ENVIRONMENTAL IMPACT ASSESSMENT (EIA) FOR THE REZONING OF ERF 434, OUTAPI EXTENSION 1, FROM "SINGLE RESIDENTIAL" TO BUSINESS WITH BULK 3.0, OUTAPI, OMUSATI REGION.

ENVIRONMENTAL SCOPING REPORT

Prepared For

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June 2025

DOCUMENT INFORMATION

Project Name	**Rezoning of Erf 434, Outapi Extension 1, from ""Single Residential" with a density of "1:500" to Business with Bulk 3.0.**
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Town Planner	**Toya Urban Planning Consultants cc** **P. O. Box 99294** **Windhoek**
EAP	**Green Gain Consultants cc** Address: P. O. Box 5303, Walvis Bay Contact: Mr. Joseph K. Amushila Cell: 0811422927 Email: info@greegain.com.na
Report Type	Environmental scoping Report
Application No.	APP005948
Assessment Period	April to June 2025

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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
I&APs:	Interested and Affected Parties
MAWLR	Ministry of Agriculture, Water, and land Reform
MEFT:	Ministry of Environment, Forestry and Tourism
MURD:	Ministry of Urban and Rural Development
NSA:	Namibia Statistic Agency
URPB:	Urban and Regional Planning Board

EXECUTIVE SUMMARY

The proponent Oshana Cash and Carry cc has successfully purchased the property and intends to consolidate it with his adjacent property (Erf 2539). To realize the developmental objective, certain statutory town planning procedures need to be applied in terms of Section 50(3)(a)(ii) and Section 50(3)(a)(iv) of the Local Authorities Act, 1992 (Act No. 23 of 1992), as well as to Urban and Regional Planning Board (URPB) in terms of Section 105(1)(a) & (e).

In terms of the Environmental Management Act (EMA) No. 7 of 2007 (Schedule 5.1) and its regulations (GN No. 30 of 2012), the rezoning of land from Residential use to Industrial or Commercial use;" cannot be undertaken without any EIA being undertaken and an ECC being obtained.

Green Gain Consultants cc was appointed to conduct the required Environmental Impact Assessment (EIA) study and apply for the ECC for the proposed Rezoning of Erf 434 from Single Residential to Business. This study will follow a multidisciplinary approach in line with the requirements of the Environment and Management Act (Act No. 07 of 2007) and its Regulations (GN No. 30 of February 2012).

This Scoping report presents an assessment of potential environmental and socio-economic impacts. Also attached is an Environmental Management Plan (EMP) which detail a list of mitigation measures to avoid and minimize potential negative impacts and optimize the potential positive impacts. It also outlines the roles and responsibilities of the proponent and other different role players.

1. INTRODUCTION AND BACKGROUND

1.1 BACKGROUND

Oshana Cash and Carry cc, herein referred to as the developer/proponent, has purchased Erf 434 located in Outapi Extension 1. The site measures approximately 666m^2 in extent and is currently zoned Single Residential with Bulk 1:500. The proponent has appointed Toya Urban Planning Consultant to apply statutory town planning procedures as follows.

- **Rezoning of Erf 434, Outapi Extension 1, from ""Single Residential" with a density of "1:500" to Business with Bulk 3.0.**
- **Consolidation of Erf 434 with Erf 2539, Outapi Extension 1 into consolidated Erf X**

In terms of the Schedule 5.1 (a) of the Environmental Impact Assessment Regulations of February 2012, the rezoning of land from Residential use to Industrial or Commercial use cannot be undertaken without an EIA being carried out and an ECC being obtained, hence this study. Green Gain Consultants cc has been appointed to conduct the required EIA study and apply for the ECC.

1.2 SCOPE AND PURPOSE 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.

The aims of this Scoping process are.

- Evaluate the suitability of the proposed activities against the biophysical and socio-economic of the area.
- Propose 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.

2. APPROACH TO THE STUDY

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

- **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.**

2.1 Baseline study

a). Site Visits:

Sites visit was conducted to collect biophysical data such as.

