

JANUARY 2025

ENVIRONMENTAL IMPACT ASSESSMENT

**FOR THE PROPOSED REZONING OF A PORTION OF ERF R/6762 W FROM 'PRIVATE
OPEN SPACE' TO 'MUNICIPAL'
IN WINDHOEK, KHOMAS REGION, NAMIBIA**

FINAL SCOPING REPORT

APP005386

CLIENT:

City of Windhoek



COMPILED BY:

Health and Environment Services Division
City of Windhoek



The Gateway to Endless Opportunities

PROJECT INFORMATION

PROPONENT:	City of Windhoek P.O Box 59 Windhoek
PROJECT TITLE:	Rezoning of a portion of Erf R/6762 W from 'Private Open Space' to 'Municipal', Windhoek, Khomas Region, Namibia
PROJECT TYPE:	Environmental Impact Assessment Study
PROJECT LOCATION:	Erf R/6762 W, Windhoek
COMPETENT AUTHORITY:	Office of the Environmental Commissioner (Ministry of Environment and Tourism)
ENVIRONMENTAL ASSESSMENT PRACTITIONERS (EAPs)	City of Windhoek (Health and Environment Services Division) Contact person: Mr. Olavi Makuti Cell: +264 811405033 E-mail: Olavi.Makuti@windhoekcc.org.na EAP: Mr. Olavi Makuti
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EXECUTIVE SUMMARY

The Municipal Council of Windhoek approved (Council Resolution 344/11/2022) the development of a Wood Carvers Market on a portion of Erf R/6762 W. Erf R/6762 W is currently zoned Open Space. Council intends to rezone the portion where the market will be developed to 'Municipal'.

The portion to be rezoned for the development of the Wood Carvers Market is located in Netball Street in the Olympia area of Windhoek. The land portion to be rezoned is $\pm 7,920.00 \text{ m}^2$ (0.792 Ha) (Portion A of RE/6762 W). Portion A is to be subdivided and rezoned from RE/6762 W. The size of the Wood Carvers Market to be constructed on the rezoned portion will be $\pm 2,421.50 \text{ m}^2$ (0.242 Ha).

Erf R/6762 W is currently not used for any activities. The surrounding area mainly comprises of sports facilities such as the nearby Hage Geingob Stadium, Independence Stadium and the new cricket stadium that is under development.

According to the Environmental Management Act (No.7 of 2007) and the Environmental Impact Assessment Regulations the rezoning of land from 'Open Space' to any other land use (Municipal in this case) may not be undertaken without an Environmental Clearance Certificate.

The identification of potential impacts included impacts that may occur during the development of the envisaged Wood Carvers Market on the erf and operational phases of the market.

The following potential impacts on the environment during the development and operational phases of the project have been identified:

Negative Impacts

- Noise
- Pollution
- Dust
- Visual and sense of place
- Habitat destruction
- Occupational Health and Safety Risks

Positive Impacts

- Revenue for Council
- Improved Occupational Health and Safety
- Secure Tenure
- Improved Product Visibility and Sales
- Improved Security

Due to the limited scope of the proposed activities, the significance of potential environmental impacts of the proposed project activities on the receiving environment will be medium and localized in extent. All the impacts identified and assessed during this study are generic impacts associated with the development and operation of municipal facilities such as the envisaged market. With strict adherence to the recommended mitigation measures, the significance of these impacts can be reduced to a “low” significance rating.

It can therefore be concluded from this study that the proposed rezoning of a portion of Erf R/6762 W from ‘Private Open Space’ to ‘Municipal’ will not cause any irreversible threats to the biophysical and socio-economic environment of the area. In fact, the rezoning will contribute to the socio-economic well-being of the wood carvers and the Windhoek community as a whole.

It is thus recommended that the project be issued with Environmental Clearance on condition that the mitigation measures recommended in the Environmental Management Plan are fully implemented.

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1. INTRODUCTION

1.1 BACKGROUND

The Municipal Council of Windhoek approved (Council Resolution 344/11/2022) the development of a Wood Carvers Market on a portion of Erf R/6762 W. Erf R/6762 W is currently zoned Open Space. Council intends to rezone the portion where the market will be developed to 'Municipal'.

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:

LAND USE AND DEVELOPMENT ACTIVITIES

5.1 The rezoning of land from –

(d) use for nature conservation or zoned open space to any other land use

Council's intention to rezone a portion of Erf R/6762 W from 'Private Open Space' to 'Municipal' therefore triggers the need for an Environmental Impact Assessment and subsequent application for environmental clearance.

1.2 NEED AND DESIRABILITY

Council (Council Resolution 51/02/2012) granted a lease to Windhoek Fuel Centre CC for the development of a service station and a truck port in 2012. Further condition was that Windhoek Fuel Centre CC construct trading stalls on-site for the twenty five (25) wood traders within a period of twelve (12) months and hand over such stalls to the City of Windhoek.

Windhoek Fuel Centre CC fenced off an area of $\pm 1\,200\text{ m}^2$ located west of the northern entrance to the service station for the purpose of accommodating the wood carvers. The area was found by the wood carvers to be unsuitable as it would give them minimum exposure to potential clients. For that reason, the wood carvers opted to remain on a portion of the Auas Road.

The area occupied by the wood carvers is in the proximity of fuel tanks and as such, a safety hazard. Over the years, the number of wood carvers increased from twenty five (25) to over forty (40), the area occupied remained constant at $\pm 5\,000\text{ m}^2$. The area has no sanitation facilities and other services required to make the area habitable.



