

Environmental Assessment Scoping Report for:

August 2021

*Subdivision and Rezoning of the
Remainder of the Farm Outapi
No. 1116.*

APP002924

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PROJECT DETAILS

Title	Environmental Scoping Report for the: <ul style="list-style-type: none"> Subdivision and Rezoning of the Remainder of the Farm Outapi No. 1116, Outapi, Omusati Region 		
Report Status	Final		
SPC Reference	W/21013		
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Report date	Final 2021		
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EXECUTIVE SUMMARY

Introduction

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

- **Subdivision of the Remainder of the Farm Outapi No. 1116 into Portions A to K and Remainder of the Farm Outapi No. 1116;**
- **Rezoning of:**
 - (a) **Portion A from “Undetermined” to “Institutional”;**
 - (b) **Portions B, C and D from “Undetermined” to “General Residential” with a Density of 1:100;**
 - (c) **Portion E from “Undetermined” to “Business”;**
 - (d) **Portions F, G and H from “Undetermined” to “Flexible Land Tenure”;**
 - (e) **Portion I and J from “Undetermined” to “Public Open Space”;**
 - (f) **Portion K from “Undetermined” to “Street”;**
- **Internal Layout Approval for Portions G and H for Flexible Land Tenure Development;**
- **Inclusion of the rezoning of Portions A to K in the next Zoning Amendment Scheme for Outapi.**

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

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

Project Description

Outapi like other towns in Namibia is facing rapid urbanisation which leads to the development of informal settlements if affordable serviced land is not availed to these new urban settlers by the Local Authority.

The proponent aims to pursue sustainable urban development and therefore, the Outapi Town Council has allocated approximately 28ha of undeveloped townlands for purposes of accelerating affordable land delivery and to accommodate the creation of a new form of land tenure system (Flexible Land Tenure) in the Outapi Urban area.

The proponent intends to subdivide and rezone the Remainder of the Farm Outapi No. 1116 into Portions A to K and Remainder of the Farm Outapi No. 1116. The purpose of the proposed subdivision of the earmarked land is to avail serviced land for residential, business, institutional and public recreation spaces. Some of the created portions are to pave way for the establishment of the new Flexible Land Tenure Scheme in Outapi.

Public Participation

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

- A Background Information Document (BID) containing descriptive information about the proposed activities was compiled and sent out to all identified and registered I&APs via email on **21 June 2021**;
- Notices were placed in The New Era and The Sun newspapers dated **21 June 2021 and 28 June 2021**, briefly explaining the activity and its locality, inviting members of the public to register as I&APs (**Appendix B**); and
- A notice was fixed at the project site (see **Appendix A**).

Public consultation was carried out according to the Environmental Management Act's EIA Regulations. After the initial notification, the I&APs were given two weeks to submit their comments on the project (until **12 July 2021**).

The Draft Scoping Report was circulated from the **26th of July 2021 until the 9th of August 2021** so that the public could review and comment on it. The comment period will remain open until the final scoping report is submitted to MEFT.

Conclusions and Recommendations

With reference to **Table 10**, none of the negative planning and design, construction or operational phase impacts were deemed to have a high significant impact on the environment. The impacts were assessed to a Medium to Low (negative) significance, without mitigation measures. With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP, the significance of the construction phase impacts is likely to be reduced to a Low (negative). The social impact was assessed to have Medium (positive) impact associated with possible job opportunities during construction and operation.

It is recommended that this project be authorised because should the development not proceed the subject erven will continue to be mostly undeveloped. This would result in no additional erven being developed. None of the positive or negative impacts from the proposed development would be realized.

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

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

TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	PROJECT BACKGROUND.....	1
1.2	PROJECT LOCATION	2
1.3	TERMS OF REFERENCE AND SCOPE OF PROJECT	2
1.4	ASSUMPTIONS AND LIMITATIONS	2
1.5	CONTENT OF ENVIRONMENTAL ASSESSMENT REPORT	2
2	LEGAL FRAMEWORK.....	5
2.1	LEGISLATION RELEVANT TO THE PROPOSED DEVELOPMENT.....	5
3	ENVIRONMENTAL BASELINE DESCRIPTION	12
3.1	SOCIAL ENVIRONMENT.....	12
3.1.1	Socio-Economic Context.....	12
3.1.2	Archaeological and Heritage Context	13
3.2	BIO-PHYSICAL ENVIRONMENT	13
3.2.1	Climate	13
3.2.2	Topography, Geology and Soils.....	14
3.2.3	Hydrology and Hydrogeology	15
3.3	TERRESTRIAL ECOLOGY.....	16
3.3.1	Flora and Fauna	16
4	PROJECT DESCRIPTION	17
4.1	PROJECT COMPONENTS.....	17
4.2	ALTERNATIVES	17
4.2.1	No – Go Alternative	18
4.3	THE PROPOSED DEVELOPMENT	18
4.3.1	The Proposed Subdivisions	18
4.3.2	The Proposed Consolidations	21
4.3.3	Internal Layout for Portions G and H for Flexible Land Tenure Development	22
4.3.4	Access Provision	23
4.3.5	Water, Sanitation & Electricity	23
5	PUBLIC PARTICIPATION PROCESS.....	24
5.1	PUBLIC PARTICIPATION REQUIREMENTS	24
5.1.1	Environmental Assessment Phase 2	24
6	ASSESSMENT METHODOLOGY	25
6.1	MITIGATION MEASURES	27
7	ASSESSMENT OF POTENTIAL IMPACTS AND POSSIBLE MITIGATION MEASURES	29
	INTRODUCTION	29
7.1	PLANNING AND DESIGN PHASE IMPACTS	29
7.1.1	Existing Service Infrastructure Impacts.....	29

7.1.2	Flora and Fauna (Biodiversity)	29
7.2	CONSTRUCTION PHASE IMPACTS ON THE BIOPHYSICAL ENVIRONMENT	30
7.2.1	Flora and Fauna Impacts (Biodiversity)	30
7.2.2	Surface and Ground Water Impacts.....	30
7.2.3	Soil Erosion Impacts	30
7.3	CONSTRUCTION PHASE IMPACTS ON THE SOCIO-ECONOMIC ENVIRONMENT.....	31
7.3.1	Heritage impacts	31
7.3.2	Health, Safety and Security Impacts	31
7.3.3	Traffic Impacts.....	31
7.3.4	Noise Impacts.....	31
7.3.5	Dust and Emission Impacts.....	31
7.3.6	Municipal Services	31
7.3.7	Storage and Utilisation of Hazardous Substances.....	32
7.4	OPERATIONAL PHASE IMPACTS.....	32
7.4.1	Visual Impacts	32
7.4.2	Noise Impacts.....	32
7.4.3	Emission Impacts	33
7.4.4	Social Impacts	33
7.5	CUMULATIVE IMPACTS.....	33
7.6	ENVIRONMENTAL MANAGEMENT PLAN.....	33
7.7	SUMMARY OF POTENTIAL IMPACTS	33
8	CONCLUSION.....	45
8.1	PLANNING AND DESIGN PHASE IMPACTS	45
8.2	CONSTRUCTION PHASE IMPACTS	45
8.3	OPERATIONAL PHASE	45
8.4	LEVEL OF CONFIDENCE IN ASSESSMENT.....	45
8.5	MITIGATION MEASURES	46
8.6	OPINION WITH RESPECT TO THE ENVIRONMENTAL AUTHORISATION	46
8.7	WAY FORWARD	46
9	REFERENCES.....	47

LIST OF FIGURES

Figure 1: Locality of Portions A-K of the Remainder of Farm Outapi No. 1116.....	1
Figure 2: EIA flow Diagram.....	11
Figure 3: Annual average temperature.....	13
Figure 4: Average annual Rainfall	14
Figure 5: Geology of Namibia.....	15
Figure 6: Groundwater basins and hydrogeological regions in Namibia.....	16
Figure 7: Subdivision of the Remainder of Farm Outapi No.1116 into Portions A -K and Remainder.....	20
Figure 8: Rezoning Map	21
Figure 9: Internal Layout for Portion H and G.....	22
Figure 10: Mitigation Hierarchy	27

LIST OF TABLES

Table 1: List of triggered activities identified in the EIA Regulations which apply to the proposed project.....	1
Table 2: Contents of the Scoping / Environmental Assessment Report.....	2
Table 3: Legislation applicable to the proposed development.....	5
Table 4: Statistics of the Outapi Constituency and Omusati Region	12
Table 5: Subdivision of the Remainder of the Farm Outapi No. 1116 into Portions A to K and Remainder of the Farm Outapi No. 1116	19
Table 6: Table of Public Participation Activities.....	24
Table 7: Impact Assessment Criteria.....	25
Table 8: Summary of the significance of the potential impacts	35
Table 9: Proposed mitigation measures for the planning and design phase	39
Table 10: Proposed mitigation measures for the construction phase	40
Table 11: Proposed mitigation measures for the operational phase	44

