



ENVIRONMENTAL IMPACT ASSESSMENT TO OBTAIN AN ENVIRONMENTAL
CLEARANCE CERTIFICATE FOR THE SUBDIVISION OF ERF R/7349,
KATUTURA
EXTENSION 17 INTO PORTION A AND THE REMAINDER AND
SUBSEQUENT REZONING OF PORTION A OF ERF R/7349 KATUTURA
EXTENSION 17 FROM “PRIVATE OPEN SPACE” TO “BUSINESS, WINDHOEK,
KHOMAS REGION, NAMIBIA”.

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Project Name:	ENVIRONMENTAL IMPACT ASSESSMENT TO OBTAIN AN ENVIRONMENTAL CLEARANCE CERTIFICATE FOR THE SUBDIVISION OF ERF R/7349, KATUTURA EXTENSION 17 INTO PORTION A AND THE REMAINDER AND SUBSEQUENT REZONING OF PORTION A OF ERF R/7349 KATUTURA EXTENSION 17 FROM "PRIVATE OPEN SPACE" TO "BUSINESS".
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Table 1: The key characteristics/environmental impacts of the proposed project are as follows:

Impact on Environment	Nature of Impact
More efficient and intensive use of land.	Positive for the City of Windhoek.
Creation of employment and transfer of skills.	Positive as employment will be created during and after operation
Impact on utilization of municipal and other infrastructure and facilities.	Positive due to the better utilization of existing municipal infrastructure.
There will be an impact on traffic.	Negative during operational as it will result in the increase in traffic in the city and on the roads in the area
The creation of noise.	On par with the noise levels associated with the neighbouring uses
Possible impact on cultural/heritage aspects.	The proposed site of development is not within any known monument sites, both movable and immovable therefore there will be no impact.
Impact on fauna and flora.	Low, since the land is mostly degraded, bare and covered with a few shrubs and there are no animals on the site.
Impact on groundwater, surface water and soil.	The impact will be negative in case of spilling of hazardous materials during operation.
Impact on health and safety.	Low if mitigated during operations

None of the potential impacts identified are regarded as having a significant impact to the extent that the proposed project should not be allowed. However, the operational activities further on need to be controlled and monitored by the assigned subcontractors and the proponent.

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Table 1: The key characteristics/environmental impacts of the proposed project

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List of Abbreviations

EIA	-	Environmental Impact Assessment
EMP	-	Environmental Management Plan
I&APs	-	Interested and Affected Parties
MEFT	-	Ministry of Environment, Forestry and Tourism
DEA	-	Department of Environmental Affairs
BID	-	Background Information Document
ER	-	Employers Representative
ECO	-	Environmental Control Officer
WMP	-	Waste Management Plan
HDG	-	Hans Dietrich Genscher
WK	-	Wilibald Kapuenene Street
TIA	-	Traffic Impact Assessment

1.INTRODUCTION

Tigers Football Club, owners of Erf R/7349 Katutura Extension 17 intend to subdivide Erf R/7349, Katutura Extension 17 into Portion A and the Remainder and subsequent rezoning of Portion A of Erf R/7349 Katutura Extension 17 from “Private Open Space” to “Business” with a bulk of 1. This will allow Tigers Football Club CC with an opportunity to create a sustainable investment vehicle to assist with the development of the Club activities.

The football club is located in Katutura, situated on the corner of two prominent streets in Katutura, namely Hans Dietrich Genscher and Wilibald Kapuenene/Dortmund Street. It is about 4 Kilometres north of the City Centre and just north of the Katutura State Hospital and the B1 Motor City complex.

According to the Environmental Management Act, 2007 (Act No. 7 of 2007) under section 27 which stipulates that no one can undertake development activities without obtaining an environmental clearance certificate, the Tigers Football Club is therefore required to do an environmental impact assessment in order to evaluate and address the potential environmental impacts associated with the proposed project.

2.RESPONSIBILITIES OF PARTIES

The responsibility for the implementation of the EMP lies with the Tigers Football Club CC who is also responsible for the eventual operation of the project. The implementation of this EMP requires the involvement of several stakeholders, each fulfilling a different but vital role to ensure sound environmental management during each phase of the project. The Tigers Football Club CC will appoint an Employer’s Representative (ER) to oversee all aspects of the project (including all contracts for work outsourced) – one for the construction phase and one for the operational phases. The ER will in turn appoint an Environmental Control Officer (ECO) to oversee the implementation of the entire EMP. The various responsibilities of each party are discussed below:

2.1 Employer’s representative

The ER is appointed by the Tigers Football Club CC to manage all contracts for work/services that are outsourced during the construction, operations and maintenance and decommissioning

phases. This role may be filled by any competent employee or someone outside the organisation with the necessary background. This individual or organisation is the conduit for all official correspondence pertaining to work agreements. Employer's Representative (ER) will have the following responsibilities with respect to the EMP implementation:

- Act as the site project manager and implementing agent;
- Ensure that the proponent's responsibilities are executed in compliance with the relevant legislation;
- Ensuring that all the required licences and authorizations from the law have been obtained;
- Should the ER be of the opinion that a serious threat to, or impact on the environment may be caused by the construction/operation activities, he/she may stop work; the proponent must be informed of the reasons for the stoppage as soon as possible;
- The ER has the authority to issue fines for transgressions of basic conduct rules and/or contravention of the EMP;
- Should the Contractor or his/her employees fail to show adequate consideration for the environmental aspects related to the EMP, the ER can have person(s) and/or equipment removed from the site or work suspended until the matter is remedied;
- Attend regular site meetings and inspections as may be required for the ongoing project

