

July 2024

ENVIRONMENTAL MANAGEMENT PLAN FOR THE SERVICES PROVISION, ERVEN 3517, CIMBEBASIA EXTENSION 2, WINDHOEK, KHOMAS REGION, NAMIBIA.

ENVIRONMENTAL MANAGEMENT PLAN

CLIENT:

City of Windhoek



COMPILED BY:

Health and Environment Services Division
City of Windhoek



PROJECT INFORMATION

PROPONENT:	City of Windhoek P.O Box 59 Windhoek
PROJECT TITLE:	Environmental Management Plan for the Services Provision, Cimbebasia Extension 2, Windhoek, Khomas Region, Namibia
PROJECT TYPE:	Environmental Management Plan
PROJECT LOCATION:	Erven 3517 Cimbebasia Extension, Windhoek, Khomas Region, Namibia
COMPETENT AUTHORITY:	Office of the Environmental Commissioner (Ministry of Environment and Tourism)
ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP)	City of Windhoek (Health and Environment Services Division) Mr. Mekondjo Shanyengange E-mail: Mekondjo.Shanyengange@windhoekcc.org.na Tel: +264 61 290 3529
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1. INTRODUCTION AND BACKGROUND

1.1 BACKGROUND

The need to provide affordable housing and accelerate land delivery is of paramount importance to the Municipal Council of Windhoek in order to address the ever increasing demand for housing and commercial land for residents and investors alike. Thus through Council Affordable Housing Program, Municipal Council of Windhoek intends to develop Erf 3517 Cimbebasia, Extension 2, into a mixed land use development with the aim of infilling vacant ervens.

The Municipal Council of Windhoek through Stubenrauch Planning Consultants conducted an Environmental Impact Assessment on the Southern Portion of the Windhoek Basin Report in 2011 to assess the potential impacts from urban development extensions. The Report found that a significant portion of the Windhoek Southern Basin is suitable for urban development, with the exception of river courses/flood plains, steep side-slopes and top parts of hills and mountains.

The identified area has existing basic services such as water and sewer lines, electrical substation and lines, tarred roads, and a telecommunication tower. However, Council will construct additional services such as roads, sewer and water lines, storm water and electrical infrastructures. In order to provide affordable housing, Council will also construct two bedroom and three bedroom housing units through conventional building methods of brick and mortar on all single residential ervens. The completed housing units will comprise of freestanding, semi-detached or multi-story level houses to address the housing needs in Windhoek.

1.2 ACTIVITIES REQUIRING ENVIRONMENTAL CLEARANCE

The township of Cimbembasia and its extensions was developed many years ago before the Environmental Management Act became operational. The township was therefore not subjected to an EIA process and does not ECC.

The City intends to subdivide Erf 3517 into various individual ervens with the different land uses. Although the bulk services such as water, sewer, electricity and access roads already exist in Cimbembasia, additional services will be developed thus triggering the need to manage the potential environmental impacts that will emanate from such activities.

According to the Environmental Management Act (No.7 of 2007) and the Environmental Impact Assessment Regulations the following activities may not be undertaken without an Environmental Clearance Certificate:

INFRASTRUCTURE

10.1 The construction of-

- (a) Water bulk supply pipelines;
- (b) Public roads;

The development of services at Erf 3517 will therefore triggers the need for an Environmental Impact Assessment and subsequent application for environmental clearance. Since the township already exist (existing listed activity) the Municipal Council of Windhoek has developed this Environmental Management Plan to manage impacts from the development of services.

1.3 ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP)

- **Mekondjo Shanyengange (Environmental Assessment Practitioner)**

Mr. Shanyengange has vast experience in the field of environmental management. He has worked as a fisheries biologist and in the mining sector before he joined the City of Windhoek's environmental management function. He has a broader understanding of the Namibian environmental management frameworks. His academic qualifications include, Masters Degree in Environmental Management from the University of Cape Town, Bachelor of Science with Honours majoring in Ichthyology and Marine Science from the University of Rhodes amongst other qualifications.

2. DESCRIPTION OF THE PROPOSED PROJECT

2.1 LOCATION

Cimbebasia is located in the southern fringes of Windhoek as shown on figure 1 below. Erf 3517 is located in Cimbebasia Extension (Coordinates: 2 22°38'08"S 17°04'38"E) which falls into the southern portion of the basin of the Windhoek valley as depicted on figure 2 below.

