

Environmental Assessment Scoping Report for

JUNE 2025

APP-005922

*Rezoning of Erf 1370, Keetmanshoop
from “General Residential” with a
density of 1:100 to “Business Zone 2”
with a bulk of 2.00, Keetmanshoop,
//Karas Region*

*Prepared for: Motor Vehicle Accident Fund (MVA)
Namibia*

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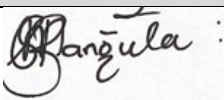
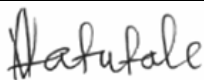
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Title	Environmental Scoping Report for the: <ul style="list-style-type: none"> Environmental Impact Assessment for the Proposed Rezoning of Erf 1370, Keetmanshoop from “General Residential” to “Business Zone 2”, Keetmanshoop, //Karas Region. 		
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Executive Summary

Introduction

Motor Vehicle Accident (MVA) Fund, hereinafter referred to as the proponent intends to undertake the following activities:

- **Rezoning of Erf 1370, Keetmanshoop from “General Residential” with a density of 1:100 to “Business Zone 2” with a bulk of 2.00.**

The development aforementioned 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).

Based on the above backdrop, the proponent appointed Kamau Town Planning and Development Specialist to undertake an independent Environmental Assessment (EA) so as to obtain an Environmental Clearance Certificate (ECC) for the above activities. The competent authority identifies is the Ministry of Environment, Forestry and Tourism: Department of Environmental Affairs and Forestry.

Project Description

The proponent intends to rezone Erf 1370, Keetmanshoop, from “General Residential” with a density of 1:100 to “Business Zone 2” with a bulk of 2.00, in accordance with the Keetmanshoop Zoning Scheme and the Urban and Regional Planning Act 5 of 2018. This rezoning is necessary to align the existing land use with the regulations and bylaws of the Keetmanshoop Municipality, as the current zoning permits only general residential purposes under the Keetmanshoop Zoning Scheme. The erf is currently occupied by the MVA Service Centre, which provides vital support to road accident victims and promotes road safety. Its services include rehabilitation support, compensation for injuries or loss, assistance with claims processing, and public education initiatives to prevent accidents and improve road safety awareness. Rezoning the erf enables its continued use for business purposes in compliance with municipal regulations.

The rezoning of Erf 1370 to Business Zone 2 is necessary to meet the growing demand for the services provided by MVA Fund Namibia. Keetmanshoop has experienced steady urban and economic growth, resulting in an increased need for accessible

public services. Rezoning to Business Zone 2 allows MVA Fund Namibia to optimise its facilities and provide a more comprehensive range of services to the community. Additionally, the new zoning designation enhances land use efficiency, support local economic development, and contribute to an organised urban structure, all of which are beneficial to the surrounding residential and commercial areas. Additionally, the proposed rezoning of Erf 1370, Keetmanshoop from “General Residential” to “business Zone 2” enables the Keetmanshoop Municipality to generate additional revenue through rates and taxes. These funds can then be directed towards upgrading municipal service delivery and social facilities.

Public Participation

Communication with Interested and Affected parties (I&APs) concerning the development proposal was established through the following avenues:

- A Background Information Document (BID) containing the descriptive information about the proposed activities was compiled and sent out to all identified and registered I&APs via email on **26 February 2025**;
- Notices were placed in the New Era and Confidante newspapers dated **7th and 14th February 2025**, briefly explaining the activity and its locality, equally inviting members of the public to register as I&APs and
- A notice was fixed at the project site as well as the notice board of the Keetmanshoop Municipality.

Public consultation was carried out as per 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 **13 March 2025**). The comment period remained open until the final scoping report was submitted to MEFT.

The draft Scoping Report was circulated from **9 June 2025 to 27 June 2025** so that the public can review and provide their comments. It should be noted that **no comments have been received from the public on the draft report during the public participation pro**

Conclusions and Recommendations

Based on the impact assessment findings presented in **Table 8**, no high-significance negative impacts are anticipated from the proposed rezoning of Erf 1370 from

"General Residential 1" to "Business Zone 2." All identified potential impacts were rated as Low (negative) prior to mitigation.

With the application of the mitigation and enhancement measures outlined in Chapter 7 and detailed further in the Environmental Management Plan (EMP), the significance of these impacts is expected to be reduced to Low (negative).

It is therefore recommended that the proposed rezoning be authorised, subject to the implementation of the mitigation measures provided in this report and the EMP. Should the project be approved, it is further recommended that adherence to the EMP form part of the conditions of the Environmental Clearance Certificate

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List of Acronyms

BID	Background Information Document
DEA	Department of Environmental Affairs
DESR	Draft Environmental Scoping Report
ECC	Environmental Clearance Certificate
EIA	Environmental Impact Assessment
EMA	Environmental Management Act
EMP	Environmental Management Plan
I&APs	Interested and Affected Parties
Kamau TPDS	Kamau Town Planning and Development Specialist
MEFT	Ministry of Environment, Forestry and Tourism
MVA Fund	Motor Vehicle Accident Fund
PPP	Public Participation Process

1. INTRODUCTION

1.1 PROJECT BACKGROUND

Motor Vehicle Accident (MVA) Fund, hereinafter referred to as the proponent intends to undertake the following activities:

- **Rezoning of Erf 1370, Keetmanshoop from “General Residential” with a density of 1:100 to “Business Zone 2” with a bulk of 2.00.**

The development aforementioned 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 per the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012), the following listed activities in **Table 1** were triggered by the proposed project:

Activity description and No(s):	Description of relevant Activity	The portion of the development as per the project description that relates to the applicable listed activity
5.1 (a) Land Use and Development	The rezoning of land from Residential use to industrial or commercial use	The proposed project includes the rezoning of land from “General Residential” to “Business Zone 2”

Table 1: List of triggered activities identified in the EIA Regulations

The aforementioned activities will be discussed further in Chapter 4. The proponent, MVA Fund, appointed Kamau Town Planning and Development Specialist to conduct an Environmental Impact Assessment and develop an Environmental Management Plan to obtain an Environmental Clearance for the rezoning of Erf 1370, Keetmanshoop from General Residential to Business Zone 2 with a bulk of 2.00. It is the intention of the proponent to align the current activities on the erf to the regulations and bylaws of the Keetmanshoop Municipality and its zoning scheme.

The process was undertaken as per the terms of the gazetted Namibian Government Notice No. 30 of the Environmental Impact Assessment Regulations (herein referred to as EIA Regulations) and the Environmental Management Act (No. 7 of 2007) (herein referred to as EMA). The EIA intends to investigate any potential significant bio-physical and socio- economic impacts associated with the proposed rezoning. Additionally, the EIA also provided opportunity for the public and key stakeholders to furnish any comments, thereby participating in the process.

1.2 PROJECT LOCATION

Erf 1370, Keetmanshoop is located within the Keetmanshoop Municipality area under the Registration Division T, //Karas Region. It is particularly along Sam Nujoma Drive as shown in **Figure 1** below, and measures 1,514m² in extent.

1.3 LAND USE

Currently, Erf 1370 is zoned “General Residential” with a density of 1:100 as per the Keetmanshoop Zoning Scheme, as depicted in the in **Figure 2**. At present, the erf is occupied by the MVA’s Service Centre. The Service Centre provides support to road accident victims and promotes road safety, with their work also including public initiatives to prevent accidents and promote road safety awareness.

1.4 OWNERSHIP

According to Title Deed No: T5175/2012, ownership of the erf vests with the Motor Vehicle Accidents Fund of Namibia (MVA). As mentioned above, the erf to be rezoned currently accommodates a single dwelling unit from which MVA operates its Service Centre from.

