2.3. Marshalling yard and goods delivery space.
- 8.2.4. Fixed auditorium, seating 1000 people.
- 8.2.5. Smaller committee rooms (10 rooms ranging from 20sqm to 250sqm in size).
- 8.2.6. Auditoria with larger and technical facilities.
- 8.2.7. Lounges and foyers, sufficient public circulation space also to be used for catering purposes.
- 8.2.8. Banqueting hall.
- 8.2.9. Central kitchen facilities.
- 8.2.10. Coffee Shop, Business Centre, ticket desk, cloak room, restaurant.
- 8.2.11. Sufficient toilet facilities.
- 8.2.12. Storage space.
- 8.2.13. Building Management systems and 24 hour control rooms.
- 8.2.14. Secure parking.
- 8.2.15. Dedicated smoking areas.
- 8.2.16. Bus, car and taxi drop off facilities.
- 8.2.17. Easily accessible via an attractive route, particularly for International delegates.
- 8.2.18. Landscaping around the building.

8.3. Retail and Office Blocks

The town centre will accommodate a shopping mall with all necessary facilities to create a revitalizing shopping experience to any visitor. Ample parking would be available to visitors, connecting also to public transport hubs. The mall and office blocks will be developed around a plain in order to create a sense of place and orientation. The office blocks would accommodate all business sectors, government and private sector.

8.4. Gymnasium and Lifestyle Centre

The town centre will also accommodate a Lifestyle centre with health retail facilities, spa's, gymnasium, restaurants for the client with a healthier outlook.

8.5. Single Residential Plots

Single Residential plots with sizes ranging from 700 to 1000m² will be available for purchase. These plots are situated in between the golf course and also on parts of the beach front. The plots are scattered in groups to avoid ribbon development.

8.6. General Residential Plots

These plots are situated closer to the town centre as these are more concentrated accommodation areas. The plots will be developed with either luxury apartment blocks or town house complexes.

8.7. Golf Course

An 18 hole (9 holes reversible) international class golf course will be developed in order to support the project. This will also allow for landscaping and greenery within the development to make it more pleasing and to create a contrast with the desert landscape.

8.8. Club House with Halfway Houses

A main club house with two more halfway houses will be developed within the golf course with easy access by locals, tourists and professional golf players. The club houses will offer luxury facilities associated with international class golf course estates.

8.9. Recreational Facilities

Recreational facilities will be available throughout the development such as beach bars, beach coffee shops, restaurants, cinema, jetties into the ocean, beach walkways, public swimming pool and many more. This is to ensure that a pleasant atmosphere is created for visitors to this area and also to attract even more.

8.10. Public Amenities & Recreation

A public node will also form part of the project where proper public amenities and recreation will be introduced by way of public braai facilities, ablution facilities, recreational sport areas, water park with swimming pool, restaurants and parking areas.

8.11. Marina & Yacht harbour

The project will feature a man-made inland marina with yacht harbour. The reason for an inland marina is due to the aggressive nature of the Atlantic sea current. By having an inland marina, the safety of the envisaged harbour is ensured.

8.12. Institutional facilities

Provision will be made to accommodate institutional facilities such as i.e. satellite university campus, hotel school, sea rescue facility and marine navigational training etc.

9. Environmental Concerns and Mitigations

Refer to attached Environmental Scoping Report and Engineer's Report for more detail

Concerns Mitigation

The impact on the surrounding environment. The Coastline Strategic Environmental Assessment of August 2005 done by the Municipality of Walvis Bay and approved by the Ministry of Environment and Tourism indicates that this area can be allocated for "Low Impact Eco-Tourism". This development will be a low impact development incorporating the natural surroundings with open spaces. Damara Tern Breeding grounds. As this project is of National importance, this aspect can be incorporated into the project by still introducing demarcated areas for breeding with no access at all. Provision of Bulk Services. This is a project for the Erongo Region and the cities of Walvis Bay and Swakopmund should jointly investigate on possible solutions to accommodate the necessary requirements of services.