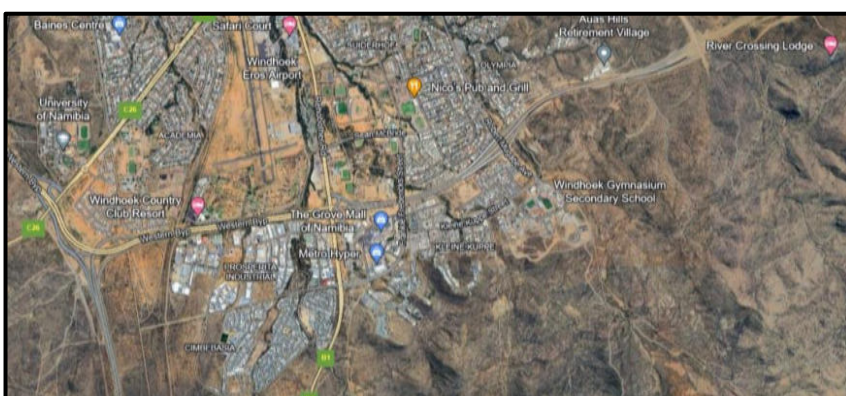


Figure 1: Location of Cimbebasia in Windhoek.



Figure 2: Location of Erf 3517 in Cimbebasia

2.2 LAYOUT PLAN AND PROPOSED ACTIVITIES

The subdivided portions on which the infilling of Ervens at Erf 3517 will be established as indicated in the Table below. The Erven will yield a total of approximately 54 plots.

Table 1: Distribution of land uses at Erf 3517

Zoning	Number of Erven
1. Single Residential	43
2. General Residential	5
3. Business	1
4. Institutional	1
5. Public Open Space	1
6. Municipal	1
7. Police	1
8. Telecommunication Towers	1
Total	54



Figure 3: Proposed layout of Erf 3517 Cimbebasia

The service provisions that will be constructed are as follows:

- **Water:** The existing water reticulation system with accordance to City Policies and Guidelines will be extended and all erven will be provided with individual water connection points.
- **Sewer:** The existing sewerage system will be extended to cater for the new ervens connection.
- **Streets/Roads:** New roads will be constructed between ervens to create streets and connect them to existing roads.
- **Electrical Services:** New electrical street lights, sub stations will be erected to provide lighting to the new ervens.
- **Houses:** New houses will be constructed as per Council approved building control standards and other regulations governing the construction of houses.

3. DESCRIPTION OF THE RECEIVING ENVIRONMENT

The study area is located within the Highland Savanna of Namibia, the landscape that constitutes the highlands of Namibia. The area is naturally demarcated as the southern (undeveloped) part of the Windhoek Basin by the hedging Auas Mountain in the south, the rolling hills of the Khomas Hochland in the west and the Eros Mountains. The climatic conditions and edaphic aspects are explained in details below;

- **Rainfall:** The average rainfall for the highland savannah varies between 300 annually. However the rainfall is erratic and unpredictable in time and space over the entire Khomas Hochland.
- **Temperature:** The highest temperatures are recorded in December with an average daily maximum of 30,5°C and daily minimum of 16,9°C, while the coldest maximum temperatures are recorded in July with an average of daily maximum of 20,4°C and a daily minimum of 6,4°C.
- **Wind:** Air movement over the entire Khomas Hochland is predominantly south-easterly. Wind also comes from an eastern, southern and northern orientation but comes from the northwest and southwest seldom.
- **Geology:** The Khomas Hochland is very complex and has been intrigued by several faulting, folding, thrusting and rifting episodes. The Windhoek valley meta-sedimentary rocks such as marbles, micaceous quartzite's with interblended schist's and amphibolite from the distinctive features of the Auas Mountains. However, the valley in the area has sandy deposits mostly made from thick sandy alluvium. Importantly, the Khomas Hochland is an important catchment area of some of Namibia's major rivers.

- **Biodiversity:** The study area falls within highland Savannah biome. Generally it forms a transition between the dwarf shrub savannah to the west and southwest and the Acacia Savannahs to the north, east and southeast. The area is predominated by Acacia species. For instance the following are found in the area; *Acacia herereonsis*, *Acacia mellifera*, *Acacia erioloba*, *Acacia reficiens*, *Acacia hebeclada* and *Catophractes alexandrii*. There are short-lived weedy herbs and annual grasses such as *Chloris virgate*, *Enneapogon cenchroides* and *Eragrostis echinochliodea* dominate the vegetation.