LIST OF ANNEXURES

Annexure A:	Proof of Site Notices/ Posters
Annexure B:	Proof of Advertisements
Annexure C:	Public Participation process I&AP Database & Registered List Notification Emails sent of BID Notification Emails sent of DESR
Annexure D:	Attendance registers for Shack Dwellers and Community meetings
Annexure E:	Letter from Shack Dwellers Federation
Annexure F:	Curriculum Vitae and ID of Environmental Assessment Practitioner
Annexure G:	Environmental Management Plan

LIST OF ACRONYMS

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

1 INTRODUCTION

1.1 PROJECT BACKGROUND

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

- **Subdivision of the Remainder of the Farm Outapi No. 1116 into Portions A to K and Remainder of the Farm Outapi No. 1116;**
- **Rezoning of:**
 - a. **Portion A from “Undetermined” to “Institutional”;**
 - b. **Portions B, C and D from “Undetermined” to “General Residential” with a Density of 1:100;**
 - c. **Portion E from “Undetermined” to “Business”;**
 - d. **Portions F, G and H from “Undetermined” to “Flexible Land Tenure”;**
 - e. **Portion I and J from “Undetermined” to “Public Open Space”;**
 - f. **Portion K from “Undetermined” to “Street”;**
- **Internal Layout Approval for Portions G and H for Flexible Land Tenure Development;**
- **Inclusion of the rezoning of Portions A to K in the next Zoning Amendment Scheme for Outapi.**

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

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

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

Activity description and No(s):	Description of relevant activity	The portion of the development as per the project description that relates to the applicable listed activity
Activity 10.1 (b) Infrastructure	The construction of Public roads	The proposed project includes the construction of a public road.
Activity 10.2 (a) Infrastructure	The route determination of roads and design of associated physical infrastructure where – it is a public road	The proposed project includes the construction of a public road.

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

The process will be undertaken in terms of the gazetted Namibian Government Notice No. 30 Environmental Impact Assessment Regulations (herein referred to as EIA Regulations) and the Environmental Management Act (No 7 of 2007) (herein referred to as the EMA). The EIA process will investigate if there are any potential significant bio-physical and socio-economic impacts associated with the intended activities. The EIA process would also serve to provide an opportunity for the public and key stakeholders to provide comments and participate in the process.

1.2 PROJECT LOCATION

The identified 28 hectare (ha) greenfield area from which Portions A to K will be created is located south of Outapi Extension 13, approximately 0.7 kilometer (km) south of the M0123 main road leading to Tsandi as indicated in **Figure 1** below.

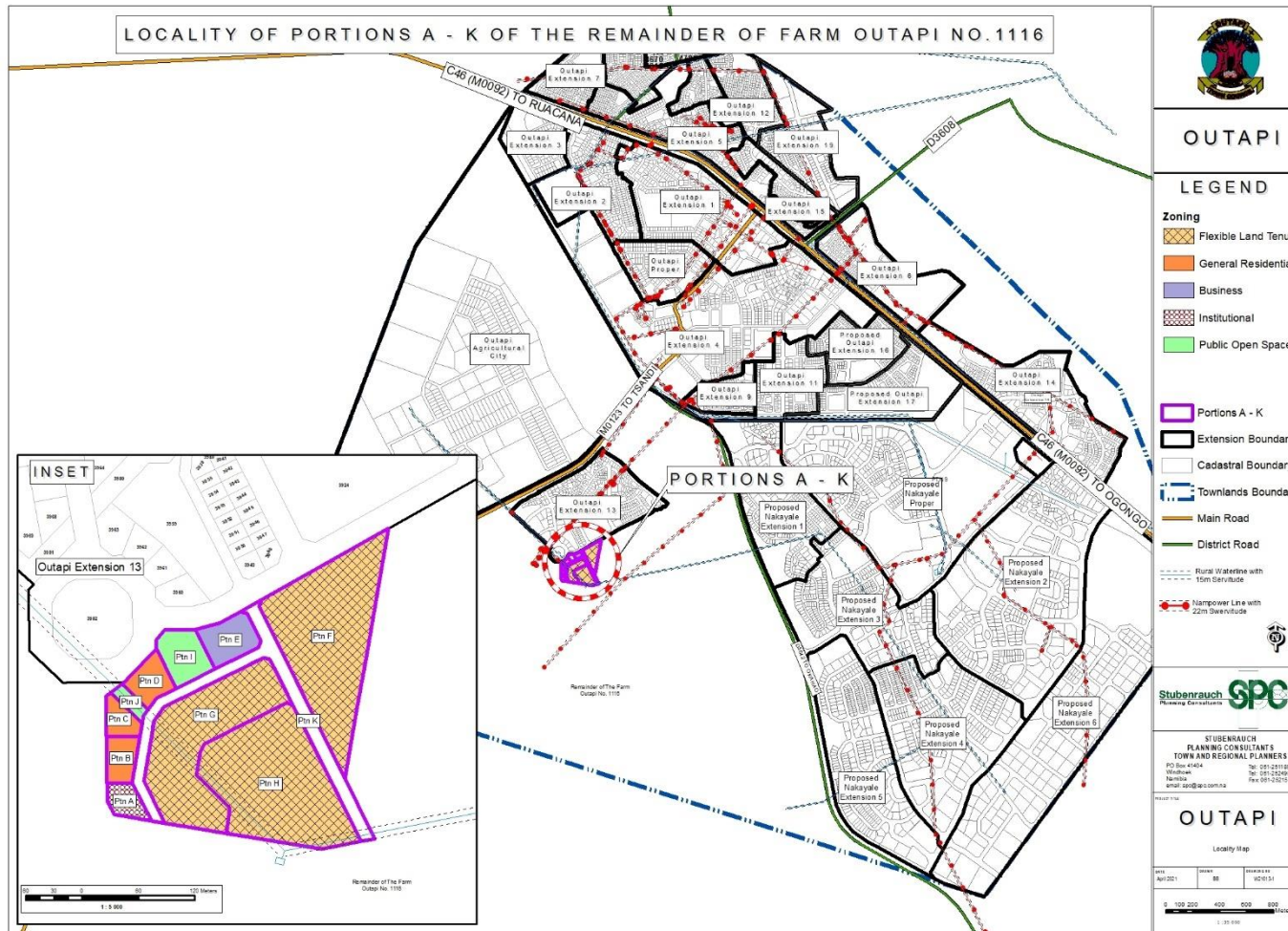


Figure 1: Locality of Portions A-K of the Remainder of Farm Outapi No. 1116

1.3 TERMS OF REFERENCE AND SCOPE OF PROJECT

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

- **Subdivision of the Remainder of the Farm Outapi No. 1116 into Portions A to K and Remainder of the Farm Outapi No. 1116;**
- **Rezoning of:**
 - (a) **Portion A from “Undetermined” to “Institutional”;**
 - (b) **Portions B, C and D from “Undetermined” to “General Residential” with a Density of 1:100;**
 - (c) **Portion E from “Undetermined” to “Business”;**
 - (d) **Portions F, G and H from “Undetermined” to “Flexible Land Tenure”;**
 - (e) **Portion I and J from “Undetermined” to “Public Open Space”;**
 - (f) **Portion K from “Undetermined” to “Street”;**
- **Internal Layout Approval for Portions G and H for Flexible Land Tenure Development;**
- **Inclusion of the rezoning of Portions A to K in the next Zoning Amendment Scheme for Outapi.**

1.4 ASSUMPTIONS AND LIMITATIONS

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

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

1.5 CONTENT OF ENVIRONMENTAL ASSESSMENT REPORT

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

Table 2: Contents of the Scoping / Environmental Assessment Report

Section	Description	Section of FESR/ Annexure
8 (a)	The curriculum vitae of the EAPs who prepared the report;	Refer to Annexure F
8 (b)	A description of the proposed activity;	Refer to Chapter 4