Picture 1: Current site used by wood carvers (source: *The Namibian* newspaper)



Picture 2: Informal structures at the current site

In search of a solution to the abovementioned problem, Council looked at various options within the vicinity and the western portion of Erf R/6762, Windhoek abutting the Auas Road was investigated and found to be a more viable and feasible option for the crafts market as it has adequate space for future expansion with a potential of accommodating both the sales and manufacturing/processing components of the business.

1.3 TERMS OF REFERENCE

The proponent required the Environmental Assessment Practitioner to carry out this study as per the requirements of the *Environmental Management Act No.7 of 2007* and the *Environmental Assessment Regulations* (February 2012).

The EIA process will investigate if there are any potential significant biophysical and socio-economic impacts associated with the intended rezoning of a portion of Erf R/6762 and the subsequent development of a Crafts/Wood Carvers Market.

1.4 ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP)

- **Olavi Makuti (Lead Environmental Assessment Practitioner)**

Mr. Makuti's main area of expertise includes Urban Environmental Management, Biodiversity Conservation, Strategic Environmental Assessments (SEA), Environmental Impact Assessments (EIA), Climate Change and Environmental Management Systems (EMS). Olavi has 18 years' experience in the field of environmental management, with a solid exposure to a broad range of environmental aspects. He has a Master's Degree in Environmental Management (University of the Free State, South Africa), B.Tech Degree in Natural Resources Management (Polytechnic of Namibia) and National Diploma in Nature Conservation (Polytechnic of Namibia). He has also done the MDP (Management Development Program) with the University of Stellenbosch and other short courses. He has successfully completed more than 15 EIAs as a Lead Environmental Assessment Practitioner. His CV is attached for further information on his educational qualifications and experience.

2. DESCRIPTION OF THE PROPOSED PROJECT

2.1 LOCALITY AND EXISTING USE

The portion to be rezoned for the development of the Wood Carvers Market is located in Netball Street in the Olympia area of Windhoek as shown on Figure 1 below. The land portion to be rezoned is $\pm 7,920.00 \text{ m}^2$ (0.792 Ha) (Portion A of RE/6762 W). Portion A is to be subdivided and rezoned from RE/6762 W. The size of the Wood Carvers Market to be constructed on the rezoned portion will be $\pm 2,421.50 \text{ m}^2$ (0.242 Ha). Erf RE/6762 W is located at the following coordinates: - 22.60694, 17.08729.

Erf R/6762 W is currently not used for any activities. The surrounding area mainly comprises of sports facilities such as the nearby Hage Geingob Stadium, Independence Stadium and the new cricket stadium that is under development.



Figure 1: Location of Erf R/6762 and the portion to be rezoned

The New Cricket Stadium (under construction) and the Hage Geingob Stadium borders Erf R/6762 to the north and east respectively as shown on picture 3 below. The international cricket field that is under development will host international cricket tournaments including the 2027 cricket world cup to be hosted in Namibia. The Wood Carvers Market will add value to the area as the international spectators will have an opportunity to buy souvenirs in between matches.



Picture 3: The Cricket Stadium and Hage Geingob Stadium

2.2 PROPOSED USE OF REZONED ERF

Council intends to subdivide the Remainder of Erf 6762, Windhoek into Portion A (western portion) and Remainder Erf 6762, and reservation of Portion A for the development of the Windhoek Crafts Centre/Wood Carvers Market to serve as a relocation-site for wood carvers currently operating along the Auas Road opposite the service station of Windhoek Fuel Centre CC commonly referred to as the Truck Port.

The proposed crafts/wood carvers market will be developed into two phases. **Phase 1 of the project will entail the following activities:**

- Preparation of the site to accommodate approximately sixty (60) traders;
- Provision of ablution facilities;
- Water supply at the market;
- Fencing of the site with palisade fence or better;
- Provision of access to site by trucks and vehicles mainly for delivery purposes;
- Provision of outside parking for customers (north and east of site);
- Provision of solar lighting; and
- Construction of a security guard booth

Phase two of the project will entail the formal construction of permanent infrastructure including stalls.

