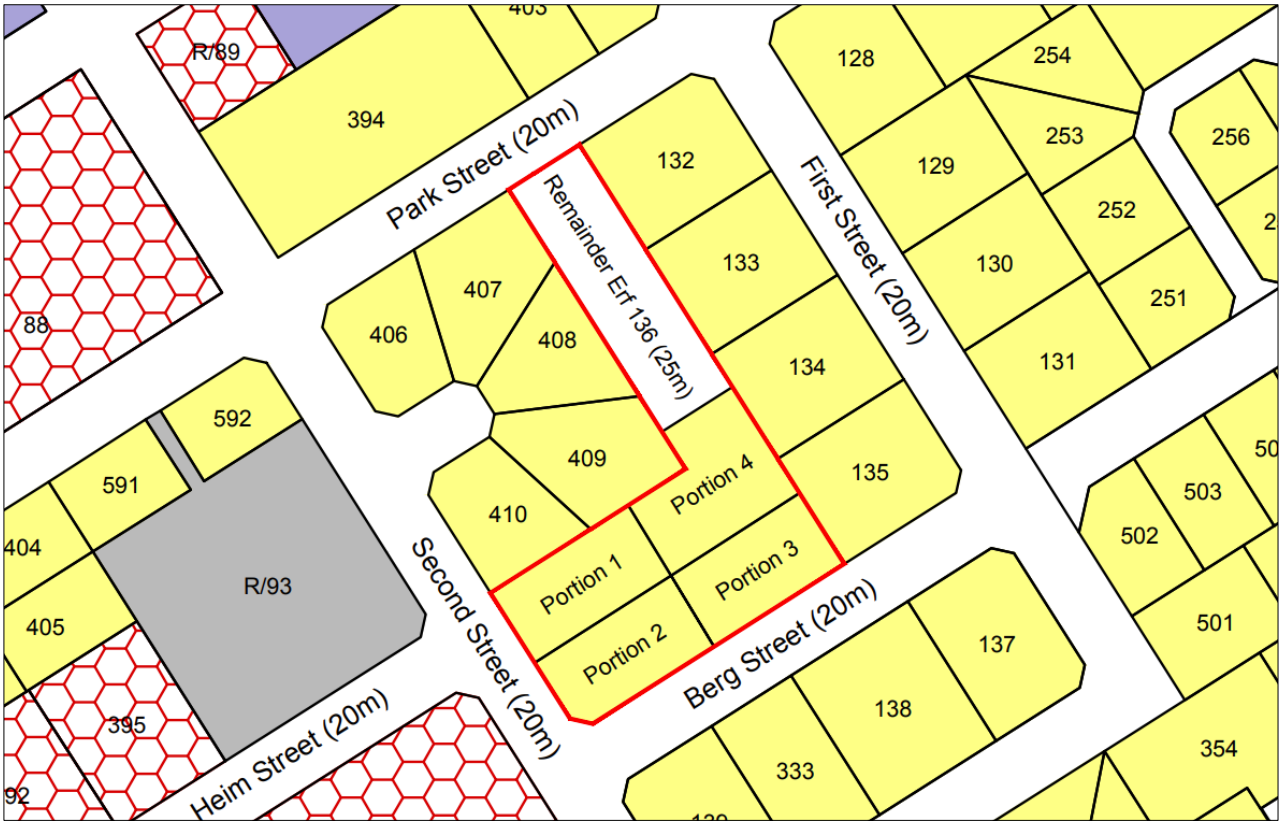
ENVIRONMENTAL SCOPING REPORT FOR THE REZONING OF THE REMAINDER OF ERF 136 KARIBIB FROM “SINGLE RESIDENTIAL” TO “STREET”

ENVIRONMENTAL SCOPING REPORT

29 January 2026

APP-001620



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Project title:	Rezoning of Remainder Erf 136 Karibib from Single Residential to Street
Date:	29 January 2026
Reference:	136K
Report Status:	Scoping Report 136 K_Scoping Report.V2 Version: 2
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Abbreviations

CBD:	Central Business District
CV:	Curriculum Vitae
EAP:	Environmental Assessment Practitioner
EC:	Environmental Commissioner
ECC:	Environmental Clearance Certificate
EMP:	Environmental Management Plan
IAP:	Interested and Affected Party
LA:	Local Authority
KTC:	Karibib Town Council
MEFT:	Ministry of Environment, Forestry and Tourism
PPE:	Personal Protective Equipment

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Annexure A:	Environmental Management Plan
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1. Non-Technical Summary

This report assesses the environmental implications of a proposed rezoning of land in Karibib, Erongo Region, Namibia. The project involves the rezoning of the **Remainder of Erf 136 Karibib**, measuring approximately **2 192 square metres**, from **"Single Residential"** to **"Street"**. The purpose of this rezoning is to formalise an existing access road so that it can function legally as a public street.

Erf 136 Karibib currently contains **four existing houses** that are occupied by employees of **QKR Namibia Navachab Gold Mine (Pty) Ltd**. These employees have expressed a desire to purchase the houses they currently occupy. In order for each house to be sold separately, the property must be subdivided into individual erven. For one of the houses, vehicle access is provided via an existing gravel road located on the remainder of the erf. Planning authorities have indicated that this access route must be formally zoned as a **street** to comply with planning legislation.

The proposed rezoning does **not introduce a new road** or change how the land is currently used. The access route already exists and has been used for many years by residents and neighbouring properties. The project therefore aims to **legalise and formalise the current situation**, rather than create new development.

The study area is small and located within an established residential neighbourhood surrounded by existing houses and municipal streets. No sensitive environmental features were identified on the site. The report assessed potential impacts during the planning, construction (if any future upgrading were to occur), and operational phases. Most impacts were found to be **low in significance**, with several **positive socio-economic benefits**, including improved security of tenure, the opportunity for home ownership, and compliance with legal planning requirements.

Possible negative impacts, such as dust, noise, or tree removal, are only relevant if future road upgrading were to occur. These impacts can be effectively managed through standard mitigation measures outlined in the **Environmental Management Plan (EMP)**. The EMP provides practical measures to reduce or avoid negative impacts and should be used by all parties involved in the project.

A public consultation process was undertaken in accordance with Namibian legislation. Nearby residents and interested parties were notified of the proposal and given an opportunity to comment. **No objections or significant concerns were raised** during this process.

In conclusion, the report finds that the proposed rezoning is **environmentally acceptable**, compatible with the surrounding residential area, and unlikely to result in significant negative environmental impacts. The project supports social and economic benefits by enabling employees to become homeowners and by formalising an existing access route. It is therefore recommended that an **Environmental Clearance Certificate** be issued for the rezoning, subject to the implementation of the EMP.

2. Introduction

QKR Namibia Navachab Gold Mine (Pty) Ltd (the Proponent) is the registered owner of Erf 136 Karibib which currently contain four existing dwelling houses in a residential neighbourhood. The houses are currently occupied by employees who intend to purchase their houses from the proponent.

This necessitates the need to subdivide Erf 136 Karibib into Portions 1 to 4 and the Remainder (Street). In order to bring the subdivision in accordance with the Karibib Zoning Scheme, the Remainder of Erf 136 Karibib will be rezoned from "Single Residential" to "Street" to formalise the existing vehicle access. The "Street" zoning will permit public access, services, landscaping, and redevelopment of the area as typical street, including the potential upgrading of the existing gravel road.