Section	Description	Section of FESR/ Annexure
8 (c)	A description of the site on which the activity is to be undertaken and the location of the activity on the site;	Refer to Chapter 3
8 (d)	A description of the environment that may be affected by the proposed activity and the manner in which the geographical, physical, biological, social, economic and cultural aspects of the environment may be affected by the proposed listed activity;	Refer to Chapter 3
8 (e)	An identification of laws and guidelines that have been considered in the preparation of the scoping report;	Refer to Chapter 2
8 (f)	Details of the public consultation process conducted in terms of regulation 7(1) in connection with the application, including	Refer to Chapter 5
	(i) the steps that were taken to notify potentially interested and affected parties of the proposed application	Refer to Chapter 5
	(ii) proof that notice boards, advertisements and notices notifying potentially interested and affected parties of the proposed application have been displayed, placed or given;	Refer to Annexures A and B for site notices and advertisements respectively.
	(iii) a list of all persons, organisations and organs of state that were registered in terms of regulation 22 as interested and affected parties in relation to the application;	Refer to Annexure C
	(iv) a summary of the issues raised by interested and affected parties, the date of receipt of and the response of the EAP to those issues;	Refer to Annexure C
8 (g)	A description of the need and desirability of the proposed listed activity and any identified alternatives to the proposed activity that are feasible and reasonable, including the advantages and disadvantages	Refer to Chapter 4

Section	Description	Section of FESR/ Annexure
	that the proposed activity or alternatives have on the environment and on the community that may be affected by the activity;	
8 (h)	A description and assessment of the significance of any significant effects, including cumulative effects, that may occur as a result of the undertaking of the activity or identified alternatives or as a result of any construction, erection or decommissioning associated with the undertaking of the proposed listed activity;	Refer to Chapter 7
8 (i)	terms of reference for the detailed assessment;	NB – Assessment of impacts are included in this EA Report
8 (j)	An environmental management plan	Refer to Annexure G

2 LEGAL FRAMEWORK

2.1 LEGISLATION RELEVANT TO THE PROPOSED DEVELOPMENT

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

Table 3: Legislation applicable to the proposed development

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
The Constitution of the Republic of Namibia as Amended	<p>Article 91 (c) provides for duty to guard against “the degradation and destruction of ecosystems and failure to protect the beauty and character of Namibia.”</p> <p>Article 95(l) deals with the “maintenance of ecosystems, essential ecological processes and biological diversity” and sustainable use of the country’s natural resources.</p>	Sustainable development should be at the forefront of this development.
Environmental Management Act No. 7 of 2007 (EMA)	<p>Section 2 outlines the objective of the Act and the means to achieve that.</p> <p>Section 3 details the principle of Environmental Management</p>	The development should be informed by the EMA.
EIA Regulations GN 28, 29, and 30 of EMA (2012)	<p>GN 29 Identifies and lists certain activities that cannot be undertaken without an environmental clearance certificate.</p> <p>GN 30 provides the regulations governing the environmental assessment (EA) process.</p>	<p>The following listed activities are triggered by the proposed development:</p> <p>Activity 10.1 (b) Infrastructure</p> <p>Activity 10.2 (a) Infrastructure</p>
Convention on Biological Diversity (1992)	Article 1 lists the conservation of biological diversity amongst the objectives of the convention.	The project should consider the impact it will have on the biodiversity of the area.
Draft Procedures and Guidelines for conducting EIAs and compiling EMPs (2008)	Part 1, Stage 8 of the guidelines states that if a proposal is likely to affect people, certain guidelines should be considered by the proponent in the scoping process.	The EA process should incorporate the aspects outlined in the guidelines.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
Namibia Vision 2030	Vision 2030 states that the solitude, silence and natural beauty that many areas in Namibia provide are becoming sought after commodities and must be regarded as valuable natural assets.	Care should be taken that the development does not lead to the degradation of the natural beauty of the area.
Water Act No. 54 of 1956	Section 23(1) deals with the prohibition of pollution of underground and surface water bodies.	The pollution of water resources should be avoided during construction and operation of the development.
The Ministry of Environment and Tourism (MET) Policy on HIV & AIDS	MET has recently developed a policy on HIV and AIDS. In addition, it has also initiated a programme aimed at mainstreaming HIV and gender issues into environmental impact assessments.	The proponent and its contractor must adhere to the guidelines provided to manage the aspects of HIV/AIDS. Experience with construction projects has shown that a significant risk is created when migrant construction workers interact with local communities.
Urban and Regional Planning Act No 5 of 2018	To consolidate the laws relating to urban and regional planning; to provide for a legal framework for spatial planning in Namibia; to provide for principles and standards of spatial planning; to establish the urban and regional planning board; to decentralise certain matters relating to spatial planning; to provide for the preparation, approval and review of the national spatial development framework, regional structure plans and urban structure plans; to provide for the preparation, approval, review and amendment of zoning schemes; to provide for the establishment of townships; to provide for the alteration of boundaries of approved townships, to provide for the disestablishment of approved townships; to provide for the change of name of approved townships; to provide	The proposed development must adhere to the provisions regarding the subdivision and rezoning of land.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
	for the subdivision and consolidation of land; to provide for the alteration, suspension and deletion of conditions relating to land; and to provide for incidental matters.	
Local Authorities Act No. 23 of 1992	The Local Authorities Act prescribes the manner in which a town or municipality should be managed by the Town or Municipal Council.	The development must comply with provisions of the Local Authorities Act.
Labour Act no. 11 of 2007	Chapter 2 details the fundamental rights and protections. Chapter 3 deals with the basic conditions of employment.	Given the employment opportunities presented by the development, compliance with the labour law is essential.
National Heritage Act No. 27 of 2004	The Act is aimed at protecting, conserving and registering places and objects of heritage significance.	All protected heritage resources (e.g. human remains etc.) discovered, need to be reported immediately to the National Heritage Council (NHC) and require a permit from the NHC before they may be relocated.
Roads Ordinance 17 of 1972	<ul style="list-style-type: none"> • Section 3.1 deals with width of proclaimed roads and road reserve boundaries • Section 27.1 is concerned with the control of traffic on urban trunk and main roads • Section 36.1 regulates rails, tracks, bridges, wires, cables, subways or culverts across or under proclaimed roads • Section 37.1 deals with Infringements and obstructions on and interference with proclaimed roads. 	Adhere to all applicable provisions of the Roads Ordinance.
Public and Environmental Health Act of 2015	This Act (GG 5740) provides a framework for a structured uniform public and environmental health system in Namibia. It covers	Contractors and users of the proposed development are to comply with these legal requirements.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
	notification, prevention and control of diseases and sexually transmitted infections; maternal, ante-natal and neo-natal care; water and food supplies; infant nutrition; waste management; health nuisances; public and environmental health planning and reporting. It repeals the Public Health Act 36 of 1919 (SA GG 979).	
Nature Conservation Ordinance no. 4 of 1975	Chapter 6 provides for legislation regarding the protection of indigenous plants	Indigenous and protected plants must be managed within the legal confines.
Water Quality Guidelines for Drinking Water and Wastewater Treatment	Details specific quantities in terms of water quality determinants, which wastewater should be treated to before being discharged into the environment	These guidelines are to be applied when dealing with water and waste treatment
Environmental Assessment Policy of Namibia (1995)	The Policy seeks to ensure that the environmental consequences of development projects and policies are considered, understood and incorporated into the planning process, and that the term ENVIRONMENT is broadly interpreted to include biophysical, social, economic, cultural, historical and political components.	This EIA considers this term of Environment.
Water Resources Management Act No. 11 of 2013	Part 12 deals with the control and protection of groundwater Part 13 deals with water pollution control	The pollution of water resources should be avoided during construction and operation of the development. Should water need to be abstracted, a water abstraction permit will be required from the Ministry of Agriculture Water and Land Reform.
Forest Act 12 of 2001 and Forest Regulations of 2015	To provide for the establishment of a Forestry Council and the	Protected tree and plant species as per the Forest Act No 12 of 2001

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
	<p>appointment of certain officials; to consolidate the laws relating to the management and use of forests and forest produce; to provide for the protection of the environment and the control and management of forest fires; to repeal the Preservation of Bees and Honey Proclamation, 1923 (Proclamation No. 1 of 1923), Preservation of Trees and Forests Ordinance, 1952 (Ordinance No. 37 of 1952) and the Forest Act, 1968 (Act No. 72 of 1968); and to deal with incidental matters.</p>	<p>and Forest Regulations of 2015 may not be removed without a permit from the Department of Forestry.</p>
<p>Atmospheric Pollution Prevention Ordinance No 45 of 1965</p>	<p>Part II - control of noxious or offensive gases, Part III - atmospheric pollution by smoke, Part IV - dust control, and Part V - air pollution by fumes emitted by vehicles.</p>	<p>The development should consider the provisions outlined in the act. The proponent should apply for an Air Emissions permit from the Ministry of Health and Social Services (if needed).</p>