2.2 Environmental control officer

The ECO should be a competent individual appointed by the ER. If the ECO lacks occupational safety and health training on the construction site, they should be sent for training. The ER's onsite representative, the ECO, oversees environmental management and the contractor's implementation of the EMP. In the absence of a designated ECO, the ER assumes their responsibilities. The ECO will have the following responsibilities with respect to the EMP implementation:

- To monitor and review the on-site environmental management and implementation of the EMP by the Contractor.
- Assisting the ER in obtaining the appropriate legal authorisations

- Maintaining open communication with the ER, Developer, Contractor, and Interested and Affected Parties (I&APs) regarding the EMP and related concerns.
- Conduct monthly site inspections to ensure compliance with the EMP
- Monitor and audit implementation to minimise environmental impacts
- Take appropriate action if specifications are not met
- Assist contractor in finding environmentally responsible solutions
- Provide training to all construction personnel.
- To undertake a continual review of the EMP and recommending additions and/or changes to the document when deemed necessary.

2.3 Contractor

The contractor is in charge of implementing, monitoring, and evaluating the EMP. To achieve effective environmental management, include pertinent sections of the EMP in all outsourced contracts, legally binding all contractors. The contractor will have the following responsibilities with respect to the EMP implementation:

- Adherence, compliance, and implementation of the EMP, onsite monitoring and evaluation of the EMP.
- To ensure that adequate environmental awareness training of senior site personnel takes place and that all construction workers and newcomers receive an induction presentation on the importance and implications of the EMP.
- Maintaining records of all environmental training sessions, including names, dates, and information for ER and ECO inspections and reporting.

3. PLANNING AND DESIGN MANAGEMENT PLAN

3.1 LEGISLATIVE FRAMEWORK

This chapter provides an overview of the legislation and policy framework for the EIA being undertaken. The EIA will be undertaken in compliance with the relevant Namibian environmental legislation as well as taking into account international best practice for impact assessments.

<p>THE CONSTITUTION OF THE REPUBLIC OF NAMIBIA (1990)</p>	<p>There are two clauses contained in the Namibian Constitution that are of particular relevance to sound environmental management practice, articles 91(c) and 95(l). In summary, these refer to:</p> <ul style="list-style-type: none"> • Guarding against over-utilization of biological natural resources; • Limiting over-exploitation of non-renewable resources; • Ensuring ecosystem functionality; • Protecting Namibia's sense of place and character; • Maintaining biological diversity; and • Pursuing sustainable natural resource use. <p>The above therefore commits the State to actively promote and sustain environmental welfare of the nation by formulating and institutionalizing policies to accomplish the abovementioned sustainable development objectives.</p>
<p>NAMIBIA'S ENVIRONMENTAL MANAGEMENT ACT (EMA)</p>	<p>In giving effect to articles 91(c) and 95(l) of the Constitution of Namibia, general principles for sound management of the environment and natural resources in an integrated manner have been formulated. This resulted in Namibia's Environmental Assessment Policy of 1994. To give statutory effect to this Policy, the Environmental Management Act was approved in 2007, and gazette on 27 December 2007 as the Environmental Management Act (Act No. 7 of 2007) (EMA), Government Gazette No. 3966. Part 1 of the Environmental Management Act describes the various rights and obligations that pertain to citizens and the Government alike, including an environment that does not pose threats to human health, proper protection of the environment, broadened locus standi on the part of individuals and communities, and reasonable access to information regarding the state of the environment. Part 2 of the Act sets out 13 principles of environmental management, as follows:</p> <ul style="list-style-type: none"> • Renewable resources shall be utilized on a sustainable basis for the benefit of current and future generations of Namibians.

	<ul style="list-style-type: none">• Community involvement in natural resource management and sharing in the resulting benefits shall be promoted and facilitated.• Public participation in decisions affecting the environment shall be promoted.• Fair and equitable access to natural resources shall be promoted.• Equitable access to sufficient water of acceptable quality and adequate sanitation shall be promoted and the water needs of ecological systems shall be fulfilled to ensure the sustainability of such systems.• The precautionary principle and the strategy of preventative action shall be applied.• There shall be prior environmental assessment of projects and proposals which may significantly affect the environment or use of natural resources.• Sustainable development shall be promoted in land-use planning.• Namibia's movable and immovable cultural and natural heritage, including its biodiversity, shall be protected and respected for the benefit of current and future generations.• Generators of waste and polluting substances shall adopt the best practicable environmental option to reduce such generation at source.• The polluter pays principle shall be applied.• Reduction, reuse and recycling of waste shall be promoted.• There shall be no importation of waste into Namibia.• Promotion of the coordinated and integrated management of the environment;• The Minister of Environment and Tourism was enabled to give effect to Namibia's obligations under international environmental conventions;• Certain institutions were established to provide for a Sustainable Development Commission and Environmental Commissioner".
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	As the organ of state responsible for management and protection of its natural resources, the MEFT: DEA is committed to pursuing these principles of environmental management.
ENVIRONMENTAL GUIDELINES	<p>The EMA, under section 5, states that if a proposal is likely to affect people, the following guidelines should be considered in Scoping / EA:</p> <ul style="list-style-type: none"> • The location of the development in relation to interested and affected parties (I&APS), communities or individuals; • The number of people likely to be involved; • The reliance of such people on the resources likely to be affected, the resources, time and expertise available for scoping / EA; • The level of education and literacy of parties to be consulted; • The socio-economic status of affected communities; • The level of organization of affected communities; • The degree of homogeneity of the public involved; • History of any previous conflict or lack of consultation; • Social, cultural or traditional norms within the community; and • The preferred language used within the community. <p>The MEFT also released a Draft Procedures and Guidelines for conducting EIAs and compiling EMPs in April 2008. These guidelines outline the procedures and principles that are to be followed. It will be consulted throughout the EIA process to ensure an effective process and an EMP that addresses all identified impacts.</p>
NAMIBIA VISION 2030	<p>The principles that underpin Vision 2030, a policy framework for Namibia's long-term national development, comprise the following:</p> <ul style="list-style-type: none"> • Good governance; • Partnership; • Capacity enhancement;

