

**ENVIRONMENTAL IMPACT ASSESSMENT (EIA) FOR THE  
PROPOSED SUBDIVISION, CLOSURE OF PORTION A OF ERF  
1307 AS A PUBLIC OPEN SPACE AND REZONING TO GENERAL  
BUSINESS, USAB EXTENSION 4, KARIBIB, ERONGO REGION**

**ENVIRONMENTAL SCOPING REPORT**



**Prepared For**

Grow More Trading Erongo cc

P. O. Box 90037

Windhoek

**Prepared by**

**Green Gain**  
Consultants

 +264 81142 2927

 info@greegain.com.na

 <https://www.greengain.com.na>

October 2024

## DOCUMENT INFORMATION

|                          |   |
|--------------------------|---|
| <b>Project Name</b>      | Proposed Subdivision of Erf 1307, Closure of Portion A of Erf 1307 as a Public Open Space, Rezoning to General Business, Usab Extension 4, Karibib, Erongo Region                                       |
| <b>Location</b>          | Usab Extension 2, Karibib, Erongo region  |
| <b>Proponent</b>         | Grow More Trading Erongo cc<br>Reg: CC/2011/4765<br>P. O. Box 90037, Windhoek   |
| <b>EAP</b>               | <b>Green Gain Consultants cc</b><br>Address: P. O. Box 5303, Walvis Bay<br>Contact: Mr. Joseph K. Amushila<br>Cell: 0811422927<br>Email: <a href="mailto:info@greegain.com.na">info@greegain.com.na</a> |
| <b>Report Type</b>       | Environmental Scoping Report  |
| <b>Application No.</b>   | APP241031004886   |
| <b>Assessment Period</b> | October 2024  |

### Approval



# TABLE OF CONTENTS

|  |    |
|--|----|
| LIST OF TABLES.....  | 4  |
| LIST OF FIGURES .....  | 4  |
| LIST OF ACRONYMS .....                                       | 5  |
| 1. INTRODUCTION AND BACKGROUND.....                          | 6  |
| 1.1 Background.....  | 6  |
| 1.2 Scope of the Study.....                                  | 7  |
| 1.3 Purpose of the study .....                               | 7  |
| 1.4 Environmental Assessment Practitioner (EAP) .....        | 8  |
| 2. APPROACH TO THE STUDY.....                                | 9  |
| 2.1 Baseline study .....                                     | 9  |
| 2.2 Public participation process.....                        | 10 |
| 3. DESCRIPTION OF THE PROPOSED ACTIVITIES.....               | 11 |
| 3.1 Locality .....   | 11 |
| 3.2 Property sizes and zonings.....                          | 11 |
| 3.3 Site description .....                                   | 12 |
| 3.4 Proposed Subdivision, Closure and Rezoning .....         | 13 |
| 3.5 Proposed consolidation .....                             | 14 |
| 3.6 Project alternatives .....                               | 15 |
| 3.7 Need and desirability.....                               | 16 |
| 4. THE AFFECTED ENVIRONMENT.....                             | 17 |
| 4.1 Socio-economic .....                                     | 17 |
| 4.2 Town biophysical settings .....                          | 18 |
| 5. LEGAL REQUIREMENTS.....                                   | 19 |
| 6. ASSESSMENT OF PROJECT IMPACTS.....                        | 22 |
| 7. ANTICIPATED PROJECT IMPACTS AND MITIGATION MEASURES ..... | 24 |
| 7.1 Potential Impacts: Planning Phase .....                  | 24 |
| 7.2 Potential Impacts: Construction phase.....               | 25 |
| 7.3 Potential Impacts: Operation phase .....                 | 26 |
| 8. CONCLUSION AND RECOMMENDATIONS .....                      | 27 |
| 8.1 Assumptions and Conclusions:.....                        | 27 |
| 9. REFERENCES.....   | 28 |
| 10. APPENDICES .....   | 29 |
| APPENDIX A: List of I&APs.....                               | 29 |
| APPENDIX B: Proof of Consultations .....                     | 29 |
| APPENDIX C: EMP .....  | 29 |

## LIST OF TABLES

|  |    |
|--|----|
| Table 1: Details of the EAP .....                        | 8  |
| Table 2: land use sizes .....                            | 13 |
| Table 3: Applicable National Laws.....                   | 19 |
| Table 4: Significance assessment.....                    | 22 |
| Table 5: Color coding meaning .....                      | 23 |
| Table 6: Potential impacts during operation phase: ..... | 26 |

## LIST OF FIGURES

|  |    |
|--|----|
| Figure 1: Public consultation notices..... | 10 |
| Figure 2: Locality map.....                | 11 |
| Figure 3: Existing situation .....         | 12 |
| Figure 4: Proposed subdivision layout..... | 13 |

## LIST OF ACRONYMS

|        |   |
|--------|---|
| DEAF:  | Directorate of Environmental Affairs and Forestry |
| EAP:   | Environmental Assessment Policy                   |
| ECC:   | Environmental Clearance Certificate               |
| EIA:   | Environmental Impact Assessments                  |
| EMA:   | Environmental Management Act                      |
| EMP:   | Environmental Management Plan                     |
| GG:    | Government Gazette                                |
| I&APs: | Interested and Affected Parties                   |
| KTC:   | Karibib Town Council                              |
| MEFT:  | Ministry of Environment, Forestry and Tourism     |
| MURD:  | Ministry of Urban and Rural Development           |
| NSA:   | Namibia Statistic Agency                          |
| POS:   | Public Open Space                                 |
| URPB:  | Urban and Regional Planning Board                 |

# 1. INTRODUCTION AND BACKGROUND

## 1.1 Background

**Grow More Trading Erongo cc** hereinafter referred to as the proponent, is the owner of the Erf 1211 currently zoned General Business. The owner intends to purchase a portion of Erf 1307 (A/13017) measuring 5, 485m<sup>2</sup> and currently zoned Public Open Space (POS) with the intention of consolidating it with their property (Erf 1211). The two properties lie adjacent to each other and are located in Usab Extension 4, Karibib

In terms of the Urban and Regional Planning Act of 2018, certain town planning procedures should be applied for the Subdivision of Erf 1307, Closure and subsequent Rezoning of the purchased portion from the current zoning “Single Residential” to “Business”. The town planning procedures to be followed are listed below.

