

**ENVIRONMENTAL & SOCIAL IMPACT
ASSESSMENT FOR THE PROPOSED REZONING OF
ERF 2974 TSEIBLAAGTE, EXTENSION 6 FROM
'INFORMAL RESIDENTIAL' TO GENERAL BUSINESS
WITH A BULK OF 1.0, //KHARAS REGION - NAMIBIA**

**ENVIRONMENTAL SCOPING REPORT (ESR)
OCTOBER 2025**

PREPARED BY:

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DOCUMENT INFORMATION

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ACRONYMS

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

1. INTRODCUTION AND BACKGROUND

1.1. INTRODUCTION

The proponent Mr Eliakim Ndahepele was allocated Erf 2974 Tseiblaagte, Extension 6 on a condition that the Erf rezoned in accordance to the nature of his business which is an electric workshop. Keetmanshoop Municipality approved the rezoning of the respective erf from ‘informal residential’ to ‘general business’ with a bulk of 1.0. The proposed general business is in line with the Keetmanshoop Zoning Scheme.

In respect of the proposed development, the proponent has appointed Plan Africa Consulting CC to undertake an Environmental and Social Impact Assessment (ESIA) and develop an Environmental Management Plan (EMP) for the proposed development and also apply for an Environmental Clearance Certificate (ECC) to the Ministry of Environment, Forestry and Tourism (MEFT): Directorate of Environmental Affairs and Forestry (DEAF).

In terms of the Environmental Management Act of 2007 (Schedule 5.1) and its regulations (GN No. 30 of 2012), the Rezoning of land from “residential” to “business” cannot be undertaken without an Environmental and Social Impact Assessment (ESIA) being conducted and Environmental Clearance Certificate (ECC) is obtained. The ESIA and EMP is focused on the rezoning of Erf 2974 Tseiblaagte, Extension 6 from ‘Informal residential’ to ‘General business’ with a bulk of 1.0. As such, this document forms part of the application to be made to the DEAF’s office for an ECC for the proposed rezoning.

1.2. SCOPE OF STUDY

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

Using a multidisciplinary approach, baseline data about the receiving environment and its social surroundings was gathered via site visits, pre-existing records, and Geographic Information System (GIS) mapping.

1.3. OBJECTIVES OF STUDY

The main objectives of this study are to:

- Identify the impacts of the proposed activity to the surrounding environment
- Propose mitigation measures to avoid, reduce or mitigate the negative impacts
- Consult all I&APs and relevant stakeholders
- Comply with the EMA 7 of 2007

2. PROJECT DESCRIPTION

2.1. LOCALITY

Erf 2974 is located in an inner street in Tseiblaagte Extension 6, which is an informal settlement on a planned township. Erf 2974 is zoned “*informal residential*” in terms of the Keetmanshoop Zoning Scheme and primary uses constitute informal dwelling unit and dwelling unit. Hence the rezoning to ‘General business. The erf is relatively flat and is still vacant but it is fenced off. The erf measures 2 138m² in extent. The coordinates are (Lat -26.598559° | Long 18.155934°)



