



ENVIRONMENTAL SCOPING ASSESSMENT REPORT

Subdivision of Erven 118 and 120 into Portion A and B and
Remainders

Rezoning of Portions A/118 and B/120 from 'Lifestyle Residential' to
'Light Industrial'

Consolidation of Portions A/118 and B/120 with Erf 119 into Portion C

Omaruru Municipality

Erongo Region

December 2025

APP- 006751

Ekwao 
Consulting

INFORMATION SHEET	
PROJECT NAME	<p>Land Use and Development Activities:</p> <ol style="list-style-type: none"> 1. Subdivision of Erven 118 and 120 into Portion A and B and Remainders 2. Rezoning of Portions A/118 and B/120 from 'Lifestyle Residential' to 'Light Industrial' 3. Consolidation of Portions A/118 and B/120 with Erf 119 into Portion C
TYPE OF PROJECT	ENVIRONMENTAL SCOPING ASSESSMENT
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PROJECT LOCATION	Omaruru Municipality
ECC APPLICATION NO.	APP-006751
REPORT DATE	December 2025
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ABBREVIATIONS

BAT	-	Best Available Technology
BID	-	Background Information Documents
OM	-	Omaruru Municipality
OWE	-	Omaruru Wildlife Estate
OWELA	-	Omaruru Wildlife Estate Landowners Association
ERC	-	Erongo Regional Council
EC	-	Environmental Clearance
ECC	-	Environmental Clearance Certificate
EIA	-	Environmental Impact Assessment
EIAR	-	Environmental Impact Assessment Regulations
EMA	-	Environmental Management Plan
EMP	-	Environmental Management Plan
IAPs	-	Interested and Affected Parties
MEFT	-	Ministry of Environment, Forestry and Tourism
MURD	-	Ministry of Urban and Rural Development
NamRA	-	Namibia Revenue Agency
NHC	-	National Heritage Council
NSA	-	Namibia Statistics Agency
NSI	-	Namibia Standards Institute
PPE	-	Personal Protective Equipment
SHE	-	Safety, Health and Environment
URPB	-	Urban and Regional Planning Board

DEFINITIONS

Assessment	The process of collecting, organising, analysing, interpreting and communicating information relevant for decision making.
Competent Authority	Means a body or person empowered under the local authorities act or Environmental Management Act to enforce the rule of law.
Construction	Means the building, erection or modification of a facility, structure or infrastructure that is necessary for the undertaking of an activity, including the modification, alteration, upgrading or decommissioning of such facility, structure or infrastructure.
Cumulative Impacts	With respect to an activity, means the impact of an activity that in itself may not be significant but may become significant when added to the existing and potential impacts eventuating from similar or diverse activities or undertakings in the area.
Disposal	Means the discharge, depositing, dumping, spilling, leaking, placing of waste on or at any premises or place set aside by the local authority for such purposes, and “dispose” shall, in the context of this report, have a similar meaning.
Environment	As defined in EMA it means - “land, water and air; all organic and inorganic matter and living organisms as well as biological diversity; the interacting natural systems and the human environment insofar as it represents archaeological, aesthetic, cultural, historic, economic, paleontological or social values”.
Environmental Clearance Certificate	A certificate and associated conditions issued in terms of EMA, authorizing a listed activity to be undertaken.
Environmental Impact	A description of the potential effect or consequence of an aspect of the development on a specified component of the biophysical, social or economic environment within a defined timeline and space.
Environmental Management Plan	A working document which contains site project-specific plans developed to ensure that environmental management practices to eliminate and control environmental impacts are followed during the developmental phase of that specific project and would normally consist of construction, operational and decommissioning phases.
Erf	An erf (plural: erven) is a legal term for a piece of land, lot, plot, or stand that is formally surveyed and registered in the deed registry as such and includes every defined portion, not intended to be a public place, or a piece of land laid out as a township, whether or not it has been formally recognized, approved or proclaimed.
Erf Zoning	The use of an erf is strictly governed by the local authority town planning scheme and zoning regulations (e.g. residential, business, industrial or specific institutional purposes like church)
Evaluation	Means the process of ascertaining the relative importance or significance of information, the light of people's values, preference and judgements in order to make a decision.
Hazard	Anything that has the potential to cause damage to life, property and/or the environment. The hazard of a particular material or installation is constant; that is, it would present the same hazard wherever it was present.
Interested and Affected Party (IAP)	Any person, group of persons or organisation interested in, or affected by an activity; and any organ of state that may have jurisdiction over any aspect of the activity.
Non-compliance	Issues that are in direct non-compliance with the requirements, commitments and/or management measures as approved in the EMP.
Proponent or Promotor	Any person who has submitted or intends to submit an application for an authorisation, as legislated by the Environmental Management Act no. 7 of 2007, to undertake an activity or activities identified as a listed activity or

	listed activities; or in any other notice published by the Minister or Ministry of Forestry, Environment & Tourism.
Public	Means citizens who have diverse cultural, educational, political and socio-economic characteristics. The public is not a homogeneous and unified group of people with a set of agreed common interests and aims. There is no single public. There are a number of publics, some of whom may emerge at any time during the process depending on their particular concerns and the issues involved
Small holding	Means an agricultural holding that is larger than a typical residential erf but smaller than a full-scale commercial farm.
Storage	Means the temporary storage or containment of any waste for a period of less than 90 days after its generation and prior to its collection for recovery, reuse, recycling, treatment or disposal.
Waste	Means any substance or matter whether solid, liquid or any combination thereof, irrespective of whether it or any constituents thereof may have value or other use, and includes – <ul style="list-style-type: none"> a) any undesirable, rejected, abandoned or superfluous matter, material, residue of any process or activity, product, by-product; b) any matter which is deemed useless and unwanted; c) any matter which has been discarded, abandoned, accumulated or stored for the purposes of discarding, abandoning, processing, recovery, reuse, recycling or extracting a usable product from such matter; or d) products that may contain or generate a gaseous component
Waste Management Plan	Means a structured document that sets out to record /eliminate/ reuse /recycle the amounts and the types of all waste that is generated in an area or facility.

1 EXECUTIVE SUMMARY

The applicant of the Environmental Clearance Certificate (ECC) is the beneficiary owner of three smallholdings (numbered as erven 118, 119 and 120) situated within the jurisdiction of Omaruru municipality in the Erongo region. The current zoning for smallholdings 118 and 120 is, 'Lifestyle Residential', while that of smallholding 119, is 'Light Industrial'. At the moment smallholdings 118 and 120 are vacant and undeveloped. Smallholding 119 has been developed with a closed warehouse and is being used, primarily as storage yard for heavy machinery, plants and equipment. All three smallholdings have their perimeters fenced in with game-proof fences. The average area for each smallholding is about 13 ha.

The proposed subdivision and rezoning to be undertaken are:

- 1. Subdivision of Portions 118 and 120 into Portions A and B and Remainders**
- 2. Rezoning of Portion A/118 and Portion B/120 from 'Lifestyle Residential' to 'Light Industrial' with a bulk of 0.5, and**
- 3. Subsequent Consolidation of Portion A/118, Portion B/120 and Portion 119 into Portion C. Portion C is to retain the current zoning of 'Light Industrial'**

The rationale for the subdivision and rezoning is that the perimeter fence to the south and north of smallholding 119 did not follow the cadastral surveyed line when it was erected about fifteen years ago. Instead, the erection of the fence had followed the most practical route available, avoiding sensitive terrains which include river crossings, flood patterns and large trees on the banks of the dry river running around the premises. The existing perimeter to the south and north has been surveyed in, and the proposed subdivision and rezoning is intended for the purpose of purely realignment, i.e. keeping the existing boundary fence to the south and north in place such that the surveyed lines for become the legally cadastral registered boundary lines.

From an environmental perspective, the option to formalize 'the existing fences to the south and north of Portion C as the boundary lines does not involve any physical activities and has therefore zero impacts. The inverse to this option is to dismantle the existing perimeter fence, and install it in line with the cadastral surveyed lines. This option will have adverse environmental impacts given the dry river running around the smallholding.

In essence, land rezoning is an administrative process, and in this case there is no need to install any services or infrastructure because such services already exist. No physical activities will be conducted as a result of the proposed rezoning.

The site is bordering the Omaruru Wildlife Estate – a gated community comprising of over 55 smallholdings, each with average area of between 13 and 15 ha and zoned for 'Lifestyle Residential'. In the estate, residents are only allowed to fence in the perimeter of their dwelling units up to a maximum of 1 ha, leaving the entire estate without internal fences. This provides an opportunity to the residents to watch a variety of wild animals roaming freely on the estate from the verandas and porches of their homes.

The scoping assessment has identified that the rezoning for this project is purely an administrative process required in terms of EMA with zero environmental impacts.

Based on the appraisal above, and in the overall scoping assessment report, it is recommended that an ECC be granted to allow the listed activity to proceed.

2 BACKGROUND INFORMATION

2.1 INTRODUCTION

The Applicant (Mr Brian Enslin) owns three smallholdings in the townlands of Omaruru and would like to undertake certain town planning procedures, viz. subdivision and rezoning - statutory steps for which an Environmental Clearance Certificate (ECC) is mandatory. The ECC is granted after an EIA has been conducted and reports submitted to the Office of the Environmental Commissioner (OEC) in the Ministry of Environment, Forestry and Tourism (MEFT).

Ekwaio Consulting was requested by the Applicant to facilitate his application for an ECC for the proposed subdivision and rezoning.

A risk assessment was undertaken by the EIA Consultant, and this report constitutes the findings of the scoping assessment conducted in terms of the EMA and EIA Regulations into the envisaged project.

The underlying objectives for the study can be summarised as follows:

- Determine the potential impacts which the proposed activity will bring to bear on the receiving environment.
- Identify suitable management actions to avoid, reduce or mitigate potential adverse impacts associate with the undertaking of the activity to acceptable levels.
- Comply with the EMA and other applicable legislations and policies.
- Present the findings and recommendations to OEC in order to help the EC to make an informed decision when deciding on the application for the ECC.

2.2 APPROACH TO THE STUDY

This scoping assessment was conducted in order to gather adequate information on the proposed activity. The bulk of the information was gathered through:

- Consultation with the landowner, the land surveyor, the consultant handling the town planning process, and the town planner of the Omaruru municipality.
- Baseline information about the site and its surroundings was obtained from desk studies and, field walk reconnaissance.
- Public consultation process which involved newspaper advertisements and placing site notices at the project site through which interested and affected parties (IAPs) were consulted about their views, comments and or opinions.

Based on gathered information and public and stakeholder consultation process, an assessment of potential impacts that are associated with the proposed activity was conducted.

In the EMP section of the report, practical mechanisms have been recommended on how adverse impacts associated with the envisaged activity can be eliminated, avoided, reduced or sufficiently mitigated to have no adverse effects on the receiving environment.

Finally, the gathered information is presented to the OEC in order to assist the EC to make an informed decision when considering the ECC application.

3 PROJECT DESCRIPTION

3.1 PROJECT LOCATION

The applicant is the beneficiary owner of three smallholdings whose particulars are presented in Table 1. The smallholdings are situated within the jurisdiction of the Omaruru municipality, more or less to the north of the town, adjacent the regional route C36, which links Omaruru to Uis. The project site is about 4 km from Omaruru CBD as depicted on the Google earth image presented in Figure 1.

Table 1: Particulars of the Smallholdings

Erven	Area (ha)	Zoning	Status
Erf 118	13. 8198	Lifestyle Residential	Vacant
Erf 119	13.1734	Light Industrial	Developed and used as a parking yard for heavy earthmoving machinery and equipment.
Erf 120	13.6442	Lifestyle Residential	Vacant

Smallholding 120 is to the north and bordering the Omaruru Wildlife Estate (OWE). Smallholding 118 is to the south, bordering the C36 regional route while smallholding 119 is in the middle of smallholdings 120 and 118.