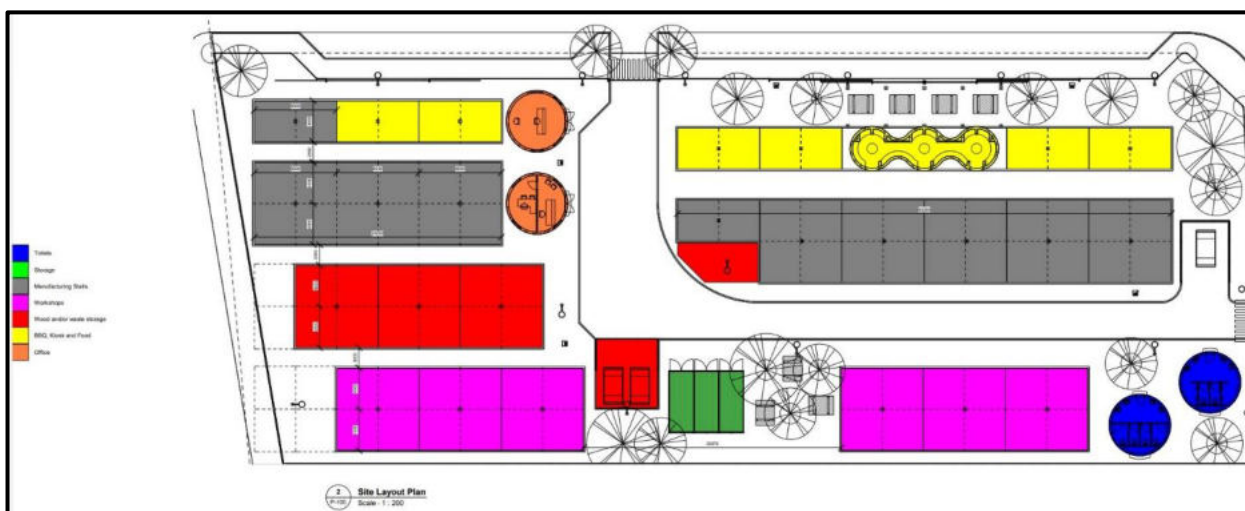


Figure 2: Proposed layout of the Wood Carvers Market



Figure 3: Artist impression of the proposed Wood Carvers Market

2.3 ASSOCIATED INFRASTRUCTURE AND SERVICES

- **Water & Electricity Supply**

Water and electricity to the envisioned Wood Carvers Market will be provided by the City of Windhoek by connecting to the existing bulk services that are available in the vicinity of the site.

- **Refuse and Waste Management**

- **Construction Phase:**

The City of Windhoek operates a waste management system that is efficient and still strives to improve the system. As a proponent, the Council will use this system to manage all the waste generated by this project. The waste to be generated from construction activities of the Wood Carvers Market will be stored in skip containers. Once the containers are full, they will be transported to the Kupferberg Landfill Site. Construction workers will also be encouraged to refrain from littering. Hazardous waste generated from construction activities such as used oil and paint containers will be stored in specialized containers and thereafter disposed of responsibly at the Hazardous Waste Cell at Kupferberg.

- **Operational Phase:**

During the operations of the market, the main waste stream will be wood waste from carving that includes sawdust and offcuts. Wood waste can be reused or upcycled in many ways and it's also biodegradable and has a lower environmental impacts than materials made from fossil or inorganic sources. Waste containers will be provided to cater for the waste generated during the operational phase. In addition, to ensure the cleanliness of the market on a long-term basis, operational guidelines will be developed and distributed to all the vendors. Furthermore, the market will be connected to the existing municipal sewer network to remove wastewater from bathrooms and toilets.

- **Accessibility**

The site will be accessed via Netball Street as shown on Figure 1 above. The access road is currently a gravel road and there are plans to upgrade it to bitumen standard in future. Adequate parking will be provided at the envisioned Wood Carvers Market.

3. ANALYSIS OF ALTERNATIVES

3.1.1 No Action

The No Action Alternative in respect to the proposed project implies that the status quo of the Wood Carvers operating at the unauthorized site will persist. This means that all the challenges faced in terms of sanitation and safety hazards will not be resolved. This is an undesirable option for the Council and all the other affected parties.

3.1.2 Alternative Sites

Various options were looked at by all the stakeholders. Windhoek Fuel Centre CC fenced off an area of $\pm 1\,200\text{ m}^2$ located west of the northern entrance to the service station for the purpose of accommodating the wood carvers. The area was found by the wood carvers to be unsuitable as it would give them minimum exposure to potential clients. Furthermore, Windhoek Fuel Centre CC offered to contribute $\pm \text{N\$}800\,000.00$ towards the relocation of the traders to a suitable site.

After careful consideration of options along the Auas Road and beyond, the unoccupied eastern portion of Erf 6352, Windhoek was identified as an ideal site. At the same time, Cricket Namibia approached the Municipal Council of Windhoek with a request to lease the same portion of Erf 6352 to construct a cricket pitch. Given the location of Erf 6352 at the heart of a sporting precinct, Council decided to allocate the Erf to Cricket Namibia.

As a last resort and a way to a lasting solution, a portion of Erf R/6762, Windhoek was investigated and found to be a more viable and feasible option for the Wood Carvers Market as it has adequate space to accommodate the facilities. This is the alternative that Council has approved as the most desirable option.

4. LEGAL REQUIREMENTS

This section provides an analysis of the policies and legislations that are relevant to the proposed construction rezoning of a portion of Erf R/6762 and subsequent development of a Wood Carvers Market. This section aims to inform the proponent about the requirements to be fulfilled in undertaking the proposed project.

The table below lists the various environmental and developmental policies and legislations that have relevance to the project.

Table 1: Legal framework of the project.

LEGISLATION	PROVISION	REGULATORY AUTHORITY	APPLICATION TO THE PROJECT
The Constitution of the Republic of Namibia	Article 91 (c) and 95 (i) which commit the state to actively promote and maintain environmental welfare of all Namibians by promoting sustainable development	Government of the Republic of Namibia	The project should not pose a threat to the natural and human environment.
Environmental Management Act No.7 of 2007 and EIA Regulations (2012)	Provides a list of listed activities that may not be undertaken without environmental clearance	Ministry of Environment, Forestry and Tourism (Office of the Environmental Commissioner)	An Environmental Clearance will be required before the rezoning is considered for approval.
Water Act 54 of 1956	Control of disposal of sewage, the purification of effluent, the prevention of surface and groundwater pollution, and the sustainable use of water resources.	Ministry of Agriculture, Water and Forestry (Department of Water Affairs)	The disposal of wastewater from the proposed Wood Carvers Market must adhere to the provisions of this Act.
Water Resources Management Act No. 11 of 2013	Control of disposal of sewage, the purification of effluent, the prevention of surface and groundwater pollution, and the sustainable use of water resources.	Ministry of Agriculture, Water and Forestry (Department of Water Affairs)	The market should not cause pollution by allowing pollution to run into the nearby river course.
Forestry Act No 27 of 2004	The Act affords protection to certain indigenous plant species.	Ministry of Environment, Forestry and Tourism (Directorate of Forestry)	A permit is required before any protected plants are removed. There three specimens of <i>Acacia erioloba</i> on the site and they should not be removed without a permit.
Nature Conservation Ordinance no. 4 of 1975	Chapter 6 provides for legislation regarding the protection of indigenous plants	Ministry of Environment, Forestry and Tourism	Indigenous and protected plants have to be managed within the legal confines.
Soil Conservation Act No 76 of 1969	Combating and prevention of soil erosion, the conservation, improvement and manner of use of the soil and vegetation	Ministry of Agriculture, Water and Land Reform	The proponent should ensure that soil erosion and soil pollution is avoided during construction and operation of the Wood Carvers Market.