Figure 1: Aerial View of Erf 2974 Tseiblaagte and Surrounding area

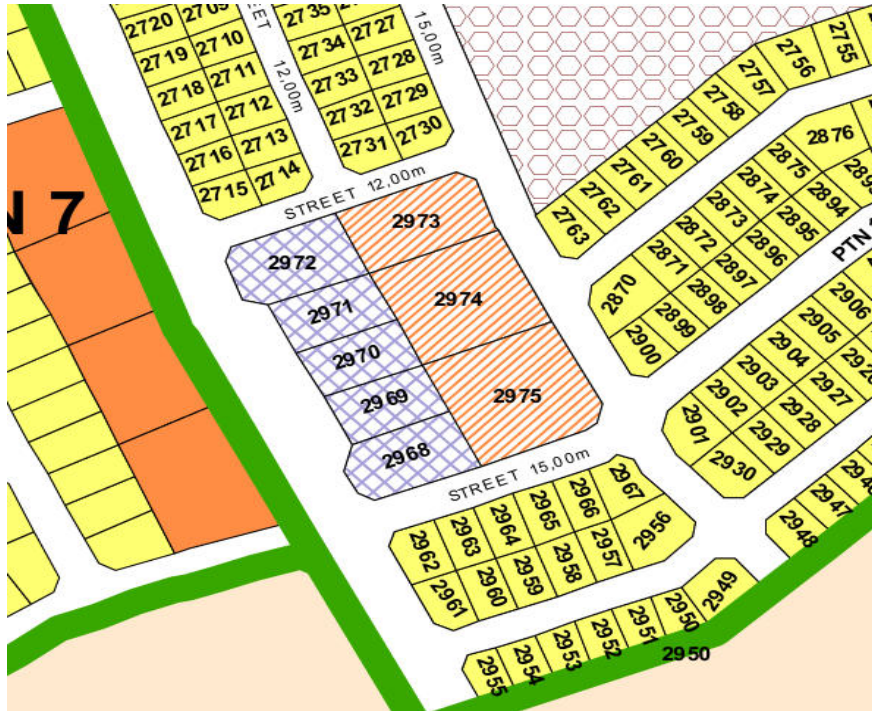


Figure 2: Erf 2974 Tseiblaagte and Surrounding Zonings



Figure 3: Erf 2974 Tseiblaagte Site view

The respective erf is surrounded mixed land uses but dominated by residential erven with most of them occupied informal business such as bars and home shops. Since the site is located within the built-up area, it is easily accessible from existing street network and municipal services i.e. water, electricity, sewer etc. are within the reasonable reach.

2.2. PROPOSED DEVELOPMENT & POLICY GUIDELINE

The prospective owner is currently running an electrical business from home. It is unsightly but can be potentially dangerous. At the same time the space is not sufficient and appropriate for a workshop and storage. Council approved the sale of the respective erf, provided that the

erf be rezoned to a suitable zone which would accommodate his activity and suit his business needs. Hence the application for rezoning of the erf from “informal residential” to “general business” with a bulk of 1.0.

In terms of the Keetmanshoop Zoning scheme the current zoning does not meet the intended use. The primary sue of the current zoning includes Informal dwelling unit, dwelling unit and consent uses include Shop, place of assembly, place of public worship, day care centre, shebeen, residential occupation and home based business. The proposed rezoning to General business which makes it the suitable zoning for the proposed land use is outlined in the table below;

Table 1: Extract of Keetmanshoop Zoning Scheme of the General business zoning

Zone	Primary Use	Consent Use
General Business	Shops, business buildings/use, parking garage, hotel, block of flats, residential building, offices, drive-in café, bottle store, hotel-pension, driving school, backpackers hotel, convention centre, bed and breakfast, guesthouse, self-catering accommodation establishment, restaurant	Service industry, place of assembly, place of amusement, institutional use/building, warehouse, accommodation establishment, gambling house/casino, service station, residential building, dry cleaners and launderette, car wash, nursery

***Service industry** means a building or land which, in the opinion or the council is used as a small-scale industry incidental to the needs of the local community and the retail trade and which in the opinion of the Council will not interfere with the amenities of the surrounding properties or be of nuisance value by virtue of noise, appearance, smell or activities for any other reason whatsoever but excludes an abattoir, petrol service station, sewage works. This use also provides for one dwelling unit as primary use and can include staff accommodation with the approval of the Council, further provided that it:*

- (a) Is primarily geared towards service to the local community and the retail trade;*
- (b) Have a staff of maximum 15 persons*

(c) Includes as a guideline, one of the following related trades namely dry cleaners, launderette, upholstery, plumber, electrical reparations, tailor, medical and dental laboratory, instillation of tyres, number plates, name plates, exhaust systems, tow bars and other vehicle appliances, photographic studio for the printing and development of photo's; confectioner and catering service;

This contributes to higher demand for business erven from local business people. However more erven are in demand for light industrial activities and service industries. Therefore, rezoning of more erven, which is located along or close to major local routes to *business* use will contribute to growth of more local economy and create employment. The spatial guidelines of the Urban Structure Plan of Keetmanshoop encourage for small scale industries. No provision is made for local industries in the layouts in Tseiblaagte.

Furthermore, there is a lack of secondary nodes in Keetmanshoop and Tseiblaagte in particular and the local people most of time needs to travel to the Central Business District to have access to certain services. Therefore, by creating more space for business activities will contribute to the development of secondary business nodes in the suburbs of Keetmanshoop. The proposed use is in line with the spatial guidelines of the Urban Structure Plan of Keetmanshoop.