OWE is a gated community constituting a game farm which has been converted into 55 individual smallholdings, each measuring between 13 and 15 hectares. The zoning for each smallholding is lifestyle residential. Owners of the smallholdings in the estate are only allowed to fence in the perimeters of their residential houses up a maximum of 1. The rest is left open allowing the residents a unique opportunity to watch wildlife in their natural habitats from the comfort of their houses. Residents are not allowed to engage in any agricultural activities.

3.2 THE TOWN PLANNING

The proposed subdivision and rezoning is presented in Table 2. In the diagram presented in Figure 2, the two Portions (A and B) are depicted as surveyed pieces with their respective footprints as indicated on the survey diagram (Figure 2).

The proposal is to subdivide Erf 118 and Erf 120 into portions A and B and Remainders. The footprint for each portion is 2.9598 ha and 1.2024 ha respectively. The Remainders retain their current zoning of 'Lifestyle Residential'.

The next step is to rezone Portions A and B from 'Lifestyle Residential' to 'Light Industrial'. The rezoned Portions are consolidated with Erf 119 into Portion C with an expanded footprint of 17.3374 ha. Portion C retains its original zoning of 'Light Industrial' with a bulk of 0.5.

Table 2: The Proposed Subdivision and Rezoning

Description of the Activities	Footprint in hectares (ha):	
	Portions	Remainder
Subdivision of Erf 118 into Portion A and Remainder	2.9598	10.8650
Subdivision of Erf 120 into Portion B and Remainder	1.2024	12.4400
Total Footprint of Subdivided Portions (A+B)	4.1622	
Rezoning of Portions A/118 and B/120 from Lifestyle Residential to Light Industrial		
Consolidation of Portions: A/118 and B/120 into Portion C – combined footprint ±17.3374 ha		
Zoning for consolidated Portion C remains 'Light Industrial' with a bulk of 0.5		

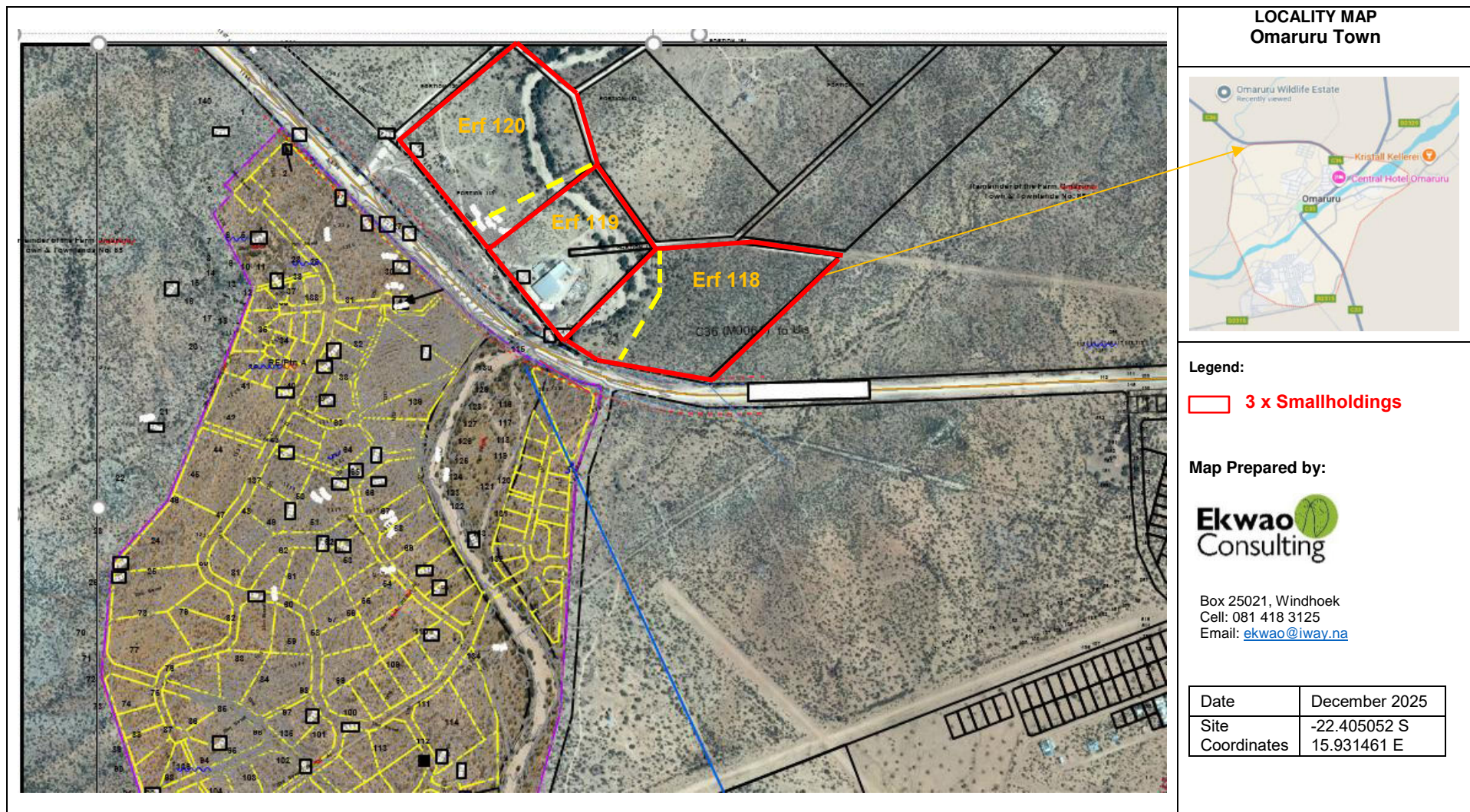


Figure 1: Project Location Map - Google Earth Image

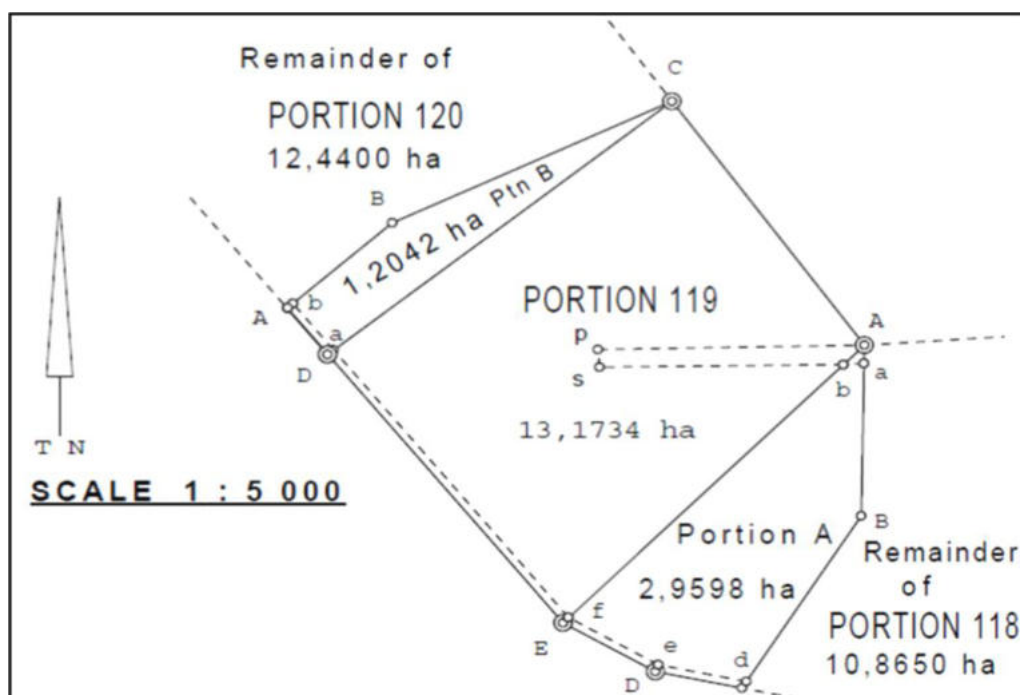


Figure 2: Surveyed Diagram for Subdivision

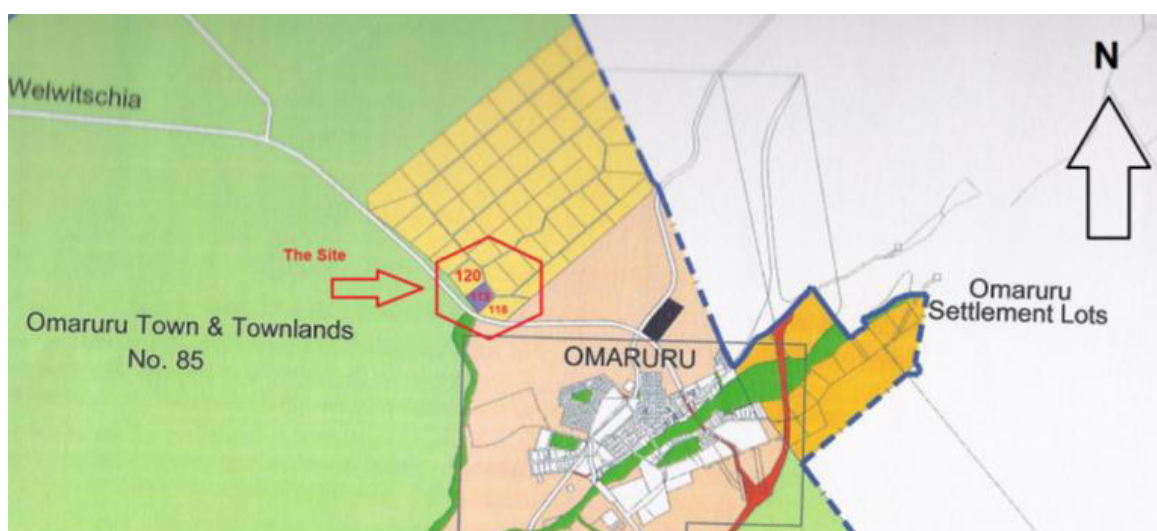


Figure 3: Project Site (Town Planning Diagram)

3.3 RATIONALE FOR REZONING

The existing boundary fence to the south and north of smallholding 119 has been in place for over 15 years, but the fence does not follow the surveyed cadastral lines, CD and AE (as per the surveyed diagram in Fig. 2). Instead, the fence runs along the most practical route as a result of river crossing, flood pattern and preservation of trees along the dry river. In other words, the existing boundary fence runs along CBA to the north, and along AaBdDE to the south (Fig. 2). These are the most practical routes. CBA and AaBdDE have been surveyed in now. The subdivision and rezoning is therefore intended to realign the existing boundary fence with the cadastral surveyed lines, i.e. CBA and AaBdDE such that the original cadastral surveyed lines CD and AE are cancelled out. This would mean that the existing fence will remain intact and not dismantled and re-installed along CD and AE which will be associated with environmental impacts.

At present, Erf 119 is used as a storage yard for heavy earthmoving machinery, equipment and plants. There is a mechanical workshop in which repairs and maintenance to plant and equipment are performed (Figures: 7 and 8). Stockpiles of building sand and concrete stones (aggregates) are kept on the premises for sale to end-users. The sand-aggregate operation conducted on the premises is of a relatively small scale.

All activities performed on smallholding 119 are in line with the existing zoning (i.e. light industrial) which will be retained. The promotor does not have any plans in the short and long term to conduct any new activities on the expanded Portion C premises.

Other than the fuel in the tanks of parked machinery, no bulk fuel is kept on the premises. When fuel is required, a licensed fuel bowser is used. Waste, including hazardous waste (used oil, filters, batteries, etc.) is stored in leak-proof containers and disposed of in a responsible manner.



Figure 4: Smallholding (118) with the C36 Regional Route



Figure 5: The Smallholding Fencing Across the River

3.4 LIGHT INDUSTRIAL ZONED LAND

In terms of the town planning scheme adopted by some local authorities in Namibia, light industrial zoned land is intended for the operations of those business activities that do not interfere with the amenity values of the neighbourhood. Their operational activities have minimal impacts on their surroundings, unlike heavy industrials, which more often operate on a 24 hours basis, and are therefore associated with significant nuisances in the form of smoke, noise, dust

and other gaseous emissions. Operations of light industrial are often conducted during daylight hours of between 07h00 to 18h00



Figure 6: Southeast Corner of smallholding 118



Figure 7: View of the development on Erf 119



Figure 8: The Development on Erf 119 – Google Earth Image

3.5 EXISTING SERVICES AND INFRASTRUCTURE

The project is entirely an administrative process required to realign the boundary fence to the south and north of smallholding 119. There are no physical activities involved and existing services and infrastructure will remain as is.