	and the protection of the water sources		
Atmospheric Pollution Prevention Ordinance No 45 of 1965	Part II - control of noxious or offensive gases, Part III - atmospheric pollution by smoke, Part IV - dust control, and Part V - air pollution by fumes emitted by vehicles.	Ministry of Health and Social Services	The development should consider the provisions outlined in the ordinance.
Hazardous Substance Ordinance 14 of 1974	To provide for the control of substances which may cause injury or ill-health to or death of human beings by reason of their toxic, corrosive, irritant, strongly sensitizing or flammable nature or the generation of pressure thereby in certain circumstances; to provide for the division of such substances into groups in relation to the degree of danger; to provide for the prohibition and control of the importation, manufacture, sale, use, operation, application, modification, disposal or dumping of such substances; and to provide for matters connected therewith.	Ministry of Health and Social Services	The handling, usage and storage of hazardous substances on site should be carefully controlled according to this Ordinance.
Local Authorities Act No. 23 of 1992	The Local Authorities Act prescribes the manner in which a town or municipality should be managed by the Town or Municipal Council.	Ministry of Urban and Rural Development	The development has to comply with provisions of the Local Authorities Act.
The Labour Act of 1992	Employees are subject to the terms of the Labour Act. The act also contains the Health and Safety Regulations.	Ministry of Labour, Industrial Relation and Employment Creation.	Given the employment opportunities presented by the construction of the market infrastructure and operations, compliance with the labour law is essential.
Public and Environmental Health Act of 2015	This Act (GG 5740) provides a framework for a structured uniform public and environmental health system in Namibia. It covers notification, prevention and control of diseases and sexually transmitted infections; water and food supplies; waste management; health nuisances; public and environmental health planning and reporting. It repeals the Public Health Act 36 of 1919 (SA GG 979)	Ministry of Health and Social Services	Contractors and users of the proposed market are to comply with these legal requirements.

National Heritage Act, 2004 (Act N0.27 of 2004)	This Act calls for the protection, conservation and registration of places and objects of heritage significance.	National Heritage Council of Namibia	Even though the scoping exercise did not discover any archaeological material on the site, should there be any such discovery (e.g. graves) the National Heritage Council should be informed immediately.
National Solid Waste Management Strategy, 2018	Provide for coordinated funding, regulations, action plan for proper solid waste management and facilitate stakeholder collaboration.	Ministry of Environment, Forestry and Tourism.	Provisions of the strategy should be adhered to.
Windhoek Municipality: Waste Management Regulations (2011)	These Regulations empowers Council to ensure that all waste generated, stored, collected, transported, treated and disposed of within the municipal area is managed properly and in a manner not posing a threat to human health or the environment.	City of Windhoek (Solid Waste Management Division)	The market operations must adhere to the provisions of these regulations.
Town Planning Ordinance 18 of 1954	The Windhoek Town Planning Scheme was approved in terms of this ordinance.	Ministry of Urban and Rural Development	The rezoning must be undertaken in line with the provisions of the Windhoek Town Planning Scheme.

5. DESCRIPTION OF THE RECEIVING ENVIRONMENT

5.1 CLIMATE

Rainfall in Windhoek follows the national trend and occurs mainly between November and April, but is described as unpredictable, sporadic and of high intensity. The mean annual rainfall is in the order of 350 to 400 mm per annum with an average evaporation in the region of 3400 mm per annum. The average daily maximum temperature in summer in Windhoek is approximately 32°C (December) and the minimum 4°C in winter (July). Wind in Windhoek is common throughout the year and is highly variable. Prevailing winds are generally from a southeasterly direction. (Mendelsohn, *et al* 2002).

5.2 GEOLOGY AND SOILS

Windhoek is underlain by biotite schist of the Kuiseb Formation, characteristic of the southern zone of the Damara Sequence. Biotite schist is a moderately coarse-grained foliated crystalline rock with monoclinic biotite minerals. It can be observed on the slopes of many of the road cuts in and around Windhoek and is known for its rather rapid rate of weathering, especially when exposed. Schists cover the largest part of the Khomas Hochland (Africon, 2004).

A north-south running band of sand calcrete gravel and alluvium, especially along rivers and defined drainage lines, intersects the biotite schist. Sand calcrete gravel is a highly permeable and unconsolidated surficial deposit consisting of sand and calcrete and acts as an infiltration medium for surface water. Alluvium, on the other hand, is a general term used to describe transported material such as riverine deposits (Africon, 2004).

Windhoek generally has poorly developed thin topsoil that is the product of alluvial and colluvial deposition of mainly fine sands and silts intermixed with residual quartz pebbles.

5.3 HYDROGEOLOGY

Groundwater is one of the most important sources of water in Windhoek and for this reason, the protection of ground water sources is of very high priority when considering any form of developments in Windhoek. Of even more importance in Windhoek is the fact that all pollutants are washed downstream by ephemeral river systems, into the Swakoppoort Dam that supplies the central towns including Windhoek with most of its portable water.

