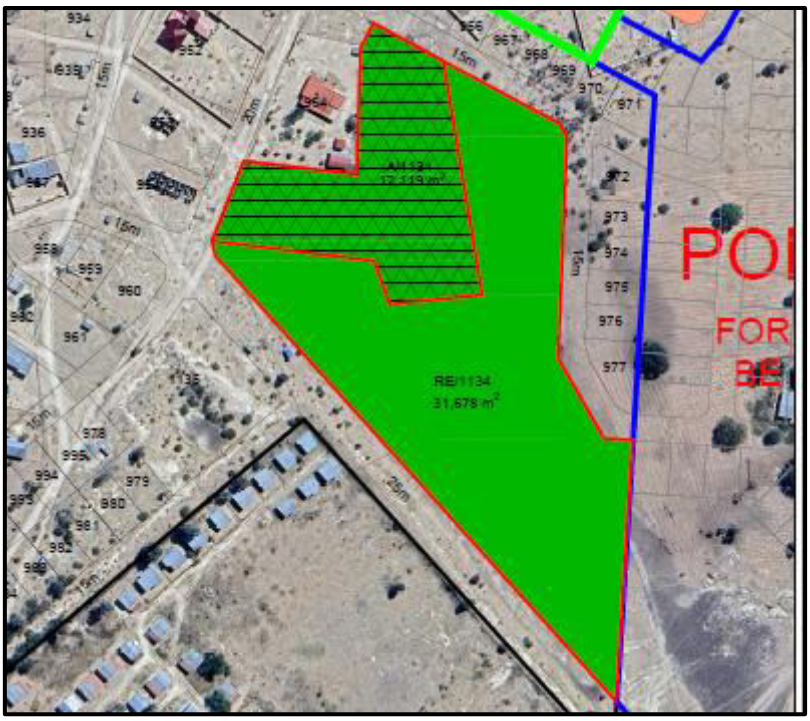
ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED SUBDIVISION OF ERF 1134, ONETHINDI EXTENSION 3, AND REZONING OF PORTION A FROM PUBLIC OPEN SPACE TO INSTITUTIONAL, ONIIPA, OSHIKOTO REGION



ENVIRONMENTAL SCOPING REPORT

PREPARED FOR:

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DOCUMENT INFORMATION

Project Name	**Proposed Rezoning of Portion A of Erf 1134, from Public Open Space to Institutional, Onethindi Extension 3, Oniipa, Oshikoto region**
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Report Type	Environmental Scoping Report
Application	APP4493
Assessment Period	June to July 2024

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LIST OF ACRONYMS

EAP:	Environmental Assessment Practitioner
EAPAN:	Environmental Assessment Professionals Association of Namibia
ECC:	Environmental Clearance Certificate
EIA:	Environmental Impact Assessments
EMA:	Environmental Management Act
EMP:	Environmental Management Plan
I&APs:	Interested and Affected Parties
GN:	Government Notice
LED:	Local Economic Development
MAWF:	Ministry of Agriculture, Water and Forestry
MET:	Ministry of Environment and Tourism
NamWater:	Namibia Water Corporation
NORED:	Northern Electricity Distributor
OTC:	Oniipa Town Council
NSA:	Namibia Statistic Agency
POS:	Public Open Space
SDF:	Spatial Development Framework

1. EXECUTIVE SUMMARY

1.1 Background

The owners of Karel Kalenga Private School, hereinafter referred to as the proponent, have purchased a portion of Erf 1134 measuring 12,119m^2 from the Oniipa Town Council (OTC) for the establishment and operation of a private school. The property in question (Portion A) is already developed with an institutional building, but it is still part of the entire property which still zoned “Public Open Space”. Hence, it needs be rezoned from “Public Open Space” (POS) to “Institutional” in line with the Urban and Regional Planning Act, 2018 and the Oniipa Town Planning Scheme.

In terms of the Environmental Management Act of 2007 (Schedule 5.1) and its regulations (GN No. 30 of 2012), the rezoning of any land zoned “Public Open Space” to any other land use cannot be undertaken without an Environmental Impact Assessment (EIA) being conducted and Environmental Clearance Certificate (ECC) being obtained.

Green Gain Environmental Consultants cc has been appointed as an independent Environmental Assessment Practitioner (EAP) to conduct an Environmental Impact Assessment (EIA) and apply for the Environmental Clearance Certificate with the Ministry of Environment and Tourism on behalf of the Developer. The study conducted conformed to the requirements of the Environmental Management Act No.07 of 2007 and its Regulations (GN No. 30 of February 2012). The study was conducted in a multidisciplinary approach were potential Interested and Affected Parties (I&APs) and relevant stakeholders were invited to participate and give their inputs.

