ENVIRONMENTAL SCOPING REPORT FOR PROPOSED REZONING OF ERF 7114 IN HANS-DIETRICH STREET,WINDHOEK KHOMAS REGION

REPORT PREPARED BY: ADVANCED ENVIRONMENTAL AGENCY CC

THE REPORT IS PREPARED FOR: S.NEGUMBO TRADING CC
+264818237367

CONSULTANT:ADVANCED ENVIRONMENTAL AGENCY CC

Contact: advanceenvironment@gmail.com

Cell: 0817606590

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1. Executive summary

S.Negumbo trading cc the proponent intents to rezone Erf 7114 ,located in hans-dietrich street khomasda windhoek opposite friedels industrial park. The property which is currently a residential will be rezoed to a ware house,for storage of machineries.

In accordance with the environmental management act (7 of 2007) ,Transforming of land use activity to a different activity is a listed activity which can not be done without an environmental clearance certificated. S.Negumbo Trading cc appointed Advanced enviro to carry out an environmental EIA study this is under the guideline of the environmental management act of 2007 of 2007 and (GN 30 government gazette.

1. Introduction

1.1 background

The proponent S.Negumbo Trading cc intents to rezone Erf 7114.The property belongs to S.negumbo trading cc and it's under the Windhoek municipal land. The Erf measures 2000m2 and it's located opposite the khomasdal Friedel's industrial park. The property will be converted into a ware house storing machineries.

2. Scope of the study

This environmental scoping assessment will help to reduce or mitigate negative consequences by generating a variety of project alternatives for the rezoning of Erf 7114. In general, the goal of this Environmental scoping report is to predict and prevent, limit, and/or manage potentially major negative impacts of development that could:

- Be too expensive to fix in the future
- Put current and future generations' lives, livelihoods, or health at risk
- Cause irreplaceable resource losses and less possibilities for future well-being;
- Assist in the search for ways to maximize development's potential advantages.

The following steps were used to ensure the quality of the scope.

- ✓ Public participation
- ✓ Newspaper adverts
- ✓ Site visit
- ✓ Visit to village council

2.1 Purposed of the study

The aim of this scoping preparation is:

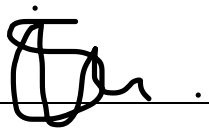
- To evaluate the impacts and benefits of the proposed activity to the current environment
- To put in place the appropriate mitigation measures, to avoid and lessen the impacts associated with the proposed activity.
- To consult affected and interested (A&IP)
- To comply with the EMA (7 OF 2007)

2.3 Environmental assessment practitioner

Advance environmental agency cc is a Namibian owned company, with professionality in environmental studies. The company operates under the lairdship of miss Albertina Simon and has been serving for 6 years. We aim to offer a quality defined work to maintain sustainable development.

The table below gives a details of advanced environmental agency cc

TABLE 1.

NAME	ADVANCED ENVIRONMENTAL AGENCY CC
ADRESS	209 CONTINENTAL BUILDING WINDHOEK, PO BOX 96255 WINDHOEK
EXPERIENCE AND QUALIFICATION	ALBERTINA J SIMON EAP PRACTIONER, HOLD BSC ENVIRONMENTAL SCIENCE (NQF LEVEL 7)
SIGNATURE OF AUTHOR.	

2.4 Methodology

The scoping report includes the following

- Site visit to collect data
- Legal and policy review
- Reviewing articles related to the proposed activity
- Discussion including site visits with the relevant authority
- Involvement of affected and interested parties through public consultation.

2.5 Baseline study

2.6 Site visit

A proper site visit was arranged with the village council to collect biophysical data.

2.7 Documents reviewed in preparation of the scope

- Town planning scheme
- Local authority act (23 of 1992)
- Urban and regional planning

3. Description of proposed activity

The specific activity of this project is to rezone erf 7114, to a ware house storage for storing heavy industrial machineries. The property is currently a residential zoned.