With regard to fauna, small mammals found in the area include bats, mice, rats and ground squirrels. The holes dug up by squirrels are visible in most part of the area especially close to shrubs and small trees. The area is home to a number of bird species, reptiles such as lizards, snakes and geckos. A number of pigeons and sparrows were observed during the site visit mostly resting in Acacia trees.

- **Archeology:** The assessment did not discover any archaeological material on the site, should there be any such discovery during the course of the construction phase, the National Heritage Council of Namibia should be informed immediately and all construction activities must be halted. The National Heritage Council will assess the discovery and based on the findings of their assessment they will advise on the way forward.

4. LEGAL REQUIREMENTS

The construction of services and housing units are governed by the Policies and Legislations highlighted in the Table below. These are the main and relevant instruments and the list is not exhaustible.

Table 2: Legal instruments guiding project activities.

Name of Legislation	Provisions	Impact on the Project
The Constitution of the Republic of Namibia (1990)	The articles 91 and 95 commits the state to actively promote and sustain environmental welfare of the nation by formulating and institutionalizing policies to attain sustainable objectives which include; <ul style="list-style-type: none"> • Guarding against overutilization of biological natural resources • Limiting over-exploitation of non-renewable resources • Ensuring ecosystem functionality and Maintain biological diversity. 	By implementing the EMP thus ensuring environmental protection and sustainability.
Environmental Management Act (No 7 of 2007)	Schedule 1: Screening list of policies/ plans/programme/ project subject to full Environmental Assessment. "The rezoning of land from use for nature conservation or zoned open space to any other land use". (Ministry of Environment and Tourism (MET), Directorate of Environmental)	An Environmental Impact Assessment is mandatory.
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. The Bill also provides for noise, dust or odour control that may be considered a nuisance.	
Forest Act, 2001 (Act No. 12 of 2001)	Provision of the protection of various plant species (Ministry of Agriculture, Water and Forestry (MAWF), Directorate of Forestry).	A Permit needs to be acquired from the Directorate of Forestry for the removal of indigenous certain tree species from the site.
Townships and Division of Land Amendment Act, 1992 (Act 28 of 1992)	“(I) Whenever any area of land constitutes, by reason of its situation, a portion of an approved township, or adjoins an approved township, the Executive Committee may, by proclamation notice in the Gazette and after consultation with the Board, extend the boundaries of that township to include such area”. (Minister of Regional and Local Government).	A new township needs to be created for approval by the Namibian Planning Advisory Board and the Township Board.
Water Resources Management Act, 2013 (Act No. 11 of 2013)	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).	Developers need to develop a satisfactory plan for sewerage disposal and water demand management.
Soil Conservation Act 76 of 1969	Prevention and combating of soil erosion, conservation, improvement and manner of use of soil and vegetation, and protection of water sources. (Ministry of Environment and Tourism).	Removal of vegetation cover is to be avoided and minimized at all costs.
National Heritage Act 27 of 2004	Heritage resources to be conserved in development. (National Heritage Council of Namibia).	Immediately inform the National Heritage Council of Namibia should any archaeological material e.g.

		graves be found during the construction phase. The site should be cleared for archaeological potential before construction may commence.
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 Social Welfare).	The Act specifies the measures to be taken to secure the safety and the preservation of the health and welfare of employees at work.
Convention on Biological Diversity (CBD)	Namibia is obliged under international law to conserve its biodiversity.	Projects should refrain from causing any damage to the country’s biodiversity.
Convention to combat Desertification	Namibia is bound to prevent excessive land degradation that may threaten livelihoods.	This is a general requirement to be considered in all projects.
Sewerage and Drainage Regulations (amendments) Local authorities Act, section 23, 1992	Affords the prevention of pollution and environmental damage caused by the improper construction of sewerage and water pipelines in drainage lines. (City of Windhoek).	Provides guidelines for the proper construction of pipelines in drainage lines.
Waste Management Regulations for Windhoek Municipality (16 of 2011)	The Act stipulates measures that must be taken by builders in respect of builders waste. Builders waste is defined as waste generated during the building, construction, repair, alteration, renovation, excavation or demolition of any road, surface, structure, building or premises,	The proponent should ensure that building contractors adhere with all the requirements of the Act.

