

EXECUTIVE SUMMARY

Introduction

The Hardap Regional Council, hereinafter referred to as the proponent intends to undertake the following activities:

- **Permanent Closure of Erf 1, Klein Aub as “Cemetery” in terms of Section 45 (2) of the Local Authorities Act, 1992 (Act No. 23 of 1992);**
- **Subdivision of Erf 1, Klein Aub into Erven A, B and the Remainder;**
- **Amendment of Title Conditions of:**
 - **Erf A from “Cemetery” to “Special” for Flexible Land Tenure;**
 - **Erf B from “Cemetery” to “Special” for Flexible Land Tenure;**
 - **Re/Erf 1 from “Cemetery” to “Public Open Space”;**
- **Registration of a “Right of Way” Servitude on Erf 2 in favour of Erven A and B, Klein Aub;**
- **Approval of the internal layout on Erf A and Erf B, Klein Aub, respectively, for Flexible Land Tenure Scheme development.**

The above are 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, Forestry and Tourism: Department of Environmental Affairs (MEFT: DEA).

Project Description

The Proponent intends to formalise the Sonder Water Informal Settlement, which is currently situated on a portion of Erf 1, Klein Aub, land that was originally designated for cemetery purposes. The settlement currently accommodates approximately 120 households and has developed in an unplanned manner, resulting in challenges related to insecure land tenure, limited access to basic municipal services, unregulated development, and fragmented spatial growth.

To address these challenges, the proposed project seeks to establish a Flexible Land Tenure Scheme in accordance with the Flexible Land Tenure Act, 2012 (Act No. 4 of 2012). The Flexible Land Tenure System provides an alternative and more affordable form of land tenure that enables low-income households residing in informal settlements to obtain legally recognised and secure tenure rights while supporting the gradual upgrading and formalisation of settlements.

The project will include the planning and demarcation of land parcels, the provision for internal access roads and basic municipal services, and the establishment of the necessary tenure arrangements to facilitate the incremental upgrading of the settlement. The formalisation process aims to improve living conditions, promote orderly and sustainable settlement development,

enhance access to essential services, and provide residents with increased tenure security and opportunities for socio-economic development.

Public Participation

Communication with 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 **15 May 2026**;
- Notices were placed in The New Era newspaper dated **15 and 22 May 2026** and The Namibian dated **15 and 22 May 2026**, briefly explaining the activity and its locality, inviting members of the public to register as I&APs (**Appendix B**); and
- Notices were 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, the I&APs were given two weeks to submit their comments on the project (until **18 June 2026**). The comment period will remain open until the final scoping report is submitted to MEFT.

The Draft Scoping Report was circulated from **10 July 2026 until 24 July 2026** so that the public could review and comment on it. The overall commentary received from the public on the draft report is documented in the comments and responses report document.

Conclusions and Recommendations

None of the negative construction and operational phase impacts were deemed to have a high significance impact on the environment. The construction and operational 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).

It is recommended that this project be authorised as 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 an EMP should be included as a condition of approval.

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