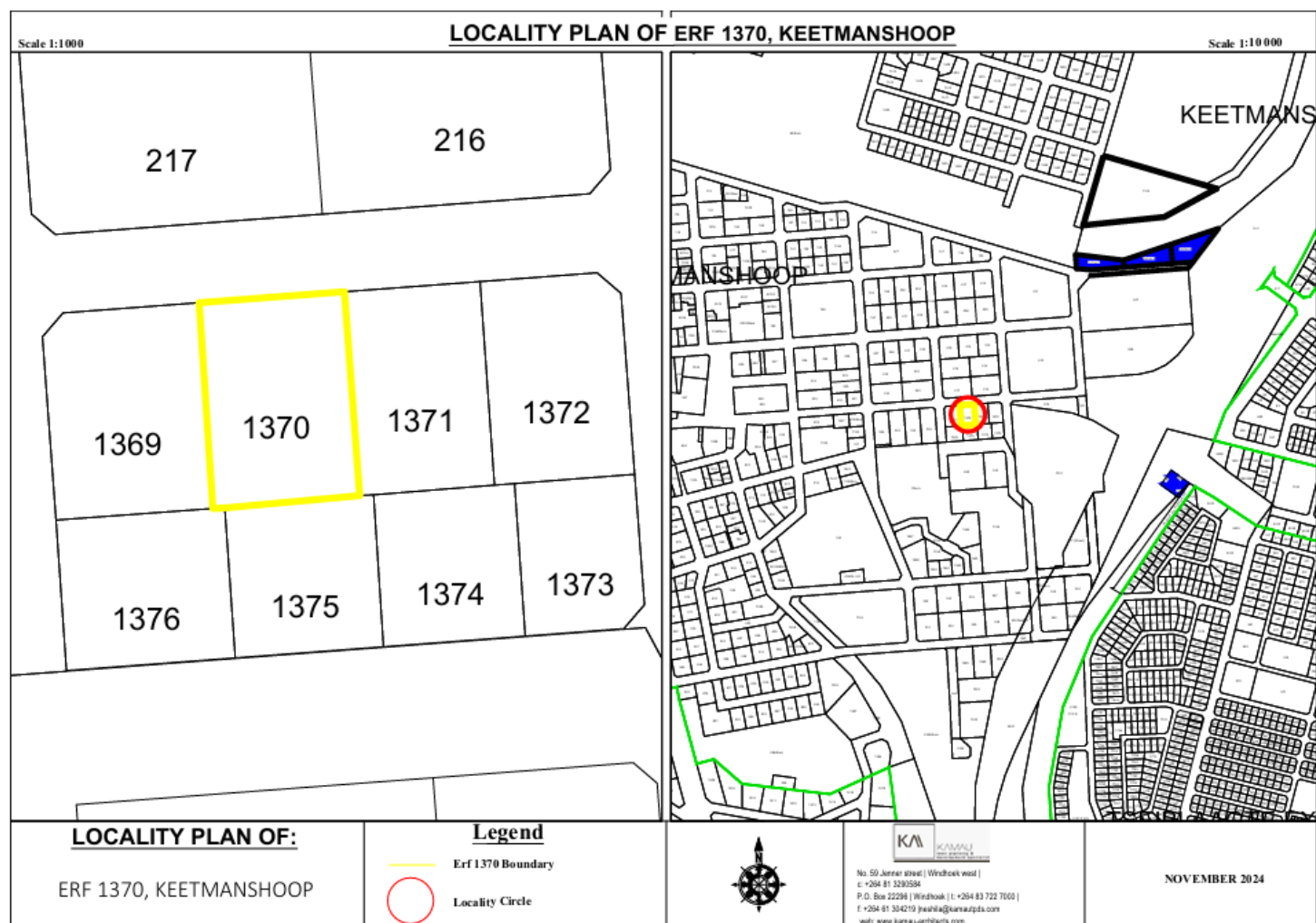


Figure 1: Locality of Erf 1370, Keetmanshoop

1.5 TERMS OF REFERENCE AND SCOPE OF PROJECT

In order to implement the proposed project, an Environmental Impact Assessment and Environmental Clearance is required. For the purposes of this project, the scope is therefore limited to conducting an environmental impact assessment and applying for an Environmental Clearance Certificate, for the activities indicated in section 1.1:

- **Rezoning of Erf 1370, Keetmanshoop from “General Residential” with a density of 1:100 to “Business Zone 2” with a bulk of 2.00.**

1.6 ASSUMPTIONS AND LIMITATIONS

In undertaking this investigation and compiling the Environmental Scoping Report, the following assumptions and limitations apply:

- It is assumed that the information provided by the proponent is accurate, complete, and includes all relevant details necessary for this assessment. Any omissions or inaccuracies may influence the findings of this report.
- This assessment is limited to the rezoning of Erf 1370, Keetmanshoop, to align the land use with municipal regulations and bylaws. No physical development or construction activities are proposed as part of this application.
- Only the proposed rezoning and the ‘no-go’ option were considered in this assessment. While various layout alternatives were initially explored by the proponent in relation to the terrain and existing planning framework, the selected zoning aligns best with regulatory requirements.
- The unique character and spatial planning framework of Keetmanshoop were taken into consideration to ensure compatibility with the broader municipal development strategy.

1.7 CONTENT OF ENVIRONMENTAL ASSESSMENT REPORT

Section 8 of the EIA Regulations, as published in the Government Gazette, outlines the specific requirements that must be addressed in a Scoping or Environmental Assessment Report. **Table 2** below provides an excerpt from the Environmental Management Act (EMA), summarizing the necessary report components and guiding the reader to the corresponding sections within this document.

Section	Description	Section/
8 (a)	The curriculum vitae of the EAPs who prepared the report	Attached as supporting Document
8 (b)	A description of the proposed activity	Chapter 4
8 (c)	A description of the site on which the activity is to be undertaken and the location of the activity on the site	
8 (d)	A description of the environment that may be affected by the proposed activity and the manner in which the geographical, physical, biological, social, economic and cultural aspects of the environment may be affected by the proposed listed activity	
8 (e)	An identification of laws and guidelines that have been considered in the preparation of the scoping report	Chapter 2
8 (f)	Details of the public consultation process conducted in terms of regulation 7 (1) in connection with the application, including:	Chapter 5
	(i) the steps that were taken to notify potentially interested and affected parties of the proposed application	
	(ii) proof that notice boards, advertisements and notices notifying potentially interested and affected parties of the proposed application have been displayed, placed or given;	Attached as supporting Document
	a list of all persons, organisations and organs of state that were registered in terms of regulation 22 as interested and affected	Attached as supporting Document

	parties in relation to the application;	
	(iv) a summary of the issues raised by interested and affected parties, the date of receipt of and the response of the EAP to those issues;	
8 (g)	A description of the need and desirability of the proposed listed activity and any identified alternatives to the proposed activity that are feasible and reasonable, including the advantages and disadvantages that the proposed activity or alternatives have on the environment and on the community that may be affected by the activity;	Chapter 4
8 (h)	A description and assessment of the significance of any significant effects, including cumulative effects, that may occur as a result of the undertaking of the activity or identified alternatives or as a result of any construction, erection or decommissioning associated with the undertaking of the proposed listed activity;	Chapter 7
8 (i)	terms of reference for the detailed assessment;	NB: Includes assessment of impacts
8 (j)	An environmental management plan	Attached as supporting Document

Table 2: Contents of the Scoping / Environmental Assessment Report

2. LEGAL FRAMEWORK

2.1 ADMINISTRATIVE, LEGAL & POLICY REQUIREMENTS

To ensure environmental protection and promote sustainable development, all projects, plans, programs, and policies that may have potential environmental impacts are subject to an Environmental Impact Assessment (EIA) as required by Namibian legislation. In the case of the proposed rezoning of Erf 1370, Keetmanshoop, the following administrative, legal, and policy requirements are applicable:

- The Namibian Constitution – Provides the overarching legal framework for environmental protection and sustainable land use.
- The Environmental Management Act (No. 7 of 2007) – Establishes the legal basis for conducting EIAs and ensuring environmentally responsible decision-making.
- Draft Procedures and Guidelines for conducting EIAs and compiling EMPs (2008) – The EA process should incorporate the aspects outlined in the guidelines.
- The Keetmanshoop Zoning Scheme – Governs land use and zoning regulations within Keetmanshoop, ensuring alignment with municipal planning frameworks.
- Other Relevant Laws, Acts, Regulations, and Policies – Including any additional national and local legislation applicable to land use planning and environmental management.