The proposed development site (Portion A f Erf 1134) is already developed thus the proposed subdivision and rezoning is required to formalize the existing situation. Moreover, the proposed development will improve the aesthetic view of the area and surrounding and subsequently set the tone and standard for other developments within the CBD.

1.2 Scope of the Study

The environmental scoping study was conducted in line with the Namibia's Environmental Management Act (EMA, No.07 of 2007) and the Environmental Impact Assessment Regulations (GN No. 30 of 2012). It indicates a description of the affected environment and the manner in which the proposed activities may affect the environment. Information pertaining to the receiving environment and its social surroundings has been sourced through baseline site investigations, review of relevant legislation, use of Geographic Information Systems (GIS) mapping and Google Earth maps.

1.3 Terms of Reference

The Terms of Reference for the proposed project are based on the requirements set out by the Environmental Management Act (No. 7 of 2007) and it's EIA Regulations (GN No. 30 of 2012). The process covered the following steps, which are reported in this scoping report as follows:

- Provide a detailed description of the proposed activity.
- Identify all policies, legislation and guidelines that are relevant to the proposed development.
- Evaluate the suitability of the proposed activities against the biophysical and socio-economic of the area.
- Identify the possible environmental and socio-economic impacts of the proposed project activities and identify any gaps of information that require specialist studies.
- Notify and consult all I&AP's and relevant stakeholders regarding the proposed development and provide them with reasonable opportunity to participate during the process.
- Propose the appropriate mitigation measures to avoid, mitigate or lessen the negative impacts; and
- Above all, comply with the EMA requirements.

This scoping report will be submitted to the Environmental Commissioner, as required by Section 27(3) of the Environment Management Act (No. 7 of 2007).

2. PROJECT DESCRIPTION

2.1 Site Locality

The proposed development is located on the west of the Oniipa Town Central Business District in Onethindi Extension 3, on the following coordinates - 17.9192639” S; 16.0166238” E.

Figure 1: Locality of the site

2.2 Site context

a). Site physical features and topography overview

The entire Erf 1134 measures approximately 43,797m^2 while the purchased portion measures approximately 12,119m^2. The purchased property is already developed with an institutional building meant to accommodate the intended private school (See Figure 2) below.

Figure 2: Physical features of the site

The site is located within the buildup area of Oniipa Extension 3 where municipal services such as water, electricity are found within a reasonable reach. It is surrounded by properties of mixed uses from residential, businesses, institutional etc., and is easily accessible from the existing road network.

b). Site landscape overview

The site topography is generally flat but is surrounded by low-lying areas draining towards the southeast of the site. There are very little vegetation cover consisting of makali saplings and grass cover. The proposed portion is disturbed due to the existing informal paths crossing through the site.