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

b). Review of Policy and Relevant Documents/Literatures

The following Literatures were reviewed.

- **Outapi 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 equitable and effective participation.

2.2.1 Notification of IAPs and Stakeholders

The public consultation of neighbouring landowners and the public for the intended rezoning and consolidation process for this rezoning application was conducted in terms of section 105(1)(a) and Regulation 10 (4) of the Urban & Regional Planning Act No. 5 of 2018 by the Town Planner (Toya Urban Planning Consultant).

Additionally, potential I&APs were notified through newspaper advertisements in accordance with section 21 (2) of the Environmental Regulations of (GG6 of February 2012). Public notices were advertised twice in the Windhoek Observer and Confidante newspapers for 28 March and 04 April 2025.

Public notices were also displayed on the Outapi Town Council notice board and at the project site. These public notices provided brief information about the proposed project and the EIA process. The public notices provide brief information about the proposed project and the EIA and invite potential I&APs to register and/or send comments for consideration. The deadline for registration for I&APs and submission of comments was on 18 April 2025.

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) FOR THE REZONING OF ERF 434, OUTAPI EXTENSION 1, FROM "SINGLE RESIDENTIAL" TO BUSINESS WITH BULK 3.0, OUTAPI OMUSATI REGION.

Notice is hereby given to all Interested and Affected Parties (I&APs) that applications for Environmental Clearance Certificates will be submitted to the Environmental Commissioner in terms of the Environmental Management Act (Act No.07 of 2007) for the following activities.

Project title: Proposed Rezoning of Erf 434, Outapi Extension 1 from "Single Residential" to Business with Bulk 3.0

Location: Outapi, Omusati region

Proponent: Oshana Cash and Carry cc

EAP: Green Gain Environmental Consultants cc

Project Description: The proponent intends to apply for the rezoning of Erf 434 from "Single Residential" to Business for the construction of a Business Complex. In terms of the Environmental Management Act (Act No.07 of 2007), the rezoning of land from Single Residential to commercial use cannot be undertaken without any EIA being undertaken. I&APs are hereby invited to register, request for Background Information Document (BID), and send their comments to elia@greengain.com.na on 18 April 2025.

The need for a public meeting will be communicated to all registered I&APs.

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Figure 1: Public notices

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3. SITE DESCRIPTION

3.1 Locality

Erf 434 is in Outapi Extension 1 on the following geographical coordinates *-17.502934" S and 14.987316" E.*