❖ *The Namibian Constitution*

Article 95 of Namibia's constitution provides that:

“The State shall actively promote and maintain the welfare of the people by adopting,

inter alia, policies aimed at the following:

Management of ecosystems, essential ecological processes and biological diversity of Namibia and utilization of living natural resources on a sustainable basis for the benefit of all Namibians, both present and future; in particular, the

Government shall provide measures against the dumping or recycling of foreign nuclear and toxic waste on Namibian territory.”

This article recommends that a relatively high level of environmental protection is called for in respect of pollution control and waste management.

❖ *The Environmental Management Act (No. 7 of 2007)*

The Environmental Impact Assessment (EIA) Regulations (GN 30 in GG 4878 of 6 February 2012), enacted under the Environmental Management Act (No. 7 of 2007), require that an Environmental Impact Assessment and an Environmental Management Plan (EMP) be undertaken for certain listed activities before an Environmental Clearance Certificate can be issued. For the proposed rezoning of Erf 1370, Keetmanshoop from “General Residential” with a density of 1:100 to “Business Zone 2” with a bulk of 2.00, the following listed activity applies:

5. Land Use and Development Activities

5.1 The rezoning of land from-

(a) Residential use to industrial or commercial use;

Although no physical development is proposed as part of this rezoning, the assessment must consider potential cumulative impacts, including changes in land-use intensity, traffic patterns, and service demand. Public consultation remains a key requirement of the process.

Key Environmental Management Principles

The Act, along with its regulations and guidelines, integrates the following sustainability principles that must be considered in environmental decision-making:

Cradle to Grave Responsibility

Ensures that those responsible for initiating activities with potential environmental impacts remain accountable for managing those impacts throughout the activity’s lifecycle.

Precautionary Principle

If there is uncertainty regarding the potential effects of a land-use change, a cautious approach must be adopted to prevent unintended negative consequences.

Polluter Pays Principle

Any party responsible for generating environmental impacts, such as increased waste or emissions resulting from land-use changes, should bear the full costs of mitigation and management.

Public Participation and Access to Information

The public must have the opportunity to engage in the decision-making process and access relevant environmental information regarding the rezoning.

❖ *Draft Procedures and Guidelines for conducting EIAs and compiling EMPs (2008)*

Part 1, Stage 8 of the guidelines states that if a proposal is likely to affect people, certain guidelines should be considered by the proponent in the scoping process.

❖ *Keetmanshoop Town Planning Amendment Scheme No. 4*

The area to which this Scheme applies is the area as indicated on the scheme maps. The general purpose of the Scheme is the co-ordinated and harmonious development of the area of Keetmanshoop including where necessary the redevelopment of any part thereof which has already been subdivided and build upon, in such a way as will most effectively tend to promote health, safety, order, amenity, convenience and general welfare as well as efficiency and economy and conservation of the existing character of the town, in the process of such development.

The Proponent appointed Kamau Town Planning and Development Specialist to attend to the town planning procedures to rezone Erf 1370. An application was submitted to Council for evaluation and approval. Council's approval has been obtained, and an application will be submitted to the Urban and Regional Planning Board for the final approval of the rezoning. The final approval of the rezoning is subject to obtaining the environmental clearance.

Kamau Town Planning and Development Specialist, on behalf of the proponent,

MVA Fund, has applied in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and in terms of the Keetmanshoop Zoning Scheme, to the Keetmanshoop Municipality for:

- Rezoning of Erf 1370, Keetmanshoop from “General Residential” with a density of 1:100 to “Business Zone 2” with a bulk of 2.00.

CONCLUSION AND IMPACT

The rezoning of Erf 1370 to “Business Zone 2” is a logical and sustainable progression for Keetmanshoop Central. It aligns with the surrounding land-use patterns, promotes economic development, and enhances service accessibility, while potential impacts, such as increased traffic and service demand, can be mitigated through proper urban management and infrastructure planning. Given the area's mixed-use nature, the rezoning is not expected to result in significant negative environmental or socio-economic effects.