3.1 Location

Erf 7114 is located in Hans- Dietrich Steet in khomasdaL Windhoek opposite Friedel's industrial park. See annex

3.2 Map

3.3 Existing activity

The property is currently a residential zoned. See map below

3.4 Proposed rezoning

3.5 Project alternative

The EIA regulation stipulates that an alternative development be investigated and the following alternative were investigated.

3.6 No-go

The no-go option will indicate that nothing be done, this option will not be ideal as the proposed activity is to comply with the future development of the windhoek municipality.

3.7 Land use options

The proposed map presented above displaying the site and current zone

4. Need and desirability

The need and desirability for the proposed activity is based on the following aspects

- The creation of proposer public roads networks is necessary for accessibility to the newly created developments
- The proposed activity will not compromise the integrity of the town spatial development
- The approval of this application will not compromise the integrity of the existing

environmental management priorities.

5. The affected environment

This section aims to give a clear description on the exiting environment, bio-physical, social economic gathering information from the site visit and how the proposed activity will impact area.

5.1 Bio-physical report

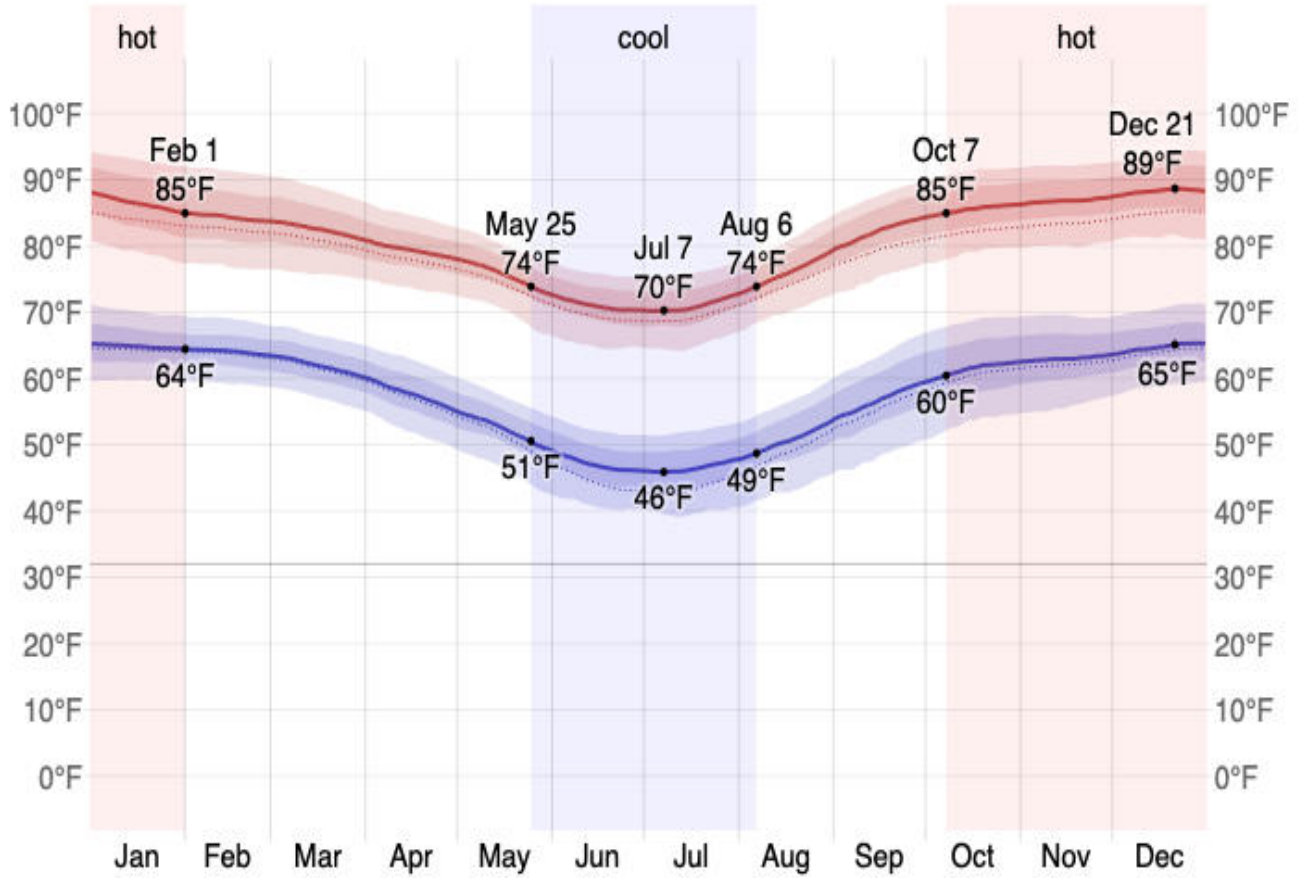
In this part of the scope, we hope to give more information of the biological and physical environment being assessed for the proposed development.

