

ENVIRONMENTAL ASSESSMENT SCOPING REPORT FOR:

**LAYOUT APPROVAL AND TOWNSHIP
ESTABLISHMENT ON CONSOLIDATED ERF X,
OTJOMUISE EXTENSION 1, OTJOMUISE,
WINDHOEK, KHOMAS REGION**

APP-006133

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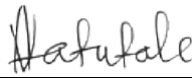
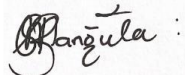


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REPORT DATE: JULY 2025

PROJECT STATUS

Title	Environmental Assessment Scoping Report for: Layout approval and Township Establishment on Consolidated Erf X, Otjomuise Extension 1, Otjomuise, Windhoek, Khomas Region		
Report Status	Final Report		
Reference	Otjomuise 1003-1301		
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EXECUTIVE SUMMARY

Introduction to the Project **Proposed Project**

The National Housing Enterprise (NHE) hereinafter referred to as the proponent intends to undertake the following activities:

- 1. Rezoning of Erf RE/1301, Otjomuise Extension 1 from “Residential” to “Institutional”**
- 2. Consolidation of Erven RE/1003 and RE/1301 Otjomuise Extension 1, into Consolidated Erf X, Otjomuise Extension 1**
- 3. Rezoning of Consolidated Erf X, Otjomuise Extension 1 from “Institutional” to “Undetermined” for Township Establishment purposes**
- 4. Layout approval and Township Establishment on Consolidated Erf X, Otjomuise Extension 1**

The above development triggers listed activities in terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012).

As such the proponent appointed Kamau Town Planning and Development Specialists to undertake an independent Environmental Assessment (EA) in order to obtain an Environmental Clearance Certificate (ECC) for the above activities. The competent authority is the Ministry of Environment and Tourism: Department of Environmental Affairs and Forestry (MEFT: DEAF).

Project Description

The National Housing Enterprise (NHE) intends to develop Erven RE/1003 and RE/1301, Otjomuise Extension 1. The erven are located adjacent to one another in the Otjomuise Extension 1 township. The northern boundary of Erf RE/1301 is adjacent to Moses Garoeb Street, and the southern boundary of Erf RE/1003 is adjacent to Beijing Street, in Otjomuise. The proposed development will entail the township establishment of one extension, on Consolidated Erf X (a consolidation of Erven RE/1003 and RE/1301).

The proposed township will predominantly cater to low- and middle-income earners, comprising of high density residential properties as per the mandate of the proponent, NHE. The NHE was established by the NHE Act of 1993 with the objective of providing housing to low- and middle-income Namibian households by initiating and financing housing projects. It is against this background that the NHE appointed Kamau Town Planning and Development Specialists to undertake a township establishment on the subject properties. This township establishment will provide much needed housing to over 300 low income households, furthering the NHE’s aim to achieve its mandate as the national housing provider. In addition to addressing the housing needs through high- density residential properties, the township also incorporates institutional, businesses and public open spaces land use reservations.

The following statutory steps thus need to be undertaken as part of the intended development:

- Rezoning of Erf RE/1301, Otjomuise Extension 1 from “Residential” to “Institutional”
- Consolidation of Erven RE/1003 and RE/1301 Otjomuise Extension 1, into Consolidated Erf X, Otjomuise Extension 1
- Rezoning of Consolidated Erf X, Otjomuise Extension 1 from “Institutional” to “Undetermined” for Township Establishment purposes
- Layout approval and Township Establishment on Consolidated Erf X, Otjomuise Extension 1

Public Participation

Communication with the Interested and Affected Parties (I&APs) about the proposed development was facilitated through the following means and in this order:

- A Background Information Document (BID) containing descriptive information about the proposed activities was compiled and sent out to all pre identified and registered I&APs via email and via registered mail on **20 September 2024**;
- Notices were placed in the New Era newspaper on **27 September 2024 and 1 October 2024** and in the Confidante newspaper on **20 September 2024 and 3 October 2024**. These notices briefly explained the activity and its locality, equally inviting members of the public to register as I&APs; and
- A notice was fixed at the project site as well as on the notice board of the City of Windhoek Customer Care Centre
- A public meeting was held on site, on **05 October 2024**. The attendance register and the presentation are attached to this report.

Public consultation was carried out as per the Environmental Management Act’s EIA Regulations. After the initial notification, the I&APs were given two weeks to submit their comments on the project (until **22 October 2024**). The comment period remained open until the final scoping report was submitted to MEFT.

The draft Scoping Report was circulated from **13 June to 3 July 2025** so that the public can review and provide their comments. It should be noted that no comments have been received from the public on the draft report during the public participation process.

Conclusions and Recommendations

With reference to Table 7 and 8, none of the negative construction phase impacts were deemed to have a high significant impact on the environment. The construction impacts were assessed to a Medium to Low (negative) significance, without mitigation measures. With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP, the significance of the construction phase impacts is likely to be reduced to a Low (negative). With reference to Table 7 and 8, none of the negative operational phase impacts were deemed to have a high significance impact on the environment. The operational impacts were assessed to a Medium (negative) significance, without mitigation measures. With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP, the significance of the construction phase impacts is likely to be reduced to a Low (negative).

It is recommended that this project be authorised because should the development not proceed the area will remain undeveloped. None of the positive or negative impacts from the proposed development would be realized. The “no go” alternative was thus deemed to have a High (negative) impact, as all the benefits resulting from the development would not be realised.

The significance of negative impacts can be reduced with effective and appropriate mitigation provided in this report and the EMP. If authorised, the implementation of the EMP should be included as a condition of approval.

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LIST OF ABBREVIATIONS

AIDS	Acquired Immuno-Deficiency Syndrome
DEA	Department of Environmental Affairs
DEAF	Department of Environmental Affairs and Forestry
DESR	Draft Environmental Scoping Report
EA	Environmental Assessment
ECC	Environmental Clearance Certificate
ECO	Environmental Control Officer
EIA	Environmental Impact Assessment
EMA	Environmental Management Act
EMP	Environmental Management Plan
FESR	Final Environmental Scoping Report
GG	Government Gazette
GIS	Geographic Information System
GN	Government Notice
GPS	Global Positioning System
HIV	Human Immunodeficiency Virus
I&APs	Interested and Affected Parties
MET	Ministry of Environment and Tourism
MEFT	Ministry of Environment, Forestry and Tourism
mamsl	Metres above mean sea level
NHE	National Housing Enterprise
NHCN	National Heritage Council of Namibia
PPP	Public Participation Process
PR	Proponent's Representative
Reg.	Regulation
S	Section
TB	Tuberculosis

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1. INTRODUCTION

The National Housing Enterprise (NHE) hereinafter referred to as the proponent intends to undertake the following activities:

1. Rezoning of Erf RE/1301, Otjomuise Extension 1 from “Residential” to “Institutional”
2. Consolidation of Erven RE/1003 and RE/1301 Otjomuise Extension 1, into Consolidated Erf X, Otjomuise Extension 1
3. Rezoning of Consolidated Erf X, Otjomuise Extension 1 from “Institutional” to “Undetermined” for Township Establishment purposes
4. Layout approval and Township Establishment on Consolidated Erf X, Otjomuise Extension 1

The above development triggers listed activities in terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012).

In terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012), the following listed activities in **Table 1** were triggered by the proposed project:

Activity description and No(s):	Description of relevant activity	The portion of the development as per the project description that relates to the applicable listed activity
Activity 10.1 (a) Infrastructure	The construction of oil, water, gas and petrochemical and other bulk supply pipelines	The proposed project includes the construction of oil, water, gas and petrochemical and other bulk supply pipelines
Activity 10.1 (b) Infrastructure	The construction of Public roads	The proposed project includes the construction of roads.
Activity 10.2 (a) Infrastructure	The route determination of roads and design of associated physical infrastructure where –it is a public road	The proposed project includes the route determination of roads.

Table 1: List of triggered activities identified in the EIA Regulations which apply to the proposed project

The above activities will be discussed in more detail in Chapter 4. The proponent appointed Kamau Town Planning and Development Specialist to undertake an independent Environmental Assessment (EA) in order to obtain an Environmental Clearance Certificate

(ECC) for the above activities. The competent authority is the Ministry of Environment, and Tourism: Department of Environmental Affairs (MET: DEA).

The process was undertaken in terms of the gazetted Namibian Government Notice No. 30 Environmental Impact Assessment Regulations (herein referred to as EIA Regulations) and the Environmental Management Act (No 7 of 2007) (herein referred to as the EMA). The EIA process investigated if there are any potential significant bio-physical and socio-economic impacts associated with the intended activities. The EIA process also provided an opportunity for the public and key stakeholders to provide comments and participate on the process.

1.1 Project Location

Erven RE/1003 and RE/1301 are located adjacent to one another in the Otjomuise Extension 1 township. The northern boundary of Erf RE/1301 is adjacent to Moses Garoeb Street, and the southern boundary of Erf RE/1003 is adjacent to Beijing Street, in Otjomuise. The locality of the subject erven is depicted in **Figure 1** below.



Figure 1: Locality of Erven RE/1003 and RE/1301, Otjomuise Extension 1

1.2 Zoning

As per the attached zoning certificates, the Remainder Erf of 1003, Otjomuise Extension 1 is zoned for “Institutional” purposes, while the Remainder Erf of 1301, Otjomuise Extension 1 is zoned for “Residential” purposes. Kindly note that there is no density or bulk factor indicated on the zoning certificates of either property.

1.3 Size

As per the attached Title Deeds, Erf RE/1003, Otjomuise Extension 1, measures 73 096m² in extent and Erf RE/1301, Otjomuise Extension 1, measures 90 103m² in extent.

1.4 Ownership

According to Title Deed No: T7453/2001, ownership of Erf RE/1003, Otjomuise Extension 1 vests with the National Housing Enterprise (NHE), and according to Title Deed No: T7452/2001, ownership of Erf RE/1301, Otjomuise Extension 1 vests with the National Housing Enterprise (NHE) as well.

It should be noted that there are neither restrictions nor servitudes registered against the subject erven that may prohibit the proposed application.

1.5 Topography and Natural Features

Erven RE/1003 and RE/1301, Otjomuise Extension 1 and the surrounding area have a generally gentle topography, characterised by a slope of 1:57, which translates to a gradient of about 1.8%. The site has a tributary that runs along its western border. This tributary has been incorporated into the proposed layout.