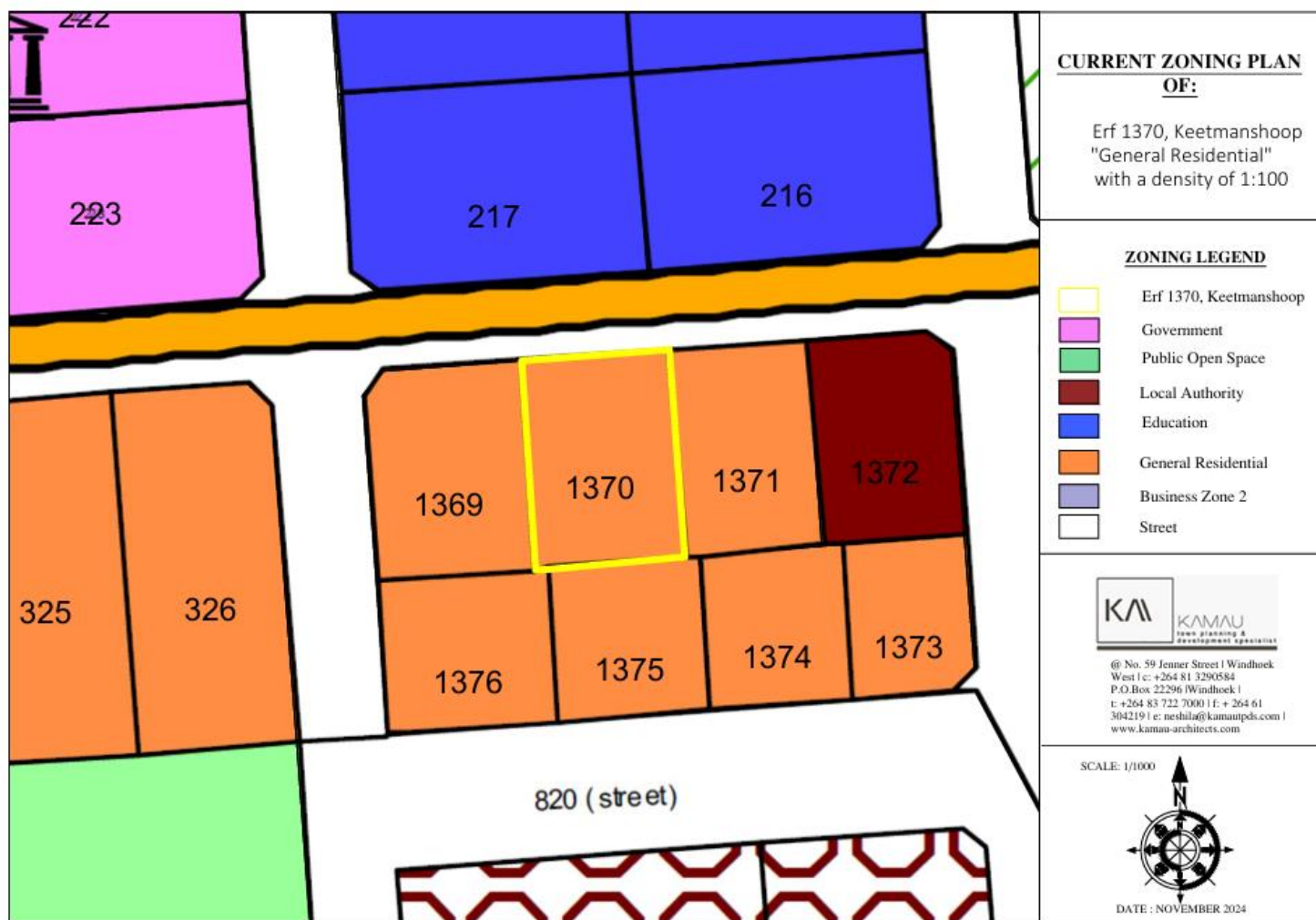


Figure 2: Current zoning of Erf 1370

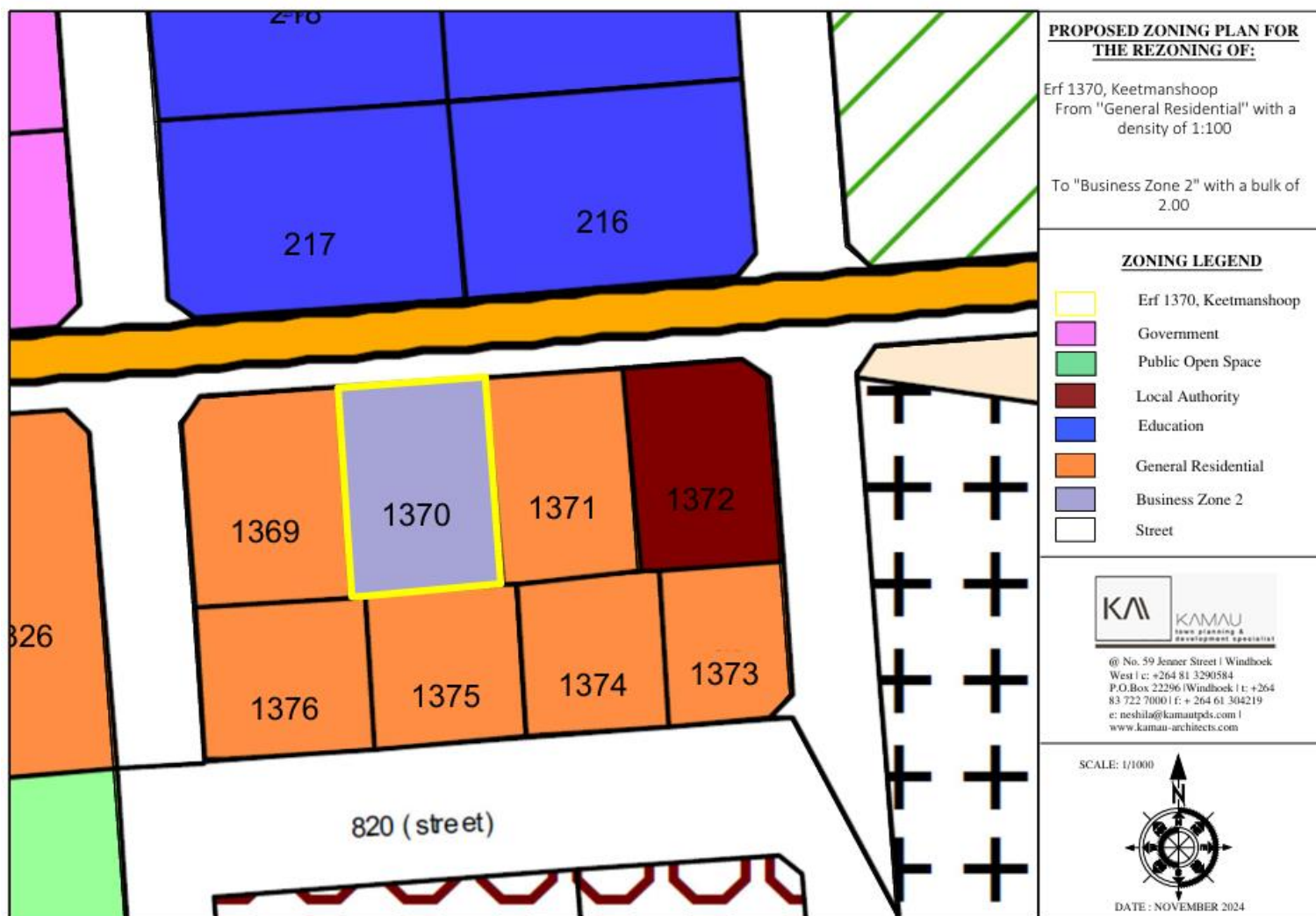


Figure 3: Proposed zoning of Erf 1370

CONCLUSION AND IMPACT

The proposed rezoning has been assessed in accordance with the Keetmanshoop Town Planning Scheme and the Local Authorities Act. The rezoning aligns with the provisions of the scheme and is not expected to have any adverse impacts on the surrounding environment. The finalisation of the rezoning process remains subject to the issuance of an Environmental Clearance Certificate (ECC).

OTHER LAWS, ACTS, REGULATIONS AND POLICIES

Below is a list of other laws, acts, regulations and policies listed which have also been considered during the Environmental Assessment.

Legislation	Relevant Provisions	Relevance to Project
Convention on Biological Diversity (1992)	Article 1 lists the conservation of biological diversity amongst the objectives of the convention.	The project should consider the impact it will have on the biodiversity of the area.
Draft Procedures and Guidelines for conducting EIAs and compiling EMPs (2008)	Part 1, Stage 8 of the guidelines states that if a proposal is likely to affect people, certain guidelines should be considered by the proponent in the scoping process.	The EA process should incorporate the aspects outlined in the guidelines.
Namibia Vision 2030	Vision 2030 states that the solitude, silence and natural beauty that many areas in Namibia provide are becoming sought after commodities and must be regarded as valuable natural assets.	Care should be taken that the development does not lead to the degradation of the natural beauty of the area.
Water Act No. 54 of 1956	Section 23(1) deals with the prohibition of pollution of underground and surface water bodies.	The pollution of water resources should be avoided during construction and operation of the development.
The Ministry of Environment and Tourism (MET) Policy on HIV & AIDS	MET has recently developed a policy on HIV and AIDS. In addition, it has also initiated a programme aimed at mainstreaming HIV and gender issues into environmental impact assessments.	The proponent and its contractor have to adhere to the guidelines provided to manage the aspects of HIV/AIDS. Experience with construction projects has shown that a significant risk is created when migrant construction

		workers interact with local communities.
Urban and Regional Planning Act 5 of 2018	The Act provides to consolidate the laws relating to urban and regional planning; to provide for a legal framework for spatial planning in Namibia; to provide for principles and standards of spatial planning; to establish the urban and regional planning board; to decentralise certain matters relating to spatial planning; to provide for the preparation, approval and review of the national spatial development framework, regional structure plans and urban structure plans; to provide for the preparation, approval, review and amendment of zoning schemes; to provide for the establishment of townships; to provide for the alteration of boundaries of approved townships, to provide for the disestablishment of approved townships; to provide for the change of name of approved townships; to provide for the subdivision and consolidation of land; to provide for the alteration, suspension and deletion of conditions relating to land; and to provide for incidental matters.	The rezoning is to be done in accordance with the act.
Local Authorities Act No. 23 of 1992	The Local Authorities Act prescribes the manner in which a town or municipality should be managed by the Town or Municipal Council.	The development must comply with provisions of the Local Authorities Act.
Labour Act no. 11 of 2007	Chapter 2 details the fundamental rights and protections. Chapter 3 deals with the basic conditions of employment.	Given the employment opportunities presented by the development, compliance with the labour law is essential.