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

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

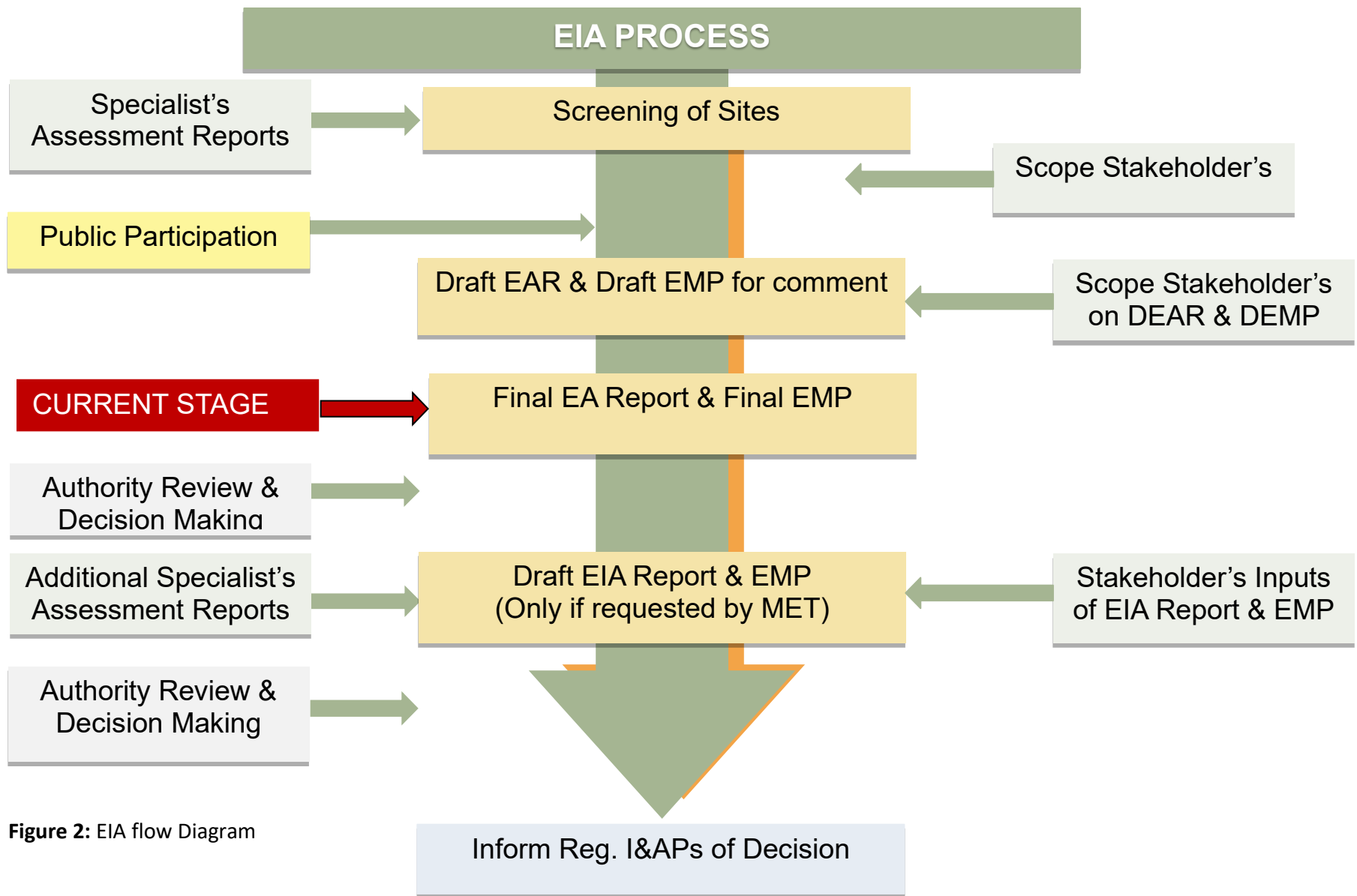


Figure 2: EIA flow Diagram

3 ENVIRONMENTAL BASELINE DESCRIPTION

3.1 SOCIAL ENVIRONMENT

3.1.1 Socio-Economic Context

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

Table 4: Statistics of the Outapi Constituency and Omusati Region (Namibia Statistics Agency, 2014)

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

3.1.2 Archaeological and Heritage Context

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

3.2 BIO-PHYSICAL ENVIRONMENT

3.2.1 Climate

The climate of the subject area can be described as a semi-arid climate (Köppen climate classification BWh), with very hot summers and extremely warm winters (with warm days and cold nights). Average annual temperatures are usually more than 22 °C, with average maximum temperatures between 34°C and 36 °C and average minimum temperatures between 6°C and 8 °C as depicted in **Figure 3** below (Robertson, Jarvis, Mendelsohn, & Swart, 2012).

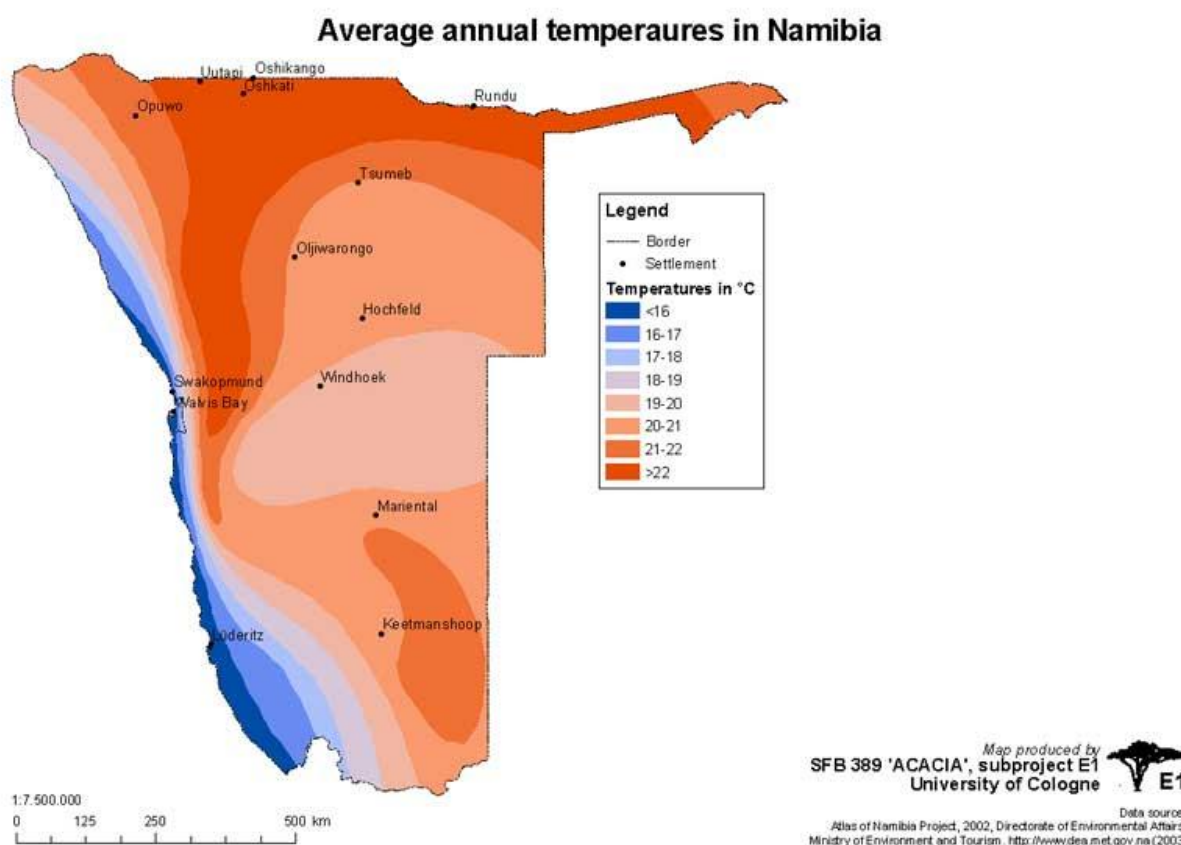


Figure 3: Annual average temperature (http://www.uni-koeln.de/sfb389/e/e1/download/atlas_namibia/e1_download_climate_e.htm#temperature_annual)

The subject area generally experiences more rainfall than the south and west of the country with an average rainfall of 400 to 450 mm as indicated in **Figure 4** below.