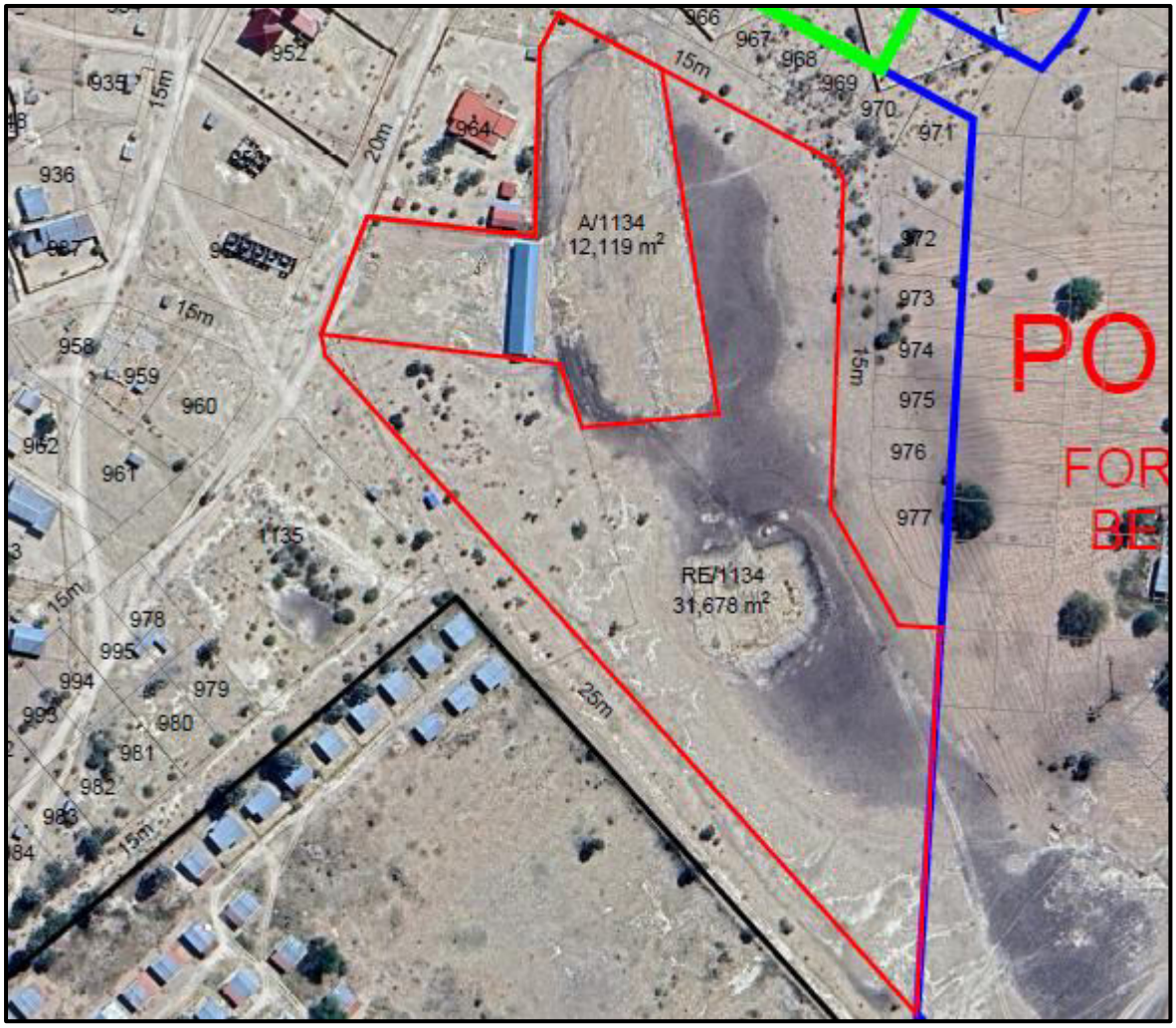

Figure 3: Site land scape overview

2.3 Proposed Closure and Rezoning

The proponent purchased a portion Erf 1134 from the Oniipa Town Council long time ago when the OTC was still a village Council. However, the property is still zoned "Public Open Space, hence, the need to apply certain town planning procedures as follows.

- Subdivision of Erf 1134 into Erf A (12,119m^2) and B (31,678m^2) and Remainder
- Permanent Closure of Erf A/1134 as "Public Open Space "
- Rezoning of the Erf A/1134 from "Public Open Space "to "Institutional"
- Amendment of Title conditions of Erf A/1134 Onethindi Extension from from "Public Open Space "to "Institutional"

Figure 4: Proposed subdivision and rezoning at Erf 1134

2.4 Proposed development

The intention is to establish and operate a private School to be known as Karel Kalenga Private School to cater for primary school level. Tas per Figure 5, the proposed school infrastructure will include the following.

- Classrooms blocks with 6 classrooms (Figure 6)
- Administration block
- Ablution facility
- School Library
- School hall
- Parking lot and Warda