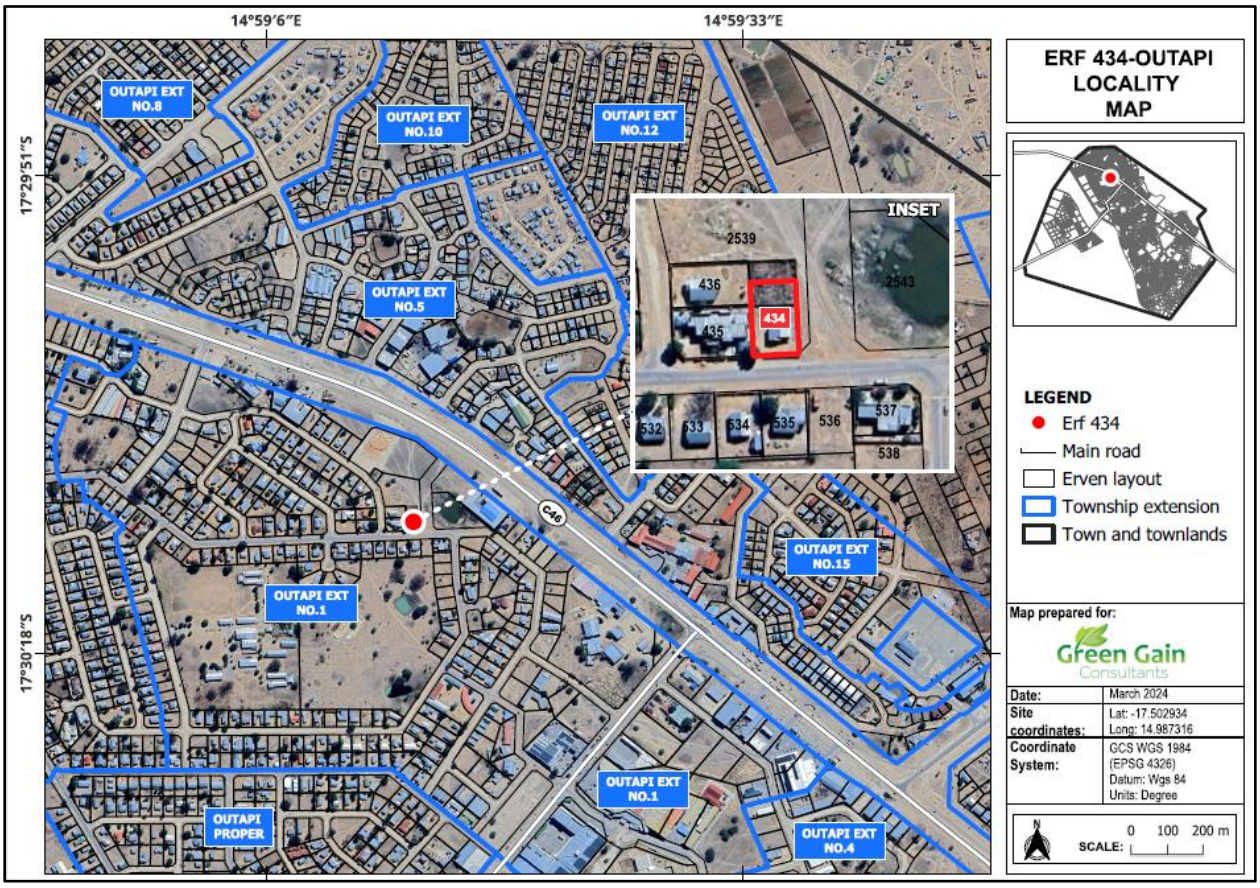

Figure 2: Locality map

3.2 Site locality context

Erf 434 is characterized by flat elevated terrain and is in a built-up area surrounded by houses and business properties. The site is accessible via existing road network and is connected to Municipal services such as water, sewage and electricity. There are no servitudes or restrictive condition registered against the Title Deed of Erf 434 Outapi Extension 1 which can prevent the proposed rezoning application.

Figure 3: Site overview

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4. THE PROPOSED ACTIVITIES

4.1 Proposed Rezoning and consolidation

The proponent has appointed Toya Urban Planning Consultant to apply statutory town planning procedures as follows.

- **Rezoning of Erf 434, Outapi Extension 1, from ""Single Residential" with a density of "1:500" to Business with Bulk 3.0.**
- **Consolidation of Erf 434 with Erf 2539, Outapi Extension 1 into consolidated Erf X**

Figure

Figure 5: Proposed consolidation of Erf 434, with Erf 2539 Outapi Ext 1

4.3 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.

a). Do Nothing

The "Do-Nothing" option will imply that no action will be taken, and the property remains in its current zoning (Single residential). This option will not be ideal because the intended activities of Rezoning will increase the property value.

4.5 Need and desirability

The **"need"** and **"desirability"** 'for the intended activities is based on the following aspects.

- The current land use (Single residential) is not compatible with the surrounding land uses of businesses; hence the proposed land use is considered ideal.
- The proposed activities would not compromise the integrity of the town spatial development framework.
- The approval of this application would not compromise the integrity of the existing environmental management priorities for the area.

5. 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.

5.1 Socio-economic

a). About the town

The town Outapi has a population of 6600 inhabitants according to the 2011 population and housing census. The Outapi town has become the commercial and administrative hub for the whole region and thus the growth in urban residents is taking place at a fast rate, understandably accompanied by development. Before independence in 1990, it has been a growing centre with a secondary school, two private schools, a hospital, numbers of shops and a couple of cucca-shops. Outapi was declared as a town in 1997 and was proclaimed in 1998 as a capital and administrative centre of Omusati region and the Town Council became autonomous in 2002.