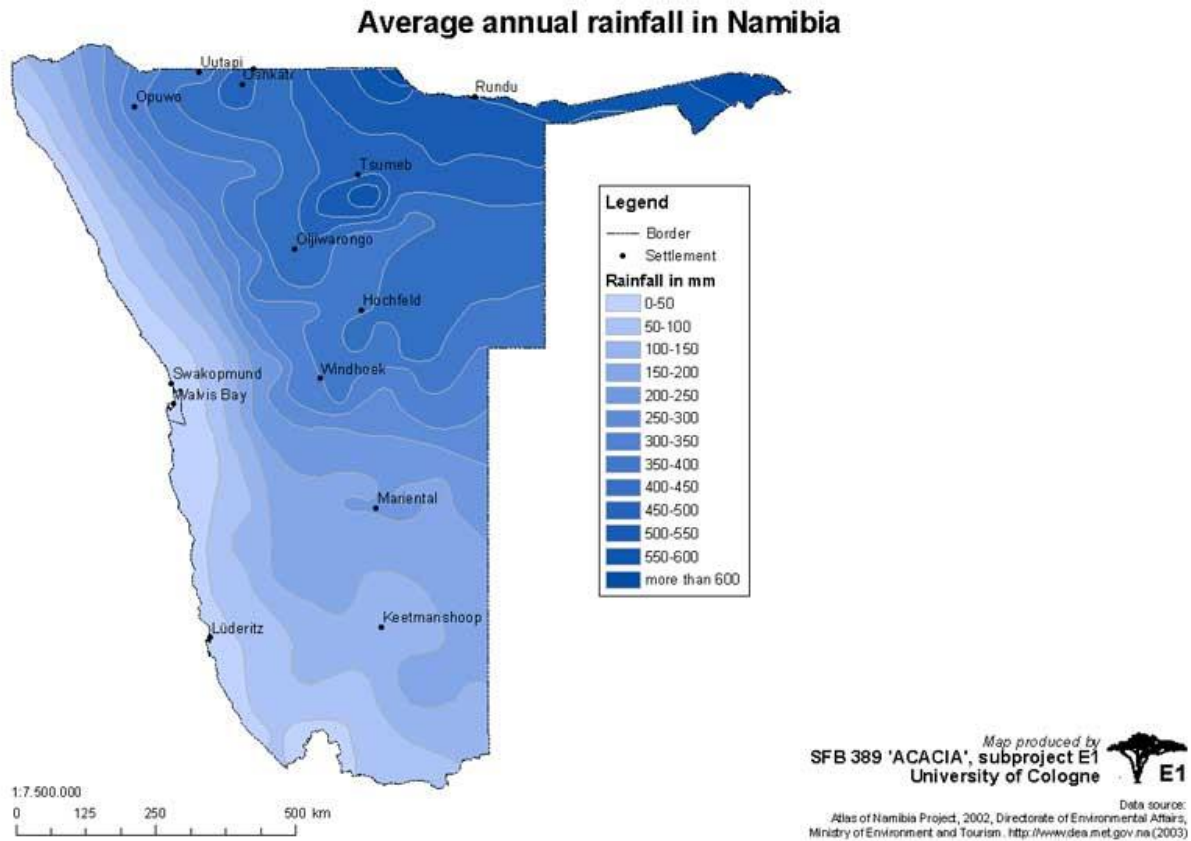


Figure 4: Average annual Rainfall (http://www.uni-koeln.de/sfb389/e/e1/download/atlas_namibia/pics/climate/rainfall-annual.jpg)

3.2.2 Topography, Geology and Soils

The Omusati Region forms part of the Kalahari Group Geological Divisions depicted in pale yellow in **Figure 5** below. The Kalahari Sequence forms a blanket of unconsolidated to semi-consolidated sand covering most of the area. The dominant soils within the area are dominated by deep Kalahari and Namib sand that mostly occur in the formation of sands and other sedimentary materials, while the clay sodic sands dominate in the Oshanas (Robertson, Jarvis, Mendelsohn, & Swart, 2012).

The topography of the area is relatively flat (with a slope of less than 1:100) with good soils that can support the development. No local ponding is not experienced on site.

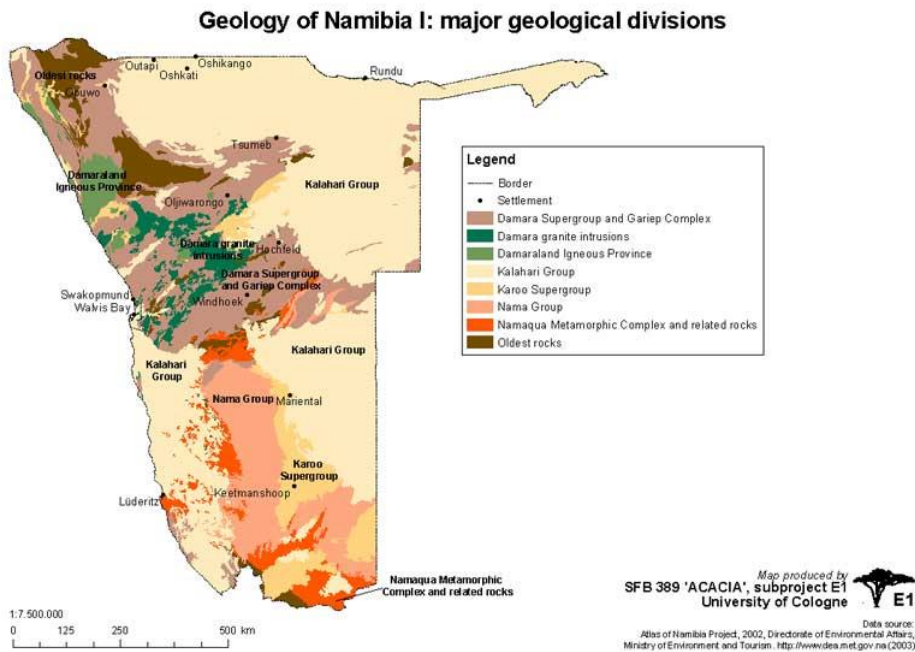


Figure 5: Geology of Namibia (http://www.uni-koeln.de/sfb389/e/e1/download/atlas_namibia/pics/physical/geology.jpg)

3.2.3 Hydrology and Hydrogeology

In terms of groundwater, the area falls within the Cuvelai and Etosha groundwater basin as depicted in **Figure 6** below. The bedrock underlying the basin filled with Kalahari Group deposits consist of basal rocks of the Damara Sequence, followed by the Karoo Sequence sediments, overlain and intruded by volcanic rocks of Karoo age. The groundwater in the area is found in shallow discontinuous aquifers known as Perched Aquifers (Ministry of Agriculture Water and Rural Development, 2011).

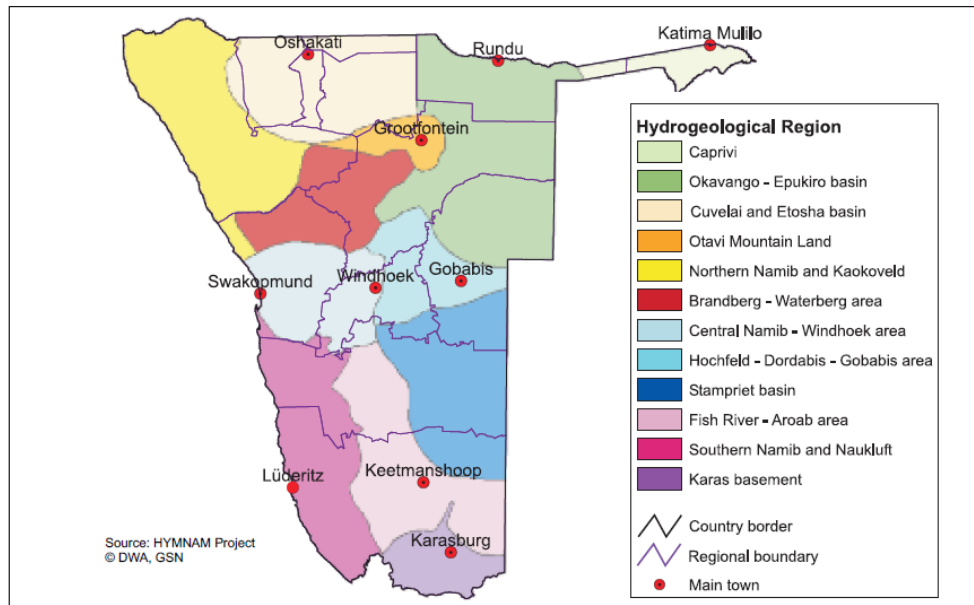


Figure 6: Groundwater basins and hydrogeological regions in Namibia

3.3 TERRESTRIAL ECOLOGY

3.3.1 Flora and Fauna

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

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

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

4 PROJECT DESCRIPTION

4.1 PROJECT COMPONENTS

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

- **Subdivision of the Remainder of the Farm Outapi No. 1116 into Portions A to K and Remainder of the Farm Outapi No. 1116;**
- **Rezoning of:**
 - (a) **Portion A from “Undetermined” to “Institutional”;**
 - (b) **Portions B, C and D from “Undetermined” to “General Residential” with a Density of 1:100;**
 - (c) **Portion E from “Undetermined” to “Business”;**
 - (d) **Portions F, G and H from “Undetermined” to “Flexible Land Tenure”;**
 - (e) **Portion I and J from “Undetermined” to “Public Open Space”;**
 - (f) **Portion K from “Undetermined” to “Street”;**
- **Internal Layout Approval for Portions G and H for Flexible Land Tenure Development;**
- **Inclusion of the rezoning of Portions A to K in the next Zoning Amendment Scheme for Outapi.**

