

**ENVIRONMENTAL IMPACT ASSESSMENT (EIA) FOR THE
PROPOSED REZONING OF ERF 326 FROM “GENERAL
RESIDENTIAL 3” TO “GENERAL BUSINESS” WITH A BULK
OF 2. EXTENSION 16, KEETMANSHOOP, KARAS REGION.**

ENVIRONMENTAL SCOPING REPORT



Prepared For

Kidney and Dialysis Specialist Center (Pty) Ltd

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Reg 2018/0966



KIDNEY & DIALYSIS
SPECIALIST CENTRE

April 2024

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DOCUMENT INFORMATION

Project Name	Proposed Rezoning of Erf 326 from “General Residential” with Bulk 3 to “General Business” with a Bulk of 2, Extension 16, Keetmanshoop, Karas Region
Proponent	Kidney and Dialysis Specialist Center (Pty) Ltd P. O. Box 81588, Olympia, Windhoek No.1 Charles Cathral Street, Olympia, Windhoek
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LIST OF ACRONYMS

DEAF:	Directorate of Environmental Affairs and Forestry
EAP:	Environmental Assessment Policy
ECC:	Environmental Clearance Certificate
EIA:	Environmental Impact Assessments
EMA:	Environmental Management Act
EMP:	Environmental Management Plan
I&APs:	Interested and Affected Parties
MAWLR	Ministry of Agriculture, Water, and land Reform
MEFT:	Ministry of Environment, Forestry and Tourism
MURD:	Ministry of Urban and Rural Development
NSA:	Namibia Statistic Agency
URPB:	Urban and Regional Planning Board

1. INTRODUCTION AND BACKGROUND

1.1 BACKGROUND

Kidney and Dialysis Specialist Center (Pty) Ltd herein after referred to as the proponent intends to apply for the Rezoning of Erf 326 Keetmanshoop from “General Residential 3” to “General Business” with a bulk of 2. Upon rezoning, the proponent intends to establish and operate the only kidney dialysis center to serve kidney patients from the southern part of the country who are currently traveling as far as Windhoek to access dialysis services.

In terms of the Environmental Management Act of 2007 (Schedule 5.1) and its regulations (GN No. 30 of 2012), the Rezoning of land from “residential use” to “commercial use” cannot be undertaken without an Environmental Impact Assessment (EIA) being conducted and Environmental Clearance Certificate (ECC) is obtained.

In terms of the Urban and Regional Planning Act of 2018, certain town planning procedures must be applied for the Rezoning of Erf 326 from “General Residential” with a Density of 3 to “general Business” with Bulk of 2 to ensure that the mono-functionality of the surrounding neighborhood is countered. The proponent has appointed Van Rooi & Associates Urban and Regional Planners to carry out the required town planning process for the intended activities.

In terms of the Schedule 5.1 (a) of the Environmental Impact Assessment Regulations of February 2012, the Rezoning of land from (a) Residential use to industrial or commercial use; cannot be undertaken without an EIA being carried out and an ECC being obtained, hence this study. Green Gain Consultants cc has been appointed to conduct the required EIA study and apply for the ECC for the proposed activities.

1.2 SCOPE OF THE STUDY

The environmental scoping study was conducted in line with the Namibia's Environmental Impact Assessment Regulations (GN No. 30 of 2012). It indicates a description of the affected environment and the way the proposed activities may affect the environment.

A multidisciplinary approach was used to collect baseline information pertaining to the receiving environment and its social surroundings sourced through site investigations, existing documents, and the use of Geographic Information Systems (GIS) mapping. The study also benefited a great deal from Interested and Affected Parties (I&APs) contributions.

1.3 PURPOSE OF THE STUDY

The aims of this Scoping process are.

- Evaluate the suitability of the proposed activities against the biophysical and socio-economic of the area.
- Propose the appropriate mitigation measures to avoid, mitigate or lessen the negative impacts.
- Consult all I&AP's and relevant stakeholders.
- Above all, comply with the EMA, No. 07 of 2007.