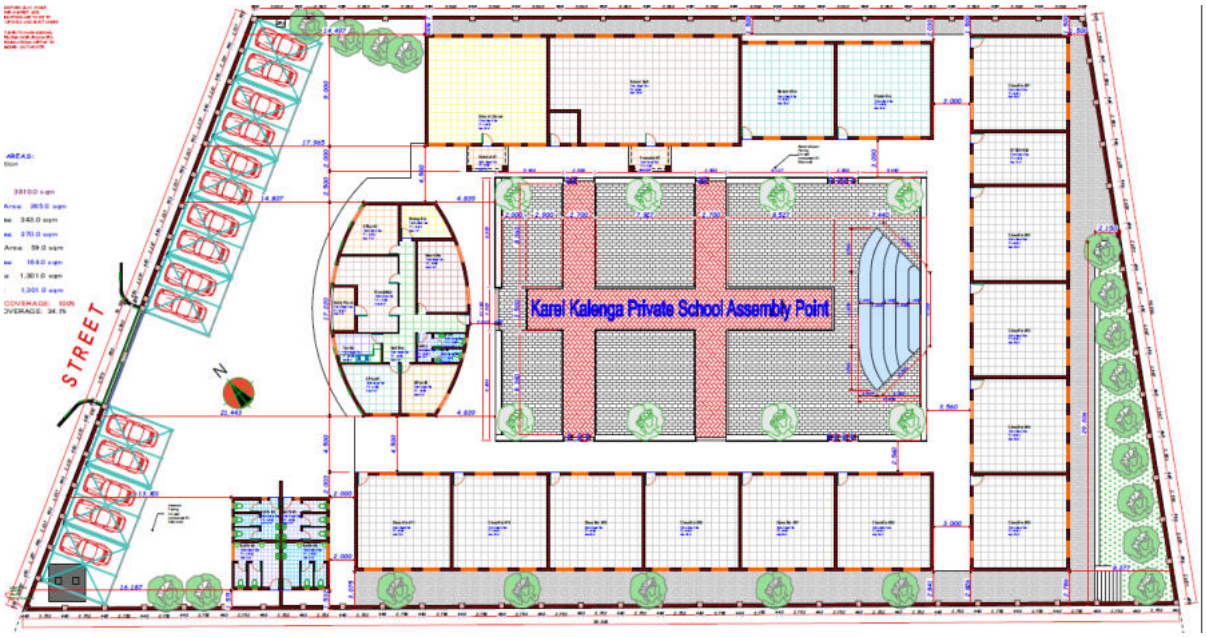

Figure 5: Proposed school layout (See Annexure A full layout)

Figure 6: View of the classroom blocks (See Annexure A)

2.5 Project alternatives

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

- *No-Go option* will mean, leaving the site as it is (No subdivision and rezoning will take place). The site is already built, thus already disturbed, hence a No-go option will not be possible.
- *Land use alternatives:* The site is suitable for the intended development (school development). Moreover, the site was already acquired by the proponent long ago and is already developed with an institutional building, hence other land use options will not be viable.

2.6 Need and Desirability

The proposed school development has potential to improve the economic value of the proposed land which is currently an eyesore of the surrounding environment. Furthermore, the intended development can act as a catalyst for the aesthetical quality of similar developments within the CBD and subsequently set the tone and standard for other developments within the CBD. It is also believed that this development will benefit the Oniipa Town Council and the Town due to job creation and economic spin offs created by the development.

The “need” for the project:

- The provision of low-income housing has become a national concern. With the growing demand for serviced land due to rapid urbanization, it is of high priority that the available and developable land surrounding the town area is developed to provide land, especially for housing and businesses.
- The project is planned at a time and place in a developing sector of the town and can be considered to be a natural opportunity associated with the growth of the town.

The “desirability” of the project:

- The proposed development site is located in the built-up area where Municipal services already exist.
- 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 school development will increase social development in the town.

3. APPROACH TO THE ENVIRONMENTAL SCOPING STUDY

Given the nature of the proposed activities, the scoping assessment approach entails the following approaches.

- 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 Authorities
- Incorporate opinions and concerns raised by interested and affected parties
- Make professional judgment and recommendations

3.1 Baseline study

a) Site Visits

Sites visit was conducted to collect biophysical data such as;

- Flora and Fauna of the area
- Roads and traffic information
- Land use and adjacent areas
- Hydrological features
- Soil and Geology
- Topographic features, etc.

b) Review of Policy and Relevant Documents/Literature

The following literature was reviewed:

- Flood Risk Management Plan
- Local Authorities Act of 1992 (Act 23 of 1992)
- Town Planning Ordinance of 1954 (Ordinance 18 of 1954)
- Townships and Subdivision of Land Ordinance of 1963 (Ordinance 11 of 1963)
- Oniipa Town Planning Amendment Scheme
- Environmental Management Act (Act 7 of 2007)

3.2 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 Interested and Affected Parties (I&AP's) and relevant stakeholders were invited to register and forward concerns/comments in order to ensure an equitable and effective participation.

3.2.1 Notification of I&APs and Stakeholders

Potential I&APs were notified through newspaper advertisements in accordance with section21 (2) of the Environmental Regulations of (GG6 of February 2012). Public notices were advertised twice in two local newspapers: Windhoek Observer and the Confidante newspaper for 05th and 12th July 2024.

Public notices will also be placed at the Oniipa Town Council office notice boards as well as at the development site. The public notices provide brief information about the proposed project and the EIA and invite potential I&APs to register and/or send comments for consideration. The deadline for registration for I&APs and submission of comments was on 25 July 2024. I&APs were requested to identify the need for a public meeting and such details will be communicated to all I&APs.

3.2.2 Key stakeholders Consulted

Key stakeholders were identified and invited to submit their input/comments on the proposed development. These includes Officials from various Town Council Departments, Government ministries and authorities. A full list of the IAPs and Stakeholders is appended to this report.