National Heritage Act No. 27 of 2004	The Act is aimed at protecting, conserving and registering places and objects of heritage significance.	All protected heritage resources (e.g. human remains etc.) discovered, need to be reported immediately to the National Heritage Council (NHC) and require a permit from the NHC before they may be relocated.
Roads Ordinance 17 of 1972	Section 3.1 deals with width of proclaimed roads and road reserve boundaries • Section 27.1 is concerned with the control of traffic on urban trunk and main roads • Section 36.1 regulates rails, tracks, bridges, wires, cables, subways or culverts across or under proclaimed roads • Section 37.1 deals with Infringements and obstructions on and interference with proclaimed roads.	Adhere to all applicable provisions of the Roads Ordinance.
Public and Environmental Health Act of 2015	This Act (GG 5740) provides a framework for a structured uniform public and environmental health system in Namibia. It covers notification, prevention and control of diseases and sexually transmitted infections; maternal, ante-natal and neo-natal care; water and food supplies; infant nutrition; waste management; health nuisances; public and environmental health planning and reporting. It repeals the Public Health Act 36 of 1919 (SA GG 979).	Contractors and users of the proposed development are to comply with these legal requirements.
Nature Conservation Ordinance no. 4 of 1975	Chapter 6 provides for legislation regarding the protection of indigenous plants	Indigenous and protected plants must be managed within the legal confines.
Water Quality Guidelines for Drinking Water and Wastewater Treatment	Details specific quantities in terms of water quality determinants, which wastewater should be treated to before being discharged into the environment	These guidelines are to be applied when dealing with water and waste treatment

Environmental Assessment Policy of Namibia (1995)	The Policy seeks to ensure that the environmental consequences of development projects and policies are considered, understood and incorporated into the planning process, and that the term ENVIRONMENT is broadly interpreted to include biophysical, social, economic, cultural, historical and political components.	This EIA considers this term of Environment.
Water Resources Management Act No. 11 of 2013	Part 12 deals with the control and protection of groundwater Part 13 deals with water pollution control	The pollution of water resources should be avoided during construction and operation of the development. Should water need to be abstracted, a water abstraction permit will be required from the Ministry of Water, Agriculture and Forestry.
Forest Act 12 of 2001 and Forest Regulations of 2015	To provide for the establishment of a Forestry Council and the appointment of certain officials; to consolidate the laws relating to the management and use of forests and forest produce; to provide for the protection of the environment and the control and management of forest fires; to repeal the Preservation of Bees and Honey Proclamation, 1923 (Proclamation No. 1 of 1923), Preservation of Trees and Forests Ordinance, 1952 (Ordinance No. 37 of 1952) and the Forest Act, 1968 (Act No. 72 of 1968); and to deal with incidental matters.	Protected tree and plant species as per the Forest Act No 12 of 2001 and Forest Regulations of 2015 may not be removed without a permit from the Ministry of Agriculture, Water and Forestry.
Atmospheric Pollution Prevention Ordinance No 45 of 1965	Part II - control of noxious or offensive gases, Part III - atmospheric pollution by smoke, Part IV - dust control, and Part V - air pollution by fumes emitted by vehicles.	The development should consider the provisions outlined in the act. The proponent should apply for an Air Emissions permit from the Ministry of Health and Social Services (if needed).

Hazardous Substance Ordinance 14 of 1974	To provide for the control of substances which may cause injury or ill-health to or death of human beings by reason of their toxic, corrosive, irritant, strongly sensitizing or flammable nature or the generation of pressure thereby in certain circumstances; to provide for the division of such substances into groups in relation to the degree of danger; to provide for the prohibition and control of the importation, manufacture, sale, use, operation, application, modification, disposal or dumping of such substances; and to provide for matters connected therewith.	The handling, usage and storage of hazardous substances on site should be carefully controlled according to this Ordinance.
Soil Conservation Act No 76 of 1969	Act to consolidate and amend the law relating to the combating and prevention of soil erosion, the conservation, improvement and manner of use of the soil and vegetation and the protection of the water sources	The proposed activity should ensure that soil erosion and soil pollution is avoided during construction and operation.

Table 3: Other applicable National Laws

The EIA process was undertaken in accordance with the EIA Regulations. A Flow Diagram as depicted below in **Figure 4** provides an outline of the EIA process:

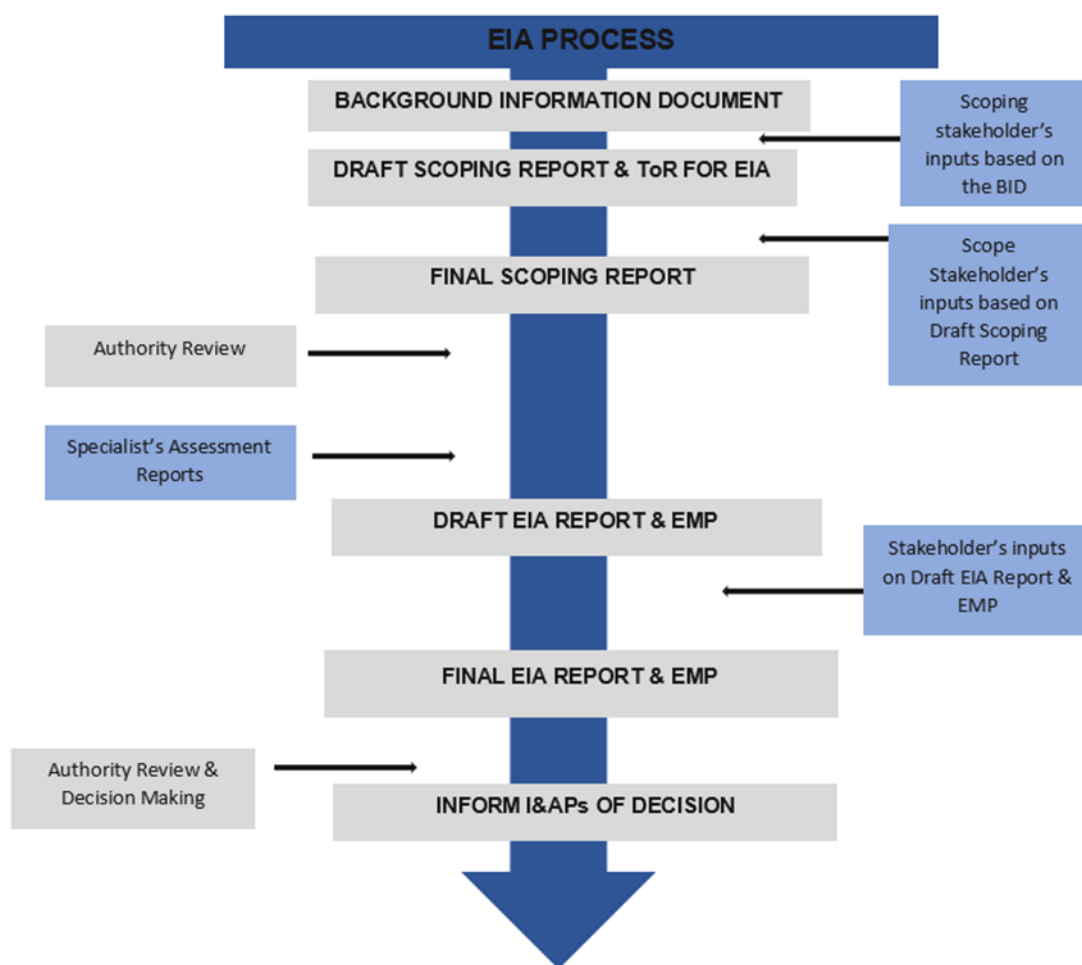


Figure 4 EIA flow Diagram

3. ENVIRONMENTAL BASELINE DESCRIPTION

3.1 SOCIAL ENVIRONMENT

3.1.1 Socio- Economic Context

Keetmanshoop, located 499 kilometres away from Windhoek, the capital city of Namibia, and measuring 587 km² was proclaimed a town in 1866 and a municipality in 1946 and now serves as the administrative capital for //Karas Region. The statistics shown in **Table 4** below are derived from the 2024 Namibian Population and Housing Census (Namibian Statistics Agency, 2024) and described from a local and regional perspective.

//KARAS REGION	
ATTRIBUTE	INDICATOR
Population	109 893
Females	54 223
Males	55 670
Population under 5 years	10.9%
Population aged 5 -14 years	18.6%
Population aged 15- 59 years	27.9%
Population aged above 60 years and above	6.0%
Female: Male ratio	100:103
Literacy rate of 15 years old and above	95.6%
People above 15 years who have never attended school	3.5
People above 15 years who are currently attending school	12.3
People above 15 years who have left school	83.3
People aged 15 years and above who belong to the labour force	75 940
Population employed	33,798
Main Language	Afrikaans
KEETMANSHOOP (URBAN)	
ATTRIBUTE	INDICATOR
Population	27 862
Population aged 60 years and above	1 303
Females	14 260
Males	13 602

Table 4: Statistics of the Keetmanshoop Urban Constituency and //Karas Region

The site is situated in Keetmanshoop Urban, which is mainly used for residential/ business/ institutional purposes. As mentioned, the proposed development has potential positive socio- economic impacts such as generating additional revenue through rates and taxes which can be directed towards upgrading service delivery and social facilities.