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

4.2 ALTERNATIVES

Alternatives are defined as: “different means of meeting the general purpose and requirements of the activity” (Environmental Management Act (Act 7 of 2007) of Namibia and its regulations (2012)). As pointed out in Section 1.4 above various layout alternatives were initially considered by the proponent, ultimately resulting in the final layouts. These are however not discussed in the report as the preferred alternative (i.e., layout for the development) was agreed upon with the relevant stakeholders prior to commencing with the EA process. On **25 March 2021**, SPC presented the internal layout initially proposed on Portion G to the Shack Dwellers Federation of Namibia and the Outapi local community. The following was requested at the meetings:

- SPC at this presentation was requested by the community to provide 2 Block erven which led to the creation of the additional Portion H;
- The Shack Dwellers Federation of Namibia and the local community approved the proposed internal layout on Portions G and H as per their letter send to SPC on 12 May 2021;
- The erven created on Portions G and H will be registered under the Flexible Land Tenure System.

As such only the no-go alternative is discussed in the section below.

4.2.1 No – Go Alternative

The no-go alternative is the baseline against which all alternatives are assessed. The no-go alternative would essentially entail maintaining the current situation, whereby the existing site will remain undeveloped. Thus, none of the positive or negative impacts associated with the intended development would realize.

4.3 THE PROPOSED DEVELOPMENT

Outapi like other towns in Namibia is facing rapid urbanisation which leads to the development of informal settlements if affordable serviced land is not availed to these new urban settlers by the Local Authority. This puts political and social pressure on the Local Authority to provide basic services to these new inhabitants. It also exerts pressure on the urban environment as informal settlements are not liveable spaces for people.

The proponent aims to pursue sustainable urban development and therefore, the Outapi Town Council has allocated approximately 28ha of undeveloped townlands for purposes of accelerating affordable land delivery and to accommodate the creation of a new form of land tenure system (Flexible Land Tenure) in the Outapi Urban area.

The demand for serviced land has thus led the Outapi Town Council to avail new land portions for development of new mixed-use areas that comprise residential, business, institutional, public open space and flexible land tenure land uses that are integrated to support each other in creating well-designed urban spaces.

4.3.1 The Proposed Subdivisions

The proponent intends to subdivide the Remainder of the Farm Outapi No. 1116 into Portions A to K and Remainder of the Farm Outapi No. 1116 as shown in **Figure 7**.

The purpose of the proposed subdivision of the earmarked land is to avail serviced land for residential, business, institutional and public recreation spaces. Some of the created portions are to pave way for the establishment the new Flexible Land Tenure Scheme in Outapi. **Table 5** below sets out the erven to be created from the proposed subdivision and their respective proposed land uses.

Table 5: Subdivision of the Remainder of the Farm Outapi No. 1116 into Portions A to K and Remainder of the Farm Outapi No. 1116

Ptn No	Current Zoning	Proposed Zoning	±Area (m²)
Ptn A	Undetermined	Institutional	1266.79
Ptn B	Undetermined	General Residential	1544.85
Ptn C	Undetermined	General Residential	1219.83
Ptn D	Undetermined	General Residential	1798.81
Ptn E	Undetermined	Business	2432.49
Ptn F	Undetermined	Flexible Land Tenure	16788.08
Ptn G	Undetermined	Flexible Land Tenure	13063.24
Ptn H	Undetermined	Flexible Land Tenure	16371.95
Ptn I	Undetermined	Public Open Space	2547.77
Ptn J	Undetermined	Public Open Space	628.50
Ptn K	Undetermined	Street	7268.64

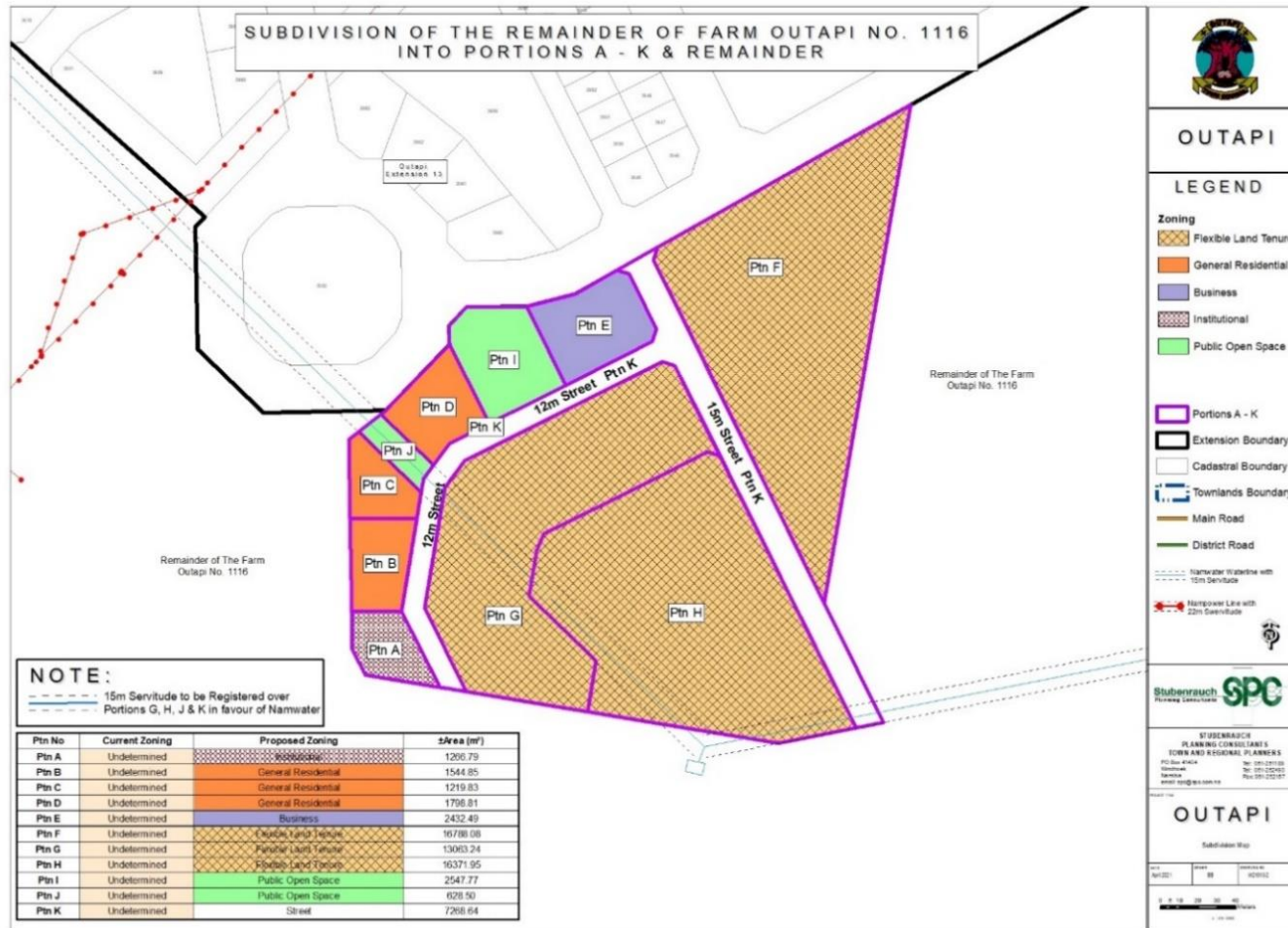


Figure 7: Subdivision of the Remainder of Farm Outapi No.1116 into Portions A -K and Remainder

4.3.2 The Proposed Consolidations

The Remainder of the Farm Outapi No. 1116 is zoned “Undetermined”; therefore the area is suitable for the intended development. The proponent intends to rezone the respective portions as follows (as depicted in **Figure 8**):

- Portion A from “Undetermined” to “Institutional”;
- Portions B, C and D from “Undetermined” to “General Residential” with a Density of 1:100;
- Portion E from “Undetermined” to “Business”;
- Portions F, G and H from “Undetermined” to “Flexible Land Tenure”;
- Portion I and J from “Undetermined” to “Public Open Space”;
- Portion K from “Undetermined” to “Street”.