1.6 Current Land Use on the Properties

Erven RE/1003 and RE/1301, Otjomuise Extension 1, mostly lie vacant, and no endangered plant, insect or animal species are known to inhabit the area. As depicted in **Figure 2** below, there are encroachments on the subject properties, which are outlined in yellow below. These encroachments cover an area of 1746m² on Erf RE/1003 and an area of 2643m² on Erf RE/1301.



Figure 2: Encroached Area on the Subject Erven

1.7 Surrounding Land Uses

As depicted in **Figure 3** below, Erven RE/1003 and RE/1301, Otjomuise Extension 1, are predominantly surrounded by erven that are zoned for Residential uses. Other zonings in the area include Business, Institutional, Public Open Space, Municipal and Undetermined.

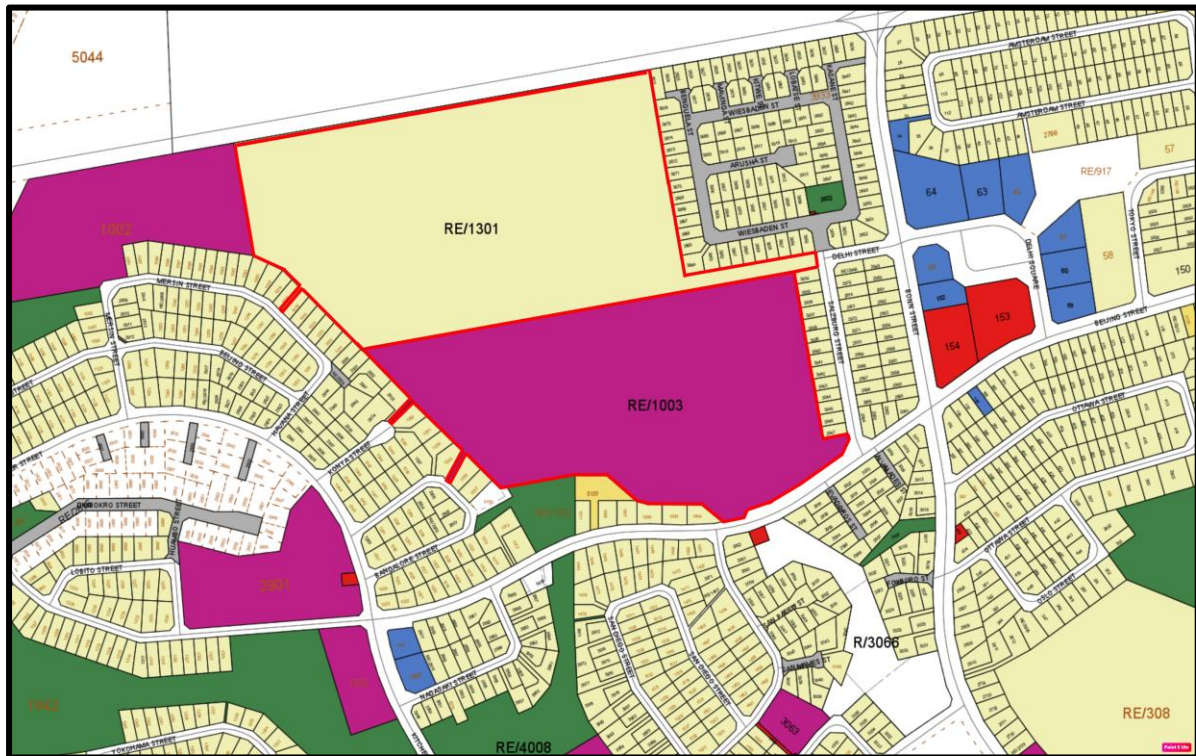


Figure 3: Surrounding Zonings

Figure 4 below shows the land use activities surrounding Erven RE/1003 and RE/1301, Otjomuise Extension 1. These land uses include the area local business node known as “the Otjomuise Shops” as well as dwelling units.



Figure 4: Land use activities surrounding the subject property

1.8 Terms of Reference and Scope of Project

The scope of this project is limited to conducting an environmental impact assessment and applying for an Environmental Clearance Certificate for the following as indicated above:

- 1. Rezoning of Erf RE/1301, Otjomuise Extension 1 from “Residential” to “Institutional”**
- 2. Consolidation of Erven RE/1003 and RE/1301 Otjomuise Extension 1, into Consolidated Erf X, Otjomuise Extension 1**
- 3. Rezoning of Consolidated Erf X, Otjomuise Extension 1 from “Institutional” to “Undetermined” for Township Establishment purposes**
- 4. Layout approval and Township Establishment on Consolidated Erf X, Otjomuise Extension 1**

1.8 Assumptions and Limitations

In undertaking this investigation and compiling the Environmental Scoping Report, the following assumptions and limitations applied:

- Assumed the information provided by the proponent is accurate and disclosed all information available.
- The limitation that no alternative except for the preferred layout plans and the ‘no-go’ option was considered during this assessment. The unique character and appeal of Windhoek were however taken into consideration with the design perspective.

1.9 Content of Environmental Assessment Report

Section 8 of the gazetted EIA Regulations requires specific content to be addressed in a Scoping / Environmental Assessment Report. Table 2 below is an extract from the EMA and highlights the required contents of a Scoping / Environmental Assessment Report whilst assisting the reader to find the relevant section in the report.

Section	Description	Section of FESR/ Annexure
8 (a)	The curriculum vitae of the EAPs who prepared the report;	Refer to Annexure D
8 (b)	A description of the proposed activity;	Refer to Chapter 4
8 (c)	A description of the site on which the activity is to be undertaken and the location of the activity on the site;	Refer to Chapter 3
8 (d)	A description of the environment that may be affected by the proposed activity and the manner in which the geographical, physical, biological, social, economic and cultural aspects of the environment may be affected by the proposed listed activity;	Refer to Chapter 3
8 (e)	An identification of laws and guidelines that have been considered in the preparation of the scoping report;	Refer to Chapter 2
8 (f)	Details of the public consultation process conducted in terms of regulation 7(1) in connection with the application, including	Refer to Chapter 5
	(i) the steps that were taken to notify potentially interested and affected parties of the proposed application	Refer to Chapter 5
	ii) proof that notice boards, advertisements and notices notifying potentially interested and affected parties of the proposed application have been displayed, placed or given;	Refer to Annexures A and B for site notices and advertisements respectively.
	(iii) a list of all persons, organisations and organs of state that were registered in terms of regulation 22 as interested and affected parties in relation to the application;	Refer to Annexure C
	(iv) a summary of the issues raised by interested and affected parties, the date of receipt of and the response of the EAP to those issues;	Refer to Annexure C
8 (g)	A description of the need and desirability of the proposed listed activity and any identified alternatives to the proposed activity that are feasible and reasonable, including the	Refer to Chapter 4

	advantages and disadvantages that the proposed activity or alternatives have on the environment and on the community that may be affected by the activity;	
8 (h)	A description and assessment of the significance of any significant effects, including cumulative effects, that may occur as a result of the undertaking of the activity or identified alternatives or as a result of any construction, erection or decommissioning associated with the undertaking of the proposed listed activity;	Refer to Chapter 7
8 (i)	terms of reference for the detailed assessment;	NB – Assessment of impacts are included in this EA Report
8 (j)	An environmental management plan	Refer to Annexure F

Table 2: Contents of the Scoping / Environmental Assessment Report

2 LEGAL FRAMEWORK

2.1 Legislation relevant to the proposed development

There are multiple legal instruments that regulate and have a bearing on good environmental management in Namibia. Table 3 below provides a summary of the legal instruments considered to be relevant to this development and the environmental assessment process.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
The Constitution of the Republic of Namibia as Amended	Article 91 (c) provides for duty to guard against “the degradation and destruction of ecosystems and failure to protect the beauty and character of Namibia.” Article 95(l) deals with the “maintenance of ecosystems, essential ecological processes and biological diversity” and sustainable use of the country’s natural resources.	Sustainable development should be at the forefront of this development.
Environmental Management Act No. 7 of 2007 (EMA)	Section 2 outlines the objective of the Act and the means to achieve that. Section 3 details the principle of Environmental Management	The development should be informed by the EMA.
EIA Regulations GN 28, 29, and 30 of EMA (2012)	GN 29 Identifies and lists certain activities that cannot be undertaken without an environmental clearance certificate. GN 30 provides the regulations governing the environmental assessment (EA) process.	The following listed activities are triggered by the proposed development: Activity 10.1 (a) Infrastructure Activity 10.1 (b) Infrastructure Activity 10.2 (a) Infrastructure
Convention on Biological Diversity (1992)	Article 1 lists the conservation of biological diversity amongst the objectives of the convention.	The project should consider the impact it will have on the biodiversity of the area.
Draft Procedures and Guidelines for conducting EIAs and compiling EMPs (2008)	Part 1, Stage 8 of the guidelines states that if a proposal is likely to affect people, certain guidelines should be considered by the	The EA process should incorporate the aspects outlined in the guidelines.

	proponent in the scoping process.	
Namibia Vision 2030	Vision 2030 states that 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.	Care should be taken that the development does not lead to the degradation of the natural beauty of the area.
Water Act No. 54 of 1956	Section 23(1) deals with the prohibition of pollution of underground and surface water bodies.	The pollution of water resources should be avoided during construction and operation of the development.
The Ministry of Environment and Tourism (MET) Policy on HIV & AIDS	MET has recently developed a policy on HIV and AIDS. In addition, it has also initiated a programme aimed at mainstreaming HIV and gender issues into environmental impact assessments.	The proponent and its contractor must adhere to the guidelines provided to manage the aspects of HIV/AIDS. Experience with construction projects has shown that a significant risk is created when migrant construction workers interact with local communities.
Urban and Regional Planning Act No 5 of 2018	To consolidate the laws relating to urban and regional planning; to provide for a legal framework for spatial planning in Namibia; to provide for principles and standards of spatial planning; to establish the urban and regional planning board; to decentralise certain matters relating to spatial planning; to provide for the preparation, approval and review of the national spatial development framework, regional structure plans and urban structure plans; to provide for the preparation, approval, review and	The proposed development must adhere to the provisions regarding the subdivision and rezoning of land.