3.1.2 Archaeological and Heritage Context

The urban landscape of Keetmanshoop is decked with well-preserved colonial- era buildings that reflect the historical importance as outline below:

- The Rhenish Mission Church: This granite church is the town's oldest structure which now functions as the Keetmanshoop Museum, offering insights into the local Nama community and the early European settlers.
- Old Post Office: This building currently serves as the town's tourist information centre, unique in its early 20th century architectural style.

- Keetmanshoop Railway Station: The station underscores the town's role as a pivotal transportation hub during the colonial era, and dates back to 1908.

Keetmanshoop, affectionately referred to as the “Gateway to the South” is rich in cultural and historical significance, a testament to Namibia’s diverse heritage. Approximately 250 kilometres of Keetmanshoop is the Apollo 11 Cave, popularly known for housing some of Africa’s oldest known rock art. These rock slabs are one of the earliest examples of ancient art. Northeast of Keetmanshoop lies the Quiver Tree Forest stands, known as a natural monument. The distinctive Aloe dichotoma trees have been under protection since 1955, a symbol of the region’s commitment to preserving its natural and cultural heritage.

The site in discussion, however holds no significant archaeological, cultural or and heritage context.

3.2 BIO- PHYSICAL ENVIRONMENT

3.2.1 Climate

Keetmanshoop has a hot semi- desert climate with high temperatures and low rainfall. Unlike Namibia’s coastal towns, Keetmanshoop experiences significant temperature fluctuations between day and night. Summers are extremely hot, with maximum temperatures often exceeding 35°C, while winter nights can be cold, occasionally dropping below 5°C.

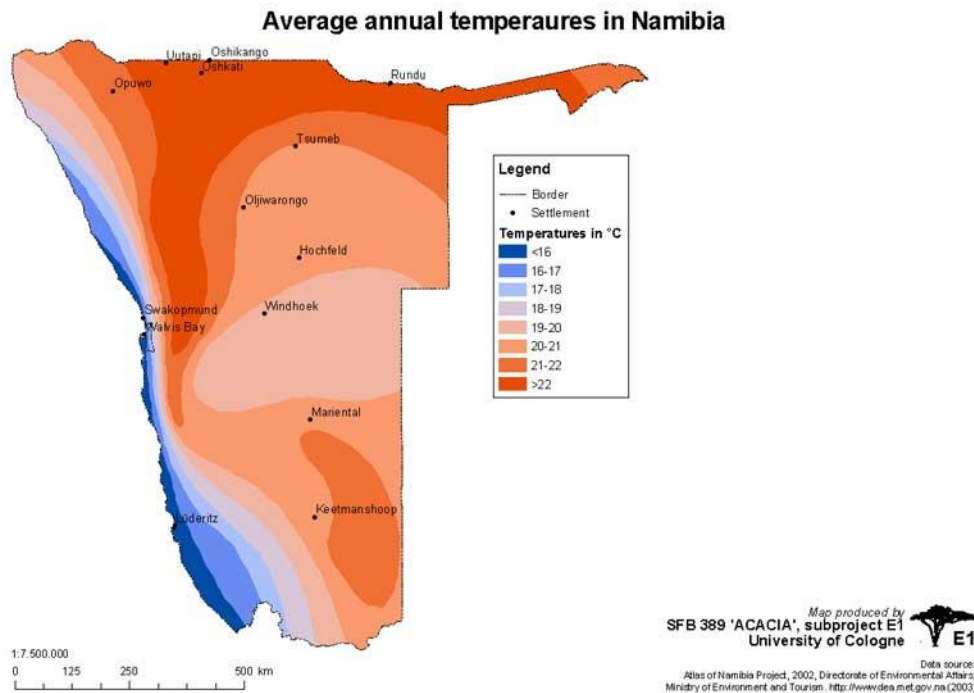


Figure 5: Annual average temperature (Acacia Project E1, n.d.)

The town receives low and erratic rainfall, averaging 100–200 mm annually, mostly between December and March. Humidity levels are low, and strong winds are common, contributing to arid conditions and frequent droughts. Despite its harsh climate, Keetmanshoop supports drought-resistant vegetation and wildlife adapted to dry environments.

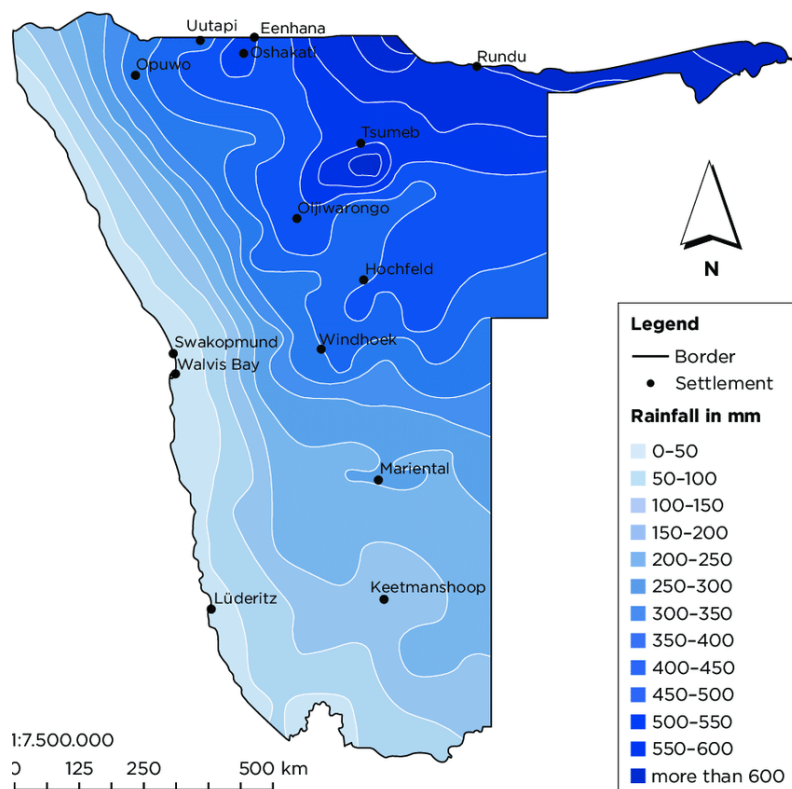


Figure 6: Average annual Rainfall (Acacia Project E1, n.d.)

3.2.2 Biodiversity and Vegetation

Keetmanshoop is situated in the Nama Karoo Basin in the south-eastern region. It is a large, flat lying plateau surrounded by sedimentary rocks. The plateau supports various plant species, ranging from deciduous shrub flora to perennial grasslands and other succulent shrubs. There is a vast wealth of plant species largely attributed to the great variety of ecological substrates, landforms and soils. The area is further characterised by vegetation of the Karas Dwarf Shrub land, popular in the Eutric Leptosols and Petric Calcisol soils. The vegetation is largely dominated by grasslands and low shrubs (Mendelsohn et al., 2002). The site is currently developed and houses the MVA Fund's Service Centre, situated in the urban area. On this backdrop, no noteworthy flora is on the site, neither are there large wild animals inhabiting the site.

CONCLUSION AND IMPACT

The site itself has no protected status. The screening process did not reveal any significant biodiversity-related critical aspects pertaining to the proposed development which require further investigation.

