

**ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT FOR  
THE REZONING OF ERVEN 457 AND 458 OZONDJE,  
OMARURU FROM 'SINGLE RESIDENTIAL' WITH A DENSITY  
OF 1:300M<sup>2</sup> TO 'GENERAL BUSINESS' WITH A BULK OF 1.0  
ERONGO REGION, NAMIBIA**

**ENVIRONMENTAL SCOPING REPORT (ESR)**

**AUGUST 2024**

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PLAN AFRICA CONSULTING CC



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<b>PROJECT NAME</b>	ENVIRONMENTAL IMPACT ASSESSMENT FOR THE REZONING OF ERVEN 457 OZONDJE, OMARURU FROM 'SINGLE RESIDENTIAL' TO 'GENERAL BUSINESS'
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## Definitions

TERMS	DEFINITION
BID	Background Information Document
DEFRA	The Department for Environment, Food and Rural Affairs
EAP	Environmental Assessment Practitioner
ECC	Environmental Clearance Certificate
EIA	Environmental Impact Assessment
ESA	Environmental Scoping Assessment
ESIA	Environmental and Social Impact Assessment
EMP	Environmental Management Plan
FLTS	Flexible Land Tenure System
I&APs	Interested and Affected Parties
MAWLR	Ministry of Agriculture, Water and Land Reform
MEFT: DEAF	Ministry of Environment, Forestry and Tourism's Department of Environmental Affairs and Forestry
NHC	National Heritage Council
N(EMA)	Namibia Environmental Management Act
PRP	Pit Rehabilitation Plan
ToR	Terms of Reference
UNFCCC	United Nations Framework Convention on Climate Change

## 2 CHAPTER ONE: BACKGROUND INFORMATION

### 2.1 INTRODUCTION

Plan Africa Consulting cc was appointed by the proponent, Omaruru Municipality, to conduct an Environmental Impact Assessment (EIA) for the rezoning of Erven 457 and 458 Ozondje in Omaruru, Erongo Region, from 'single residential' to 'General Business'.

Omaruru municipality intends to construct an open market, by consolidating erven 984, 985, 986, 987, 457, 458, 459, 460, 461, 462, 463, 464 into consolidated Erf X. However, Erven 457 and 458 are zoned 'single residential' and therefore the cadastral changes cannot happen until the zoning is amended. Erven 984, 985, 986, 987, 459, 460, 461, 462, 463 and 464 are already zoned 'general business'. Hence, the rezoning of Erven 457 and 458 to 'General Business'.

In accordance with the EIA Regulations (GN 30 IN gg 4878 OF 6 February 2012) of the Environmental management Act (No.7 of 2007), the activities listed below, which forms part of the proposed operations, may not be undertaken without an Environmental Clearance:

#### *LAND USE AND DEVELOPMENT ACTIVITIES*

*The rezoning of land for commercial use*


### 1.2 PROJECT LOCATION & DESCRIPTION

Erven 457 and 458 are located Doctor Ian Scheepers Street in Ozondje which directly connect to the C33 main road in to connecting to the Central Business District (CBD). Erven 457 and 458 are currently zoned 'single residential' and are 302m<sup>2</sup> and 242m<sup>2</sup> respectively in extent.

The area is predominantly characterized by residential developments, institutional developments like Ubasen Primary School, and various other uses such as small shops and trading businesses. The erven are also within walking distance of Maboke Soccer Stadium, located on the western side. Given the surrounding context, the proposed rezoning is expected to have minimal impact, as erven 984, 985, 986, 987, 459, 460, 461, 462, 463, 464 are already zoned 'general business', similar to the proposed zoning of erven 457 and 458.



**Figure 1: Aerial View of Erven 457 and 458 Ozondje**

 <p>PLAN AFRICA CONSULTING CC TOWN AND REGIONAL PLANNERS</p>	<p>LOCALITY OF ERVEN 457 AND 458 OZONDJE, OMARURU IN DOCTOR IAN SCHEEPERS ROAD</p>	<p>CO -ORDINATES: (Lat -21°26'12.50"   Long 15°56'43.46") ERONGO REGION NAMIBIA</p>
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### 1.2.1 PROPOSED DEVELOPMENT

The intention of the proponent is to consolidate Erven 457 and 458 with Erven 459 to 464 and 984 to 987 into Consolidated Erf X after the rezoning of erven 457 and 458. Before commencing the project, necessary cadastral and statutory changes must be made.

"General Business" zoning is considered the most appropriate for this area, as the development will include mixed trading and service spaces, aligning with the needs of the open market. While Erven 457 and 458 are currently vacant, the remaining erven are occupied by old buildings. These structures are in a dilapidated state, making them unfit for occupation and, as part of the project, they will be demolished to make way for the new open market.

This development is aligned with the broader vision for the area, transforming it into a vibrant commercial hub that caters to diverse trading and service needs. The decision to rezone and consolidate these erven is strategic, allowing for a cohesive and integrated development that

maximizes the potential of the land. The demolition of the old, uninhabitable buildings is a necessary step to ensure the safety, aesthetics, and functionality of the new market space.

**1.2.2 INFRASTRUCTURE AND SERVICES**

Erven 457 and 458 are located in an area that has existing services such as roads, water and electricity. In this regard, no major work will be conducted to connect the erven 457 and 458 (nor the consolidated Erf X) with bulk services. The proponent will be responsible for the internal services and access at own cost. Access to the proposed consolidated Erf X will be from Doctor Ian Scheepers, which is currently the access to erven 457 and 458.

**1.3 NEED AND DESIRABILITY**

Erven 457 and 458 are currently vacant and zoned single residential and the adjacent erven 984, 985, 986, 987, 459, 460, 461, 462, 463, 464 are zoned general business. Majority of the surrounding erven are zoned general business or residential. The proposed rezoning and subsequent consolidation will align with the current mixed character of the neighbourhood.