	amendment of zoning schemes; to provide for the establishment of townships; to provide for the alteration of boundaries of approved townships, to provide for the disestablishment of approved townships; to provide for the change of name of approved townships; to provide for the subdivision and consolidation of land; to provide for the alteration, suspension and deletion of conditions relating to land; and to provide for incidental matters.	
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.	The development must comply with provisions of the Local Authorities Act.
Labour Act no. 11 of 2007	Chapter 2 details the fundamental rights and protections. Chapter 3 deals with the basic conditions of employment.	Given the employment opportunities presented by the development, compliance with the labour law is essential.
National Heritage Act No. 27 of 2004	The Act is aimed at protecting, conserving and registering places and objects of heritage significance.	All protected heritage resources (e.g. human remains etc.) discovered, need to be reported immediately to the National Heritage Council (NHC) and require a permit from the NHC before they may be relocated.
Roads Ordinance 17 of 1972	Section 3.1 deals with width of proclaimed roads and road reserve boundaries • Section 27.1 is concerned with the control of traffic on urban trunk and main roads • Section 36.1 regulates rails, tracks, bridges, wires, cables, subways or culverts	Adhere to all applicable provisions of the Roads Ordinance.

	across or under proclaimed roads • Section 37.1 deals with Infringements and obstructions on and interference with proclaimed roads.	
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; maternal, ante-natal and neo-natal care; water and food supplies; infant nutrition; waste management; health nuisances; public and environmental health planning and reporting. It repeals the Public Health Act 36 of 1919 (SA GG 979).	Contractors and users of the proposed development are to comply with these legal requirements.
Nature Conservation Ordinance no. 4 of 1975	Chapter 6 provides for legislation regarding the protection of indigenous plants	Indigenous and protected plants must be managed within the legal confines.
Water Quality Guidelines for Drinking Water and Wastewater Treatment	Details specific quantities in terms of water quality determinants, which wastewater should be treated to before being discharged into the environment	These guidelines are to be applied when dealing with water and waste treatment
Environmental Assessment Policy of Namibia (1995)	The Policy seeks to ensure that the environmental consequences of development projects and policies are considered, understood and incorporated into the planning process, and that the term ENVIRONMENT is broadly interpreted to	This EIA considers this term of Environment.

	include biophysical, social, economic, cultural, historical and political components.	
Water Resources Management Act No. 11 of 2013	Part 12 deals with the control and protection of groundwater Part 13 deals with water pollution control	The pollution of water resources should be avoided during construction and operation of the development. Should water need to be abstracted, a water abstraction permit will be required from the Ministry of Water, Agriculture and Forestry.
Forest Act 12 of 2001 and Forest Regulations of 2015	To provide for the establishment of a Forestry Council and the appointment of certain officials; to consolidate the laws relating to the management and use of forests and forest produce; to provide for the protection of the environment and the control and management of forest fires; to repeal the Preservation of Bees and Honey Proclamation, 1923 (Proclamation No. 1 of 1923), Preservation of Trees and Forests Ordinance, 1952 (Ordinance No. 37 of 1952) and the Forest Act, 1968 (Act No. 72 of 1968); and to deal with incidental matters.	Protected tree and plant species as per the Forest Act No 12 of 2001 and Forest Regulations of 2015 may not be removed without a permit
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	The handling, usage and storage of hazardous substances on site should be carefully controlled according to this Ordinance.

	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.	
Soil Conservation Act No 76 of 1969	Act to consolidate and amend the law relating to the combating and prevention of soil erosion, the conservation, improvement and manner of use of the soil and vegetation and the protection of the water sources	The proposed activity should ensure that soil erosion and soil pollution is avoided during construction and operation.

Table 3: Legislation applicable to the proposed development

This EIA process was undertaken in accordance with the EIA Regulations. A Flow Diagram (refer to **Figure 5 below**) provides an outline of the EIA process that was followed.

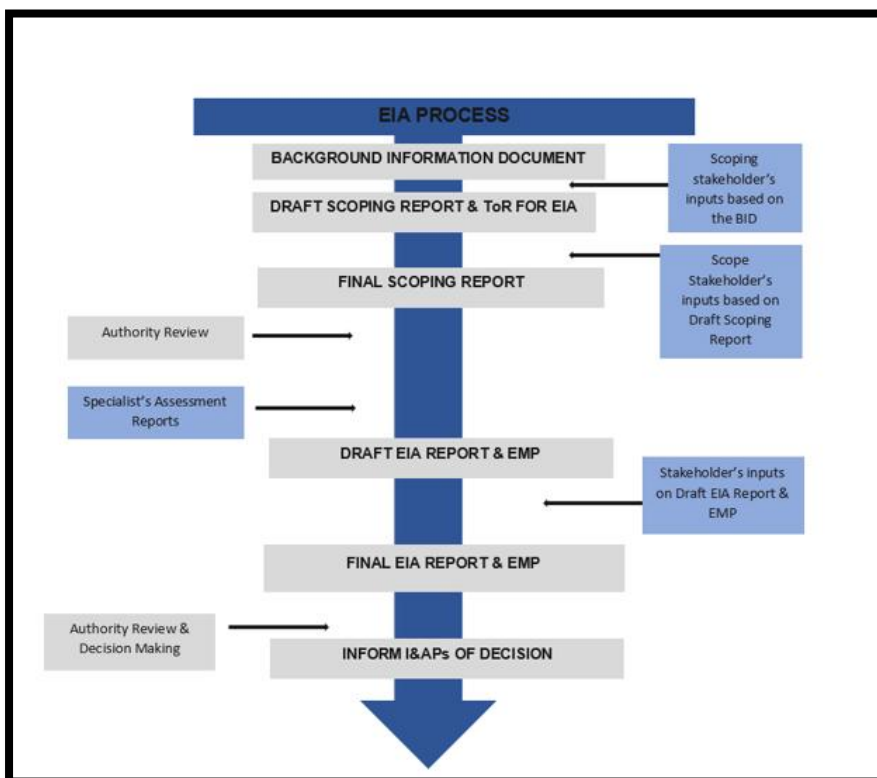


Figure 5: EIA flow Diagram

3 ENVIRONMENTAL BASELINE DESCRIPTION

3.1 Social Environment

3.1.1 Socio- Economic Context

The proposed township establishment is located in an area predominantly characterised by residential, commercial, and business land uses. As such, the development aligns well with the surrounding environment and is not expected to have any adverse impact on the social setting.

In Windhoek, the limited availability and rising cost of land continue to hinder access to decent and affordable housing, particularly for low- to middle-income groups. As part of its mandate to address the national housing backlog, the National Housing Enterprise (NHE) is spearheading this initiative to provide low-cost housing solutions for the broader population.

This development is set to positively impact the socio-economic landscape by contributing to improved living conditions for Namibians. The project will create jobs during both the construction and operational phases, and will ease the current pressure on existing housing stock by increasing the availability of affordable residential units.

Furthermore, the initiative will promote local skills development and technology transfer, while supporting businesses and institutions operating in and around Otjomuise. Ultimately, this township establishment forms part of a larger effort to empower communities, restore dignity through access to housing, and foster sustainable urban growth.

3.1.2 Archaeological and Heritage Context

The proposed project site is not known to have any historical significance prior to or after Independence in 1990. The specific area does not have any National Monuments and the specific site has no record of any cultural or historical importance or on-site resemblance of any nature. No graveyard or related article was found on the site.

3.2 Biophysical Environment

3.2.1 Air Quality

Dust generated during the transportation of building materials; construction and installation of bulk services, and problems thereof are expected to be low and site specific. Dust is expected to be worse during the winter months when strong winds occur. Release of various particulates from the site during the construction phase and exhaust fumes from vehicles and machinery related to the construction of bulk services are also expected to take place. Dust is regarded as a nuisance as it reduces visibility, affects the human health and retards plant growth. It is recommended that regular dust suppression be included in the construction activities, when dust becomes an issue.

3.2.1 Climate

In broad terms, the climate can be described as semi-arid, with summer rainfalls and highest temperatures occurring during October and February. Maximum temperatures recorded in the area vary just under 40 degrees Celsius with an average annual temperature of 18 - 20 degrees Celsius (Weather - the Climate in Namibia, 1998 – 2012). Rainfall in the form of

thunderstorms is experienced in the area during the summer months between October and April. It is further characterised by relatively high average mean annual rainfall of 350 - 400mm in comparison to 250mm for the entire country. Over 70% of the rainfall occurs in the period between November and March with mean annual gross evaporation of 2600-2800mm (Weather - the Climate in Namibia, 1998 – 2012).

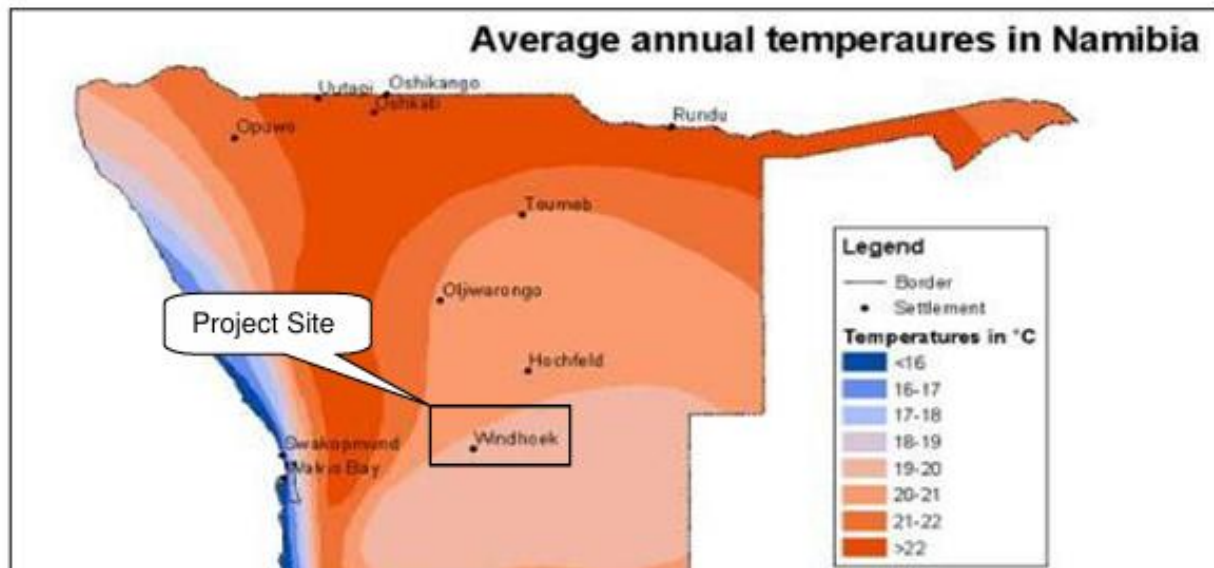


Figure 6: Average temperatures (Atlas of Namibia Project, 2020)