3.2.3 Hydrology and Hydrogeology

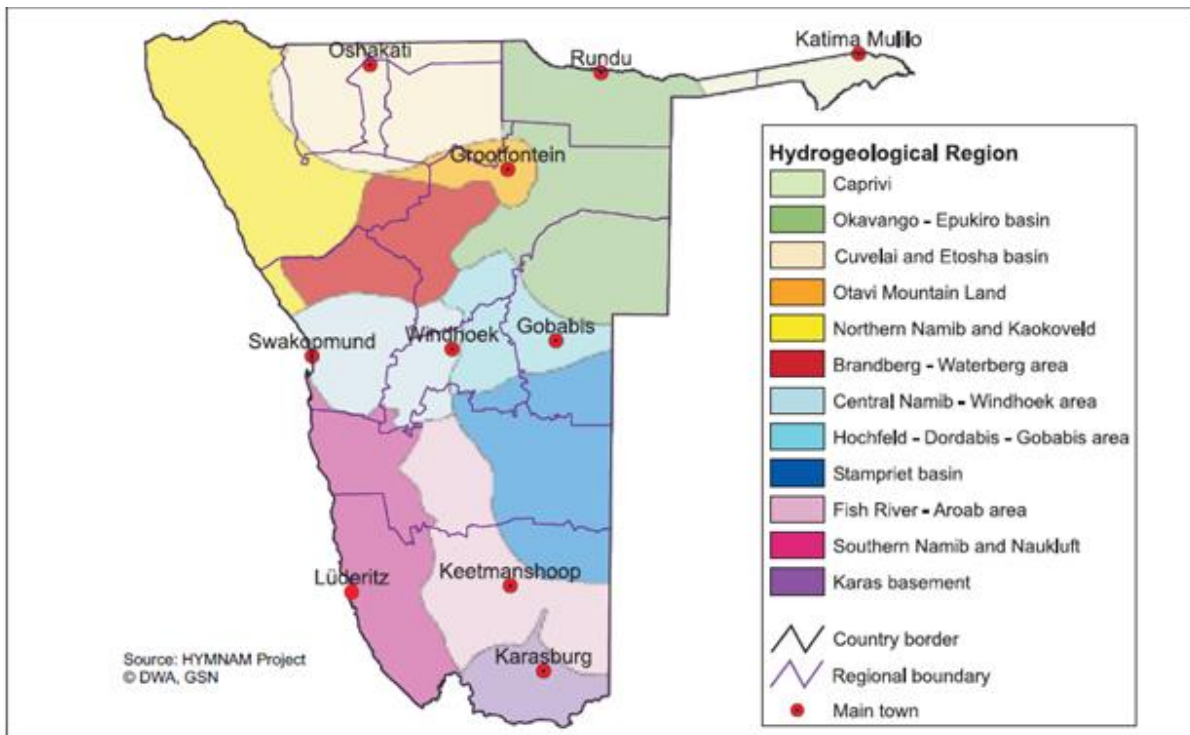


Figure 7: Groundwater basins and hydrogeological regions in Namibia (Ministry of Agriculture Water and Rural Development, 2011)

A large part of the //Karas Region, which includes the town of Keetmanshoop falls within the Fish River catchment area as seen in the image above. The town does have smaller ephemeral rivers, with the largest of them being the Skaap River, running through the eastern part of Keetmanshoop southbound to the Naute Dam.

The hydrology and hydrogeology of Keetmanshoop present significant challenges due to the region's arid conditions and reliance on groundwater. Effective water resource management strategies, including groundwater monitoring, rainwater harvesting, and efficient use of the Naute Dam, are essential for sustaining water supply in the town. The water sources should be treated with the utmost care to ensure that development of any degree does not pollute or cause to pollute these water sources, which may affect overall water quality of the town.

CONCLUSION AND IMPACT

The proposed rezoning of Erf 13700 from General Residential to Business Zone 2 is expected to have little to no impact on these factors. The rezoning is merely intended to formalize the existing land use activity, with no anticipated expansion in the foreseeable future. As such, there will be no additional strain on water resources or changes to groundwater recharge and extraction patterns. Sustainable water management practices will continue to be essential for the town's long-term water security.

4. PROJECT DESCRIPTION

4.1 PROJECT COMPONENTS

As outlined in Section 1.1, the project being proposed involves the following:

- **Rezoning of Erf 1370, Keetmanshoop from “General Residential” with a density of 1:100 to “Business Zone 2” with a bulk of 2.00.**

What follows below is a brief description of the components thereof, as it pertains to design, layout and footprint.

4.2 ALTERNATIVES

As mentioned in section 1, different layout alternatives were considered by the proponent, which have resulted in the final layout as proposed in this document.

4.2.1 No- Go Alternative

The no-go alternative represents the baseline scenario against which the proposed rezoning is assessed. Under this alternative, Erf 13700 would retain its General Residential zoning, and the site would not be rezoned for Business purposes. Consequently, the existing business activities on the site would remain informal, and the full regulatory and economic benefits associated with formalization would not be realized. Additionally, the community would not experience any direct advantages from the structured integration of business activities, and land use inefficiencies would persist. As a result, the no-go alternative is not considered the preferred option.

4.3 THE PROPOSED DEVELOPMENT

It is the intention of the proponent to rezone the erf from “General Residential” with a density of 1:100 to “Business Zone 2” with a bulk of 2.00 in terms of the Keetmanshoop Zoning Scheme, the Urban and Regional Planning Act 5 of 2018, the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012). The application is being made for the above mentioned in order to align the zoning and land use to the regulations and bylaws of the Keetmanshoop Municipality. At present, the erf is occupied by the MVA’s Service Centre. The Service Centre provides support to road accident victims and promotes road safety. Their services include rehabilitation support for accident victims, compensation for injuries or loss, and assistance with claims processing. Additionally,

they work on public education initiatives to prevent accidents and improve road safety awareness. The desired bulk factor caters for the existing Service Centre and allows for the expansion of such activities in the future without the need to acquire new land. The continuation of the current activities by MVA is achievable only if the current zoning which strictly indicates General Residential is rezoned to Business Zone 2 with a bulk of 2.00. This provides the proponent the opportunity to align the current land use to the appropriate zoning. The proposed rezoning of Erf 1370, Keetmanshoop from “General Residential” to “Business Zone 2” enables the Keetmanshoop Municipality to generate additional revenue through rates and taxes. These funds can then be directed towards upgrading municipal service delivery and social facilities. The following steps are to be completed:

- **Rezoning of Erf 1370, Keetmanshoop from “General Residential” with a density of 1:100 to “Business Zone 2” with a bulk of 2.00.**

The land utilisation table (Table 5) below depicts the proposed Rezoning.

Erf Number	± Size (m ²)	Current Zoning	Proposed Rezoning
13700	1 514	General Residential	Business Zone 2

Table 5: Rezoning of c Erf 1370, Keetmanshoop from “General Residential” to “Business Zone 2”

4.3.1 Engineering Services

Erf 1370 is located within a fully serviced and developed part of Keetmanshoop and is already connected to the existing municipal infrastructure, including water, electricity, and sewer networks. Since the rezoning is intended to align the land use with an existing office building, no additional demand on engineering services is anticipated. The current bulk services are considered adequate, though the Municipality is advised to confirm the position of any underlying bulk service lines should future upgrades be considered.

4.3.2 Access Provision

No increase in traffic is expected as the rezoning simply formalises the current land use of the existing office building. Access to Erf 1370 remains from Sam Nujoma Drive, and parking is provided in accordance with the Keetmanshoop Municipality’s requirements. No major impacts on the surrounding road network are anticipated.

5. PUBLIC PARTICIPATION PROCESS

5.1 PUBLIC PARTICIPATION REQUIREMENTS

In terms of Section 21 of the EIA Regulations a call for open consultation with all I&APs at defined stages of the EIA process is required. This entails participatory consultation with members of the public by providing an opportunity to comment on the proposed project. Public Participation has thus incorporated the requirements of Namibia's legislation, but also takes account of international guidelines, including Southern African Development Community (SADC) guidelines and the Namibian EIA Regulations. Public participation in this project has been undertaken to meet the specific requirements in accordance with the international best practice. Please see Table xx below for the activities undertaken as part of the public participation process. The I&APs were given time to comment from 26 February 2025 to 13 March 2025.