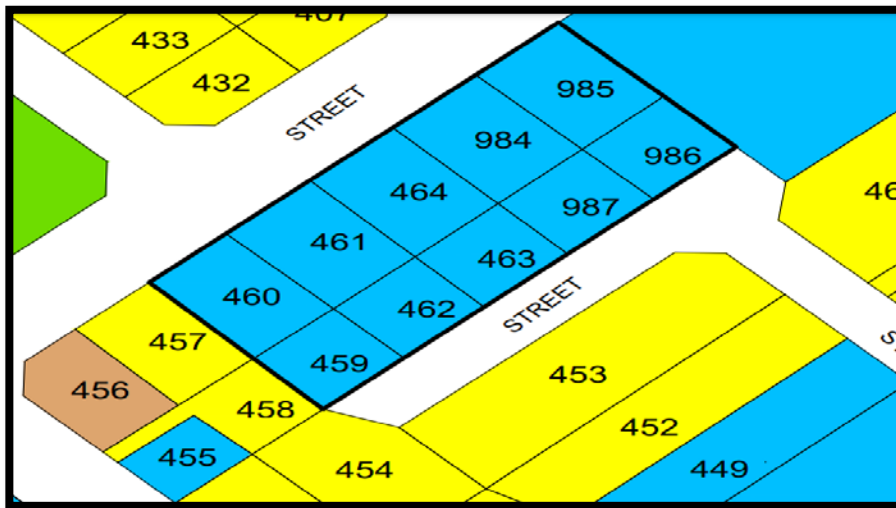


Figure 2: Current Zoning of Erven 457 & 458 and surrounding Area





Figure 3: Businesses in the Surrounding area

The proposed open market development in Ozondje is not only a strategic initiative but also a highly desirable project for the Omaruru Municipality and its residents. Below are key points that underscore its desirability:

- **Revitalization of a Dilapidated Area**

The current state of the buildings on the subject erven is one of disrepair and neglect. Constructed in the 1950s, these buildings are now dilapidated and unfit for human occupation. The decision to demolish these structures presents a unique opportunity to revitalize the area, transforming a blighted section of Ozondje into a vibrant hub of economic activity. This transition will not only improve the aesthetic appeal of the neighborhood but also eliminate potential health and safety hazards associated with deteriorating structures.





**Figure 4: Dilapidated State of the neighboring dwellings**

- **Strategic Location for Economic Growth**

The erven in question are strategically located at the entrance of the Ozondje suburb, making them highly accessible and visible to both residents and visitors. This prime location is ideal for an open market, as it ensures maximum exposure and foot traffic, which are critical for the success of any business venture. The increased accessibility will attract a diverse customer base, fostering a dynamic and bustling marketplace.

- **Promotion of Local Economic Development**

Establishing an open market in this location aligns perfectly with the municipality's goals of fostering local economic development. The market will provide a centralized location for small-scale traders, service providers, and entrepreneurs to conduct their businesses. This will create numerous economic opportunities, particularly for local residents, who will have a dedicated space to sell their goods and services. The market's development is expected to spur further economic activities in the area, potentially attracting additional investments and enhancing the overall economic vitality of Omaruru.

- **Job Creation and Income Generation**

The construction and operation of the open market will create much-needed jobs for the local community. During the construction phase, employment opportunities will arise in the form of construction and related trades. Once the market is operational, permanent jobs will be created for those managing and maintaining the facility, as well as for the vendors and service providers operating within it. This influx of jobs will provide stable income sources for many households, contributing to poverty alleviation and improved living standards.

- **Equitable Use of Land and Improved Service Delivery**

The consolidation and rezoning of the erven from "Single Residential" to "General Business" will enable a more equitable use of the available land. The open market will maximize the utility of the erven, transforming underutilized land into a thriving commercial center. Additionally, the increased economic activity and revenue generated by the market will enable the municipality to improve service delivery, benefiting the broader community.

- **Support for a Diverse and Mixed-Use Neighborhood**

The surrounding area is characterized by a mix of residential and business uses, creating a natural demand for the services and products that will be offered at the open market. The market will serve as a focal point for the community, catering to the needs of residents and visitors alike. By providing a wide range of affordable goods and services in one location, the market will enhance the convenience and quality of life for all residents of Ozondje.

- **Enhancement of Community Identity and Social Cohesion**

The establishment of the open market will also serve as a catalyst for strengthening community identity and social cohesion. Markets are often more than just places of commerce; they are social gathering points where people meet, interact, and build relationships. The Ozondje Market will become a vibrant community hub, fostering a sense of belonging and shared identity among the residents.

The proposed open market development is highly desirable for the Omaruru Municipality and its residents. It promises to rejuvenate a neglected area, drive economic growth, create jobs, and improve the overall quality of life in the community. By capitalizing on the strategic location of the erven and addressing the current dilapidation, this development will transform Ozondje into a vibrant, economically viable, and socially cohesive neighbourhood.

## **1.4 OBJECTIVES OF THIS STUDY**

This Environmental Impact Assessment is being undertaken in compliance with the Environmental Management Act No.7 of 2007 and the EIA Regulations (GN 30 in GG 4878 of 6 February 2012). It is a prerequisite by the law to have an Environmental Impact Assessment carried out before the implementation of the prescribed projects as elaborated in the EIA Regulations (GN 30 in GG 4878 of 6 February 2012). The main objectives of this study are to:

- identify and provide mitigation measures of the expected impacts of the proposed project to protect the environment,
- brief the Project Proponent of the legal and policy framework governing the proposed activity,
- identify the possible changes in bio-diversity index that might be because of Project implementation in the area,
- reflect on the various public concerns which will help the National Environmental Action Planners, economist and concerned stakeholders to make decisions,
- develop preventive and precautionary measures for the expected physical and biological environmental negative impacts associated with the proposed project activities, and
- structure an effective environmental management plan for the subdivision and servicing of the land to minimise and prevent negative impacts while maximising the positive impacts.

## 1.5 TERMS OF REFERENCE

To be able to implement the project, an Environmental Impact Assessment and Environmental Clearance is required. For this environmental impact exercise, *Plan Africa Consulting cc* followed the terms of reference as stipulated under the Environmental Management Act.

The aim of the environmental impact assessment is:

- To comply with Namibia's Environmental Management Act (2007) and its regulations (2012).
- To ascertain existing environmental conditions on the site to determine its environmental sensitivity.
- To inform I&APs and relevant authorities of the details of the proposed activities and to provide them with an opportunity to raise issues and concerns.
- To assess the significance of issues and concerns raised.
- To compile a report detailing all identified issues and possible impacts, stipulating the way forward and identify specialist investigations required.
- To outline management guidelines in an Environmental Management Plan (EMP) to minimize and/or mitigate potentially negative impacts.