- Bulk service supply

Infrastructures- Outapi is equipped with all relevant infrastructures which make doing business in the town pleasurable. The town is covered by the national electricity system by NORED. The power lines to the town are connected to a substation located in the road to Okalongo by Nam-Power. The town is also well served with access roads to other towns and villages within northern Namibia and beyond and also direct networks into Angola's southern towns.

Sewage- About 31 percent of the households in the urban areas use flushing toilets and 20 percent use the bush. Outapi's sewer system consists of a pipe network and manholes conveying wet waste under gravity to various pump stations located in the town. The pump station pump water via a piped network to oxidation ponds towards the south of the town. There are also a number of pit latrines in the town, located mostly in the areas that do not have wet sanitation.

Communication-The town has accessibility to selected services/facilities. These include television, radio, newspaper, telephone and computer. The radio is the most accessible service/facility, with 82.7 % in urban areas.

- **Economic context**

Readily serviced land is available for both residential and commercial use. The town also welcomes Public Private Partnership for developmental projects such as land servicing and other ventures. The good business and investment opportunity in the town is proven by most known retail brands operating within Outapi, such as Shoprite, U-Save, Style, etc. There are also many other local brands operating, offering a good shopping ambiance, especially craft, baskets unique to the town and surrounding villages.

- **Health and Education**

The town is served with a modern public hospital with doctors on duty as well as private clinics, pharmacies and private doctors for general and dental expertise operating during the day. Outapi boasts excellent educational facilities – both public and private. Most schools have accommodation. Individual tuitions can also be arranged. The education qualifications are recognized by the Namibia Qualifications Authority and on par with international standards (Outapi TC, 2015).

5.2 Biophysical settings

- **Climate overview**

The climatic condition of the northern central of Namibia is described as semi-arid to sub-humid with the rainfall confined mainly in summer months (November-March). The area receives a significantly greater amount of precipitation, averaging around 400 mm (15.7 in) per year. The rainfall pattern is highly variable in amount and distribution. The wet and dry spells are thus a normal climatic feature of this environment, and it has been persistent for millions of years. Temperatures are also cooler and more moderate, with approximate seasonal variations of between 10 and 30 °C (Kangombe, 2010).

a) Site topography and Drainage

The town of Outapi is located in a very flat geographical area with a massive baobab, palm and marula trees. The town is surrounded by main natural water courses (oshanas) running from north to south in the west part of the town and several low-lying areas within town borders. The Outapi Extension 1 where this project is located is on a flat slope with some few natural drainage lines.

- **Soil and Geology**

The soil of Outapi is dominated by deep Kalahari and Namib sand that mostly occur in the formation of sands and other sedimentary materials, while the clay sodic sands dominate in the oshanas. The soil type classification is termed to be favourable for crop cultivation and plant growth in general, and this is determined by its physical properties to the nature of water retention, lower salinity and high nutrient level. In principle, the soil comprises of mosaic soil type such as clay and average salty clay (Mendelssohn, 2002).

6. LEGAL REQUIREMENTS

The following is a brief overview of all relevant legislation regarding the environment which were considered while conducting the Scoping study for the intended activity.

Table 1: Applicable National Laws

LEGISLATION	PROVISION	PROJECT IMPLICATION
Constitution of the Republic of Namibia (1990)	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 sustainable objectives which include: - Guarding against overutilization of natural biological resources, - Limiting over-exploitation of non-renewable resources, - Ensuring ecosystem functionality, - Maintain biological diversity.	The proposed development must be of sound environmental management objectives.
Environmental Management Act No. 07 of 2007	The purpose of this Act is to promote 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 a 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.
Water Resources Management Act 2004	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 sewage, the purification of effluent, measures should be taken to ensure the prevention of surface and groundwater pollution and	The protection of ground and surface water resources should be a priority. Obligation not to pollute surface water bodies.

	water resources should be used in a sustainable manner.	
Pollution Control and Waste Management Bill	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.
Labour Act (No 11 of 2007)	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.
Noise Control Regulations (Labour Act)	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 satisfaction of neighboring residents and the town Council.
Town and Regional Planners Act, 1996 (Act No. 9 of 1996)	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 the 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 the 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 the subdivision and consolidation of land and the establishment and extension or urban areas.	A registered Town Planner has been appointed for this project.

