



BUSINESS SUCCESS CONSULTING
Environmental Sustainability

**SCOPING REPORT FOR YVETTE'S GUESTHOUSE AND RETAIL STORE AT
OSHALI VILLAGE IN ONIPA CONSTITUENCY OF OSHIKOTO REGION,
NAMIBIA**

Prepared for:

YVETTE'S SUBWAY CENTER

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ACRONYMS

YSC	Yvette's Subway Center
OTA	Ondonga Traditional Authority
MEFT	Ministry of Environment Forestry and Tourism
NamWater	Namibia Water Corporation
NBRI	National Botanical Research Institute
NORED	Northern Regional Electricity Distributors
OEC	Office of the Environmental Commissioner
PPE	Personal Protective Equipment
BSC	Business Success Consulting
DEA	Directorate of Environmental Affairs
DSR	Draft Scoping Report
DWA	Directorate of Water Affair
EA	Environmental Assessment
ECC	Environmental Clearance Certificate
EIA	Environmental Impact Assessment
EMA	Environmental Management Act
EMP	Environmental Management Plan
F	Forestry Protected
GPS	Global Position Systems
Ha	Hectares
I & APs	Interested and Affected Parties

I. Preface

Yvette's Subway Center (YSC) has commissioned Business Success Consulting cc (BSC), an independent EIA consultant to prepare an Environmental Management Plan (EMP) for the existing small business center at Oshali village in Oshikoto Region. The business center comprises of guesthouse and retail store.

The business (YSC) is located in a communal area at Oshali Village, 6 km from Ondangwa (along the B1 main road between Ondangwa and Omuthiya).

Yvette's Subway Center is hereby applying for an **Environmental Clearance Certificate for its operations at Oshali Village. At this point in time, only the bar is functional, but the proponent would like to upgrade the facility to a guesthouse and retail store establishment**, and therefore the owners want to ensure that the business' operational activities are permitted as provided for by the Environmental Management Act (EMA), Act No. 7 of 2007 and related regulations. This EMP is therefore assessing the partial fulfillment in terms of compliance with the Environmental Management Act as required by the Ministry of Environment, Forestry & Tourism (MEFT).

YSC is directly involved in the operational activities of the business. If MEFT approves the EMP, YSC shall assume the responsibility of overseeing, supervise, monitor and control all activities at the center thereby ensuring that the implementation is conducted in an orderly, safe manner and adhering to the Environmental Management Plan and consequently safeguarding the environment.

II. Structure of the Report

This report covers the following sections. It is worth noting that the purpose of this exercise is to prepare the EMP component, and also to briefly presents the baseline environment, in order highlighted below;

Section 1: Background Information

Section 2: Biophysical Environment

Section 3: Environmental Impact

Section 4: Environmental Management Plan (EMP)

Section 1

1.0 PROJECT BACKGROUND

1.1. Introduction

This report presents the Environmental Management Plan (EMP) for Yvette's Subway Center for the management of the business operational activities.

The proponent started this process to formalize the business, convert the existing facility to lodging facility and to create more jobs. Only the bar section is currently operating. The center also comprises of an ablution facility. The ablution is connected to a septic tank. The proponent has intention to formalize the center and introduce a guesthouse and retail space in order to offer more services to the community and create more jobs.

The land where the business operates is **1,446.00 m² or (0.14 ha)**. The land is allocated to Yvette's Subway Center by the Ondonga Traditional Authority. Hence, the occupational land right in terms of the Communal Land Reform Act No. 5 of 2002 is vested in YSC.