The street rezoning and potential upgrading may require an Environmental Clearance Certificate (ECC), hence the purpose of this report is to obtain an ECC as recommended below:

[1] That an Environmental Clearance Certificate be issued to QKR Namibia Navachab Gold Mine (Pty) Ltd for the rezoning of the Remainder Erf 136 Karibib (2192m²) from "Single Residential" (1:900m²) to "Street" for the creation of a public street.

The following report will describe the site, the proposed subdivision and rezoning, the need and desirability of the application and statutory/policy support for the application for further consideration.

3. Terms of reference

The following terms of reference set out the approach the proponent intends to follow in undertaking the assessment in accordance with the Environmental Management Act of 2007 and the EIA Regulations:

a) a description of the proposed project, location and receiving environment, and alternative proposals;
b) identify relevant laws and policies for the project;
c) advertise and consult potential I&APs to provide an opportunity to submit comments, representations and/or objections to the proposed project;
d) identify potential impacts the project activity will have on the receiving environment and assess their significance level;
e) provide possible mitigation measures to be included in the EMP (Annexure A) to reduce negative impacts and/or enhance positive impacts on the receiving environment.

4. Project Description

4.1. Proposed project

The proponent intends to subdivide Erf 136 Karibib into Portions 1 to 4 and the Remainder (Street) as indicated in Figure 1 and the size of the land portions is provided in Table 1. The subdivision will enable the proponent to sell each house separately to interested employees.

Portions 1, 2, and 3 will take direct access from Berg Street, whereas Portion 4 will take indirect access from Park Street, over the Remainder of Erf 136 Karibib to be zoned “Street”.

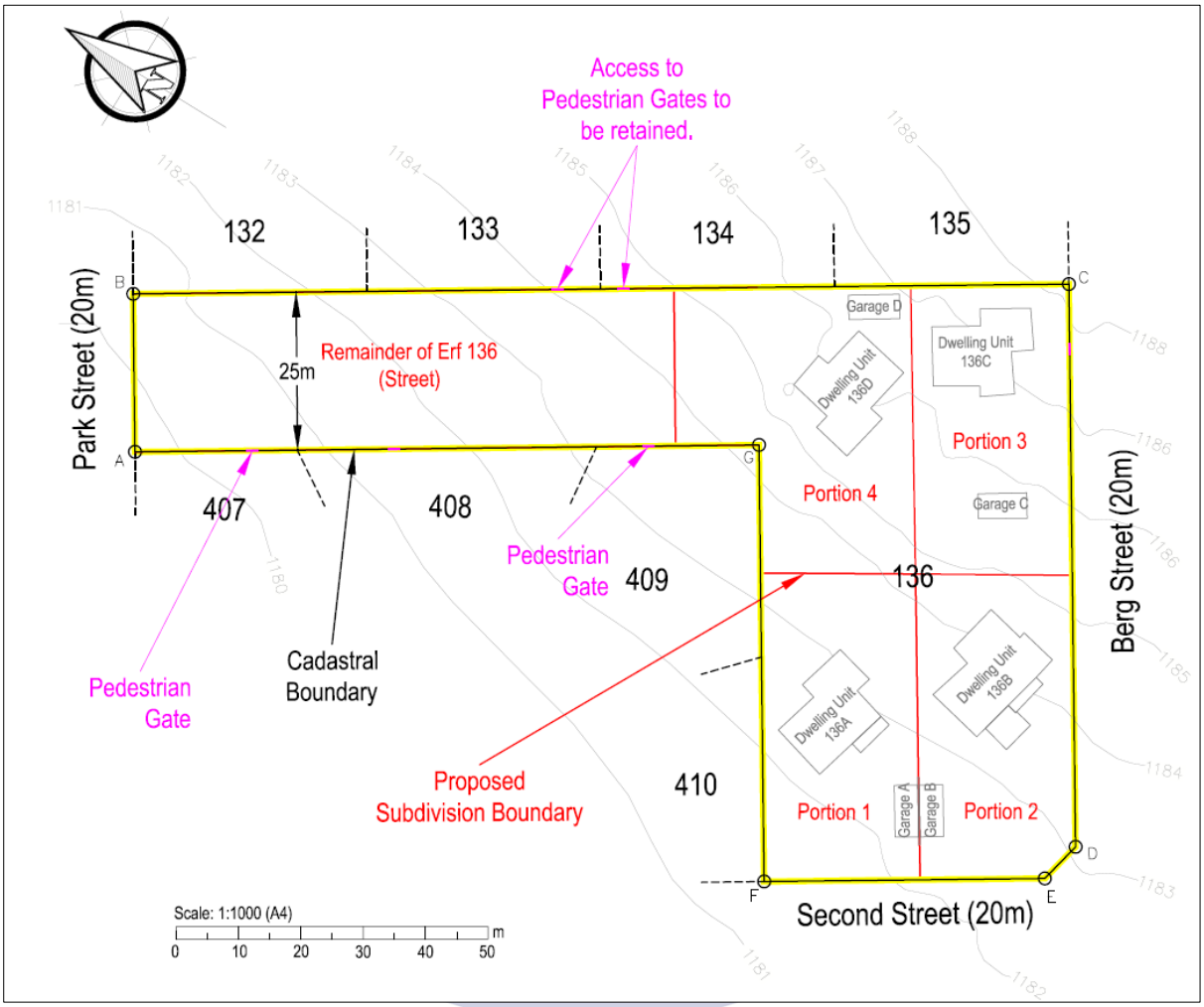


Figure 1: Proposed subdivision of Erf 136 Karibib.

Table 1: Proposed subdivision schedule.

Land Parcel	Improvements	Area
Portion 1	Dwelling Unit 136A + Garage A	1227m²
Portion 2	Dwelling Unit 136B + Garage B	1210m²
Portion 3	Dwelling Unit 136C + Garage C	1172m²
Portion 4	Dwelling Unit 136D + Garage D	1474m²
Remainder Erf 136 Karibib	Open space and gravel road	2192m²
Total	-	**7275m²**

In previous applications, the Urban and Regional Planning Board recommended that the Remainder of Erf 136 Karibib (to be used as a street), must be rezoned from “Single Residential” to “Street” and to obtain an ECC for this.

The Remainder of Erf 136 Karibib is 25 metres wide, and 85 metres in length and is currently used as an open space with trees, grass, shrubs, and a gravel road leading towards Dwelling Unit 136D. Rezoning the land to “Street” will formalise this existing public place and vehicle access. It will permit public access, services, landscaping, and the potential upgrading of the existing gravel road.

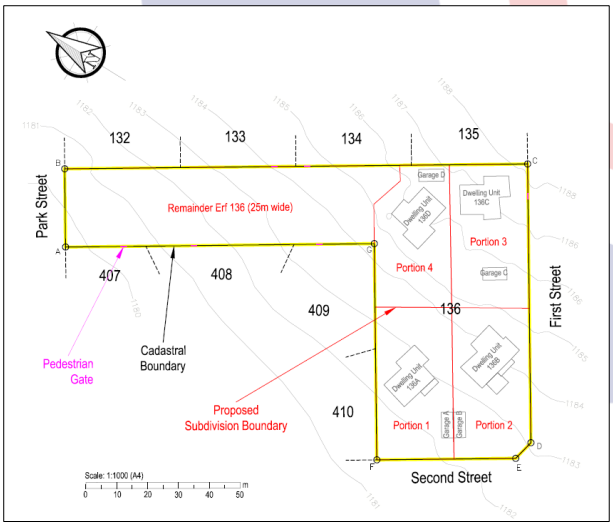
The existing site situation will likely remain the same, as there is no immediate plans to upgrade the road. The primary goal of the subdivision/rezoning is to help alienate the houses to employees, to formalise street access.

