



## **ENVIRONMENTAL IMPACT ASSESSMENT (EIA) REPORT**

FOR

THE PROPOSED SUBDIVISION OF TOWN AND TOWNLANDS NO. 302 IN REHOBOTH,  
HARDAP REGION

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## **ACRONYMS**

EIA-Environmental impact assessment

ECC-Environmental clearance certificate

EIS-Environmental information system

MEFT-Ministry of environment and tourist

EMP-Environmental management plan

## **EXECUTIVE SUMMARY**

The Rehoboth Town Council hereafter referred to as the proponent, intends to subdivide Townland No.302 into Portion A, which will consist of 43 plots of 5 hectares each. Additionally, the council plans to create roads providing access to the proposed residential developmental area. The primary objective of this initiative is to maximize the utilization of the town's land resources, as a significant portion of the townland is currently underutilized and unproductive. By facilitating small-scale agricultural activities, the council aims to promote sustainable land use and increase the investment potential of their property.

The subdivision of these large farmlands presents an opportunity to provide affordable agricultural land to residents of Rehoboth and the broader national population. This initiative aligns with the council's vision of fostering economic growth and promoting food security through small-scale farming initiatives. Following the Environmental Management Act 7 of 2007, which mandates an environmental impact assessment for the approval of street creation, the proponent has appointed Advanced Environmental Agency Consultants, through Harmonic Town Planners, to conduct the requisite assessment study.

The study will encompass a range of necessary components, including socio-economic, bio-physical, physical, and an appropriate environmental management plan. The Rehoboth Town Council's proposed subdivision project represents a proactive approach to addressing the underutilization of land resources while simultaneously creating opportunities for small-scale agricultural activities.. The environmental impact assessment study will ensure that the project is implemented in an environmentally responsible manner, mitigating potential adverse effects and promoting long-term sustainability.

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## **1. CHAPTER ONE (BACKGROUND INFORMATION )**

### **1.1. INTRODUCTION**

The Rehoboth Town Council, the proponent entity, has proposed the subdivision of Rehoboth Town and Townlands No. 302. The total area encompassing these lands is approximately 59,207.7819 hectares, situated in the Hardap Region of Namibia. The proposed subdivision plan involves dividing the area into two portions: Portion A and the Remainder.

Portion A will be further subdivided into 43 individual plots, each measuring 5 hectares in size, with the exception of one plot spanning 2,278.3609 hectares. The Remainder portion will retain its current undivided status for potential future development considerations.

Historically, Rehoboth Town and Townlands No. 302 have been utilized for livestock husbandry and small-scale agricultural activities on a rental basis by the local community. However, recognizing the underutilization of a significant portion of these lands, the Rehoboth Town Council aims to maximize the potential of their property through this subdivision initiative.

To ensure compliance with environmental regulations and to assess the potential impacts of the proposed project, the Rehoboth Town Council has commissioned Advanced Environmental Agency CC to conduct an Environmental Impact Assessment (EIA) study. This study will adhere to the guidelines outlined in the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (No. 7 of 2012).

The primary objectives of the EIA study are twofold: to identify and evaluate all potential environmental, social, and economic impacts associated with the proposed subdivision and road creation, and to develop a comprehensive Environmental Management Plan (EMP) to mitigate and manage any identified impacts.

The EIA and EMP will specifically focus on the areas designated for subdivision and road construction within the Rehoboth Town Council's landholdings. Consent letters from the Rehoboth Town Council, granting permission for the proposed development, are provided in Appendix B of the report.

Rehoboth Town and Townlands No. 302 have a long-standing history of agricultural activities, primarily focused on livestock husbandry and small-scale farming practices. These lands have traditionally served as a valuable resource for the local community, providing a means of subsistence and economic sustenance.

However, over time, a significant portion of the land has remained underutilized, prompting the Rehoboth Town Council to explore avenues for maximizing the potential of their property holdings. The proposed subdivision aims to address this issue by creating smaller, more manageable plots that can be made available for agricultural purposes.

Furthermore, the council recognizes the growing demand for affordable agricultural land within the region and across the country. By subdividing the expansive Townlands No. 302, the council aims to facilitate access to land for aspiring farmers, thereby promoting sustainable agricultural practices and contributing to food security initiatives. Additionally, this project aligns with the council's broader vision of fostering economic growth and diversification within the region. The creation of

opportunities for small-scale agricultural enterprises is expected to generate employment opportunities and contribute to overall community development.

## **1.2. NEED FOR THE PROJECT**

The Rehoboth Town Council has recognized the growing demand for affordable agricultural land within the region and across the country. To address this need, the council intends to embark on a property development project aimed at expediting the release of small-scale agricultural land in Rehoboth.

The proposed development involves the subdivision of Townlands No. 302 into individual plots of 5 hectares each, which will be made available for sale to the public and institutional investors respectively. These plots are envisioned to catalyze subsistence or commercial crop production, fostering new economic development opportunities and contributing to food security initiatives within the region.

By providing access to affordable agricultural land, the council seeks to empower individuals and institutions to produce their crops on their respective properties, thereby reducing the need for long-distance travel to obtain food. Furthermore, the proposed development is expected to generate employment opportunities within the local community. As new landowners establish their agricultural operations, they will likely require additional labor, creating job prospects for residents in the surrounding areas.

The remote location of the project area presents an opportunity for infrastructure improvements. Existing roads in poor condition will be upgraded to facilitate access to the newly developed plots, benefiting not only the agricultural sector but also the broader community. Additionally, the influx of new residents and economic activities is anticipated to create growth points that ultimately increase the demand



for local goods and services, thereby promoting the growth of small businesses and entrepreneurship within the region.