The tasks that were undertaken for the Environmental Impact Assessment included the evaluation of the following: climate, water (hydrology), vegetation, geology, soils, social,

## **2 CHAPTER TWO: POLICY, LEGAL AND ADMINISTRATIVE FRAMEWORK**

### **2.1 INTRODUCTION**

This EIA is identifying and reviewing the administrative, policy and legislative situation concerning the proposed activity, to inform the proponent about the requirements to be fulfilled in undertaking the subdividing and servicing activities. The section is a presentation of the legislative framework within which the proposed development related activities will be established and operate under.

The focus is on compliance with the legislation during the planning, construction and operational phases. All relevant legislation, policies and international statutes applying to the project are highlighted in Table 1. below as specified in the Environmental Management Act, 2007 (Act No.7 of 2007) and the regulations for Environmental Impact Assessment as set out in the Schedule of Government Notice No. 30 (2012).

**Table 1: Relevant Policies, legal and administrative regulations governing the rezoning and related activities**

Legislation / Policy / Guiding document	Provision	Project implication
<b>The Constitution of the Republic of Namibia (1990)</b>	<p>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:</p> <ul style="list-style-type: none"> <li>- Guarding against overutilization of biological natural resources,</li> <li>- Limiting over-exploitation of non-renewable resources,</li> <li>- Ensuring ecosystem functionality,</li> <li>- Maintain biological diversity.</li> </ul>	<p>Through implementation of the environmental management plan the proposed development will be in conformant to the constitution in terms of environmental management and sustainability.</p>
<b>Vision 2030 and National Development Plans</b>	<p>Namibia’s overall Development ambitions are articulated in the Nations Vision 2030. At the operational level, five-yearly national development plans (NDP’s) are prepared in extensive consultations led by the National Planning Commission in the Office of the President. Currently the Government has so far launched a 5<sup>th</sup> NDP that pursues three overarching goals for the Namibian nation: high and sustained economic growth; increased income equality; and employment creation.</p>	<p>The open market increases economic sustainability by creating continuous income opportunities, fostering local entrepreneurship, and enhancing the municipality's revenue base, which in turn supports improved service delivery and long-term community development which will be in fulfilment to the NDP and Vision 2030.</p>
<b>Environmental Assessment Policy of Namibia 1994</b>	<p>The Environmental Assessment Policy of Namibia requires that all projects, policies, Programmes, and plans that have detrimental effect on the environment must be accompanied by an EIA. The policy provides a definition to the term “Environment” broadly interpreted to include biophysical, social, economic, cultural, historical and political components and provides reference to the inclusion of alternatives in all projects, policies, programmes and plans.</p>	<p>The development establishment will only commence after being awarded an environmental clearance certificate, thus by abiding to the requirements of the Environmental Assessment Policy of Namibia. The EIA and EMP will cater for the sustainable management of bio-physical environment.</p>

Legislation / Policy / Guiding document	Provision	Project implication
<p><b>Environmental Management Act No. 7 of 2007</b></p>	<p>The Act aims at</p> <ul style="list-style-type: none"> <li>✓ Promoting the sustainable management of the environment and the use of natural resources by establishing principles for decision-making on matters affecting the environment;</li> <li>✓ To provide for a process of assessment and control of projects which may have significant effects on the environment;</li> <li>✓ To provide for incidental matters.</li> </ul> <p>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.</p>	<p>This document is compiled in a nature that project implementation is in line with the objectives of the EMA Act. Guiding procedures were also drawn from the act to facilitate for the carrying out of the EIA and drafting the EMP for the proposed development.</p>
<p><b>The National Solid Waste Management Strategy, 2018</b></p>	<p>Having identified solid waste as a hazard, the Ministry of Environment, Forestry and Tourism developed the Solid Waste Management Strategy (SWMS) to guide future directions, develop regulations. The SWMS has also been aimed at funding strategy and action plans to improve solid waste management and ensure these are properly coordinated and are consistent with national policy to facilitate cooperation among stakeholders.</p> <p>The objectives of this Strategy are:</p> <ul style="list-style-type: none"> <li>(a) to strengthen the institutional, organisational and legal framework for solid waste management, including capacity development;</li> <li>(b) to instil a culture of waste minimisation and expand recycling systems;</li> <li>(c) to implement formalised waste collection and management systems in all populated areas;</li> </ul>	<p>In terms of the rezoning to be enforced to ensure that the risks to the environment and public health emanating from waste disposal sites and illegal dumping in Namibia. This will include complete improvement of waste collection at all local authorities, in particular in the informal housing and economy areas, etc.</p>



Legislation / Policy / Guiding document	Provision	Project implication
	(d) to enforce improvements in the municipal waste disposal standards; and (e) to plan and implement feasible options for hazardous waste management.	
<b>Local Authorities Act No. 23 of 1992</b>	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 should ensure that the rezoning and related activities are in compliance with the relevant requirements the local authority by-laws.
<b>Public and Environmental Health Act No. 1 of 2015</b>	The Act serves to protect the public from nuisance and states that no person shall cause a nuisance or shall suffer to exist on any land or premises owned or occupied by him or of which he is in charge any nuisance or other condition liable to be injurious or dangerous to health.	The Proponent and their contractors should ensure that the project infrastructure, vehicles, equipment, and machinery are designed and operated in a way that is safe, or not injurious or dangerous to public health and that the noise which could be considered a nuisance remain at acceptable levels. The Proponent should ensure that the public as well as the environmental health is preserved and remain uncompromised.
<b>Public Health Act No. 36 of 1919</b>	Under this act, in section 119: “No person shall cause a nuisance or shall suffer to exist on any land or premises owned or occupied by him or of which he is in charge any nuisance or other condition liable to be injurious or dangerous to health.”	The project Proponent will ensure that all legal requirements of the project in relation to protection of the health of their employees and surrounding residents is protected. -Personal protective equipment shall be provided for employees in construction. -The development shall follow requirements and specification in relation to water supply and sewerage handling so as not to threaten public health of future residents on this land portion.
<b>Soil Conservation Act No. 76 of 1969</b>	The objectives of this Act are to: ✓ Make provisions for the combating and prevention of soil erosion,	The project will have a rather localized impact on soils and on the soil through construction and access roads construction hence soil