4. LEGAL REQUIREMENTS

This section provides a review of applicable and relevant Namibian legislation, policies and guidelines regarding the environment which was considered while conducting the Scoping/EIA for the proposed project.

Table 1: Namibian Legislation relevant to the project

LEGISLATION	PROVISION	PROJECT IMPLICATION
1. National Legislation		
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: - 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.	"Public Open Space closure is subjected to an EIA hence this study.
Water Resources Management Act 2004	This Act provides provision for the control, conservation and use of water for domestic, agricultural, urban and industrial purposes. In addition the Act clearly gives provision that pertain with license or permit that required abstracting and using water as well as for discharge of effluent.	The protection of ground and surface water resources should be a priority. Obligation not to pollute surface water bodies.

Draft Urban and Regional Planning Bill and Regulations	It is envisaged that the current system of land use planning and development controlled in Namibia will be comprehensively reformed by the enactment of the draft Urban and Regional Planning Bill and regulation. The Bill 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 land and the establishment and extension or urban areas.	The Developer shall apply for the rezoning of Public Open Space to the Township Board/NAMPAB as per this Act requirements.
Forestry Act (No. 12 of 2001) Nature Conservation Ordinance (No. 4 of 1975)	• Prohibits the removal of any vegetation within 100 m from a watercourse (Forestry Act S22 (1)). • Prohibits the removal of and transport of various protected plant.	These provisions will be used as a guideline for conservation of vegetation if need be. Intended removal of such vegetation would require a permit.
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/rehabilitation 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	A registered Town Planner has been appointed for this project.

	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 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 NAMPAB
Oniipa Town Planning amendment Scheme No.2	Identify different land use categories, zoning, use and consent use. "Public Open Space" is refer to as a land which is under or will be under the ownership of the local authority, which is not leased nor will it be leased on a long term basis, and which is utilized or will be utilized as an open space or a park, garden, picnic area, playground or square and includes a public place. whereas "Business" or Business premises is defined as a site or building or structure on or in which business is done and includes *shops, offices, financial institution or restaurants or site, building or structure of similar uses* but does not include places of *assembly or entertainment, institutions, service station, public garages, industries, noxious trades.* Consent use on "Business " zone includes *Assembly or entertainment, institutions, service station, public garages, industries, noxious trades.*	Consent was obtained from the Town Council for the rezoning of the proposed land from POS to Institutional. Town Planning procedures will be registered, and approval will be requested from NAMPAB. The development to be used should be of the approved business categories and Consent must be obtained if any other activities are required.

Road Ordinance 1972 (No. 17 0f 1972)	Width of proclaimed roads and road reserve boundaries (S3.1) Control of traffic on urban trunk and main roads (S27.1) Rails, tracks, bridges, wires, cables, subways or culverts across or under proclaimed roads (S36.1) Infringements and obstructions on and interference with proclaimed roads. (S37.1) Distance from proclaimed roads at which fences are erected (S38)	The limitations applicable on RA proclaimed roads should inform the proposed layout and zonings where applicable.

5. DESCRIPTION OF THE EXISTING ENVIRONMENT

This chapter provides an overview of the baseline biophysical and social environmental conditions, with which the proposed project will interact. This information has been sourced from observations made and photographs taken during site visits, the team's experience and existing literature from previous research conducted in the area. It also presents a background against which the positive and negative impacts of the proposed options can be assessed.

5.1 Biophysical

a) Climate

Northern Central is defined as a semi-arid to sub-humid climate, with hot summers and warm winters. The average annual rainfall in Oniipa is about 470 mm occurring between October and April, with the heaviest falls from January to March and the peak in February. The soils are sandy, allowing high infiltration and the average annual evaporation is about 2 800 mm. Consequently, there is no flow in the drainage channels during the dry season. The rainfall pattern is highly variable in amount and distribution. Temperatures are also cooler and more moderate, with approximate seasonal variations of between 10 and 30 °C (Kangombe, 2010).

b) Flora and fauna

Due to the presence of traditional homesteads the vegetation of the area is dominated by indigenous trees, such as Jackal berry, Marula, Makalani Palm, thorn trees and few shrub and grass species. The low-laying area is occupied by few shrubs, grass and herbs species, Eragrostis and Schmidtia species.

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

c) Flood risk vulnerability

Floods in the area and surrounding mostly affect low lying areas within town boundaries and accessibility to surrounding areas. The continued growth of the town means that the pressure for suitable land in the town increased to a point where many people settled in lower lying areas on the edges of the higher lying land portions and sometimes even within oshanas.

d) Landscape and topography

The town is situated on the eastern edge of the Cuvelai system which is characteristic by shallow drainage channels called “oshanas” with pockets or islands of higher lying land in between. The oshanas have a general north-south alignment and flow occurs as a result of water passing over shallow grassed “natural spillways” between the oshanas.