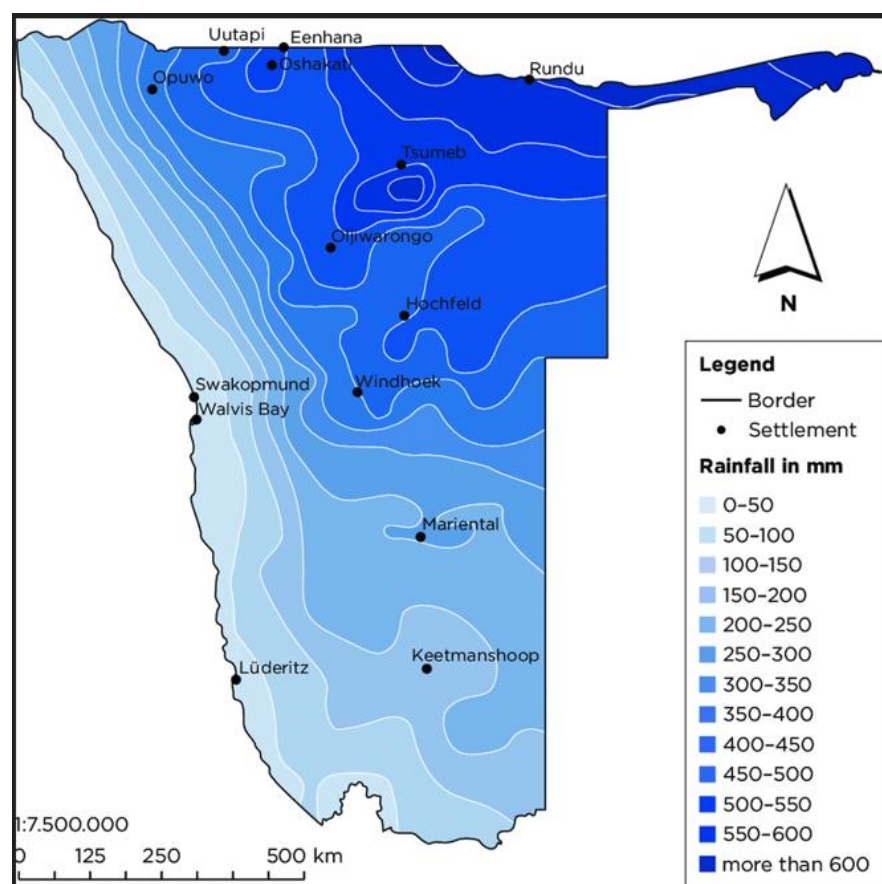


Figure 7: Average annual rainfall (Atlas of Namibia Project, 2020)

3.2.3 Topography, Hydrology and Geology

Otjomuise Extension 1, situated on the western outskirts of Windhoek in the Khomas Region, is characterised by gently sloping terrain typical of the transition zone between the Khomas Hochland and Windhoek Basin. The site features a gradual east-to-west slope, with elevation levels ranging from approximately 1629 metres above mean sea level (mamsl) in the east to around 1604 mamsl along the western boundary (Omkumoh Consulting Engineers, 2024). This gradient facilitates surface water runoff into a network of ephemeral drainage channels that converge toward a primary stormwater course along the southwestern boundary of the site, ultimately draining into the wider Arebbusch River system. These ephemeral watercourses, although dry for most of the year, play a crucial role during rainfall events in directing stormwater and supporting intermittent aquifer recharge via riverbed infiltration. Geologically, the site lies within the Kuiseb Formation of the Damara Sequence, underlain predominantly by biotite schist with interspersed quartzite and amphibole schist bands (Mendelsohn et al., 2002; Labuschagne, 2004). The shallow, stony leptosol soils derived from these formations are indicative of limited water retention and contribute to high surface runoff. While Otjomuise Extension 1 falls outside the Windhoek Aquifer's primary recharge zone, effective protection of local drainage lines remains essential, given the area's vulnerability to flash floods and downstream water quality concerns. These site-specific geological and hydrological characteristics underscore the critical need for sustainable stormwater infrastructure, erosion control, and groundwater protection strategies in the township's development.

Results from Flood Line Study

A comprehensive floodline study was undertaken in February 2024 for the proposed township development on Consolidated Erf X, Otjomuise Extension 1, in response to stormwater concerns raised by the City of Windhoek's Roads and Stormwater Division. The study, conducted by Omkumoh Consulting Engineers, modelled the 1:20, 1:50 and 1:100-year flood events using the Rational Method and HEC-RAS v6.3.1 software. The area was found to contain a well-structured natural drainage system, with a primary stormwater channel running along its southwestern boundary, fed by several smaller tributaries originating from the northeast and northwest (Omkumoh Consulting Engineers, 2024). Hydraulic modelling showed that despite the steep slopes and flash flood susceptibility of the ephemeral streams, the topography and low surface runoff due to relatively shallow soils and sparse vegetation limited flood extent. The calculated peak flows for the 100-year return period reached up to 17.1 m³/s at the main outlet point (P4), yet inundation areas remained relatively narrow due to the gradient and channel morphology. Importantly, the study confirmed that floodwaters are contained within the natural drainage lines, and no significant encroachment onto developable land was observed for the 1:50-year floodline, which is the regulatory benchmark for urban planning in Namibia. This affirms the suitability of the site for township development, provided that appropriate stormwater management infrastructure, such as culverts, attenuation ponds, and overland flow channels, is integrated to mitigate localised flood risks and prevent downstream impacts.

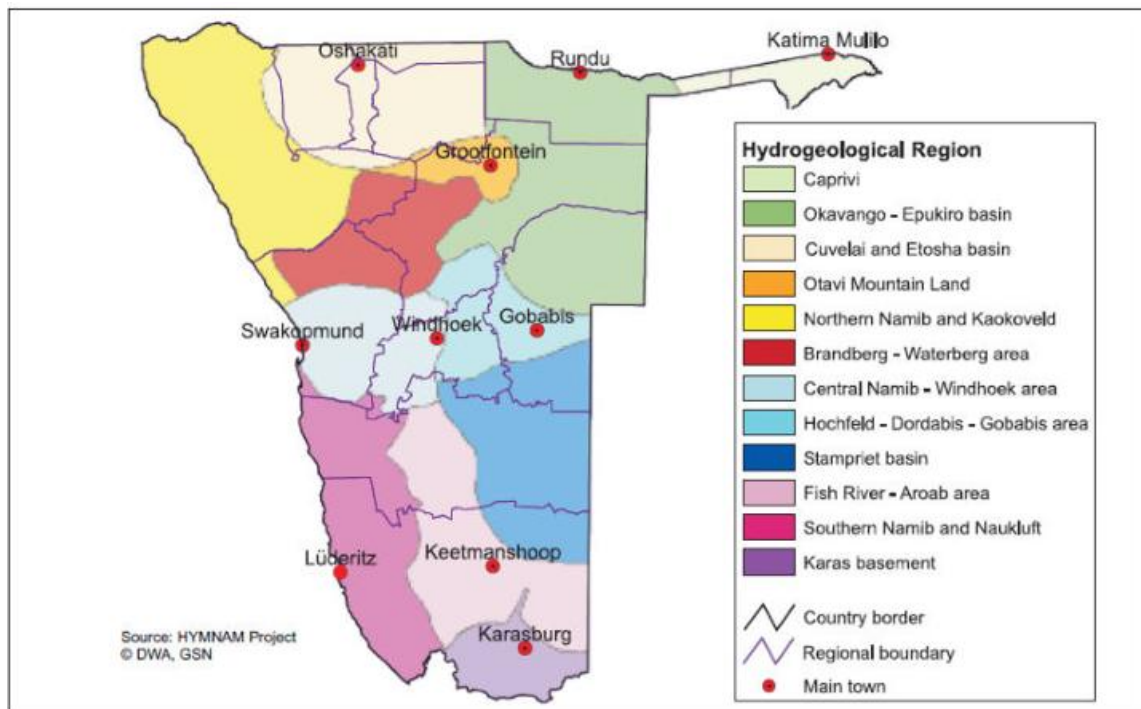


Figure 8: Groundwater basins and hydrogeological regions in Namibia (Ministry of Agriculture Water and Rural Development, 2011)

3.3 Terrestrial Ecology

3.3.1 Flora and Fauna

Otjomuise Extension 1 lies within the highland savanna biome, featuring disturbed *Acacia* shrubland dominated by *Acacia mellifera*, *Acacia erioloba*, and scattered *Boscia albitrunca*, with ground cover of hardy grasses like *Stipagrostis uniplumis*. The site shows evidence of degradation from bush clearing, veld fires, and informal access routes (Green Earth Environmental Consultants, 2024). While no protected plant species were recorded, care should be taken during vegetation clearing. Faunal presence is limited due to urban encroachment, though small mammals such as *Aethomys namaquensis*, common reptiles, and urban-adapted birds like *Ploceus velatus* and *Corythaixoides concolor* occur sporadically. Seasonal movement of species along the ephemeral drainage lines enhances the site's ecological value and warrants the preservation of these corridors during development.

4 PROJECT DESCRIPTION

4.1 Project Components

As stipulated and outlined in Section 1.1, the proposed project involves the following activities:

- 1. Rezoning of Erf RE/1301, Otjomuise Extension 1 from “Residential” to “Institutional”**
- 2. Consolidation of Erven RE/1003 and RE/1301 Otjomuise Extension 1, into Consolidated Erf X, Otjomuise Extension 1**
- 3. Rezoning of Consolidated Erf X, Otjomuise Extension 1 from “Institutional” to “Undetermined” for Township Establishment purposes**
- 4. Layout approval and Township Establishment on Consolidated Erf X, Otjomuise Extension 1**

The details of the above will be described in further detail below, particularly in regards to proposed construction, operation and footprint of the project.