1.4 Professional Teams and Responsibilities

a). Town Planners

Van Rooi & Associates Urban and Regional Planners has been appointed to carry out the necessary town planning procedures on behalf of the registered owners of Erf 326, Keetmanshoop as follows:

- Rezoning of Erf 326 Keetmanshoop from “General Residential 3” to “General Business” with a bulk of 2.
- Consent to construct and to commence with the proposed development whilst rezoning is ongoing.

b) Environmental Assessment Practitioner (EAP)

Green Gain Consultants cc has been appointed as an independent EAP to carry out the required EIA study and apply for the ECC from the relevant authority in line with the Environmental Management Act, 2015.

Green Gain Consultants cc is a Namibian based professional environmental and natural resources consulting firm established and driven through belief, passion, and dedication to sustainable development. Established in 2012, Green Gain has grown into a substantial team of environmental practitioner in Namibia providing innovative and cost-effective solutions to environmental challenges and help our clients meet regulatory and stakeholder expectations for environmental performances. The table below presents detailed information about Green Gain Consultants cc.

Table 1: Details of the EAP

Environmental Assessment Practitioner (EAP): Green Gain Consultants cc	
Physical address	Cnr. Joe Davis and Paul van Harte, Narraville, Walvis Bay
Postal address	P.O. Box 5303, Walvis Bay
Contact numbers	0813380114 or 0811422927
Email address	info@greengain.com.na mailto:greengaincc@yahoo.com
Expertise	<p>Name: Mr. J.K. Amushila</p> <p>Qualifications: M. Sc. Environmental Management, B. Honors Agriculture, B. Degree Agriculture, National Diploma in Agriculture.</p> <p>Experience: He is a registered EAPAN member (No.165) He has worked on several EIA and SEA projects. Through his consulting work he gained experience of not only EIA project management, but also environmental specialist experience as well as public consultations.</p>

2. APPROACH TO THE STUDY

Given the nature of the proposed activities, a Scoping study was deemed sufficient. The Scoping process include the followings.

- **Site visits to collect primary data.**
- **Legal and policy review**
- **Gleaning over existing information pertaining to similar developments and issues**
- **Discussions, meetings, and site visits with the Authority and in this case the proponent**
- **Incorporate opinions and concerns raised by interested and affected parties.**
- **Make professional judgment and recommendations.**

2.1 Baseline study

a). Site Visits:

Sites visit was conducted to collect biophysical data such as.

- Roads and traffic information
- Land use and adjacent areas
- Hydrological features
- Soil and Geology
- Topographic features, etc.

b). Review of Policy and Relevant Documents/Literatures

The following Literatures were reviewed.

- **Keetmanshoop Town Planning Scheme**
- **Local Authorities Act, (Act 23 of 1992)**
- **Urban and Regional Planning Act No. 5 of 2018**

2.2 Public participation process

The Environmental Assessment Regulations specifies that a Public Participation Process must be conducted as an integral part of the EIA study. This was adhered to, as potential I& AP and relevant stakeholders were invited to register and forward concerns / comments to the EAP to ensure an equitable and effective participation.

2.2.1 Notification of IAPs and Stakeholders

The study was subjected to a public participation process (PPP) as defined in section 21 (2) of the Environmental Regulations of (GG6 of February 2012) Environmental Management Act 7 of 2007 and EIA Regulations of February 2012.

Potential interested and affected parties (I&APs) were notified through newspaper advertisements and public notices which provided brief information about the proposed project and the EIA process. Public notices were advertised twice in two local newspapers New Era 20 and 27 January 2023 and the Confidante newspaper for 21 and 28 January 2023. Public notices were also displayed at the Council offices and at the project site.