A number of north-southerly striking faults and joints found in Windhoek form the major underground water conduits of the Windhoek Aquifer and hence determine the conditions of the aquifer. Secondary porosity giving rise to high aquifer

transmissivity is best developed in faults with post-hydrothermal alteration brecciation in quartzitic environments.

Erf R/6762 W is located near the northern boundary of Windhoek's important aquifer. Care should be taken that no activities that can compromise the aquifer are undertaken on the site. A tributary of the of the Arebbusch River passes through Erf R/6762 W. This tributary forms of part of the critical drainage systems that runs through the City of Windhoek.

5.4 BIODIVERSITY

The City of Windhoek is virtually surrounded by a band of *Acacia erubescens* savanna, with semi-open to closed, tall shrub lands and mountains of the Khomas Hochland that supports a moderate to high species diversity, including protected *Aloe* species and other endemics. Alluvial plains and *Acacia mellifera* dominated lowlands are prominent north and south of the city, especially along the major drainage lines and includes the main recharge area for the Windhoek aquifer to the south of the City (Africon, 2004).

Along the ephemeral rivers that run across the City, the vegetation is dominated by the woody species *Acacia karroo* (sweetthorn) and the associated species *Ziziphus mucronata* (buffalo thorn), *Rhus lancea* (Karee) and *Acacia hebeclada* subsp. *hebeclada* (candle-pod acacia). Typical herbaceous species are the grasses *Setaria verticillata*, *Eragrostis echionchlodea*, *E. rotifer* as well as various other annual herbs.

The project site has been disturbed before and it generally does not have many vegetation species except the few tree specimens of *Acacia erioloba* and *Boscia albitrunca* that were found on the site as shown on picture 4 below. Two protected species namely *Boscia albitrunca* and *Albizia anthelmintica* were observed on the project site. The river course (picture 5 below) that runs through Erf R/6762 hosts various riverine vegetation species that needs to be protected.



Picture 4: Tree specimens on the site.



Picture 5: Vegetation in the river course.

5.5 ENVIRONMENTAL SENSITIVITY

The portion of Erf R/6762 that will be rezoned for the development of a Wood Carvers Market, falls within low environmental sensitivity zone in term of water, landscaping, and vegetation sensitivity zone and the area environmental sensitivity index is 1 (one) for this site. However, the water course immediately south of this portion has a high environmental sensitivity. It is therefore important to ensure that activities to be undertaken does not result in any form of pollution or destruction of the river course.

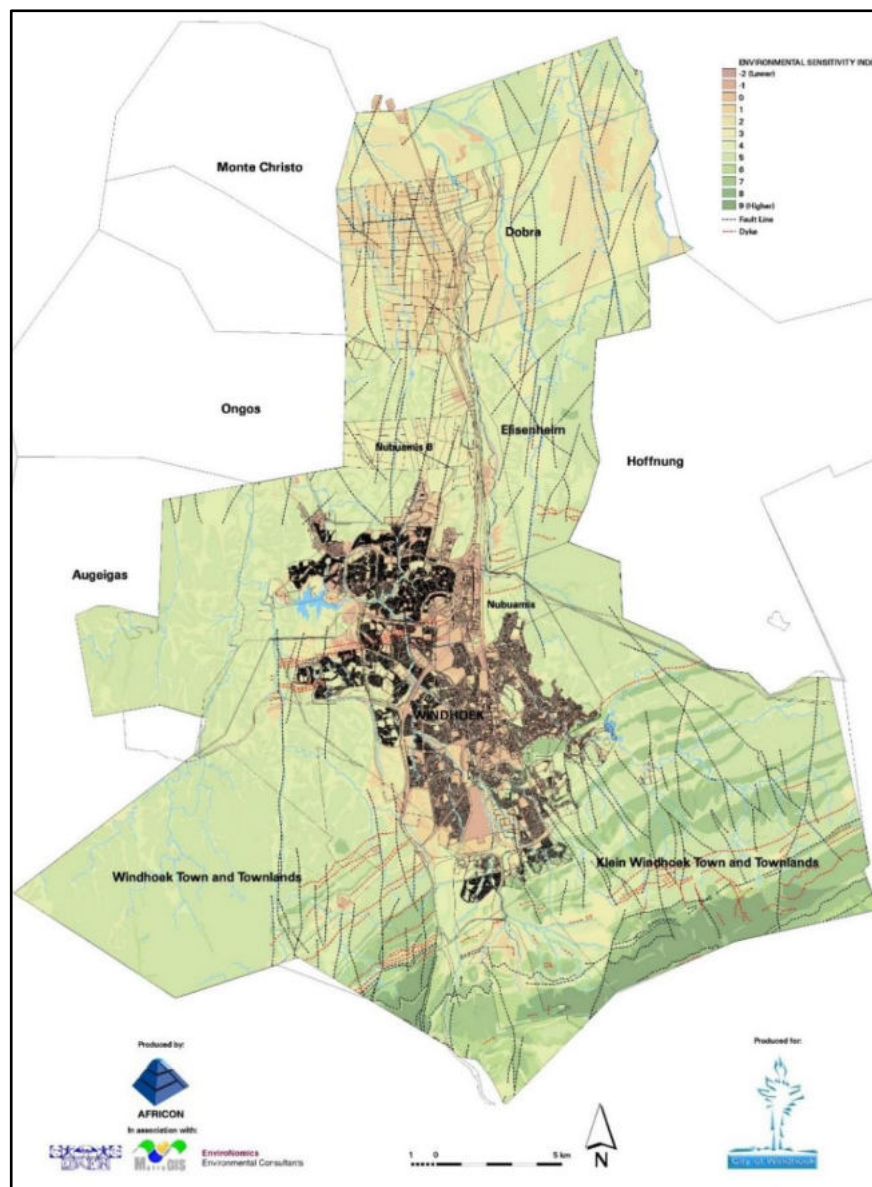


Figure 4: Environmental sensitivity index of the City of Windhoek

5.6 SOCIO-ECONOMIC SETTING

The City of Windhoek is the capital city of Namibia and it is the hub for all economic activities in the Khomas Region. It is linked to Namibia's air, rail and road network, making it well situated to service Zambia, Zimbabwe, Botswana, Southern Angola and South Africa.