Town Planning Ordinance (No. 18 of 1954)	The 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
Urban and Regional Planning Act No. 5 of 2018	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 Outapi Town Council is not yet an approved APA, approval should be obtained from the Urban and Regional Planning Board (URPB)
Land Survey Act 33 of 1993	To conduct the survey of land; and to provide for matters incidental thereto.	Surveying procedures must be applied accordingly
Local Authorities Act (No. 23 of 1992)	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.
Townships and Division of Land Ordinance 11 of 1963	To consolidate and amend the laws relating to the establishment of townships and to provide for the regulation and control of the development and subdivision of land and for matters incidental thereto.	The proponent is a Local Authority. The need and desirability for the proposed subdivision has been approved.
Soil Conservation Act 76 of 1969	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.

7. 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 2: Significance assessment

CRITERIA	DESCRIPTION			
EXTENT	**National (4)** The whole country	**Regional (3)** Omusati region and neighbouring regions	**Local (2)** Within a radius of 2 km 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, cultural, and social functions and processes are altered to extent that they permanently cease	**High (3)** Natural, cultural, and social functions and processes are altered to extent that they temporarily cease	**Moderate (2)** Affected environment is altered, but natural, cultural, and social functions and processes continue albeit in a modified way	**Low (1)** Impact affects 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 3: Color coding meaning

Low impact	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.
Medium impact	Mitigation is possible with additional design and construction inputs.
High impact	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.
Very high impact	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.
Status	Denotes the perceived effect of the impact on the affected area.
Positive (+)	Beneficial impact
Negative (-)	Deleterious or adverse impact.
Neutral (/)	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.	

8. ANTICIPATED PROJECT IMPACTS AND MITIGATION MEASURES

8.1 Potential Impacts: Planning Phase

The first step in avoiding and preventing any possible negative impacts associated with the project should start with the planning and designing phase. The following issues should be considered at the planning and design phase.

Table 4: Potential Impacts and Mitigation during Planning phase

ASPECT	POTENTIAL IMPACTS	RATING (Before mitigation)					Proposed Mitigation or Enhancement Measures
		Extent	Duration	Intensity	Probability	Significance	
Bio-physical Impacts	• Impact to biodiversity (flora and fauna)	Local	Short-term	Short term	Improbable	Insignificant	-There is NO Vegetation or Fauna affected by the proposed development
	• Impact to the site drainage	Local	Short-term	Short term	Improbable	Significant	-Ensure free flow of drainage water from the site
	• Impact on Water availability	Local	Short-term	Short term	Improbable	Insignificant	-There is sufficient water supply in the area to accommodate the new development
	• Impact to Energy demand in the area	Local	Short-term	Medium-term	Prrobable	Significant	-There is enough power supply infrastructure in the area
	• Visual intrusion due to poor design	Local	Permanent	Low	Low	Significant	-House design should be compatible with the existing houses in Extension 1
	• Traffic impacts						-The existing access roads are sufficient to accommodate increased traffic flow

8.2 Potential Impacts: Construction phase

Table 5: Potential impacts during construction phase:

ASPECT	POTENTIAL IMPACTS	RATINGS					Mitigation/Enhancement measures
		Extent	Duration	Intensity	Probability	Significance	
Bio-physical	• Impact on Biodiversity in the form of vegetation clearance	Local	Short-term	Low	Probable	Insignificant	-There is NO Vegetation or Fauna affected by the proposed development
	• Pollution of surface water from spillage or waste discharge	Local	Medium-term	Medium	Medium	Significant	-It is preferable that the construction work be conducted during the dry season rather than rainy season. -All Cement work should be conducted on an impervious surface -Do not discharge waste or wastewater in the open area or surrounding
	• Visual intrusion from waste stockpiles	Site	Short-term	Low	Improbable	Insignificant	-Construction work should be collected regularly and should not be stockpiled on site -Provide sufficient refuse bins for general waste
	• Air Pollution	Local	Short-term	Low	Probable	Insignificant	-Control dust emission by sprinkling the construction sand
Socio-economic	• Waste generation	Local	Short-term	Low	Low	insignificant	-Construction work should be collected regularly and should not be stockpiled on site -Provide sufficient refuse bins for general waste
	• Traffic impacts (congestion)	Site	Short-term	Low	Probable	Insignificant	-Provide traffic control and regulatory signs at the construction site and the access road to the site