In addition, notice of the intent to rezone, have been posted on site, published in the Government Gazette as well as on the Notice Board of the Keetmanshoop Municipality. The consultation with neighboring erf owners duly took place. During the consultation period, no objections have been received with regards to the proposed rezoning and operation of the existing business complex.

REZONING NOTICE

Notice is hereby given that Van Rooi & Associates, Urban and Regional Planners, intends to apply to the Keetmanshoop Municipality and the Urban and Regional Planning Board on behalf of the registered owners of Erf 326, Keetmanshoop for the:

- **Rezoning of Erf 326 Keetmanshoop from "General Residential 3" to "General Business" with a bulk of 2.**
- **Consent to construct and to commence with the proposed development whilst rezoning is ongoing.**

The rezoning of Erf 326, Keetmanshoop as well as the consent use sought, would increase the development potential of the erf by ensuring that it gains additional and more diverse land use rights which would counter the mono-functionality of the surrounding neighbourhood.

Take note that a similar notice of the intent to rezone, have been posted on site, published in the Government Gazette as well as on the Notice Board of the Keetmanshoop Municipality. The consultation with neighboring erf owners duly took place too.

Do take note too that any person objecting to the proposed rezoning as set out above may lodge such objection together with the grounds thereof with the Chief Executive Officer, Keetmanshoop Municipality, Private Bag 2125, Keetmanshoop and/or the applicant in writing within 14 working days of the publication of this notice. The last date for comments/ objections is thus 9th April 2024.

Applicant:
Van Rooi & Associates
P O Box 90097
Klein Windhoek
Mobile: +264 811 225877 / 0813236024
E-mail: gb_vanrooi@yahoo.co.uk /htskevanhu@gmail.com

NOTICE OF PUBLIC PARTICIPATION

Notice is hereby given to all Interested and Affected Parties (I&APs) that an Application for the Environmental Clearance Certificate will be submitted to the Environmental Commissioner for the following activities:

- **Rezoning of Erf 326 Keetmanshoop from "General Residential 3" to "General Business" with a bulk of 2.**

Proponent: Kidney and Dialysis Specialist Center (Pty) Ltd.
EAP: Green Gain Consultants cc

Figure 1: Public consultation notices.

3. DESCRIPTION OF THE PROPOSED ACTIVITIES

3.1 Locality

Erf 326 measures approximately 2787 m² and is in Keetmanshoop Extension 16, on the following coordinates -26.579285° S; 18.138836° E.