Table 3: Existing & Infrastructure

Services/Infrastructure	Potential Impacts
Access road	No impact to any these services/infrastructure. The rezoning will have no bearing to existing services and infrastructure. will be
Water supply	
Electricity supply	
Sewage System	
Communication	
Solid waste removal	

Once the ECC is granted, the town planner will table the subdivision request at URPB for consideration. After approval is granted by URPB, the surveyed diagram (Fig. 2) is submitted to the Surveyor's General for verification and approval. The land portions are then allocated sequential unique erven numbers that are registered in the land registry at the Deeds Office.

3.6 CONSIDERATION FOR ALTERNATIVES

Three alternatives have been considered for this project - the 'no-go option'; 'install the fence in line with the approved cadastral surveyed line' and access to the site.

3.6.1 THE NO-GO OPTION

This option would mean that that the boundary fences to the south and north of smallholding 119 remain unaligned with the registered cadastral surveyed lines. With this option, the status quo will remain. This means that the fences will remain intact, and simply surveyed in without the need for removal.

The piece of land taken from Erf 120 which measures 1.2024 ha constitutes a small rocky hill while the piece of land taken from Erf 118 which measures about 2.9598 ha constitutes a small piece of the dry river. The zoning for the consolidated Portion C will remain the same 'light industrial'. The 'no-go' option would appear to be a feasible option from an environmental perspective.

3.6.2 INSTALL THE FENCE IN LINE WITH THE APPROVED CADASTRAL SURVEYED LINE

To install the boundary fence in line with the approved cadastral surveyed line, i.e. along CD and AE (Fig. 2) would mean that the existing fence has to be removed from the south and north, and correctly installed. Both activities – the removal and installation of the fence are intrusive and therefore not environmentally friendly. The approved cadastral surveyed lines are straight lines and therefore do not follow the least environmental routes. The actual installation of the fence would appear to have followed the most practical route, avoided the sensitive river crossing, flood pattern and large trees along the river. From an environmental perspective, this option is destructive and therefore not supported.

3.6.3 ACCESS TO THE SITE

Based on the approved cadastral surveyed diagram, the proposed access to the three smallholdings is sited to the east. However, there is no road cleared on this side of the smallholding. Instead, a single access road from the C36 regional road is being shared with the OWE. From an environmental perspective, this option is preferred as it leads to the least environmental impacts.

4 THE LEGAL FRAMEWORK

4.1 INTRODUCTION

In this section, the relevant legislation, policies and guidelines that are applicable to the proposed development are presented. The overall objective is to acquaint the proponent and IAPs of the requirements and expectations as laid out legal instruments that have to be fulfilled in order to undertake the envisaged activity.

4.2 THE LAWS

The Republic of Namibia has five tiers of law and a number of policies relevant to environmental assessment and protection which include the following:

- The Namibia Constitution;
- Statutory Law;
- Common Law;
- Customary Law, and
- International Law.

Table 4: Legal Framework

Legislation/Policy	Applicable Provisions
The Namibian Constitution	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.
Environmental Management Act (No. 7 of 2007)	The objective of the EMA is provided in Section 2. In Section 3 of EMA the principle of the Environmental Management is detailed. .
EIA Regulations of the Environmental Management Act (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.
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 include biophysical, social, economic, cultural, historical and political components.
Urban and Regional Planning Act (Act No. 5 of 2018)	The Act provides to: <ul style="list-style-type: none"> • consolidate the laws relating to urban and regional planning; • provide for a legal framework for spatial planning in Namibia; • provide for principles and standards of spatial planning; • establish the urban and regional planning board; • decentralise certain matters relating to spatial planning; • provide for the preparation, approval and review of the national spatial development framework, regional structure plans and urban structure plans; • provide for the preparation, approval, review and amendment of zoning schemes; • provide for the establishment of townships; • provide for the alteration of boundaries of approved townships, • provide for the disestablishment of approved townships; • provide for the change of name of approved townships; • provide for the subdivision and consolidation of land; • provide for the alteration suspension and deletion of conditions relating to land; and provide for incidental matters.
Convention of Biological Diversity	Article 1 lists the conservation of biological diversity amongst the objectives of the convention.

	.
Atmospheric Pollution Prevention Ordinance (No. 45 of 1965)	<ul style="list-style-type: none"> • Part II - control of noxious or offensive gases, • Part III - atmospheric pollution by smoke, • Part IV - dust control, and • Part V - air pollution by fumes emitted by vehicles.
Forest Act (No. 12 of 2001) and Forest Regulations (2015)	The Act: <ul style="list-style-type: none"> • Provides for the establishment of a Forestry Council and the appointment of certain officials; • Aims to consolidate the laws relating to the management and use of forests and forest produce; • Aims to provide for the protection of the environment and the control and management of forest fires; • Intends 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 matter.
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.
Public & Environmental Health Act (Act No. 1 of 2015)	<ul style="list-style-type: none"> • The Act (GG 5740) provides a framework for a structured uniform public and environmental health system in Namibia. • The Act also 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).
National Heritage Act (No. 27 of 2004)	The Act is aimed at protecting, conserving and registering places and objects of heritage significance.
Hazardous Substance Ordinance (Ordinance No. 14 of 1974)	<ul style="list-style-type: none"> • To provide for the control of substances which may cause injury or ill-health to or death of human beings by reason of their toxic, corrosive, irritant, strongly sensitizing or flammable nature or the generation of pressure thereby in certain circumstances; • To provide for the division of such substances into groups in relation to the degree of danger; • To provide for the prohibition and control of the importation, manufacture, sale, use, operation, application, modification, disposal or dumping of such substances; and • To provide for matters connected therewith.
Soil Conservation Act (Act No. 76 of 1969, South Africa)	The Act seeks 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 in Namibia, and to provide for matters incidental thereto

5 THE BASELINE ENVIRONMENT

5.1 INTRODUCTION

The baseline aspects considered for this project had included the physical environment, the socio-economic, biological and physical environment. Only those elements of the environment that have a direct bearing on the impact assessment process of the proposed development are discussed. The severity of the potential impacts is largely determined by the state of the receiving environment.

5.2 POPULATION

During the last national census conducted in 2023, Erongo region had a population of 240 206 with about 90% living in urban areas and about 10% residing in rural areas. .

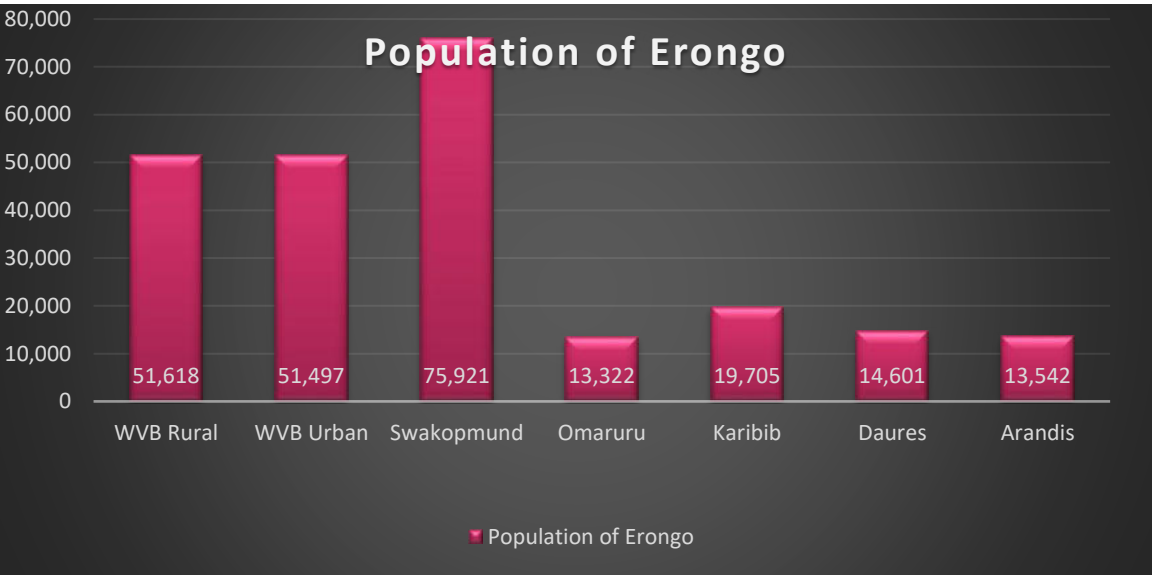


Figure 9: Population of the Region

5.3 LOCATION AND SURROUNDING LAND USE

According to available records, Omaruru was the first town in the country to gain full municipal status way back in July 1909. At that time, the country was a Germany colony and called German South West Africa. The first municipality building in town was constructed in 1926. The town sits at the foot of the Erongo Mountain after which the region is named, and is surrounded by semi-desert terrain making it a scenic gateway to other attractive destinations in the region and beyond. Omaruru has a rich German-Herero history.

It is surrounded by huge game lodges including the award winning Erindi Private Game Reserve and Omaruru Game Lodge. The project site itself is neighbouring the OWE – a gatted community which has been turned into a development boosting over 55 smallholdings with sizes ranging between 13 ha and 15 ha zoned as lifestyle residential. Residents in the estate can view wildlife in their natural setting from their homes. The only fence is the perimeter around the estate. The individual smallholdings are not fenced in. Residents are only allowed to fence in 1ha around their dwellings.



Figure 10: Different Types of Game in OWE

5.4 CLIMATIC CONDITIONS

The temperature around Omaruru typically varies from 9 °C to about 34 °C throughout the year. The hottest months are September to February with December being the hottest average about 34 °C. Summers are normally very hot while winter months are normally warm. High temperatures range from 30 °C to 35 °C. May through to August are the coolest months averaging a high of 26 °C and a low of about 10 °C.

Annual average rainfall at Omaruru is about 460 mm with February being the wettest month with an average precipitation of 108 mm. It is mostly dry throughout the year without any rainfall occurring between the months June, July and August. Namibia is one of the sunniest countries in the world with Omaruru averaging about 300 days of sunshine annually. To take advantage of this sunshine days, a 20 MW photovoltaic plant (Omburu PV) was recently constructed and commissioned about 12 km away from the town by Nampower with an option to upscale the PV to 55MW.