	• Noise (nuisance to residents)	Site	Short-term	Low	Improbable	Insignificant	-The construction work should be limited to the daytime hours. -Reduce activities which generate excessive noise
	• Impact of construction camps	Site	Short-term	Low	Probable	Significant	-Construction camps should be placed at sites approved by the Local Authority -Construction camps should be equipped with ablution facilities connected to the Municipal sewerage system or to the septic tank
Cumulative impacts	• Increase local demand for water,	Local	Medium term	Medium	Probable	Significant	-Use water sparingly -Explore possibility of recycling water as far as possible
	• Increase the demand of electricity	Local	Medium term	Medium	Probable	Significant	-Consider alternative source of energy as far as possible
	• Increase the demand for building sand and gravel materials	Local	Medium term	Medium	Probable	Significant	-Only purchase sand from dealers with ECC or approved borrow pits -Ensure soil conservation measures by protecting the sand and gravel material from wind erosion
Positive Impacts	• Employment opportunity	Local	Medium term	Medium	Probable	Significant	-Provide opportunity for local people and equal opportunity for both men and women as far as possible
	• Economic prosperity	Local	Medium term	Medium	Probable	Significant	-Purchase from local suppliers as far as possible

8.3 Potential Impacts during Operation Phase

Table 6: Potential impacts and mitigation measures: Operation Phase

ASPECT	POTENTIAL IMPACTS	RATINGS					Mitigation/Enhancement Measures
		Extent	Duration	Intensity	Probability	Significance	
Bio-physical	• Possible contamination of the surface water from sewage leakages or overflows.	Local	Medium term	Low	Probable	Insignificant	-The Property should be filled to a compacted level as recommended by the Flood Risk Assessment -The sewerage system should be of the required engineering standard and should be approved by the Local Authority
	• Impact on drainage of the area	Site	Short-term	Low	Probable	Significant	-Ensure free flow of storm water
Socio-economic	• Waste generation	Local	Short-term	Low	Low	insignificant	-Ensure regular waste collection
	• Traffic impacts	Site	Short-term	Low	Probable	Insignificant	-Maintain the standards of the road infrastructure -Ensure Traffic regulatory signs
Positive impacts	• Provision of house delivery	Local	Short to Long-term	Medium (+ve)	Probable	Significant	-The houses should be sold at market related prices

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 site is in a built-up area surrounded by mostly businesses
- The site is already connected to Municipal services, and the proponent is expected to pay betterment fees upon Rezoning the property to business
- There are no servitudes or restrictive condition registered against the Title Deed of Erf 434 Outapi Extension 1 which can prevent the proposed rezoning application.
- There are no objections received regarding the proposed Rezoning activities.
- The proposed Rezoning will not compromise the environmental integrity of the area or have any negative impacts to the surrounding property values.

8.2 Recommendations

It is recommended for the proponent to apply the following measures

- Develop a site Stormwater channel
- Obtain approvals from the Local Authority for the Building Plans as well Business Fitness Certificate before construction and operation phases respectively.
- Consider raising the site ground above the Base Flood Elevation (BFE) of which the BFE level refers to the height at which the floodwater would rise during a base flood year (the flood with a 1% chance of occurring in any given year).
- Implement measures outlined in the EMP (Annexure C)

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 **Rezoning of Erf 434, Outapi Extension 1, from ""Single Residential" with a density of "1:500" to Business with Bulk 3.0**.

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: Proof of Consultations

APPENDIX B: EMP