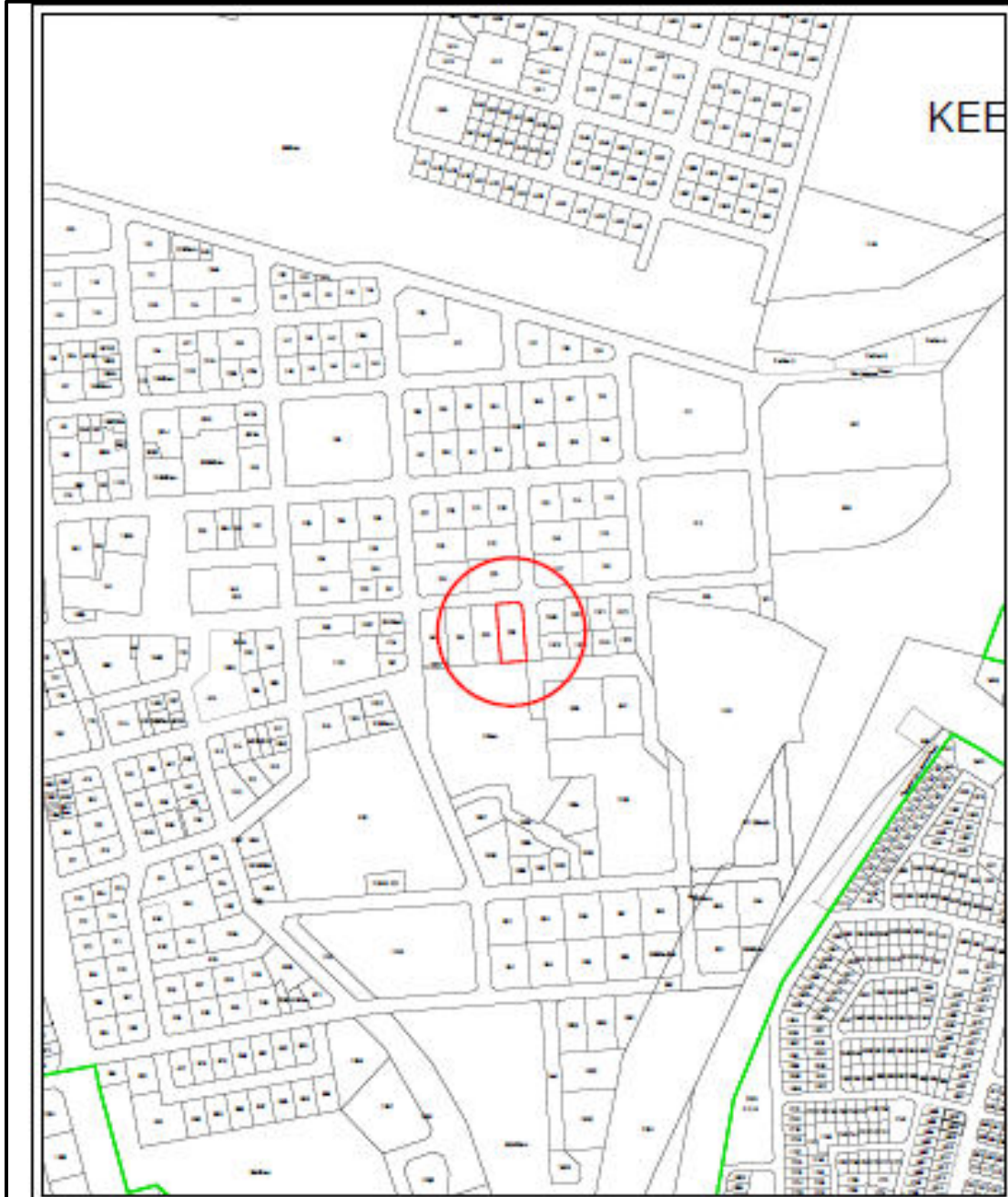


Figure 2: Locality map

3.2 Existing situations

The site is currently zoned general residential and is occupied by a building complex enclosed in a boundary wall. The existing building accommodates the only dialysis center in Keetmanshoop. The site is located in a build-up area and is adjacent to properties also zoned general residentials (See Figure 2).



Figure 3: Site overview

3.3 Proposed rezoning

The proponent intends to upgrade the main house to accommodate an office and construct additional flats. In terms of the Urban and Regional Planning Act of 2018 and the Keetmanshoop Town Planning Scheme, town planning procedures should be applied for the Rezoning of Erf 326 Keetmanshoop from “General Residential 3” to “General Business” with a bulk of 2.



Figure 4: Current zoning

3.4 Project alternatives

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

a). Do Nothing

The “Do-Nothing” option will imply that no action will be taken. This option will not be ideal because the intended activities are necessary to ensure compliance with the Keetmanshoop Town Planning Scheme.

b). Land use options

The proposed layouts as presented in Section above were all considered ideal and in accordance with the Townships and Division of Land Ordinance 11 of 1963 and the Keetmanshoop Town Planning Scheme, hence no alternative layouts are required.

3.4 Need and desirability

The need and desirability of the proposed development is based on the following aspects.

The “need” for the project:

- Currently many kidney patients from the south of the country travel as far as 600 km to Windhoek in search of a dialysis service and some people miss out on sessions due to travelling costs. There are not enough properties in Keetmanshoop to accommodate the envisaged development.
- The rezoning of Erf 326, Keetmanshoop as well as the consent use sought, would increase the development potential of the erf by ensuring that it gains additional and more diverse land use rights which would counter the mono-functionality of the surrounding neighborhood.