	<ul style="list-style-type: none"> • Comparative advantage; • Sustainable development; • Economic growth; • National sovereignty and human integrity; • Environment; and • Peace and security. <p>Vision 2030 states that natural environments are disappearing quickly. Consequently, the solitude, silence and natural beauty that many areas in Namibia provide are becoming sought after commodities and must be regarded as valuable natural assets. Vision 2030 emphasizes the importance of promoting Healthy Living which includes that the majority of Namibians are provided with basic services. The importance of developing Wealth, Livelihood and the Economy is also emphasized by Vision 2030.</p>
BIODIVERSITY LEGISLATION AND POLICIES	<p>The following policies, aimed at biodiversity, may also be relevant for the proposed project:</p> <ul style="list-style-type: none"> • Convention on Biological Diversity (2000) • Namibian Water Corporation Act (1997) • Pollution and Waste Management Bill • Soil Conservation Act (1969) • United Nations Framework Convention on Climate Change (1992) • Water Resources Management Act (2004) • Climate Change Policy (Draft with Attorney General's office) <p>The applicability of the aforementioned policies and legislation has been explored in further detail during this EIA phase, based on the findings of the impact assessment and specialist investigations.</p>
WATER ACT NO.54 OF 1956	<p>This Act provides for Constitutional demands including pollution prevention, ecological and resource conservation and sustainable utilization. In terms of this Act, all water resources are the</p>

	<p>property of the State and the EIA process is used as a fundamental management tool.</p> <p>A water resource includes a watercourse, surface water, estuary or aquifer, and, where relevant, its bed and banks. A watercourse means a river or spring; a natural channel in which water flows regularly or intermittently; a wetland lake or dam, into which or from which water flows; and any collection of water that the Minister may declare to be a watercourse. Permits are required in terms of the Act for undertaking the following activity relevant to the proposed project:</p> <ul style="list-style-type: none"> • Disposal of wastewater in a manner that may detrimentally impact on a water resource in terms of Section 21 (g).
WATER RESOURCES MANAGEMENT ACT OF NAMIBIA (2004)	<p>This act repealed the existing South African Water Act No.54 of 1956 which was used by Namibia. This Act ensures that Namibia's water resources are managed, developed, protected, conserved and used in ways which are consistent with fundamental principles depicted in section 3 of this Act. Part IX regulates the control and protection of groundwater resources. Part XI, titled Water Pollution Control, regulates discharge of effluent by permit. Thus, developers are required to efficiently plan for sewage disposal.</p>
POLLUTION CONTROL AND WASTE MANAGEMENT BILL (IN PREPARATION)	<p>This Bill serves to regulate and prevent the discharge of pollutants to air and water as well as providing for general waste management. The Bill will repeal the Atmospheric Pollution Prevention Ordinance (11 of 1976) (below) when it comes into force.</p> <p>Only Parts 2 and 7 of the Bill applies to the project in question for the rezoning of Erf Re/7349 Katutura.</p> <p>Part 2 stipulates that no person shall discharge or cause to be discharged any pollutant to the air from a process except under and in accordance with the provisions of an air pollution license issued</p>

	<p>under section 23. It further provides for procedures to be followed in license application, fees to be paid and required terms of conditions for air pollution licenses.</p> <p>Part 7 states that any person who sells, stores, transports or uses any hazardous substances or products containing hazardous substances shall notify the competent authority, in accordance with sub-section (2), of the presence and quantity of those substances.</p> <p>In terms of water pollution, it will be illegal to discharge of, or dispose of, pollutants into any watercourse without a Water Pollution License (apart from certain accepted discharges).</p> <p>Similarly, an Air Quality License will be required for any pollution discharged to air above a certain threshold.</p> <p>The Bill also provides for noise, dust or odor control that may be considered a nuisance. The Bill advocates for duty of care with respect to waste management affecting humans and the environment and calls for a waste management license for any activity relating to waste or hazardous waste management.</p> <p>This bill aims to promote sustainable development and to prevent and regulate the discharge of pollutants into the environment.</p> <p>Once this bill is enacted it will make provision for the establishment of an appropriate framework for integrated pollution prevention and control.</p> <p>The proposed rezoning exercise would not entail the discharge to air and or water.</p>
PUBLIC HEALTH ACT 36 OF 1919 AND SUBSEQUENT AMENDMENTS	<p>The Act, with emphasis to Section 119 prohibits the presence of nuisance on any land occupied. The term nuisance for the purpose of this EIA is specifically relevant specified, where relevant in Section 122 as follows:</p> <ul style="list-style-type: none"> • Any area of land kept or permitted to remain in such a state as to be offensive, or liable to cause any infectious, communicable or preventable disease or injury or danger to health; or