5.2 Flora and the fauna

Windhoek is the capital city of Namibia situated at the centered of the country, describing the type of flora and Fauna of this area will referee to the lizards and ground squirrels that are found in the small city shrub areas. Hans-dieracht Street is located in khomasdal one of the very well developed surbabs in Windhoek where no Habitat will be disturbed at all.

5.2 Climate

In Windhoek, the summers are hot and partly cloudy and the winters are short, cool, dry, windy, and clear. Over the course of the year, the temperature typically varies from 46°F to 89°F and is rarely below 39°F or above 94°F.Based on the beach/pool score, the best time of year to visit Windhoek for hot-weather activities is from mid September to early January.



5.3 Soil/geology

Much of western Namibia is hilly and underlain by rock. Regosol and Leptosol soils that characterise these environments are typically shallow and unable to hold much water or support deep-rooted plants such as tall trees.

5.4 Hydrology

Windhoek's supply comprises a mix of water from conventional sources (surface water and groundwater) and unconventional sources (reuse of semi-purified and reclaimed water) and interventions (artificially recharging its aquifer). Water restrictions, water-saving campaigns and increasing block tariffs have been used to reduce demand during periodic droughts, including those of 1980–1982, 1994–1996 and 2015–2019. The use of groundwater increased during those drought periods, and reclaimed water has grown in importance, providing 26 per cent of Windhoek's potable supply in 2018.

5.5 Social -economic

Windhoek is the social, economic, political, and cultural hub of the country and its roads serve as networking veins to the rest of the towns in Namibia. Direct daily flights are available serving domestic, regional, and international markets further benefiting Windhoek in terms of tourism, conferencing, and investment attractions.

Windhoek has about 400,000 residents as per the 2011 Namibia Population and Housing Census and this population continues to grow due to migration from other regions in Namibia.

Windhoek possesses a unique charm due to its harmonious blend of African and European cultures and the friendliness of its people. It serves as a strategic point from which to conduct business, or to embark on your Namibian adventure.

6. Legal and policy

LEGISLATION	PROVISION	PROJECT IMPLICATION
Constitution of the Republic of Namibia (1990)	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: - Guarding against overutilization of biological natural resources, - Limiting over-exploitation of nonrenewable resources, - Ensuring ecosystem functionality, - Maintain biological diversity.	The proposed development must be of sound environmental management objectives.
Environmental Management Act No. 07 of 2007	The purpose of this Act is to promote 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; and to provide for incidental matters. 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 for the interested and affected parties to voice and register their opinions and concern about the proposed project.	This has been complied with; thus, an EIA has been carried out and an ECC will be applied for prior to the creation of the proposed roads.
Water Resources Management Act 2004	The Water Resources Management Act (No 11 of 2013) stipulates conditions that ensure effluent that is produced to be of a certain	The protection of ground and surface water resources should be a priority. Obligation not to pollute surface water bodies.