4.2 Alternatives

As mentioned in section 1, different layout alternatives were considered by the proponent, which have resulted in the final layout as proposed in this document.

4.2.1 No – Go Alternative

The no-go alternative is the baseline against which all alternatives are assessed. The no-go alternative would essentially entail maintaining the current situation, whereby the subject site would remain undeveloped. Thus, none of the positive or negative impacts associated with the intended development would realize.

4.3 The Proposed Development

The National Housing Enterprise (NHE), proposes the development of Erven RE/1301 and RE/1003 (proposed Consolidated Erf X) Otjomuise Extension 1, situated within the Otjomuise Township, Windhoek. This development is designed to promote inclusive urban expansion, aligned with Namibia’s sustainable settlement growth policies.

The proposed development will comprise of mixed land uses, predominantly focusing on medium- to high-density residential erven to accommodate the increasing housing demand in Windhoek. The development will also include designated institutional sites, commercial erven for retail and service provision, public open spaces, and urban agriculture plots.

The site on which the proposed township is located, is highly suitable for the proposed development, and it will serve as an infill to the general neighbourhood of Otjomuise. The proposed development will provide much needed residential erven, which will assist the City of Windhoek in clearing its housing backlog, with a special aim of housing people from the low- to ultra-low-income groups.

The proposed development will allow for over 300 families to obtain housing, which will empower them socially and economically.

The National Housing Enterprise (NHE) was established by the NHE Act of 1993 with the objective of providing housing to low- and middle-income Namibian households by initiating and financing housing projects. It is against this background that the NHE appointed Kamau Town Planning and Development Specialists to undertake a township establishment on the subject properties. This township establishment will provide much needed housing to over 300 low and middle income households, furthering the NHE's aim to achieve its mandate as the national housing provider.

4.3.1 Required Statutory Steps

The following statutory steps needs to be undertaken as part of the intended development:

- **Rezoning of Erf RE/1301, Otjomuise Extension 1 from “Residential” to “Institutional”**

The first step in this project, is the rezoning of RE/1301, Otjomuise Extension 1 from “Residential” to “Institutional”. The rezoning will ensure that both subject portions have a common zoning, which will legally enable the two properties to be consolidated. It should be noted that due to there being no bulk factor allocated to the “Institutional” zoning of Erf RE/1003, Otjomuise Extension 1, as outlined on its zoning certificate, the proposed rezoning of Erf RE/1301 also has no bulk factor attached to it, to match the zoning conditions for Erf RE/1003.

- **Consolidation of Erven RE/1003 and RE/1301 Otjomuise Extension 1, into Consolidated Erf X, Otjomuise Extension 1**

Once the two properties have been assigned a common zoning, the two properties are intended to be consolidated, to create one large portion on which the township can be established.

The consolidation of the subject properties is outlined in **Table 4** below.

Erf No.	Size (m ²)
Erf RE/1003, Otjomuise Extension 1	73,096
Erf RE/1301, Otjomuise Extension 1	90,103
Consolidated Erf X	163,199

Table 4: Proposed Consolidation

- **Rezoning of Consolidated Erf X, Otjomuise Extension 1 from “Institutional” to “Undetermined” for Township Establishment purposes**

Once the erven have been consolidated, it will then be necessary to rezone the consolidated property to “Undetermined” for township establishment purposes.

- **Layout approval and Township Establishment on Consolidated Erf X, Otjomuise Extension 1**

As outlined above, it is the intention of the National Housing Enterprise (NHE) to establish a township on approximately 16 hectares of relatively undeveloped land. The proposed township is a natural infill of the surrounding Otjomuise neighbourhood. The layout has a legible grid-block layout as far as possible, which will allow the appointed Engineer to cost effectively install municipal services. The road network is also designed to permit easy vehicular traffic and pedestrian movement to take place.

The layout makes provision for 389 erven and the remainder streets, and majority of these erven will be used for “Residential” purposes. The layout makes provision for erven with a range of sizes, to ensure a variety in choice for those that will purchase the properties.

4.3.2 The Layout and Township Establishment of Otjomuise

Single Residential Use Provision

There are 374 erven zoned for “Residential” in the proposed layout. These erven are reserved for single residential purposes. The largest residential erf measures 473m², while the smallest residential erf measures 200m², however the average size for the residential erven is 232m². It is important to note that this layout is meant to provide housing to the low- and ultra-low-income residents that are currently struggling to afford housing in the current housing market. This is why 346 out of the 374 residential erven created in this layout measure less than 300m² in extent. The provision of erven that measure less than 300m² in extent will give individuals a more affordable option, enabling them to forge a path to home ownership and economic growth. Additionally, our office has submitted an application to the Minister of Urban and Rural Development for permission to create residential erven smaller than 300m² in the proposed township, and this application was approved by the Minister, in a letter dated 19 November 2024.

General Residential Use Provision

The layout provides for 2 erven zoned for “General Residential” purposes. These erven measure 1930m² and 2188m² in extent, respectively. The general residential erven will allow for alternative housing typologies for people who do not wish, or cannot afford to live in freestanding homes. The provision of both single residential and general residential erven in the layout reinforces the settlement-making principles of choice and convenience, by providing a wide range of housing, for people with a wide range of housing needs.

Institutional Use Reservation

The layout proposes 1 erf which is zoned for “Institutional” purposes. These erf measures 1307 m² in extent, and it can be used for a wide range of uses as permitted in the Windhoek Zoning Scheme, such as Places of instruction, social halls and places of public worship. This property is located centrally within the township, in order for them to be conveniently accessed by the community, and to reinforce a sense of community at the centre of the proposed township.

Business Activities Reservation

The layout additionally makes provision for 3 business properties, which approximately measure 920m² on average. One of these business properties is located along Beijing Street, which is already a busy street in the general area of Otjomuise, and this means that the business activities that will be located there will benefit from the foot traffic that already exists in the area. The other two business property is located within the development to serve as a convenience shop for the residents. It should be noted that the site does not contain a very large business component, as the area locally known as the “Otjomuise Shops”, which is an area containing different business activities in Otjomuise, is located about 350m away from the centre of the site. As such, the layout focuses on providing residential properties, as there is a strong presence of supporting land uses in the surrounding.

Municipal (Substations) Reservation

To comply with the comments submitted by the City of Windhoek’s Electricity Department, the layout makes provision for five (5) properties which are zoned for “Municipal” purposes, and they will be used for electrical substations. These properties are located at the positions indicated by the department, and they measure approximately 17m² in extent.

Street Network

The township has a well-defined street network, which has streets that range from 13 metres to 15 metres in width. The streets are designed in a manner that promotes efficient traffic flow within the extension, with a large consideration to the amount of people who will walk there and those that will drive.

The layout’s proposed street network allows for future connection of the main street running across the layout from east to west. This possible connection is currently designed as a cul de sac, however in future, the street can be connected to Havana Street through to Kitchener Street. The dimensions of this possible connection (in metres) are outlined in Figures 9 and 10 below.

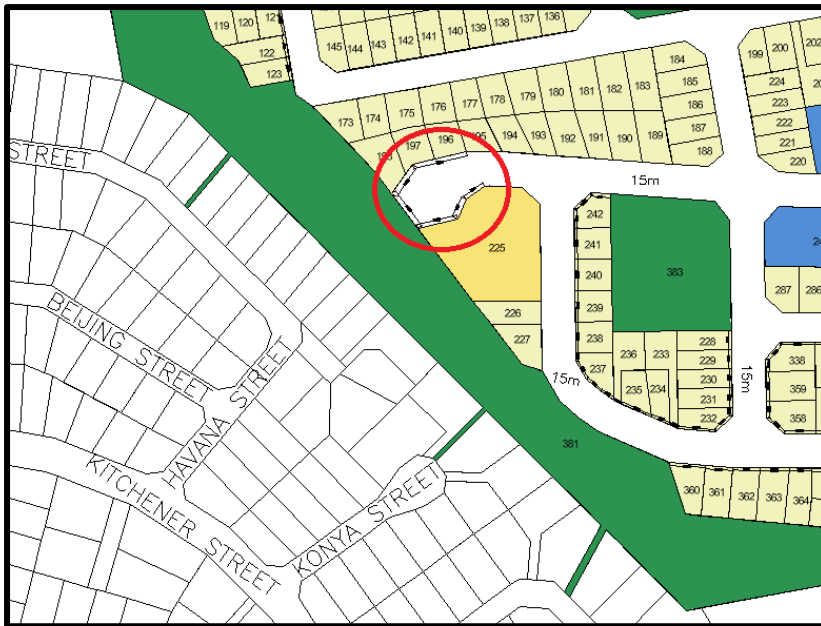


Figure 9: Cul de Sac

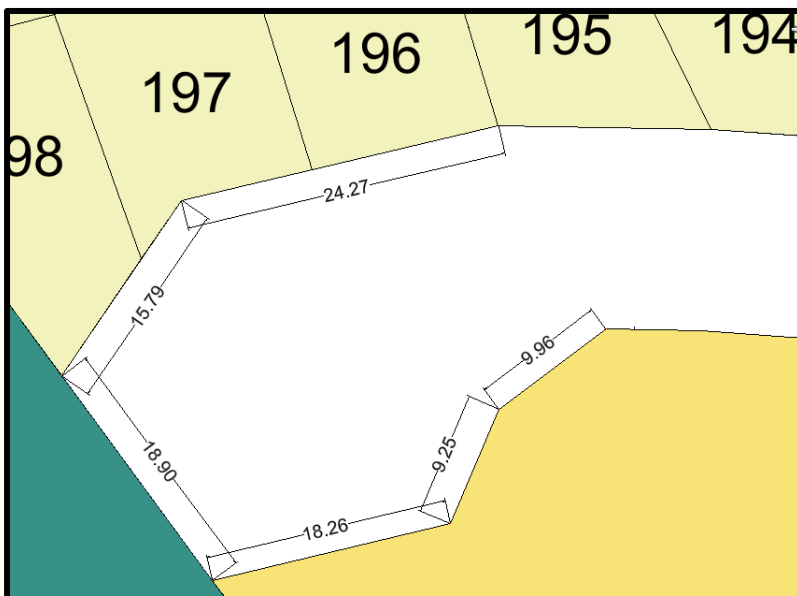


Figure 10: Cul de Sac dimensions

Public Space

The layout makes provision for four (4) public open spaces. The largest public open space (Erf 386), which runs along the western boundary of the site, accommodates a tributary which usually accommodates storm water run-off in the area. Erf 388 is a Public Open Space that accommodates an existing informal soccer field, which was also recommended by the Department of Parks and Recreation.