	<ul style="list-style-type: none"> • Any other condition whatever which is offensive, injurious or dangerous to health. Potential impacts associated with the proposed rezoning exercise for Erf Re/7349 in Katutura, are expected to include nuisance impacts.
URBAN AND REGIONAL PLANNING ACT 5 OF 2018	<p>The Urban and Regional Planning Act aims to consolidate the laws concerning urban and regional planning and also make provision for the principles and standards of spatial planning. The Act further makes provision for the preparation, approval, review and amendment of zoning schemes, the establishment of townships as well as the subdivision and consolidation of land. Furthermore, a section of the Act institutes the establishment of the Urban and Regional Planning Board which administers the implementation and objectives of the Act.</p>
MUNICIPALITY OF WINDHOEK TOWN PLANNING SCHEME 1997	<p>The purpose of the Town Planning Scheme is to ensure the coordinated and harmonious development of the area of Windhoek in such a way as it will most effectively tend to promote health, safety, order, amenity, convenience and general welfare as well as efficiency and economy and conservation of the existing character of the town.</p> <p>The Municipality of Windhoek's Town Planning Scheme provides a guideline as to what developments will be acceptable within the boundaries of the town and as it relates to the restrictions placed on the specific property to be developed based on the zoning status of the land in question.</p> <p>In terms of the Town Planning Scheme a change in land use must be advertised, a notice must be placed on site and on the notice board of the Municipality and letters are to be written to adjacent neighbors for their comments. If there are no comments or objections the application is submitted to the Municipality of Windhoek for approval where after the amendment is included in a Town Planning Amendment Scheme. In terms of the Town</p>

	Planning Scheme, there are certain regulations pertaining to zoned erf in terms of land uses that may be permitted as well as building lines and height restrictions that must be adhered to. Any land uses not permitted under the table 3 of the Town Planning Scheme at the specific zone will require a new rezoning application.
LOCAL AUTHORITIES ACT 23 OF 1992	<p>The Local Authorities Act prescribes the manner in which a town or municipality should be operated by the Town or Municipal Council. In this case the Local Authorities Act section 50 prescribes certain regulations pertaining to the closure of public open spaces and streets where such a closure must be advertised for comments/ objections.</p> <p>As per the local Authorities Act, the closure of public open spaces must be advertised, a notice must be placed on site and neighbors need to provide consent.</p>

3.2 CONSTRUCTION PHASE AND MITIGATION MEASURES

The following table provides an overview of the generic and site-specific themes and mitigating measures to be implemented as part of the construction component of the EMP to be undertaken within

Table 2: Generic and site-specific environmental management actions for the construction phase

THEME	MITIGATING MEASURES
Waste management	Reduce and steer clear of any waste pollution linked to construction.
Borrow pits	Ensure topsoil protection and post-construction rehabilitation.
Health and safety	Prioritising the health and safety of workers and the surrounding community during construction.
Dust and noise	Minimise noise and dust from the construction process.

Environmental training and awareness	Raising awareness about the EMP and the need to protect environmental resources.
Environmental conservation	Minimise the activity's impact and safeguard the social setting in which it is taking place.
Employment/ Recruitment (Staff management)	Ensure the protection of workers' rights and safety in Namibia and minimise negative conflict through legal and fair recruitment practices
Stakeholder communication	Provide a platform for stakeholders to raise grievances and receive feedback and hence minimise negative conflict
Socio-economic and Miscellaneous	Ensure consideration is given to matters regarding the cultural and general wellbeing of the affected community and matters incidental.

SECTION A: WASTE MANAGEMENT

Waste management plan	The Contractor should compile a Waste Management Plan. The WMP must address measures for the use and disposal of general waste and hazardous waste at the site
General waste	<p>The building site should be kept clean at all times. General construction waste should be cleaned and contained daily.</p> <p>To ensure safety, waste cannot be buried, burned, or deposited in watercourses.</p> <p>Separate waste containers for hazardous and domestic/general waste must be supplied on-site.</p> <p>To prevent littering, construction workers should be educated on proper garbage disposal and clearly designated areas.</p>

	After the project is finished, no waste may stay on the property.
Hazardous waste	<p>A drip tray ought to be installed on all major fuel-powered equipment and heavy construction trucks on the property.</p> <p>Drip trays must be brought with vehicles wherever they go on the construction site in case it is believed that the vehicle being utilised has an oil leak.</p> <p>Every day cleaning of drip trays and handling, storing, and disposing of spills as hazardous waste are recommended.</p> <p>Wet concrete spills should be handled like garbage and disposed of in the proper trash containers before the end of each day.</p> <p>Because of its high alkalinity concentration, raw unbound cement (dry) and cement-infused mixer water are categorised as hazardous waste. The same procedures as for hazardous waste would apply, and it should be disposed of in the proper containers marked with that name.</p> <p>Onsite storage of a hazardous waste spill clean-up kit and periodic restocking of its supplies are recommended. The following supplies will be included in the kit (the ER will determine how many of each item to include):</p> <ul style="list-style-type: none"> - Dust masks, heavy-duty gloves, sturdy plastic bags, medium-sized shovels, and a biodegradable hand wash (degreasing) product - It is necessary to designate a storage space for any hazardous materials or chemicals (such gasoline, etc.). The storage space needs to have an impermeable surface that is sealed, ready for usage and eventual disposal.
Sewage Waste	<p>Avoid letting sewage (black water) spill straight onto the ground.</p> <p>Every type of sewage needs to be routinely collected and disposed of at an approved municipal sewage treatment plant.</p>

SECTION B: BORROW PITS

ASPECTS	MITIGATION MEASURE
Topsoil	The Contractor should adhere to stipulated measures arising from the borrow-pit research and the design for excavations and the disposal of spoil material
Rehabilitation	<p>Borrow pits may only be backfilled with clean or inert material. No hazardous material (such as sand collected from an oil spill) may be used as backfill.</p> <p>Borrow pits that have been rehabilitated have to match to the existing landscape contours.</p> <p>Topsoil is to be evenly distributed over borrow pit regions.</p> <p>Rehabilitated borrow pits must remain fenced off once the project is decommissioned.</p>