4.2. Limitation of study area

The project is limited to the surveyed erf boundaries of Erf 136 Karibib, measuring 7275m² in total area, however, the Remainder of Erf 136 Karibib, which will be rezoned to “Street” and will only measure 2192m² in area. The existing gravel road is short and measure about 85 metres in length, thus any potential upgrading of this road is limited in scale and extent.

4.3. Alternative proposals

Alternative subdivision layouts were considered for Erf 136 Karibib as indicated in Figure 2 to Figure 5. Each layout was used to extensively consult all interested and/or affected parties, and their benefits and drawbacks are briefly summarised. None of the alternative layouts were accepted due to inherent flaws.



Benefits:

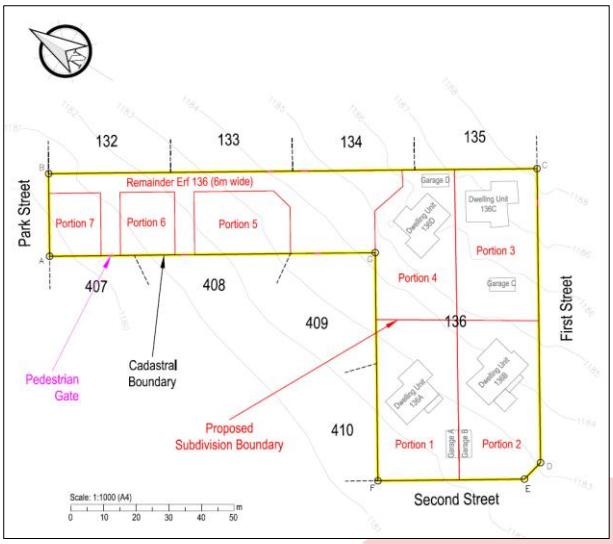
- Creates an erf for each house.
- Panhandle is open to the benefit of the adjacent occupants/owners, open space, and services.
- Pedestrian gate access maintained.

Drawbacks:

- No new residential plots are created.
- Odd boundary for Portion 4.
- Rem. Erf 136 Karibib is zoned “Single Residential” which his not suitable for access purposes.

Decision: **not accepted.**

Figure 2: Option 1 layout dated 25 Oct 2021.



Benefits:

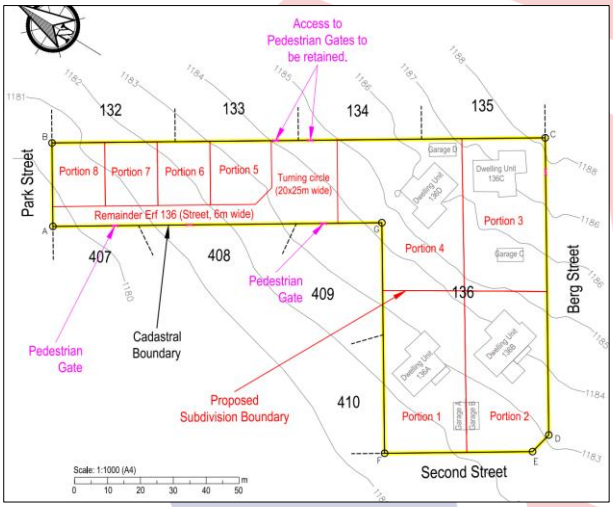
- Creates an erf for each house, plus three additional residential erven at sizes of 450m² for development of more houses.
- Pedestrian gate access maintained.

Drawbacks:

- Odd boundary for Portion 4 and Remainder Erf 136.
- Potential loss of open space for affected neighbours.
- Rem. Erf 136 Karibib is zoned “Single Residential” which his not suitable for access purposes.

Decision: **not accepted.**

Figure 3: Option 2 layout dated 25 October 2021.



Benefits:

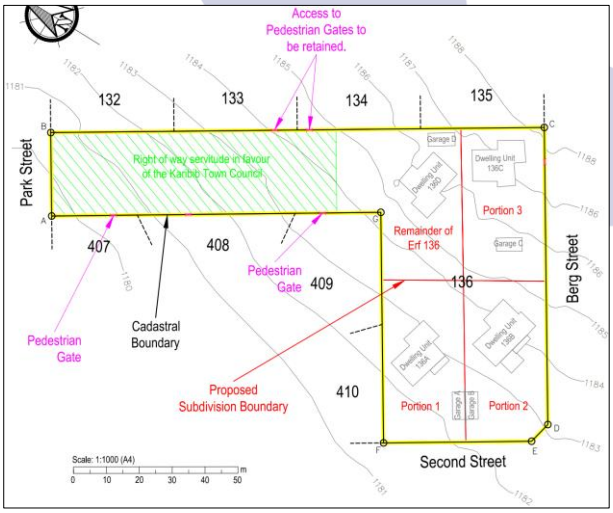
- Creates an erf for each house, plus four additional residential erven at sizes of 300m².
- Efficient use of space, compact city development.
- Straight boundary for Portion 4.

Drawbacks:

- Small size of Portions 5 to 8 were not acceptable to the Karibib Town Council.
- Not in accordance with draft Karibib Structure Plan.

Decision: **not accepted.**

Figure 4: Option 3 layout dated 23 January 2023.



Benefits:

- Creates an erf for each house, with a right of way (ROW) servitude (green) over the Remainder of Erf 136 for access.
- Reduced maintenance cost to Karibib Town Council.

Drawbacks:

- Increased maintenance cost to the future owner of Dwelling 136D.
- ROW servitude not acceptable to Urban and Regional Planning Board.

Decision: **not accepted.**

Figure 5: Option 4 dated 12 October 2023.

Ultimately, the final accepted subdivision layout is indicated in Figure 1 on page 7 of this report, which was also approved by the Karibib Town Council.

4.4. No subdivision/rezoning alternative

This alternative implies that Erf 136 Karibib remains as one large erf with four houses which will prevent the employees from purchasing their house from the Navachab Mine. This alternative is not acceptable because the employees are interested in purchasing their homes from Navachab. It is not recommended to proceed with this alternative.

4.5. Site alternatives

No site alternatives could be considered as the existing houses were already built, many years ago, on Erf 136 Karibib.

4.6. Project phases

The project will be split into three phases:

Phase 1: Planning: Includes site analysis, layout design, public consultation and obtaining statutory approvals in terms of the Urban and Regional Planning Act of 2018 and the Environmental Management Act of 2007.

Phase 2: Construction: Although the land will be rezoned to "Street" there is no short- or long-term plans to build an actual road or to undertake any construction activities. The existing status quo will remain the same, but standard construction impacts are identified.

Phase 3: Operation: The space is already in operation and use as a public place and gravel road for access. Neighbours will continue to use the space as they have pedestrian gates facing the space. No change in operations is expected.

5. Description of the receiving environment

Erf 136 Karibib is a large (7525m²) L-shaped erf which contains four existing houses and a wide linear panhandle that is currently used for access purposes. The erf is located at coordinates: -21.938889, 15.856167 as indicated in Figure 6.

Figure 6: Location of Erf 136 (red "L" shape) in Karibib, Erongo Region, Namibia.

The erf centrally located in a residential neighbourhood, and a three blocks away from the B2 Road running through Karibib.