The “desirability” of the project:

- The site size and locality make it ideal for the intended activities (Kidney dialysis center).
- The approval of this application would not compromise the integrity of the existing environmental management priorities for the area.
- The location factors favor this land use (associated with the activity applied for) as it is located within a developing-orientated area with much potential for growth.
- The proposed development will ensure service delivery is provided while creating business opportunities for developers and creating of local employment.

4. THE AFFECTED ENVIRONMENT

This section provides a brief description of the existing biophysical and built/social environments. It draws on information from site visits, the study team and member's experiences, background literature as well as maps and photographs. It also presents a background against which the positive and negative impacts of the proposed options can be assessed.

4.1 Socio-economic

a). About the town

Keetmanshoop is a town in the ǀKaras Region of southern Namibia, lying on the Trans-Namib Railway from Windhoek to Upington in South Africa. It is named after Johann Keetman, a German industrialist and benefactor of the city. Before the colonial era, the settlement was known as #Nu#goaes or Swartmodder, both meaning "Black Marsh" and indicating the presence of a spring in the area. The first white settler, Guillian Visagie, arrived here in 1785. When in February 1850 the Kharo!oan clan (Keetmanshoop Nama) split from the Red Nation, the main subtribe of the Nama people, they settled permanently in the area. In 1860 the Rhenish Missionary Society founded a mission there to christianise the local Nama people. The first missionary, Johann Georg Schröder, arrived in Keetmanshoop on April 14, 1866, which is now marked as the founding date of Keetmanshoop. The mission station was named after the German trader and director of the Rhenish Missionary Society, Johann Keetman who supported the mission financially, although he never actually visited the place himself.

a). Socio-economic settings

Keetmanshoop is the biggest urban center in the Kara's Region with an estimated urban population of about 35,000 (S. Nashima, 2018). It is also known as the Capital of the South and is widely acknowledged as the administrative capital of southern Namibia. The town of Keetmanshoop is currently attracting significant interest from the private and public investor from various industries. The town boasts virgin town land totaling about 40 000 hectares which is characterized by hospitable terrain for most land use nodes.