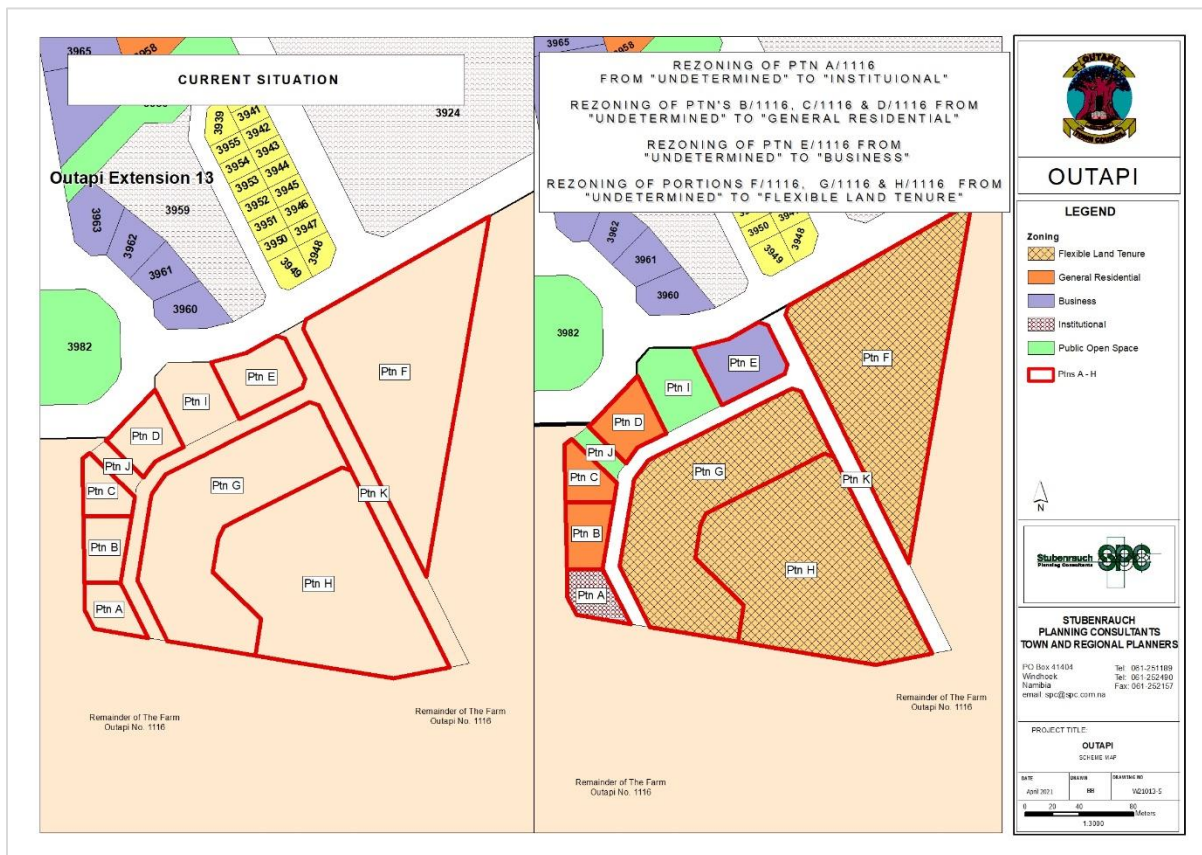


Figure 8: Rezoning Map

4.3.3 Internal Layout for Portions G and H for Flexible Land Tenure Development

The internal layout comprises mostly residential erven (ranging between 300m² to 487m²) numbered G1 to G28 and H1 to H31 and 3 public open spaces (ranging between 759m² and 1547m²) numbered G29, H32 and H33 as depicted in **Figure 9** below.



Figure 9: Internal Layout for Portion H and G

These residential erven are aimed to maximize the availability of residential erven to support the existing business and institutional land uses in the surrounding neighbourhood area.

The internal layout respects the existing NamWater water line by incorporating a green belt along the 15m water line servitude on erven G29, H32 and H33.

The two Block erven (Portion G and H) are connected to rest of the Outapi urban area by the created Portion K (Street).

Erf H10 on Portion H is zoned “Institutional” to accommodate a Kindergarten as requested by the Shack Dwellers Federation and the local community.

4.3.4 Access Provision

The newly created Portions A to J will be connected to the existing road network, public transport, health, and education facilities serving the Outapi area via the newly reserved Portion K (Street). This street access will be sufficient for the intended development.

4.3.5 Water, Sanitation & Electricity

Upon completion of land servicing, the newly created Portions A to J will be connected to the water, sanitation, and electricity services supplied by the Outapi Town Council.

5 PUBLIC PARTICIPATION PROCESS

5.1 PUBLIC PARTICIPATION REQUIREMENTS

In terms of Section 21 of the EIA Regulations a call for open consultation with all I&APs at defined stages of the EIA process is required. This entails participatory consultation with members of the public by providing an opportunity to comment on the proposed project. Public Participation has thus incorporated the requirements of Namibia's legislation, but also takes account of international guidelines, including Southern African Development Community (SADC) guidelines and the Namibian EIA Regulations. Public participation in this project has been undertaken to meet the specific requirements in accordance with the international best practice. Please see **Table 6** below for the activities undertaken as part of the public participation process. The I&APs were given time to comment from **21 June 2021 to 12 July 2021**.

Table 6: Table of Public Participation Activities

ACTIVITY	REMARKS
Placement of site notice/poster in Outapi	See Annexure A
Placing advertisements in two newspapers namely the New Era and The Namibian (21 June 2021 and 28 June 2021)	See Annexure B
Written notice to surrounding property owners and Interested and Affected Parties via Email (21 June 2021)	See Annexure C

5.1.1 Environmental Assessment Phase 2

The second phase of the PPP involved the lodging of the Draft Environmental Scoping Report (DESR) to all registered I&APs for comment. Registered and potential I&APs were informed of the availability of the DESR for public comment via a letter/email dated **26 July 2021**. An Executive Summary of the DESR was included in the letters to the registered I&APs. I&APs had until **9 August 2021** to submit comments or raise any issues or concerns they may have with regard to the proposed project.

6 ASSESSMENT METHODOLOGY

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

Assessment of predicted significance of impacts for a proposed development is by its nature, inherently uncertain – environmental assessment is thus an imprecise science. To deal with such uncertainty in a comparable manner, a standardised and internationally recognised methodology has been developed. Such accepted methodology is applied in this study to assess the significance of the potential environmental impacts of the proposed development, outlined as follows in **Table 7**.

Table 7: Impact Assessment Criteria

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

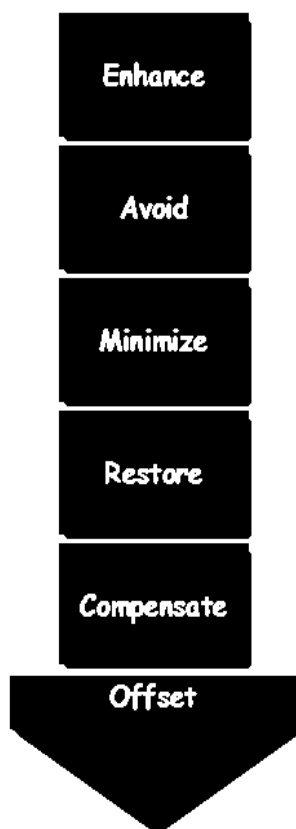
CRITERIA	CATEGORY
	<p>Low: Natural and/or social functions/processes are slightly altered</p> <p>Medium: Natural and/or social functions/processes are notably altered in a modified way</p> <p>High: Natural and/or social functions/processes are severely altered and may temporarily or permanently cease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

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

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

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

6.1 MITIGATION MEASURES



There is a mitigation hierarchy of actions which can be undertaken to respond to any proposed project or activity (See **Figure 10** below). These cover avoidance, minimization, restoration and compensation. It is possible and considered sought after to enhance the environment by ensuring that positive gains are included in the proposed activity or project. If negative impacts occur, then the hierarchy indicates the following steps.

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

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

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

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

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

Figure 10:
Mitigation
Hierarchy

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

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

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

7 ASSESSMENT OF POTENTIAL IMPACTS AND POSSIBLE MITIGATION MEASURES

INTRODUCTION

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

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

7.1 PLANNING AND DESIGN PHASE IMPACTS

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

7.1.1 Existing Service Infrastructure Impacts

The subject area is expected to be connected to the existing municipal reticulation services of the town. The area is located in close proximity to the existing services and thus connections are not expected to be difficult. Increased installation of these services will place an additional load on the existing reticulation services of the town. It will thus have to be investigated by an engineer whether the existing services would be sufficient for the additional number of portions for the increased demand which is expected.