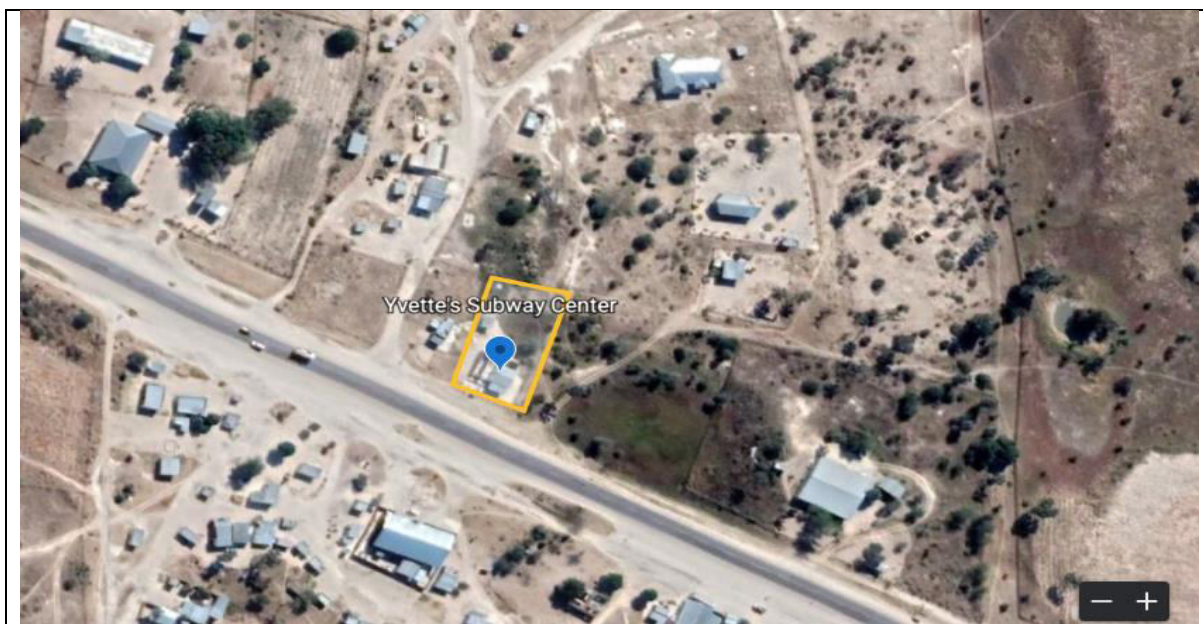


Figure 1: Aerial view foto

This EMP Plan assesses and evaluates those impacts which the business operation might have on the physical, natural and socio-economic environments. Where the operational activities poses negative impacts, mitigation measures are proposed to minimize such negative impacts and where the operation makes positive impacts, recommendations are made to maximize such benefits.

This EMP is developed in line with the Environmental Management Act, Act 7 of 2007, which list Business Establishment as one of the activities that requires an EIA. The Environmental Impact Assessment (EIA) Regulations No. 30 of 2012 as gazetted under the Environmental Management Act, (EMA), 2007, (Act No. 7 of 2007), requires that an EIA and Environmental Management Plan (EMP) for the proposed project should be undertaken in order to apply for ECC from the Ministry of Environment, Forestry and Tourism (MEFT).

Since this is an existing small development, this EMP is developed with an aim to aligns the project with Namibia's Environmental Law Framework. YSC is well conversant with the fact that any future development will require a EIA conducted and ECC issued prior to actual development.

1.3. Purpose of the Environmental Management Plan

The EIA process provides precautionary measures in the form of an Environmental Management Plan in which mitigation measures are provided.

The overall objective is therefore to ensure that the business operational activities are carried out in a manner which makes it technically sound, economically feasible, socially acceptable and environmentally sustainable. In this regard, the EMP process is expected to provide a mechanism whereby the overall environmental performance of the planned activity is enhanced through:

- i. Identification of sensitive environmental components likely to be affected by the business operation.
- ii. Identification and evaluation of the potential impacts associated with the operation,

- iii. Preparation of recommendations regarding measures that minimize adverse impacts and enhance beneficial impacts.

In a nut shell, this phase of assessment determines the key elements of the Environmental Management Plan (EMP) for the Project and to anticipate, prevent, minimize and manage potential negative impacts that the YSC business's operation may have.

1.3 Description of Activities

Activities involved in the process of project implementation are indicated hereunder;

- Maintenance
- YSC business operation

Section 2

2. DESCRIPTION OF THE RECEIVING ENVIRONMENT

This section provides an overview of the aspects of the natural environment that may be impacted by the business operation.