	standard. There should also be controls on the disposal of	

	sewage, the purification of effluent, measures should be taken to ensure the prevention of surface and groundwater pollution and water resources should be used in a sustainable manner.	
Pollution Control and Waste Management Bill	This Bill serves to regulate and prevent the discharge of pollutants to air and water as well as providing for general waste management. This Bill will license discharge into watercourses and emissions into the air.	All activities shall be conducted in an environmental sustainably manner.
Labor Act (No 11 of 2007)	135 (f): "the steps to be taken by the owners of premises used or intended for use as factories or places where machinery is used, or by occupiers of such premises or by users of machinery in connection with the structure of such buildings of otherwise in order to prevent or extinguish fires, and to ensure the safety in the event of fire, of persons in such building;" (Ministry of Labor and Employment Creation)	Contractors, Sub-contractor shall be guided by this Act when recruiting or handling employment related issues.
Noise Control Regulations (Labor Act)	It is essential to ensure that before any development project is approved and undertaken, an assessment or evaluation of expected noise level is done.	Noise generation during construction/development should be minimized to the satisfactory of neighboring residents and the town Council.

Town and Regional Planners Act, 1996 (Act No. 9 of 1996)	This Act establishes the Namibian Council for Town and Regional Planners, defines functions, and powers of the Council and provides for the registration of town and regional planners and the supervision over their conduct. The Minister may, on recommendation of the Council prescribe the kinds of work of a town and regional planning nature which shall be reserved for town and regional planners. The Act also defines improper conduct and defines disciplinary powers of the Council. Furthermore, the Act provides for the establishment of national, regional, and urban structure plans, and the development of zoning schemes. It also deals with a variety of related land use control issues such as	A registered Town Planner has been appointed for this project.
	the subdivision and consolidation of land and the establishment and extension or urban areas.	
Town Planning Ordinance (No. 18 of 1954)	Subdivision of land situated in any area to which an approved Town Planning Scheme applies must be consistent with that scheme (S31).	Town Planning Procedures will be registered through the URPB
Urban and Regional Planning Act No. 5 of 2018	The Act and Regulations combine the Townships Board and Namibia Planning Advisory Board (NAMPAB) into one to be known as the Urban and Regional Planning Board and delegate the decisions on town planning applications to Local Authorities. However, an LA can only make decisions after the MURD has declared a Local Authority as an Authorized Planning Authority (APA).	Town Planning Procedures will be applied for the proposed subdivision and rezoning Rundu Town Council is not yet an approved APA, approval should be obtained from the Urban and Regional Planning Board (URPB)
Land Survey Act 33 of 1993	To regulate the survey of land; and to provide for matters incidental thereto.	Surveying procedures must be applied accordingly

Local Authorities Act (No. 23 of 1992)	The purpose of the Local Authorities Act is 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 is a Local Authority. The need and desirability for the proposed subdivision has been approved.
Soil Conservation Act 76 of 1969	The Soil Conservation Act stipulates that the combating and preventing of soil erosion should take place; the soil should also be conserved, protected, and improved, vegetation and water sources and resources should also be preserved and maintained. When proper mitigation measures are followed along the construction and implementation phase of the project, the natural characteristic of the property is expected to have a moderate to low impact on the environment.	This should be complied with during the construction phase as outlined in the EMP for this project.

Environmental impact assessment

CRITERIA	DESCRIPTION			
EXTENT	**National (4)** The whole country	**Regional (3)** Khomas region and neighboring regions	**Local (2)** Within a radius of 2 km of the proposed site	**Site (1)** Within the proposed site
DURATION	**Permanent (4)** Mitigation either by man or natural process will not occur in such a way or in such a time span that the impact can be considered transient	**Long-term (3)** The impact will continue/last for the entire operational life of the development but will be mitigated by direct human action or by natural processes thereafter.	**Medium-term (2)** The impact will last for the period of the construction phase, where after it will be entirely negated	**Short-term (1)** The impact will either disappear with mitigation or will be mitigated through natural process in a span shorter than the construction phase

