



Investments (Pty) Ltd
Reg. No. 2004/567

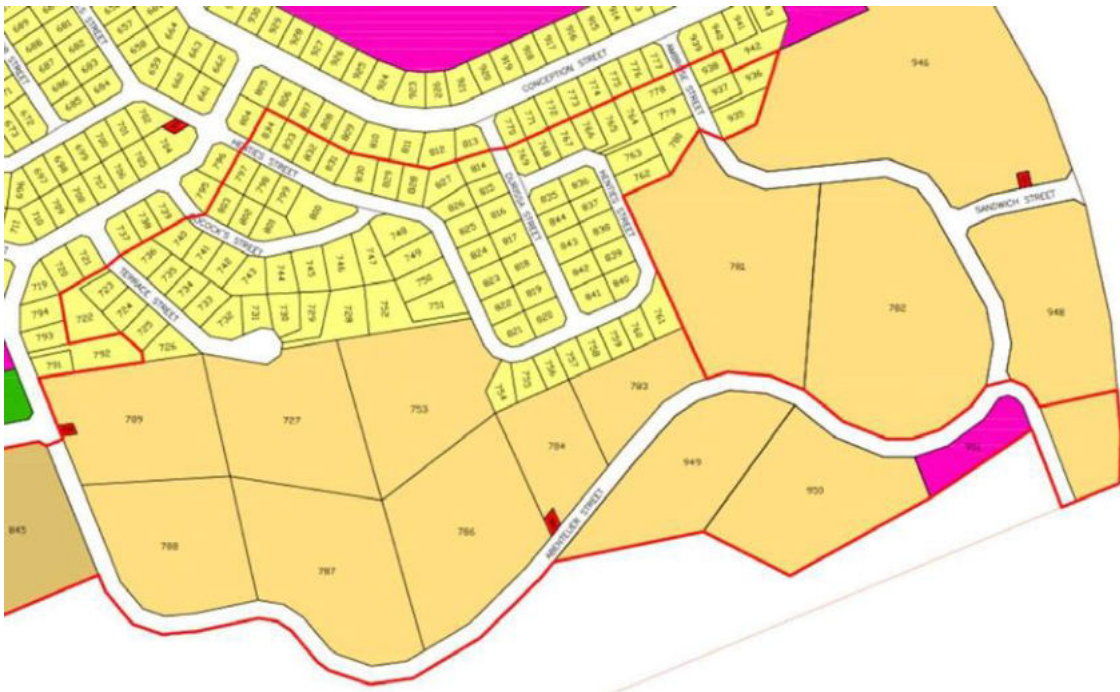
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Ref: L/KK, Ext. 1 Phase 2B

18 MARCH 2024

From: Champac Investments (Proprietary) Limited

ENVIRONMENTAL SCOPING REPORT PROPOSED EXTENSION OF
MUNICIPAL SERVICES OF KLEINE KUPPE EXT 1 PHASE 2 TOWNSHIP
(KHOMAS REGION)



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Project Title: CONSTRUCTION AND EXTENSION OF MUNICIPAL BULK SERVICES IN KLEINE KUPPE EXTENTION 1, PHASE 2 B.

Type of Study: ENVIRONMENTAL SCOPING REPORT

Type of Report: SCOPING ASSESSMENT

Project Location: KLEINE KUPPE EXTENTION 1, WINDHOEK (KHOMAS REGION)

Competent Authority: MINISTRY OF URBAN AND RULAL DEVELOPMENT

Approving Authority: OFFICE OF THE ENVIRONMENTAL COMMISSIONER
DIRECTORATE OF ENVIRONMENTAL AFFAIRS (MINISTRY OF ENVIRONMENT AND TOURISM)

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1. Background Information

1.1 Introduction

Provision of affordable urban housing is one of the most important agendas that the Government of Namibia is thriving for and therefore the government established various programs and initiatives to provide affordable access to serviced urban land and housing for various income groups in Namibia.

The City of Windhoek entered a Public Private Partnership (PPP) agreement for the planning, design and construction of municipal infrastructure and services for Kleine Kuppe Extension 1, Phase 2. The overall Project will deliver a total of hundred and two (102) erven comprising eighty-eight (88) single residential erven; ten (10) general residential erven; one (1) undetermined erf; one (1) institutional erf and two (2) municipal erven.

Kleine Extension 1 was proclaimed as a township already in 1997 before the enactment of the Environmental Management Act in 2007. Some of the erven were serviced and were sold to the public and houses were constructed. The remainder of the area which was not serviced by the municipality, required the extension of bulk services for which the municipality did not have the financial resources to implement. The municipality therefore entered into the PPP agreement with Champac to source financing and serviced the remainder of the township.