Legislation / Policy / Guiding document	Provision	Project implication
	<p>✓ Promote the conservation, protection and improvement of the soil, vegetation, sources and resources of the Republic.</p>	<p>protection measures will be employed and preservation of trees as much as possible.</p>
<p><b>Nature Conservation Ordinance 1996</b></p>	<p>To consolidate and amend the laws relating to the conservation of nature; the establishment of game Parks and nature reserves; the control of problem animals; and to provide for matters incidental thereto.</p>	<p>The proposed project implementation is not located in any known or demarcated conservation area, national park or unique environments. The project site was selected with this ordinance in mind to ensure that Namibian nature is conserved.</p>
<p><b>Protected Areas and Wildlife Management Bill</b></p>	<p>This bill, when it comes into force, will replace the Nature Conservation Ordinance 4 of 1975. The bill recognizes that biological diversity must be maintained, and where necessary, rehabilitated and that essential ecological processes and life support systems be maintained. It protects all indigenous species and control the exploitation of all plants and wildlife.</p>	<p>The project has ensured that their activities do not fall within the boundaries of any protected area and that the project will not affect heavily endangered vegetation and animals on its site.</p>
<p><b>Forest Act No. 12 of 2001</b></p>	<p>The Act gives provision for the protection of various plant species through the Ministry of Agriculture, Water and Forestry (MAWF), Directorate of Forestry).</p>	<p>- The Proponent will also have to ensure that there is no indiscriminate cutting down of trees. -The proposed site is sparsely vegetated with white thorn tree species, which are not threatened or protected.</p>
<p><b>National Biodiversity Strategy and Action Plan (NBSAP2)</b></p>	<p>The action plan was operationalised in a bid to make aware the critical importance of biodiversity conservation in Namibia putting together management of matters to do with ecosystems protection, biosafety, biosystematics protection on both terrestrial and aquatic systems.</p>	<p>The proponent has been advised by the EIA Team and recognises the need for ecosystems protection to manage the changing climatic environment. -Through this project, there will be reforestation and fostering of green development, which will be promoting the protection and conservation of the biophysical environment, and with this EIA, it will be ensured that almost 40% of grown tree species on site will not be removed but rather will be part of the development, to promote Greed development.</p>

Legislation / Policy / Guiding document	Provision	Project implication
<b>National Policy on Climate Change for Namibia, 2010</b>	In harmony with the findings of the IPCC over time and the Earth Summits being held annually the policy seeks to outline a coherent, transparent and inclusive framework on climate risk management in accordance with Namibia’s national development agenda, legal framework, and in recognition of environmental constraints and vulnerability. Furthermore, the policy pursues the strengthening of national capacities to reduce climate change risk and build resilience for any climate change shocks.	The proposed project will ensure that there will be limited release of greenhouse gasses such as methane, carbon dioxide, nitrous oxides. Methods such as wet surface operations to reduce dust emissions will be utilised to remove aerosols emitted into the near-surface atmosphere.
<b>The National Land Policy, 1998</b>	<p>The National Land Policy provides for a unitary land system for Namibia in which all citizens have equal rights, opportunities and security across a range of tenure and management systems. The policy has specific gender provisions consistent with the Namibian Constitution. Women are accorded the same status as men with regards to all forms of land rights, either as individuals or as members of family land ownership trusts.</p> <p>The Policy also provides for multiple forms of land rights, including customary, leaseholds, freeholds, licences, certificates or permits and state ownership. It has provisions on the urban poor, providing that informal settlements need to be given attention through appropriate planning, land delivery, tenure, registration and finance in an environmentally sustainable manner.</p>	<p>The rezoning project will need to adhere to the requirements of this Policy by ensuring that the:</p> <ul style="list-style-type: none"> <li>-establishment and proclamation of urban areas as townships and municipalities to promote decentralisation and the close involvement of communities in their own administration.</li> <li>-need to pay attention to the establishment of a transparent, flexible and consultative local authority planning system and development regulations.</li> </ul>
<b>Wetland Policy, 2004</b>	The policy provides a platform for the conservation and wise use of wetlands, thus promoting inter-generational equity regarding wetland resource utilization. Furthermore, it facilitates the Nation’s efforts to meet its commitments as a signatory to the International Convention on	In compliance to this policy the development will ensure a standard environmental planning such that it does not affect any wetlands within its locale through recognition of wetlands to promote the conservation and wise utilization of wetlands resources.

Legislation / Policy / Guiding document	Provision	Project implication
	Wetlands (Ramsar) and other Multinational Environmental Agreements (MEA's).	
<b>Water Resources Management Act No. 11 of 2013</b>	This Act provides for the management, protection, development, use and conservation of water resources and the regulation and monitoring of water services and to provide for incidental matters. (Department of Water Affairs).	The protection (both quality and quantity/abstraction) of water resources should be a priority. Water usage during construction will be supplied by Omaruru Municipality.
<b>National Heritage Act 27 of 2004</b>	Heritage resources to be conserved in development. (National Heritage	During the project implementation as soon as objects of cultural and heritage interests are observed such as graves, artefacts and any other object believed to be order than 50 years, all measures will be taken protect these objects until the National Heritage Council of Namibia have been informed, and approval to proceed with the operations granted accordingly by the Council.
<b>National Monuments Act of Namibia (No. 28 of 1969) as amended until 1979</b>	<p>“No person shall destroy, damage, excavate, alter, remove from its original site or export from Namibia:</p> <p>(a) any meteorite or fossil; or</p> <p>(b) any drawing or painting on stone or a petroglyph known or commonly believed to have been executed by any people who inhabited or visited Namibia before the year 1900 AD; or</p> <p>(c) any implement, ornament or structure known or commonly believed to have been used as a mace, used or erected by people referred to in paragraph (b); or</p> <p>(d) the anthropological or archaeological contents of graves, caves, rock shelters, middens, shell mounds or other sites used by such people; or</p>	The proposed site of development is not within any known monument site both movable or immovable as specified in the Act, however in such an instance that any material or sites or archeologic importance are identified, it will be the responsibility of the Proponent to take the required route and notify the relevant commission.