Aside from providing local job opportunities, local businesses support the neighbourhood through their everyday needs as well as reinforce the local economy. The Municipality can then also generate income from the rates that are being charged for that business. Furthermore, Tseiblaagte has the necessary threshold to make the business a success.

2.3. PROJECT ALTERNATIVES

a) Land use options

The proposed layouts as presented in Section above were all considered ideal and in accordance with the Townships and Division of Land Ordinance 11 of 1963 and the Keetmanshoop Town Planning Scheme, hence no alternative layouts are required.

b) Do Nothing

The “Do-Nothing” option will imply that no action will be taken. This option will not be ideal because the intended activities are necessary to ensure compliance with the Keetmanshoop Town Planning Scheme.

3. RECEIVING ENVIRONMENT

3.1. SOCIO-ECONOMIC ENVIRONMENT

Keetmanshoop is the biggest urban center in the Kara's Region with an estimated urban population of about 35,000 (S. Nashima, 2018). It is also known as the Capital of the South and is widely acknowledged as the administrative capital of southern Namibia. The town of Keetmanshoop is currently attracting significant interest from the private and public investor from various industries. The town boasts virgin town land totaling about 40 000 hectares which is characterized by hospitable terrain for most land use nodes.

The town served with a university campus, a vocational training center, a number of secondary schools and several primary schools. The town has also a district hospital, clinics, churches and cathedrals. The predominant economic activities in and around Keetmanshoop is real estate development which includes trade and commercial shopping centers. In terms of tourism and accommodations the town is served with a number of hotels, restaurants, guesthouses and lodges. Other activities such as small and large stock farming and irrigation projects are also dominant in the outskirt of town. Some main tourism attractions around Keetmanshoop are the Quiver Tree Forest on the Farm Gariganus, the Keetmanshoop Museum and Mesosaurus Fossils Camp.

3.2. BIOPHYSICAL ENVIRONMENT

3.2.1. Climatic conditions

Keetmanshoop has a hot desert climate, with long, very hot summers and cold winters. The annual average rainfall is about 159 mm, with peak rainfalls around February/March. The average annual rainfall and evaporation rates are approximately 168mm/year and 3650mm/year respectively. Keetmanshoop is one of the sunniest places year-round on the planet with a mean sunshine duration over 3,870 h yearly. The annual mean temperature is 21.1 °C with a mean annual high of 28.8 °C and a low of 13.3 °C. 6

3.2.2. Topography and drainage

The site is located on flat area which lies between 800-900 m.a.s.l. The gradient decreases toward the south. There are two major watercourses which forms the Skaap River, one stretching from east to south and other one south to north. There also several small drainage lines which are all sloping toward the Skaap River.

3.2.3. Soil, geology, and hydrogeology

The dominant soils around Keetmanshoop are Eutric Leptosols; these are fertile soils with high base saturation which form in actively eroding landscapes. The aquifer at Keetmanshoop is neither a porous nor a fractured aquifer but a moderately productive aquifer. The concentration of ground water at Keetmanshoop is between 1000 to 2000 milligrams per litre, which is suitable for human consumption.

3.2.4. Archaeology & Heritage

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

4. PUBLIC CONSULTATION

The study was subjected to a public participation process (PPP) as defined in section 21 (2) of the Environmental Regulations of (GG 6 of February 2012) Environmental Management Act 7 of 2007 and EIA Regulations of February 2012. Potential interested and affected parties (I&APs) were notified through newspaper advertisements and public notices which provided brief information about the proposed project and the EIA process. Public notices were advertised twice in two local newspapers: Die Republikein and Namibian Sun newspapers on 22nd and 29th September 2025. Public notices were also displayed at the Council offices and at the project site and additionally published in the Government Gazette as well. The consultation with neighboring erf owners duly took place, all erven belong to the Municipality of Keetmanshoop and council consent was obtained. During the consultation period, no objections have been received with regards to the proposed rezoning.