- Subdivision of Erf 1307 Usab Extension 4 Into Erf "A" and the Remainder
- Permanent Closure of Erf "A" (Portion of Erf 1307 Usab Extension 4, From "Public Open Space" To "General Business with A Bulk of 3.0"
- Rezoning Of Portion "A"(Portion of Erf 1307 Usab Extension 4), from "Public Open Space" to "General Business"
- Consolidation of Erf "A" (Portion of Erf 1307 Usab Extension 4) with Erf 1211 Into A Consolidated Erf “X”.
- Consent To Start with Development in Accordance with the Proposed Zoning while the Rezoning Application is being finalized

In terms of Schedule 5.1 of the Environmental Management Act (Act No. 07 of 2007), () and its regulations (GN No. 30 of 2012), the closure and rezoning of land zoned “POS” cannot be undertaken without an Environmental Impact Assessment (EIA) being carried out.

Provisional approval has been given by the Karibib Town Council (KTC) for the purchase of the portion of Erf 1307, currently zoned Public Open Space provided that the necessary town planning procedures are undertaken and that the proponent obtains approvals from the relevant authorities.

## 1.2 Scope of the Study

The environmental scoping study was conducted in line with the Namibia's Environmental Impact Assessment Regulations (GN No. 30 of 2012). It indicates a description of the affected environment and the way the proposed activities may affect the environment. A multidisciplinary approach was used to collect baseline information pertaining to the receiving environment and its social surroundings sourced through site investigations, existing documents, and the use of Geographic Information Systems (GIS) mapping. The study also benefited a great deal from Interested and Affected Parties (I&APs) contributions.

## 1.3 Purpose of the study

The aims of this Scoping process are.

- Evaluate the suitability of the proposed activities against the biophysical and socio-economic of the area.
- Propose the appropriate mitigation measures to avoid, mitigate or lessen the negative impacts.
- Consult all I&AP's and relevant stakeholders.
- Above all, comply with the EMA, No. 07 of 2007.

### 1.4 Environmental Assessment Practitioner (EAP)

Green Gain Consultants cc is a Namibian based professional environmental and natural resources consulting firm established and driven through belief, passion, and dedication to sustainable development. Established in 2012, Green Gain has grown into a substantial team of environmental practitioner in Namibia providing innovative and cost-effective solutions to environmental challenges and help our clients meet regulatory and stakeholder expectations for environmental performances. The table below presents detailed information about Green Gain Consultants cc.

*Table 1: Details of the EAP*

| Environmental Assessment Practitioner (EAP): Green Gain Consultants cc |  |
|--|--|
| Physical address   | Cnr. Joe Davis and Paul van Harte, Narraville, Walvis Bay  |
| Postal address   | P.O. Box 5303, Walvis Bay  |
| Contact numbers  | 0813380114 or 0811422927   |
| Email address  | <a href="mailto:info@greengain.com.na">info@greengain.com.na</a> <a href="mailto:greengaincc@yahoo.com">mailto:greengaincc@yahoo.com</a>   |
| Expertise  | <p><b>Name:</b> Mr. J.K. Amushila</p> <p><b>Qualifications:</b> M. Sc. Environmental Management, B. Honors Agriculture, B. Degree Agriculture, National Diploma in Agriculture.</p> <p><b>Experience:</b> He is a registered EAPAN member (No.165) He has worked on several EIA and SEA projects. Through his consulting work he gained experience of not only EIA project management, but also environmental specialist experience as well as public consultations.</p> |



## 2. APPROACH TO THE STUDY

Given the nature of the proposed activities, a Scoping study was deemed sufficient. The Scoping process include the followings.

- Site visits to collect primary data.
- Legal and policy review
- Gleaning over existing information pertaining to similar developments and issues
- Discussions, meetings, and site visits with the Authority and in this case the proponent
- Incorporate opinions and concerns raised by interested and affected parties.
- Make professional judgments and recommendations.

### 2.1 Baseline study

#### 2.1.1 Site Visits:

Sites visit was conducted to collect biophysical data such as.

- Roads and traffic information
- Land use and adjacent areas
- Hydrological features
- Soil and Geology
- Topographic features, etc.

#### 2.1.2 Review of Policy and Relevant Documents/Literatures

The following Literatures were reviewed.

- Karibib Town Planning Scheme
- Local Authorities Act, (Act 23 of 1992)
- Urban and Regional Planning Act No. 5 of 2018

## 2.2 Public participation process

The Environmental Assessment Regulations specifies that a Public Participation Process must be conducted as an integral part of the EIA study. This was adhered to, as potential I& AP and relevant stakeholders were invited to register and forward concerns / comments to the EAP to ensure an equitable and effective participation.

### 2.2.1 Notification of IAPs and Stakeholders

The study was subjected to a public participation process (PPP) as defined in section 21 (2) of the Environmental Regulations of (GG6 of February 2012) Environmental Management Act 7 of 2007 and EIA Regulations of February 2012.

Potential interested and affected parties (I&APs) were notified through newspaper advertisements and public notices which provided brief information about the proposed project and the EIA process. Public notices were advertised twice in two local newspapers Confidante and Windhoek Observer for 06 and 09 September 2024. Public notices were also displayed at the Council offices and at the project site.

In addition, consultation with adjacent property owners as well as interested and affected parties was also done by the Town Planner as part of the planning process. During the consultation period, no objections have been received with regards to the proposed rezoning and operation of the existing business complex.