The topography of the area is a gently sloping plain with a gradient of about 1:2 500. The oshanas periodically carry water after heavy local rains or good falls in highland areas to the north in Angola. These flows originating in Angola very seldom reaches Oniipa, and flow that does occur through the town normally originates from local rainfall.

Figure 7: Topographic overview of Oniipa town

e) Hydrogeology

The groundwater of the Cuvelai-Iishana Sub-Basin is relatively shallow but mostly brackish or saline. The ground water in the area is found in shallow discontinuous aquifers (Perched Aquifers) All groundwater within the basin flows towards the Etosha Pan, due to the structure of the basin and because as the pan deepest point, is the base level of the groundwater flow system.

f) Soil and Geology

The soil of the northern Namibia is dominated by deep Kalahari and Namib sand that mostly occur in the formation of sands and other sedimentary materials, while the *clay sodic* sands dominate in the Oshanas. The soil type classification is termed to be favorable for crop cultivation and plant grow in general, and this is determined by its physical properties to the nature of water retention, lower salinity and high nutrient level. In principle, the soil comprises of mosaic soil type such as clay and average salty clay. This determines that the main soil dominance is *Eutric Cambisols* that are characteristic by its definition on consistency, colour and structure. To an extent, it is found in the depression of low-lying areas of the landscape, and typically contains accumulations of calcium carbonate. These soils are potentially fertile, but iron and zinc occurrence might be at lower-level concentration sometimes (Mendelssohn, 2002).

5.2 Socio-economic profile of the area

a) Oniipa town overview

Oniipa is a town located in Oshikoto Region of northern Namibia and is a district capital of the Oniipa Electoral Constituency. It is situated along the B1 Road between Omuthiya and Ondangwa. According to 2011 Census, the town had a population size of about +-6,535 people and is dumbed as a district capital of the Oniipa Electoral Constituency. Oniipa Town is named after an African Ebony tree, which according to oral history served as a tannery that bears fruits of thick skins, hence the name Oniipa (a place with skins/hides). Oniipa was established by the Finnish Mission Society in 1872. It boasts of the first Hospital in Namibia known as Onandjokwe Lutheran Hospital established in 1911 by Dr Selma Rainio (Gwanandjokwe). The first nursing school in Namibia was established by Kuku Gwanandjokwe in 1930 at Oniipa Mission Station. The first Teachers Seminary was established in Oniipa on 18 June 1913. Oniipa is home to the Evangelical Lutheran Church in Namibia (ELCIN), and its printing press which opened its doors to the public in 1901. The first pastors' seminary was founded in Oniipa in 1923 (Oniipa Town Council, 2020).

Oniipa is enriched with many of the heritage structures and objects. The oldest structures built in mud bricks and stylish architectural designs are found in Oniipa Town. This represents a significant attraction to tourists and perpetual travellers. Preservation and restoration of these heritage structures is a vital component of urban rehalatalization efforts. Heritage buildings and objects cultivate pride of our past and making us unique in the world. As singled out, we have seen greater potential on heritage structures as enormous attractors of tourists (Oniipa, 2020).

b) Bulk service supply

The town of Oniipa is a young yet a fast-growing town. Municipal services are served mostly to formal settlement.

- **Water Supply**: There is a major pipeline that brings water from Oshakati-Ondangwa (NAMWATER), serving most of the urban area with a reticulated network, except in some informal settlements, where the service is through communal taps.
- **Road network:** There is an existing roadwork connecting the town to other towns like Ondangwa and Omuthiya via B1 road and Eenhana via D3622 road, as well as easy access to the railway.
- **Sewerage** & **Drainage**: The existing system serves most of the planned areas through a reticulated network, pump stations and oxidation ponds. The informal settlements are not served by sewerage; the solutions are through septic tanks, pit latrines and others. No drainage system is in place, only partial solutions.

- **Communication** & **Electricity**: The town has accessibility to selected services/facilities. These include television, radio, newspaper, telephone and computer. Most of the town's electricity is served via NORED, although some areas within the existing informal settlements are not yet served.

c) Socio-Economic development

In terms of social development, the town is home to the well-known old church hospital called Onandjokwe Lutheran Hospital, which was named after the first female nurse. The town is home to seven schools, three public schools and four private schools.