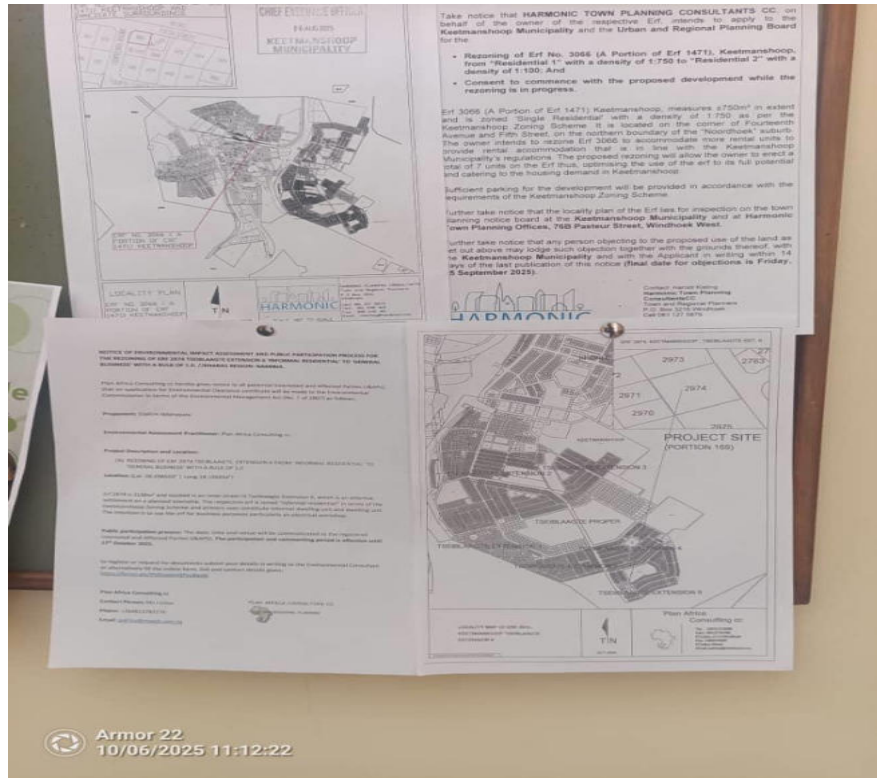


Figure 4: Notice on Council Offices



Figure 5: Notice on Site on Erf 2974 Tseiblaagte

5. POLICIES, LEGAL & REGULATORY FRAMEWORKS

Table 2 Relevant Policies, legal and administrative regulations governing the rezoning and related activities

Legislation / Policy / Guiding document	Provision	Project implication
The Constitution of the Republic of Namibia (1990)	<p>The articles 91(c) and 95(i) commits the state to actively promote and sustain environmental welfare of the nation by formulating and institutionalizing policies to accomplish the sustainable objectives which include:</p> <ul style="list-style-type: none"> - Guarding against overutilization of biological natural resources, - Limiting over-exploitation of non-renewable resources, - Ensuring ecosystem functionality, - Maintain biological diversity. 	Through implementation of the environmental management plan the proposed development will be in conformant to the constitution in terms of environmental management and sustainability.
Vision 2030 and National Development Plans	Namibia's overall Development ambitions are articulated in the Nations Vision 2030. At the operational level, five-yearly national development plans (NDP's) are prepared in extensive consultations led by the National Planning Commission in the Office of the President. Currently the Government has so far launched a 5 th NDP that pursues three overarching goals for the Namibian nation: high and sustained economic growth; increased income equality; and employment creation.	The proposed butchery increases economic sustainability by creating continuous income opportunities, fostering local entrepreneurship, and enhancing the municipality's revenue base, which in turn supports improved service delivery and long-term community development which will be in fulfilment to the NDP and Vision 2030.
Environmental Assessment Policy of Namibia 1994	The Environmental Assessment Policy of Namibia requires that all projects, policies, Programmes, and plans that have detrimental effect on the environment must be accompanied by an EIA. The policy provides a definition to the term	The development establishment will only commence after being awarded an environmental clearance certificate, thus by abiding to the requirements of the Environmental Assessment Policy of Namibia. The EIA and EMP will