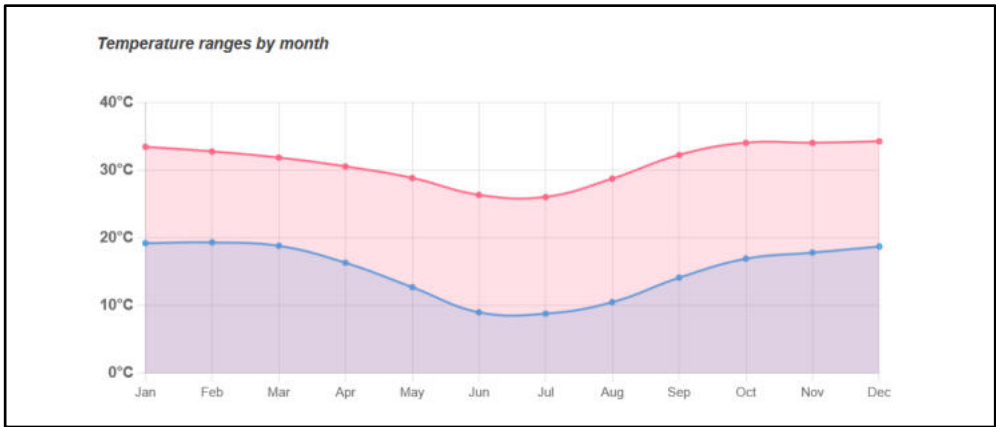


Figure 11: Temperature of Omaruru

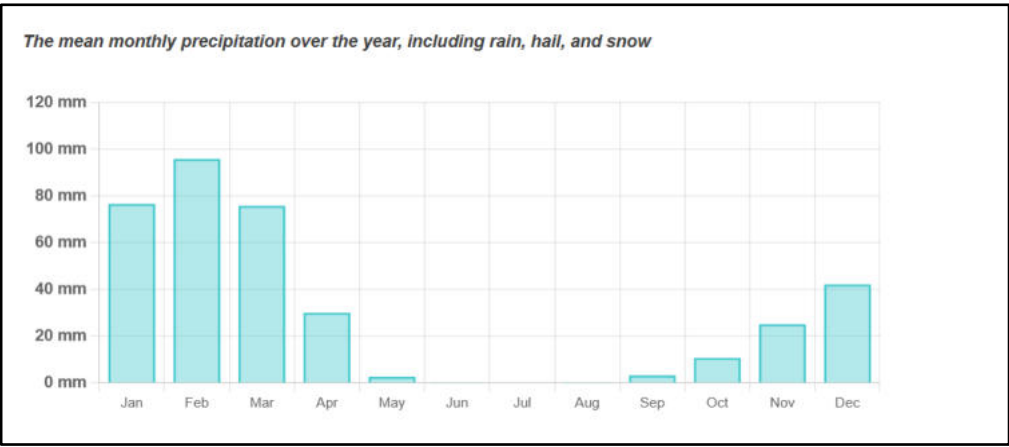


Figure 12: Rainfall per Year

5.5 TOPOGRAPHY AND LANDSCAPE

The town of Omaruru sits on plain where the elevations gradually increase from west to east, forming a broad undulating landscape. The plain is dotted with distinctive, hard granite hills, remnants of the ancient magma intrusions pushed up during the breakup of Gondwana (Atlas Namibia, 2002).

The Kakombo river is a dry river (ephemeral river) that flows to the east of the project site (seen in Figures: 5 & 8) during the rainy season and defining the local drainage.



Figure 13: Isolated Mountains (inselberg) around the project site

5.6 WATER RESOURCE – SURFACE AND GROUNDWATER

There are no sources of surface water in and around Omaruru. The town relies exclusively from groundwater abstracted by 12 boreholes sunk in the Omaruru River by municipality. Omaruru River - an ephemeral dry river runs through the town and is therefore the primary source of water to the residents. During the half quarter of 2024 the town was grappling with severe water shortage due to poor rainfall in the catchment areas of the Omaruru River. Some 18 small earth dams constructed upstream had also contributed to the water shortage. (New Era, July 2024).

5.7 THE FAUNA AND FLORA (BIOLOGICAL) ENVIRONMENT

There are no human activities conducted on two of the smallholdings (120 and 118). Both smallholdings are therefore beaming with a diverse range of faunal species and floral diversity. In the neighbouring property, OWE, a wildlife conservation is maintained (Figure: 10).

6 PUBLIC CONSULTATION PROCESS

This section describes the public consultation process (PPP) followed during the course of compiling the environmental scoping assessment for the proposed project as outlined in section 44 (1) (c) of EMA and section 21 (2) of the EIA regulations.

6.1 OBJECTIVES

One of the objectives of the scoping assessment was to identify key stakeholders so as to involve such stakeholders in the EIA process. In broader terms, the objectives of the PPP are:

- To secure approval from stakeholders which gives some form of assurance and a sense of partnership with the promoter of the proposed project and prevents unnecessary disputes and costs associated with litigations.
- To increase awareness and public confidence, and in so doing to maximize benefits and minimise risks.
- To ensure transparency and accountability in decision-making hence less conflict, since decisions are deemed to have been made through consensus.

The engagement process involved the following key phases:

6.2 BACKGROUND INFORMATION DOCUMENT (BID)

A detailed background information document (BID) on the project was prepared and a copy emailed to the Office of Environmental Commissioner (OEC) for the purposes of project screening. The project was then screened and allocated an application number **APP006751**. The BID is in **Appendix A**.

6.3 PROJECT ANNOUNCEMENT

The project was announced in this manner:

6.3.1 NEWSPAPER ADVERTISEMENTS

Advertisements were placed for consecutive weeks in these local newspapers – “*The Windhoek Observer*” and “*The Villager*” ‘on these dates 22 October and 29 October. The newspaper adverts were aimed at notifying and inviting IAPs and stakeholder to comment and/or make objections on the proposed project. The closing date to receive comments and or inputs or objections was 15 November 2025. The newspaper tear sheets are in **Appendix B**.

6.3.2 SITE NOTICES

Site notices were placed at the project site on 25 October 2025. The aim of fixing the site notices was to inform IAPs about EIA being conducted. Contact details for the EIA Consultant was also provided, should any IAP wished to formally object to proposed rezoning, and /or to provide any comments or input to the EIA inclusive of the closing date when such comments or objections will be received. The site notice is in **Appendix C** while pictures of the site notices placed at different localities are presented in Figures: 14 & 15.

6.4 WRITTEN NOTIFICATIONS

Section 21(2)(b) of EMA requires for written notices to be given to these entities:

6.4.1 NOTIFICATION TO OWNERS AND OCCUPIERS OF ADJACENT LAND

The project site consists of three smallholdings (Table 1), each with an average area of about 13 ha. All three smallholdings are owned by the applicant, and were formally part of the OWE described in section 5.6. The diagram for the layout of the estate is as presented in Figure 3.

The zoning for all smallholdings making up the estate is 'lifestyle residential'. The estate is managed by the Omaruru Wildlife Estate Landowners Association (OWELO). The OWE is the only neighbouring resident closest to the project site.

The vice chairperson of OWELO (Mr Stephan Marais) who registered for the EIA asked for the BID to be made available to him. From the email correspondence with the OWELO representative, it became apparent that their concern was more on the proposed zoning for smallholding 119 as a 'light industrial'. However, there is no proposal to change the current zoning for this smallholding.

It was communicated to OWELO that the EIA was merely for purposes of realigning the existing fence to the south and north of smallholding 119 by incorporating a dead piece of hill (measuring about 1.2024) from smallholding 120 and a sandy dry river piece (measuring about 2.9598 ha) from smallholding 118 into smallholding 119. All three smallholdings will retain their current zoning, i.e. 'lifestyle residential' for remainder for 118 and 120 and 'light industrial' for the consolidated Portion C. No construction activities will be carried out as a result of the proposed rezoning.

The explanation provided on the BID satisfied the concern raised by OWELO. Email correspondences with OWELO are included in **Appendix D**.

6.4.2 NOTIFICATION OF LOCAL AUTHORITY

The Omaruru municipality in whose jurisdiction the project site falls was notified through its administrative head, Chief Executive Officer (Mr Sindongo Valentinus). Interactions were also had with the town planner of municipality. The email sent the CEO is provided in **Appendix D**.

6.4.3 NOTIFICATION TO OTHER IDENTIFIED STATUTORY STAKEHOLDERS

The officials named in 6.4.2 above were identified as the only statutory stakeholders relevant for this project.



Figure 14: Site notice at the Project Site (a) & (b)

6.5 COMMENTS AND RESPONSES

Only OWELO requested to be registered for the EIA. OWELO represents over 55 individuals with smallholdings in the estate. There were no objections received to the proposed subdivision and rezoning.



7 IMPACT ASSESSMENT METHODOLOGY

7.1 INTRODUCTION

Potential impacts that are likely to occur as a result of the various stages of the project, i.e. planning and construction are assessed using the methodology presented in this section.

7.2 TYPES OF IMPACTS

Impacts can be positive, negative, direct, indirect and or cumulative. Direct impacts are those that are caused directly by the activity and generally occur at the same time and at the place of the activity. Such impacts are usually associated with the operation and maintenance of a development or activity, and are therefore conspicuous evident and quantifiable.

On the other hand, indirect impacts are induced changes that may occur as a result of the activity or development. Cumulative impacts can occur from the collective impacts of individual minor actions over a period of time and can include both direct and indirect impacts.

7.3 EVALUATION AND ASSESSMENT OF IMPACTS

Impacts are assessed in terms of their nature, extent, duration, and significance of the consequences for or impacts on the environment. The methodology used in determining the significance of actual and/or perceived environmental impacts is also outlined below.

Table 5: Points Assigned to Potential Impacts

Severity			Occurrence
Magnitude of Severity of Impact	Duration of Impact	Extent of Impact	Probability of Occurrence
Magnitude (M)	Duration (D)	Scale (S)	Probability (P)
10 = Very high /Don't know	5 = Permanent	5 = International	5 = Definite / Don't know
8 = High	4 = Long term (Impact ceases after closure of activity)	4 = National	4 = High Probability
6 = Moderate	3 = Medium term (5 to 15 years)	3 = Regional	3 = Medium Probability
4 = Low	2 = Short term (2 to 5 years)	2 = Local	2 = Low Probability
2 = Minor	1 = Transient	1 = Site specific	1 = Improbable
1 = None /Non-significant			

After ranking these criteria for each impact, a significance rating was calculated using the following formula:

Magnitude: = Average of (Severity, Duration, Extent, Value of Affected Component and Risk to the human population) SP (Significant Points) = Magnitude x Probability

Table 6: Impact Significance Rating

Value	Significance	Comment
SP > 75	Indicates Severe Environmental Significance	An impact that could influence the decision about whether or not to proceed with the project regardless of any possible mitigation
SP 60 - 75	Indicates Major Environmental Significance	Where an accepted limit or standard may be exceeded, or large magnitude impacts occur to highly valued/sensitive resource/receptors. Impacts of high significance would typically influence the decision to proceed with the project unless it is mitigated.
SP 30 - 60	Indicates Moderate Environmental Significance	Where an effect will be experienced, but the impact magnitude is sufficiently small and well within accepted standards, and the receptor is of low sensitivity/value. Such an impact is unlikely to influence the decision. Impacts may justify significant modification of the project design or alternative mitigation
SP < 30	Indicates Low Environmental Significance	Where an effect will be experienced, but the impact magnitude is small and is within accepted standards, and the receptor is of low sensitivity/value, or the probability of impact is extremely low. Such an impact is unlikely to influence the decision, although impact should still be reduced as low as possible, particularly when approaching moderate significance.
SP < 4	Indicates negligible environmental significance	A resource or receptor will not be affected in any material way by a particular activity, or the predicted effect is deemed imperceptible or indistinguishable from natural background levels. No mitigation is required.
+ve	Positive	Where positive consequences / effects are likely

8 ASSESSMENT OF IMPACTS

In this section the assessment for predicted impacts is presented. The assessment has proceeded from the premises that rezoning is, by its very nature, an administrative process. For this specific project, the impact assessment has been informed by the fact that the required rezoning process does not lead to the installation of any services or infrastructure that are associated with environmental impacts, but it is purely an administrative purposes.

The following comments are provided with respect to assessment of impacts:

8.1 PLANNING & DESIGN

During this phase, there are no environmental impacts involved. However, by the time when this phase has been completed, the applicant would have injected quite some capital into the project by paying the various professionals involved, e.g. town planner, land surveyor and the EIA Consultant to obtain the ECC. These are all positive benefits to the local economy that are derived from the envisaged development

The rezoning is an activity that is of an administrative in nature, and therefore constitutes an integral component of the planning phase. The planning and design of any infrastructure has to comply with all relevant legislations and policies including the local council bylaws.

Since the rezoning activity is essentially a once- off statutory administrative process, there will be no need to renew the ECC unless it expires before the process is completed.

8.2 CONSTRUCTION PHASE

There are no construction activities required for the proposed subdivision and rezoning for this project. All existing services and infrastructure will remain as is, as the proposed rezoning has no bearing to such services and infrastructure.

Other than the professional fees paid to the service providers mentioned in paragraph 7.1 there will be no further benefits accruing to the socio-economic environment.

8.3 OPERATIONAL PHASE

The zoning for the smallholding 119 is 'light industrial' – this zoning will be retained for the expanded and consolidated Portion C. The potential impacts listed in this section are those associated with the activities currently performed on the premises and will continue to be performed on the same premises.