7.1.2 Flora and Fauna (Biodiversity)

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

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

7.2 CONSTRUCTION PHASE IMPACTS ON THE BIOPHYSICAL ENVIRONMENT

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

7.2.1 Flora and Fauna Impacts (Biodiversity)

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

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

7.2.2 Surface and Ground Water Impacts

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

7.2.3 Soil Erosion Impacts

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

7.3 CONSTRUCTION PHASE IMPACTS ON THE SOCIO-ECONOMIC ENVIRONMENT

7.3.1 Heritage impacts

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

7.3.2 Health, Safety and Security Impacts

Working conditions on site need to ensure that the health and safety of construction workers are ensured at all times. The use of local labour during construction is strongly encouraged so as to reduce the need for migrant workforce. Health and Safety requirements need to comply with the Labour Act No. 11 of 2007, local and international health and safety legislation and standards during construction.

7.3.3 Traffic Impacts

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

7.3.4 Noise Impacts

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

7.3.5 Dust and Emission Impacts

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

7.3.6 Municipal Services

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

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

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

7.3.7 Storage and Utilisation of Hazardous Substances

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

7.4 OPERATIONAL PHASE IMPACTS

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

7.4.1 Visual Impacts

The Remainder of the Farm Outapi No. 1116 is currently mostly undeveloped as such there may be a change in visual characteristics of the site once it becomes developed. The extent of this disturbance will depend on how highly the interested and affected parties valued the initial aesthetic quality of the site. The change in sense of place is not expected to be significant as the proposed land use for the subject erf is in line with the surrounding land uses of the area.

7.4.2 Noise Impacts

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

7.4.3 Emission Impacts

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

7.4.4 Social Impacts

A small number of residents from Outapi could benefit from employment during construction. Increased access to serviced land will enhance tenure security that will lead to resolving socio-spatial relations. This means making access to serviced land fair and just, thus allowing communities in Outapi to hold and occupy land without fear of possible eviction.

As a result, many positive impacts on the local communities will be the outcomes given the current high demand for secure access to land in urban areas.

This will lead to the reduction of informal settlements. Allowing the residents to be able to defend their rights to land in court when needed and opening up opportunities to access banking credit for investment and development as Land Hold Title rights allow owners to secure a mortgage with the plot.

7.5 CUMULATIVE IMPACTS

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

7.6 ENVIRONMENTAL MANAGEMENT PLAN

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

7.7 SUMMARY OF POTENTIAL IMPACTS

A summary of all the potential impacts from the proposed project assessed above is included in **Table 8**. The **Tables 9 – 11** provide a summary of the mitigation measures proposed for the impacts. While some difference in magnitude of the potential impacts would result from the proposed alternatives

this difference was not considered to be significant for any of the potential impacts. As such, the table below applies to all proposed alternatives.

Table 8: Summary of the significance of the potential impacts

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
PLANNING AND DESIGN PHASE										
1. Existing Service Infrastructure	Outapi	No mitigation	Local	Medium-Low	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
2. Biodiversity (Fauna and Flora)	Outapi	No mitigation	Local	Medium	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Low	Short term	Medium - low	Probable	Certain	Reversible	Medium - Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
CONSTRUCTION PHASE										
3. Biodiversity (Fauna and Flora)	Outapi	No mitigation	Local	Medium-Low	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
4. Surface & ground water	Outapi	No mitigation	Local	Medium	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Low	Short term	Medium - low	Probable	Certain	Reversible	Medium - Low (-ve)

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

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

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
13. Hazardous Substances	Outapi	No mitigation	Local	Low	Short term	Medium	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very low	Short term	Low	Probable	Certain	Reversible	Very low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
OPERATIONAL PHASE										
1. Visual & sense of place	Outapi	No mitigation	Local	Medium	Medium term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Medium-Low	Medium term	Medium-Low	Probable	Certain	Reversible	Medium-Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
2. Noise	Outapi	No mitigation	Local	Medium	Medium term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Medium-Low	Medium term	Medium-Low	Probable	Certain	Reversible	Medium-Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
3. Emissions	Outapi	No mitigation	Local	Medium-Low	Medium term	Low	Probable	Certain	Reversible	Medium-Low (-ve)
		Mitigation	Local	Low	Medium term	Very Low	Probable	Certain	Reversible	Low (-ve)

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
4. Social impact	Outapi	No mitigation	Local	Medium	Long term	Medium (+)	Probable	Probable	Reversible	Medium (+)
		Mitigation	Local	Medium	Long term	Low (+)	Probable	Probable	Reversible	Medium (+)
	No go	No mitigation	Local	Neutral	Long term	Neutral	Probable	Probable	Reversible	Neutral
		Mitigation	Local	Neutral	Long term	Neutral	Probable	Probable	Reversible	Neutral

Table 9: Proposed mitigation measures for the planning and design phase

PLANNING AND DESIGN PHASE	
Impact	Mitigation Measures
Existing Service Infrastructure	<ul style="list-style-type: none"> It is recommended that the subject area should be connected to the existing services. An investigation by an engineer is to be done to determine whether the existing services would be sufficient for the additional number of portions.
Flora and Fauna (Biodiversity)	<ul style="list-style-type: none"> Do not clear cut the entire development site, but rather keep the few individual trees/shrubs not directly affecting the developments as part of the landscaping. Protected trees are not to be removed without a valid permit from the local Department of Forestry

Table 10: Proposed mitigation measures for the construction phase

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

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

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

CONSTRUCTION PHASE IMPACTS	
Impact	Mitigation Measures
	<ul style="list-style-type: none"> • Cover any stockpiles with plastic to minimise windblown dust. • Provide workers with dust masks where necessary.
Waste	<ul style="list-style-type: none"> • It is recommended that waste from the temporary toilets be disposed of at an approved Wastewater Treatment Works. • A sufficient number of waste bins should be placed around the site for the soft refuse. • A sufficient number of skip containers for the heavy waste and rubble should be provided for around the site. • Solid waste will be collected and disposed of at an appropriate local landfill or an alternative approved site, in consultation with the local authority.
Hazardous Substances	<ul style="list-style-type: none"> • Storage of the hazardous substances in a bunded area, with a volume of 120 % of the largest single storage container or 25 % of the total storage containers whichever is greater. • Refuel vehicles in designated areas that have a protective surface covering and utilise drip trays for stationary plant.

Table 11: Proposed mitigation measures for the operational phase

OPERATIONAL PHASE IMPACTS	
Impact	Mitigation Measures
Visual and Sense of Place	<ul style="list-style-type: none"> • It is recommended that more 'green' technologies be implemented within the architectural designs and building materials of the development where possible in order to minimise the visual prominence of such a development within the more natural surrounding landscape. • Natural colours and building materials such as wood and stone should be incorporated as well as the use of indigenous vegetation in order to help beautify the development. • Visual pollutants can further be prevented through mitigations (i.e. keep existing trees, introduce tall indigenous trees; keep structures unpainted and minimizing large advertising billboards).
Noise	<ul style="list-style-type: none"> • Do not allow commercial activities that generate excessive noise levels. • Continuous monitoring of noise levels should be conducted to make sure the noise levels does not exceed acceptable limits. • No activity having a potential noise impact should be allowed after 18:00 hours if possible.
Emissions	<ul style="list-style-type: none"> • Consider tarring of the internal road network. • Manage activities that generate emissions.
Social Impacts	<ul style="list-style-type: none"> • No specific mitigation measures are required, only that the local community be consulted in terms of possible job creation opportunities and must be given first priority if unspecialised job vacancies are available.

8 CONCLUSION

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

8.1 PLANNING AND DESIGN PHASE IMPACTS

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

8.2 CONSTRUCTION PHASE IMPACTS

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

8.3 OPERATIONAL PHASE

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

8.4 LEVEL OF CONFIDENCE IN ASSESSMENT

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

It is acknowledged that the project details will evolve during the detailed design and construction phases. However, these are unlikely to change the overall environmental acceptability of the proposed project and any significant deviation from what was assessed in this FESR should be subject

to further assessment. If this was to occur, an amendment to the Environmental Authorisation may be required in which case the prescribed process would be followed.

8.5 MITIGATION MEASURES

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

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

8.6 OPINION WITH RESPECT TO THE ENVIRONMENTAL AUTHORISATION

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

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

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

8.7 WAY FORWARD

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

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