SECTION C: HEALTH AND SAFETY

ASPECTS	MITIGATION MEASURE
HIV/AIDS and TB training	The Contractor should approach the Ministry of Health and Social Services to co-opt a health officer to facilitate HIV/AIDS and TB education programmes periodically on site during the construction phase.
Road Safety	<p>All vehicles that transport materials to and from the site must be road worthy.</p> <p>Drivers that transport materials should have a valid driver's license and should adhere to all traffic rules.</p>

	<p>Loads on vehicles should be properly secured to avoid items falling off the vehicle.</p>
Safety Around Excavated and Work Areas	<p>Excavations should be left open for an absolute minimum time.</p> <p>Excavate short lengths of trenches and box areas for services or foundations in such a way that the trench will not be left unattended for more than 24 hours.</p> <p>Borrow pits are to be fenced off with steel wire fencing.</p> <p>Work areas must be set out and isolated with danger tape daily.</p> <p>All building materials and equipment are to be stored only within set out and demarcated work areas.</p> <p>Only construction personnel will be allowed within these work areas.</p>
Ablution Facilities	<p>Separate temporary ablutions (toilet and shower) should be available for men and women and should clearly be indicated as such.</p> <p>Portable toilets (i.e., easily transportable) should be available</p> <p>Sewage waste must be taken to an authorised (municipal) sewage disposal site on a regular basis. Pump it into sealable containers and store it until it's time to remove it. Workers responsible for cleaning the toilets should be provided with latex gloves and masks</p>
Others	<p>If employees complain about dust, they should be given dust protection masks.</p> <p>Employees should have access to potable water.</p> <p>Smoking should not be permitted near fuel storage facilities or portable restrooms (if the restrooms use chemical toilets, as the chemicals might catch fire).</p>

	It should not be permitted for employees to consume alcohol while on the job.
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SECTION D: DUST AND NOISE

ASPECTS	MITIGATION MEASURE
Dust	When there is the most vehicle traffic on gravel roads—especially in dry, windy conditions, a watering truck should be utilised.
Noise	When heavy equipment is being used in construction, the hours of operation should be limited to 0800–1700.

SECTION E: ENVIRONMENTAL TRAINING AND AWARENESS

ASPECTS	MITIGATION MEASURE
Environmental Induction (Training)	<p>All construction personnel are required to undertake environmental induction (training), which should include at least the following:</p> <p>Explaining the significance of EMP compliance.</p> <p>Discussion of the probable environmental effects of construction activity.</p> <p>Employee duties and obligations, including emergency preparedness.</p> <p>Explanation of the mitigation measures that must be undertaken as work groups carry out their various tasks.</p> <p>Explanation of the precise mitigating methods within this EMP, particularly the unfamiliar provisions.</p>

Environmental Monitoring and auditing	The contractor must confirm that all necessary programmes, legislation, rules, and policies are adhered to and abide by, and that specifications are implemented in an effective and proper manner in accordance with the developed environmental monitoring programmes.
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SECTION F: ENVIRONMENTAL CONSERVATION

ASPECTS	MITIGATION MEASURE
Conservation of vegetation	<p>Disturbance of areas outside the designated working zone is not allowed.</p> <p>It is the responsibility of the ECO to ensure that no animal (if there's any) is to be killed, trapped, removed, or interfered by the Contractor together with his workers (employees).</p> <p>The Contractor must ensure that no domesticated animals are brought along on sight.</p> <p>All invasive plants must be removed from the site and burned in a controlled environment.</p> <p>No vegetation outside of the demarcated areas may be removed.</p> <p>No major impacts are expected from the proposed development during the operational phase.</p>

SECTION G: EMPLOYMENT/RECRUITMENT

ASPECTS	MITIGATION MEASURE
Legislation	Adhere to the legal provisions in the Labour Act see Table 2.

SECTION H: STAKEHOLDER COMMUNICATION

ASPECTS	MITIGATION MEASURE
Communication plan	<p>The contractor should create a communication strategy that includes at least the following:</p> <p>How stakeholders that require continuing contact during the construction phase will be identified and documented, as well as who will monitor and update this data.</p> <p>How will these stakeholders be regularly consulted?</p> <p>Make provisions for grievance processes, such as how complaints can/will be filed/recorded and feedback provided, as well as subsequent stages of arbitration if input is judged unsatisfactory.</p>
General communication matters	<p>The ER must appoint an ECO to facilitate communication between the Contractor, stakeholders, and consultants. The chosen Contractor shall appoint a member of the construction team to be responsible for the implementation of all provisions of this EMP.</p> <p>At each site meeting, the Contractor should report on the progress of the execution of all EMP requirements.</p> <p>The Contractor should carry out the environmental awareness training outlined in Section E.</p>

	<p>The Contractor must include the project's stakeholders and their contact information with whom continuing communication will be necessary during the length of the contract. Before construction starts, the list and the Communication Plan need to be approved and delivered to the ER.</p> <p>All correspondence with the interested parties has to go via the ECO.</p> <p>Every stakeholder should be able to obtain a copy of the EMP at the site office.</p> <p>It is necessary to invite key individuals from the aforementioned list to monthly site meetings so they may voice any worries or reservations about the status of the project.</p>

SECTION I: SOCIO-ECONOMIC AND MISCELLANEOUS

ASPECTS	MITIGATION MEASURE
Archaeology	<p>If an archaeological or heritage site is unearthed or found during the project's building phase, the following procedures for "chance find" should be followed:</p> <p>If using equipment or machinery, cease working.</p> <p>Use hazard tape to mark the area.</p> <p>Find your GPS position and report results to the foreman.</p> <p>Report the site's location, results, and actions to the superintendent.</p> <p>Put an end to any construction going on nearby.</p> <p>Check the location to see if work can continue without causing harm to the findings.</p>