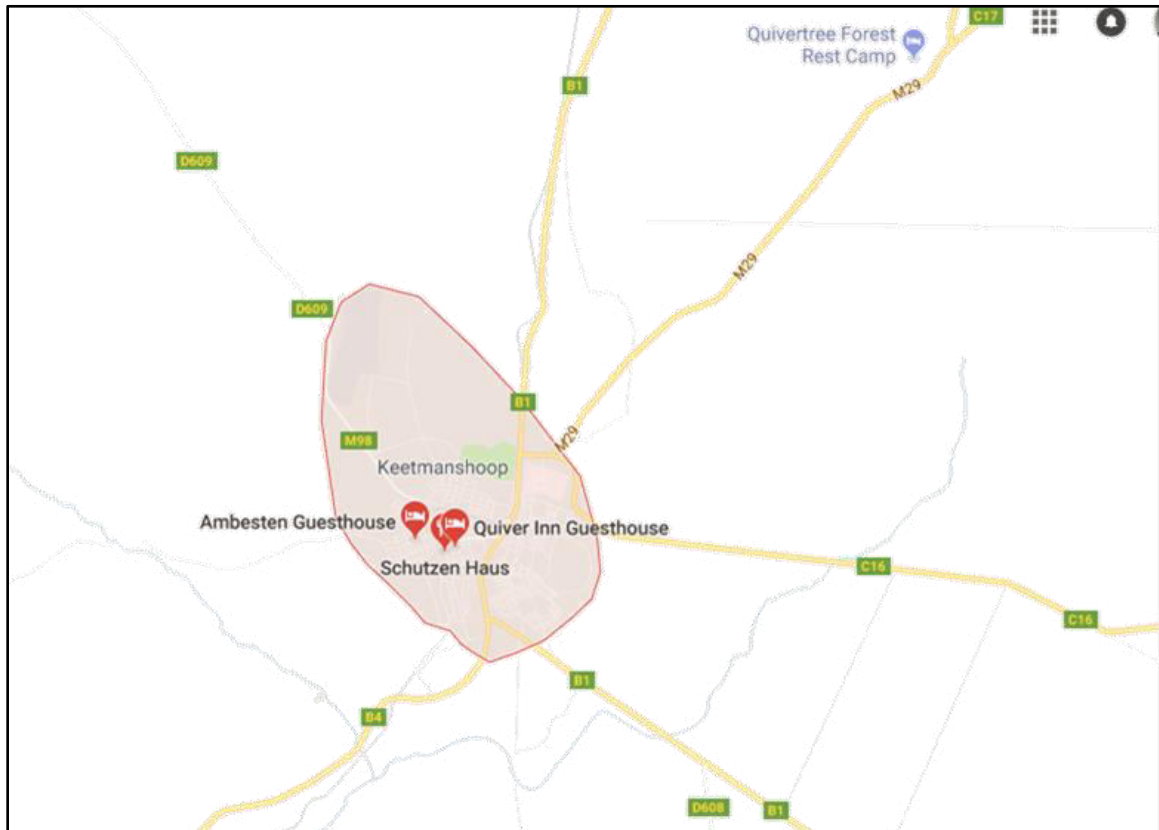


Figure 5: Map of Keetmanshoop

The town served with a university campus, a vocational training center, a number of secondary schools and several primary schools. The town has also a district hospital, clinics, churches and cathedrals. The predominant economic activities in and around Keetmanshoop is real estate development which includes trade and commercial shopping centers. In terms of tourism and accommodations the town is served with a number of hotels, restaurants, guesthouses and lodges. Other activities such as small and large stock farming and irrigation projects are also dominant in the outskirts of town. Some main tourism attractions around Keetmanshoop are the Quiver Tree Forest on the Farm Gariganus, the Keetmanshoop Museum and Mesosaurus Fossils Camp.

4.2 Biophysical settings

5 *Climatic conditions*

Keetmanshoop has a hot desert climate, with long, very hot summers and cold winters. The annual average rainfall is about 159 mm, with peak rainfalls around February/March. The average annual rainfall and evaporation rates are approximately 168mm/year and 3650mm/year respectively. Keetmanshoop is one of the sunniest places year-round on the planet with a mean sunshine duration over 3,870 h yearly. The annual mean temperature is 21.1 °C with a mean annual high of 28.8 °C and a low of 13.3 °C.

6 *Topography and drainage*

The site is located on flat area which lies between 800-900 m.a.s.l. The gradient decreases toward the south. There are two major watercourses which forms the Skaap River, one stretching from east to south and other one south to north. There also several small drainage lines which are all sloping toward the Skaap River.

7 *Soil, geology, and hydrogeology*

The dominant soils around Keetmanshoop are Eutric Leptosols; these are fertile soils with high base saturation which form in actively eroding landscapes. The aquifer at Keetmanshoop is neither a porous nor a fractured aquifer but a moderately productive aquifer. The concentration of ground water at Keetmanshoop is between 1000 to 2000 milligrams per litre, which is suitable for human consumption.

The proposed activities (**Rezoning of Erf 326 Keetmanshoop from “General Residential 3” to “General Business” with a bulk of 2**) will not result in any appreciable impacts to the biophysical settings of the Keetmanshoop. Hence, the detailed description of this section was not deemed necessary for this project.

5. LEGAL REQUIREMENTS

The proposed Rezoning needs to be taken into consideration with the relevant legislations as outlined in the Table below.