### **1.3. GENERAL OBJECTIVES**

The objectives of the Environmental Impact Assessment (EIA) study were as follows:

1. To identify and evaluate the potential environmental impacts that might arise from the proposed subdivision and creation of road activities.
2. To engage in consultations with key stakeholders, including interested and affected parties, to gather their input and concerns regarding the proposed development
3. To develop a comprehensive Environmental Management Plan (EMP) that will serve as a guiding framework for all project activities, ensuring the effective protection and conservation of the environment throughout the project's lifecycle.

The draft scoping report, which was a crucial component of the EIA process, encompassed a comprehensive analysis of both positive and negative potential impacts associated with the proposed development. Additionally, the report outlined possible mitigation measures to address identified negative impacts, ensuring that appropriate measures are in place to minimize environmental risks. Furthermore, the Environmental Management Plan (EMP) was meticulously developed, incorporating best practices and strategies to ensure the sustainable implementation of the project while minimizing its environmental footprint.

Upon completion, the final Environmental Impact Assessment report, inclusive of the draft scoping report, potential impact assessment, and the Environmental

Management Plan, was submitted to the proponent, the Rehoboth Town Council, and the Ministry of Environment, Forestry and Tourism: Department of Environmental Affairs (MEFT: DEA) for review and approval.

#### **1.4. Terms of Reference (TOR)**

The Environmental Impact Assessment (EIA) study was conducted following the following Terms of Reference (ToR):

1. To conduct the comprehensive EIA process and formulate a robust Environmental Management Plan (EMP) for the proposed subdivision and road creation activities. This involved identifying and evaluating potential environmental impacts, developing mitigation measures, and establishing a framework for environmental monitoring and management throughout the project lifecycle.
2. To submit the final EIA report, including the Environmental Management Plan, to the relevant authorities, namely the Ministry of Environment, Forestry and Tourism (MEFT) and the Ministry of Mines and Energy, for their review and approval. This step ensures compliance with regulatory requirements and facilitates the acquisition of necessary permits and clearances.
3. To coordinate and oversee the entire application process for obtaining the Environmental Clearance Certificate (ECC) from the relevant authorities until its issuance. This involves addressing any queries or concerns raised by the authorities, providing additional information or clarifications as required, and ensuring that the project meets all applicable environmental regulations and standards.

It is important to note that the proposed development falls under the jurisdiction of the Rehoboth Town Council. Consent letters granting permission for the proposed subdivision and road creation activities have been obtained from the Rehoboth Town Council and are included in Appendix B of the EIA report (Appendix B: Consent Letters, 2023).

## **1.5. OVERVIEW OF EIA REPORT**

The remaining part of this report has been designated for the following aspects;

- Project Description.
- Legal and Policy Analysis.
- Environmental Baseline.
- Public Consultation.
- Impact Identification and Analysis.
- Environment Management, Monitoring, and Evaluation Plan.
- Conclusions and Recommendations.

## **2. CHAPTER TWO**

These aspects shall be discussed in this chapter;

- Project location.
- Project activities.
- Infrastructure and services

### **2.1. PROJECT LOCATION AND SURROUNDINGS**

The project site is situated near the B1 Road, a major transportation route in the region, which facilitates access and connectivity to nearby towns and cities. The surrounding areas are characterized by a rural landscape, with scattered settlements and agricultural activities being the predominant land uses.

It is important to note that while no protected areas were identified within the project site during the initial assessments, further comprehensive studies will be conducted to ensure the accurate identification and consideration of any environmentally sensitive areas or features that may require special attention and management strategies.