	including builders' rubble, earth, vegetation and rock displaced during such building, construction, repair, alteration, renovation, exaction and demolition. The provisions relate to the collection, depositing, storage and transport of such waste.	
Windhoek Environmental Structure Plan (2004)	It indicates all sensitive and environmentally fragile zones that should be conserved and protected. These areas should be considered with great care and when planning for any development project. The document is mainly helping in applying sound environment planning and management (Section 3.3.1, page 60). (City of Windhoek)	Only strategic service developments should be allowed after environmental impact assessment.
Windhoek Town Planning Scheme (2005)	Allowed activities under "Residential Building" and "Residential Unit".	"Any person intending to erect a building in any use zone may be required by Council to furnish an environmental assessment report having regard to the promotion of health, safety, order, amenity, convenience and general welfare and the impact the new buildings and the operations are likely to have on the amenity of the locality".
Municipal Council of Windhoek Noise Control Regulations	It is essential to ensure that before any development project is approved and undertaken, an assessment or evaluation of expected noise level is done and it should be done in accordance with the City of Windhoek Noise Control Regulations.	
Groundwater Protection Regulations	The draft Ground Water Resources Management 24 of 2004 provides more specific procedures for water	

	abstraction permitting that are much more tailored to Namibia's Climate and geo-hydrology.	
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5. ENVIRONMENTAL MANAGEMENT PLAN SCOPE AND ADMINISTRATION

5.1 ENVIRONMENTAL MANAGEMENT PLAN SCOPE

The scope of the environmental assessment is to determine the potential environmental impacts emanating from construction of services such as roads, sewer, electrical infrastructures, removal of vegetation etc. In terms of the rezoning component, the Municipal Council of Windhoek will be exempted from the environmental assessment process as per Delegation of Authority granted by the Environmental Commissioner Office in 2013 (The Delegation of Authority Letter is attached for reference).

Thus the aim and objectives of this EMP documents are as follows;

- To comply with the requirements of the *Environmental Management Act No.7 of 2007* and the *Environmental Assessment Regulations* (February 2012).
- To investigate if there are any potential significant biophysical and socio-economic impacts associated with the intended construction of various services at Erf 3517.
- Identify and develop management actions to mitigate the adverse impacts identified to acceptable levels.
- To provide guidelines for the responsible persons to follow in the case of various possible impacts.
- To provide adequate information to the Environmental Commissioner to make a decision on granting an Environmental Clearance Certificate.

The EMP contains practical measures that should be implemented by the Municipal Council of Windhoek and appointed Construction Contractors. Thus, the proposed

actions stated in this document should be diligently adhered to provide for a safe and healthy sustainable environment for future generations. The EMP will be submitted to the Environmental Commissioner Office and should the Commissioner's Office find the impacts and proposed mitigation measures acceptable, an Environmental Clearance Certificate may be granted to the Municipal Council of Windhoek.

5.2 ENVIRONMENTAL MANAGEMENT PLAN ADMINISTRATION

The City of Windhoek Environmentalists from Health and Environment Services Division will conduct monthly audits to ensure compliance and mitigate any negative impact during the construction phase.

Developer: Municipal Council of Windhoek

Responsibility:

- To ensure the implementation of the EMP during the construction phase and ensure the proposed development comply with all other CoW legislations.
- To provide EMP training to the Contractors and keep records of all environmental issues experienced during duration of the project.

Construction Contractor/s:

Responsibility:

- To ensure that all contractors sign and implement the EMP. All Contractor employees are trained before commencement of construction.
- To keep a copy of the EMP onsite and comply fully with its content.
- To ensure that adequate environmental awareness takes place in the languages the employees understand.

In order to complement the above, the below Table illustrate additional basic rules during construction phase.