The Namibian population is fast moving from a rural-based population to an urban-based one. This is resulting in the rapid proliferation of informal settlements in most major urban centers of the country (Weber & Mendelsohn, 2017). Thus far, it is

conservatively estimated that about 51.04% of Namibia's population lives in cities and urban areas, and about 48.96% lives in rural areas. This is a significant increase in the urban population since 2009 when 40.6% of the population was urban.

Informal settlements experience most of the growth in urban areas. According to Weber & Mendelsohn, 2017, the number of urban shacks grew each year by 11.2% between 1991 and 2001, and by 10.1% between 2001 and 2011. Urban formal housing only grew by 3.7% each between 1991 and 2001, and by 4.4% from 2001 to 2011.

The driving factor for the high rural to urban migration includes amongst others the quest for jobs and money, rural poverty and education. When they arrive in cities, many people settle in informal settlements, as they cannot afford the high prices of accommodation in cities. Informal structures are mainly constructed with corrugated iron and lack basic municipal services such as water and electricity.

Namibia has a high incidence rate of HIV/AIDS, which has a strong and adverse socio-economic impact on livelihoods of people in the region. The HIV prevalence rate for the age group 15 to 49 is estimated at 21.3% for Namibia (UNDP, 2005).

This increase in urban population has put pressure on the City of Windhoek's ability to municipal services such serviced land for housing and business (especially in the SME sector).

5.7 ARCHAEOLOGY

The scoping exercise did not discover any archaeological material on Erf R/6762. 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.

6. PUBLIC CONSULTATION

6.1 OBJECTIVES OF PUBLIC CONSULTATION

The key objective of the public consultation process is to assist stakeholders to raise issues of concern and suggestions for enhanced benefits, and to comment on the findings of the EIA. *Namibia's Environmental Management Act No.7 of 2007* and its regulations require that the Interested and Affected Parties be adequately consulted during the EIA process.

6.2 PUBLIC PARTICIPATION DURING THE SCOPING PHASE

During the scoping exercise for this EIA, Interested and Affected Parties (I&APs) were given an opportunity to get background information on the proposed development and raise their concerns through newspaper advertisements that called for stakeholders to register as I&AP. Information on the project was provided to Interested and Affected Parties upon request.

Information to I&APs regarding the proposed rezoning of Erf R/6762 W was disseminated through the following means:

- **Newspaper Notices**

Newspaper notices were placed once a week for two consecutive weeks as required by the EIA Regulations in the *Namibian Sun*, *Republikein* and *Allgemeine Zeitung* dated 30 September 2024 and 7 October 2024. The notice was further placed in the *Confidente* newspaper edition of 20 September – 26 September 2024. The newspaper notices are attached as **Appendix E**.

The newspaper notices stated that an application for an Environmental Clearance is to be submitted to the Environmental Commissioner, provided information on the nature of the activity and location, invited I&APs to register as such and provided contact details where further information on the application or activity can be obtained.

- **Background Information Document (BID)**

A BID was prepared for the proposed project (**Appendix D**). The BID was intended to provide information about the EIA being undertaken for the proposed rezoning of Erf R/6762 and provided: an overview of the project; a description of the manner in which the EIA was undertaken, an indication of how Interested and Affected Parties (I&AP) may become involved in the EIA process; and provided contact details of the person to whom I&APs may submit their comments.

- **Consultation with Wood Carvers (Affected Party)**

As the most affected parties to the proposed rezoning of a portion of Erf R/6762 W and the subsequent development of a Wood Carvers Market, the wood carvers currently operating along the Auas Road opposite the service station of Windhoek Fuel Centre CC (commonly referred to as the Truck Port) are a key stakeholder to this process. The plan is to ultimately relocate them to the market that will be developed at the rezoned portion of Erf R/6762. They were adequately consulted during the scoping process.

A meeting was held with the wood carvers on the 14th of November 2024 to provide them with details about the proposed project and give them an opportunity to raise issues of concern. A total of 13 wood carvers attended the meeting. The issues raised during the meeting are summarized on table 2 below.



Picture 6: Meeting with the wood carvers.