ACTIVITY	REMARKS
Placement of site notice in Keetmanshoop	Attached as supporting Document
Placing advertisements in two newspapers namely the <i>Confidente</i> and the <i>New Era</i> (7 th February and 14 th February 2025)	Attached as supporting Document
Written notice to surrounding property owners via registered mail on the 13 th of February 2025 and Interested and Affected Parties via Email (26 th February 2025)	Attached as supporting Document

Table 6: Table of Public Participation Activities

5.1.1 Environmental Assessment Phase 2

The second phase of the Public Participation Process (PPP) involves lodging the Draft Environmental Scoping Report (DESR) for review by all registered and potential Interested and Affected Parties (I&APs). Registered and potential I&APs are being informed of the availability of the DESR for public comment via email and/or letter. An Executive Summary of the DESR is included in the correspondence. I&APs are invited to submit comments or raise any issues or concerns they may have regarding the proposed project within the specified commenting period. At the time of writing, no comments have been received.

6. ASSESSMENT METHODOLOGY

This chapter explains the approach used to assess the potential impacts of the proposed rezoning, both during and after implementation—on the biophysical and socio-economic environment. Where relevant, it also considers possible alternatives.

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.

Criteria	Description			
Extent	National (4) The whole country	Regional (3) Karas region and neighbouring regions	Local (2) Within a radius of 2km of the proposed site	Site (1) Within the proposed site
Duration	Permanent (4) Mitigation either by man or natural process will not occur in such a way or in such a time span that the impact can be considered transient	Long-term (3) The impact will continue/last for the entire operational life of the development but will be mitigated by direct human action or by natural processes thereafter.	Medium-term (2) The impact will last for the period of the construction phase, where after it will be entirely negated	Short-term (1) The impact will either disappear with mitigation or will be mitigated through natural process in a span shorter than the construction phase
Intensity	Very High (4) Natural,	High (3) Natural,	Moderate (2) Affected	Low (1) Impact affects

	cultural, and social functions and processes are altered to extent that they permanently cease	cultural, and social functions and processes are altered to extent that they temporarily cease	environment is altered, but natural, cultural, and social functions and processes continue albeit in a modified way	the environment in such a way that natural, cultural, and social functions and processes are not affected
Probability	Definite (4) Impact will certainly occur	Highly Probable (3) Most likely that the impact will occur	Possible (2) The impact may occur	Improbable (1) Likelihood of the impact 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 7: Impact Assessment Criteria

***NOTE:** For each identified impact, the **extent** (spatial scale), **intensity** (severity or degree), **duration** (how long the impact may last), and **probability** (likelihood of the impact occurring) are considered. These factors are assessed to determine the overall **significance** of the impact, first without any mitigation in place, and then again assuming the best possible mitigation measures are implemented. The final decision on which alternatives and mitigation options to apply rests with the project proponent, while approval lies with the relevant environmental authority. The **significance** of each impact is influenced not only by its extent, intensity, duration, and probability, but also by the context, specifically the nature of the environment or community that may be affected.

6.1 MITIGATION MEASURES



For the proposed rezoning of Erf 1370 from “General Residential” to “Business Zone 2,” a mitigation hierarchy is applied to guide the management of potential environmental and socio-economic impacts. This hierarchy includes actions to **avoid, minimise, restore, compensate, offset**, and where possible, **enhance** the surrounding environment.

Avoidance is most effective during the early stages of planning and involves steps such as steering clear of environmentally sensitive areas and ensuring that the rezoning does not result in unnecessary disruption to adjacent land uses or community assets.

Minimisation comes into play where avoidance is not fully possible. In this case, it includes managing operational activities of the existing office building to reduce noise, traffic disruptions, or service strain. Design and layout

considerations should also aim to maintain harmony with the surrounding urban fabric.

Restoration focuses on maintaining or improving the site’s physical condition and urban aesthetics during and after implementation. This could involve landscaping or greening efforts to align with existing public open spaces nearby.

Compensation applies in cases where residual impacts may remain despite efforts to avoid or minimise them. Measures may include supporting local amenities or services to balance any additional load placed on infrastructure due to increased commercial activity.

Offsetting refers to creating equivalent benefits elsewhere, should any unavoidable and permanent impacts occur, although in this case, significant negative impacts are not anticipated.

Finally, the project presents opportunities to **enhance** the area by formalising the existing commercial use and potentially contributing to economic activity, service access, and urban vibrancy in central Keetmanshoop.

7. ASSESSMENT OF POTENTIAL IMPACTS AND POSSIBLE MITIGATION MEASURES

7.1 INTRODUCTION

This chapter outlines the potential environmental and socio-economic impacts associated specifically with the proposed rezoning of Erf 1370 from “General Residential” to “Business Zone 2.” The assessment considers any implications the rezoning might have on existing land use, local infrastructure, and surrounding properties, both in the short and long term.

The aim is to highlight any foreseeable impacts and recommend suitable mitigation measures where needed. This assessment supports the environmental decision-making process and informs the Ministry of Environment, Forestry and Tourism’s (MEFT) review of the rezoning proposal and its environmental acceptability.

It should be noted that no renovations or construction activities are anticipated as part of the rezoning application, since the existing building is already being used as an office. However, the following considerations may still apply:

Building Plan Confirmation: If any future works are proposed, these must comply with the Keetmanshoop Town Council's building control regulations.

Waste Management: General waste generated during day-to-day operations must continue to be disposed of responsibly at the Keetmanshoop municipal disposal site.

Traffic Safety: Although no construction is planned, any future activities that may temporarily affect access or traffic should be communicated to the Municipality and appropriate signage used where necessary.

Material Sourcing & Safety: Not applicable at this stage, as no construction or renovations are planned.

7.2 POTENTIAL IMPACTS

ASPECT	POTENTIAL IMPACT	EXTENT	DURATION	INTENSITY	PROBABILITY	SIGNIFICANCE	MITIGATION
BIOPHYSICAL							
Biodiversity	No impact expected	1	1	1	1	Low	Erf 1370 is already developed and located in a built-up urban area.
Visual Impact	No negative impact; visual character of the area remains unchanged	1	1	1	1	Low	The existing office building is compatible with the surrounding urban landscape.
Soil Disturbance	No impact expected	1	1	1	1	Low	The site is already sealed and developed, with no earthworks planned
Water Contamination	Potential contamination due to poor waste disposal or sewage overflow during operation	1	1	1	1	Low	Connected to municipal sewer system; good waste management practices must be followed.
Erosion/ Runoff	No impact expected	1	1	1	1	Low	Site is serviced with existing stormwater infrastructure.
SOCIO-ECONOMIC							
Traffic Flow	Slight increase in vehicle movement due to business activity	1	1	1	1	Low	Existing road (Sam Nujoma Drive) can accommodate increased flow; no additional traffic infrastructure needed
Waste Management	Poor management could lead to litter or nuisance	1	1	1	1	Low	Continue proper disposal at municipal waste site; avoid illegal dumping.
Land use compatibility	Potential conflict with surrounding residential use if activities become too intensive	1	1	1	1	Low	Maintain office-related activities only; comply with zoning and municipal regulations.

Table 8: Summary of the significance of the potential impacts

8. CONCLUSION AND RECOMMENDATION

The purpose of this scoping exercise was to define the scope of potential environmental impacts associated with the proposed rezoning and determine whether any further specialist studies are required. Based on the assessment conducted, it is concluded that the objectives of the Scoping Phase have been met, and that the environmental considerations have been adequately addressed.

8.1 ASSUMPTIONS AND CONCLUSIONS

- The proposed rezoning of Erf 1370, Keetmanshoop from “General Residential” to “Business Zone 2” does not negatively affect the biophysical or socio-economic environment.
- No significant objections or critical environmental concerns were raised during the assessment process.
- The nature of the project, involving no physical alterations to the existing structure, indicates that no additional specialist studies are necessary.

Given the minimal nature of the anticipated impacts and the proposed mitigation measures outlined in this report and the accompanying Environmental Management Plan, it is recommended that the Environmental Commissioner favourably consider this application and issue an Environmental Clearance Certificate for the rezoning of Erf 1370, Keetmanshoop.

9. REFERENCES

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