It is worth noting that this is a disturbed site where site clearance activities have already taken place to make way for the construction of the business center. Hence the natural environment is already disturbed.

No.	ASPECTS OF THE RECEIVING ENVIRONMENT
1	Location
2	Accessibility to the site
3	Topography
4	Climatic Conditions
5	Geological Aspects
6	Land Use and Capabilities
7	Hydrology (Surface and Underground water)
8	Air Quality & Dust Disturbances
9	Noise Disturbances
10	Visual Intrusions Aspects
11	Archaeological, Heritage & Cultural Aspects
12	The Ecosystem (Flora and Fauna) and
13	The Human Environment (the Social-economic Environment)

2.1 Location

The Yvette’s Subway Center is located within the communal land, 6 km from Ondangwa Town along the Ondangwa –Omuthiya B1 road. The GPS coordinates for the business site are as follows;

TABLE 1:YSC'S GPS COORDINATES

Waypoint No.	Latitude	Longitude
1	17.96060	16.07818
2	17.07818	16.07839
3	17.96008	16.07813
4	17.96051	16.07795

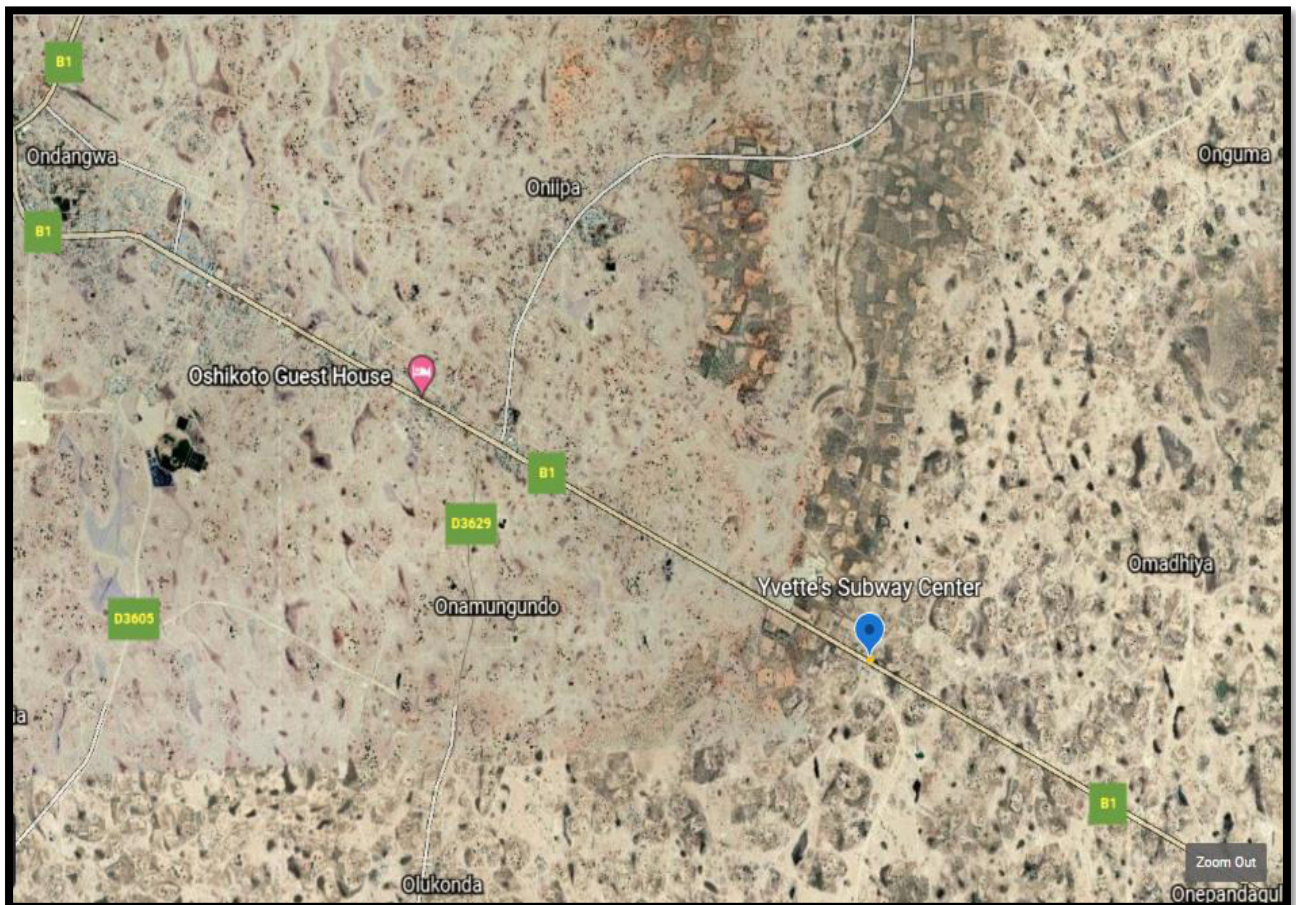


FIGURE 2: LOCATION OF YVETTE’S SUBWAY CENTER

2.2 Accessibility

In terms of accessibility, the business is residing next to the main road (B1 man road) and therefore easily accessible.



FIGURE 3: EASE ACCESS TO THE SITE

2.3 Topography

The business is located on a flat topography without significance difference in the elevations across the entire site. Rainwater is likely to accumulate on the surface, but with little chance of causing soil erosion.

2.4 Climatic Conditions

The climatic condition of Oshali is similar to that of Ondangwa. The project area receives an estimated average of 400 mm of rain per year with the highest precipitation received in the summer months (December to February). There are no prevailing wind directions and wind blows in any direction with a slightly greater frequency from the east to the northwest. Calm conditions occur for 70% of the time.

In Ondangwa, the wet season is mostly cloudy, the dry season is mostly clear, and it is hot year round. Over the course of the year, the temperature typically varies from $49^{\circ}F$ to $98^{\circ}F$ and is rarely below $45^{\circ}F$ or above $103^{\circ}F$.

2.5 Geological Aspects

There are no geological rocks encounters anywhere on the surface, near or around the business area.

2.6 Land Uses and Capabilities

The entire site is a parcel of land allocated to the proponent in terms of the Communal Land Reform Act No. 5 of 2002 exclusively for the business operation. No environmental features of significance were observed on the proposed land.