Key commercial activities in Oniipa range from dry industries, tourism, retailing and transportation. Oniipa is considered an educational hub where most people got their education through the Finnish Mission and ELCIN. In addition, there are 3 bakeries, 2 butcheries, different workshops, 6 Grocery Shops and 4 mini-service stores. The council has recently initiated an annual exhibition festival to be known as Oshipe Annual Festival. Oshipe is expected to strengthen the town's economy and help the businesses community to penetrate the global market through benchmarking and networking. Oshipe is further expected to promote and preserve the indigenous culture of Oniipa.

d) Land use and availability

Oniipa Town has ample land for all types of developments and can offer business opportunities in heavy and light industries, hospitality, education, housing, and manufacturing. Our key strategic economic priorities are versed in urban agriculture, manufacturing, tourism, housing development, hospitality, education and contemporary shopping malls. The town is strategically positioning itself to be the reception Centre for business transformation in Namibia due to its strategic position along the key transport corridors of Namibia.

6. ASSESSMENT OF PROJECT IMPACTS

The EIA Regulations require *"a description of the significance of any significant effects, including cumulative effects, which may occur as a result of the undertaking of the activity"*.

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 2: Significance Assessment criteria

CRITERIA	DESRCIPTION			
EXTENT	**National (4)** The whole country	**Regional (3)** Oshikoto 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 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 3: Criteria for significance ratings

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

The construction and operation of the proposed development and its associated infrastructures may result into a number of potential impacts on the physical, biophysical and socio-economic environment of the proposed site. These impacts could be positive, negative or neutral. Below is description of potential impacts that may arise as a result of the project based on its context, knowledge of the area, issues raised, and information provided during the Public Participation Process.

Table 4: Potential Impacts during Construction phase

ASPECT	POTENTIAL IMPACTS	SIGNIFICANCE RATING				MEASURES AND REMARKS
		Extent	Duration	Intensity	Probability	
1. BIOPHYSICAL Impact on Biodiversity Topography and aesthetic view	• Vegetation clearance during construction	Site	Low	Low	Improbable	• Only plants affected by the construction activities must be removed. • Plant additional trees to make up for plant lost..
Impact on Soil	• Change of visual and aesthetic view	Local	Medium term	Low	Probable	• The development site must be kept clear of building rubble and general waste.
Impact on Drainage	• Possibility of erosion during site clearance • Compaction of soil during construction • Extracting filling material might cause secondary impacts to the source area	Local	Medium-term	Moderate	Probable	• All open trenches must be filled and area must be properly rehabilitated • Back filling materials should be sourced from burrow pits with valid ECC.
Air quality	• Construction activities may affect the flow of storm water of the area	Site	Short-term	Moderate	Probable	• Deep water channels must be avoided. • Flood Risk Plan must be prepared prior to development

Noise	• Release of dust from building and development activities, equipment and construction vehicles • Generation of fumes from vehicles and construction equipment may pollute the air	Local	Short-term	Moderate	Probable	• Use dust-suppressing agents i.e. spraying with water • Limit the number of Vehicle and heavy implements at the site • Avoid dust generating activities i.e. blasting during strong wind.
	• Noise impacts during construction phase will occur from construction vehicles etc. which might be a nuisance to residents and employees.	Local	Short-term	Moderate	Probable	• Construction should be limited to normal working days and office hours (08h00-17h00). • . Limit the number of Vehicle and heavy implements at the site • Watering of all construction haulage.
Waste	• Generation of waste through construction and rehabilitation activities mainly building rubbles and domestic waste. • Sewage waste will be generated from temporary construction toilets on site.	Site	Short-term	Low	Probable	• All solid waste generated must be gathered and disposed to the dumpsite. • All properties must be provided with a standard ablution facilities and connected to the municipal sewer system
Water	• Contamination of surface water and groundwater from construction activities	Local	Short-term	Low	Probable	• Since the site has a water depression feature, it is advisable that construction activities be carried out during dry season rather than on rainy season. • Do not park Vehicle or Equipment with leaks for too long at the site. • All containunared soil must be cleaned up.
Occupational and Public safety						

	• Construction activities may create a number of health risks to the employees and public at large.	Local	Short-term	Moderate	Probable	• All employees must have PPE • Signage should be place at the entrance of the construction. • Employees must be trained on the nature of their duties. • Construction equipment must be of required engineering standards
2. SOCIO-ECONOMIC Traffic impacts	• Increase in traffic congestion within the area during construction and rehabilitation activities	Site	Medium term	Moderate	Probable	• There is already an existing access road which provide access to the site and adjacent properties. • Flagmen and traffic controls should be appointed to regulate traffic flow of construction vehicles.
Crime	• Construction activities are associated with an increase on criminal activities due to an influx of temporary, migrant workers	Site	Short-term	Low	Probable	• All equipment can be stored away from the site or in a secure place.
Employment opportunities	• The construction phase will provide temporary employment opportunities during construction (+ve)	Local	Short-term	High	Definite	• Employment opportunities will be created during development
Economic Development	• Construction phase will create economic opportunities for the local businesses (+ve)	Local	Short-term	Low	Highly probable	• Economic drives will be generated from development of the site