10. Estimated Project Cost

Refer to attached Quantity Surveyor's Report with Bill of Quantities Summary for more detail

10.1. It is envisaged that the project capital be generated from:

- 10.1.1. Sale of plots within the development.
- 10.1.2. Sales from timeshare in luxury apartments and hotels in the project.
- 10.1.3. Long term income generated from the Casino.
- 10.1.4. Funding from reputable financial institutions.
- 10.1.5. Certain properties to be developed by a Development Consortium that registers on the Namibia Stock Exchange and raise capital.
- 10.1.6. Government to contribute in the development of the Convention and Exhibition Centre.

10.1.7. Government PPP venture.

10.2. Namibia Convention and Exhibition Centre Cost

It should be noted the Convention Centre building consists of 2 parts, one being the Convention and Exhibition Centre with all its required facilities and the other part being the hotel. The cost estimates include VAT, professional fees, project cost escalation over the project construction period and contingencies. The respective costs therefore (please refer to the attached detailed Bill of Quantities Summary for more detail):

10.2.1. Convention and Exhibition Centre (funded by the Government) - **N\$ 1 230 665 241-00**

10.2.2. Hotel (funded by private sector) - N\$ 1 764 678 179-00

10.2.3. Total Building Cost - N\$ 2 995 343 420-00

10.3. Desert Rose Development Cost Estimations

10.3.1. Estimated Sales from Single Res. plots: N\$ 900 000 000-00

10.3.2. Estimated Sales from General Res. Plots: N\$ 850 000 000-00

10.3.3. Estimated Infrastructure Cost: N\$ 679 684 500-00

10.3.4. Estimated Total Project Cost: N\$ 8 billion (Excluding single residential developments)

10.4. It must be noted that a bankable feasibility study will have to be commissioned once an in principle approval for the project has been received from the Government.

10.5. The project will be phased to ensure funding feasibility. The exact phasing program will be determined once the feasibility study is complete as this will determine which parts of the project will support the following phases.

11. Professional Consultants utilized for the purposes of this report

11.1. KB Designs Architects and Associates -

- Project concept and design development
- Project presentation
- Oversee professionals consortium responsible for overall project feasibility report
- Project program coordination

11.2. Paragon Properties -

- Development consultation and coordination
- Project relations
- Investigate project feasibility and financing structures
- Project presentation
- Government interaction

11.3. Conference Link -

- Convention and Exhibition Centre specialist
- Conduct feasibility
- Provide scoping report for successful implementation of Convention and Exhibition facilities
- Government requirements and implementation

11.4. Stubenrauch Planning Consultants -

- Project layout in terms of town planning and design
- Scoping report addressing all town planning issues related to project.
- Statutory submissions and approvals
- Investigate management authority options in terms of the project within the provisions of the Local Authority Act of Namibia.

11.5. WCE Consulting Engineers and Project Managers -

- Feasibility and scoping report in terms of complete services infra-structure
- Bulk services investigation (water, electricity, sewage supply and reticulation)
- Traffic study and roads infra-structure
- Geo-technical surveying
- Hydro-technical surveying
- Mechanical and structural development
- Marine technical survey
- Investigate renewable energy provision and recommendations

11.6. DF Malherbe and Partners Legal Practitioners -

- Investigate all legal aspects related to project
- Drafting of required agreements and legal documents related to project
- Advise on management structure for the development

11.7. DDV Design Group -

- Design and feasibility of golf course
- Implementation

11.8. AIJ Project Cost Consultants -

- Prepare a complete cost analysis of the proposed project
- Provide a cost report with relevant feasibility options

11.9. Enviroolutions Environmental Consultants -

- Conduct an Environmental Impact Assessment Study and provide a complete Scoping Report for the proposed project
- Provide mitigation proposals for possible environmental impacts
- Provide an Environmental Management Plan to be implemented in order to minimize possible environmental impacts.

11.10. Strategic Economic Solutions -

- Convention and Exhibition Centre feasibility specialist
- Conduct feasibility
- Provide scoping report for successful implementation of Convention and Exhibition facilities