Legislation / Policy / Guiding document	Provision	Project implication
	(e) any other archaeological or palaeontological finds, material or object; except under the authority of and in accordance with a permit issued under this section.	
<b>Pollution Control and Waste Management Bill</b>	This bill has not come into force. Amongst other the bill aims to “prevent and regulate the discharge of pollutants to the air, water and land” Of particular reference to the Project is: Section 21 “(1) Subject to subsection (4) and section 22, no person shall cause or permit the discharge of pollutants or waste into any water or watercourse.” Section 55 “(1) No person may produce, collect, transport, sort, recover, treat, store, dispose of or otherwise manage waste in a manner that results in or creates a significant risk of harm to human health or the environment.”	To control air, water and land pollution as agitated by the Act the project proponent will ensure that erven will have approved drainage on site and that sanitation facilities do not threaten public health, adding on an integrated pollution management strategy following the EMP and will be operationalised on site.  Adequate stormwater drainage systems will be designed for the project area.
<b>Convention on Biological Diversity (CBD)</b>	Namibia is a signatory of the Convention on Biological Diversity and thus is obliged to conserve its biodiversity.	The project will preserve tree species on as part of their plans for green and sustainable development.
<b>United Nations Convention to combat Desertification</b>	Namibia is bound to prevent excessive land degradation that may threaten livelihoods.	It will be the responsibility of the Proponent and future land title holders to conserve vegetation on and around the portions.

### **3 CHAPTER THREE: RECEIVING ENVIRONMENT**

#### **3.1 CLIMATE**

In broad terms the climate can be described as semi-arid, with summer rainfalls and highest temperatures occurring during October and February. Maximum temperatures recorded in the area vary just under 40 degrees Celsius with an average annual temperature of more than 22 degrees Celsius (*Weather - the Climate in Namibia, 1998 – 2012*).

Omaruru experiences a hot, arid climate typical of the Namibian savanna, with daytime temperatures often exceeding 30°C in summer and cooler nights in winter. The region receives low annual rainfall, averaging 200 to 400 mm, primarily during the summer months between January and March. Humidity levels are typically low, contributing to the dry conditions, while the area is characterized by consistent sunny weather, clear skies, and minimal precipitation throughout the year. (*Weather - the Climate in Namibia, 1998 – 2012*).

#### **3.2 GEOLOGY, SOILS AND GEOHYDROLOGY**

- **Geology**

The geological framework of the Erongo Region is primarily composed of old crystalline rocks that form the basement of the Permo-Triassic Karoo Sequence, along with younger deposits from the Namib Desert. The Abbabis Complex represents the oldest stratigraphic unit, consisting of meta-sedimentary rocks. This complex is overlain by the Damara Sequence, which includes a thick pile of metasedimentary rocks deposited approximately 900 to 700 million years ago along an ancient continental margin.

The region is also noted for its tin-bearing pegmatites, particularly in the Omaruru division, which have been the focus of extensive mining activities since the early 20th century. These pegmatites are distributed along three main belts: the Northern Belt, the Great Central Belt along the Omaruru River, and the Great Southern Bel.

- **Soils**

Soil formation in the Omaruru area is influenced by arid conditions, with processes such as physical weathering and aeolian transport being predominant. The coastal region features halomorphic soils like solonchaks, which are rich in soluble salts and poorly drained. Inland, soil types include fersialitic sands and minor loams, which are derived from the weathering of the underlying rocks and aeolian redistribution. These soils are characterized by low water retention and are susceptible to wind erosion.

- **Geohydrology**

The geohydrological assessment of the region indicates a complex groundwater system influenced by the geological formations. The presence of the Great Escarpment and various ephemeral river systems, including the Omaruru River, plays a significant role in the hydrology of the area. The groundwater potential is assessed in relation to the geological environment, with implications for water resource management and environmental sustainability.

In conclusion, the Omaruru area of the Erongo Region exhibits a rich geological history, diverse soil types, and a complex hydrological system, all of which are critical for understanding the environmental dynamics and potential for resource development in the region.

### **3.3 BIODIVERSITY AND VEGETATION**

The biodiversity and vegetation of the Omaruru area are shaped by its arid climate and geological features. The region's flora is typical of the Namibian savanna biome, with scattered trees, shrubs, and grasses. Key plant species include Acacia, Commiphora, Terminalia, Euphorbia, and Aloe. Riparian zones along the Omaruru River support species like Ficus, Salix, and Tamarix. The area's fauna includes large mammals like Oryx, Springbok, and Hartmann's Mountain Zebra, along with

smaller mammals such as Bat-eared Fox, Suricate, and Black-backed Jackal. The region is also rich in birdlife, including Rüppell's Korhaan, Sociable Weaver, and Lark-like Bunting, as well as reptiles like the Namaqua Chameleon and Namib Rock Agama. Biodiversity in Omaruru faces threats from habitat loss due to overgrazing, mining, and infrastructure development, as well as invasive species like *Prosopis*. Conservation efforts include protected areas like the Erongo Mountain Nature Reserve and community-based natural resource management programs. These initiatives are crucial for preserving the region's ecological balance.

However, these species are not present on the specific Erven. No plants/vegetation will be removed for the construction and operational phases since the majority of vegetation has already been cleared for previous uses.

The project site is showing evidence of human inference namely informal tracks and a few gravel roads are present. There are no trees on erven 457 and 458. The proponent wishes to make the remaining trees on the neighboring erven part of the development, once the erven are consolidated into Erf X. However, should any trees be removed, it will be done within a properly managed, planned and responsible manner to avoid the destruction of unnecessary ground cover or protected species.

The rehabilitation of disturbed areas is important and should be done in accordance with the Environmental Management Plan (EMP). The natural characteristics of the Erven namely the vegetation clearance and the destruction of habitats is expected to further on have a low impact on the environment.

### **3.4 SOCIO-ECONOMIC COMPONENT**

The area surrounding the erf in Ozondje has developed into a mixed-use zone over the years. The proposal to rezone the erf to "general business," which aligns with the majority of the zoning within the neighborhood, is not expected to have any negative impact. Contrary to the belief that open

markets are disorderly, a formally constructed market with controlled entrances will create a more regulated environment, which is the intent of the owner with this development.

This development will provide locals with the opportunity to showcase and sell their goods and products, enabling them to make a living and sustain their livelihoods. Given that the majority of land uses in and around Ozondje are characterized by residential, commercial, and business activities, the proposed development will blend seamlessly into the existing environment without any negative social impact.