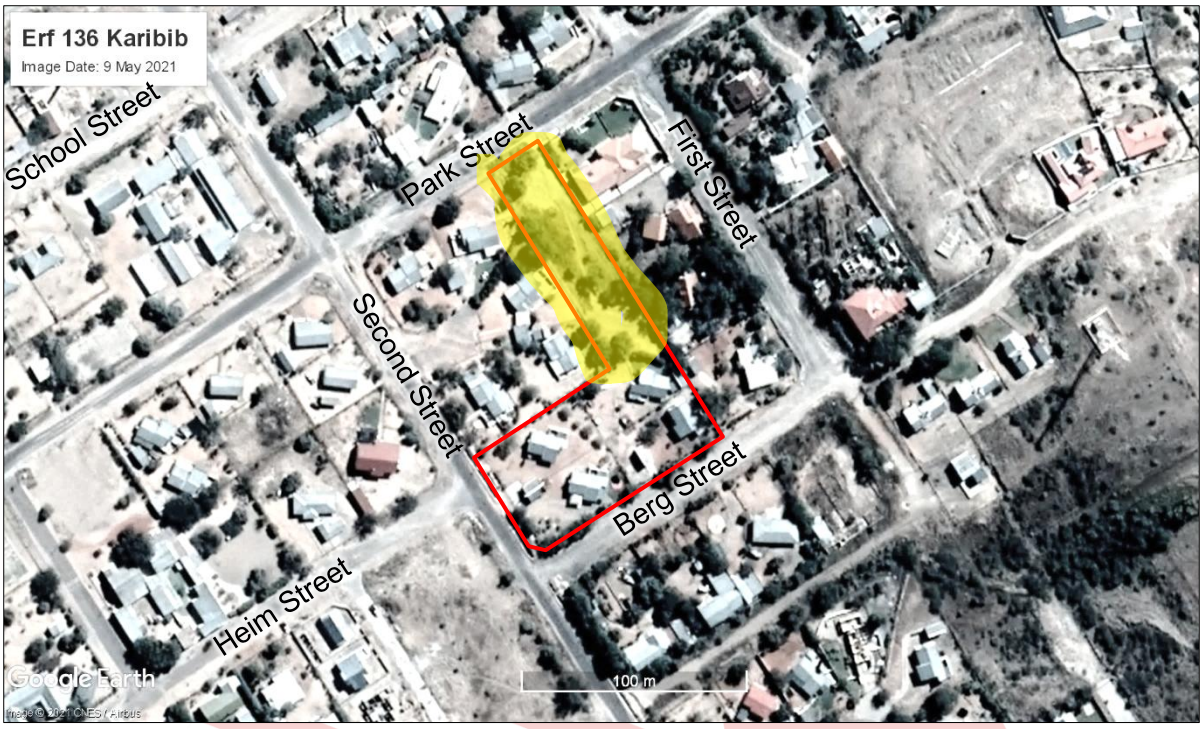


Figure 7: Approximate boundaries Erf 136 Karibib in red.

The property is surrounded by existing dwelling houses and falls in a typical residential neighbourhood. The zoning of the area shown in Figure 8.

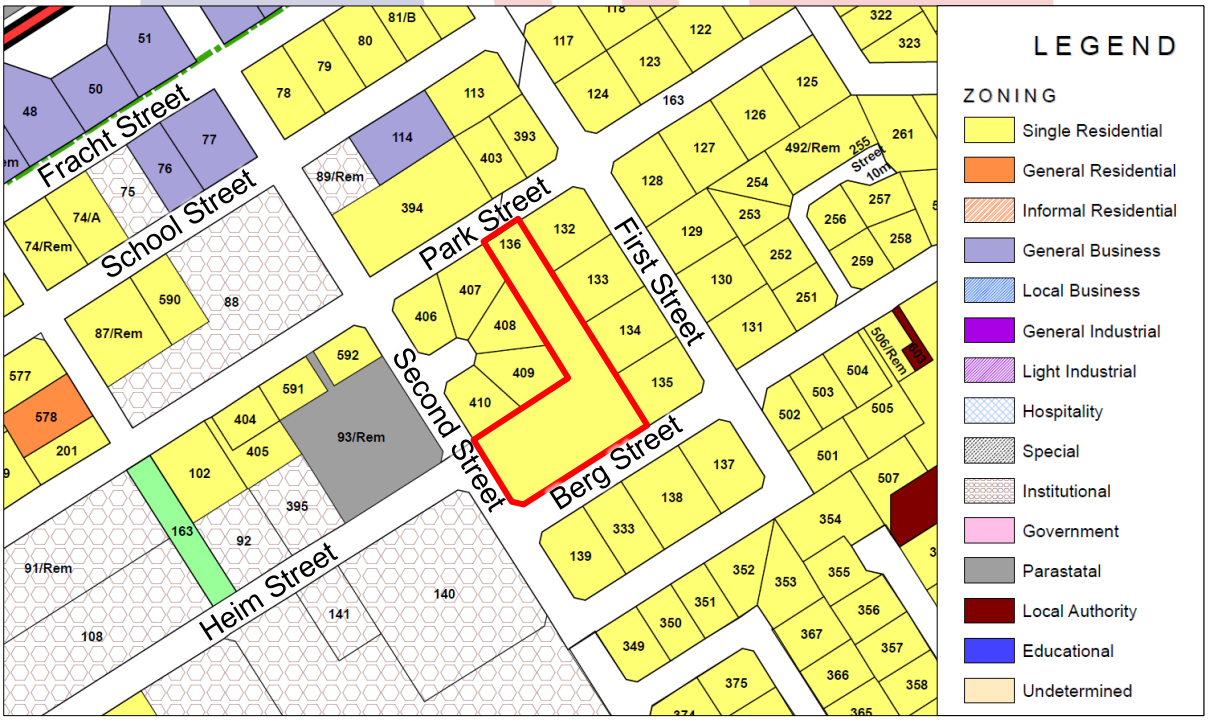


Figure 8: Current zoning of Erf 136 Karibib and surrounding properties and streets.

Erf 136 Karibib is zoned “Single Residential” with a low density of 1 dwelling unit per 900m² and measures 7275m² in extent. It contains four existing dwelling houses as depicted in the following photos.

Figure 9: Photo of Dwelling Units A and B on Erf 136 Karibib (Date: 25 Aug 2021).

Figure 10: Photo of Dwelling Unit B from Berg Street (Date: 25 Aug 2021).

Figure 11: Photo of Dwelling Units B and C from Berg Street (Date: 25 Aug 2021).

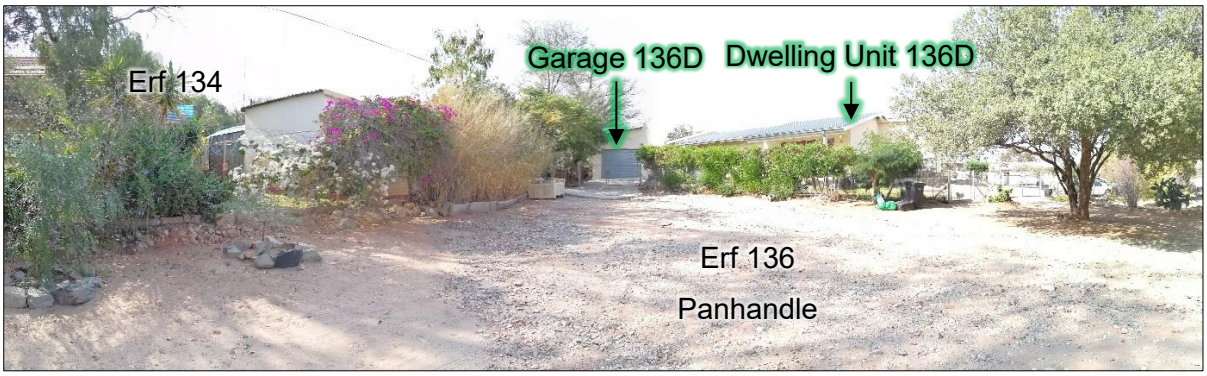


Figure 12: Photo of Dwelling Unit D on Erf 136 from the panhandle (Date: 25 Aug 2021).