Table 5 below provides the land use summary for the proposed township establishment.

Summary Table				
Zoning	No. of Erven	Area (Sqm)	Area (Ha)	Percentage
Business	3	2761.51	0.28	1.69
General Residential	2	4119.29	0.41	2.52
Institutional	1	1307.21	0.13	0.80
Municipal	5	87.35	0.01	0.05
Residential	374	87068.00	8.71	53.35
Public Open Space	4	23469.62	2.35	14.38
Street	Remainder	44386.02	4.44	27.20
Total	389 & Rem	163199.00	16.32	100.00

Table 5: Land Use Summary

The proposed layout is depicted in **Figure 11** below.



Figure 11: Proposed Layout

4.4 Engineering Services and Access Provision

Access to the properties created in the proposed layout will be obtained from the internal street access of the proposed township, which joins into the existing street network of the

surrounding Otjomuise area. The township has a well-defined street network, which has streets that range from 13 metres to 15 metres in width. The streets are designed in a manner that promotes efficient traffic flow within the extension, with a large consideration to the amount of people who will walk there and those that will drive. Access to the properties created in the proposed layout will be obtained from the internal street access of the proposed township, which joins into the existing street network of the surrounding Otjomuise area. As such, no access approval from Roads Authority is necessary for this application.

The NHE has appointed a consulting engineer who will be responsible for the design and supervision of the installation of bulk and internal municipal services to be provided. All engineering plans will be submitted to the Local Authority for the approval / endorsement before any construction commences.

5. PUBLIC PARTICIPATION PROCESS

5.1 Public Participation Requirements

In terms of Section 21 of the EIA Regulations a call for open consultation with all I&APs at defined stages of the EIA process is required. This entails participatory consultation with members of the public by providing an opportunity to comment on the proposed project. Public Participation has thus incorporated the requirements of Namibia's legislation, but also takes account of international guidelines, including Southern African Development Community (SADC) guidelines and the Namibian EIA Regulations. Public participation in this project has been undertaken to meet the specific requirements in accordance with the international best practice. Please see **Table 6** below for the activities undertaken as part of the public participation process. The I&APs were given time to comment from 19 September 2024- 22 October 2024.

ACTIVITY	REMARKS
Placement of site notices/posters in Windhoek	Attached as supporting Document
Placing advertisements in two newspapers namely the New Era (27 Sept and 1 Oct 2024) and the Confidante (26 Sept and 3 Oct 2024)	Attached as supporting Document
Written notice to surrounding property owners and Interested and Affected Parties via Email 19 September 2024	Attached as supporting Document
A public meeting held on 05 October 2024 on site	Attached as supporting Document

Table 6: Table of Public Participation Activities

5.1.1 Environmental Assessment Phase 2

The second phase of the PPP involves the lodging of the Draft Environmental Scoping Report (DESR) for review to all potential and registered I&APs. Registered and potential I&APs are being informed of the availability of the DESR for public comment via a letter/email. An Executive Summary of the DESR is included in correspondence. I&APs are invited to submit comments or raise any issues or concerns they may have with regard to the proposed project within the specified commenting period. At the time of writing, no comments have been received.

6. ASSESSMENT METHODOLOGY

The purpose of this chapter is to describe the assessment methodology utilized in determining the significance of the construction and operational impacts of the proposed project, and where applicable the possible alternatives, on the biophysical and socio-economic environment. Assessment of predicted significance of impacts for a proposed development is by its nature, inherently uncertain – environmental assessment is thus an imprecise science. To deal with such uncertainty in a comparable manner, a standardised and internationally recognised methodology has been developed. Such accepted methodology is applied in this study to assess the significance of the potential environmental impacts of the proposed development, outlined as follows in **Table 7**.

CRITERIA	CATEGORY
Impact	Description of the expected impact
Nature Describe type of effect	Positive: The activity will have a social / economical / environmental benefit. Neutral: The activity will have no effect Negative: The activity will have a social / economical / environmental harmful effect
Extent Describe the scale of the impact	Site Specific: Expanding only as far as the activity itself (onsite) Small: restricted to the site's immediate environment within 1 km of the site (limited) Medium: Within 5 km of the site (local) Large: Beyond 5 km of the site (regional)
Duration Predicts the lifetime of the impact.	Temporary: < 1 year (not including construction) Short-term: 1 – 5 years Medium term: 5 – 15 years Long-term: >15 years (Impact will stop after the operational or running life of the activity, either due to natural course or by human interference) Permanent: Impact will be where mitigation or moderation by natural course or by human interference will not occur in a particular means or in a particular time period that the impact can be considered temporary
Intensity Describe the magnitude (scale/size) of the Impact	Zero: Social and/or natural functions and/ or processes remain unaltered Very low: Affects the environment in such a way that natural and/or social functions/processes are not affected

CRITERIA	CATEGORY
	Low: Natural and/or social functions/processes are slightly altered Medium: Natural and/or social functions/processes are notably altered in a modified way High: Natural and/or social functions/processes are severely altered and may temporarily or permanently cease
Probability of occurrence Describe the probability of the Impact <u>actually</u> occurring	Improbable: Not at all likely Probable: Distinctive possibility Highly probable: Most likely to happen Definite: Impact will occur regardless of any prevention measures
Degree of Confidence in predictions State the degree of confidence in predictions based on availability of information and specialist knowledge	Unsure/Low: Little confidence regarding information available (<40%) Probable/Med: Moderate confidence regarding information available (40-80%) Definite/High: Great confidence regarding information available (>80%)
Significance Rating The impact on each component is determined by a combination of the above criteria.	Neutral: A potential concern which was found to have no impact when evaluated Very low: Impacts will be site specific and temporary with no mitigation necessary. Low: The impacts will have a minor influence on the proposed development and/or environment. These impacts require some thought to adjustment of the project design where achievable, or alternative mitigation measures Medium: Impacts will be experienced in the local and surrounding areas for the life span of the development and may result in long term changes. The impact can be lessened or improved by an amendment in the project design or implementation of effective mitigation measures. High: Impacts have a high magnitude and will be experienced regionally for at least the life span of the development or will be irreversible. The impacts could have the no-go proposition on portions of the development in spite of any mitigation measures that could be implemented.

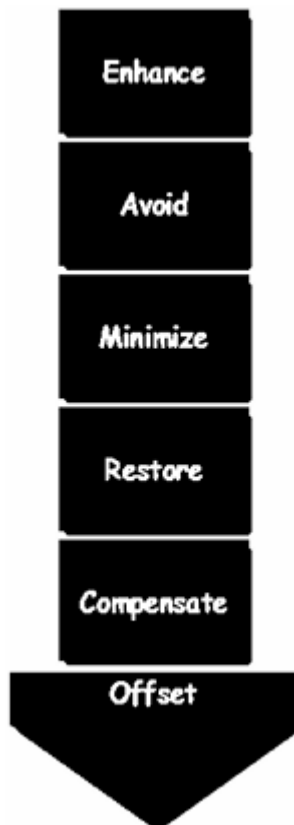
Table 7: Impact Assessment Criteria

***NOTE:** Where applicable, the magnitude of the impact has to be related to the relevant standard (threshold value specified, and source referenced). The magnitude of impact is based on specialist knowledge of that particular field. For each impact, the EXTENT (spatial scale), MAGNITUDE (size or degree scale) and DURATION (time scale) are described. These criteria are used to ascertain the SIGNIFICANCE of the impact, firstly in the case of no mitigation and then with the most effective mitigation measure(s) in place. The decision as to

which combination of alternatives and mitigation measures to apply lies with the proponent, and their acceptance and approval ultimately with the relevant environmental authority.

The SIGNIFICANCE of an impact is derived by taking into account the temporal and spatial scales and magnitude. Such significance is also informed by the context of the impact, i.e. the character and identity of the receptor of the impact.

6.1 Mitigation Measures



There is a mitigation hierarchy of actions which can be undertaken to respond to any proposed project or activity. These cover avoidance, minimization, restoration and compensation. It is possible and considered sought after to enhance the environment by ensuring that positive gains are included in the proposed activity or project. If negative impacts occur, then the hierarchy indicates the following steps:

Impact avoidance: This step is most effective when applied at an early stage of project planning. It can be achieved by:

- not undertaking certain projects or elements that could result in adverse impacts;
- avoiding areas that are environmentally sensitive; and
- putting in place preventative measures to stop adverse impacts from occurring.

Impact minimization: This step is usually taken during impact identification and prediction to limit or reduce the degree, extent, magnitude, or duration of adverse impacts. It can be achieved by:

- scaling down or relocating the proposal;
- redesigning elements of the project; and
- taking supplementary measures to manage the impacts.

Restoration: This step is taken to improve degraded or removed ecosystems following exposure to impacts that cannot be completely avoided or minimised. Restoration tries to return an area to the original ecosystem that occurred before impacts. Restoration is frequently needed towards the end of a project's life-cycle but may be possible in some areas during operation.

Impact compensation: This step is usually applied to remedy unavoidable residual adverse impacts. It can be achieved by:

- rehabilitation of the affected site or environment, for example, by habitat enhancement;
- restoration of the affected site or environment to its previous state or better; and
- replacement of the same resource values at another location (off-set), for example, by wetland engineering to provide an equivalent area to that lost to drainage or infill.

7. ASSESSMENT OF POTENTIAL IMPACTS AND POSSIBLE MITIGATION MEASURES

7.1 Introduction

This chapter outlines the potential environmental impacts, both biophysical and socio-economic, associated with the proposed township establishment on Consolidated Erf X, Otjomuise Extension 1, Windhoek. The assessment covers anticipated short- medium-term impacts during the construction phase as well as long-term impacts expected during the operational phase of the development. These assessments are informed by the project description in Chapter 4 and aim to guide decision-making by the Ministry of Environment and Tourism: Department of Environmental Affairs and Forestry (MET: DEAF), particularly with regard to the issuance of an Environmental Clearance Certificate (ECC) and the application of appropriate conditions.