## Locality map

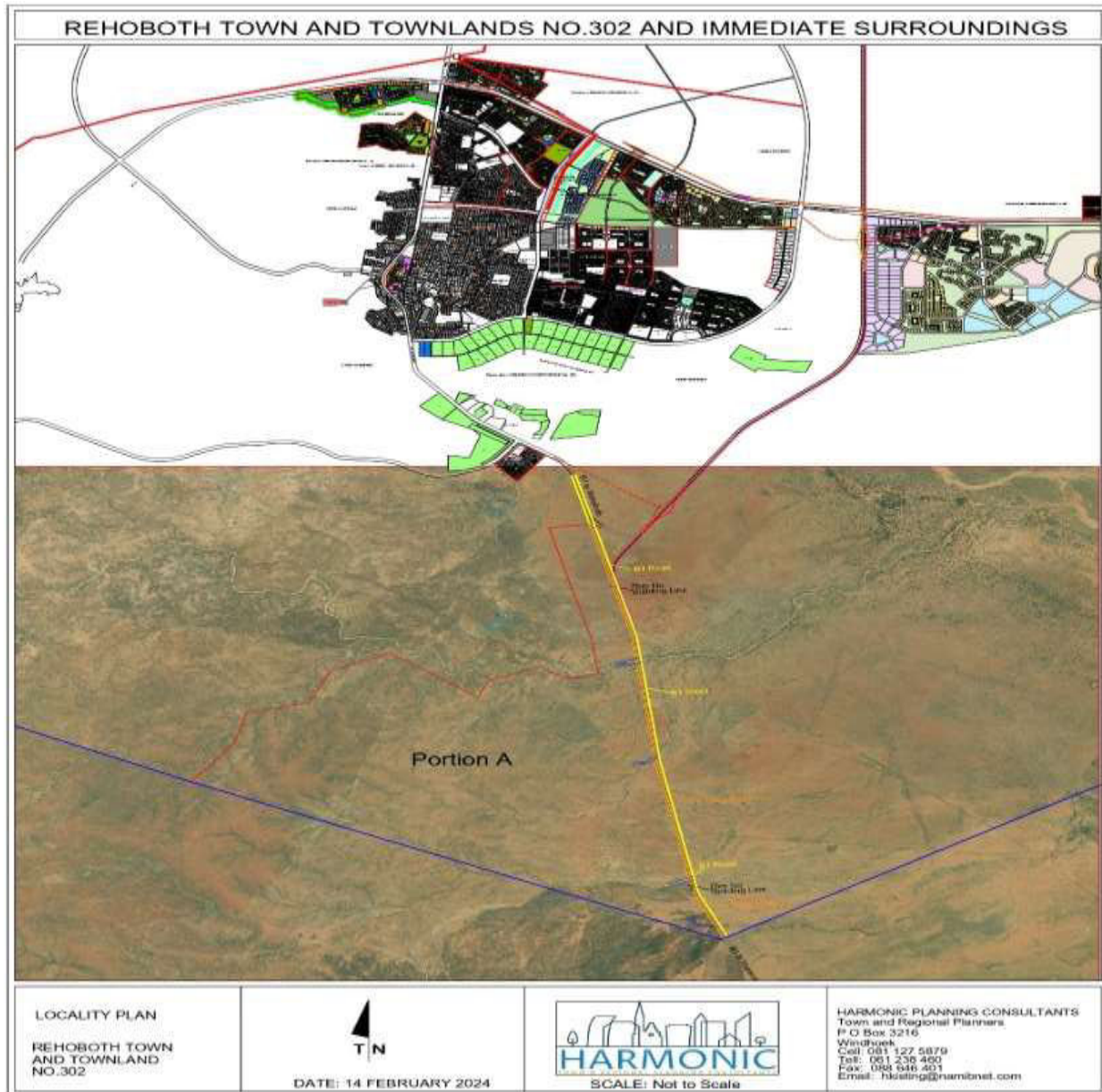


Figure 1 locality map.

## **2.2. PROPOSED DEVELOPMENT**

The Rehoboth Town Council, the proponent, intends to subdivide Rehoboth Town and Townlands No. 302 into two portions: Portion A and the Remainder. Subsequently, Portion A will be further subdivided into 43 individual plots, each measuring 5 hectares in size, with the exception of one plot spanning an area of 2,278.3609 hectares. The Remainder portion will retain its current undivided status for potential future development considerations.

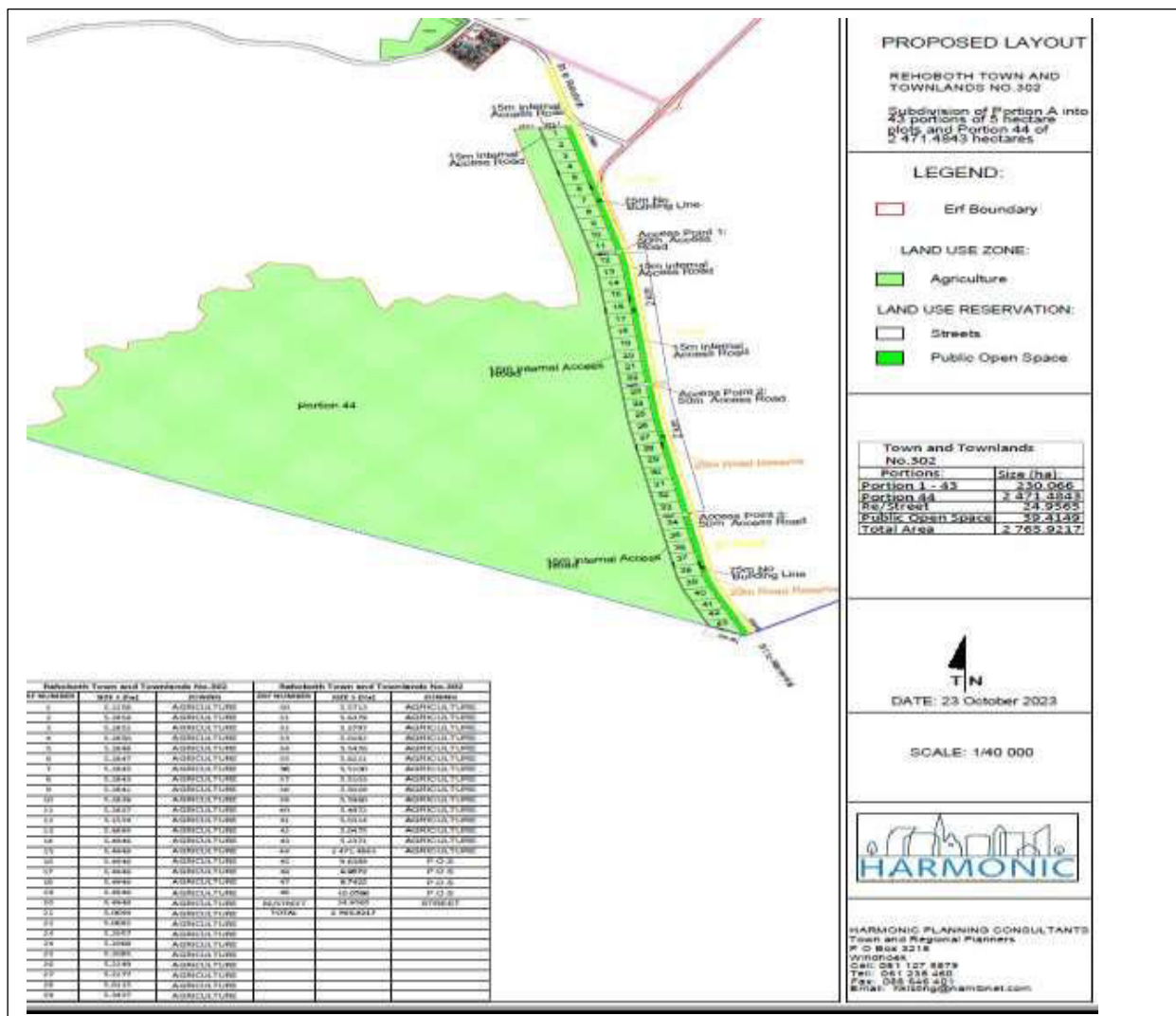
To facilitate access to the proposed agricultural plots, a new road network will be constructed. The primary access to the development will be provided through three access roads branching off from the B1 Road, a major transportation route in the region (Site Plan, 2023).