Table 2: Main issues raised during the public consultation process

ISSUES RAISED	RESPONSE FROM CITY OFFICIAL
<p><u>Facilities:</u> The new facility must have showers, toilets, shade for their products and electricity as a minimum requirements.</p>	<p>Noted and will be included in the report.</p>
<p><u>Parking issues:</u> The issue of parking should be properly considered as the proposed site for the Wood Carvers Market looks small and it might be a struggle to cater for adequate parking.</p>	<p>The concern is noted and will be included in the report.</p>
<p><u>Product visibility:</u> Concerns were raised that when the market is developed there is a possibility that their products would be seen by potential customers. At the current site the products is visible to motorists.</p>	<p>Noted and a recommendations will be given to the responsible division to ensure that signs boards and other market measures are incorporated in the design of the proposed market. The long term viability of the market is dependent on how good it is marketed to customers, otherwise it will turn into a proverbial white elephant.</p>
<p><u>Size of stalls:</u> The size of the proposed stalls should be big enough to accommodate their products such as a dining table and its chairs. The products needs to be displayed fully to attract customers. There were rumours that the stalls will be as small as 4 square meters.</p>	<p>This will brought to the attention of the project engineers to ensure that needs of eventual users of the envisaged market is incorporated into the designs.</p>
<p><u>Allocation of stalls:</u> Once the market is completed Council should ensure that the current affected wood carvers gets first priority to be allocated stalls. A situation should be avoided were people that are currently not affected takes advantage and apply for stalls. This can be addressed by having a database of the wood carvers currently operating at the Truck Port site.</p>	<p>The concern is noted and will be included in the report.</p>
<p><u>Current challenges:</u> The wood carvers narrated the challenges that they are currently facing. The mainly challenges highlighted include amongst others:</p> <ul style="list-style-type: none"> • <i>Lack of sanitation facilities:</i> they currently relieve themselves in the open and this pollutes the surroundings and has health effects. • <i>Lack of electricity:</i> They currently rely on generators to carve their products and the fuel is costly and reduces their profits significantly. • <i>Lack of water:</i> they get water from as far as Katutura. This is an inconvenience and it affects their well-being. • <i>Damage from rain:</i> Due to the fact that they currently operate in the open, they rainy season comes with a lot of disturbance to their operations as products gets damaged by the rain. • <i>Security issues:</i> there are various security concerns at the current site such as theft and potential threat to personal safety. 	<p>The concerns are well noted and it for these reasons that Council intends to develop a proper market to alleviate the issues of concern and create a conducive trading environment.</p>

7. ENVIRONMENTAL IMPACT ASSESSMENT

7.1 METHOD OF ASSESSMENT

The significance of the identified impacts of the proposed rezoning of Erf R/6762 W and subsequent development of a Wood Carvers Market was assessed using the criteria discussed on table 3 below.

Table 3: Criteria used to determine the significance of impacts and their definitions

CRITERIA	DESCRIPTION
NATURE	This criteria indicates whether the proposed activity has a positive or negative impact on the environment (environment comprises both socio-economic and biophysical aspects).
EXTENT	This criteria measures whether the impact will be site specific; local (limited to within 15 km of the area); regional (limited to about 100 km radius); national (limited to within the borders of Namibia) or international (beyond Namibia's borders).
DURATION	This criteria looks at the lifetime of the impact, as being short (days, less than a month), medium (months, less than a year), long (years, less than 10 years), or permanent (more than 10 years).
INTENSITY	This criteria is used to determine whether the magnitude of the impact is destructive and whether it exceeds set standards, and is described as none (no impact); low (where the environmental functions are negligible 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).
PROBABILITY	Considers the likelihood of the impact occurring and is described as improbable (low likelihood), probable (distinct possibility), highly probable (most likely) or definite (impact will happen regardless of prevention measures).
DEGREE OF CONFIDENCE IN PREDICTION	This is based on the availability of information and knowledge used to assess the impacts.

The significance of the potential impacts identified for this project is determined using a combination of the criteria discussed on the above table. The significance rating of impacts is described on the table below.

Table 4: Definition of the various significance ratings

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

7.2 POTENTIAL IMPACTS IDENTIFIED AND ASSESSED

7.2.1 CONSTRUCTION RELATED IMPACTS

NEGATIVE IMPACTS:

- NOISE**

Construction vehicles and equipment such as drillers, compactors and other machineries used to install services during the construction phase of the market can be a nuisance and disturbance.

Table 5: Assessment of impacts associated with noise

IMPACT TYPE	EXTENT	DURATION	INTENSITY	PROBABILITY	DEGREE OF CONFIDENCE	SIGNIFICANCE	
						PRE MITIGATION	POST MITIGATION
Negative	Local	Medium	Low	Probable	Medium	Medium	Low

- POLLUTION**

There are various types of pollution associated with the construction phase. The most important one is probably chemical pollution from oil spills resulting from the handling of various machineries used during the construction phase. Other sources of pollution include building rubble and empty bags and containers. Construction workers can also pollute the surrounding environs if they are not provided with adequate toilet facilities. If the waste is not handled properly, it can have a detrimental effect on the surrounding environs. Any pollution will most likely harm water resources as there is a river course that runs through Erf R/6762 W.

Table 6: Assessment of impacts associated with pollution.

IMPACT TYPE	EXTENT	DURATION	INTENSITY	PROBABILITY	DEGREE OF CONFIDENCE	SIGNIFICANCE	
						PRE MITIGATION	POST MITIGATION
Negative	Local	Medium	Low	Probable	Medium	Medium	Low

- DUST**

Construction activities are generally associated with dust as the substrate is loosened during construction. Activities such as the levelling of land will slightly affect the air quality. This will especially be an issue during windy days. Dust can

affect the health of the construction workers and users of the nearby sports facilities. Respiratory sicknesses can result from prolonged exposure to dust

Table 7: Assessment of impacts associated with dust emission.

IMPACT TYPE	EXTENT	DURATION	INTENSITY	PROBABILITY	DEGREE OF CONFIDENCE	SIGNIFICANCE	
						PRE MITIGATION	POST MITIGATION
Negative	Local	Medium	Low	Probable	Medium	Medium	Low

- VISUAL AND SENSE OF PLACE IMPACTS**

The construction of the Wood Carvers Market can have an effect on the aesthetic quality of the area. This area is predominantly used for sports purposes. The proposed market should be designed to blend in with its surroundings.