Figure 13: Photo of the panhandle leading towards Park Street (Date: 25 Aug 2021).

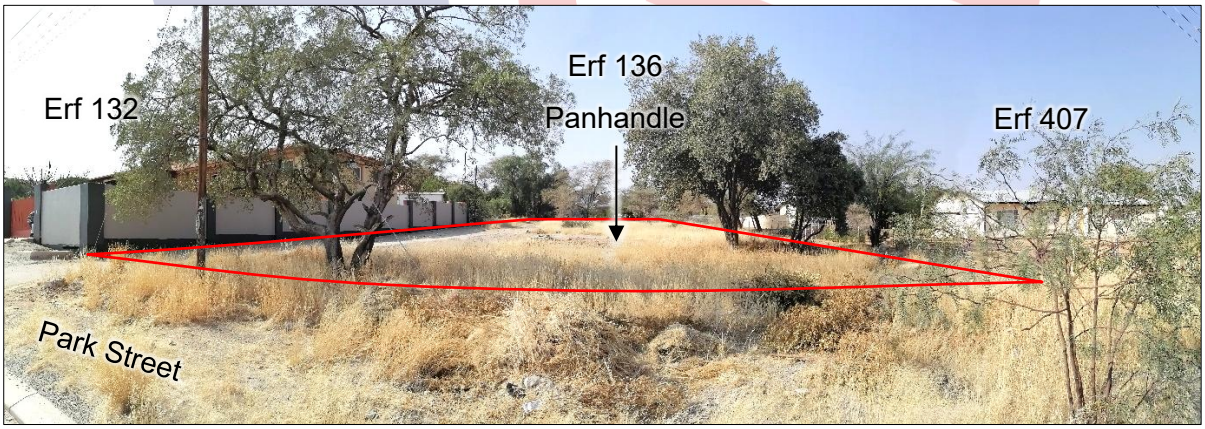


Figure 14: Photo of panhandle between Erven 132 and 407 Karibib (Date: 25 Aug 2021).

The site was revisited in April 2025, and the only visible change was the increased greenery due to the area having a good rainy season. The existing gravel road still exists and is used by occupants.

Figure 15: Up to date photo of the panhandle (Date: 13 April 2025).

Figure 16: Photo of the gravel road giving access to Dwelling 136D (Date: 13 April 2025).

Park and Second Street have a bitumen surface whereas Berg Street and the panhandle of Erf 136 Karibib is gravel graded and has a low level of service.

The proponent appointed Namib Geomatics Technologies to do a topographic survey of Erf 136 Karibib as depicted in Figure 17. This was required to determine the slope and location of any natural and man-made features such as trees and services.

The topographic survey indicates a gradual downwards slope to the west and about 9 trees within the wide panhandle. Some are large rooted trees which will be retained for their ecosystem service such as providing shading and aesthetics.

There are small rooted thornbushes which provide no shading and sheds thorns which an ecosystem disservice to neighbours.

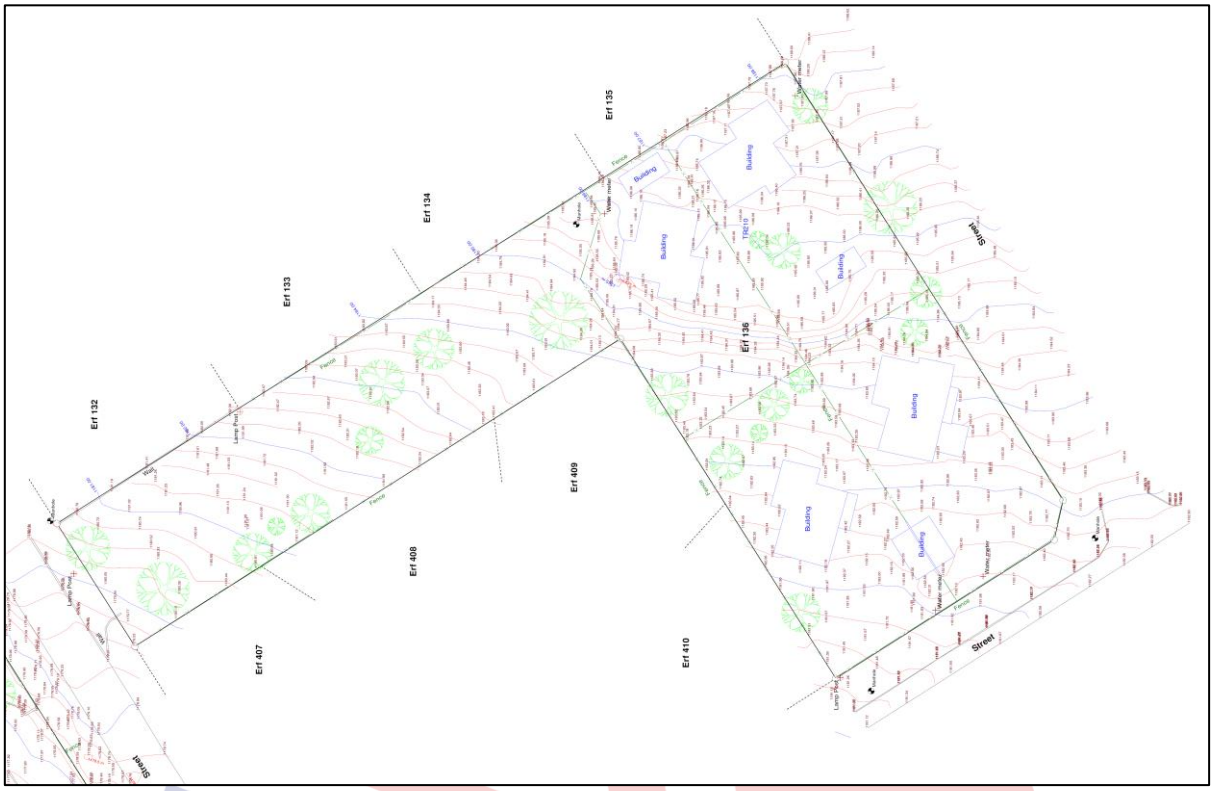


Figure 17: Topographic survey of Erf 136 Karibib (Namib Geomatics Technologies, Sept 2021)

The property is registered in the name of QKR Namibia Navachab Gold Mine (Pty) Ltd in terms of Deed of Transfer No. T2598/2024.

Certain: Erf No. 136 (a portion of Erf 112) Karibib
Situated: In the Town of Karibib
Registration Division "H"
Erongo Region
Measuring: 7275m²

Stewart Planning has permission to act on behalf of QKR Namibia Navachab Gold Mine (Pty) Ltd for the proposed subdivision/rezoning and related environmental application.

Table 2 provides a summary of the property.

Table 2: Property description.