Legislation / Policy / Guiding document	Provision	Project implication
	<p>“Environment” broadly interpreted to include biophysical, social, economic, cultural, historical and political components and provides reference to the inclusion of alternatives in all projects, policies, programmes and plans.</p>	<p>cater for the sustainable management of bio-physical environment.</p>
<p>Environmental Management Act No. 7 of 2007</p>	<p>The Act aims at</p> <ul style="list-style-type: none"> ✓ Promoting the sustainable management of the environment and the use of natural resources by establishing principles for decision-making on matters affecting the environment; ✓ To provide for a process of assessment and control of projects which may have significant effects on the environment; ✓ To provide for incidental matters. <p>The Act gives legislative effect to the Environmental Impact Assessment Policy. Moreover, the act also provides procedure for adequate public participation during the environmental assessment process.</p>	<p>This document is compiled in a nature that project implementation is in line with the objectives of the EMA Act. Guiding procedures were also drawn from the act to facilitate for the carrying out of the EIA and drafting the EMP for the proposed development.</p>
<p>The National Solid Waste Management Strategy, 2018</p>	<p>Having identified solid waste as a hazard, the Ministry of Environment, Forestry and Tourism developed the Solid Waste Management Strategy (SWMS) to guide future directions, develop regulations. The SWMS has also been aimed at funding strategy and action plans to improve solid waste management and ensure these are properly coordinated and are consistent with national policy to facilitate cooperation among stakeholders.</p> <p>The objectives of this Strategy are:</p>	<p>In terms of the rezoning to be enforced to ensure that the risks to the environment and public health emanating from waste disposal sites and illegal dumping in Namibia. This will include complete improvement of waste collection at all local authorities, in particular in the informal housing and economy areas, etc.</p>

Legislation / Policy / Guiding document	Provision	Project implication
	<p>(a) to strengthen the institutional, organisational and legal framework for solid waste management, including capacity development;</p> <p>(b) to instil a culture of waste minimisation and expand recycling systems;</p> <p>(c) to implement formalised waste collection and management systems in all populated areas;</p> <p>(d) to enforce improvements in the municipal waste disposal standards; and</p> <p>(e) to plan and implement feasible options for hazardous waste management.</p>	
Local Authorities Act No. 23 of 1992	To provide for the determination, for purposes of local government, of local authority councils; the establishment of such local authority councils; and to define the powers, duties and functions of local authority councils; and to provide for incidental matters.	The Proponent should ensure that the rezoning and related activities are in compliance with the relevant requirements the local authority by-laws.
Public and Environmental Health Act No. 1 of 2015	The Act serves to protect the public from nuisance and states that no person shall cause a nuisance or shall suffer to exist on any land or premises owned or occupied by him or of which he is in charge any nuisance or other condition liable to be injurious or dangerous to health.	<p>The Proponent and their contractors should ensure that the project infrastructure, vehicles, equipment, and machinery are designed and operated in a way that is safe, or not injurious or dangerous to public health and that the noise which could be considered a nuisance remain at acceptable levels.</p> <p>The Proponent should ensure that the public as well as the environmental health is preserved and remain uncompromised.</p>

Legislation / Policy / Guiding document	Provision	Project implication
Public Health Act No. 36 of 1919	Under this act, in section 119: “No person shall cause a nuisance or shall suffer to exist on any land or premises owned or occupied by him or of which he is in charge any nuisance or other condition liable to be injurious or dangerous to health.”	The project Proponent will ensure that all legal requirements of the project in relation to protection of the health of their employees and surrounding residents is protected. -Personal protective equipment shall be provided for employees in construction. -The development shall follow requirements and specification in relation to water supply and sewerage handling so as not to threaten public health of future residents on this land portion.
Soil Conservation Act No. 76 of 1969	The objectives of this Act are to: ✓ Make provisions for the combating and prevention of soil erosion, ✓ Promote the conservation, protection and improvement of the soil, vegetation, sources and resources of the Republic.	The project will have a rather localized impact on soils and on the soil through construction and access roads construction hence soil protection measures will be employed and preservation of trees as much as possible.
Nature Conservation Ordinance 1996	To consolidate and amend the laws relating to the conservation of nature; the establishment of game Parks and nature reserves; the control of problem animals; and to provide for matters incidental thereto.	The proposed project implementation is not located in any known or demarcated conservation area, national park or unique environments. The project site was selected with this ordinance in mind to ensure that Namibian nature is conserved.
Protected Areas and Wildlife Management Bill	This bill, when it comes into force, will replace the Nature Conservation Ordinance 4 of 1975. The bill recognizes that biological diversity must be maintained, and where necessary, rehabilitated and that essential ecological processes and life support systems be maintained. It protects	The project has ensured that their activities do not fall within the boundaries of any protected area and that the project will not affect heavily endangered vegetation and animals on its site.