One of the three access roads is an existing road that will be integrated into the new road network, while the other two access roads will be newly constructed. These proposed access roads will have a width of 50 meters to accommodate various types of transport vehicles, as the plots are intended for agricultural purposes.

The distance between Access Point 1 and Access Point 2 is approximately 2 kilometers, and the same distance separates Access Point 2 and Access Point 3 (Site Plan, 2023). The wide access roads are designed to ensure efficient movement of agricultural machinery, equipment, and produce, while also providing ample space for potential future expansion or additional infrastructure requirements.

The proposed road network has been carefully planned to minimize environmental impacts and promote sustainable development practices. Comprehensive assessments and adherence to environmental regulations will be undertaken during the construction and operation phases to mitigate potential negative impacts on the surrounding areas (Environmental Management Plan, 2023).

Figure 2. Proposed subdivision





## **2.3. INFRASTRUCTURE AND SERVICES**

## **2.4. STREET ACCESS AND UTILITY SERVICES**

Two new roads will be constructed which will have 50-m wide access. The distance between Access Points 1 and 2 is 2 kilometers, as is the distance between Access Points 2 and 3. The access roads will be 50m wide because the plots will be utilized for agriculture purposes, thus the road must be wide to allow various types of transport vehicles. These vehicles will range from private cars to tri The 50-meters wide access road is also influenced by the nature of the road as it will be gravel and ample width will be needed.

## **2.5. BULK WATER AND SERVICES**

Rehoboth Town and Townlands No302 does not currently have bulk services or infrastructure provided as it is located from the established areas of Rehoboth but lies within the jurisdiction of the Town of Rehoboth and the services and infrastructure will be provided in terms of the Rehoboth Town Council standards.

The sewer will be provided by the owners on their own plot in a form of self-contained septic tanks and all plots will use off-grid electrical systems with a combination of solar and gas for energy sources.

The proposed development will be provided with water via a bulk water distribution network that will be designed by a registered engineer. Thus drilling of private boreholes will be prohibited as the bulk water will be provided from boreholes that will be provided by the developer.



## 2.6. WASTEWATER MANAGEMENT

Dust bins will be provided by the Rehoboth Town Council.

### **Environmental Monitoring:**

- Ongoing monitoring of the site is typically required to ensure that environmental impacts are minimized.

**Reclamation and Site Rehabilitation: should the Town Council of Rehoboth decide to use Rehoboth Town and Townlands No.302 for a different activity, a rezoning will be done.**

## 2.7. ALTERNATIVE

There were no other plots identified as an alternative, the plot Rehoboth Town and Townlands No.302 was identified as suitable for the proposed subdivision considering its topography, access, and type of soil.

## 2.8. THE “NO PROJECT” ALTERNATIVE

Option 2, which is “no project alternative”, means that the project must not be undertaken on the proposed land and rather the land should remain undisturbed. However, the “no project alternative” will be less favorable from the socio-economic perspective. By implementing the project, local empowerment will be promoted given that the proponent is a local. In addition, if the project goes ahead, it will bring growth and development in the remote area. The proponent will hire people for work and these employees will require services such as shops which will result in the

growth and development of the area in terms of human capital and infrastructure. Apart from that, the implementation of the project will result in employment creation which will be beneficial to locals and Namibia at large.

## **CHAPTER THREE**

### **3. RELEVANT LEGISLATION**

*Table 1 policy and regulations*

LEGISLATION	PROVISION	PROJECT IMPLICATION
<b>Constitution of the Republic of Namibia (1990)</b>	<p>Articles 91(c) and 95 (i) commit the state to actively promote and sustain the environmental welfare of the nation by formulating and institutionalizing policies to accomplish sustainable objectives which include:</p> <ul style="list-style-type: none"> <li>- Guarding against overutilization of biological natural resources,</li> <li>- Limiting over-exploitation of nonrenewable resources,</li> <li>- Ensuring ecosystem functionality, - Maintain biological diversity.</li> </ul>	<p>The proposed development must have sound environmental management objectives.</p>
<b>Environmental Management Act No. 07 of 2007</b>	<p>The purpose of this Act is to promote the sustainable management of the environment and the use of natural resources by establishing principles for decision-making on matters affecting the environment; to provide for a process of assessment and control of projects that may have significant effects on the environment; and to provide for incidental matters. The Act gives legislative effect to the Environmental Impact Assessment Policy. Moreover, the act also provides procedure for adequate public participation during the environmental assessment process for the interested and affected parties to voice and</p>	<p>This has been complied with; thus, an EIA has been carried out and an ECC will be applied for prior to the creation of the proposed roads.</p>

	register their opinions and concerns about the proposed project.	
<b>Water Resources Management Act 2004</b>	The Water Resources Management Act (No 11 of 2013) stipulates conditions that ensure effluent that is produced to be of a certain standard. There should also be controls on the disposal of	The protection of ground and surface water resources should be a priority. Obligation not to pollute surface water bodies.