Additionally, the area is highly characterized by informal trading businesses, and its proximity to a school and a stadium offers further benefits. The market will serve those using these facilities, providing them with convenient access to goods and services, thereby enhancing the socio-economic dynamics of the neighborhood.

### **3.5 CULTURE & HERITAGE**

The existing buildings on the erven were used as dormitories that were built initially around the 1950's to accommodate contract workers. Contract labour was abolished but the buildings were continued to be used for residential purposes and at a later stage for mixed business as well.

The specific area does not have any National Monuments, and the specific site has no record of any cultural or historical importance or on-site resemblance of any nature. No graveyard or related article was found in the area. However, the Namibian National Heritage Act (No. 27 of 2004) provides for the protection and conservation of places and objects of heritage significance and the registration of such places and objects and to provide for incidental matters.



## 4 CHAPTER FOUR: PUBLIC CONSULTATION

Public Consultation forms an important component of the Environmental Assessment process. It is agitated for in the EIA Regulations (2012), Section 21 of the Regulations details steps to be taken during a given public consultation process and these have been used in guiding the EIA process.

Formal public involvement has taken place via newspaper adverts, site notice, registering I&APs and door to door consultation. The public consultation process has been guided by the requirements of Environmental Management Act (EMA) No. 7 of 2007 and the process has been conducted in terms of regulation 7(1) as well as in terms of the EMA Regulations of GN 30 of 6 February 2012.

### 4.1 PUBLIC CONSULTATION ACTIVITIES

The following tasks have been undertaken during public consultation process which started on the 22<sup>nd</sup> of July 2024.

#### Identification of Interested and Affected Parties (I&APs)

After the scoping process, the EIA team identified I&APs and key stakeholders of the proposed project. The public participation activities to be undertaken for this EIA process were incorporated into the overall approach of the EIA background information. Among key stakeholders identified were Omaruru Municipality and neighbours to the site. Other I&APs could register to the EIA team and a special database created capturing all their names and correspondence details.

#### Distribution of BID

A Background Information Document (BID) was distributed on request to the I&APs and it was distributed to key stakeholders identified during the scoping process. The BID provided a description summary of the proposed project, the project proponent and the whole procedure of the EIA to be followed.

#### Public Notification

Public notifications were done to make sure the public is aware of proposed development by Plan Africa Consulting cc. The EIA study was announced publicly through the following means presented in Table 2.

**Table 2: Details on the modes employed for public notifications of the EIA study**

Method / Mode	Area of Distribution	Language	Placement Date
Republikein	Country Wide	English	22nd July 2024 29 <sup>th</sup> July 2024
Namibian Sun	Country Wide	English	22nd July 2024 29 <sup>th</sup> July 2024
Site notices	Omaruru Municipality	English	26 <sup>th</sup> July 2024
	Project Site	English	

## 4.2 KEY STAKEHOLDER AND PUBLIC ENGAGEMENT (CONSULTATION)

### 4.2.1 IDENTIFICATION OF INTERESTED AND AFFECTED PARTIES (I&APS)

The EIA team identified and consulted the following I&APs & key stakeholders for the proposed project:

- Community members,
- Omaruru Municipality

Other I&APs were allowed to register to the EIA team and compiled a database containing their names and correspondence details. The registration was accomplished over a period of 14 days. The public did not show up for the arranged consultation meeting, therefore, a door to door consultation was done.



Figure 5: Notices on Municipality's Notice Board and Onsite



Figure 6: Public Consultations

## 5 CHAPTER FIVE: ENVIRONMENTAL AND SOCIO-ECONOMIC IMPACTS

### 5.1 OVERVIEW

The project Proponent is committed to sustainability and environmental compliance through coming up with a corrective action plan for all the anticipated environmental impacts associated with the project. This is also in line with the Namibian Environmental Management legislation and International best practices on township establishment and associated activities.

The Proponent shall implement the hereto attached Environmental Management Plan (EMP) in order to prevent, minimise and mitigate negative impacts. The EMP developed by Plan Africa Consulting cc to address all the identified expected impacts, the plan will be monitored and updated on a continuous basis, with aim for continuous improvement to addressing impacts.

### 5.2 KEY POTENTIAL POSITIVE AND ADVERSE (NEGATIVE) IMPACTS AND ISSUES

The key characteristics/environmental impacts of the proposed projects are as follows:

**Table 3: Positive & Adverse Impacts and Issues**

POSITIVE IMPACTS	NEGATIVE IMPACTS
A new marketplace will be created, providing vendors with an improved trading space and enhancing public health in the area.	Vegetation and plant life will be lost due to the clearing of land for the construction and operation of the marketplace, parking area, and supporting infrastructure.
Temporary employment opportunities will arise during the construction phase, and permanent jobs will be created for vendors	Dust and noise will be generated during the construction phase, affecting nearby residents and businesses.
Vacant urban land will be used more efficiently.	There will be an increase in traffic in the construction phase due to construction vehicles.

The site's appearance may improve with the addition of new infrastructure, enhancing the overall visual appeal of the area.	Natural surface drainage systems and channels may be disrupted during construction.
The buying power of residents may increase due to better sales opportunities at the new market	There may be a risk of disease transmission among individuals involved in the market's operations.
The development will lead to more efficient land use, maximizing the area's potential.	The market will generate increased waste, requiring proper waste management practices
The market will provide a communal space, fostering social interaction and community engagement.	Loss of open space and potential green areas as land is developed for the market and supporting infrastructure.

### 5.3 IMPACT ASSESSMENT METHODOLOGY

An impact assessment matrix was used to assess all possible impacts of the project on the environment. In line with NEMA No. 7 of 2007 and the Environmental Impacts Regulations (GN 30 in GG 4878 of 6 February 2012) with the direction on impacts analysis the following impact assessment criteria was identified by the team and deemed suitable.