Table 2: Applicable National Laws

LEGISLATION	PROVISION	PROJECT IMPLICATION
Constitution of the Republic of Namibia (1990)	The articles 91(c) and 95 (i) commits the state to actively promote and sustain environmental welfare of the nation by formulating and institutionalizing policies to accomplish the sustainable objectives which include: <ul style="list-style-type: none"> - Guarding against overutilization of biological natural resources, - Limiting over-exploitation of non-renewable resources, - Ensuring ecosystem functionality, - Maintain biological diversity. 	The proposed development must be of sound environmental management objectives.
Environmental Management Act No. 07 of 2007	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 which may have significant effects on the environment; and to provide for incidental matters. The Act gives legislative effect to the Environmental Impact Assessment Policy. Moreover, the act also provides procedure for adequate public participation during the environmental assessment process for the interested and affected parties to voice and register their opinions and concern about the proposed project.	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.
Water Resources Management Act 2004	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 sewage, the purification of effluent, measures should be taken to ensure	The protection of ground and surface water resources should be a priority. Obligation not to pollute surface water bodies.

	the prevention of surface and groundwater pollution and water resources should be used in a sustainable manner.	
Pollution Control and Waste Management Bill	This Bill serves to regulate and prevent the discharge of pollutants to air and water as well as providing for general waste management. This Bill will license discharge into watercourses and emissions into the air.	All activities shall be conducted in an environmental sustainably manner.
Labour Act (No 11 of 2007)	135 (f): “the steps to be taken by the owners of premises used or intended for use as factories or places where machinery is used, or by occupiers of such premises or by users of machinery in connection with the structure of such buildings of otherwise in order to prevent or extinguish fires, and to ensure the safety in the event of fire, of persons in such building;” (Ministry of Labour and Employment Creation)	Contractors, Sub-contractor shall be guided by this Act when recruiting or handling employment related issues.
Noise Control Regulations (Labour Act)	It is essential to ensure that before any development project is approved and undertaken, an assessment or evaluation of expected noise level is done.	Noise generation during construction/development should be minimized to the satisfactory of neighboring residents and the town Council.
Town and Regional Planners Act, 1996 (Act No. 9 of 1996)	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 the subdivision and consolidation of	A registered Town Planner has been appointed for this project.



	land and the establishment and extension or urban areas.	
Town Planning Ordinance (No. 18 of 1954)	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
Urban and Regional Planning Act No. 5 of 2018	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 Authorised Planning Authority (APA).	Town Planning Procedures will be applied for the proposed subdivision and rezoning. Keetmanshoop Town Council is not yet an approved APA, approval should be obtained from the Urban and Regional Planning Board (URPB)
Land Survey Act 33 of 1993	To regulate the survey of land; and to provide for matters incidental thereto.	Surveying procedures must be applied accordingly
Local Authorities Act (No. 23 of 1992)	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; and 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 has been approved.
Soil Conservation Act 76 of 1969	The Soil Conservation Act stipulates that the combating and preventing of soil erosion should take place; the soil should also be conserved, protected, and improved, 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 characteristic of the property is expected to have a moderate to low impact on the environment.	This should be complied with during the construction phase as outlined in the EMP for this project.

6. ASSESSMENT OF PROJECT IMPACTS

The scoping process has identified potential project impacts during its planning and operation phase and examined each of these issues. In assessing the impact of the proposed development, four rating scales were considered. Each issue identified was evaluated in terms of the most important parameter applicable to environmental management. These include the *extent, intensity, probability, and significance* of the possible impact on the environment. The rating scales used are as follows.