INTENSITY	**Very High (4)** Natural, cultural, and social functions and processes are altered to extent that they permanently cease	**High (3)** Natural, cultural, and social functions and processes are altered to extent that they temporarily cease	**Moderate (2)** Affected environment is altered, but natural, cultural, and social functions and processes continue albeit in a modified way	**Low (1)** Impact affects the environment in such a way that natural, cultural, and social functions and processes are not affected
PROBABILITY	**Definite (4)** Impact will certainly occur	**Highly Probable (3)** Most likely that the impact will occur	**Possible (2)** The impact may occur	**Improbable (1)** Likelihood of the impact materializing is very low
SIGNIFICANCE	Is determined through a synthesis of impact characteristics. Significance is also an indication of the importance of the impact in terms of both physical extent and time scale, and therefore indicates the level of mitigation required. The total number of points scored for each impact indicates the level of significance of the impact.			

Low impact	A low impact has no permanent impact of significance. Mitigation measures are feasible and are readily instituted as part of a standing design, construction, or operating procedure.
Medium impact	Mitigation is possible with additional design and construction inputs.
High impact	The design of the site may be affected. Mitigation and possible remediation are needed during the construction and/or operational phases. The effects of the impact may affect the broader environment.
Very high impact	Permanent and important impacts. The design of the site may be affected. Intensive remediation is needed during construction and/or operational phases. Any activity which results in a "very high impact" is likely to be a fatal flaw.
Status	Denotes the perceived effect of the impact on the affected area.
Positive (+)	Beneficial impact
Negative (-)	Deleterious or adverse impact.
Neutral (/)	Impact is neither beneficial nor adverse

It is important to note that the status of an impact is assigned based on the status quo – i.e., should the project not proceed. Therefore, not all negative impacts are equally significant.

7. Environmental management plan

This section of the scope aims to outline the identified potential impact associated with the project and their extent while proposing the mitigation measures to avoid and lessen the impacts.

The roles and responsibilities are allocated to ensure the success of the implementation of the environmental management plan.

ASPECT	POTENTIAL IMPACTS	RATING (If it does occur)				SIGNIFICANCE OF IMPACT	MITIG CEME MEAS
		Extent	Duration	Intensity	Probability		
1.BIOPHYSICAL							
Impact biodiversity (positive)	• No impact	1	1	1	1	Low	The sit buildup a
Visual impacts (positive)	• The existing building might pose visual impacts to the surrounding environment.	1	1	1	1	Low	The exi compatible surround environ
Impact on the soil	• No impact	1	1	1	1	Low	The sit buildup a
Contamination of surface water	• Contamination of water sources during operation stemming from sewage	1	1	1	1	Low	• The sit the M sewer
	overflows, poor waste management etc.						•
Erosion and surface runoff	• Due to increase hard surface, the surface will become impermeable, thus increasing the surface	1	1	1	1	Low	• •

	runoff.						
Traffic impacts (positive)	• Operating the business at the site will increase traffic flow in the nearby street.	1	1	1	1	Low	•

8. Public consultation

It is a norm that public consultation is required by legislation (EMA No. 7 of 2007) to be included in an EIA process, it is a major element of the EIA. By incorporating Interested and Affected Parties, public consultation ensures sound decision-making. As a result, the Public Participation Process has been constructed to give I&APs the opportunity to learn more about the proposed project, provide input through document/report reviews, and raise any issues of concern during the public consultation process.

Notification of the proposed activities were advertised in two local newspapers to consult the public as presented in Appendix, to identify and contact as many potential I&APs as possible. In addition, notices were also prepared to be displayed at the proposed project site. This allowed the community to participate in the process by submitting comments and expressing their worries about the project's operations as well as any environmental issues that the project may cause. No registered Interested and Affected Parties recorded and thus no comments or concerns were raised.

9. Conclusion

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.

10. Assumptions and 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 Property in Erf 7114 Hans-dierchat Street Windhoek khomasdal**

11. references

Herbarium of Namibia (WIND). (2015). National Herbarium of Namibia (WIND), National Botanical Research Institute, MAWF. BRAHMS Database. Windhoek, Namibia.

Mendelsohn, J., Jarvis, A., Roberts, C. & Robertson, T. (2002). Atlas of Namibia. David Philips Publisher. Cape Town.