**Table 4 Impact Screening Criteria**

Aspect	Description
Nature	Focuses on the type of effect that the proposed project will have on environmental components. Addresses questions related to "what will be affected and how?"
Extent	Spatial extend of the project and anticipated spatial extend of impacts indicating whether the impact will be within a limited area (on site where construction is to take place); local (limited to within 15km of the area); regional (limited to ~100km radius); national (extending beyond Namibia's borders).
Duration	This looks at the temporal issues pertaining to time frames e.g. whether the impact will be temporary (during construction only), short term (1-5 years), medium term (5-10 years), long term (longer than 10 years, but will cease after operation) or permanent.
Intensity	Establishes whether the magnitude of the impact is destructive or innocuous and whether it exceeds set standards, and is described as none (no impact); low (where natural/ social environmental functions and processes are negligibly affected); medium (where the environment continues to function but in a noticeably modified manner); or high (where environmental functions and processes are altered such that they temporarily or permanently cease and/or exceed legal standards/requirements).
Probability	Considers the likelihood of the impact occurring and is described as uncertain, improbable (low likelihood), probable (distinct possibility), highly probable (most likely) or definite (impact will occur regardless of prevention measures).

Aspect	Description
Significance	Significance is given before and after mitigation. Low if the impact will not have an influence on the decision or require to be significantly accommodated in the project design, Medium if the impact could have an influence on the environment which will require modification of the project design or alternative mitigation (the route can be used, but with deviations or mitigation) High where it could have a “no-go” implication regardless of any possible mitigation (an alternative route should be used).

The application of the above criteria will be used to determine the significance of potential impacts using a combination of duration, extent, and intensity/magnitude, augmented by probability, cumulative effects, and confidence. Significance is described as follows:

**Table 5: Impact Rating Criteria**

Significance Rating	Criteria
<b>Low</b>	Where the impact will have a negligible influence on the environment and no modifications or mitigations are necessary for the given development description. This would be allocated to impacts of any severity/ magnitude, if at a local scale/ extent and of temporary duration/time.
<b>Medium</b>	Where the impact could have an influence on the environment, which will require modification of the development design and/or alternative mitigation. This would be allocated to impacts of moderate severity/magnitude, locally to regionally, and in the short term.
<b>High</b>	Where the impact could have a significant influence on the environment and, in the event of a negative impact the activity(ies) causing it, should not be permitted (i.e. there could be a ‘no-go’ implication for the development, regardless of any possible mitigation). This would be allocated to impacts of high magnitude, locally for longer than a month, and/or of high magnitude regionally and beyond.

## 5.4 IMPACT ASSESSMENT

By subjecting each of the potential impacts to the matrix above, the EIA team established the significance of each impact prior to implementing mitigation measures and then after mitigation measures have been implemented. Some of the mitigation measures are mentioned but detailed descriptions of management actions are contained in the accompanying EMP.

**Table 6: Environmental impact Assessment Matrix**

Impact	Status/nature	Extent	Duration	Intensity	Probability	Significance			
						Before Mitigation	Mitigation applied	Post Mitigation	
<b>Servicing and Construction Phase</b>									
-Soil physical disturbance during servicing of the land and construction activities	-Erosion of tracks -Proliferation of -Negative excavation methods such as blasting.	Local	Short	Medium	Definite	High	-Restrict construction activities on defined areas. -Proper management of stockpiles. Excavated material must be covered in stockpiles until reuse and backfilling. -Restrict movement to defined areas. Use existing roads until access require limited new roads. -Use surface anchored foundations with very limited rock breaking.	Low	
Urbanization/ urban growth	Physical expansion of the Town	Local	Medium	Medium	Definite	Low	-All built structures should be constructed according to the local Authority bylaws to guarantee strength and longevity of structures built.	Low	

Impact	Status/nature	Extent	Duration	Intensity	Probability	Significance		
						Before Mitigation	Mitigation applied	Post Mitigation
Noise from land servicing activities and construction vehicles and equipment	-Nuisance and disturbance. -Noise and vibrations will also have an impact on animals such as birds and reptiles. -Birds are known to abandon their nests if subjected to continuous noise. Noise to the nearby locals and to construction workers.	Local	Short	Medium	Definite	High	-All workers on site must be equipped with ear plugs to be used when the noise becomes unbearable. -Switch off machines that are not used. -All locals must be notified about the noise construction activities on time during excavations and ground preparation, servicing of the land and any constructions beyond. - All noisy construction activities must not be carried during night time, early morning and evenings, they must be done during daytime to ensure minimum disturbance of the nearby residents.	Low
Physical destruction of vegetation through land servicing, construction activities and the upgrading and opening of new roads	-These activities may result in the removal and destruction of few trees species on site.	Local	Long Term	High	Definite	High	-Limit activity footprint and limit movement to designated areas only. -Implement and monitor the Vegetation Management Plan if there is a significant destruction of the on-site and surrounding areas. -Protected trees must be marked (e.g. with hazard tape) and planning and pegging personnel must know that marked trees are out of bounds (to be	Medium/ Low



Impact	Status/nature	Extent	Duration	Intensity	Probability	Significance		
						Before Mitigation	Mitigation applied	Post Mitigation
							left untouched for continued preservation). -No destruction or disturbance to the protected species such as Baobab trees found within the project sites.	
Disturbance and killing of both reptiles, and small animals' activities	-reptiles and small animals in the locality are bound and likely to be affected.	Local	Temporary term	Low	probable	Medium	-The discriminate killing of animals and reptiles is prohibited.	Low
Disturbance through noise, movement and temporary occupation of an otherwise less disturbed habitat	-Negatively affect local animals and birds if any	Regional	Temporary	Medium	Highly probable	High	-Minimum disturbance of local environment by ensuring operations do not produce extreme noise that negatively affect nearby animals and birds. -Switch off machines that are not used.	Medium
Archaeological Landscape	-Visual degradation	Local	Long term	Medium	Improbable	Medium	-Demarcate, protect and avoid development near heritage sites. If removal is inevitable, a Consent Letter should be applied for from the Heritage Council via an Archaeologist.	Low
Change in topography/ landscape character	-Use of caterpillars for servicing (roads construction and paving of the site)	Local	Long term	Medium	Probable	High	-Refill all the excavated pits and trenches to ensure that there are no pits left open on site and creating a	Low