Legislation / Policy / Guiding document	Provision	Project implication
	all indigenous species and control the exploitation of all plants and wildlife.	
Forest Act No. 12 of 2001	The Act gives provision for the protection of various plant species through the Ministry of Agriculture, Water and Forestry (MAWF), Directorate of Forestry).	<p>- The Proponent will also have to ensure that there is no indiscriminate cutting down of trees.</p> <p>-The proposed site is sparsely vegetated with white thorn tree species, which are not threatened or protected.</p>
National Biodiversity Strategy and Action Plan (NBSAP2)	The action plan was operationalised in a bid to make aware the critical importance of biodiversity conservation in Namibia putting together management of matters to do with ecosystems protection, biosafety, biosystematics protection on both terrestrial and aquatic systems.	<p>The proponent has been advised by the EIA Team and recognises the need for ecosystems protection to manage the changing climatic environment.</p> <p>-Through this project, there will be reforestation and fostering of green development, which will be promoting the protection and conservation of the biophysical environment, and with this EIA, it will be ensured that almost 40% of grown tree species on site will not be removed but rather will be part of the development, to promote Greed development.</p>
National Policy on Climate Change for Namibia, 2010	In harmony with the findings of the IPCC over time and the Earth Summits being held annually the policy seeks to outline a coherent, transparent and inclusive framework on climate risk management in accordance with Namibia's national development agenda, legal framework, and in recognition of environmental constraints and vulnerability. Furthermore, the policy pursues the strengthening of national capacities to reduce climate change risk and build resilience for any climate change shocks.	The proposed project will ensure that there will be limited release of greenhouse gasses such as methane, carbon dioxide, nitrous oxides. Methods such as wet surface operations to reduce dust emissions will be utilised to remove aerosols emitted into the near-surface atmosphere.

Legislation / Policy / Guiding document	Provision	Project implication
The National Land Policy, 1998	<p>The National Land Policy provides for a unitary land system for Namibia in which all citizens have equal rights, opportunities and security across a range of tenure and management systems. The policy has specific gender provisions consistent with the Namibian Constitution. Women are accorded the same status as men with regards to all forms of land rights, either as individuals or as members of family land ownership trusts.</p> <p>The Policy also provides for multiple forms of land rights, including customary, leaseholds, freeholds, licences, certificates or permits and state ownership. It has provisions on the urban poor, providing that informal settlements need to be given attention through appropriate planning, land delivery, tenure, registration and finance in an environmentally sustainable manner.</p>	<p>The rezoning project will need to adhere to the requirements of this Policy by ensuring that the:</p> <ul style="list-style-type: none"> -establishment and proclamation of urban areas as townships and municipalities to promote decentralisation and the close involvement of communities in their own administration. -need to pay attention to the establishment of a transparent, flexible and consultative local authority planning system and development regulations.
Wetland Policy, 2004	<p>The policy provides a platform for the conservation and wise use of wetlands, thus promoting inter-generational equity regarding wetland resource utilization. Furthermore, it facilitates the Nation's efforts to meet its commitments as a signatory to the International Convention on Wetlands (Ramsar) and other Multinational Environmental Agreements (MEA's).</p>	<p>In compliance to this policy the development will ensure a standard environmental planning such that it does not affect any wetlands within its locale through recognition of wetlands to promote the conservation and wise utilization of wetlands resources.</p>
Water Resources Management Act No. 11 of 2013	<p>This Act provides for the management, protection, development, use and conservation of water resources and the regulation and monitoring of water services and to provide for incidental matters.</p>	<p>The protection (both quality and quantity/abstraction) of water resources should be a priority. Water usage during construction will be supplied by Keetmanshoop Municipality.</p>

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

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

6. IMPACT ASSESSMENT METHODOLOGY

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

Table 3: Impact Screening Criteria

Aspect	Description
Nature	Focuses on the type of effect that the proposed project will have on environmental components. Addresses questions related to “what will be affected and how?”
Extent	Spatial extend of the project and anticipated spatial extend of impacts indicating whether the impact will be within a limited area (on site where construction is to take place); local (limited to within 15km of the area); regional (limited to ~100km radius); national (extending beyond Namibia’s borders).
Duration	This looks at the temporal issues pertaining to time frames e.g. whether the impact will be temporary (during construction only), short term (1-5 years), medium term (5-10 years), long term (longer than 10 years, but will cease after operation) or permanent.
Intensity	Establishes whether the magnitude of the impact is destructive or innocuous and whether it exceeds set standards, and is described as none (no impact); low (where natural/ social environmental functions and processes are negligibly affected); medium (where the environment continues to function but in a noticeably modified manner); or high (where environmental functions and processes are altered such that they temporarily or permanently cease and/or exceed legal standards/requirements).
Probability	Considers the likelihood of the impact occurring and is described as uncertain, improbable (low likelihood), probable (distinct possibility), highly probable (most likely) or definite (impact will occur regardless of prevention measures).
Significance	Significance is given before and after mitigation. Low if the impact will not have an influence on the decision or require to be significantly accommodated in the project design, Medium if the impact could have an influence on the environment which will require modification of the project design or alternative mitigation (the route