2.7 Hydrology

2.7.1 Surface Water

There were no permanent potable sources of surface water observed around the establishment. The business and surrounding businesses in the village is supplied with piped potable water by NamWater.

2.7.2 Groundwater

There are no known boreholes or any form of groundwater sources around the establishment.

2.8 Dust Disturbances

No dust will be generated during the operational activities of the business. Therefore, the operational activities are not expected to have significant impact negatively on the ambient air quality in the area.

2.9 Noise Disturbances

The bar has no music jackpots that might generate noise. However since this is an entertainment area, it is expected to generate minimal noise during the operational hours as per the approved liquor licence for the establishment. Continuous noise above 85 dh shall not be permitted.

3.0 Visual Intrusions

Visual intrusions will be limited to the existing facilities. The significance is therefore considered to be negligible.

3.10 Archaeological, Heritage & Cultural Aspects

There are no sites of archaeological, cultural, historical and social significance known or reported around the business site.

3.11 The Ecosystem

3.11.1 Flora observed

The vegetation in the Oshikoto Region varies greatly from the north to the south and from the east to the west.

The area within the establishment is disturbed and has few trees that were observed during the site visit as per table below. None of the tree species occurring at the site have been identified as having any special status of being restricted to the project site and as such no tree species will be threatened by the project activities. There are no forestry protected trees at the site. The table below indicates the trees identified during the day of site screening;

TABLE 2: OBSERVED TREES

Scientific Name (Local Name)	Present	Occurrences
Acacia Karroo	Yes	2
Terminalia pruinoides	Yes	1



Figure 4: Acacia Karroo and Terminalia pruinoides

3.11.2 Animals and birds observed in the area

During the field visit, the team has observed birds in the project area around the observed flora. According to Newman's birds by colour, commonality in Southern Africa (Keneth Newman, 2000), the following birds are to be found in the area. However this list is not exhaustive because birds have no boundaries. Besides birds, no livestock (cattle, donkeys, goats) were

observed grazing around on the site during the site inspections, although they are to be found in the area.