Registered Name	Erf No.136 (a portion of Erf No.112) Karibib Registration Division "H" Erongo Region
Size	7275m²
Street Address	Between Park, Second and Berg Streets
Location	See Locality Plan (***Annexure C***). GPS Co-ordinates: 21°56'20.0"S 15°51'22.2"E
Current Zoning	Single Residential
Density	One dwelling unit per 900m² (1:900m²)
Bulk Factor	Not applicable

Land Use	4 Dwelling Units with Garages
Registered Owner	QKR Namibia Navachab Gold Mine (Pty) Ltd)
Local Authority Area	Karibib Town Council
Site Analysis	Gradual downwards slope to the west (see Figure 17)

6. Identification of laws and policies

Table 3 provides an overview of legislation and its application to the proposed project whereas Table 4 summarises relevant policies that apply to the project.

Table 3: Laws or legislation applicable to the project.

Law or Policy	Provision or application	Authority
Namibia Constitution First Amendment Act of 1998	Article 95(l): The State shall actively promote and maintain the welfare of the people by promoting sustainable development.	National Government
Karibib Zoning Scheme as underwritten by the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).	The proposed rezoning requires approval from the Karibib Town Council (KTC) and Urban and Regional Planning Board (URPB).	KTC & URPB
Environmental Management Act, 2007 (Act No.7 of 2007) and EIA Regulations.	The Ministry of Environment, Forestry, and Tourism (MEFT) and the Urban and Regional Planning Board requires an ECC when rezoning to a “Street”.	MEFT
Local Authorities Act, 1992 (Act No. 23 of 1992), as amended.	In terms of the LA Act, each residential erf needs to have access to a public street.	KTC
All relevant Local Authority Regulations	The project is subject to all relevant regulations (relating to health, building control etc) as required by the various departments of the Local Authority.	KTC

Table 4: Policies or guidelines relevant to the project.

Policy	Provision or application	Authority
Draft Karibib Urban Structure Plan	The site falls just outside the extended CBD which support residential densities of 1:450m² (KTC, 2016:54). Portions 1 to 4 will meet this density and minimum erf size require, and generally meet this spatial objective.	LA/MURD
Ministerial Town Planning Standards and Urban Design Guidelines	The proposed road width of 25 metres more than the minimum required 10m, and also meets the 25m turning circle requirement for cul-de-sac or dead-end “streets”. The proposed subdivision will be fully compliant with Ministerial Town Planning Standards and Urban Design Guidelines.	MURD

7. Public Consultation Process

The application was advertised in accordance with the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Environmental Management Act, 2007 (Act No. 7 of 2007).

The project was advertised twice and in two newspapers, in the Government Gazette, and two notices were placed on-site, and a notice at the Karibib Town Council. Neighbours were also notified by email and standard mail on 21 April 2025. No written objections, comments, or issues were raised by interested and/or affected parties.

Figure 18: Photo of site notices on display from 13 April to 15 May 2025.

8. Need and desirability of the project

The following are reasons why the proposed subdivision/rezoning is considered needed and desirable:

- Employees have expressed their desire to purchase the houses from the Navachab Mine and become homeowners rather than continue renting.
- It is desirable for the company to sell their residential property to reduce operating costs.
- The proposed subdivision/rezoning will permit the houses to be sold separately and achieve the goals of the company and workers.
- The proposed subdivision/rezoning will help formalise the site so that its spatial and legal status reflects the current and future situation.
- The erf and dwelling units are already occupied by different families so the subdivision/rezoning will not have a negative impact on the environment and neighbourhood amenity.
- Rezoning the Remainder of Erf 136 Karibib from “Single Residential” to “Street” will help meet the requirements of the Karibib Town Council and the Urban and Regional Planning Board.

In conclusion, the proposed subdivision/rezoning is considered needed and desirable for the Navachab Mine and its employees.

9. Identification of Potential Impacts

During the scoping exercise, potential impacts were identified which is linked to the proposed activity and/or a sensitive receptor. The potential impacts have been identified among three phases namely:

1. Planning Phase (see Table 5 below).
2. Construction Phase (see Table 6 on page 18).
3. Operational Phase (see Table 7 on page 18).

Table 5: Planning Phase: List of Potential Impacts Numbered P1 to P4.

IMPACT IDENTIFICATION: PLANNING PHASE			
No.	Activity	Receptor	Potential Impact
P1	Rezoning the Remainder of Erf 136 Karibib to "Street".	Surrounding "Single Residential" erven.	**Land Use Compatibility** Positive: The proposed rezoning will create a public street that is usable by adjacent neighbours and will help meet the requirements of the Urban and Regional Planning Board.
P2	Notification of proposed rezoning and land use and public participation.	General public and neighbouring properties.	**Public Input** Positive: General public or neighbours did not raise any objections or concerns to the proposed application.
P3	Payment of endowment fee and monthly payments.	Lack of Council revenue sources for the general upkeep and maintenance of the town.	**Increased Council Revenue** Positive: Increase in Council revenue due to payment of endowment fees and increased tax base of the Council.
P4	Proposed subdivision and rezoning.	Four existing houses on Erf 136 Karibib	**Security of Tenure** Positive: Occupants will be able to buy the houses from the Navachab Mine and secure tenure of the land. This will have positive socio-economic impacts for the occupants.

Table 6: Construction Phase: List of Potential Impacts Numbered C1 to C8.

IMPACT IDENTIFICATION: CONSTRUCTION PHASE			
No.	Activity	Receptor	Potential Impact
C1	Loud noise is generated from street construction, machinery, drilling and compactors.	Adjacent residents and construction workers without PPE.	**Construction Noise Impacts** Negative: Construction activity will generate noise and potentially disturb residents and can be harmful to persons working with heavy machinery and equipment without PPE.
C2	Improper disposal of construction waste and rubble.	Site, street and neighbourhood.	**Solid Waste Management** Negative: Generation of construction waste (tar, asphalt, cement, plastics, ceramics, bricks, and wood) can pollute the receiving environment.
C3	Accidental spillage of hazardous waste such as oil, paint, cement, or asphalt.	Site, street and neighbourhood.	**Hazardous Waste Management** Negative: Oil, paint, cement, and asphalt spillage can pollute the environment and be a health risk to construction workers and residents.
C4	Excavation of Borrow Pits and/or Earthworks	Flat and level site.	**Topsoil Management** Positive: No earthworks will be required to level the site prior to construction. No borrow pits are required.
C5	Lack of ablution facilities, clean drinking water, warning signs and safety training.	Construction workers and visitors from the public.	**Health and Safety Impacts** Negative: Lack of sanitation and clean drinking water can create a health risk. Lack of first aid training and awareness of potential injuries can create a safety risk.
C6	Generation of dust particles from construction activity.	Construction workers without PPE, and adjacent residents.	**Dust Impacts** Negative: Generation of dust can negatively impact the health and safety of workers and adjacent neighbours.
C7	Labour disputes, proper wages, gender discrimination, and unsafe working environments.	Construction workers especially female workers.	**Socio-economic Impacts** Negative: Lack of proper compensation and/or unsafe working sites, and unfair gender recruitment, can be harmful to the well-being and health of employees.
C8	Removal of trees and shrubs during construction activity.	Remainder Erf 136 Karibib and adjacent residents.	**Removal of Trees and Shrubs** Negative: Trees and shrubs provide ecosystem services (shade, aesthetics, soil cohesion) and if removed may upset residents and negatively impact aesthetics, and result in soil erosion during raining season.