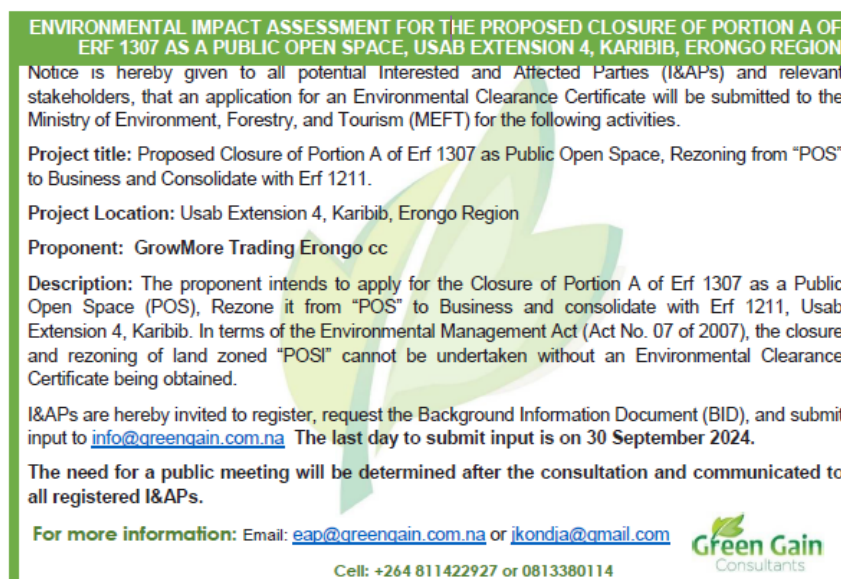


Figure 1: Public consultation notices

# 3. DESCRIPTION OF THE PROPOSED ACTIVITIES

## 3.1 Locality

Erven 1307 & 1211 are both located in Usab Extension 4, Karibib, adjacent to each other within a general business zone, South of the Kapapu Road and West of the Usab Stadium

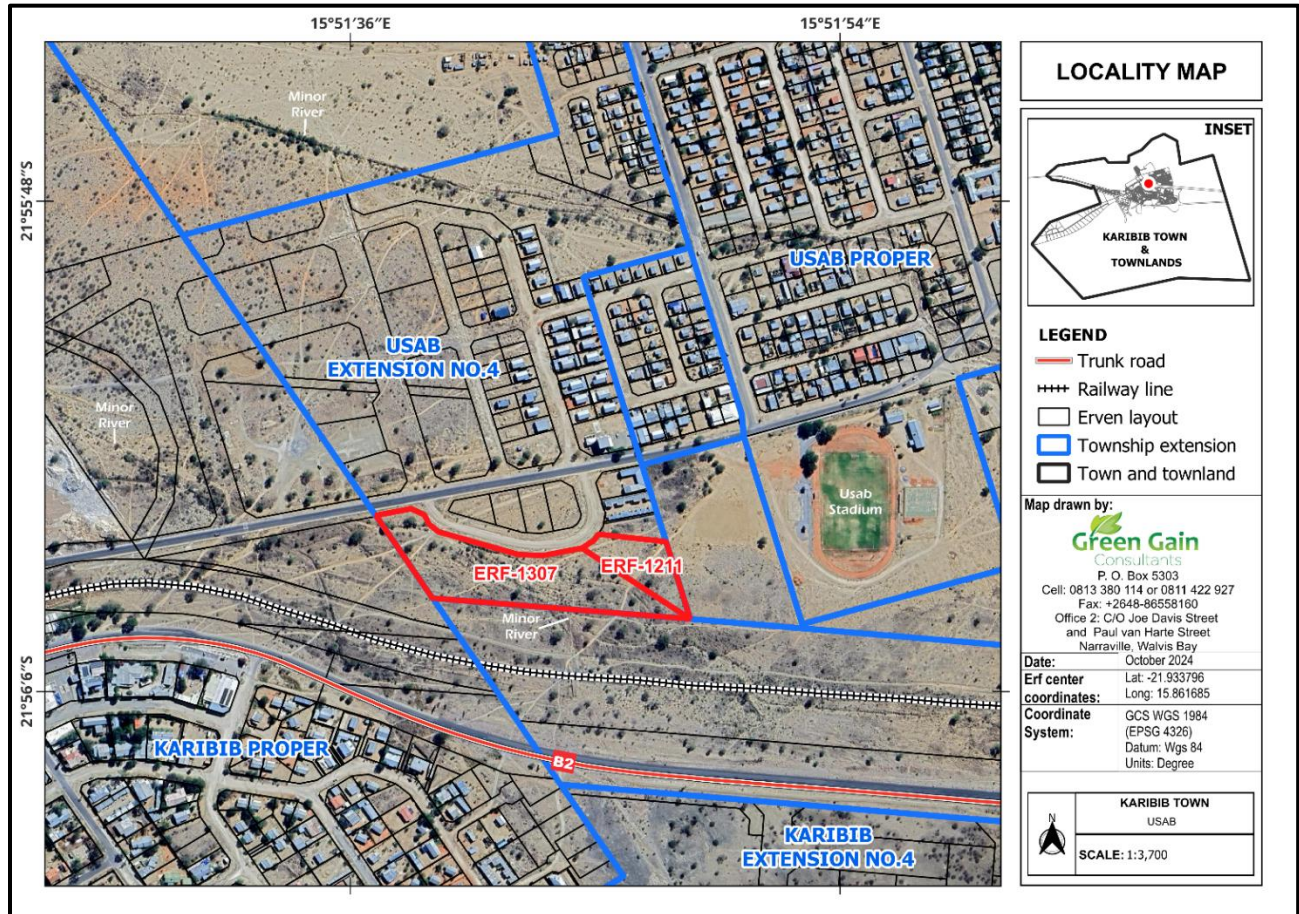


Figure 2: Locality map

## 3.2 Property sizes and zonings

According to the Karibib Zoning Scheme, Erf 1307 is measuring 16 928 m<sup>2</sup> in extent is currently zoned “Public Open Space” while Erf 1211, is measuring is 4 515 m<sup>2</sup> and is currently zoned “General Business”. The intention is purchasing a portion of Erf 1307 measuring 11,443m<sup>2</sup> and consolidate it to Erf 1211 to increase the property size (Erf 1211) to 10,000 m<sup>2</sup>.