Aspect	Description
	can be used, but with deviations or mitigation) High where it could have a “no-go” implication regardless of any possible mitigation (an alternative route should be used).

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

Table 4: Impact Rating Criteria

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

6.1. POTENTIAL IMPACTS & MITIGATION MEASURES

6.1.1. POTENTIAL IMPACTS: PLANNING & OPERATIONAL PHASE

- **Building plan**

The Building plan and design should be approved by the Keetmanshoop Municipality prior to commencement of any work.

- **Waste Management**

Construction waste will be generated during the construction phase. All waste to be generated at the construction site should be collected and disposed of at the Keetmanshoop disposal site to the satisfaction of the Keetmanshoop Municipality. During operational phase the waste will be collected by the municipality

- **Traffic impacts**

Construction warning signs should be erected at the construction site, especially at the street intersections during the construction period. The traffic will not be affected during operational phase as it is a build up area.

- **Resource usage**

Construction sand should be sourced from legal sand mining burrow pits or from authorized sand mining operators/suppliers.

- **Occupational health and safety**

Employees should be equipped with appropriate personal protective equipment.

6.1.2. POTENTIAL IMPACTS: OPERATION PHASE

Table 5: Impacts Associated with Operation phase

ASPECTS	POTENTIAL IMPACTS	RATING (if it does occur)				SIGNIFICANCE OF IMPACT	MITIGATION MEASURES
		Extent	Duration	Intensity	Probability		
1. BIOPHYSICAL							
Impact biodiversity	✓ No impact	1	1	1	1	LOW	The site is already a buildup area
Visual impacts	✓ No impact	1	1	1	1	LOW	The proposed building is compatible with the surrounding environment.
Impact on the soil	✓ No impact	1	1	1	1	LOW	The site is already a buildup area
Contamination of surface water	✓ Contamination of water sources during operation stemming from sewage overflows, poor waste management etc.	1	1	1	1	LOW	✓ The site will be connected to the Municipal sewage system. ✓ No waste should be dumped in the open environment.
Erosion and surface runoff	✓ No impact	1	1	1	1	LOW	✓ There is already a municipal stormwater channel around the site
Traffic impacts	✓ Operating the business at the site will increase traffic flow	1	1	1	1	LOW	✓ The existing access roads (street) is sufficient to accommodate new traffic flows..

7. CONCLUSION & RECOMMENDATION

The objective of the Scoping Phase was to define the range of the impact assessment and determine the need to conduct any specialist study. It is believed that these objectives have been achieved and adequately documented in the Scoping Report. All possible environment aspects have been adequately assessed and necessary control measures have been formulated to meet statutory requirements thus implementing this project will not have any appreciable negative impacts.

Conclusions:

- The proposed rezoning will not compromise the environmental integrity of the surrounding environment.
- There are no objections or critical issues to the proposed activities.
- The findings of the Scoping Assessment are considered sufficient, and no additional specialist study is required.

It is therefore recommended that the Environmental Commissioner do consider the findings and recommendations of this Scoping process with mitigation measures as outlined herein and in the Environmental Management Plan and subsequently, consider issuing an Environmental Clearance Certificate to authorize the proposed Rezoning of Erf 2974 Tseiblaagte, Extension 6 from “Informal Residential” ² to “General Business” with a bulk of 1.0

8. LIST OF REFERENCES

- Environmental Scoping Report for the rezoning of Erven 933 and 942 Keetmanshoop, Plan Africa Consulting cc. (2025)
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- Republic of Namibia: Ministry of Environment and Tourism, (2012). Environmental Impact Assessment Regulations, GG 4878, GN 29, Windhoek: MET.
- Ruppel O.C. & Ruppel-Schlichting K. 2013, Environmental Law and Policy in Namibia. OrumbondePress.na & Welwitschia Verlag Dr. A. Eckl, Essen, Windhoek, Namibia.