	<p>Establish the exclusion limit and mark it.</p> <p>The project's Geographic Information System (GIS) will be updated with the site's location and specifics so that an archaeologist can validate it in the field. Inspect site and confirm addition to project GIS.</p> <p>Notify the National Heritage Council (NHC) and ask for authorization in writing to remove the discoveries from the work area.</p> <p>Findings are recovered, packaged, and labelled in preparation for transport to the National Museum.</p> <p>In the event that human remains are discovered, the following steps must be taken:</p> <p>Use the chance find process in the manner previously mentioned.</p> <p>To verify that the remains are human, arrange for an archaeologist to conduct a field investigation.</p> <p>Communicate and liaise with the Police and NHC; and</p> <p>The National Forensic Laboratory or the National Museum will receive the found remains.</p>
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SECTION J: OPERATION AND MAINTANANCE PHASE

Table 3: Operation and maintenance phase

ASPECTS	MITIGATION MEASURE
EMP implementation	Tigers Football Club CC Erf 7349, Katutura.
Sewage pipelines	To identify and stop water pollution, sewage pipes and leaks should be regularly maintained and monitored.

Post-construction usage	The topsoil and restoration procedures specified in the construction mitigation methods of this EMP above should be followed by borrow pits that are to be used after construction.
Post-construction environmental training and awareness	It is the responsibility of all contractors hired to do maintenance on the corresponding services infrastructure to guarantee that all employees are informed on the health, safety, and environmental factors that are relevant to their specific tasks.

APPENDIX B: CV OF ENVIRONMENTAL ASSESSMENT PRACTITIONER

CURRICULUM VITAE FOR RITTA KHIBA

BASIC PERSONAL INFORMATION

Address:	P O Box 22543 Windhoek
Birth Date:	1970/05/22
Phone Number:	+264 61 225062 (o), cell: 081 250 5559
Fax:	+264 61 213158/088614935
Email Address:	rkhiba@gmail.com
Marital Status:	Married
Languages spoken:	Oshiwambo, Damara>Nama, Herero, English, Afrikaans, and German (fair)
Number of Children:	Two
Driver's Licence:	Code 08 (BE)

SUMMARY OF KEY COMPETENCIES

- Experience in Town and Regional Planning
- Experience in Environmental Impact assessments
- Experience in academic teaching and learning and administration
- Project Management
- Experience in programme development and evaluation
- Focus, determined and eager to learn

EDUCATION

- 2015 – Current: PHD Candidate - North West University of South Africa Potchefstroom Campus. Thesis in transforming spatial planning and land use management by integrating environmental management and transport planning.
- Postgraduate Diploma - Environmental Management, University of Stellenbosch, South Africa, 2014 - 2015.
- Masters in Town and Regional Planning (M.U.R.P): University of Orange Free State, South Africa – 2006.
- Diploma in Theology- Namibia Pentecostal Assemblies Bible College- 2010
- Certificate Local and Regional Development Planning and Management (African Institute for Capacity Development – 2006 Nairobi, Kenya)
- Certificate Estate and Property Management – Namibia Estate Agent - 1998
- National Diploma Public Administration – Polytechnic of Namibia - 1996

EMPLOYMENT

The table below outlines my employment history commencing with the recent one:

JOB TITLE	COMPANY NAME	LOCATION	DATES OF EMPLOYMENT
Town and Regional Planning and Environmental Consultant	Ritta Khiba Planning Consultant	Windhoek	2012 – till date
Lecturer: Land Use Planning	NUST	Windhoek	Part Time 2009 Full Time 2010 – 2016 February
Consultant	Plan Africa Consulting	Windhoek	January 2007- December 2009

Town Planning Officer	City of Windhoek	Windhoek	January 1996 – September 2007
Institute for Leadership and Management Training	SME - Administration	Windhoek	April 1995 – December 1995
Namibian Police	Sergeant (1)	Windhoek	January 1990 – March 1995

BREADTH OF SKILLS AND KNOWLEDGE

I have good knowledge of town and regional planning (land use planning), institutional and legal framework, local livelihoods and environmental management which all commenced with the City of Windhoek, Private Practice and Academia. This experience is well over 15 years combined with a variety of areas covering from strategic structure plans, town planning schemes, statutory process for land delivery, development applications, property management, economic development initiatives, concept developments, layout designs, new townships (residential/industrial), lecturing, advisory committee on programmes (NUST), peer reviews (CPUT), Examiner for the University of Orange Free State, and environmental impact assessments. I have good report writing skills, basic understanding of GIS, management skills (projects/humans) and the ability to train and impart knowledge to others. Played a contributing role in the formulation of policies and plans and was part of the formulation of the terms of reference for the Mass Housing Initiative in 2014 as part of the technical ministerial committee.

In the private sectors where I am the principal member of Ritta Khiba Planning Consultants and Environmental Consultants, I have been engaged in the establishment of new townships with over and more than 30 000 erven.