### 3.3 Site description

The area where Erven 1307 and 1211 is situated is characterized by a relatively flat terrain. The area is not prone to flooding and is suitable for development. Usab Extension 4 is a formal planned township, hence access to Erven 1307 & 1211 is obtained from existing streets network of Usab Township specifically from Kapapu Road thus application for new access point is not required. Usab Extension 4 is fully serviced with portable water, sewer, and electricity. Portion A that will be subdivided from Erf 1307 will be connected to existing utility services along the Kapapu road to accommodate this development.

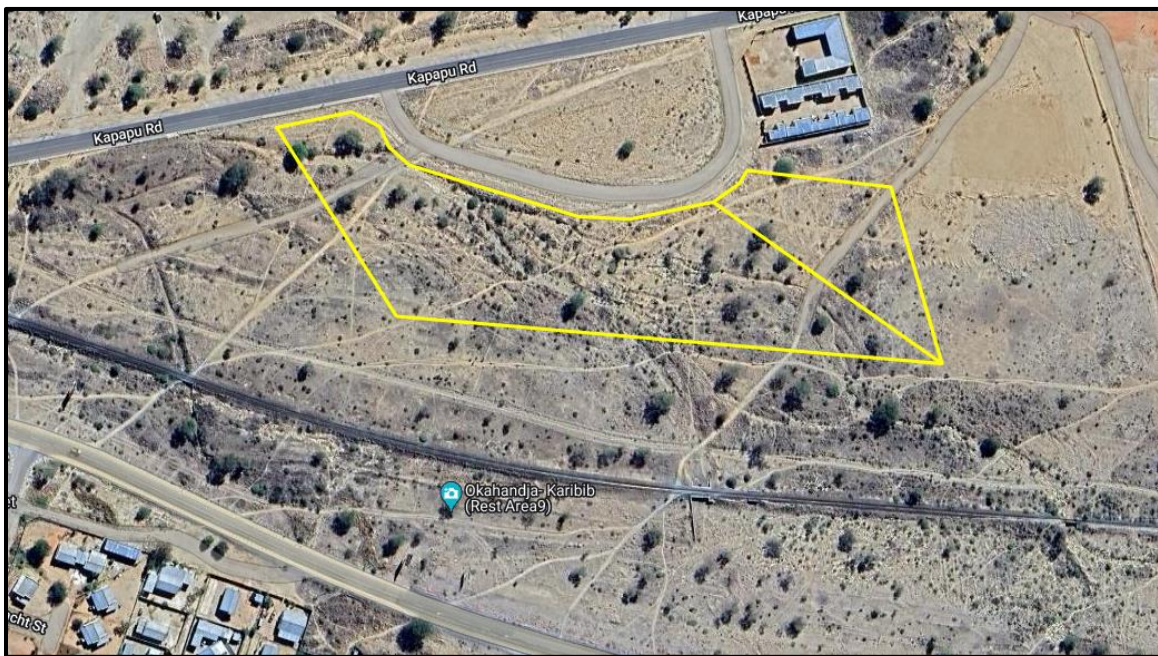


Figure 3: Existing situation

### 3.4 Proposed Subdivision, Closure and Rezoning

Erf 1307 Usab Extension 4 is currently reserved as a Public Open Space and underutilized. It is therefore our client’s intention to subdivide this Erf into two portions, Erf ‘A’ and A Remainder’. The portion subdivided from Erf 1307 will be permanently closed as a "Public Open Space" in terms of Article 50(1) (c) of the Local Authorities Act, 1992 (Act No. 23 of 1992) as amended and subsequent & rezoned from "Public Open Space" to "General Business" with a bulk of 3.0 and consolidated with Erf 1211 in terms of section 105(1) (a) (e) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018). The Remainder will retain its Public Open Space Zoning.