Table 3: Conduct Rules during Construction Period

Do	Do Not
Use of toilet facilities provided only	Make open fires for cooking
Prevent excessive dust and noise	Allow cement or litter to be brown around
Collect litter and rubbish at one place and disposed off appropriately	Collect fire wood in the neighboring areas without Council Forestry Product Permit
Report all spillages, animal kills and injuries	Leave food items lying around

6. ENVIRONMENTAL ASSESSMENT METHODOLOGY

The 3517 Erven forms part of existing Cimbebasia Township and some services such as roads, sewer lines, electricity, telecommunication towers, mobile waste collection points and residential structures albeit inadequate are already found. Thus in order to investigate the potential impacts, baseline information was sourced from previous Environmental Assessment Report conducted for the Windhoek Southern Basin Area and EIA Reports of existing Townships in Cimbebasia. In addition, a thoroughly reconnaissance site visit was conducted. In summary, environmental data have been compiled by making use of primary data, secondary data and site visit.

7. ENVIRONMENTAL MANAGEMENT PLAN

The identified environmental aspects related to the project during construction and operation including proposed mitigation measures as well as responsible parties is highlighted in the EMP below.

Aspect	Description/Possible Impact	Mitigation Plan	Responsible Person (s)
<i>Location and Setting up of Temporary Site Camp, Depot</i>	<ul style="list-style-type: none"> Environmental damage Nuisance to neighboring residents 	<ul style="list-style-type: none"> The location of the Camp must be located close to Mataman Street (on the business plot) in order to avoid inconvenience and disturbances to the existing houses during construction. The Camp layout should be shared with the Health and Environment Services Division and it should include site offices, temporary fencing boundary, sanitation facilities, stock piling areas, petroleum products storage facility if any will be kept onsite. 	<ul style="list-style-type: none"> Division of Housing & Land Delivery Contractor (s)
<i>Construction Site Access Control</i>	<ul style="list-style-type: none"> Hazards to animals, theft of construction materials and vandalism 	<ul style="list-style-type: none"> Unauthorized entry into the construction site should be prohibited and adequate security personnel should be deployed during construction phase. 	<ul style="list-style-type: none"> Contractor (s)
<i>Solid Waste</i>	<ul style="list-style-type: none"> Littering/Pollution of environment and neighboring houses with waste materials 	<ul style="list-style-type: none"> Refuse skip containers and bins with lids should be placed around site during construction and bins should be provided to households during operational phase. 	<ul style="list-style-type: none"> Solid Waste Management Division Contractor (s)

		<ul style="list-style-type: none"> Regular waste removal should take place during construction and operational phase. Separation of waste with markings on bins should be practiced and enforced during construction phase. 	
<i>Sewage</i>	<ul style="list-style-type: none"> Pollution of environment and underground water with uncontrolled sewage 	<ul style="list-style-type: none"> Adequate and temporary toilets should be set up and no sewerage should be permitted to come in contact with the surface during construction phase. All houses should be connected to the City sewer network system. Provisions of both the City's Solid Waste Management Regulations and Drainage and Effluent Regulations must be implemented and adhered to during construction and operational phases. 	<ul style="list-style-type: none"> Solid Waste Management, Bulk Water and Waste Water Management Contractor
<i>Flora</i>	Loss of vegetation	<ul style="list-style-type: none"> Removal of vegetation is inevitable, however big acacia trees especially those that are not inside ervens must be spared and be part of the design. Vegetation clearance should be confined to the construction site to avoid unnecessary vegetation loss. All excavations made during construction must be back filled and rehabilitated before Contractor leaves the site. 	<ul style="list-style-type: none"> Contractor

<i>Fauna</i>	Disturbance of fauna found in the area	<ul style="list-style-type: none"> • No hunting, snaring, shooting, bird/nest raiding, animal collection and keeping of animal is not permitted. • No feeding, throwing of stones, chasing after baboons or any other animal is allowed during both construction and operational. • All animal kills by construction vehicles or by any accidents should be recorded and reported to the Health and Environment Services Division. 	<ul style="list-style-type: none"> • Contractor • Health and Environment Services Division • City Police
<i>Air Quality/Dust</i>	Dust nuisance and reduced visibility from construction vehicles	<ul style="list-style-type: none"> • Haul roads should be watered regularly especially after the rain season. • Construction vehicles should be limited to a speed limit of 40km/h to keep the dust low. • Construction activities should not commence before 8:00am and should not exceed 17:00pm during weekdays. • Construction activities should not commence before 9:00am and should not exceed 15:00pm weekends. 	<ul style="list-style-type: none"> • Contractor (s)
<i>Noise and Vibrations</i>	Noise Pollution and Tranquility disturbances (Stress)	<ul style="list-style-type: none"> • Construction activities should not commence before 08:00am and should not exceed 17:00pm during weekdays. • Construction activities should not commence before 09:00am and should not exceed 15:00pm weekends. 	<ul style="list-style-type: none"> • Contractor (s)