<p><b>Town and Regional Planners Act, 1996 (Act No. 9 of 1996)</b></p>	<p>This Act establishes the Namibian Council for Town and Regional Planners, defines functions, and powers of the Council and provides for the registration of town and regional planners and the supervision over their conduct. The Minister may, on recommendation of the Council prescribe the kinds of work of a town and regional planning nature which shall be reserved for town and regional planners. The Act also defines improper conduct and defines disciplinary powers of the Council. Furthermore, the Act provides for the establishment of national, regional, and urban structure plans, and the development of zoning schemes. It also deals with a variety of related land use control issues such as</p>	<p>A registered Town Planner has been appointed for this project.</p>
	<p>the subdivision and consolidation of land and the</p>	

	establishment and extension of urban areas.	
<b>Town Planning Ordinance (No. 18 of 1954)</b>	Subdivision of land situated in any area to which an approved Town Planning Scheme applies must be consistent with that scheme (S31).	Town Planning Procedures will be registered through the URPB
<b>Urban and Regional Planning Act No. 5 of 2018</b>	The Act and Regulations combine the Townships Board and Namibia Planning Advisory Board (NAMPAB) into one to be known as the Urban and Regional Planning Board and delegate the decisions on town planning applications to Local Authorities. However, an LA can only make decisions after the MURD has declared a Local Authority as an Authorized Planning Authority (APA).	Town Planning Procedures will be applied for the proposed subdivision and rezoning  Rundu Town Council is not yet an approved APA, approval should be obtained from the Urban and Regional Planning Board (URPB)
<b>Land Survey Act 33 of 1993</b>	To regulate the survey of land; and to provide for matters incidental thereto.	Surveying procedures must be applied accordingly

<b>Local Authorities Act (No. 23 of 1992)</b>	The purpose of the Local Authorities Act is to provide for the determination, for purposes of local government, of local authority councils; the establishment of such local authority councils; to define the powers, duties, and functions of local authority councils; and to provide for incidental matters.	The proponent is a Local Authority. The need and desirability for the proposed subdivision have been approved.
<b>Soil Conservation Act 76 of 1969</b>	The Soil Conservation Act stipulates that the combating and prevention of soil erosion should take place; the soil should also be conserved, protected, and improved, and vegetation and water sources and resources should also be preserved and maintained. When proper mitigation measures are followed along the construction and implementation phase of the project, the natural	This should be complied with during the construction phase as outlined in the EMP for this project.

	characteristic of the property is expected to have a moderate to low impact on the environment.	
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## CHAPTER FOUR

### 4. THE RECEIVING ENVIRONMENT

#### 4.1. The affected environment

The climatic conditions of Rehoboth are classified as semi-arid- shrub Savannah, lying to the North of the Kalahari Desert, with hot summers and relatively cold winters (with warm days and cool nights). The brief climatic conditions of Rehoboth are as follows, according to Matrix Consulting Services (2020).

**A. Rainfall and Precipitation:** Rehoboth receives more rainfall as compared to other places in the Hardap region, receiving a mean annual rainfall of 240-300 millimeters, although in 2010/2011 a record of 731 mm (28.8 in) was measured.



**B. Temperatures:** Rehoboth has records of extremely high maximum temperatures above 36 degrees Celsius during summer as well as the rest of the region, with the coldest average minimum temperatures below 2 degrees Celsius, except for areas around the Oanob dam which can get to a negative during winter.

## 4.2. TOPOGRAPHY

The project site lies on an elevation of 1440m above sea level. The area is characterized by an easterly slope, implying the importance of a well-drained development to avoid flash flooding in the area.

The project site for the proposed subdivision and development is situated at an elevation of approximately 1,440 meters above sea level. (One notable characteristic of the area is its easterly slope, which has important implications for the design and implementation of the development.

The presence of an easterly slope necessitates the incorporation of effective drainage systems to mitigate the risk of flash flooding within the project site (Hydrological Assessment Report, 2023). Proper drainage measures are crucial to ensure the safe and sustainable development of the area, as well as to prevent potential damage to infrastructure, agricultural plots, and surrounding properties.

To address this concern, the development plan will incorporate a comprehensive stormwater management system that takes into account the

site's topography and drainage patterns. This system will be designed to efficiently channel and divert excess water away from the development, reducing the likelihood of flooding during heavy rainfall events.

Additionally, the layout of the subdivided plots and the construction of access roads will be planned strategically, considering the slope and drainage requirements. Best practices for erosion control and soil stabilization will be implemented to maintain the integrity of the land and prevent potential soil loss or environmental.

By acknowledging and addressing the site's elevation and topographical features during the planning and design phases, the Rehoboth Town Council aims to create a well-drained and resilient development that minimizes the risks associated with flash flooding while promoting sustainable land use practices.