Table 7: Operational Phase: List of Potential Impacts Numbered O1 to O3.

IMPACT IDENTIFICATION: OPERATIONAL PHASE			
No.	Activity	Receptor	Potential Impact
O1	Occupation of houses and use of cul-de-sac street.	Adjacent residents.	**Operational Noise Impacts** Positive: The current use will not change or expected to create objectional noise.
O2	General maintenance on sewer network.	Existing municipal manhole on Portion 4	**Manhole Maintenance**

IMPACT IDENTIFICATION: OPERATIONAL PHASE			
No.	Activity	Receptor	Potential Impact
			Positive: The existing municipal manhole on Portion 4 will be located on private property but will be kept open and accessible to the Karibib Town Council for general maintenance.
O3	Rezoning to "Street".	Remainder Erf 136 Karibib	**Reduced Tax Base** Negative: The creation of a street erf is not a rateable property, and reduces the tax base of the Karibib Town Council.

For impact assessment before any mitigation, please refer to Table 10, Table 11, and Table 12 on pages 21 to 23. For proposed mitigations, please refer to the attached Environmental Management Plan (***Annexure A***).

10. Impact assessment

The following section will contain a description and assessment of the significance of any effects, including cumulative effects, that may occur due to the activities.

10.1. Methodology

The assessment of impacts is based on methods published in Namibia and South Africa (Directorate of Environmental Affairs, 2008: 42; DEAT, 2002). Each identified impact is evaluated systematically in terms of its magnitude and extent in area, the duration and frequency of occurrence, the reversibility on the environment, and the acceptability from interested and affected parties. The average grading is then multiplied by the probability of and direction to determine a final numerical value.

This value determines the significance which ranges from highly negative (-3) to highly positive (+3) as indicated on the following scale:

Table 8 provides a definition and overview of each significance level and

Table 9 is a summary of the criteria used, their definition and the grading scale.

Table 8: Definition of each significance level.

SIGNIFICANCE LEVEL	DEFINITION	GRADE
-VERY LOW or **+VERY LOW**	Impacts that affect a tiny area or population and hardly modify the environment. Biological and socio-economic aspects continue to function normally. Positive or negative effects are trivial and non-existent, and no mitigation is required.	±0
-LOW or **+LOW**	Impacts that affect a small area or population and slightly modify the environment. Biological and socio-economic aspects continue to function sustainably without mitigation. Positive and negative effects are minor and almost unnoticeable. Mitigation is cost-efficient and easy to implement.	±1
-MEDIUM or **+MEDIUM**	Impacts affect a larger area or population and modify the environment to some extent. Biological and socio-economic aspects continue to function sustainably with mitigation. Positive and negative effects are noticeable and important. Mitigation is costly but can be implemented.	±2
-HIGH or **+HIGH**	Impacts that affect a wide area or population and heavily modify the environment. Biological and socio-economic aspects continue to function on an unsustainable basis for negative impacts. Both positive and negative impacts are major and apparent. Mitigation is expensive and sometimes impossible to implement.	±3

Table 9: Summary of criteria, definition and grading.

CRITERION	DEFINITION	GRADE
MAGNITUDE	Magnitude defines the scale and ability of an impact to cause a change in the environment which is measured from a very low (0) to a very high (5) scale of change.	
Very Low	The impact has little to no change in the size or value of an environmental feature.	1
Low	The impact has a small change in the size or value of an environmental feature.	2
Moderate	The impact has a moderate and noticeable change on the environment.	3
High	The impact has a large and noteworthy change in the size or value of an environmental feature.	4
Very High	The impact has a major and significant change in the size or value of an environmental feature.	5
EXTENT	Extent defines the ability of an impact to affect a certain geographic area which can range from on-site (1) to an international (5) level.	
On-site	The impact is limited to the boundaries of the project site within a 50-meter radius.	1
Local	The impact affects the local surrounding environment within a 500-meter radius.	2
Urban	The impact affects the wide urban area within a 5 km radius	3
Regional	The impact is extensive and felt on a regional or national scale within the borders of the country.	4
International	The impact is widespread, cross-border cutting, and felt on an international level.	5
DURATION	Duration specifies how long an impact and effect will endure which can last from very short (1) to very long (5) duration.	
Very Short	The impact can last less than a day or week.	1
Short	The impact can last a few months or less than a year or during the construction phase only.	2
Medium	The impact can last between 1 to 10 years or during the operational phase only.	3
Long	The impact can last more than 10 years and close to the end of the operational phase.	4
Very Long	The impact can last from up to 100 years or more and beyond the decommissioning phase.	5
FREQUENCY	Frequency defines how many times an impact will occur over time which can range from a very low (1) to a very high (5) rate of occurrence.	
Very Low	The impact occurs only once or has a very low number of occurrences over the project life cycle.	1
Low	The impact occurs infrequently or has a low number of occurrences in a year.	2
Medium	The impact occurs occasionally or has a medium number of occurrences in a month.	3
High	The impact occurs often or has a high number of occurrences in a few days or a week.	4
Very High	The impact occurs frequently with a very high number of occurrences in an hour or day.	5
REVERSIBILITY	Reversibility is the ability of the receiving environment to restore itself with or without human intervention and is measured from a low (1) to high cost (5).	
Low Cost	The impact has a high rate of reversibility or the environmental health will restore itself to its natural state at a fast rate with little to no cost.	1
Medium Cost	The impact has a medium rate of reversibility or the environmental health can be restored to its natural state but with human intervention at a reasonable rate and cost.	3
High Cost	The impact has a low rate of reversibility (if not irreversible) or the environmental health can be restored to its natural state at a slow rate but it will be difficult or expensive to rehabilitate.	5
ACCEPTABILITY	Acceptability shows the level of tolerance from the public which can range from being acceptable (1) to unacceptable (5) depending on the response received from interested and affected parties.	
Acceptable	The impact is acceptable when no objections or concerns have been noted during public participation and/or the impact does not pose a potential risk to public health and safety.	1
Manageable	The impact is manageable when a small number of objections or concerns have been noted during public participation and/or the impact has a small potential risk to public health and safety.	3
Unacceptable	The impact is unacceptable when many objections or concerns have been noted during public participation and/or the impact poses a major potential risk to public health and safety.	5
PROBABILITY	Probability is the likelihood of a potential impact happening as predicted which can range from a very low (0%) to a very high (100%) chance of occurring. The probability is multiplied by the average grading.	
Very Low	The impact will not occur with a probability of 0%.	0%
Low	The impact is unlikely to occur with a low probability of say ±25%.	25%
Medium	The impact is expected to occur with a medium probability of say ±50%.	50%
High	The impact is likely to occur with a high probability of say ±75%.	75%
Very High	The impact will occur with a probability of 100%.	100%
DIRECTION	Direction determines whether an impact will have a positive (+) or a negative (-) impact on the environment and is multiplied by the average grading to determine whether the impact is beneficial or not.	
Positive	Positive impacts have beneficial, useful, and desirable effects on the receiving environment.	(+)
Negative	Negative impacts have adverse, costly and undesirable effects on the receiving environment.	(-)

10.2. Assessment of potential impacts

The identified impacts are evaluated according to their magnitude, extent, duration, frequency, reversibility and acceptability to obtain an average grading. This grading is multiplied by the probability and direction to calculate the final grading and significance level before mitigation measures are implemented.

Table 10 lists the planning impacts numbered P1 to P3 (see Table 5 on page 18) and their associated evaluation and determination of significance level before any mitigation.