Since the township was already established, an Environmental Impact was not required for the establishment of the township. Under the new legislation an Environmental Clearance Certificate was required to extent and construct the municipal services. To obtain an ECC, Matrix Environmental Consultants were appointed to compile an Environmental and Social Management Plan (ESMP) and to obtain an ECC from the Environmental Commissioner. The ESMP was regarded as essential to guide the contractor and protect the existing community in Kleine Kuppe Township Proper and Extension 1 townships. Matrix compiled the ESMP in 2019 for the extension of municipal services. The ESMP was submitted to the Environmental Commissioner for approval and to issue an ECC.

The ESMP was approved by the Environmental Commissioner and Matrix confirmed that they received the ECC. According to Matrix, they delivered the ECC to the contractor (Octagon Construction) to start with the construction. The construction of Kleine Kuppe Phase 2(a) was completed, and the PPP had to search for financing to service Phase 2(b) before construction.

Due to economic challenges, Matrix Environmental Consultants restructured and downscaled to a smaller firm since 2019 and the Environmental Practitioner who dealt with the project is no longer in their employ. Octagon Construction was unfortunately not appointed to construct Phase 2 B(b) of the project. According to the Environmental Practitioner who oversaw the ESMP and the ECC for Kleine Kuppe Extension 1 Phase 2B, copies of the ECC should be with Matrix Consultants and with the office of the Environmental Commissioner. Matrix Environmental Consultants in the meantime has relocated to smaller offices and they could not find a copy of the ECC. The office of the Environmental Commissioner also could not locate a copy of the ECC.

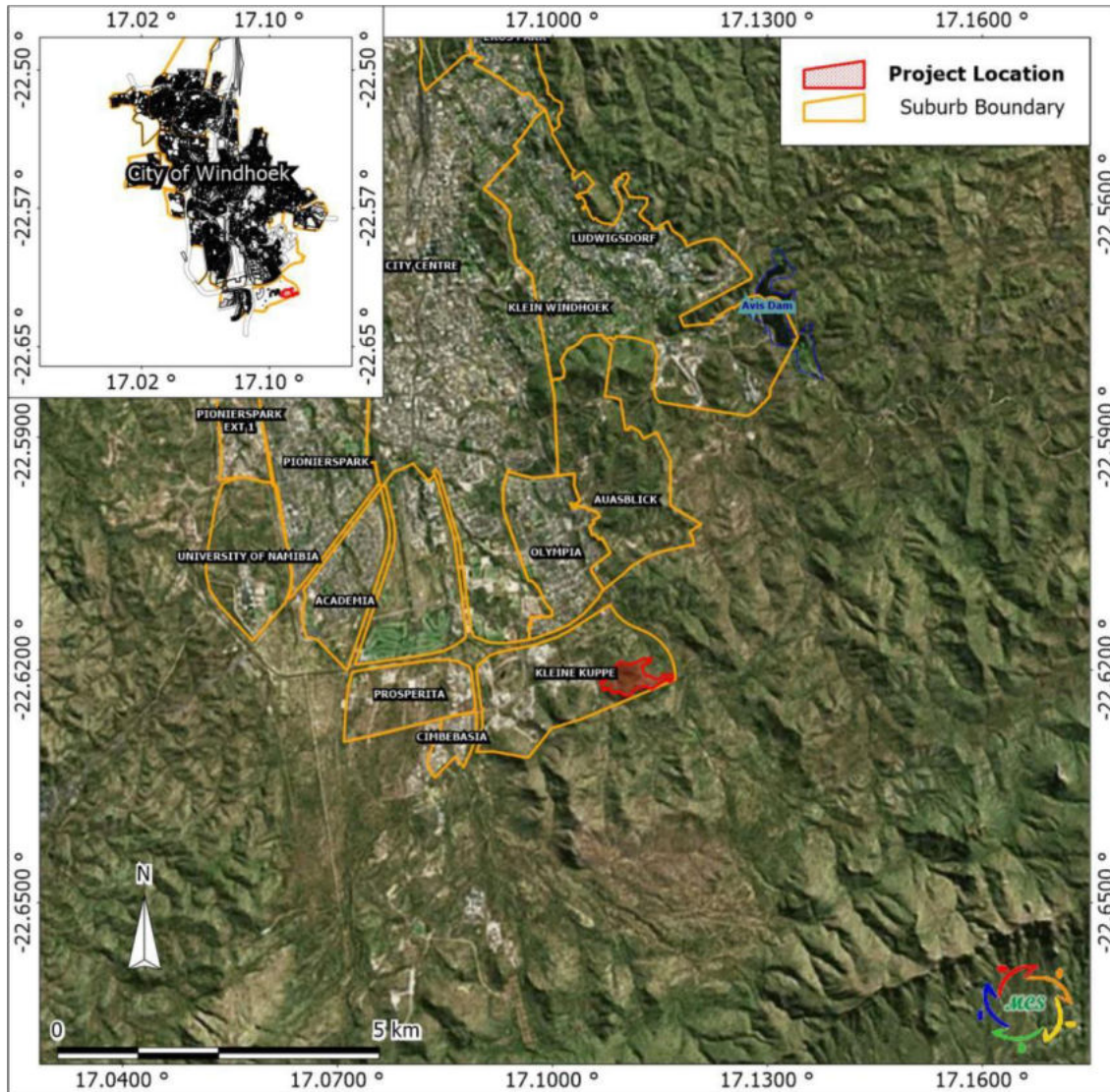
A copy and the renewal of the ECC is required to continue the servicing of Kleine Kuppe 2B(b).