### **4.3. GEOLOGY AND SOILS**

Rehoboth area has a wide range of granitic-related geologic formations and soils that are a result of its geological makeup. Hoffmann, 1987 notes that the granitic formations in the north of Rehoboth comprise a thick sequence of mixed clastic sediments and minor carbonates and meta evaporites exposed in a large tectonic half-window below allochthonous nappes of the internal, metamorphic zones of the Southern Damara Thrust Belt.

The thickness of the sequence is estimated to be at least 6700 m. The Kalahari sands in the area especially around Acacia Park and most parts of Rehoboth

are as a result of then dispersed red dunes as well as weathering over time. The EIS, 2014 inventory reveals that the area has Alberta, Elim, and granite rocks and Acacia Park sits on an area of deep Namib sands related to the Kalahari sands.

#### **4.4. HYDROLOGY**

A reconnaissance field assessment was conducted to confirm the current conditions in the area and to identify potential hydrologic risks associated with the establishment of the proposed project. The area is generally flat with very little evidence of surface erosion. The surrounding area is relatively flat giving limited chance for surface drainage, however, the EIS Inventory, 2014 using GIS data revealed that there is the Usib River runs from the Southeast of the site the Northwest of the project site to the Northern part of the project site is the Oanob river which runs through Rehoboth Town towards the western side of Rehoboth. These rivers are underlain by a deep-water table related to the South Eastern Kalahari Basin. The development does not have to interfere with any river or streams within its 3km buffer area.

#### **4.5. TERRESTRIAL ECOLOGY: FAUNA AND FLORA**

##### **4.6. Fauna**

Rehoboth area has been growing and expanding into the peri-urban environments, this results in the movement of wild animals away from the area. However, because most of the land near the project site is privately

owned, and poised for development. The proposed project area has already experienced some form of human encroachment and disturbances.

#### **4.7. Mammals**

The EIA team researched and established that the proposed project has no wildlife as the project area is already disturbed by illegal occupants on the project area. Some forms of deforestation observed in the area may also have contributed to the low number of wildlife due to lost and fragmented habitats. Species deemed to be prevalent in the area, but not exactly on and around the project site include the Black rhino Endangered, Kudu, Gemsbok, Hartmann's mountain zebra, springbok, red hartebeest Endangered, Springhare, Lynx Endemic, Mongoose and Oryx.

#### **4.8. Birds**

The EIA team established that the region has a little over 280 bird species according to Gamsberg Nature Reserve and Hardap Conservancy information fact sheets. Consultation around the Rehoboth and Gamsberg nature reserve gave a list of commonly occurring bird species around the Rehoboth area and these include mainly the following: Starks Lark, Bradfield's Swift, Osprey, Yellow-billed Stork Red-billed and the Francolins Hartlieb endemic. However, the project proposed poses no threat to these bird species or any bird species.

#### **4.9. AMPHIBIANS, REPTILES, AND INVERTEBRATES**

With the information gathered from NWCT, 2015, the Rehoboth area is known to have a great variety of snake species. With the Kalahari Desert encroaching closer by, the cobra and the sand puff adder are common in the area in the grassland ecosystems. The area is also known to have different types of lizards and other dry Savannah reptiles depended on terrain, vegetation cover, and soil. The baseline studies also discovered existence of species of snails, centipedes, spiders, scorpions and several types of species associated with of the savannah environment.

#### **4.10. FLORA**

##### **4.11. Trees / Shrubs and Grasses**

The most important larger trees/shrubs expected to occur in the general area are *Acacia erioloba*, *Acacia hebeclada*, *Acacia mellifera*, *Acacia nilotica*, *Acacia karoo*, and *Alban Albizzia anthelmintic*. The most important grass expected in the area is the endemic *Eragrostis Hardapnsis* associated with disturbed areas. However, none of these larger tree and shrub species (>1m in height) are exclusively associated with the project site and since the area is sparsely vegetated with white thorn tree species scattered all over the site as illustrated below, the development will have minimal impacts on flora species:

##### **4.12. Socio-Economic**

The proposed project site is situated along the B1 road on the western side, south of Rehoboth. Rehoboth Urban East constituency of Hardap Region has a population of approximately 30,000 inhabitants according to the Namibian Population and Housing Census of 2011.

The area has a predominantly Damara and Afrikaans-speaking population, which is composed of mainly Damaras and Basters whose history of settlement in the area can be traced to 1885 (Shampapa, 2011). Rehoboth is located 90 km south of the capital Windhoek with approximately 40 000 inhabitants (this includes the immediate surrounding, rural community).

The town enjoys a central strategic location and makes the town a perfect gateway to all major focal points of Namibia; Windhoek, Sossusvlei, Swakopmund, Fish River Canyon, Etosha, and great stop en-route to Cape Town.

#### **4.13. ECONOMIC ACTIVITIES**

Rehoboth boasts of untapped natural resources, including tourism and eco-tourism potential, low cost for land and business properties, and a potential market. There are more than 300 registered businesses and two financial institutions (Rehoboth Town Council, 2010). The majority of the residents in Rehoboth rely more on agriculture mostly under animal ranching and paddocking. The most popular animals they keep include horses, sheep, dairy cattle, pigs and goats. These play a vital role in the social economic status of the people since horses are mostly used as a form of transport from point A to point B. Dairy cows supplement Namibia's dairy needs since there are a lot of dairy cattle.

Moreover, the town is a source of beef, mutton, pork, chicken, and eggs available for both export and local consumption Rehoboth is now emerging as one of Namibia's most vibrant and prominent destinations for leisure. and eco-tourism. The Town's Museum is recognized as having designated

national collections, often of international importance, and attracts thousands of visitors every year.