Table 5: Potential Impacts during Operation phase

ASPECT	POTENTIAL IMPACTS	RATING				MEASURES AND REMARKS
		Extent	Duration	Intensity	Probability	
1. BIOPHYSICAL Impact on Biodiversity	• Impact the local biodiversity	Site	Long-term	Low	Improbable	• The development must include greenery as part of landscaping to enhance biodiversity and aesthetic view.
Impact on Soil	• Possibility of erosion soil erosion during rainy season due to altered drainage • Contamination of soil from building or ablution facilities	Local	Long-term	Moderate	Improbable	• Ensure proper drainage from the site. • Provide proper maintenance of sewage pipes and rehabilitate the area in case of spillage/leaks
Impact in Groundwater	• Potential pollution of groundwater from leaking sewage pipes or other contaminants	Local	Long-term	Moderate	Improbable	• Fix all leaking sewage pipes • Do not allow direct discharge of pollutants in the surface runoff • Ensure proper drainage of storm water by installing and maintenance of culverts that carries rain water away from the site to avoid flooding of neighboring properties.
Waste generation	• Generation of domestic waste • Sewage waste will be generated from toilets	Site	Short-term	Low	Probable	• All solid waste generated must be gathered and disposed to the dumpsite • Ensure maintenance of sewage system.
Increase Water demand	• Increase local water demand	Local	Long-term	Moderate	Probable	• Encourage rainy water harvesting for domestic use to reduce water consumption

Increase Electricity demand	• Increase demand on electricity	Local	Long-term	Moderate	Probable	• Encourage use of renewable energy i.e. Solar geysers to supplement the electricity supply
Increase demand of Municipal services	• Increase demand on municipal services i.e. sewer connection and maintenance, waste collection etc.	Local	Long-term	Moderate	Probable	• Most of the required services are readily available i.e. sewer, water, roads and electricity.
2. SOCIO-ECONOMIC Traffic impacts	• Increase traffic flow on the adjacent roads during operation phase	Site	Medium term	Moderate	Probable	• Traffic impacts during operation is expected to be low due to additional access road provided
Economic development (+ve) Employment creation	• The proposed development will enhance economic opportunities for local businesses.	Local	Long-term	High	Probable	• The development of this property will have positive economic benefits to the town • Developing the site will create new opportunities for unemployed people in Oniipa

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. The other objective was to identify the gaps of information, hence determine the need for any specialist studies. 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 findings of the Scoping Assessment are considered sufficient and no additional specialist study is required.
- The proposed activity is planned at a time and place in a developing sector of the town and can be considered to be a natural opportunity associated with the growth of the town.
- The approval of this application would not compromise the integrity of the existing environmental management priorities for the area.
- There were no objections or critical issues have been raised by I&AP's.
- All identified key stakeholders are in support with the proposed activities.
- The proposed will not compromise the objectives of the Town Planning Scheme hence,
    - The proposed site is a non-functional public open space and only a portion of the site is affected. The remaining portion will be sufficient to serve the ecological function of the site.
    - The property acquisition will be done in accordance with Councils sale of land policies, the Local Authorities Act 22 of 1992, Oniipa Town Planning Scheme and Town Planning Ordinance.
- The proposed development shall be the activities specified under category "Business" in the Town Planning Scheme and that consent must be obtained for establishment other activities not specified.

8.2 EAP Recommendations

It is recommended that the Developer must

- Develop a Flood Risk Management Plan for the proposed development
- Obtain Permission from the Town Council –Traffic Department for the construction of access road and traffic regulations at the intersections prior to the construction.
- Implement the proposed mitigation measures outlined in **Table 6 and Table 7 (EMP)** of this report.
- The Environmental Commissioner considers the findings and recommendations of this Scoping process

That the Environmental Commissioner

Consider issuing an Environmental Clearance Certificate to authorize for **Proposed Subdivision of Erf 1134, Onethindi Extension 3 and Rezoning of Portion A from "Public Open Space" to Institutional"** to enable the operation of intended private school.

9. REFERENCES

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10. APPENDICES

APPENDIX A: **Proposed School layout**

APPENDIX B: **Proof of Consultation**

APPENDIX C **EMP**

APPENDIX A: Proof of Consultation

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