Champac Investments hereby apply for a copy and the renewal of the Environmental Clearance Certificate for the construction and extension of bulk services for Kleine Kuppe Extension 1 (B).

The project is a small and localized residential development extending existing municipal services. The development area does not fall within known sensitive areas, it is not a resettlement scheme and does not involve the changing and rezoning of land-uses.

1.2 Overview of The Study Area

The intended development of the Kleine Kuppe extension 1 phase2 is surrounded by Kleine Kuppe extension 1 (North) and open undetermined townlands



2. Study Approach and Methodology

Matrix Environmental Consultants were appointed to compile an Environmental and Social Management Plan and to obtain an Environmental Clearance Certificate from the Commissioner.

3. Legal Framework

The EIA process is undertaken in terms of Namibia's Environmental Management Act no. 7 of 2007 and the Environmental Assessment Policy of 1995, which stipulates activities that may have significant impacts on the environment. Listed activities require the authorisation from the Ministry of Environment and Tourism (DEA). Section 32 of the Environmental Management Act requires that an application for an environmental clearance certificate be made for the listed activities.

The respective environmental legislations that were consulted is listed in the ESMP.

The main policy affected by the proposed development is the Environmental Management Act 7, 2017 (Act No. 7 of 2007). The Act stipulates that no party, can conduct a listed activity without an environmental clearance certificate under (Section 27.3). The Act also provides the 'List of Activities requiring Environmental Clearance' and Environmental Impact Assessment Regulations (Government Gazette No. 4878) on 6 February 2012. For this project the following listed activity is applicable:

Table: - List of Category B Project Activities that cannot be undertaken without Environmental Clearance Certificate.

Activity No.	Activity Description	
LAND USE AND DEVELOPMENT ACTIVITIES	1. Closure of public open spaces	More than 5000m ²
	2. All other regional and urban land use and development activities	Falling within known sensitive areas
	3. Resettlement Schemes	More than 50 people, involving the construction of new facilities to accommodate them
	4. The rezoning of land from use for nature conservation or zoned open space to any other land use	

As previously stated, the project is a small and localized residential development extending existing municipal services. The development area does not fall within known sensitive areas, it is not a resettlement scheme and does not involve the changing and rezoning of land-uses.

5. Nature of Kleine Kuppe Extension 1 Phase 2(B)

Kleine Extension 1 was proclaimed as a township already in 1997 before the enactment of the Environment Management Act in 2007. Some of the erven were serviced and were sold to the public and houses were constructed. The remainder of the area not serviced by the municipality, required the extension of bulk services for which the municipality did not have the financial resources to implement.

The municipality therefore entered into the PPP agreement with Champac to source financing and serviced the remainder of the township.

6. Project Description

The Project will deliver 88 Single Residential erven and 10 General Residential erven; 1 Undetermined Erf; 1 Institutional Erf; 2 municipal erven.

The project will be done in two phases. Phase 2B(a) involves the servicing of single residential erven. Phase 2B(b) involves the servicing of block erven for development by property developers.

The extension of bulk services for Kleine Kuppe Extension 1 Phase 2 B is separated into two phases. Phase 2B (a) focused on the servicing and sale of the 88 single residential erven. The servicing of the 88 even was financed by Ariya Bridge Capital and construction was completed. Some of the households have already completed their dream houses.

Phase 2B(b) comprise the servicing of 12 (twelve) block erven in partnership with the City of Windhoek. Phase 2B involves the extension of Abenteuer Street from Brandon Street to Sandwich Street with the extension of bulk sewer, water, and electrical lines to connect the block erven. This phase is financed by DBN and is currently under construction.

7. Description of The Receiving Environment

The larger surrounding area is characterised by a mixture of land uses and activities which include single residential, general residential or flats, business, institutional, local authority, public open space and undetermined.

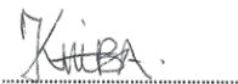
8. Application

Application is hereby made for the renewal of the Environmental Clearance Certificate approving the exemption in terms of section 33(1)(b) for an Environmental Clearance Certificate to proceed with the provision of municipal services for Kleine Kuppe Extension 1 Phase 2 B.

I trust that my application will receive your positive consideration in line with the statutory provisions of the Environmental Management Act of 2007 and promulgated regulations. In Support of my application please find attached a copy of the executive summary of the ESMP plan compiled by Matrix Environmental consultants.

We thank you for your understanding and support as our financial partner and we look forward to your positive response.

Yours faithfully,



Name
Director: Ritta Khiba
For Champac Investments (Proprietary) Limited