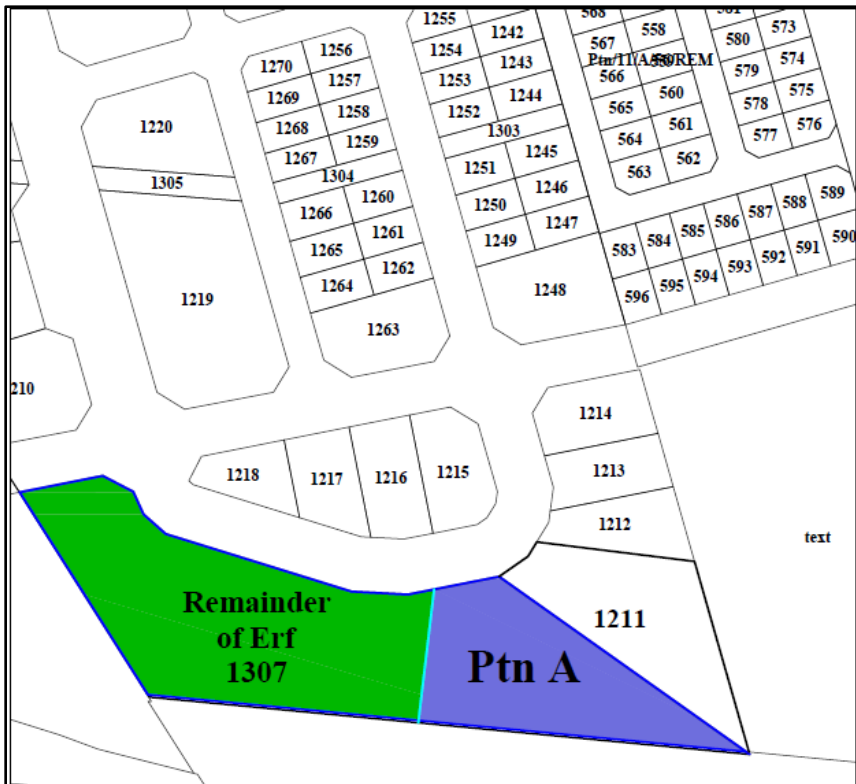


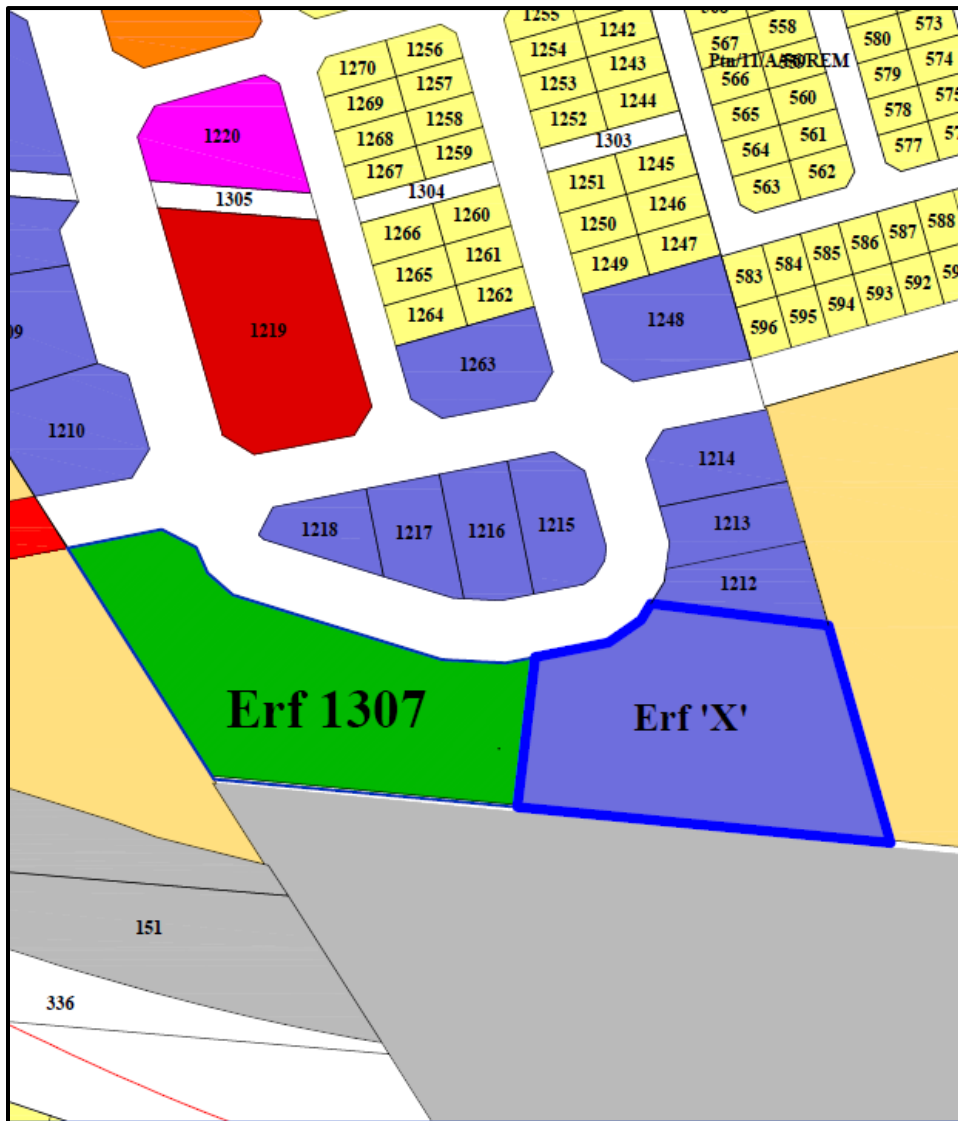
Figure 4: Proposed subdivision layout

Table 2: land use sizes

| # | Erf Number        | Area                         | Current Zoning    | Proposed Zoning   |
|---|-------------------|------------------------------|-------------------|-------------------|
| 1 | Erf 'A'/1307      | 5, 485 m <sup>2</sup>        | Public Open Space | General Business  |
| 2 | RE/1307           | 11, 443 m <sup>2</sup>       | Public Open Space | Public Open Space |
|   | <b>Total Area</b> | <b>16, 928 m<sup>2</sup></b> |                   |                   |

### 3.5 Proposed consolidation

Erf A/1307 will be consolidated with Erf 1211, into a Consolidated Erf. 'X' with a total area of 10,000 m<sup>2</sup>. This will permit Grow More Trading Erongo cc to develop a general business complex which will result in the employment creation for the community in Karibib, thus aligns with the Karibib's strategic framework which thrives to transform Karibib into a hub of economic opportunities while ensuring community inclusivity.



The developer will be expected to pay the betterment fee to Karibib Town Council to upgrade electrical, sewer and water infrastructure in the area to be able to accommodate the increased volumes of this development.

## **3.6 Project alternatives**

The EIA Regulations stipulates that the Scoping process should investigate alternative development options to any proposed developments/activities. The following alternatives were considered.

### **3.6.1 Do Nothing**

The “Do-Nothing” option will imply that no action will be taken. This option will not be ideal because the intended activities are necessary to ensure compliance to rectify the existing discrepancies in line with the Swakopmund Town Planning Scheme.

### **3.6.2 Land use options**

The proposed layouts as presented in Section above were all considered ideal and in accordance with the Townships and Division of Land Ordinance 11 of 1963 and the Karibib Town Planning Scheme, hence no alternative layouts are required.