The analysis herein is based on site-specific baseline data and reflects the likely changes to the natural and built environments. The impact assessment also serves to inform the finalisation of the proposed layout design and engineering recommendations. Each impact is assessed with corresponding mitigation measures, as outlined in this chapter and detailed further in the Environmental Management Plan (EMP). Cumulative effects which may result from both this development and other similar projects within the Otjomuise area, are also considered to provide a comprehensive environmental outlook.

7.2 Construction Phase Impacts on the Biophysical Environment

The construction phase may introduce a range of short- to medium-term impacts on the biophysical environment. These impacts are generally temporary but may result in residual effects if not appropriately managed. Given the site's proximity to ephemeral drainage lines and its semi-arid ecological context, construction activities must adhere strictly to mitigation protocols outlined in the EMP to safeguard environmental integrity.

7.2.1 Flora and Fauna Impacts (Biodiversity)

Site clearing and infrastructure development, such as roads, sewer lines, and water reticulation, will lead to vegetation loss and habitat disturbance. Otjomuise Extension 1 falls within a degraded Acacia shrubland, and although no protected plant species were recorded, the site still hosts ecologically important vegetation and fauna such as *Acacia erioloba*, *Aethomys namaquensis*, and *Corythaixoides concolor*. The construction phase could displace these species and reduce biodiversity if native vegetation is removed indiscriminately. Mitigation measures include limiting vegetation clearing to only what is necessary, preserving mature trees where possible, and reintroducing indigenous species in open spaces post-construction.

7.2.2 Surface and Groundwater Impacts

Given the site's sloping topography and ephemeral drainage channels, there is a risk of surface runoff carrying pollutants into the Arrebbusch River system, particularly during the rainy season. Construction-related contamination may stem from oil spills, fuel leaks, or improper handling of chemicals. Although groundwater recharge is limited at the site, these

drainage systems contribute to downstream water quality. Temporary bunding, proper storage of fuels, and immediate spill containment must be enforced.

7.2.3 Dust and Emission Impacts

Dust from excavation, site levelling, and vehicle movement will likely increase, especially during the dry and windy season. If not controlled, this can affect air quality and health, particularly for workers and nearby residents. Routine dust suppression through water spraying and covering of stockpiles is required to reduce these effects.

7.2.4 Soil Erosion Impacts

Vegetation removal exposes topsoil to wind and water erosion, particularly during the rainy season. The gentle gradient of the site reduces this risk, but runoff may still cause gullying if not mitigated. The EMP recommends phased clearing, maintaining vegetative buffers, and use of silt fences or erosion control blankets during active construction.

7.3 Construction Phase Impacts on the Socio- Economic Environment

7.3.1 Heritage Impacts

No archaeological or heritage resources are known to exist on the site. However, in line with the National Heritage Act No. 27 of 2004, any unanticipated finds during excavation must be reported immediately to the National Heritage Council and work should cease in the affected area until professional assessment is conducted.

7.3.2 Health, Safety, and Security Impacts

The influx of construction workers and machinery may raise safety concerns. Proper site security, enforcement of PPE use, and compliance with the Labour Act No. 11 of 2007 and international health and safety standards are necessary to ensure a safe working environment. The employment of local labour is strongly encouraged to reduce reliance on migrant workers and promote community benefits.

7.3.3 Traffic Impacts

Heavy vehicles transporting materials and equipment may increase traffic volumes along Beijing and Moses Garoeb Streets. This may result in short-term congestion, noise, and road wear. Deliveries should be scheduled during off-peak hours and coordinated with the City of Windhoek to avoid disrupting local traffic.

7.3.4 Noise Impacts

Noise from machinery and vehicles is expected to rise during construction. These impacts, though temporary, could cause nuisance to residents nearby. Limiting work to daytime hours and ensuring machinery is well-maintained will help mitigate the effects.

7.3.5 Municipal Services

Construction crews will require potable water, temporary sanitation facilities, and waste management services. These must be planned in advance to avoid strain on municipal systems and ensure hygiene and cleanliness at the site.

7.3.6 Storage and Handling of Hazardous Substances

Substances such as fuels, solvents, and adhesives pose a risk of soil and water contamination. Storage must comply with the Hazardous Substances Ordinance No. 14 of 1974, and all handling should follow the EMP's guidelines, including spill response protocols and bunded storage facilities.

7.4 Operational Phase Impacts

Once the township is operational, the impacts transition from temporary disturbances to long-term changes in land use, resource demand, and socio-economic dynamics.

7.4.1 Impacts on the Surrounding Area

The proposed development is expected to integrate well into the existing urban fabric. It will optimise land use by transforming underutilised land into a mixed-use residential precinct, thereby contributing positively to Windhoek's densification goals. The development is unlikely to cause adverse effects on neighbouring areas and will likely stimulate localised economic growth.

7.4.2 Visual Impacts

Although the site will shift from open land to urban infrastructure, the proposed layout integrates public open spaces and indigenous landscaping to soften visual transformation. Given the current degraded condition of the land, the visual impact is expected to be minimal and generally positive.

7.4.3 Traffic Impacts

An increase in traffic is anticipated as new residents occupy the development. However, the layout promotes walkability and includes road infrastructure that connects to major access routes like Beijing Street. The inclusion of neighbourhood-scale commercial erven reduces the need for long commutes, supporting local circulation and reducing traffic loads on central corridors.

7.4.4 Social and Economic Impacts

The proposed development is poised to uplift the local socio-economic landscape by providing over 300 erven for low- to middle-income households. The township's mixed-use nature- residential, institutional, and business, will create opportunities for local enterprise, services, and employment. These dynamics are expected to promote social cohesion and economic participation. Municipal revenue will also increase through property rates, enabling reinvestment in infrastructure and services.

7.5 Cumulative Impacts

The cumulative impact of township development in western Windhoek, including Otjomuise Extension 1, primarily relates to the potential strain on service infrastructure, water resources, and biodiversity. However, if mitigation measures proposed in this report and the EMP are implemented effectively, these impacts are expected to remain within acceptable limits. The cumulative effect is thus assessed as **Medium-Low (Negative)**—manageable with proactive planning and enforcement.

7.6 Environmental Management Plan

An Environmental Management Plan (EMP) is contained in Annexure F of this report. The purpose of the EMP is to outline the type and range of mitigation measures that should be implemented during the construction and decommissioning phases of the project to ensure that negative impacts associated with the development are avoided or mitigated.

7.7 Summary of Potential Impacts

A summary of all the potential impacts from the proposed project assessed above is included in **Table 8**. **Table 9** provide a summary of the mitigation measures proposed for the impacts. While some difference in magnitude of the potential impacts would result from the proposed alternatives this difference was not considered to be significant for any of the potential impacts. As such, the table below applies to all proposed alternatives.

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
CONSTRUCTION PHASE										
1. Biodiversity (Fauna and Flora)	Otjomuise	No mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very	Short term	Very Low	Probable	Certain	Reversible	Very Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
2. Surface & ground water	Otjomuise	No mitigation	Local	Medium	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Low	Short term	Medium - low	Probable	Certain	Reversible	Medium - Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
3. Soil erosion	Otjomuise	No mitigation	Local	Medium	Short term	Medium – low	Probable	Certain	Reversible	Medium – low (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Probable	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
4. Heritage	Otjomuise	No mitigation	Local	Very low	Short term	Very low	Probable	Certain	Irreversible	Very low(-ve)
		Mitigation	Local	Negligible	Short term	Negligible	Probable	Certain	Irreversible	Negligible (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
5. Health, safe, safety and security	Otjomuise	No mitigation	Local	Medium Low	Short term	Medium-Low	Probable	Certain	Reversible	Medium-Low (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
6. Traffic impacts	Otjomuise	No mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very low	Short term	Very Low	Probable	Certain	Reversible	Very low

	No go	Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
7. Noise impacts	Otjomuise	No mitigation	Local	Medium Low	Short term	Medium-Low	Probable	Certain	Reversible	Medium-Low (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
8. Emission impacts	Otjomuise	No mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very Low	Short term	Very Low	Probable	Certain	Reversible	Very Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
9. Municipal services	Otjomuise	No mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very Low	Short term	Very Low	Probable	Certain	Reversible	Very Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
10. Waste	Otjomuise	No mitigation	Local	Low	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Very Low	Short term	Very Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
11. Hazardous substances	Otjomuise	No mitigation	Local	Medium	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Low	Short term	Very Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
OPERATIONAL PHASE										

1. Impacts on the surrounding area	Otjomuise	No mitigation	Local	Low	Medium term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very low	Medium term	Very Low	Probable	Certain	Reversible	Very Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
2. Visual impacts	Otjomuise	No mitigation	Local	Medium	Medium term	Medium	Probable	Certain	Reversible	Medium- low(-ve)
		Mitigation	Local	Medium- low	Medium term	Medium- low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
3. Traffic Impacts	Otjomuise	No mitigation	Local	Medium	Medium term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Low	Medium term	Very Low	Probable	Certain	Reversible	Very Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
4. Social Impact	Otjomuise	No mitigation	Local	Medium	Long term	Medium (+)	Probable	Certain	Reversible	High (+)
		Mitigation	Local	Low	Long term	Neutral	Probable	Certain	Reversible	Neutral
	No go	No mitigation	Local	Neutral	Long term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Long term	Neutral	Probable	Certain	Reversible	Neutral

Table 8: Summary of the significance of the potential impacts

CONSTRUCTION IMPACTS	
Impact	Mitigation Measures
Flora and Fauna	• Adapt the proposed developments to the local environment – e.g., small adjustments to the site layout could avoid potential features such as water bodies and vegetation. • Prevent the destruction of protected and endemic plant species. • Prevent contractors from collecting wood, veld food, etc. during the construction phase. • Recommend the planting of local indigenous species of flora as part of the landscaping as these species would require less maintenance than exotic species. • Protected trees and plants are not to be removed without a valid permit from the Ministry of Agriculture, Water and Forestry. • Prevent the introduction of potentially invasive alien ornamental plant species such as; Lantana, Opuntia, Prosopis, Tecoma, etc.; as part of the landscaping as these species could infest the area further over time.
Surface and Ground Water Impacts	• No dumping of waste products of any kind in or in close proximity to surface water bodies. • Heavy construction vehicles should be kept out of any surface water bodies and the movement of construction vehicles should be limited where possible to the existing roads and tracks. • Ensure that oil/ fuel spillages from construction vehicles and machinery are minimised and that where these occur, that they are appropriately dealt with. • Drip trays must be placed underneath construction vehicles when not in use to contain all oil that might be leaking from these vehicles. • Contaminated runoff from the construction sites should be prevented from entering the surface and ground water bodies. • All materials on the construction site should be properly stored. Disposal of waste from the sites should be properly managed and taken to the designated landfill site. • Construction workers should be given ablution facilities at the construction sites that are located at least 30 m away from any surface water and regularly serviced. • Washing of personnel or any equipment should not be allowed on site. Should it be necessary to wash construction equipment these should be done at an area properly suited and prepared to receive and contain polluted waters.
Soil Erosion	• It is recommended that construction takes place outside of the rainy season in order to limit potential flooding and the runoff of loose soil causing further erosion.