8.3.1 NOISE

The premises is in the main used as a storage yard for earthmoving machinery, plants and equipment. Some noise is therefore generated when such machinery are switched on for purposes of servicing or repairing as well as when leaving or entering the premises.

The significance of the noise impact as a result of movements or handling of machinery and equipment is therefore low without mitigation and very low when mitigated.

8.3.2 AIR QUALITY

Air quality is generally impacted by dust, smoke and other gaseous emissions released by machinery and equipment. Such emissions have the potential to impact on the ambient air quality in the surroundings. In the absence of other industries in same localities, the significance is rated as low without mitigation and very low when mitigated.

8.3.3 SOIL AND LAND USE

The potential for impacts on the soil and land use during the operational phase may result from hydrocarbon spillages or leaks from stored machinery, plants and equipment. Improper storage and handling of hazardous products could also lead to soil contamination which ultimately reduce the potential land use for other activities.

The significance of these impacts on soils and land use are rated as medium-high to medium-low before the implementation of mitigation measures and very low after the implementation of mitigation measures.

8.3.4 SURFACE WATER

The potential impacts on surface water could come from contaminated runoff due to poor materials/waste handling practices, including accidental spillages of hazardous substances from vehicles/tanks etc.

Given the surrounding dry river, the significance of the impacts on the surface water are rated as high before mitigation measures, and of medium significance after mitigation measures.

8.3.5 GROUNDWATER

Potential discharges to ground surface, and subsequent impact on the groundwater system, could occur from a number of activities – improper storage of hydrocarbons, spills, leaks or as a result of contamination of soil and groundwater and possibly bedrock as a result of overspills or leaks. The significance of the impact on the groundwater is rated as moderate before mitigation and rated as low after implementation of mitigation measures.

8.3.6 WASTE

Waste is generated from activities conducted on the premises but in small quantities. Typically, waste consists of hydrocarbon contaminated materials generated during the upkeep, maintenance and or renovation, redundant equipment, wastewater generated from cleaning activities, etc.

Poor waste management may result in the contamination of surface runoff resulting in the deterioration of water quality of the water resources and soil. The significance of the impacts of improper waste management is rated moderate to low before the implementation of mitigation measures and can be mitigated to very low significance.

8.3.7 IMPACTS ON FAUNA AND FLORA

There will no construction activities involved. All existing operations will continue to be performed within the confines of the existing footprint. There is therefore no impacts on the fauna and flora diversity of the site.

8.3.8 HEALTH, SAFETY AND SECURITY

Key safety measures are to control hazards, to store and handle flammable liquids according to strict protocols as per the MSDS. It is imperative that an emergency response plan is developed and implemented. Personnel should be trained on how to respond to an emergency including the use of fire extinguishers.

Management plans must be developed to handle spills and leaks. Implement measures to deter theft which can include security cameras, well-lit areas and train staff on security protocols including on how to respond to suspicious activity. The significance of impacts associated with health, safety and security is rated medium without mitigation and low with mitigation measures.

8.3.9 SOCIO-ECONOMIC IMPACTS

The project will not result in additional socio-economic benefits in the form of new jobs, skills and technology transfer.

8.3.10 ACCUMULATIVE IMPACTS

The consolidated Portion C will cover an area of approximately 17.3356 ha while the activities are confined on a footprint of approximately 2 ha or less than 2% of the total area. As such, no overall cumulative impacts are envisaged on the environment with the exception of noise and air quality. The site is surrounded by plots zoned for 'lifestyle residential' including the adjacent OWE.

8.4 DECOMMISSIONING PHASE

Decommissioning is not applicable for this project. Once the consolidated Portion C is rezoned – the status can only be undone with another rezoning process.

9 CONCLUSIONS AND RECOMMENDATION

The scoping assessment has evaluated the subdivision of smallholdings 120 and 118 into Portions A & B and Remainders, and the subsequent rezoning of Portions A/118 and B/120 from 'lifestyle residential' to 'light industrial' followed by the consolidation of such portions with smallholding 119 into Portion C. Portion C retaining its pre-consolidation zoning of 'Light Industrial' with a bulk of 0.5.

The rezoning is purely for administrative purposes only. The existing boundary fence to the south and north of smallholding 119 did not follow the cadastral surveyed lines when it was installed about 15 years ago. Instead, the installation of the boundary fence had followed the most practical route by avoiding the river crossing, flooding pattern of the dry river (Kakombo) and large trees along the banks of river, i.e. the route with least environmental disturbances.

The only physical activity involved and has been carried out already is the surveying of the existing boundary fence to the south and north of Erf 119. The result of the survey is that the consolidated Portion C is aligned with the existing fence to the south and north without having to dismantle and re-install the boundary in line with the registered cadastral survey line.

It is recommended that an ECC be granted to the applicant.

Table 7: Assessment of Identified Impacts

Potential Impacts	Aspects Affected	Magnitude	Duration	Scale	Probability	Significance	Significance WOM	Magnitude	Duration	Scale	Probability	Significance	Significance WM
Planning Phase													
Compliance requirements	Compliance					No impacts						No impact	
Construction Phase (based on existing activities on the premises)													
Noise Impacts													
Potential increased ambient noise levels from servicing and repairing of earthmoving construction machinery, plants and equipment.	Noise	4	2	2	2	16	Low	4	2	2	2	16	Low
Air Quality													
Increase in atmospheric dust and gaseous emissions from earthmoving machinery plants & equipment.	Air pollution	4	2	2	3	24	Low	4	2	2	2	16	Low
Surface Water													
Spillages of hazardous substances during servicing and or repairing activities as well as from storage areas leading to potential pollution of surface water.	Water	2	1	1	2	8	Low	2	1	1	2	8	Low
Contamination of runoff by poor materials/waste handling practices, solids, sediments and fuel residue resulting in impact on local surface water quality.	Water	2	2	2	2	16	Low	2	2	2	1	6	Low
Groundwater													
Potential discharges of chemicals and fuels to ground surface, and subsequent impact on the groundwater system.	Water	2	2	2	2	12	12	2	2	2	1	6	Low
Poor maintenance of onsite sewerage system resulting in leaking of sewerage effluent.	Water	2	2	2	3	18	18	2	2	2	2	12	Low
Impacts on Fauna & Flora													
Possible spreading of alien invasive species brought to the machine storage yard by construction vehicles.	Flora	2	2	1	2	10	Low	2	2	2	1	1	6
Soil and Land Use													
Poor storage and handling of hydrocarbon resulting in leaks and or spills during servicing and repairing of machinery plants & equipment.	Soil	4	2	2	4	32	Moderate	4	2	2	3	24	Low
Waste Generation, Storage & Handling													
Potential impact on the surrounding environment as a result of waste generation, poor handling and incorrect disposal.	Waste	4	2	2	3	24	Low	4	2	2	2	16	Low

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APP006751

Appendix A

BACKGROUND INFORMATION DOCUMENT

ENVIRONMENTAL IMPACT ASSESSMENT

For a Proposed Listed Activity at Omaruru Erongo Region

- 1. Subdivision of Portions 118 and 120 into Portions A/118 & B/120 and Remainders**
- 2. Rezoning of Portion A/118 and Portion B/120 from 'Lifestyle Residential' to 'Light Industrial' with a bulk of 0.5, and**
- 3. The Subsequent Consolidation of Portion A/118, Portion B/120 and Portion 119**

Background Information Document (BID)

November 2025

1. INTRODUCTION

The promotor (Mr Brian Enslin) holds three smallholdings within the jurisdiction of Omaruru Town Council in the Erongo Region. It is the plan of the promotor to undertake certain town planning procedures involving all three smallholdings. The activity intended to be undertaken is listed in the Environmental Management Act (EMA) and Environmental Impact Assessment (EIA) Regulations, as an activity which may not be undertaken without an Environmental Clearance Certificate (ECC) having been granted in terms of EMA,

Ekwa Consulting has been appointed by the promotor as independent EIA Consultants to facilitate the ECC application for the listed activity with the Office of the Environmental Commissioner (OEC) in the Ministry of Environment, Forestry and Tourism (MEFT).

2. PURPOSE OF THIS DOCUMENT

This Background Information Document (BID) is intended to introduce the EIA that is being conducted to stakeholders - both statutory agencies and Interested and Affected Parties (IAPs). Additionally, the BID is intended to provide an opportunity to stakeholders to register for the EIA so as to receive information on the activity, as well as for IAPs to submit any preliminary comments or to voice any concerns with regard to the activity intended to be undertaken.

The primary objective of the EIA is to identify, evaluate, and to mitigate the potential environmental impacts or effects that the proposed activity will bring to bear on the receiving biophysical and socio-economic environments. The overall aim is to ensure that the activity (if permitted to proceed) is carried out in a manner that is technically feasible, socially acceptable and environmentally sustainable. The EIA process that will be followed is presented in Figure 4 (the last page)

3. ACTIVITY DESCRIPTION

3.1 Location

The three smallholdings are situated to the north of the town, along the Omaruru-Uis gravel road as more or less depicted in the Google earth map (Fig?). Erf 120 is bordering the Omaruru Wildlife Estate on its northern side while the Erf 188 is bordering the dry river C35 long the activity site is located within the jurisdiction of Omaruru Town Council, to north of the town adjacent the Omaruru-Uis road (Figures: 3 & 4). It is about 6 km from Omaruru CDB and lies on the curve of a dry river that makes before it passes under the first bridge from Omaruru.

3.2 Detailed Description

The particulars of the three smallholdings involved in the EIA study and their respective current sizes and zoning are presented in Table 1. A surveyed diagram is presented in Fig. 1. Smallholding (Erf 119) is in the middle and zoned '**Light Industrial**'. The proposed town planning process is presented frame below the surveyed diagram.

Table1: Erven Involved

Erven	Area (ha)	Zoning
Erf 118	13.8198	Lifestyle Residential
Erf 119	13.1734	Light Industrial
Erf 120	13.6442	Lifestyle Residential

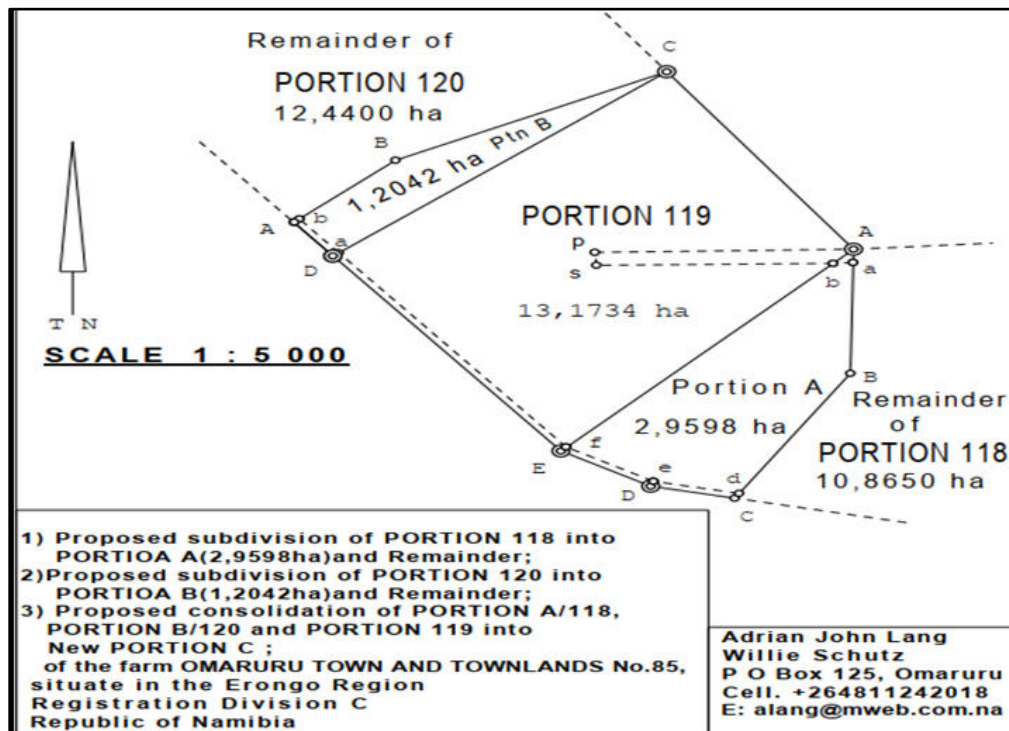


Figure 1: Survey Diagram of the three Smallholdings

1. Subdivision of Erf 118 into Portion A and Remainder
2. Subdivision of Erf 120 into Portion B and Remainder
3. Rezoning of Portions A/118 and B/120 from 'Lifestyle Residential' to 'Light Industrial'
4. Consolidating Rezoned Portions A/118 and B/120 with Erf 119 into Portion C.
5. The Consolidated Portion C remains a 'Light Industrial Zoned Premises'

The proposed plan is to subdivide Erven 118 and 120 into two Portions, each measuring ± 2.9598 ha and ± 1.2042 ha respectively (as per the survey diagram).