### **3.7 Need and desirability**

In determining the need and desirability for this proposed subdivision, permanent closure, rezoning and consolidation of Erf 1211 and 1307 Usab Extension 4, we have considered the following factors as paramount important

#### **3.7.1 Job creation**

The proposed development by Grow More Trading Erongo cc will lead to the expansion of business operations, which is expected to create additional employment opportunities for local residents in Karibib. This aligns with the Council's vision of fostering economic growth and improving livelihoods in the community

#### **3.7.2 Utilization of Underutilized Land:**

Erf 1307 is currently designated as "Public Open Space". It is underutilized and is in close Proximity to another Public Open Space on the Eastern side of 'Usab Stadium' thus rezoning a portion of Erf 1307 from Public Open Space to General business will not affect the function of the Public Open Spaces in the area. The application seeks to transform this land into a "General Business" zone, thereby optimizing land use in accordance with the Council's objectives of sustainable urban development.

#### **3.7.3 Enhanced Community Facilities:**

By converting part of the public open space into a business zone, the development is likely to bring in new services and amenities that will benefit the community, thereby promoting inclusivity and access to essential goods.

#### **3.7.4 Alignment with Council's Strategic Framework:**

The proposal supports Karibib's strategic framework aimed at transforming the town into a hub of economic opportunities while ensuring community inclusivity. The consolidation of the properties will facilitate a larger business footprint, which is crucial for attracting investment in Karibib.

## 4. THE AFFECTED ENVIRONMENT

This section provides a brief description of the existing biophysical and built/social environments. It draws on information from site visits, the study team and member's experiences, background literature as well as maps and photographs. It also presents a background against which the positive and negative impacts of the proposed options can be assessed.

### 4.1 Socio-economic

#### 4.1.1 About the town

Karibib is a town in the Erongo Region of western Namibia. It is situated, halfway between Windhoek and Swakopmund on the B2 Main Road, See Figure 1 below for the locality map of Karibib. Karibib is the district capital of the Karibib Constituency, which includes the urban area of Usakos and surrounding private commercial farms. The town comprises of some 9,800 hectares of land and is governed by the KTC while the surrounding rural areas (farmland) are governed by the Erongo Region Council.

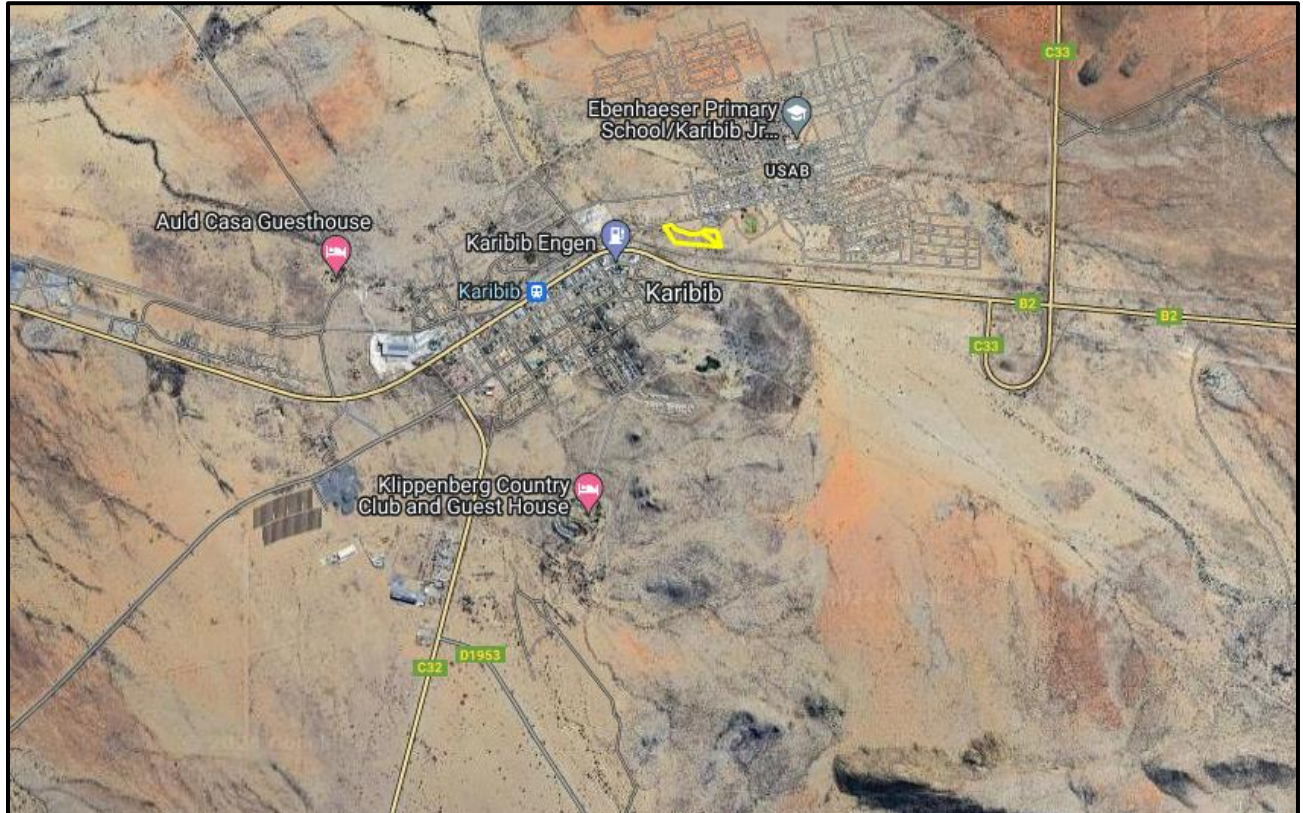
The town has a relatively small economic base which is very much reliant on the gold mine and farming activities. The discovery of gold, marble and granite in the vicinity of Karibib has contributed positively to the local economic development of the town. The Navachab Gold Mine owned by QKR Namibia is located 10 km from Karibib and is the major employer in the town. Pressure on the town is caused by the increasing town population, the economic activities of the people and their social interactions. The town has a relatively small economic base which is very much reliant on the gold mine and the farming activities.