## 5. CHAPTER FIVE: PUBLIC CONSULTATION

According to the Environmental Management Act (7 of 2007) mentions that I&A parties be consulted.

Public notices were placed at the Rehoboth town council office.

Newspaper adverts were placed in two local newspapers.

*Table 2 advert dates and newspapers*

Newspaper:	Date of Advertisement:
Confid�nte	23 February 2024
Confid�nte	29 February 2024
New Era	23 February 2024
New Era	01 March 2024

Key stakeholders and public engagement consultation meetings were not held as there was no objection received either through the Town Council office or Advanced Environmental Agency Consultants.

## **6. CHAPTER SIX: IDENTIFIED IMPACTS ASSOCIATED WITH PROPOSED DEVELOPMENT.**

Sustainability has been a major challenge both to Namibia as a country and the world at large, however, the environmental impact assessment study creates a platform to identify the potential impacts associated with the development of subdivision of the identified portion of land, referred to as Rehoboth Town and Townlands No.302. Positive and negative impacts were identified and an environmental management plan was developed to mitigate the impacts to maintain sustainability.

Advanced Environmental Agency will attach the EMP, and the proponent must adhere to the mitigation measures implemented. The document will be monitored and updated continuously as the project runs.

### **6.1. KEY POTENTIAL POSITIVE AND ADVERSE (NEGATIVE) IMPACTS AND ISSUES**

The township establishment and associated activities are associated with certain potential (positive and negative) biophysical and social impacts. The key ones that are relevant to and identified for the subdivision establishment in Rehoboth are as follows:

#### **6.2. Positive impacts**

The proposed subdivision and development project is poised to have a positive impact on the socio-economic environment of Rehoboth Town. By facilitating the creation of affordable housing and residential plots, as well as improving essential services and infrastructure, the project aims to contribute to the overall well-being and quality of life of the local community. The anticipated socio-economic benefits include:



1. **Increased availability of affordable accommodation:** The subdivision will provide a range of plots suitable for residential development, addressing the growing demand for affordable housing options within Rehoboth Town). This initiative will contribute to improved access to adequate and affordable accommodation for individuals and families across various income levels.
2. **Enhanced infrastructure and services:** The project will involve the development of new roads and the improvement of existing infrastructure, ensuring better connectivity and accessibility within the area. Additionally, the influx of new residents is expected to drive the expansion and improvement of essential services, such as healthcare facilities, educational institutions, and commercial establishments, further enhancing the overall quality of life for the local community.
3. **Employment generation:** During the construction and development phases of the project, numerous temporary employment opportunities will be created. This will provide income-generating prospects for residents, contributing to economic empowerment and poverty alleviation efforts within the community.
4. **Stimulation of local economic activities:** The influx of new residents and the increased demand for goods and services are anticipated to stimulate the growth of local businesses and entrepreneurial ventures. This, in turn, will contribute to the diversification of the local economy and create additional employment opportunities.
5. By prioritizing the development of affordable housing, improving infrastructure, and generating employment prospects, the Rehoboth Town Council aims to foster a vibrant and sustainable community. The project's socio-economic benefits align with the council's vision of promoting inclusive

growth, enhancing living standards, and creating opportunities for economic empowerment within Rehoboth Town.

### **6.3. Negative (adverse) impacts**

The Environmental Impact Assessment (EIA) process identified several potential negative impacts associated with the proposed subdivision and development activities. These impacts must be carefully addressed and mitigated to ensure environmentally responsible and sustainable practices. The potential negative impacts include:

#### **1. Vegetation removal (deforestation)**

The clearing of land for the development of plots, roads, and infrastructure may result in the loss of existing vegetation, potentially leading to a reduction in biodiversity within the project area.

#### **2. Pollution**

Various forms of pollution pose a risk during the construction and operational phases of the development. These may include solid waste generation, improper handling or disposal of hazardous materials, and the potential for wastewater discharge, all of which can adversely impact the surrounding environment

#### **3. Soil erosion and disturbance**

Earthworks associated with the subdivision process, road construction, and plot preparation can lead to soil erosion, particularly in areas with steep slopes or fragile soil conditions. Appropriate erosion control measures and soil stabilization techniques will be crucial to mitigate this impact.

#### 4. Health and safety risks

The construction activities and the increased presence of machinery, vehicles, and workers on the project site may pose potential health and safety risks to both the workforce and the local community). Stringent safety protocols and risk management strategies will be implemented to minimize these risks.

#### 5. Social grievances

Due to property relocation or realignment of structures: In cases where existing structures or properties may need to be relocated or realigned to accommodate the surveyed plots, there is a potential for social grievances and conflicts. Transparent communication, fair compensation, and effective conflict resolution mechanisms will be established to address such concerns.

#### 6.4. Impact assessment methodology

An impact assessment matrix was used to rate the extent of impacts identified.