TABLE 3: BIRDS IN THE PROJECT AREA

Item No.	Birds
1.	Laughing dove
2.	Grey backed finchlark
3.	Palm swift
4.	Yellow canary
5.	Streaky headed canary
6.	Monteiro Hornbill
7.	Red eyed bulbul
8.	Black chested prinia
9.	Namaqua sandrouse
10.	Social Weaver
11.	Pied Crow

3.12 The Socio-economic Environment

This section presents a description of the socio-economic receiving environment. The secondary information contained herein was sourced from various sources such as the 2011 Namibia Population and Housing Census, which states that like other parts of the region, the socioeconomic status of the Oshali area is characterized by high unemployment rate at 32%, high level of poverty and slow economic growth due to slow rural development.

The proper management and future development of Yvette’s business establishment is therefore expected to further contribute to the Local Economic Development of Oshali Area. Oshali is a growth centre in Oshikoto region, and if businesses flourishes, it has the potential to improve the socio-economic status of the surrounding populace through job creation and value addition to local products.

Section 3

3. ENVIRONMENTAL IMPACTS

The main purpose of this section is to identify and assess the most significant environmental impacts by describing the measurable aspects of these impacts. The mitigation measures of these possible impacts will be provided in order to minimize the extent of the impacts resulting from various activities during the operational phase.

3.1 Method of Assessment

The assessment is carried out in tabular form to facilitate the evaluation, followed by mitigation measures. In order to determine significance, each potential impact was subjected to a range of assessment criteria listed below.

TABLE 4: CRITERIA USED TO DETERMINE THE SIGNIFICANCE OF IMPACTS AND THEIR DEFINITIONS.

Nature	Reviews the type of effect that the proposed activity will have on the relevant component of the environment and includes “what will be affected and how?”
Extent: How far in terms of area will the impact reach. Indicates whether the impact will be within a limited area	
Local	limited to within 25km of the area
Regional	limited to ~200km radius
National	limited to the borders of Namibia
International	extending beyond Namibia’s borders
Duration: How long will the a particular impact least once in has occurred	
Short term	1-5 years
Medium term	5-10 years
Long term	longer than 10 years, but will cease after operation
Permanent	irreversible
Intensity: Determine whether the magnitude of the impact is destructive or innocuous and whether or not it exceeds set standards.	
Low	Where natural/ social environmental functions and processes are negligibly affected.
Medium	

High	Where the environment continues to function but in a noticeably modified manner. Where environmental functions and processes are altered such that they temporarily or permanently.
Probability: Determine the likelihood of the impact occurring	
Uncertain Improbable Probable Highly probable Definite	Low likelihood Distinct possibility Most likely Impact will occur regardless of prevention measures
Status of the Impact: A statement of whether the impact is;	
Positive Negative Neutral.	a benefit to the environment, society or the economy a cost to the environment, society or the economy

TABLE 5: DEFINITION OF THE VARIOUS SIGNIFICANCE RATINGS

Significance Rating	Criteria
Low	Where the impact will have a negligible influence on the environment and no mitigations are required.
Medium	Where the impact could have an influence on the environment, which require some modifications on the proposed project design and/or alternative mitigation.
High	Where the impact could have a significant influence on the environment and, in the case of a negative impact, the activity causing it, should not be permitted.

3.2 IMPACTS

The following potential impacts on the environment have been identified:

- i. Socio-economic
- ii. Water pollution
- iii. Soil pollution & salination
- iv. Site Topography and Soil erosion
- v. Noise pollution
- vi. Air quality
- vii. Dust emission
- viii. Loss of biodiversity
- ix. Health and safety
- x. Visual intrusion
- xi. Archaeological and cultural heritage sites
- xii. Solid waste and hazardous waste management

These identified potential impacts have been assessed. There have been no threats to the birds that have been identified in this study. Mitigation measures are proposed for each identified impacts in the subsequent section of Environmental Management Plan.

Appendices



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