#### 4.1.2 land availability

The KTC is in a fortunate position in that it has sufficient townlands available for future developments, accessibility and convenience to main centres and activities in Namibia. This accessibility combined with the availability of land makes the town a perfect destination for investment. The surrounding hinterland is also filled with tourism opportunities and natural attractions

## 4.2 Town biophysical settings

The town of Karibib is situated in a semi-desert climate, with low rainfall, high evaporation and high daytime temperatures. Karibib and the Erongo Region area have no surface water and rely on underground water. The town of Karibib, and a large part of the Erongo Region, falls within the Erongo water basin.



Karibib lies within the Tree-and-shrub Savanna Biome, the largest biome in Namibia characterised by large, open expanses of grasslands dotted with Acacia trees. It is specifically in the Acacia Tree-and-shrub Savanna sub-biome.

## 5. LEGAL REQUIREMENTS

The following is a brief overview of all pertinent Acts, bills, laws, policies, and standards regarding the environment which were considered while conducting the Scoping study for the intended activity.

Table 3: Applicable National Laws

| LEGISLATION   | PROVISION   | PROJECT IMPLICATION  |
|---|---|--|
| <b>Constitution of the Republic of Namibia (1990)</b> | 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: <ul style="list-style-type: none"> <li>- Guarding against overutilization of biological natural resources,</li> <li>- Limiting over-exploitation of non-renewable resources,</li> <li>- Ensuring ecosystem functionality,</li> <li>- Maintain biological diversity.</li> </ul>   | The proposed development must be of sound environmental management objectives.   |
| <b>Environmental Management Act No. 07 of 2007</b>    | 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. |
| <b>Water Resources Management Act 2004</b>            | The Water Resources Management Act (No 11 of 2013) stipulates conditions that ensure effluent that is produced to be of a certain standard. There should also be controls on the disposal of  | The protection of ground and surface water resources should be a priority. Obligation not to pollute surface water bodies.                 |

|   |   |   |
|---|---|---|
|   | 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.  |   |
| <b>Pollution Control and Waste Management Bill</b>              | 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.   |
| <b>Labour Act (No 11 of 2007)</b>                               | 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 Labour and Employment Creation)   | Contractors, Sub-contractor shall be guided by this Act when recruiting or handling employment related issues.                          |
| <b>Noise Control Regulations (Labour Act)</b>                   | 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. |
| <b>Town and Regional Planners Act, 1996 (Act No. 9 of 1996)</b> | 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 of urban areas.  |  |
| <b>Town Planning Ordinance (No. 18 of 1954)</b>      | 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   |
| <b>Urban and Regional Planning Act No. 5 of 2018</b> | 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 Authorised Planning Authority (APA).  | Town Planning Procedures will be applied for the proposed subdivision and rezoning.<br><br>Oshakati Town Council is not yet an approved APA, approval should be obtained from the Urban and Regional Planning Board (URPB) |
| <b>Land Survey Act 33 of 1993</b>                    | To regulate the survey of land; and to provide for matters incidental thereto.   | Surveying procedures must be applied accordingly   |
| <b>Local Authorities Act (No. 23 of 1992)</b>        | 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.  |
| <b>Soil Conservation Act 76 of 1969</b>              | 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.  |

## 6. ASSESSMENT OF PROJECT IMPACTS

The scoping process has identified potential project impacts during its planning and operation phase and examined each of these issues. In assessing the impact of the proposed development, four rating scales were considered. Each issue identified was evaluated in terms of the most important parameter applicable to environmental management. These include the *extent, intensity, probability, and significance* of the possible impact on the environment. The rating scales used are as follows.

**Table 4: Significance assessment**

| CRITERIA     | DESCRIPTION   |   |   |  |
|--------------|---|---|---|--|
| EXTENT       | <b>National (4)</b><br>The whole country  | <b>Regional (3)</b><br>Whole region and neighbouring regions  | <b>Local (2)</b><br>Within a radius of 2 km of the proposed site  | <b>Site (1)</b><br>Within the proposed site  |
| DURATION     | <b>Permanent (4)</b><br>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   | <b>Long-term (3)</b><br>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. | <b>Medium-term (2)</b><br>The impact will last for the period of the construction phase, where after it will be entirely negated                    | <b>Short-term (1)</b><br>The impact will either disappear with mitigation or will be mitigated through natural process in a span shorter than the construction phase |
| INTENSITY    | <b>Very High (4)</b><br>Natural, cultural, and social functions and processes are altered to extent that they permanently cease   | <b>High (3)</b><br>Natural, cultural, and social functions and processes are altered to extent that they temporarily cease  | <b>Moderate (2)</b><br>Affected environment is altered, but natural, cultural, and social functions and processes continue albeit in a modified way | <b>Low (1)</b><br>Impact affects the environment in such a way that natural, cultural, and social functions and processes are not affected                           |
| PROBABILITY  | <b>Definite (4)</b><br>Impact will certainly occur  | <b>Highly Probable (3)</b><br>Most likely that the impact will occur  | <b>Possible (2)</b><br>The impact may occur   | <b>Improbable (1)</b><br>Likelihood of the impact materialising 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. |   |   |  |

**Table 5: Color coding meaning**

|   |  |
|---|--|
| <b>Low impact</b>   | 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.  |
| <b>Medium impact</b>  | Mitigation is possible with additional design and construction inputs.   |
| <b>High impact</b>  | 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.                                  |
| <b>Very high impact</b>   | 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. |
| <b>Status</b>   | Denotes the perceived effect of the impact on the affected area.   |
| <b>Positive (+)</b>   | Beneficial impact  |
| <b>Negative (-)</b>   | Deleterious or adverse impact.   |
| <b>Neutral (/)</b>  | 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. ANTICIPATED PROJECT IMPACTS AND MITIGATION MEASURES

### 7.1 Potential Impacts: Planning Phase

The following impacts should be considered during the planning phase.