Impact	Status/nature	Extent	Duration	Intensity	Probability	Significance		
						Before Mitigation	Mitigation applied	Post Mitigation
							new paved landscape (use of cement interlocks)	
Environmental contamination by hydrocarbons release into the environment (grease, oils, fuel spills and leakages from machinery and fugitive wastes.)	There will be no storage of oils and fuel on site according to the engaged contractors, however there is risk of spillage of hydrocarbons from vehicles and machinery operations, maintenance through leakages and spillages which may result in: -Washing away of contaminated soils by rains into nearby rivers -Pollution of soil and affecting small living organisms habituating the soil -Result in possible groundwater pollution.	local	Short Term	Medium	Probable	Medium	-Implement a maintenance programme to ensure all vehicles, machinery and equipment are and remain in proper working order -Vehicle maintenance should be Conducted in designated areas only, preferably off-site. If maintenance is to be conducted on site, these areas should be designed to contain spillages i.e. maintenance site must be bundled and paved and the use of chemicals must be controlled. -Waste oil, fuels and other chemicals from drip trays on stationery vehicles and machinery will be disposed of as hazardous waste at a licensed facility by a specialist hazardous waste handler. -Oil residue will be treated with oil absorbent material such as Drizit or bio-remediation and removed to an approved waste disposal site	-Low

Impact	Status/nature	Extent	Duration	Intensity	Probability	Significance		
						Before Mitigation	Mitigation applied	Post Mitigation
	-Possible fire risk on and around the site						-Spill kits will be easily accessible and workers will be trained in the use thereof. -Staff and contractors will be trained in the handling and storage of oils, fuels, chemicals and other hazardous substances -No bins containing organic solvents such as paint and thinners shall be cleaned on site, unless containers for liquid waste disposal are provided on site.	
Land Pollution	-Negative effect on the ecosystem when waste emanating from construction activities is not managed properly.	Local	Temporary	Medium	Probable	Medium	-Ensure that all waste from construction activities must be stored and contained in designated containers and transported to Omaruru Waste Disposal Site for proper disposal. - Adequate mobile toilets must be provided at the construction camps for the use of the workers.	Low
Dust from the general servicing of the land and construction activities	-Respiratory sicknesses can result from prolonged exposure to dust	Local	Temporary	High	Probable	Medium	-Equip all the workers exposed to dust with dust masks -Water spray all the areas that are sources of dust to minimize dust.	Low

Impact	Status/nature	Extent	Duration	Intensity	Probability	Significance		
						Before Mitigation	Mitigation applied	Post Mitigation
	-Dust can negative affect the ecosystem in general and the nearby residents -it also causes general pollution of the air						- Minimize activities that can generate dust during windy days. - Limit the speed within the whole construction area to a maximum of 10 km/h to avoid excessive generation of dust - Dust will significantly be reduced if excavation and land clearing is carried out after it has rained and the soil is wet or dust suppression can be done	
Employment opportunities during the servicing and construction phases of the development	-The general servicing and all construction activities create job opportunities both to the locals, regional and national, this will have a positive economic impact on surrounding Communities and technical companies involved	Regional	Temporary	Low	Highly probable	High	-The Project Manager should make it mandatory to contractors that all unskilled and semi-skilled work should be given to the locals.	high
The spread of HIV/AIDS and others STDs throughout the	-The huge inflow of employees and other people into the Town can result in the	Local	Long term	Medium	Highly probable	Low	-Awareness should be raised at workplace and provision of condoms	Low

Impact	Status/nature	Extent	Duration	Intensity	Probability	Significance		
						Before Mitigation	Mitigation applied	Post Mitigation
construction phase of the project.	spread of HIV/AIDS, other STDs						-Massive education of the employees and the general public on the importance of having protected sex	
<b>Operational Phase</b>								
Pollution from solid waste and sewerage	-Failure to manage waste properly result in general pollution of the environment and this might have a detrimental impact on the people's well-being and the quality of the environment	Local	Long term	Low	Highly probable	Medium	-The Erven must be serviced and connected to the Omaruru Municipality Sewer reticulation system. -Regular collection of solid waste by the municipal (either directly or through the appointed contractor) -Provisions of domestic solid waste collection bins to the residents	Low
Population influx	-Results in social tensions and an increase infection of sexually transmitted diseases particularly HIV and AIDS, and other STDs.	-Local	-long term	Medium	Definite	High	-Educate employees on social integration and sexual behaviour.	Medium
Social integration	Potential for conflict between people of different backgrounds and cultural beliefs.	Local	Short Term	Medium	Probable	Medium	-Public relations should adequately address the integrated societal values and morals	Low

Impact	Status/nature	Extent	Duration	Intensity	Probability	Significance		
						Before Mitigation	Mitigation applied	Post Mitigation
Community development	Employment creation	Regional	Long term	High	Definite	High	-Promote local businesses and employ locals	High

## 5.5 RISK ANALYSIS

Based on the impacts identified by this study during site visit, process analysis, desk study and stakeholder consultations conducted, an integrated environmental risk analysis was carried out using the DEFRA Guidelines for Environmental Risk Assessment and Management 'Green Leaves III' (latest edition) as well as the international Procedures for best practices. The risk analysis shows that the rezoning and related project activities will have some negative impacts on the biophysical and socio-economic environment. However, based on the impacts' description and assessment, the impacts' significance is rated moderate and can therefore, be reduced by the effective implementation of the provided management and mitigation measures. It has also been noted that the project will bring about some positive impacts on the social and economic aspects. However, it is imperative to note that the project is being undertaken within an already disturbed locale. To prevent or mitigate negative impacts and to increase positive impacts, a coordinated project management strategy according to an Environmental Management Plan developed for the rezoning in Omaruru.

### **Public & Stakeholders' Consultation and Engagement and Feedback**

The public and stakeholders (I&APs) were consulted through the used means, i.e. newspaper adverts, public notices. No objections were obtained.

To ensure that the significant components of the environment as well as issues raised by I&APs are considered and addressed, a Report was compiled for this EIA/ESA Study. The aim was to assess the proposed rezoning and related activities and provide measures to mitigate the potential impact thereto.

No further specialist studies were necessary for the Detailed ESA, as the potential risks and impacts will be managed and mitigated by the effective implementation of measures contained in the EMP. To ensure that the EMP implementation is effective and yields the desired management results/indicators, monitoring of such implementation should be done by an Environmental Control Officer and Competent Authority during project implementation (specifically construction or upgrading stage). Therefore, the Environmental Clearance Certificate (ECC) may be issued by the Environmental Commissioner for the rezoning of Erven 457 & 458 Erven Ozondje and conditions adhered to by the Proponent and their associated contractors on both sites (selected localities).

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