

## EXECUTIVE SUMMARY

### Introduction

Tsumeb Gymnasium Private School, hereinafter referred to as the proponent intends to undertake the following activities:

- **Alteration of the Boundaries of Tsumeb Proper to exclude Erf 2351, Tsumeb Proper;**
- **Alteration of Boundaries of Tsumeb Extension 13 to include Erf 2351;**
- **Consolidation of Erven 3012 – 3015, Tsumeb Extension 13 and newly incorporated Erf 2351 into “Consolidated Erf X”;**
- **Rezoning of “Consolidated Erf X” from “Residential 1” with a density of 1:900 to “Residential 1” with a density of 1:500;**
- **Subdivision of “Consolidated Erf X” into 17 Erven and the Remainder;**
- **Reservation of Erf 17/Cons.X and the Remainder of “Consolidated Erf X” as “Street”.**

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

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

### Project Description

Tsumeb Gymnasium proposes to alter the township boundaries of Tsumeb Proper and Tsumeb Extension 13 to establish dedicated teacher housing. The statutory process requires the rezoning, consolidation, and subdivision of the affected parcels to ensure full compliance with the Tsumeb Zoning Scheme regulations.

Institutionally, housing educators adjacent to the campus increases their availability for after-school activities, extra classes, and hostel supervision, directly reinforcing the school's academic and operational framework. From a town planning and environmental perspective, the development creates a compact, walkable neighborhood that minimizes daily vehicular reliance. This spatial arrangement reduces staff transport costs, mitigates local traffic congestion, and lowers the project's overall carbon footprint, thereby optimizing urban land use while supporting the school's long-term growth.

### Public Participation

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

- A Background Information Document (BID) containing descriptive information about the proposed activities was compiled and sent out to all identified and registered I&APs via email on **23 April 2026**;
- (b) Notices were placed through Synergi Marketing (Pty) Ltd in the Market Watch section, which was published in the following newspapers: Republikein, Allgemeine Zeitung, Namibian Sun, We 24/7, Erongo 24/7 and Ewi on **23 and 29 April 2026**, briefly explaining the activity and its locality, inviting members of the public to register as I&APs (**Appendix B**); and
- A notice was fixed at the project site (see **Appendix A**).

Public consultation was carried out according to the Environmental Management Act's EIA Regulations. After the initial notification, I&APs were given two weeks to submit their comments on the project (until **07 July 2026**).

The Draft Scoping Report will be circulated from **17 July 2026 until 31 July 2026** so that the public could review and comment on it. The overall commentary received from the public on the draft report will be documented in a comments and responses report document to be included in the final report. The comment period will remain open until the final scoping report is submitted to MEFT.

### Conclusions and Recommendations

With reference to **Table 11**, none of the negative construction phase impacts were deemed to have a high significant impact on the environment. The construction impacts were assessed to a **Medium to Low (negative)** significance, without mitigation measures. With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP, the significance of the construction phase impacts is likely to be reduced to a **Low (negative)**.

With reference to **Table 11**, none of the negative operational phase impacts were deemed to have a high significance impact on the environment. The operational impacts were assessed to a **Medium (negative)** significance, without mitigation measures. With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP, the significance of the construction phase impacts is likely to be reduced to a **Low (negative)**.

It is recommended that this project be authorised because, should the proposed development not proceed, the opportunity to provide dedicated teacher housing in close proximity to Tsumeb Gymnasium would not be realised. As a result, the benefits associated with improved teacher accessibility, enhanced educational support for learners, and the promotion of a walkable neighbourhood would be lost.

Under the no-go alternative, the existing land use pattern would remain unchanged, and none of the positive social, educational, urban planning, or environmental benefits associated with the proposed rezoning, consolidation, subdivision, and township boundary alteration would be

achieved. Furthermore, the project's contribution towards reducing transport-related costs, traffic congestion, and vehicle emissions would not materialise. While potential development-related impacts would also be avoided, the site would forgo an opportunity to support the long-term sustainability and growth of Tsumeb Gymnasium and its contribution to the local community. The "no go" alternative was thus deemed to have a High (negative) impact, as all the benefits resulting from the development would not be realised.

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