- **Town planning procedures**

Upon approval of the ECC, the proposed layouts should be submitted to the Urban and Regional Planning Board (URPB) for approval. Upon approval by the URBP, necessary changes should be affected on the General Plan to depict the layout and property diagrams as per the approved changes to ensure consistence between the situation on the ground and the General Plan and town Planning Scheme.

- **Building plan and layout**

The new Building plan, and layout should be approved by the KTC prior to commencement of any work.

- **Municipal Services**

The proponent is liable to pay betterment fees toward the provision of Municipal Services.

## 7.2 Potential Impacts: Construction phase

The following impacts should be considered during planning and construction phase.

- **Waste Management:**

Construction waste will be generated during the construction and renovation works. All waste to be generated collected and disposed of at the Karibib disposal site.

- **Traffic impacts:**

Construction Warning signs should be erected at the construction site, especially at the street intersection along the main road leading to the construction site during the construction period.

- **Resource usage:**

Construction sand should be sourced from legal sand mining burrow pits or from authorized sand mining operators/suppliers.

- **Occupational health and safety:**

Employees should be equipped with appropriate personal protective equipment. Comply with the National Labor Regulations.

### 7.3 Potential Impacts: Operation phase

Table 6: Potential impacts during operation phase:

| ASPECT                         | POTENTIAL IMPACTS  | RATING (If it does occur) |          |           |             | SIGNIFICANCE OF IMPACT | MITIGATION/ENHANCEMENT MEASURES   |
|--------------------------------|--|---------------------------|----------|-----------|-------------|------------------------|---|
|                                |  | Extent                    | Duration | Intensity | Probability |                        |   |
| <b>1.BIOPHYSICAL</b>           |  |                           |          |           |             |                        |   |
| Impact biodiversity            | <ul style="list-style-type: none"> <li>No impact</li> </ul>  | 1                         | 1        | 1         | 1           | Low                    | The site is already a buildup area  |
| Visual impacts                 | <ul style="list-style-type: none"> <li>No impact</li> </ul>  | 1                         | 1        | 1         | 1           | Low                    | The building plan for the proposed building should be approved by the KTC   |
| Impact on the soil             | <ul style="list-style-type: none"> <li>No impact</li> </ul>  | 1                         | 1        | 1         | 1           | Low                    |   |
| Contamination of surface water | <ul style="list-style-type: none"> <li>Contamination of water sources during operation stemming from sewage overflows, poor waste management etc.</li> </ul> | 1                         | 1        | 1         | 1           | Low                    | <ul style="list-style-type: none"> <li>The site is connected to the Municipal sewage system.</li> <li>No waste should be dumped in the open environment.</li> </ul> |
| Erosion and surface runoff     | <ul style="list-style-type: none"> <li>No impact</li> </ul>  | 1                         | 1        | 1         | 1           | Low                    | <ul style="list-style-type: none"> <li>There is already a municipal stormwater channel around the site</li> </ul>   |
| Traffic impacts                | <ul style="list-style-type: none"> <li>Operating the business at the site will increase traffic flow in the nearby street.</li> </ul>                        | 1                         | 1        | 1         | 1           | Low                    | <ul style="list-style-type: none"> <li>The existing access roads (street) is sufficient to accommodate new traffic flows.</li> </ul>                                |

## 8. CONCLUSION AND RECOMMENDATIONS

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.

### 8.1 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 Subdivision of Erf 1307, Closure of Portion A of Erf 1307 as a Public Open Space and Rezoning to Business, Usab Extension 4, Karibib, Erongo Region.**

## 9. REFERENCES

- GRN. (2013). 2011 Population and Housing Census Main Report. Windhoek: National Statistics Agency
- Mendelsohn, J., Jarvis, A., Roberts, C., & Robertson, T. 2002. Atlas of Namibia. New Africa Books (Pty) Ltd: Cape Town.
- Republic of Namibia: Ministry of Environment and Tourism, (2012). Environmental Impact Assessment Regulations, GG 4878, GN 29, Windhoek: MET.
- Ruppel O.C. & Ruppel-Schlichting K. 2013, Environmental Law and Policy in Namibia. OrumbondePress.na & Welwitschia Verlag Dr. A. Eckl, Essen, Windhoek, Namibia.

## 10. APPENDICES

- APPENDIX A: List of I&APs
- APPENDIX B: Proof of Consultations
- APPENDIX C: EMP

## Appendix A: List of registered I&APs

The following are the Interested and Affected Parties consulted. They were also served with registered mails by the project Town Planner.

| ORGANISATION           | REPRESENTATIVE AND TITLE  | CONTACT DETAILS   |
|------------------------|---|---|
| Karibib Town Council   | Chief Executive Officer (Acting)<br>Mrs Emely Tjombumbi             | <a href="mailto:pa2@karibibtown.org">pa2@karibibtown.org</a><br>064-550016                  |
|                        | Property Department<br>Ms. Selma Mutota<br>Property officer         | <a href="mailto:townplanner@karibibtown.org">townplanner@karibibtown.org</a><br>064-550020  |
| Property owner         | <b>Grow More Trading Erongo cc,</b><br>Mr. Ali Dharani              | 065 -222296   |
| Town Planner           | <b>Toya Urban Planning Consultants</b><br><b>Mr. Simon Shinguto</b> | <b>0811243321/0811412047</b><br>toyaurbanplanning@gmail.com                                 |
| <b>Other I&amp;APs</b> |   |   |
| Ndelimon iipinge       | Namibia Environment and Wildlife Society                            | <b>0814138822</b><br><a href="mailto:ndeliimonachox@gmail.com">ndeliimonachox@gmail.com</a> |
|                        |   |   |
|                        |   |   |
|                        |   |   |
|                        |   |   |
|                        |   |   |
|                        |   |   |
|                        |   |   |
|                        |   |   |
|                        |   |   |
|                        |   |   |
|                        |   |   |
|                        |   |   |
|                        |   |   |
|                        |   |   |