	• Appropriate erosion control structures must be put in place where soil may be prone to erosion. • Checks must be carried out at regular intervals to identify areas where erosion is occurring. • Appropriate remedial actions are to be undertaken wherever erosion is evident.
Heritage	• The project management should be made aware of the provisions of the National Heritage Act regarding the prompt reporting of archaeological finds. • In the event of such finds, construction must stop, and the project management or contractors should notify the National Heritage Council of Namibia immediately.
Health, Safety and Security	• Construction personnel should not overnight at the site, except the security personnel. • Ensure that all construction personnel are properly trained depending on the nature of their work. • Provide for a first aid kit and a properly trained person to apply first aid when necessary. • Restrict unauthorised access to the site and implement access control measures. • Staff and visitors to the site must be fully aware of all health and safety measures and emergency procedures. • The contractor must comply with all applicable occupational health and safety requirements. • The workforce should be provided with all necessary Personal Protective Equipment where appropriate.
Traffic	• Limit and control the number of access points to the site. • Ensure that road junctions have good sightlines. • Construction vehicles' need to be in a road worthy condition and maintained throughout the construction phase. • Transport the materials in the least number of trips as possible. • Adhere to the speed limit. • Implement traffic control measures where necessary.
Noise	• No amplified music should be allowed on site. • Inform immediate neighbours of construction activities to commence prior to commencing and provide for continuous communication between the neighbours and contractor. • Limit construction times to acceptable daylight hours. • Install technology such as silencers on construction machinery. • Do not allow the use of horns as a general communication tool but use it only where necessary as a safety measure.
Dust and Emission	• It is recommended that dust suppressants such as Dustex be applied to all the construction clearing activities to ensure at least 50% control efficiency on all the unpaved roads and reduce water usage. • Construction vehicles to only use designated roads.

	• During high wind conditions the contractor must make the decision to cease works until the wind has calmed down. • Cover any stockpiles with plastic to minimise windblown dust. • Provide workers with dust masks where necessary.
Waste	• It is recommended that waste from the temporary toilets be disposed of at an approved Wastewater Treatment Works. • A sufficient number of waste bins should be placed around the site for the soft refuse. • Solid waste will be collected and disposed of at an appropriate local land fill or an alternative approved site, in consultation with the local authority.
Hazardous Substances	• Storage of the hazardous substances in a bunded area, with a volume of 120 % of the largest single storage container or 25 % of the total storage containers whichever is greater. • A sufficient number of skip containers for the heavy waste and rubble should be provided for around the site. • Refuel vehicles in designated areas that have a protective surface covering and utilise drip trays for stationary plant.
OPERATIONAL PHASE IMPACTS	
Impact	Mitigation Measures
Visual and Sense of Place	• It is recommended that more 'green' technologies be implemented within the architectural designs and building materials of the development where possible in order to minimise the visual prominence of such a development within the more natural surrounding landscape. • Visual pollutants can further be prevented through mitigations (i.e. keep existing trees, introduce tall indigenous trees; keep structures unpainted and minimizing large advertising billboards). • Natural colours and building materials such as wood and stone should be incorporated as well as the use of indigenous vegetation in order to
Social Impacts	• No specific mitigation measures are required, except for the fact that the local community be consulted in terms of possible job creation opportunities and must be given first priority if unspecialised job vacancies are available.

Table 9: Summary of the mitigation measures

8. CONCLUSION

This chapter provides a summary of the findings of the Environmental Scoping Report (ESR) for the proposed township establishment on Consolidated Erf X, Otjomuise Extension 1, and outlines the recommended path forward.

8.1 Construction Phase Impacts

Based on the impact assessment findings in Chapter 7 and corresponding mitigation measures outlined in the Environmental Management Plan (EMP), none of the construction phase impacts were assessed as having a high significance on the environment. Without mitigation, impacts were primarily rated as **Medium to Low (Negative)**, particularly in relation to dust emissions, temporary vegetation loss, noise, and surface runoff. However, with the implementation of the proposed mitigation strategies, the significance of these impacts can be reduced to **Low (Negative)**.

8.2 Operational Phase

Similarly, operational phase impacts, such as those related to increased traffic volumes, visual transformation, and long-term service demand, were assessed as **Medium (Negative)** without mitigation. With appropriate controls during design, infrastructure installation, and ongoing maintenance, these effects can be reduced to **Low (Negative)**. The inclusion of urban agriculture, open spaces, and accessible public services further supports long-term environmental sustainability.

8.3 Level of Confidence in Assessment

Given the data available at this stage of the project planning cycle, the Environmental Assessment Practitioner (EAP) is confident that the ESR provides sufficient information for MET: DEAF to make an informed decision on the environmental acceptability of the proposed development. While it is acknowledged that some project details may evolve during the detailed design and construction phases, these are unlikely to materially alter the conclusions of this assessment. Should major design changes occur, an amendment to the Environmental Clearance Certificate (ECC) will be submitted in accordance with the Environmental Management Act (No. 7 of 2007) and its regulations.

8.4 Mitigation Measures

If all recommended mitigation measures are implemented as detailed in Chapter 7 and the EMP, the overall significance of both construction and operational phase impacts is expected to remain within **Medium–Low (Negative)** thresholds. It is essential that an Environmental Control Officer (ECO) be appointed to monitor construction activities and ensure that mitigation measures are effectively implemented. These measures, along with any additional conditions issued by MET: DEAF, should be legally binding under the Environmental Authorisation.

8.5 Recommendation for Environmental Authorisation

In accordance with Regulation 15(j) of the EIA Regulations (GN No. 30 of 2012), it is the EAP's considered opinion that the proposed township establishment on Consolidated Erf X,

Otjomuise Extension 1 should be authorised, subject to the implementation of the mitigation measures outlined in this ESR and the EMP. The "no-go" alternative would result in the site remaining underutilised, which is not desirable given Windhoek's urgent demand for low-income housing. Failure to proceed would therefore represent a High (Negative) impact in socio-economic terms, as the anticipated housing, infrastructure, and employment benefits would not materialise.

8.6 Way Forward

This Environmental Scoping Report is herewith submitted to MET: DEAF for review and decision-making. Should MET: DEAF approve the application, or request additional inputs, all registered Interested and Affected Parties (I&APs) will be notified accordingly and kept informed throughout the remainder of the process.

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TEL: 061 290 2425

DATE: 19/09/2025

REF: HPS Data Collection

Mr K Neshila
Kamau Town Planning and Development Specialists
P.O Box 22296
WINDHOEK

Dear Mr Neshila,

**RE: REQUEST FOR CONSENT FOR TOWNSHIP ESTABLISHMENT ON ERVEN
RE/1003 AND RE/1301, OTJOMUISE EXTENSION 1**

1. Your request for an environmental consent letter on the above captioned subject matter dated 13 June 2025 is hereby acknowledged.
2. The Municipal Council of Windhoek has reviewed the submitted Environmental Assessment Scoping Report inclusive of the Environmental Management Plan documents and is hereby granting Kamau Town Planning and Development Specialists consent in order to submit the report to the Ministry of Environment, Forestry and Tourism for consideration. The consent is granted subject to the fulfilment of the attached comments (Annexure 1).
3. This consent does not in any way hold the Municipal Council of Windhoek accountable for possible misleading information from the Report, nor any adverse effects that may arise from the establishment of the township. Instead, full accountability rests with the Consultants.
4. I trust you will find the above in order and should you require more information or any clarification please contact MM Kahitu-Hijarunguru, Manager: Health & Environment Services at Tel: 061 290 2485 or e-mail Mary-Anne.Kahitu@windhoekcc.org.na



Yours sincerely

PP Ms Z Steenkamp

**STRATEGIC EXECUTIVE: ECONOMIC DEVELOPMENT
AND COMMUNITY SERVICES**

All official correspondence must be addressed to the Chief Executive Officer

ANNEXURE 1: CONDITIONS FOR CONSENT FOR TOWNSHIP ESTABLISHMENT ON ERVEN RE/1003 AND RE/1301, OTJOMUISE EXTENTION 1

The environmental consent is granted provided that the Proponent comply with the following conditions:

- That the proponent notifies the Health and Environment Services Division prior to commencing with the construction work of the Township Establishment.
 - That the project Environmental Officer ensures that all appointed Contractors during the Construction Phase, are provided with an induction of the EMP.
 - That the generated noise during the construction phase is kept within the allowable noise level limits as per the Municipal Council of Windhoek Noise Control Regulations of 2006.
 - That the following legal documents but not limited to, should be included in the report and the project activities should be assessed in accordance with same to ensure compliance.
1. Municipal Council of Windhoek Solid Waste Management Regulations No 16 of 2011
 2. Municipal Council of Windhoek Noise Control Regulations 215/09/2006
 3. Municipal Council of Windhoek Sand Mining Policy
 4. Municipal Council of Windhoek's Sewerage and Drainage Regulations GN No. 312 of 2010
 5. Municipal Council of Strategic Environmental Assessment of 2010
 6. Municipal Council of Windhoek Integrated Climate Change Strategy and Action Plan of 2022