These two Portions have a combined footprint of 4.1640 ha and are to be rezoned from '**Lifestyle Residential**' to '**Light Industrial**'. They will then be consolidated with Erf 119 forming Portion C, giving a combined footprint of ± 17.3374 ha. Portion C will retain its originally zoning of '**Light Industrial**' with a bulk of 0.5.

3.3 Rationale for Rezoning

The existing boundary fence which has been in place for over 15 years, does not follow the surveyed cadastral lines. It runs along the most practical route due to river crossing, flood pattern and preservation of trees along the dry river. The proposed activity is therefore undertaken to realign the property with the existing fencing line.

At present, Erf 119 is used as a storage yard for heavy equipment. There is a mechanical workshop in which repairs and maintenance to plant and equipment are performed. Stockpiles of building sand and concrete stones (aggregates) are kept on the premises for sale to end-users. The sand-aggregate operation conducted on the property is of a relatively small scale. All activities performed on the premises are in line with the existing zoning (i.e. light industrial) which will be retained. The promotor does not have any plans in the short and long term to conduct any new activities on the expanded premises.

Other than the fuel in the tanks of parked machinery, no bulk fuel is kept on the premises. When fuel is required, a licensed fuel bowser is used. Waste including hazardous waste (used oil, filters, batteries, etc.) is stored in leak-proof containers and disposed of in a responsible manner.

3.4 Light Industrial Zoned Land

In terms of the town planning scheme of Namibia, light industrial zoned land is intended for the operations of those business activities which do not interfere with the amenity values of the neighbourhood. Their operational activities have minimal impacts on their surroundings, unlike heavy industrials, which more often operate on a 24 hours basis, and are therefore associated with significant nuisances in the form of smoke, noise, dust and other gaseous emissions. Operations of light industrial are often conducted during daylight hours of between 07h00 to 18h00.

4. POTENTIAL ENVIRONMENTAL IMPACTS

Unlike other town planning processes, this activity does not involve any construction activities, i.e. there is no installation of bulk services (water, electricity, street roads, sewerage reticulation, waste generation and handling, etc.) that are often associated with nuisance impacts – air pollution, noise, dust, etc. The EIA process that will be followed is presented in Fig. 4.



Figure 2: Proposed Town Planning Layout

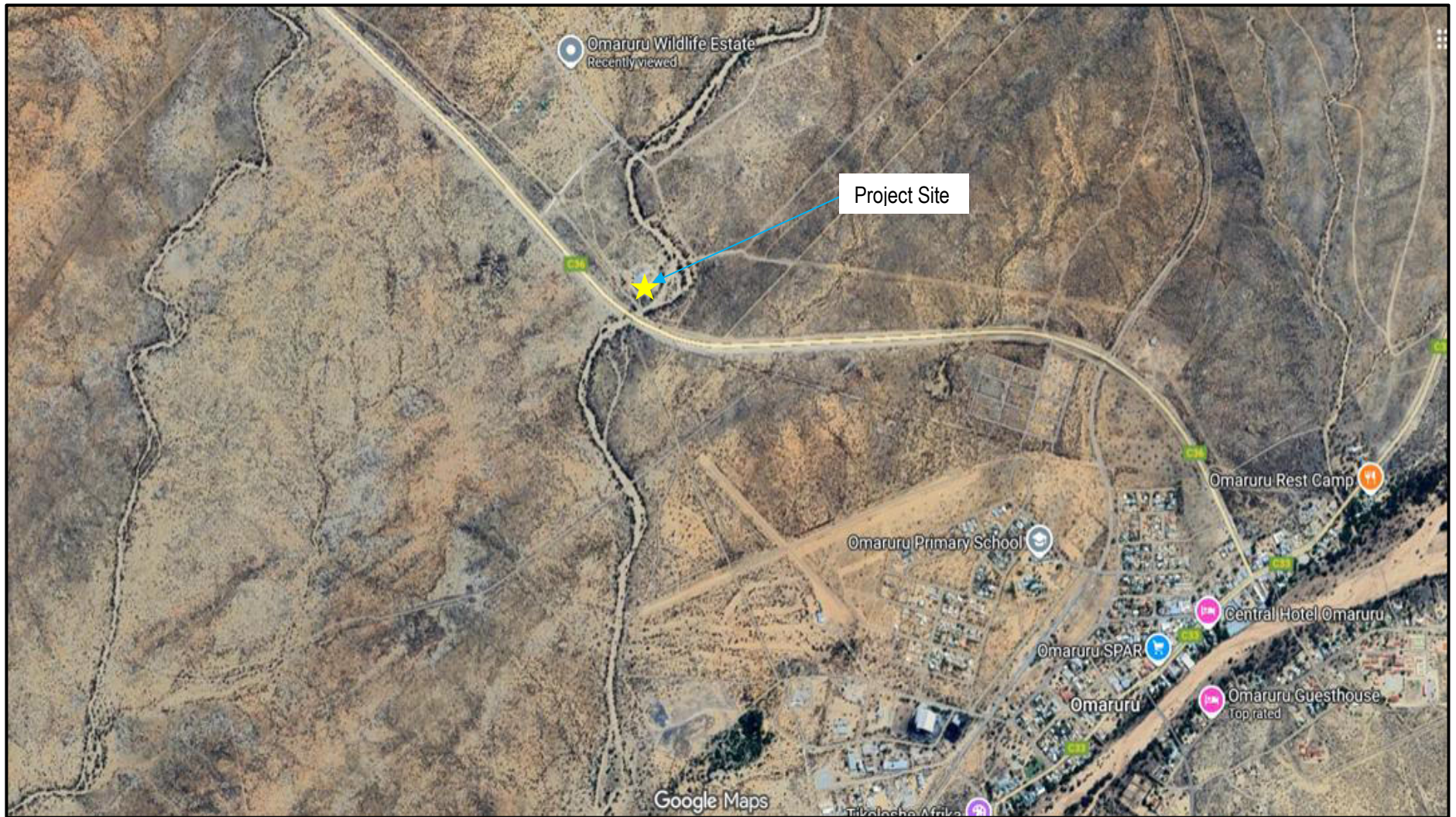


Figure 3: Project Location – Google Earth Image

The EIA Process

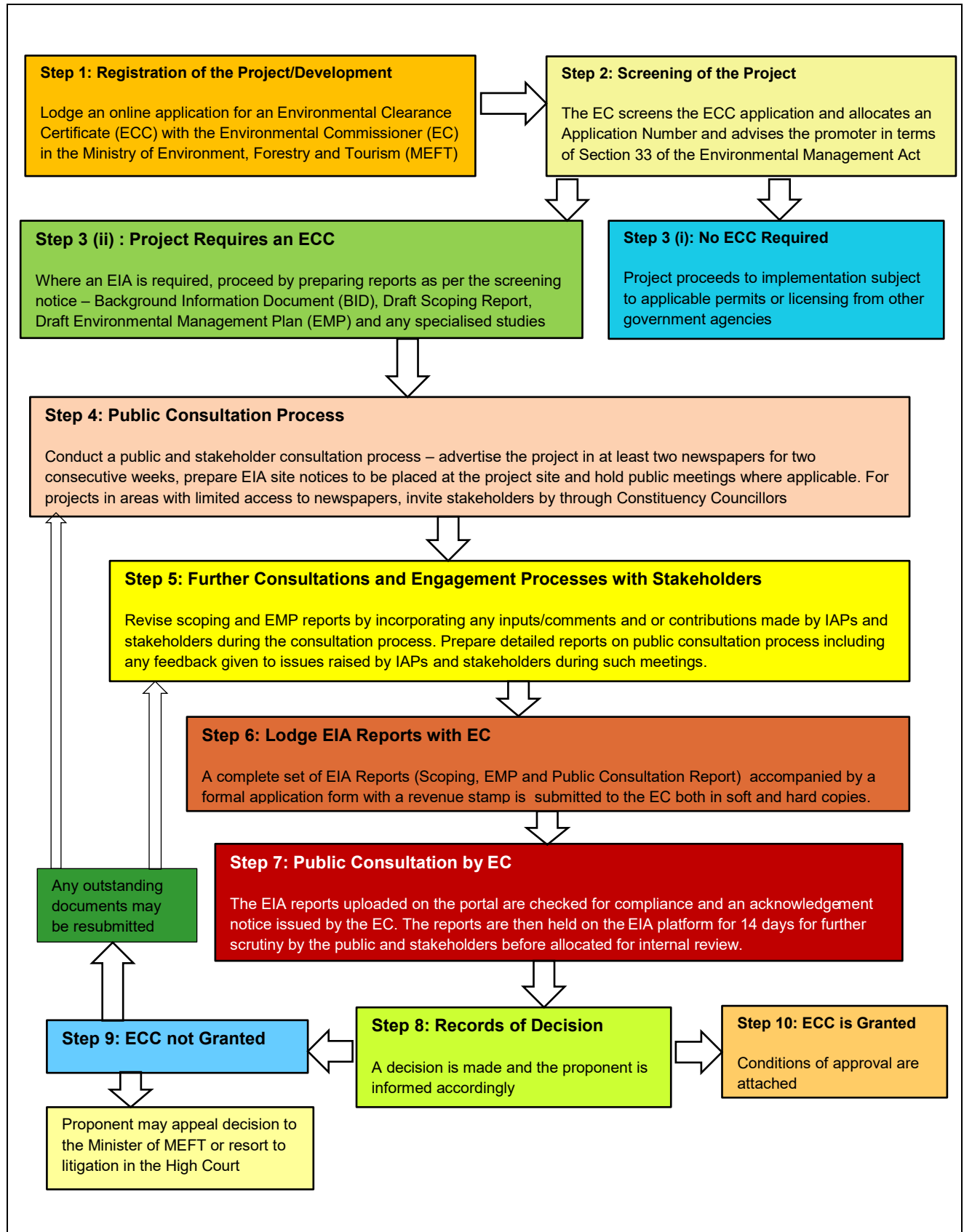


Figure 4: A Schematic Diagram of the EIA Process

Interested and affected parties (IAPs) are hereby invited to register for the EIA so as to receive information and or to raise any issues or concerns pertaining to the listed activity. The closing date for registration has been extended up to Friday, 28 November 2025.

The contact details of the EIA Consultant are as follows:



Box 25021
WINDHOEK
Cell: 081 418 3125
Email: ekwao@iway.na

APP006751

Appendix B

NEWSPAPERS ADVERTS

Shafudah Juggles Budget ...

Continued From Pg. 1

 Right to News - val Hangea

The Treasury will be decreasing the budgetary allocation of low-performing projects to support the most urgent priorities.

This is to avoid the national operational budget of FY2025/26 going beyond N\$89.4 billion as initially planned, in turn avoiding fiscal slippage in a financial year faced with fiscal issues.

The national treasurer, Ericah Shafudah, tabled her medium-term budget policy statement yesterday.

"In addressing these concerns within the revised revenue constraints, prioritisation of activities was considered and a reallocation of funds within and between the appropriated votes ceilings," she stated.

N\$826.4 million has been identified for reallocation, with potential realised savings of N\$378.6 million from vacant positions across offices, ministries and agencies (OMAs) for FY2025/26.