*Table 3 impact extent*

CRITERIA	DESCRIPTION			
<b>EXTENT</b>	<b>National (4)</b> The whole country	<b>Regional (3)</b> Hardap region and neighboring regions	<b>Local (2)</b> Within a radius of 2 km of the proposed site	<b>Site (1)</b> Within the proposed site

<p><b>DURATION</b></p>	<p><b>Permanent (4)</b> Mitigation either by man or natural process will not occur in such a way or in such a period that the impact can be considered transient</p>	<p><b>Long-term (3)</b> The impact will continue/last for the entire operational life of the development but will be mitigated by direct human action or by natural processes thereafter.</p>	<p><b>Medium-term (2)</b> The impact will last for the period of the construction phase, where after it will be entirely negated</p>	<p><b>Short-term (1)</b> The impact will either disappear with mitigation or will be mitigated through natural processes in a span shorter than the construction phase</p>
<p><b>INTENSITY</b></p>	<p><b>Very High (4)</b> Natural, cultural, and social functions and processes are altered to the extent that they permanently cease</p>	<p><b>High (3)</b> Natural, cultural, and social functions and processes are altered to the extent that they temporarily cease</p>	<p><b>Moderate (2)</b> The affected environment is altered, but natural, cultural, and social functions and processes continue albeit in a modified way</p>	<p><b>Low (1)</b> Impact affects the environment in such a way that natural, cultural, and social functions and processes are not affected</p>

<p><b>PROBABILITY</b></p>	<p><b>Definite (4)</b> The impact will certainly occur</p>	<p><b>Highly Probable (3)</b> Most likely the impact will occur</p>	<p><b>Possible (2)</b> The impact may occur</p>	<p><b>Improbable (1)</b> The likelihood of the impact materializing is very low</p>
<p><b>SIGNIFICANCE</b></p>	<p>Is determined through a synthesis of impact characteristics. Significance is also an indication of the importance of the impact in terms of both physical extent and time scale and therefore indicates the level of mitigation required. The total number of points scored for each impact indicates the level of significance of the impact.</p>			

<p><b>Low impact</b></p>	<p>A low impact has no permanent impact of significance. Mitigation measures are feasible and are readily instituted as part of a standing design, construction, or operating procedure.</p>
<p><b>Medium impact</b></p>	<p>Mitigation is possible with additional design and construction inputs.</p>
<p><b>High impact</b></p>	<p>The design of the site may be affected. Mitigation and possible remediation are needed during the construction and/or operational phases. The effects of the impact may affect the broader environment.</p>

<b>Very high impact</b>	Permanent and important impacts. The design of the site may be affected. Intensive remediation is needed during the construction and/or operational phases. Any activity which results in a “very high impact” is likely to be a fatal flaw.
<b>Status</b>	Denotes the perceived effect of the impact on the affected area.
<b>Positive (+)</b>	Beneficial impact
<b>Negative (-)</b>	Deleterious or adverse impact.
<b>Neutral (/)</b>	The impact is neither beneficial nor adverse

It is important to note that the status of an impact is assigned based on the status quo – i.e., should the project not proceed? Therefore, not all negative impacts are equally significant.

**7.Environmental management plan**

ASPECT	POTENTIAL IMPACTS	RATING (If it does occur)				SIGNIFICANCE OF IMPACT	MITIGATION/ENHANCEMENT MEASURES
		Extent	Duration	Intensity	Probability		
<b>BIOPHYSICAL</b>							
Impact biodiversity (positive)	• No impact	1	1	1	1	Low	The site is already buildup area
Visual impacts (positive)	• The existing building might pose visual impacts to the surrounding environment.	1	1	1	1	Low	The existing building compatible with the surrounding environment.
Impact on the soil	• No impact	1	1	1	1	Low	The site is already buildup area
Contamination of surface water	• Contamination of water sources during operation stemming from sewage	1	1	1	1	Low	• The site is connected to the Municipal sewage system

The roles and responsibilities are allocated to ensure the success of the implementation of the environmental management plan.

	overflows, poor waste management etc.						• No waste should be dumped in the open environment.
Erosion and surface runoff	• Due to the increase in hard surface, the surface will become impermeable, thus increasing the surface runoff.	1	1	1	1	Low	• The site is not within a drainage line • Provision has been made for stormwater drainage.

<p>Traffic impacts (positive)</p>	<ul style="list-style-type: none"> <li>Operating the business at the site will increase traffic flow in the nearby street.</li> </ul>	1	1	1	1	<p>Low</p>	<ul style="list-style-type: none"> <li>The existing access roads (street) is sufficient to accommodate new traffic flows.</li> </ul>
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## 7. CHAPTER SEVEN

### 7.1. Conclusion

The objective of the Scoping Phase was to define the range of the impact assessment and determine the need to conduct any specialist study. It is believed that these objectives have been achieved and adequately documented in the Scoping Report. All possible environmental aspects have been adequately assessed and necessary control measures have been formulated to meet statutory requirements thus implementing this project will not have any appreciable negative impacts.

### 7.2. Assumptions and Conclusions:

- The proposed subdivision will not compromise the environmental integrity of the surrounding environment.
- There are no objections or critical issues to the proposed activities.
- The findings of the Scoping Assessment are considered sufficient, and no additional specialist study is required.

It is therefore recommended that the Environmental Commissioner does consider the findings and recommendations of this Scoping process with mitigation measures as outlined herein and in the Environmental Management Plan; and subsequently



consider issuing an Environmental Clearance Certificate to authorize the proposed subdivision of Rehoboth Town and Townlands No.302 302 in the,Hardap region.

## 8. REFERENCES

1. ENVIRONMENTAL IMPACT ASSESSMENT AN ENVIRONMENTAL MANAGEMENT PLAN FOR THE PROPOSED REZONING OF ERF 90 IN SUBDIVISIONS AND CREATION OF STREETS AND ERVENS IN OKONGO VILLAGE OHANGWENA REGION. REPORT PREPARED BY: ADVANCED ENVIRONMENTAL AGENCY cc
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3. NATIONAL STRATEGIES 2022-207
4. 2011 MANAGEMENT EFFECTIVENESS ASSESSMENT OF Namibia protected area.