Table 8: Assessment of visual impacts of the project.

IMPACT TYPE	EXTENT	DURATION	INTENSITY	PROBABILITY	DEGREE OF CONFIDENCE	SIGNIFICANCE	
						PRE MITIGATION	POST MITIGATION
Negative	Local	Permanent	Low	Probable	Medium	Medium	Low

- HABITAT DESTRUCTION**

Erf R/6762 is still predominantly covered with riparian vegetation. There are also a lot of vegetation species of conservation importance. This is an important habitat for birds and other species of fauna. The clearing of the area to make way for services can harm its ecological integrity. The proponent should ensure that part of the erf that is not used for development is protected at all times.

Table 9: Assessment of impacts associated with habitat destruction.

IMPACT TYPE	EXTENT	DURATION	INTENSITY	PROBABILITY	DEGREE OF CONFIDENCE	SIGNIFICANCE	
						PRE MITIGATION	POST MITIGATION
Negative	Local	Long	Low	Probable	Medium	Medium	Low

POSITIVE IMPACTS:

- EMPLOYMENT OPPORTUNITIES**

The project will provide a few temporary jobs during the construction phase. This will be a welcomed relief considering the high rate of unemployment in Windhoek and in Namibia as a whole.

7.2.2 OPERATION RELATED IMPACTS

NEGATIVE IMPACTS:

- POLLUTION**

The operation of a Wood Carvers Market will generate various types of waste such as the sawdust and cutoffs from the carving, general waste (papers and plastic) and wastewater from toilets. Containers should be provided to ensure that the waste is contained. An operator's guideline should be developed and training provided to the wood carvers.

Table 10: Assessment of pollution impacts from operational activities.

IMPACT TYPE	EXTENT	DURATION	INTENSITY	PROBABILITY	DEGREE OF CONFIDENCE	SIGNIFICANCE	
						PRE MITIGATION	POST MITIGATION
Negative	Local	Long	Low	Probable	Medium	Medium	Low

- NOISE**

The machineries used in wood carving can generate noise. The noise can affect all the users of the market and visitors. The market should be designed in such a way that the wood carving activities are separate from the marketing stalls. This will minimize noise exposure. The wood carvers should be equipped with earplugs to be used when the noise becomes unbearable. All machines that are not used should be switched off.

Table 11: Assessment of impacts associated with noise from operations

IMPACT TYPE	EXTENT	DURATION	INTENSITY	PROBABILITY	DEGREE OF CONFIDENCE	SIGNIFICANCE	
						PRE MITIGATION	POST MITIGATION
Negative	Local	Long	Low	Probable	Medium	Medium	Low

- OCCUPATIONAL HEALTH AND SAFETY RISKS**

The handling of machineries used in wood carving exposes the carvers to injury risks. Council should introduce an effective Occupational Health and Safety Program at the market.

Table 12: Occupational health and safety risks

IMPACT TYPE	EXTENT	DURATION	INTENSITY	PROBABILITY	DEGREE OF CONFIDENCE	SIGNIFICANCE	
						PRE MITIGATION	POST MITIGATION
Negative	Local	Long	Low	Probable	Medium	Medium	Low

POSITIVE IMPACTS:

- Revenue for Council**

The wood carvers will pay Council rental fees for the stalls at the Wood Carvers Market and rates and taxes for other municipal services.

- Improved Occupational Health and Safety**

The wood carvers currently work outside and they are exposed to strong sun, heavy rains and extreme heat and cold. The new market will the wood carvers with modern sanitation facilities. This will contribute to the well-being of the carvers and the surrounding environs.

- Secure Tenure**

The wood carvers will have a secured tenure as they will lease the stalls from Council. This is a great improvement from the current illegal site that they occupy at the moment.

- **Improved Product Visibility and Sales**

The market will offer the wood carvers an opportunity to market their products properly. Council will further assist the wood carvers by promoting the market and thus increase traffic to the market. Adequate and safe parking will also encourage potential customers to visit the market. All these factors will lead to an increase in sales and income of the vendors.

- **Improved Security**

The envisioned Wood Carvers Market will have a securing booth that will be manned 24 hours. The wood carvers and their products will be safe from theft and any other crimes that they are currently exposed to.

8. CONCLUSIONS AND RECOMMENDATIONS

It can be concluded from this study that the proposed rezoning of Erf R/6762 W, from “Private Open Space” to ‘Municipal’ will not cause any irreversible threats to the biophysical and socio-economic environment of the area. In fact, the rezoning of the erf and subsequent development of a Wood Carvers Market will contribute to the socio-economic well-being of the wood carvers who are currently operating in deplorable conditions. The market will also contribute to the economic development of Windhoek by offering an area where Windhoek residents and visitors can buy various wood products.

All the impacts identified and assessed during this study are generic impacts associated with the development of market facilities. With strict adherence to the recommended mitigation measures, the significance of the assessed impacts can be reduced to a “low” significance rating.

9. REFERENCES

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APPENDICES

APPENDIX A: ENVIRONMENTAL MANAGEMENT PLAN

APPENDIX B: CV OF ENVIRONMENTAL ASSESSMENT PRACTITIONERS

APPENDIX C: INTERESTED AND AFFECTED PARTIES REGISTER

APPENDIX D: BACKGROUND INFORMATION DOCUMENT

APPENDIX E: PRESS NOTICES

APPENDIX F: CONSENT FROM THE CITY OF WINDHOEK