Shafudah highlighted that the review is developed against a persistent slowdown in economic growth projections and fiscal challenges, including revenue shortfalls, rising public debt and debt servicing costs, and increasing demands for priority funding in line with NDP 6.

During consultations for the Mid-Year Budget Review in September 2025, Shafudah updated that additional expenditure requests to the tune of N\$11.1 billion were received. This comprises N\$8.2 billion for operational costs and N\$2.9 billion for the development budget.

She said that the baseline scenario, if left unattended, is highly "undesirable and will lead to serious deterioration of key fiscal anchors such as the debt-to-GDP ratio levels."

The mid-year budget review aims to provide a comprehensive update on the performance of the economy and public finances management, while outlining the key policy adjustments needed to ensure fiscal sustainability and advance the national development agenda over the next mid-term expenditure framework (MTEF) period.

Moreover, it grants the government an opportunity to improve the effectiveness of resource allocations by taking stock of the collective implementation of the national budget to date.

"This involves making the requisite adjustments and ensuring that the government remains on course to achieve planned annual development priorities," stated Shafudah.

During the mid-year fiscal assessment for FY2025/26, the revenue out-turn reached N\$36.8 billion, constituting 40 percent of the total budget estimates by the end of September 2025. The revenue collection rate has slowed, falling 10 percentage points below the performance seen in the corresponding period of FY2024/25.

The treasurer has projected that the country will realise a shortfall in revenues to the tune of N\$3.2 billion for FY2025/26, as per the current projections, adding that to increase total tax collections and sustainable economic growth, continued advancements in tax administration and compliance remain crucial.

As for the government's balance sheet, total cumulative public debt reached N\$176.3 billion by the end of September 2025.

According to Shafudah, this rising debt stock is compounded by a significant increase in debt servicing costs, with interest payments totalling N\$8.8 billion, a substantial 6.4 percentage point increase compared to the interest expenditure of September 2024.

Debt servicing cost (interest on the country's debt) is revised upwards from N\$13.7 billion (14.8% of revenue) to N\$14.3 billion (16.1% of revenue).

The biggest beneficiary of the mid-term review is the Ministry of Education, Innovation, Youth, Sports, Arts and Culture, which received an added N\$814 million allocation. According to Shafudah, N\$683 million is to cater for registration and tuition fees for the first quarter (January-March 2026) in line with the approved stance on Subsidised Free Tertiary Education.



The other N\$151 million is for the recruitment of 665 teachers.

The second beneficiary is the Ministry of Health and Social Services, which will receive a total of N\$185 million more for the recruitment of 1,537 health personnel.

With the reallocation, the treasurer has reduced the capital budget and increased the consumption budget.

The operational budget for FY2025/26 has also been increased by N\$826 million to a total of N\$80.6 billion, while the developmental budget has decreased from N\$0.6 billion to N\$0.8 billion, representing a 9.38 percent reduction.

The global total Appropriation Amendment Bill for 2025/26 was kept unchanged at N\$89.4 billion.

Going forward, the economic growth is expected to slow down to 3.3 percent in 2025, compared to the initial estimates of 4.5 percent in the 2025/26 main budget.

erastus@thevillager.com.na

PUBLIC NOTICE - ENVIRONMENTAL ASSESMENTS AND PUBLIC CONSULTATION PROCESS

Notice is hereby given that an Environmental Social Impact Assessment (ESIA) is being conducted in terms of the Environmental Management Act, and related EIA Regulations for the activity as listed below. On completion of the aforesaid ESIA, a formal application for an Environmental Clearance Certificate (ECC) will be submitted to the Environmental Commissioner for consideration.

Listed Activity	Land Re zoning
Location	Portions 118, 119 & 120 Ormaruru Town and Townlands No.65 OMARURU Erongo Region GPS Coordinates: -21.40159 S 15.69036 E
Invitation to Participate	Interested and Affected Parties (IAPs) are hereby invited to participate in the EIA process by registering with the EIA Consultant to receive information on the project. The duration for submission of any comments, objections and/or concerns from IAPs is between 23 October 2025 and 15 November 2025. A Background Information Document (BID) on the project is available.
EIA Consultant	 Call: 081 127 3027 Fax: 088 845 026 Email: ekwao@ekwao.na Box 25021, Windhoek

IPU assembly confronts Madagascar power struggle

JUSTICIA SHIPENA
Staff Writer

Speaker of the National Assembly Saara Kuugongelwa-Amadhila has urged members of the Inter-Parliamentary Union (IPU) to support an emergency item proposed by the Africa Group on the political situation in Madagascar.

Speaking at the 151st Assembly of the IPU, Kuugongelwa-Amadhila highlighted a proposed item titled “Global Call for Parliamentary Solidarity and Coordinated Action on Madagascar.”

She said the proposal aims to tackle threats to democratic governance, regional stability, and the rule of law.

“This proposal is not only a regional concern but a global call to action. The unfolding political situation in Madagascar poses a serious threat to democratic governance, regional stability, and the rule of law. It is a matter that demands our urgent attention and collective response,” she said.

Kuugongelwa-Amadhila said the resolution calls for coordinated international action to support SADC, which is leading mediation efforts in Madagascar.

“SADC has the legitimacy, the regional insight, and the diplomatic tools to broker peace, but it requires strong international backing. Through the Inter-Parliamentary Union, parliaments around the world can provide the moral authority, diplomatic support, and solidarity needed to help restore constitutional order in Madagascar,” she said.

The resolution calls for the immediate restoration of constitutional order, free and fair elections under international observation, the protection of human rights, and inclusive dialogue among Malagasy stakeholders, including political parties, civil society, the military, youth and women’s groups.

Kuugongelwa-Amadhila said supporting the resolution would be a stand for democracy and peace.

“It is a commitment to preventing humanitarian crises, refugee flows, and regional instability.

It is a demonstration of the IPU’s ability to act decisively in moments of democratic fragility,” she said.

She urged the IPU Assembly to adopt the emergency item, saying global parliamentary solidarity could help ensure a peaceful and democratic transition in Madagascar that restores power to the people and reinforces constitutional governance.

Last week, President Netumbo Nandi-Ndaitwah warned that any attempt to seize power through unconstitutional means in Madagascar undermines democracy and regional stability.

The crisis escalated after a senior army colonel announced that the military had taken control following parliament’s decision to impeach President Andry Rajoelina. Rajoelina fled the country after soldiers joined youth-led protests.

The protests, driven by Gen Z groups, began on 25 September over water and power outages but grew into nationwide demonstrations against corruption, poverty, and the rising cost of living.

SADC says the situation threatens peace, stability and democracy.

Malawi’s President and SADC Organ chairperson on politics, defence and security cooperation, Arthur Peter Mutharika, said the bloc is following the developments with grave concern.

All IPU statutory bodies are meeting during the assembly, which ends on Thursday.

The general debate focuses on the theme, “Upholding humanitarian norms and supporting humanitarian action in times of crisis.”

Delegates are expected to deliberate, exchange views and mobilise parliamentary action around this theme.

The assembly will pass resolutions on the emergency topic and another issue from the standing committee on democracy and human rights, called “Recognising and supporting the victims of illegal international adoption and taking measures to prevent this practice.”

The event will conclude with the adoption of an outcome document on the General Debate’s main theme.



Speaker of the National Assembly Saara Kuugongelwa-Amadhila. - Photo: Parliament

2025 NAMIBIA FINANCIAL INCLUSION SURVEY



The Namibia Statistics Agency is conducting the **2025 Namibia Financial Inclusion Survey** to understand how people access and use financial services. From banks and savings groups to mobile money

DATA COLLECTION
06 OCTOBER- 04 NOVEMBER 2025



- Nationwide | Selected households
- Officially branded staff
- Data is confidential



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Listed Activity	Land Rezoning
Location	Portions 118, 119 & 120 Omaruru Town and Townlands No.85 OMARURU Erongo Region GPS Coordinates: -21.40159 S 15.93036 E
Invitation to Participate	Interested and Affected Parties (AIPs) are hereby invited to participate in the EIA process by registering with the EIA Consultant to receive information on the project. The duration for submission of any comments, objections and /or concerns from IAPs is between 23 October 2025 and 15 November 2025. A Background Information Document (BID) on the project is available.
EIA Consultant:	Cell: 081 127 3027 Fax: 088 645 026 Email: ekwao@iway.na Box 25021, Windhoek



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Oil & Gas Industry ...

Continued From Pg 1

Dwight Links

Researchers from the Institute for Public Policy Research (IPPR) have captured stakeholders’ mixed sentiments towards the emerging oil and gas industry.

The recent research findings regarding oil and gas have revealed a variety of issues concerning communities and affecting their optimism on the promise of economic growth set to flow from the sector.

Researchers, Martha Nangolo and Dietrich Remmert explained that the aim of their research was to capture various views from across Namibia on the developments of oil and gas in the country.

“We tried to capture key themes: like hopes, concerns, challenges and observations. Some of these discussions were really interesting, as many people had really nuanced ideas about the sector, and displayed some community sensitivities in their specific areas of concern. Most notably were the environmental organisations,” Remmert explained.


Findings

The researchers indicated that the communities and respondents had a strong sense of the possible economic benefits the developing sector could bring with it.

“This was clear from the onset. One main theme that kept coming up was the fears on the governance issues - like mismanagement of resources, ability of local authorities to adequately manage pressure that the oil and gas sector could place on infrastructure,” noted Remmert.

Another dimension that has not immediately crept up into the broader discourse has been what disruption the oil and gas sector would have on other sectors. This sounds an alarm that Namibia could be well on its way to experiencing a ‘Dutch Curse’ through the greater importance it may place on dependence of the revenues generated.

“We spoke to economists and other financial analysts who have said that it is all good and well that this will provide Namibia with the extra revenues, however, their fears are that oil and gas would stunt other sectors which are in their infancy,” Remmert outlined on the potential problems ahead.

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The findings identified that tourism may be first in line to be impacted, followed by access to skilled artisans like electricians who help local communities with odd jobs, as these may be absorbed by the oil and gas projects.

“Walvis Bay and Swakopmund are two prime examples: As the oil and gas projects pay so well,

it is going to be hard to find electricians, for example. And then finally, the scarcity of human resources around skilled artisans,” the findings indicate.

According to the researchers, a small number of respondents spoke to the environmental concerns around this sector, which they found worrisome.

“Very few raised environmental concerns. You had some of them, particularly civil society organisations, and it was also raised a lot by academia and independent researchers,” the findings noted.

Experts in the marine science field also indicated their concern about the pressure placed on marine resources in the development of the new sector.

The researchers indicated that Namibia is known for championing the environmental wellbeing of its natural resources, but, if the country actively explores the development of the oil sector, it is going to place a question mark on its actual stance of being environmentally sensitive.

Red Flags

A notable matter of concern that the research uncovered was the lack of or poorly structured stakeholder consultations.

“This was at more than 50%, and it was interesting because across the board and in civil society, the respondents said that there is a lack - and if there are any - these engagements are poorly structured,” Remmert added.

The Ministry of International Relations and Trade recently concluded a regional public and stakeholder engagement process which ended in September.

The engagement was held with the aim of keeping Namibians abreast of the developments taking place.

Additionally, as the Industrial Baseline Survey of 2024 on the Oil and Gas sector outlines, there may still be a way to go before the actual production commences, with the sector still being in its exploration phase.

This will be followed by a 6-8 year period of constructing the infrastructure, and finally a period of 20 to 25 years of production. This timeline squarely places the actual production well after 2030.

TotalEnergies' Venus public stakeholder engagement will also proceed into its second phase as the next round is slated for early November.

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From the Mine to the Macro: Why My Seat on this UNIDO Jury is a Testament to Africa's Sustainable Future



Zenzi N Awases

For as long as I can remember, I have been a builder. As a geologist, I learned to read the story of the earth, written in rock layers and mineral deposits.

But I soon realized that the most valuable resources we have are not just the minerals we extract, but the people, the systems, and the ideas we build around them.