COUNCILS'S/ COMMITTEES AND REGISTRATIONS

Engagement	Organization	Period
Master's Thesis External Examiner	University of Orange Free State	2012-2013

Reviewer: Peer reviewed academic journal publication	CPUT	2010 - 2011
Board Member	Namibia Institute of Town and Regional Planning	2013
Council Member	Namibia Council of Town and Regional Planning	2014-2016
Ministerial Committee Member	Mass housing initiative	2014
Council Member (re-elected)	Namibia Council of Town and Regional Planning	2016 till date
Programme Advisory Committee member	NUST (Dept. of Architecture and Spatial Planning	2015 till date
Member of Council and Institute	Namibia Institute and Council of Town and Regional Planners	2007 till date

INTEREST

My major ambition is to focus and specialize as an academic and research in the formulation of spatial / strategic plans and policies, land use management systems and methods/approaches for implementation. With my current PHD I intend to further research by learning from successful case studies what best approaches we can use to transform spatial planning not only in Namibia but also in the SADC region.

REFERENCES

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Prof. C.B Schoeman

Subject Group for Urban and Regional Planning

Northwest University (Potchefstroom Campus)

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Cell: 082 379 0705

Fax: (018) 299 2487

E-mail: Carel.Schoeman@nwu.ac.za

APPENDIX C: BACKGROUND INFORMATION DOCUMENT



BACKGROUND INFORMATION DOCUMENT (BID)

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED COMMERCIAL ACTIVITIES ON ERF R/7349, KATUTURA EXTENSION 17.

COMPILED BY:	PROPONENT:
<p>Ritta Khiba Planning Consultants P.O Box 22543 Windhoek 1012 Virgo Street Dorado Park (T&F) +26461225062 +264 88614935 (C) +26481 2505559 / 0815788154 (E) rkhiba@rkpc.com.na; info@rkpc.com.na</p> <p>Environmental Assessment Practitioner: - Ritta Khiba</p> 	<p>Tigers Football Club CC P.O. Box 61325 Katutura, Windhoek</p> 

1. INTRODUCTION

Tigers Football Club, owners of Erf R/7349 Katutura Extension 17 intend to subdivide Erf R/7349, Katutura Extension 17 into Portion A and the Remainder subsequent rezoning of Portion A of Erf R/7349 Katutura Extension 17 from Private Open Space to Business with a bulk of 1. This will allow Tigers Football Club CC with an opportunity to create a sustainable investment vehicle to assist with the development of the Club activities. This area, situated at the intersection of Hans Dietrich Genscher and Wilibald Kapuenene/Dortmund Streets, is approximately 4 kilometres north of Windhoek's City centre. The erf is currently zoned as "Private Open Space" and measures 27,571m², a portion of the erf will be developed to include commercial activities. The objective of this development is to improve the club's soccer field facilities while establishing a business area that benefits both the local community and the football club.

2. THE PURPOSE OF THIS DOCUMENT

It should be noted that this BID is not an EIA nor an ESMP Report, but rather a non-technical summary of the EIA process leading to the ESMP/EMP, used to share:

- First-hand summarized information of the proposed project activities.
- Provide public guidance and basis for their participation from the beginning of the EIA process and register as interested and affected parties and raise issues/concerns.
- Register the ECC application on the Portal.

The information obtained from the public, stakeholders or communities' interests and or affected as well as impacted on by the projects will then form the basis of the ESMP Report and EMP to help the Regulatory Authorities (MEFT) to make informed decisions and consider the approval and issuance of the ECC.

3. AIMS & OBJECTIVES OF THE ESIA PROCESS

- To comply with Namibia's Environmental Assessment Policy, EMA with its 2012 EIA Regulations.
- Consult all interested and affected parties such as local communities, traditional leadership, directly affected land owners and local authorities to ensure that their inputs are taken into account.
- Record all comments of I&APs and present such comments, as well as responses provided by communities, in the Comments and Responses Report, which will be included in the ESIA report,
- To set up a grievance redressal system.
- To identify Environmental and Social safeguards and concerns prior to project implementation.
- To assess the significance of issues and concerns raised;
- Review the legal and policy framework and its relevance to this project.
- To determine the environmental and social impacts of the development and assess site suitability.
- To identify all environmental and social sensitivities that may be affected by the proposed development and monitoring requirements during construction thereto.
- Develop a clear, concise and practical Environmental and Social Management Plan (ESMP) which includes recommendations and methods to minimize the identified negative environmental impacts of the proposed project.

4. LISTED ACTIVITIES

According to the Environmental Management Act, 2007 (Act No. 7 of 2007) under section 27 which stipulates that no one can undertake development activities without obtaining an environmental clearance certificate, the Tigers Football Club is therefore required to do an environmental impact assessment in order to evaluate and address the

potential environmental impacts associated with the proposed project.

Section 5.1 The rezoning of land from (d) zoned open space to commercial use.



Figure 1: Locality of Erf R/7349, Katutura, Extension 17

REGION: Khomas

AREA: Katutura

SIZE: 27,571m²

PROJECTION: Geographic

DATUM: WGS 84

UNITES: Decimal Degrees

Property	Latitude	Longitude
Erf R/7349	22.525633	17.068147

5. DEVELOPMENT PROPOSAL

5.1 Intended development

The owner intends to subdivide Erf R/7349, Katutura Extension 17 into Portion A and the remainder and subsequent rezoning of Portion A of Erf R/7349 Katutura Extension 17 from ‘‘Private Open Space’’ to ‘‘Business’’ with a bulk of 1, paving the way for the development of various commercial activities on the site. This change will involve evaluating potential environmental impacts, including alterations to traffic patterns, noise levels, and effects on local ecosystems. Additionally, the development aims to provide socio-economic benefits, such as job creation and improved access to essential sports and recreation services for the community. By addressing these aspects, the project seeks to promote sustainable development while meeting the needs of the local population.