		<ul style="list-style-type: none"> • Ensure that employees conduct themselves in orderly manner and unnecessary shouting/screaming should be avoided during construction phase. 	
<i>Cement Mixing</i>	Soil Pollution and surface/underground water pollution	<ul style="list-style-type: none"> • Mixing of cement should be done at designated areas on boards to avoid surface run-off and possible pollution of underground water and river flows. • Cleaning of cement mixing equipment should be done on proper cleaning trays. 	<ul style="list-style-type: none"> • Contractor (s)
<i>Traffic</i>	Traffic congestion, impact of construction vehicles	<ul style="list-style-type: none"> • Construction vehicles should limit speed to 40km/h and be considerate to the surrounding land users. • Whereas the construction vehicles share the road with the public, appropriate traffic measures such as traffic marshals should be deployed to aid traffic flow and prevent congestion/accidents. 	<ul style="list-style-type: none"> • Contractor (s) • City Police
<i>Fire Hazard</i>	Risk of veld fires and neighbouring property fires	<ul style="list-style-type: none"> • No open fires are permitted in the construction site. • Fire extinguishers should be made available onsite and employees must be trained on how to use them properly. • Smoking must be restricted to demarcated areas. 	<ul style="list-style-type: none"> • Contractor (s)

		<ul style="list-style-type: none"> The Fire Brigade Contact Number 061 211111 should be displayed clearly at the Camp offices and all employees must acquaint themselves with it. 	
<i>Health and Safety</i>	Unsafe/dangerous working environment	<ul style="list-style-type: none"> The Construction site should be clearly demarcated for safety reasons and non-employees, neighbouring community and passerby should not be allowed on site. Employees, Visitors should be provided with suitable Personal Protective Equipment (PPE) to protect them from hazards. Safety and Roads signs should be properly displayed on site and should be clearly visible. Construction methods should comply with National Standards and Legislations on Health and Safety. Provision of Security Personnel's should be considered and be stationed onsite. 	<ul style="list-style-type: none"> Contractor (s) City Police
<i>Areas of Cultural and Historical Importance</i>	Disturbance of archeological and scientific findings	<ul style="list-style-type: none"> In the event fossil material is discovered, the area must be immediately demarcated and the findings should be reported to the Health and Environment Services Division. Should any human skeletal remains be found during excavations, work must be suspended 	<ul style="list-style-type: none"> Health and Environment Services Division Contractor City Police

		immediately and report such to City Police at 061 320 320.	
<i>Aesthetic value of the area</i>	Loss of aesthetic value/ scenery pollution	<ul style="list-style-type: none"> • All stockpiles, building rubbles and any other construction waste materials must be removed offsite after completion of services and houses. • All excavations must be backfilled, leveled and compacted. • A final EMP/Environmental audit by the Health and Environment Services Division must be conducted and approved before the Contractor leaves the site. 	<ul style="list-style-type: none"> • Contractor (s) • Health and Environment Services Division
<i>Social and Socio-Economic Aspects</i>	Public dissatisfaction	<ul style="list-style-type: none"> • Employment opportunities should be accorded to locals that are meeting the required competencies and requirement. • Local food vendors should be allowed to sell their products from a safe distance whilst adhering to the Municipal Council of Windhoek By-laws/Regulations. 	<ul style="list-style-type: none"> • Contractor • Economic Development Division

8. CONCLUSION AND RECOMMENDATIONS

The importance of providing basic services such as serviced land, infrastructure and housing cannot be over emphasized and the Municipal Council of Windhoek has prioritized these areas in order to improve the livelihood. The presented information in this report has been compiled comprehensively using various relevant sources and environmental aspects identified were analyzed and mitigation measures recommended will address the impacts if implemented fully. In addition, the Windhoek Basin Development Assessment Study has provided comprehensively provided analysis into the environmental aspects of Windhoek South Basin of which Cimbebasia is part of.

9. REFERENCES

APPENDICES

APPENDIX A: CVs OF EAPs

APPENDIX B: LAYOUT PLANS