Table 10: Planning phase and assessment of potential impacts before mitigation.

IMPACT ASSESSMENT BEFORE MITIGATION: PLANNING PHASE											
Impact No.	Magnitude	Extent	Duration	Frequency	Reversibility	Acceptability	Average grading	Probability	Direction	Final grading before mitigation	Significance level before mitigation
P1	Low 2	On-Site 1	Long 4	Very Low 1	Medium Cost 3	Acceptable 1	2.00	Very High 100%	Positive (+)	**+2.0**	**+MEDIUM**
P2	Low 2	On-site 1	Short 2	Very Low 1	Low Cost 1	Acceptable 1	1.33	Very High 100%	Positive (+)	**+1.3**	**+LOW**
P3	Low 2	Urban 3	Short 2	Very Low 1	Medium Cost 3	Manageable 3	2.33	Very High 100%	Positive (+)	**+2.3**	**+MEDIUM**
P4	High 4	On-site 1	Long 4	Very Low 1	Medium Cost 3	Manageable 3	2.67	Very High 100%	Positive (+)	**+2.7**	**+HIGH**

The planning phase mostly has positive impacts ranging from low to high because the proposed subdivision/rezoning is compatible with the surrounding land uses, the application received positive public input, it will help increase Council revenue, and lastly the creation of tenure will positively impact occupants who want to purchase their homes.

Table 11 lists construction-related impacts numbered C1 to C8 (see Table 6 on page 18) and their associated evaluation and significance level.

Table 11: Construction phase and assessment of potential impacts before mitigation.

IMPACT ASSESSMENT BEFORE MITIGATION: CONSTRUCTION PHASE											
Impact No.	Magnitude	Extent	Duration	Frequency	Reversibility	Acceptability	Average grading	Probability	Direction	Final grading before mitigation	Significance level before mitigation
C1	Moderate 3	Local 2	Short 2	High 4	High Cost 5	Manageable 3	3.17	High 75%	Negative (-)	**-2.4**	**-MEDIUM**
C2	High 4	On-site 1	Short 2	High 4	Medium Cost 3	Unacceptable 5	3.17	Medium 50%	Negative (-)	**-1.6**	**-MEDIUM**
C3	Very High 5	On-site 1	Short 2	Medium 3	Medium Cost 3	Unacceptable 5	3.17	Medium 50%	Negative (-)	**-1.6**	**-MEDIUM**
C4	Low 2	Local 2	Short 2	Low 1	Low Cost 1	Acceptable 1	1.50	High 75%	Positive (+)	**+1.1**	**+LOW**
C5	Moderate 3	Local 2	Short 2	High 4	Medium Cost 3	Manageable 3	2.83	Medium 50%	Negative (-)	**-1.4**	**-LOW**
C6	Moderate 3	On-site 1	Short 2	High 4	High Cost 5	Manageable 3	3.00	Very High 100%	Negative (-)	**-3.0**	**-HIGH**
C7	Very High 5	Urban 3	Short 2	Very Low 1	Medium Cost 3	Unacceptable 5	3.17	Medium 50%	Negative (-)	**-1.6**	**-MEDIUM**
C8	Moderate 3	On-site 1	Long 3	Very Low 1	Medium Cost 3	Unacceptable 5	2.67	High 75%	Negative (-)	**+2.0**	**-MEDIUM**

The construction phase has 7 negative impacts and 1 positive. These impacts are largely related to upgrading the gravel road or redeveloping the area into a typical street which may generate noise, solid and hazardous waste, health and safety impacts, dust creation, potential labour disputes, and the potential of removal of trees and shrubs from the area. These negative impacts need to be mitigated to reduce their impact on the receiving environment. The site does not require earthworks, therefore, no borrow pits are required which is a positive factor.

Table 12 lists operational-related impacts numbered O1 to O3 (see Table 7 on page 18) and their associated evaluation and significance level.

Table 12: Operational phase and assessment of potential impacts before mitigation.

IMPACT ASSESSMENT BEFORE MITIGATION: OPERATIONAL PHASE											
Impact No.	Magnitude	Extent	Duration	Frequency	Reversibility	Acceptability	Average grading	Probability	Direction	Final grading before mitigation	Significance level before mitigation
O1	Low 2	On-Site 1	Long 4	Low 2	Low Cost 1	Acceptable 1	1.83	Very High 100%	Positive (+)	**+1.8**	**+MEDIUM**
O2	Low 2	On-Site 1	Long 4	Medium 3	Medium Cost 3	Manageable 3	2.67	High 75%	Positive (+)	**+2.0**	**+MEDIUM**
O3	Low 2	Urban 3	Long 4	Medium 3	Medium Cost 3	Acceptable 1	2.67	High 75%	Negative (-)	**-2.0**	**+MEDIUM**

The operational phase has 2 positive and 1 negative impacts, all on a medium level. This is due to the fact that the current use will not change or expected to create noise impacts, and all existing services will be kept open for municipal access and maintenance. The only negative impact is the creation of a street which will not be a rateable property, and therefore, slightly reducing the tax base of the local authority, but this was considered accepted as the subdivision/rezoning was approved by the Karibib Town Council.

Overall, the proposed rezoning to a “Street” will not create major or unacceptable negative impacts on the receiving environment, all negative impacts will be mitigated as provided in the Environmental Management Plan.

11. Environmental Management Plan

Please refer to Annexure A for the Environmental Management Plan (EMP) and recommended mitigations for each potential impact. All negative impacts could be successfully mitigated if certain measures are implemented from a high/medium to a low level, and in some cases positive impacts could be enhanced.

12. Conclusion

This Environmental Scoping Report has assessed the proposed rezoning of the Remainder of Erf 136 Karibib, measuring approximately 2192 m², from "Single Residential" to "Street" in support of the subdivision of the property into individual residential erven. The primary purpose of the rezoning is to formalise existing vehicle access and create a public street to serve existing dwelling units, thereby enabling the lawful sale of the houses to employees of QKR Namibia Navachab Gold Mine (Pty) Ltd.

The assessment has demonstrated that the proposed rezoning is limited in scale, occurs within an established residential area, and reflects an existing land-use pattern. No significant changes to the physical environment are anticipated, and no major or unacceptable negative environmental impacts are expected. Identified impacts are largely low in significance and can be effectively managed through the implementation of the recommended mitigation measures contained in the Environmental Management Plan (EMP).

The public consultation process was conducted in accordance with applicable legislation, and no objections or substantive concerns were raised by interested or affected parties. The proposed rezoning is compatible with surrounding land uses, complies with relevant planning and environmental legislation, and supports broader socio-economic objectives by promoting security of tenure and home ownership.

13. Recommendation

Based on the findings of this report, it is concluded that the proposed rezoning is environmentally acceptable and can be supported from an environmental perspective. It is therefore recommended that an Environmental Clearance Certificate be issued for the rezoning of the Remainder of Erf 136 Karibib from "Single Residential" to "Street", subject to the implementation of the EMP throughout all phases of the project. The following wording is recommended:

> [1] That an Environmental Clearance Certificate be issued to QKR Namibia Navachab Gold Mine (Pty) Ltd for the rezoning of the Remainder Erf 136 Karibib (2192m²) from "Single Residential" (1:900m²) to "Street" for the creation of a public street.

Yours sincerely,

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Johann Otto
Town and Regional Planner
STEWART PLANNING

14. References

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END OF REPORT