5.2 Motivation

The motivation for the proposed rezoning of Portion A of Erf R/7349 Katutura Extension 17 is driven by the need to foster economic development and enhance the quality of life for local residents. Tigers Football Club, owners of Erf R/7349 Katutura Extension 17, intend to subdivide and a portion of Erf R/7349, Katutura Extension 17 from ‘‘Private Open Space’’ to ‘‘Business’’ with a bulk of 1. This change will provide the Tigers soccer club with an opportunity to create a sustainable investment vehicle to support the development of club activities. As the community continues to grow, there is an increasing demand for commercial services that can support daily needs and create job opportunities. This project not only aims to fill existing gaps in the market but also aligns with broader urban planning objectives that promote sustainable and vibrant neighbourhoods. By transforming this site into a hub of minimal commercial activities, the Tigers Football Club seeks to create a space that benefits the community economically and socially, ensuring that local aspirations are met while contributing to the overall development of the area.

5.2.1 Need

The need for rezoning of Portion A of Erf R/7349 Katutura Extension 17 from ‘‘Private Open Space’’ to ‘‘Business’’ is underscored by the growing demand for commercial services within the vicinity of the soccer club and existing community. As local population increases, residents require convenient access to essential goods and services. By allowing Tigers Football Club to establish

various commercial enterprises on the site, this development will directly address the gaps in local offerings, creating opportunities that enhance everyday life and support the community's economic vitality.

5.2.2 Desirability

The desirability of this project is evident in its potential to foster community engagement and economic growth. By transforming the site into a vibrant hub for commercial activities, Tigers Football Club can create job opportunities and promote entrepreneurship among residents. This initiative aligns with urban planning goals aimed at developing mixed-use neighborhoods that support both social and economic well-being. Ultimately, the project seeks to enhance the quality of life for local residents, ensuring that their needs are met while contributing positively to the overall development of the area.

6. POTENTIAL IMPACTS

This table outlines the key environmental aspects and potential impacts that the proposed commercial activities may have on the surrounding environment.

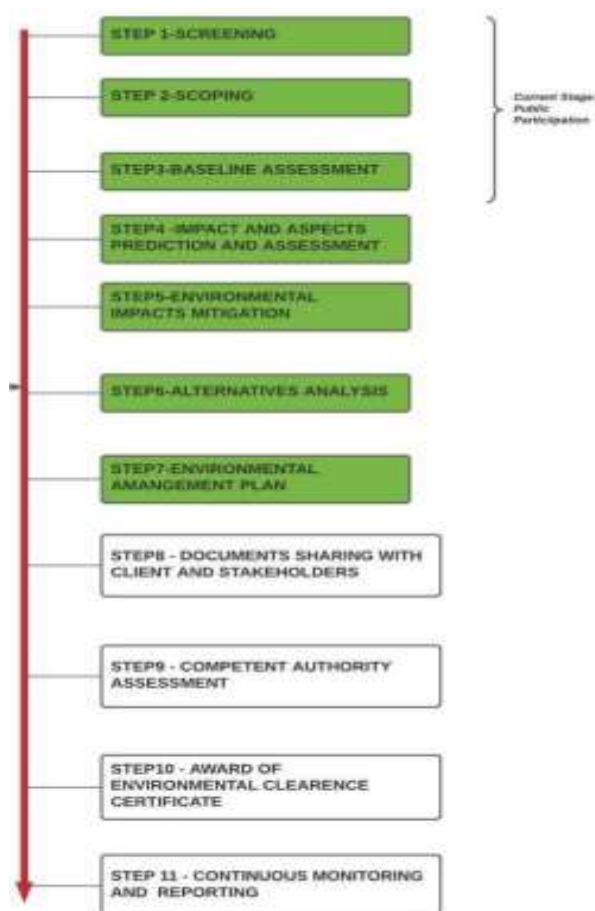
Environmental Aspect	Potential Impact	Description
Traffic	Increased traffic congestion	The development may lead to higher vehicle volumes on local roads, potentially causing congestion during peak hours.
Noise Levels	Elevated noise pollution	Increased commercial activities can contribute to higher noise levels, affecting the surrounding residential areas.
Air Quality	Deterioration of air quality	Emissions from vehicles and potential commercial operations could negatively impact local air quality.
Water Drainage	Altered drainage patterns	Changes in land use may affect natural drainage, leading to potential flooding or erosion in nearby areas.
Biodiversity	Impact on local flora and fauna	Development may disrupt local habitats, potentially affecting wildlife and plant species in the vicinity.
Soil Quality	Soil degradation or contamination	Construction activities could lead to soil compaction or contamination, affecting soil health and usability.
Community Health	Potential health risks	Increased commercial activity and traffic may raise concerns regarding noise, air pollution, and overall community health.

7. ENVIRONMENTAL AND SOCIAL MANAGEMENT PLAN

Environmental and Social Management Plan (ESMP): To mitigate and/ or enhance the potential impacts of the proposed road upgrade project, a project specific and practical Environmental and Social Management Plan (ESMP) will be developed by the environmental consultant.

Environmental Control and Monitoring (ECM): To ensure the strict compliance to the developed ESMP, stakeholder consultation, grievance redressal and community-RA liaison, perioding compliance monitoring, auditing and reporting will be conducted by the environmental consultant, together with the appointed Environmental Control Officer (ECO) for the contractor

The ESIA Process in Namibia



8. THE PUBLIC PARTICIPATION PROCESS

This Public Consultation process forms a vital component of the Environmental Assessment process. It is defined in the EIA Regulations (2012), as a “process in which potential interested and affected parties are given an opportunity to comment on, or raise issues relevant to, specific matters. I&APs are hereby invited to register, request the Background Information Document (BID), and submit comments/inputs to info@rkpc.com.na or tp1@rkpc.com.na. The last day to submit inputs is on 09 December 2024.