Table 3: Significance assessment

CRITERIA	DESCRIPTION			
EXTENT	National (4) The whole country	Regional (3) Karas region and neighbouring regions	Local (2) Within a radius of 2 km of the proposed site	Site (1) Within the proposed site
DURATION	Permanent (4) Mitigation either by man or natural process will not occur in such a way or in such a time span that the impact can be considered transient	Long-term (3) 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.	Medium-term (2) The impact will last for the period of the construction phase, where after it will be entirely negated	Short-term (1) The impact will either disappear with mitigation or will be mitigated through natural process in a span shorter than the construction phase
INTENSITY	Very High (4) Natural, cultural, and social functions and processes are altered to extent that they permanently cease	High (3) Natural, cultural, and social functions and processes are altered to extent that they temporarily cease	Moderate (2) Affected environment is altered, but natural, cultural, and social functions and processes continue albeit in a modified way	Low (1) Impact affects the environment in such a way that natural, cultural, and social functions and processes are not affected
PROBABILITY	Definite (4) Impact will certainly occur	Highly Probable (3) Most likely that the impact will occur	Possible (2) The impact may occur	Improbable (1) Likelihood of the impact materialising is very low
SIGNIFICANCE	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.			

Table 4: Color coding meaning

Low impact	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.
Medium impact	Mitigation is possible with additional design and construction inputs.
High impact	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.
Very high impact	Permanent and important impacts. The design of the site may be affected. Intensive remediation is needed during construction and/or operational phases. Any activity which results in a “very high impact” is likely to be a fatal flaw.
Status	Denotes the perceived effect of the impact on the affected area.
Positive (+)	Beneficial impact
Negative (-)	Deleterious or adverse impact.
Neutral (/)	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. ANTICIPATED PROJECT IMPACTS AND MITIGATION MEASURES

7.1 Potential Impacts: Planning and Construction Phase

As state above, minor renovation and construction works is expected onsite to transform the existing building into an office space and to construct parking spaces at the site. Hence, the following impacts should be considered during planning and construction phase.

- **Building plan and layout**

The new Building plan, and layout should be approved by the Keetmanshoop Town Council prior to any work.

- **Waste Management:**

Construction waste will be generated during the construction and renovation works. All waste to be generated collected and disposed of at the Keetmanshoop disposal site to the satisfaction of the Keetmanshoop Municipality.

- **Traffic impacts:**

Construction Warning signs should be erected at the construction site, especially at the street intersection along 2nd Street during the construction period.

- **Resource usage:**

Construction sand should be sourced from legal sand mining burrow pits or from authorized sand mining operators/suppliers.

- **Occupational health and safety:**

Employees should be equipped with appropriate personal protective equipment.

7.2 Potential Impacts: Operation phase

Table 5: Potential impacts during operation phase:

ASPECT	POTENTIAL IMPACTS	RATING (If it does occur)				SIGNIFICANCE OF IMPACT	MITIGATION/ENHANCEMENT MEASURES
		Extent	Duration	Intensity	Probability		
1.BIOPHYSICAL							
Impact biodiversity	• No impact	1	1	1	1	Low	The site is already a buildup area
Visual impacts	• No impact	1	1	1	1	Low	The existing building is compatible with the surrounding environment.
Impact on the soil	• No impact	1	1	1	1	Low	The site is already a buildup area
Contamination of surface water	• Contamination of water sources during operation stemming from sewage overflows, poor waste management etc.	1	1	1	1	Low	<ul style="list-style-type: none"> The site is connected to the Municipal sewage system. No waste should be dumped in the open environment.
Erosion and surface runoff	• No impact	1	1	1	1	Low	<ul style="list-style-type: none"> There is already a municipal stormwater channel around the site
Traffic impacts	• Operating the business at the site will increase traffic flow in the nearby street.	1	1	1	1	Low	<ul style="list-style-type: none"> The existing access roads (street) is sufficient to accommodate new traffic flows.

8. CONCLUSION AND RECOMMENDATIONS

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 environment 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.

8.1 Assumptions and Conclusions:

- The proposed rezoning 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 do 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 **Rezoning of Erf 326 Keetmanshoop from “General Residential 3” to “General Business” with a bulk of 2.**

9. REFERENCES

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10. APPENDICES

APPENDIX A: Approval from Council

APPENDIX B: Proof of Consultations

APPENDIX C: EMP