My journey from the field to the policy table, and now to the international jury for UNIDO's inaugural ONE World Sustainability Awards, has been guided by one unwavering belief: purpose and profitability are not just compatible; they are the only sustainable engine for true growth.

It is with immense pride and a deep sense of responsibility that I join this global jury.

These awards are a signal, a clarion call from the United Nations that the era of choosing between economic value and human value is over.

We are now in the business of championing those who ingeniously fuse the two.

When we look at the categories, Sustainable Supply Chains, Innovative Start-ups, and Women in Industry, I don't just see topics; I see the very pillars of the future I have dedicated my career to building in Africa's extractive sectors and beyond.

Sustainable Supply Chains are the Blueprint for Equity.

A chain is only as strong as its weakest link. For too long, the links in our global supply chains, especially in mining, have been forged with opacity, often at the expense of local communities and the environment.

True sustainability means building chains that are transparent, resilient, and equitable. It means ensuring that the wealth from a nation's soil translates into wealth for its people.

I will be looking for entries that don't just minimise harm, but actively create value that is shared, measurable, and meaningful from the ground up.

Innovative Start-ups are the Engine of Disruption.

The status quo is a comfortable enemy. It is the bold, the curious, and the courageous in startups who challenge it. They bring the agility and the audacity to ask, "What if?" What if we could eliminate mining waste? What if we could trace a mineral's journey with blockchain?

What if we could power entire operations with renewable micro-grids? I am eager to be inspired by the pioneers who are not waiting for permission to build a better industrial reality.

Their spirit is the lifeblood of a future-ready economy.


Women in Industry is the Unlocked Reservoir of Potential.

This category is deeply personal. From co-founding the Women in Mining Association of Namibia to leading the Association of Women in Mining in Africa, I have witnessed firsthand the transformative power of including women at every level. It is not a "nice-to-have"; it is a strategic imperative. When women lead, design, and operate, we bring diverse perspectives that de-risk projects, enhance community relations, and drive innovation. I will be seeking the stories of women and organisations that are not just breaking glass ceilings, but rebuilding the entire structure to be more inclusive and effective.

Sitting on this UNIDO jury is more than an honour; it is an alignment of purpose. It is a global stage to validate what I have always known: that the most profitable path forward is the one that lifts everyone up.

To the innovators, the disruptors, and the builders across the globe who are proving this every day, I cannot wait to see your work. The spotlight awaiting you in Saudi Arabia is not just for celebration, but for amplification. Your solutions are the blueprints we need.

Let's continue to build, together.

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The Project	Construction and Operation of a Fuel Retail Outlet and related amenities	
Location	Farm Orpheus No. 419 Corner of C35 and D3236 (Khorixas Fransfontein Road) Outjo District GPS Coordinates: -20.129307 S 15.087257 E	
Promotor	Mr. DPJ Jansen van Vuuren	
Invitation to Participate	Interested and Affected Parties (AIPs) are hereby invited to participate in the EIA process by registering with the EIA Consultant to receive information on the project. The duration for submission of any comments, objections and /or concerns from IAPs is between 23 October 2025 and 15 November 2025. A Background Information Document (BID) on the project is available.	
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‘A hugely symbolic moment’: Pope and King Charles pray together. -Photo: BBC

King and Pope make history by praying side by side

King Charles and Pope Leo made history in the Sistine Chapel by praying side by side - a first for the leaders of the Church of England and Catholic Church.

Under the scrutinising eyes of Michelangelo’s Last Judgment, when Pope Leo said “let us pray”, it meant everyone, including the King, closing a gap that stretched back to the Reformation in the 16th Century.

With music and prayers about nature that would bridge any theological divide, the service offered the King and Queen some calm amid scrutiny over Prince Andrew during their Vatican visit. But despite the significance of the state visit, there was no escaping the media - with questions about Andrew’s links to sex offender Jeffrey Epstein that show no sign of abating. Even here, as he met the Pope inside the Vatican, the King commented that the cameras were a “constant hazard”.

Rather laconically the Pope said: “You get used to it”, as he too has faced a rapid lesson in the unrelenting attention that comes with such a high-profile role, although it still seems a surprise to hear a Pope speaking in such relaxed American tones.

There might be irritation at the

media during such moments, but without the press such state visits wouldn’t really exist.

It’s all about big images for the media to capture, because no members of the public are allowed past the security barriers to watch. It’s the intruding lenses of the cameras and the words rushed out for news websites that give such moments shape and impact. Otherwise they could do a state visit on Zoom.

There were many such elegantly choreographed moments in this whistle-stop visit to the Vatican, a city state where every corner could be a postcard, creaking under the weight of its own history and architectural splendour.

Ily sang from the same hymn sheet. The images of harmony and unity were there in abundance. Once hostile churches were now the closest friends.

Surrounded by Renaissance masterpieces, this was a meeting in one of the great cradles of Western civilisation. A lover of art, music and religion, this must have been a big occasion for King Charles.

But actually later in the day there seemed to be a more intense moment, something that gave the King and Queen a chance to pause for more private prayer and reflection.

At the church of St Paul Outside the Walls they walked down some steps to the tomb of St Paul, one of Christ’s apostles. It was like walking down to the roots of Christianity. They waited there a moment and there were some prayers recited.

The King and Queen, who had switched to a white outfit after wearing black to meet the Pope, walked back up the main body of the church, where another congregation were waiting. Maybe they could have done with a few more minutes in such a simple and sacred place.

But they returned to the huge and gorgeously embellished basilica above. Even by the epic standards of churches in Rome, this was remarkably massive, with choirs once again to fill the operatically high ceilings. The symbolic point of coming here was that before the Reformation this was a church associated with the English monarchy. It was joining up the historical dots.

As the day ended, the King and Queen and Vatican will have seen this visit as fulfilling its historic purpose, binding the Catholic and Anglican churches together at the top in a knot of friendship, as they often already can be at the grassroots.


There were exchanges of gifts, including an icon given to Pope Leo, reflecting the King’s fascination with the Orthodox Church and its images.

There were also knighthoods exchanged between King Charles and Pope Leo, but at the moment there might be a question about the value of honours.

For Buckingham Palace, it will have been the completion of a state visit that had previously been postponed by the ill-health of Pope Francis. And it might have been a welcome pause from the growing pressure for answers about Prince Andrew.

Maybe the message was about reconciliation, even if it takes centuries. In the Sistine Chapel there was a serene moment with the singing of a piece by the English Catholic composer Thomas Tallis.


He lived in south London during the some of the vicious and violent religious conflicts of the 16th Century, making his music against this troubled background. Five centuries later, his music was being played for a King and a Pope, who were no longer fighting but were on same side. -BBC

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Appendix C

SITE NOTICE

PUBLIC NOTICE - ENVIRONMENTAL ASSESMENTS AND PUBLIC CONSULTATION PROCESS	
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EIA Consultant:	<div> <div>  </div> <div> Cell: 081 127 3027 Fax: 088 645 026 Email: ekwao@iway.na Box 25021, Windhoek </div> </div>



APP006751

Appendix D

PROOF OF EMAIL COMMUNICATIONS

Joel Shafashike

From: Stephan Marais <smarais2805@gmail.com>
Sent: Thursday, 6 November 2025 9:31 am
To: Joel Shafashike
Subject: Re: Photo from Stephan Marais

Dear Joel

Thank you.

I am looking forward to receiving the required information/documentation.

Rgds

Stephan

On Thu, Nov 6, 2025 at 9:22 AM Joel Shafashike <ekwao@iway.na> wrote:

Atten: Stephan Marais

Thank you for the email.

The security staff at the entrance could not provide me with the contact details of the OWE Landowners Association when I left the EIA Site Notice with them.

I will register the association as an Interested and Affected Party (IAP) and email to you the Background Information Document (BID) on the EIA being conducted for the rezoning.

We will then take the consultation process further.

Regards

Joel Shafashike

Tel: 081 127 3027

Email: ekwao@iway.na

Box 25021 Windhoek, Namibia

From: Stephan Marais <smarais2805@gmail.com>
Sent: Thursday, 6 November 2025 9:00 am
To: ekwao@iway.na; Stephan Marais <smarais2805@gmail.com>
Subject: Fwd: Photo from Stephan Marais

Dear Sir/Madam

The attached notification was delivered at the security gate of Omaruru Wildlife Estate. Unfortunately the description and map is not clear.

Can you please forward me the detailed map and site details of this proposed rezoning in order for us to respond to the matter.

Rgds

Stephan Marais

Vice Chairman

Omaruru Wildlife Estate Landowners Association

0811227882

----- Forwarded message -----

Joel Shafashike

From: Galicia Hammerslagt <office@labourdynamics.com>
Sent: Thursday, 13 November 2025 3:22 pm
To: Joel Shafashike
Subject: RE: Environmental Assesments and Public Consultation Process

Thank you!

Labour Dynamics – *Minding your business*



Galicia Hammerslagt
Practice Assistant

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www.labourdynamics.com

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From: Joel Shafashike <ekwao@iway.na>
Sent: Thursday, 13 November 2025 3:13 pm
To: Galicia Hammerslagt <office@labourdynamics.com>
Subject: RE: Environmental Assesments and Public Consultation Process

Dear Ms Hammerslag

Find attached hereto the BID on the EIA being conducted at Omaruru.

Kindly let me know if you need any additional information or anything clarified. It is my assumption that the BID will be shared to all OWE residents through you.

Note that the deadline to submit any comments or concerns has been extended to 28 November 2025 to accommodate for delayed distribution of the BID.

Regards

Joel Shafashike
Tel: 081 127 3027
Email: ekwao@iway.na
Box 25021 Windhoek, Namibia



EIA • Registration of Mineral Rights • Mining Technical Advice & Guidance

From: Galicia Hammerslagt <office@labourdynamics.com>
Sent: Friday, 7 November 2025 8:07 am
To: ekwao@iway.na
Subject: FW: Environmental Assesments and Public Consultation Process

Dear Sir/Madam

I hope you're well.

I'm following up on my previous message regarding the registration process outlined in the notice. I would appreciate any guidance you can provide on the steps to proceed.

Additionally, I'm still hoping to confirm who the appropriate contact person is for further communication, as well as your availability for an on-site meeting.

Lastly, I would be grateful for clarification on the term "light industrial" as mentioned in the notice.

I look forward to your response.

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Practice Assistant

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From: Galicia Willemse
Sent: Thursday, 6 November 2025 7:59 am
To: 'ekwao@iway.na' <ekwao@iway.na>
Subject: Environmental Assesments and Public Consultation Process

Good day, Sir/Madam

I hope this email finds you well. I would like to enquire about the registration process as outlined in the notice. Could you please advise on the appropriate steps to follow?

Additionally, I would appreciate it if you could let me know who the relevant contact person is for further communication. Kindly also confirm when you will be available on site for a meeting.

Lastly, could you clarify the meaning of the term "light industrial" as used in the notice?

Thank you for your assistance.

Labour Dynamics – *Minding your business*



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13 November 2025

The Chief Executive Officer
Omaruru Municipality
OMARURU

Atten: Mr Sindongo Valentinus

Ref: Notification of an EIA Being Conducted

I write to inform you good office that Ekwao Consulting has been appointed to handle an EIA with respect to land rezoning within the jurisdiction of Omaruru.

Attached is the Background Information Document (BID) on the EIA being conducted. The appointment was made by the landowner.

Any comments on the EIA will be most welcome.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Joel Shafashike', is written over a light blue horizontal line.

Joel Shafashike
Ekwao Consulting

Joel Shafashike

From: Joel Shafashike <ekwao@iway.na>
Sent: Thursday, 13 November 2025 3:30 pm
To: 'om.council@iway.na'; 'iestofel@omamun.org.na'
Subject: Notification for an EIA being Conducted
Attachments: Notification of the Local Authority .pdf; BID - Omaruru Land Rezoning.pdf

Dear Sir/Madam

Find attached hereto documents related to EIA that we are conducting for a listed activity that falls within the jurisdiction of Omaruru Municipality.

Regards

Joel Shafashike
Tel: +264811273027
Email: ekwao@iway.na
P. O. Box 25021 Windhoek, Namibia



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